



Neighbourhood Design Criteria

Design Concepts

The following neighbourhood design guidelines apply to Valley Ridge Community Co-op (Hereinafter called “VRCC”). A set of design guidelines has been developed to ensure an attractive appearance for the homes of VRCC. The guidelines are not intended to restrict creativity but to help create a community of high quality.

Minimum Square Footages

Houses in VRCC shall have the following minimum area:

Bungalows	1100 sq. ft.	102 m ²	Two Storey	1500 sq. ft.	140 m ²
Split-level	1100 sq. ft.	102 m ²	Bi-level	1100 sq. ft.	102 m ²

Minimum floor areas apply to gross building area at or above grade. Areas of garages, outdoor decks and basements are not included in this calculation.

Exterior Finishes

1. Walls

- The front elevation shall be finished with brick, stone, logs, stucco, siding or combinations as approved by the VRCC board.
- Brick, stone or siding must have a minimum of 2' - 0" return around corners.

1. Walls (continued)

- Side elevations exposed to the street must have some detailing similar to the front elevation.
- If house is all stucco, the stucco shall be a California style finish with strong detailed massing elements.
- If house is all siding or a combination thereof, then appropriate trim boards, mouldings, detailing, etc. are to be used.
- If logs are used they must be treated with the proper stain upon completion of construction and also for future maintenance.

2. Roofs

- Hand split cedar or pine shakes or shingles.
- Clay or coloured concrete roofing tiles.
- All roofs shall have a minimum overhang of 2'.
- Asphalt shingles are permitted.
- Metal roofing (type and colour must be submitted for approval to the VRCC board)

3. Colours

- Soft colours such as beige, tan, grey, salmon, etc. are encouraged.
- All colours schemes will be approved on a lot by lot basis by the VRCC board.

Sitting / Setbacks

1. Minimum Front Yard - 150' or 45.7 m (from centreline of road)
Minimum Side Yard - 20' or 6 m
Minimum Rear Yard - 20' or 6 m
2. Rural Municipality of Moose Jaw zoning regulations, local easements, encumbrances and development agreements shall be respected.

Garages, Driveways and Buildings

- All homes must be constructed with at least a double attached garage.
- Accessory buildings shall have a minimum front yard setback of 200' or 60m and minimum rear yard setback of 20' or 6m.

Fencing

- A living fence consisting of trees and/or shrubs is encouraged by the VRCC board.
- All fencing (excluding living fences) shall be a maximum of 5' or 1.5m high.
- Wire, wood or vinyl fencing is permitted upon approval of the VRCC board, based on yard specific design and placement.

Approvals

All house and/or outbuilding plans must be submitted to the VRCC board for approval **prior** to submission for a building permit from the Rural Municipality of Moose Jaw. These submissions will include one full set of drawings including a site plan and a complete exterior colour and finish schedule.

The VRCC board will have the sole discretion as to the interpretation and enforcement of the guidelines and changes to designs may be required before approval.

Final Decisions

The VRCC board reserves the right to disapprove any plan which, in their opinion, is not aesthetically pleasing or in context with the neighbouring houses.

Sewer Services

Each residential site shall be required to install a private sewage disposal system. Each resident shall be required to receive approval and a permit from Saskatchewan Public Health and the R.M. of Moose Jaw for a private sewage disposal system **prior** to construction of dwellings or installation of any components of the sewage system. The cost of the construction of each private sewage system shall be paid for by each acreage owner.

Permits and Taxes

The Valley Ridge Country Estates falls within the Rural Municipality of Moose Jaw's jurisdiction. All tax levies and building permits required shall be paid to the R.M. of Moose Jaw. A building permit **must** be obtained from the R.M. of Moose Jaw **prior** to the commencement of construction.

R.M. of Moose Jaw
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