

Willowgrove
Phase 7

BUILDING RESTRICTION CAVEATS
(Development Controls)

Phase 7 - Lucyk Rise and Crescent,
Padget Cove, Way, Lane and Crescent
Wesolowski Cove and
Muzyka Road

Lots 18 to 25, Block 550, Plan 101993575
Lots 1 to 6 and 11 to 21, Block 555, Plan 101993575

- 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. 1,500 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; and
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch.

Lots 26 to 27, Block 550, Plan 101993575

- 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;
- 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; and
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch.

Lots 25 to 66, Block 551, Plan 101995027

- 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 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;
- c) Garages shall not protrude more than 2.4 metres (8 feet) from the facade 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 with Lanes: Zoned R1B

Lots 1 to 14, Block 552;

Lots 1 to 14, Block 553; and

Lots 1 to 12, Block 554 all in Plan 101995027

- 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;
 - I i. 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 facade. Two storey dwellings shall have front verandas across the entire width of the house facade. 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.

Lots 7 to 10, Block 555, Plan 101993575

- 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. 1,500 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; and
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch; and
- d) Garages shall not protrude more than 2.4 metres (8 feet) from the facade of any habitable floor area of the dwelling.

Lots 9 to 13, Block 556, Plan 101993575

- 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. 1,500 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; and
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch.

Lot 28, Block 550, Plan 101993575

Lots 14 to 15, Block 556, Plan 101993575

- 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. 1,500 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; and
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch.
- d) All dwellings shall be constructed with direct access from the basement level to the backyard (“walkout units”).

In addition, all lots are subject to garage location, maps show this location.