

SOUTHLANDS

Stage 5

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

Houses and multi-family dwellings are broken up into 4 zones.

The City of Warman has zoned all of Southlands Stage 5 with an R2T zoning. For any questions about zoning requirements please contact the City of Warman's planning department.

Zone 1

Lots 1-11 Block 6

Single family dwelling units **must have attached garages** in Zone 1.

Minimum dwelling square footage is 1100 sq ft (102.2m²) per dwelling unit.

Zone 2

Lots 13-23 Block 2, Lots 39-47 Block 2, Lots 1-14 Block 7

Single family dwelling units **must have attached garages** in Zone 2

Minimum dwelling square footage is 950 sq ft (88.26m²) per dwelling unit.

Zone 3

Lots 1-17 Block 4, Lots 1-17 Block 8, Lots 15-31 Block 7

Single family dwelling units **with or without attached garages** will be allowed in Zone 3.

Minimum dwelling square footage is 950 sq ft (88.26m²)

Zone 4

Lots 24A/B –38A/B Block 2

Duplex dwelling units **with or without attached garages** will be allowed in Zone 4.

Minimum dwelling square footage is 808 sq ft (75m²) per side or 1616 sq ft for the total building.

2. Exterior finishes

Zones 1, 2, 3 and 4 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) or 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.

Any roof pitch under 4/12 must be pre-approved by KH Developments.

Asphalt roofing products are acceptable roofing finishes in stage 5.

Metal roofing will not be allowed in Southlands Stage 5.

4. House colors

Main color selection cannot be the same as directly neighbouring residences.

5. Driveway locations

Driveway locations on the front of the lot must be located as indicated on the lot guide.

6. Garages

Attached garages will be allowed in zones 1, 2, 3 and 4. Attached garages must follow lot guide for garage/driveway locations.

There are no restrictions with regard to the size of 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.