

# Westview Phase III

## Architectural Controls

*This is a summary only. The Architectural Design Guidelines form part of the Purchase Agreement. Full copies of the agreement can be downloaded from Nanton's website [www.town.nanton.ab.ca](http://www.town.nanton.ab.ca).*

Floor Area for Single Family Dwellings (refer to price map for Architectural Design Areas)

Map Area	Bungalow/Bi-Level		Split Level		Two-storey	
	Sq. ft	M <sup>2</sup>	Sq. ft	M <sup>2</sup>	Sq. ft.	M <sup>2</sup>
1	1,400	130	1,400	130	1,800	167
2	1,200	111.5	1,200	111.5	1,600	148
3	1,000	93	1,000	93	1,400	130

Area 1 houses are required to have a front 2-car garage as minimum. Garages and driveways will be sited in conformity with the Phase III Development Plan.

Area 1 & 2 houses must be site built.

Two storey single family houses are not permitted on corner lots in the Residential R-1 areas.

Houses must have a minimum of 4:12 principal (predominant) roof pitch.

All eaves shall exceed at least 40 cm (16 inches) beyond the exterior walls.

All exposed foundations shall be covered with a parge concrete.

Acceptable exterior finishes include:

- Wood siding and battens (no log homes)
- Prefinished metal siding
- Stucco
- Vinyl siding

It is recommended that the use of brick or rock or construction of porches be incorporated on front elevations.

RV parking pads must be located in the rear yard only and are to be shown on the site plan at time of plan application submission with the exception of Lots 1 – 4, Block 86. Lots 1-4, Block 86 RV parking pads must be located at the side yard with RV to be parked at same front yard setback as the principle building.

The Purchaser agrees to provide to the Town of Nanton, prior to release of a development permit, performance security in the amount of \$2,500. No interest shall be paid on these deposits. The deposit will be held until such time as construction of the Development is completed in accordance with all applicable building permits, development permits, grade slips, development agreements, by-laws, regulations, building and safety codes, and restrictions affecting the Lands and the Development, including those listed above.