

Zoning: R1-17 Single Housing Dwelling Zone

Lot Size: 88' x 207'

Setbacks:

Front 40'
Rear 25'
Side 10'

House:

Width: 40' minimum

Area: 1,500 Bungalow
1,800 Two-Storey

- Detached garage and accessory buildings acceptable based on Zoning By-law requirements of 800sf maximum building area and 16' height.
- House elevations must be different on each of the 4 lots
- House elevations and site plan to be submitted to Qualico Communities for architectural review and approval to ensure compatibility with adjacent housing.

Driveways:

- Crossing to be provided by Developer
- Approach to be paved by the Purchaser
- Driveway to have only 1 approach on each lot
- No Driveway Plan will be enforced. It is the full responsibility of the Purchaser to design a home and driveway around any installed services such as Hydro poles, light standards or utility pedestals

Servicing:

- Purchase price includes installation by the Developer of wastewater sewer and watermains, together with sewer and water connections to a distance into the lot of approximately 4.0 metres and supply and installation of the water curb box.
- Purchaser responsible for all costs to replace and/or repair any breaks in the service extensions, if necessary, at the time of house construction.
- Purchaser responsible for ensuring all grading conforms to the approved Lot Grading Plan and Lot Grade procedure.
- Hydro located overhead – purchaser responsible for contacting Hydro directly.
- Gas available on south side of Wallace.

Fencing: No developer fencing provided

Construction Requirements:

- Purchaser will commence construction of the home within one year of closing.
- Purchaser responsible for removal of any trees on the lot to allow house construction to proceed.
- Purchaser must ensure building site is kept safe and orderly during construction, and all garbage is to be stored in garbage dumpsters.