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## *Hampton Village - Phase 6*

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*Dawson Crescent, Dawson Way, Geary Crescent,  
Hampton Circle, Klassen Crescent, and Klassen Lane*

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### **BUILDING RESTRICTION CAVEATS (BRC'S)**

**Lots 18 to 36, Block 973;  
Lots 170 to 180, Block 979;  
Lots 1 to 29, Block 983; and  
Lots 1 to 9 and 19 to 29, Block 984 all in Plan 102000777**

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
  - i. 1,000 square feet in the case of a bungalow or bi-level;
  - ii. 1,200 square feet in the case of a two-storey dwelling;
- b) All dwelling units shall be bungalows, raised bungalows, bi-levels, or two-storeys. Split-level dwellings are not permitted;
- c) All dwellings must be constructed with a minimum single-wide garage (attached or detached) with access from the rear lane only. The garage must be constructed at the same time as the dwelling is built;
- d) All dwellings shall be constructed with covered front verandas. The minimum width of the front veranda for bungalows and bi-levels shall be half the width of the house façade. Two storey dwellings shall have front verandas across the entire width of the house façade. Verandas shall be partially enclosed with railings and spindles or other type of partial enclosure;
- e) The roof of the principal dwelling shall have a minimum 6-in-12 pitch; and

- f) Brick, stone or manufactured stone, requiring a masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area.

**Note 1:**

The development controls listed above (a – f), as well as the additional control noted below (g), shall apply to the following lots on Hampton Circle with rear lanes (zoned R1B). This control is necessary in order to increase the minimum front yard setback from 3 metres to 5 metres on roadways with transit routes.  
Lots 10 to 18, Block 984; and Lots 1 to 16, Block 985

- g) The minimum front yard setback shall be 5 metres.

**Note 2:**

The Type II Residential Care Home lot located at the corner of Dawson Crescent and Hampton Circle (Lot 17, Block 985) shall have the same controls as noted above (a – g) with the exception of c, which is required to be modified to permit side yard access to the rear garage. This additional access is important to provide additional flexibility in house design and site layout for this care home.

- c) All dwellings must be constructed with a minimum single-wide garage (attached or detached) with access either from the rear lane or the side yard. The garage must be constructed at the same time as the dwelling is built;

**Lots 181 to 204, Block 979, Plan 102000777**

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
  - i. 1,000 square feet in the case of a bungalow, bi-level or split-level dwelling;
  - ii. 1,200 square feet in the case of a two-storey dwelling;
- b) All dwellings must be constructed with a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long—please note Garage Placement requirement;
- c) Garages shall not protrude more than 2.4 metres (8 feet) from the façade of any habitable floor area of the dwelling;
- d) The roof of the principal dwelling shall have a minimum 6-in-12 pitch; and

- e) Brick, stone or manufactured stone, requiring a masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area.

**Lots 18 to 23, Block 985 , Plan 102000777**

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
  - i. 1,000 square feet in the case of a bungalow, bi-level or split-level dwelling;
  - ii. 1,200 square feet in the case of a two-storey dwelling; and
- b) All dwellings must be constructed with a minimum double-wide front attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long—please note Garage Placement requirement.

**Note 1:**

These lots are located on Dawson Crescent and have a rear lane. These lots are zoned R1A. It is required that these lots have attached garages located in the front of their houses. An additional garage or parking space in the rear off the lane would also be permitted as long as the front garage requirement is met.

**Lots 1 to 10, Block 986, Plan 102000777**

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
  - i. 1,200 square feet in the case of a bungalow, bi-level or split-level dwelling;
  - ii. 1,500 square feet in the case of a two-storey dwelling; and
- b) All dwellings must be constructed with a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long—please note Garage Placement requirement.

**Note 1:**

These lots are adjacent to the neighbourhood park. Due to the increased price point that will occur on these lots, the minimum house size for bungalows is increased from 1,000 square feet to 1,200 square feet.

**Garage Placement**

Garage Placement Building Restriction Caveats have three individual locations as follows:

- Right** The garage must be attached to the front of the house and must be located on the right side of the property when facing the property from the street.
- Left** The garage must be attached to the front of the house and must be located on the left side of the property when facing the property from the street
- Corner** The attached garage must be located on the side of the property that is furthest from the intersection.

**See the maps for garage placement requirements.**

Please be advised that if the dwelling is constructed in violation of the development controls set out in the Sales Agreement, and **as registered on Title as a Building Restrictive Covenant**, the City may take legal action to require compliance. **Issuance of a Building Permit will not absolve the Purchaser from meeting this requirement.** Such action could result in the demolition or partial demolition of the building at the expense of the Purchaser.