

SOUTHLANDS

Stage 3

ZONING – R2

Architectural Controls

Schedule “A”

These guidelines implemented to create uniformity in residence size, exterior finish and to create an atmosphere and a visual appeal for the Southlands area.

- 1-House sizes and types
- 2-Exterior finishes
- 3-Roofing
- 4-House color
- 5-Driveway locations
- 6-Garages
- 7-Garbage disposal

1. House size and types

Zone 1 – R2 Zoning

Lots 1-52 Block 1, Lots 1-12 Block 2, Lots 1-13 Block 3.

Single family dwelling units with and without attached garages will be allowed in Zone 1
Minimum dwelling square footage is 1002 sq ft (88.26m²)

Identical designs or mirror images will not be acceptable on adjacent lots, opposite or diagonal sites within 2 lots.

2. Exterior finishes

Zones 1, will be required to provide a minimum of 2 exterior finishes on front elevation per dwelling unit. Any combination of Stucco, Siding, Masonry, Shingle(cedar, vinyl, hardi) and wider exterior trims.

If wider exterior trims are used they must be used on all windows and doors on front elevations. If shingles are used they must be used on all front elevation gables provided there are more than one.

3. Roofing

The main roof pitch including garage shall be a minimum of 4/12 pitch.

Asphalt roofing products are acceptable roofing finishes in Stage 3.

Metal roofing will not be allowed in Southlands Stage 3.

4. House colors

Color schemes cannot be the same as the neighbouring residences.

5. Driveway locations

Lots 1-52 Blk 1, Lots 1-12 Blk 2, 1-13 Blk 3

Parking pad locations or garages must be provided on the front of the lot. They must be located as indicated on the lot guide.

6. Garages

Attached garages will be allowed(NOT required) in the lots as follows

Lots 1-52 Blk 1, Lots 1-12 Blk 2, Lots 1-13 Blk 3

Attached garages must follow lot guide for garage/driveway locations.

There are no minimum size requirements for garages.

Detached garages must conform with Town of Warman bylaws.

7. Garbage disposal

As per Town of Warman bylaw 2007-09 "During the period of construction, it shall be the responsibility of the owner or the owner's agent, to arrange for a minimum 14 yard disposal bin to be located on site for the disposal of construction materials".

This bylaw pertains to each building site where a dwelling unit is under construction, and must be placed during the entire period of construction. The bin must be placed on site during the framing stage of construction.