

Willowgrove

Phase 6

BUILDING RESTRICTION CAVEATS (Development Controls)

**Phase 6 – Bennion Crescent, Bay, and Terrace
Masuda Terrace, and
Muzyka Road**

A number of different development controls exist in this phase of development in order to create character within the neighbourhood and to fulfil the original vision of the neighbourhood design. The controls vary from one area to another due to changes in housing styles and walkout basement grading.

Lots 60 to 72, Block 516, Plan 101961390

Lots 1 to 11, Block 550, Plan 101961390

Lots 8 to 10 and 15 to 24, Block 551, Plan 101962762

- 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 11 to 14, Block 551, Plan 101962762

- 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”).

Lots 55 to 59, Block 516, Plan 101961390

Lot 10, Block 548, Plan 101961390

Lots 7, 8 and 13 to 17, Block 549, Plan 101961390

- 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 12 to 17, Block 550, Plan 101961390

Lots 1 to 7, Block 551, Plan 101962762

Lots 1 to 9, Block 548, Plan 101961390

Lots 9 to 12 and Lot 18, Block 549, Plan 101961390

- 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.
- d) All dwellings shall be constructed with direct access from the basement level to the backyard (“walkout units”).

Lot 1, Block 549, Plan 101961390

- 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) Garages shall not protrude more than 2.4 metres (8 feet) from the facade of any habitable floor area of the dwelling.
- e) All dwellings shall be constructed with direct access from the basement level to the backyard (“walkout units”).

Lots 2 to 6, Block 549, Plan 101961390

- 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) Garages shall not protrude more than 2.4 metres (8 feet) from the facade of any habitable floor area of the dwelling.

In addition, all lots are subject to one further control indicating on which side of the lot the garage must be placed. Maps show the garage location for each lot.