



# IRON BRIDGE

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*bridging lifestyles*

## MOOSE JAW'S NEWEST SUBDIVISION

### SIZE AND LOCATION:

- Encompasses 85 acres (34.4 hectares) in Moose Jaw's North West
- West of the Simcoe Street and Thatcher Drive Intersection
- South of the Trans Canada Highway

### SUBDIVISION ATTRIBUTES AND FEATURES:

When completed, Iron Bridge Estates will be or contain the following:

- Ideally located - Iron Bridge Estates' tremendous location means that it is:
  1. less than 5 minutes to Thatcher Drive East Shopping
  2. less than 5 minutes to Downtown
  3. less than 5 minutes to the Trans Canada Highway #1
  4. less than 15 minutes to any area in the city
- Residential uses - Residential street infrastructure and lots make up approximately 62% of the planned Iron Bridge Estates area and will consist of residential lots, with 44 being walk-outs. All lots range in size from approximately 16,500 square feet to 48,500 square feet in size.
- Balance of Planned Area - The balance of the planned area will consist of municipal reserve parks, green ways and environmental reserve channel for Spring Creek. The reserve feature will provide a unique landscaped pedestrian trail system through the entire subdivision, linking residential neighbourhoods.
- Architectural and Design Philosophy - are of the highest standards so as to ensure Iron Bridge Estates becomes Moose Jaw's most desirable community.

### APPROVAL STATUS:

The various aspects of Iron Bridge Estates are summarized as single family residential lots that have been registered with ISC (Information Services Corporation - formerly called "Land Titles").

### DEVELOPMENT TIMETABLE:

The subdivision street lighting servicing and paving has been completed, landscaping is in progress to be completed in 2013.

### CONTACT INFORMATION:

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BRIDGING COMMUNITIES



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IRON BRIDGE ESTATES  
ARCHITECTURAL  
CONTROLS AND DESIGN GUIDELINES

*Introduction*

Iron Bridge Estates is pleased to introduce a new community to the City of Moose Jaw. Iron Bridge Estates will be a unique blend of country residential properties with upper scale single family residential homes, combining park areas with passive and active recreational facilities, access to multi-use recreational pathways throughout the community, as well as providing pleasant natural reserve lands for a relaxing change from the day-to-day pressures of urban life. The subdivision has been designed to provide opportunities for the discerning home buyers to be part of the environmentally responsible philosophy that will govern the neighbourhood character.

In order to ensure that the neighbourhood develops as a cohesive unit, Iron Bridge Estates has developed a set of architectural controls and design guidelines that must be followed by each home building and property owner within the Iron Bridge Estates subdivision.

Architectural controls help to develop and protect a sense of integrity within a development, as well as aid in the maintenance of property values and neighbourhood aesthetics. If these guidelines have a single essential message, it is that the design of individual homes and yards and landscaping must always be considered within the context of adjacent properties and the street. Home purchasers, builders and designers are strongly encouraged to consider how their home and yard will achieve balance and good fit with its neighbouring properties.

Good street design establishes identity and a sense of place, and makes us aware of our neighbours and strengthens the social fabric of our communities.

All requirements are subject to review by the developer and ultimately remain the discretion of the developer.

## BUILDING STANDARDS/ARCHITECTURAL DESIGN

### GREEN BUILDING STANDARDS

All builders/lot owners are encouraged to follow and implement as many elements as possible from the BuiltGreen™. Builders who wish to include additional innovative and sustainable green principles (beyond BuiltGreen™ levels) within the home and surrounding landscape are strongly encouraged to do so. The Architectural Controls and Design Guidelines are the minimum required conditions that must be met when designing and building a home in the Iron Bridge Estates in order to ensure continuity within the neighbourhood while ensuring the exploration and promotion of innovation.

### DWELLING TYPE/AESTHETICS

All houses shall be single-family only. The lots have been specifically subdivided to accommodate single detached dwelling units; no further consolidation of lots shall be permitted unless otherwise approved by the developer and the City of Moose Jaw.

The following minimum architectural controls shall be applied to the Iron Bridge Estates Subdivision:

- a.) Principal and accessory building facades:
  - The use of vinyl siding is subject to the approval of the developer.
  - 100% of the facade may be covered in brick, stone, stucco, wood or other cement-based products; alternatively, stone or brick shall be used as a complimentary finish, and shall comprise a minimum of 25% and blend in to create a uniform look of the main elevation and wrap each side to a minimum of .61m (two feet [2']).
  - Approval of alternative materials/proportions of materials not specifically provided for shall be at the discretion of the Developer.
  - Acceptable colours are natural earth hues and muted pastels of brown, red, green, grey, blue, or purple for the main body of the house. Bright colours require approval of the developer.
  - Varied roof lines and designs will be required in order to further define individual dwelling units.
- b.) Roof design may have features in addition to chimneys, but such features as skylights, vent stacks, solar panels, satellite dishes, etc. shall not be visible from the roadway frontage.
- c.) All dwelling unit designs are subject to the procedures established in the Site Plan Development Standards, and the City's Zoning Bylaws.

### GARAGES/DRIVEWAYS

Garages may be constructed as either a front attached, rear attached, or detached garage, and must be designed to reflect the character of the principal dwelling unit, and must reflect the materials used on the front facade of the principal dwelling unit. Each lot shall be permitted one (1) outbuilding, not to exceed 1,600 square feet unless otherwise approved by the developer and the City of Moose Jaw and must be designed to reflect the character of the principal dwelling unit, including materials used on the facade of the principal dwelling unit.

### PAVING

Alternative paving solutions that complement green principles and permeability will be favourably viewed. If traditional driveways and pathways are desired, they shall utilize hard surface materials such as asphalt and concrete (preferably with coloured cement and an attractive stamped pattern). All driveways shall be sloped to the street.

## BASEMENT WALK-OUTS

The provision of basement walk-outs where lot contours permits (ie, at the rear of houses located on lots backing onto the natural area) is encouraged. All exposed basement walls where walk-out basements are installed shall be finished in a material and colour that complements the facade on the upper floors of the dwelling unit.

## SQUARE FOOTAGE/BUILDING FOOTPRINT

The minimum main floor square footage for a single detached bungalow, bi-level or split-level dwelling (not including garage) shall be 140 square metres (1,500 square feet) above grade. The minimum main floor square footage for a two-story home shall be 130 square metres (1,400 square feet) above grade unless otherwise approved by the developer.

## BUILDING SETBACKS

Front yard setback is 12 meters and is the minimum for the Iron Bridge Estates Subdivision. For all other R7 City Fringe Residential District Development Standards and Site Regulations see Schedule "C" hereto attached.

## LANDSCAPING

Front yard landscaping shall be completed by the builder or homeowner within 24 months from the start of construction. In lieu of traditional landscaping, all landscaping plans shall be submitted to the Developer for approval. At least 25% of the front yard, excluding driveways, porches, and other permitted encroachments, shall be landscaped.

If traditional landscaping is preferred, then the following guideline requirements are to be met:

- Sodding requirements: All front yards to the front corners of the house must be fully grassed. Rear yard must have a minimum of .15 m (six inches [6"]) of topsoil. The contractor shall prepare all surfaces to the final grade.  
[Note: Lots are provided with topsoil in place, the purchasers will be required to strip the topsoil before commencing footing construction on clay (owners should have their builders test the soil on portions of lots indicated as having been filled). Additional topsoil has been stockpiled at two locations throughout the subdivision and is available free of charge for use by lot purchasers.]
- The Developer shall be responsible for planting street trees throughout the subdivision.
- All landscaping works provided by the Developer shall not be removed or changed.

## FENCES

The fencing installed by the Developer shall be protected by a Restrictive Covenant registered on Title of all affected lots.

Side and rear yard fencing, other than fencing providing, at the Developer's discretion, along access pathways, shall be the responsibility of each individual lot owner and shall be of the same style of the fence as described of Schedule "D" and built in conformance with the standard established by the Developer.

Fence heights shall be 1.0m for any fence in the front yard that extends beyond the front wall of the principal building, 2.0m for any fence that does not extend into the front yard, and 2.0 m for any fence adjacent to an internal public walkway. Interior yard fencing may vary from the fencing style for the side yards and rear yards, and may consist of wrought iron, faux wrought iron, brick, stone, board or vinyl. Chain-link fencing is prohibited in the Iron Bridge Subdivision excepting for dog runs which must be pre-approved by the Developer. Details on proposed fencing designs shall be included in front yard landscaping plans and is subject to the approval of the Developer.

## ENTRANCE SIGNAGE

The Developer will provide a landscaped “Gateway” sign on the western side of the Iron Bridge joining the Subdivision to the City of Moose Jaw urban area.

## LIGHTING

All outdoor lighting shall be arranged, installed and maintained to deflect, shade, and focus light away from any adjacent property, including streets. In addition, lights shall be designed and installed to minimize as much as possible, light pollution (i.e. any adverse effect of artificial light including sky glow, glare, light trespass, light clutter, decreased visibility at night, and waste energy) so as to minimize any negative impact on neighbours being able to enjoy the night sky. The application of Crime Prevention Through Environmental Design (CPTED) principles is encouraged.

## SATELLITE DISH RECEIVERS/SOLAR PANELS/WIND CHARGERS

No satellite dish receivers or solar panels shall be visible from the front lot line; on corner lots, every effort should be made to minimize the visual impact of satellite dish receivers and solar panels as seen from the secondary roadway. If solar panels will be visible from secondary roads, the colour of the shingles should match the colour of the solar panels as closely as possible. Wind chargers are not permitted.

## SAFETY WARNING

The Developer advises perspective purchasers that there will be no physical barriers provided between the common lands forming part of the Iron Bridge Estates Subdivision and Spring Creek. It is the responsibility of parents to ensure that children have proficient swimming skills and are taught about the dangers of swiftly moving streams. Parents should keep their children away from water trapment areas including Spring Creek during the spring flood period, and after heavy or prolonged periods of rain.

## ROADWAYS

The Developer shall make its best efforts to pave the roadways in a timely manner in order to eliminate the problem of dust control.

### Prevention of Damage and Repair of Damaged Work

- The Purchaser is required to take precautions to prevent damage to installed improvements.
- Keep the road in front of the lot clean during construction, and keep catch basin in front of the lot clear of debris and in working order at all times.
- Purchasers of lots which back onto the natural park are responsible to ensure that no soil, silt, or other construction debris is washed, thrown or blown on the park. Purchasers will be responsible for all costs associated with repairing this type of damage.
- Purchasers have a responsibility to record and report any damage to installed works together with the identity of the party causing the damage. Purchasers are reminded, however, that repair to damage to installed services will be at their cost if:
  - The cause of the damage is unknown.
  - The identity of the party causing the damage is unknown and / or
  - The party causing the damage does not pay for the repair for any reason.
  - Any damage to installed improvements noticed prior to construction must be identified to the Developer at the time of discovery of the damage.

## INDEMNITY

The Purchaser agrees to indemnify and save harmless the Developer and the Developer's employees, representatives and agents from any liability for any injury, damage or loss to the Purchaser, the Purchaser's employees, contractors, representatives and agents.

## DEFICIENCIES

If the Purchaser does not comply with the requirements as specified herein, the Developer may correct any deficiencies and recover the costs of these deficiencies from the Purchaser.

## INTERPRETATION

The terms of the purchase agreement shall not merge with or be extinguished by any of the terms and conditions of the within architectural controls but shall continue to be in full force and effect, notwithstanding and inconsistency or conflict between the provision of the purchase agreement and the terms of these architectural controls. If there is any right or remedy of the Developer set out in the purchase agreement or any part thereof which is not set out or provided for in these architectural controls, such additional right or remedy shall be available to the Developer as if such right or remedy were contained in these architectural controls.

## LIABILITY

Notwithstanding any provision, requirement, condition or obligation of these architectural guidelines, the Purchaser expressly acknowledges and agrees that the Developer shall not be liable for any damages including, without limitation, any indirect, incidental, consequential, special, exemplary or punitive damages including, without limitation, third party claims, economic loss, loss of profit, loss of anticipated profit or loss of appreciation, sustained or claimed by the Purchaser, for any reason and howsoever caused, including, without limitation, whether as a result of a change, modification or alteration of these architectural guidelines or as a result of the granting by the Developer of an exemption to a Purchaser from having to comply with these architectural guidelines and controls.

## APPROVAL PROCESS

These guidelines are the mechanism to assure a high level of quality design in the Iron Bridge Estates. The guidelines summarize design philosophy and direction for the community of Iron Bridge Estates. The intent is to ensure a quality living environment with a consistent and identifiable image, yet one that also offers variety and choice to the individual lot buyer.

Applicants may provide alternative details to those outlined in these guidelines, however, they must demonstrate that the conformity to the overall community objectives for the quality of the community are satisfied. Any changes by applicants from the guidelines must be reviewed and approved in writing. Notwithstanding any statement or drawing in this document, the Developer reserves the right to alter these guidelines without notice and to grant exemptions to the Purchasers from the controls set out in these architectural guidelines in the Developer's sole, arbitrary and unfettered discretion.



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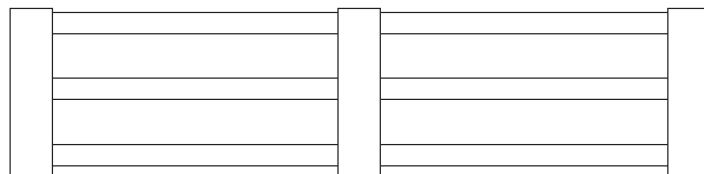
## SCHEDULE “D”

### FENCING GUIDELINES:

#### REAR & SIDEYARD:

- To generate a high level of harmony and permit more variation in house form and finishes, consistent detail and colour should be used for all side yard fences within the boundary line setback of nine (9) meters.
- All fencing shall be a maximum of 2.0 meters (6 feet approximately) high unless otherwise approved by the developer.
- All fencing shall be constructed of white vinyl using square posts with three 2x6 boards (see figure 1).
- Alternatively, each individual lot owner may choose a living fence with a minimum height at maturity of 1.5 meters (5 feet approximately ~ see figure 2).

#### POST AND 2X6 BOARD FENCES



*Figure 1*

#### LIVING FENCE



*Figure 2*



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## LOT PRICE LIST AND YARD SETBACK SCHEDULE

LOT	PRICE	FRONT YARD SETBACK METERS	APPROX. LOT SIZE IN ACRES	WALKOUT
1	115,000	12	0.44	
2	125,000	12	0.48	
3	130,000	12	0.51	
4	185,000	12	0.64	x
5	200,000	12	0.74	x
6	200,000	12	0.72	x
7	130,000	12	0.51	
8	95,000	12	0.37	
9	165,000	12	0.68	
10	162,500	12	0.58	x
11	165,000	12	0.68	x
12	155,000	12	0.53	x
13	160,000	12	0.56	x
14	155,000	12	0.53	x
15	115,000	12	0.44	
16	110,000	12	0.39	
17	110,000	12	0.39	
18	110,000	12	0.39	
19	110,000	12	0.39	
20	110,000	12	0.39	
21	115,000	12	0.39	
22	125,000	12	0.48	
23	145,000	12	0.56	
24	160,000	12	0.61	
25	170,000	12	0.66	
26	160,000	12	0.63	
27	155,000	12	0.63	
28	150,000	12	0.58	
29	170,000	12	0.7	
30	190,000	12	1.1	
31	115,000	12	0.44	
32	115,000	12	0.42	
33	115,000	12	0.42	
34	115,000	12	0.42	
35	115,000	12	0.42	
36	115,000	12	0.42	
37	115,000	12	0.42	
38	115,000	12	0.42	

continued on reverse

LOT	PRICE	FRONT YARD SETBACK METERS	APPROX. LOT SIZE IN ACRES	WALKOUT
39	115,000	12	0.42	
40	115,000	12	0.42	
41	115,000	12	0.42	
42	115,000	12	0.42	
43	125,000	12	0.48	
44	150,000	12	0.58	
45	150,000	12	0.61	
46	120,000	12	0.46	
47	105,000	12	0.41	
48	140,000	12	0.49	x
49	140,000	12	0.49	x
50	140,000	12	0.49	x
51	135,000	12	0.48	x
52	175,000	12	0.64	x
53	180,000	12	0.65	x
54	180,000	12	0.65	x
55	180,000	12	0.65	x
56	180,000	12	0.94	x
57	175,000	12	0.8	x
58	160,000	12	0.54	x
59	160,000	12	0.54	x
60	160,000	12	0.54	x
61	170,000	12	0.61	x
62	180,000	12	0.65	x
63	180,000	12	0.64	x
64	160,000	12	0.53	x
65	150,000	12	0.49	x
66	150,000	12	0.53	x
67	165,000	12	0.59	x
68	165,000	12	0.6	x
69	165,000	12	0.59	x
70	130,000	12	0.5	
71	140,000	12	0.56	
72	155,000	12	0.53	x
73	155,000	12	0.48	x
74	200,000	12	0.75	x
75	215,000	12	0.74	x
76	215,000	12	0.79	x
77	215,000	12	0.86	x
78	155,000	12	0.5	x
79	155,000	12	0.53	x
80	135,000	12	0.48	
81	150,000	12	0.63	
82	155,000	12	0.53	x
83	165,000	12	0.58	x
84	165,000	12	0.61	x
85	165,000	12	0.63	x
86	145,000	12	0.5	x
87	200,000	12	0.75	x
88	155,000	12	0.51	x
89	215,000	12	0.93	
90	215,000	12	1	
91	215,000	12	0.68	

- 1) Service connection charge if applicable is not included in lot price.
- 2) Lot prices shown are subject to GST.
- 3) Lot prices and terms are subject to change without notice.
- 4) Lot availability is subject to change daily.
- 5) Front yard setback is shown in meters and is the minimum for the Iron Bridge Estates Subdivision.

**TERMS OF SALE:**

Deposit of 10% of the Purchase Price refundable for 7 days after acceptance of the Contract of Purchase and Sale. Balance of funds including GST payable 60 days after Iron Bridge Estates Inc. provides a transferable title to the property or construction commencement which ever is earlier.