

Westview Phase III



Architectural Controls

This is a summary only. The Architectural Design Guidelines form part of the Westview Sale Agreement. Refer to the Town of Nanton Land Use Bylaw 1246/13 at www.nanton.ca for specific setback requirements. Typical setbacks are 20 feet (6.1 m) to front and rear and 5 feet(1.5 m) to side property lines, except on corner lots.*

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

Map Area	Bungalow/Bi-Level		Split Level		Two-storey	
	Sq. ft	M ²	Sq. ft	M ²	Sq. ft.	M ²
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 and a height restriction of 12 feet on any other accessory buildings. Garages and driveways will be sited in conformity with the Phase III Development Plan and lot Grade Slip.

Area 1 & 2 houses must be site built unless otherwise reviewed and approved by the Town. Manufactured homes are not permitted in any design area.

Particular attention will be paid to all street visible elevations with respect to architectural design features, building height, finishing materials and placement of doors and windows on corner lots.

Houses must have a minimum of 4:12 principal (predominant) roof pitch. Roofing materials must be indicated on the proposed plans. Dwelling height must be at least 18 feet from grade to peak of roof.

All dwellings must be set onto permanent foundations. All exposed foundations shall be covered with a parge concrete.

It is recommended that the use of brick or rock or construction of porches be incorporated on front elevations. Exterior finishing materials must be indicated on the proposed plans.

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 where RV parking pads must be located at the side yard with RV to be parked at same front yard setback as the principle building.

Purchasers may be eligible for a maximum \$100.00 rebate on the purchase of a tree for front yard planting. Certain landscaping, deck, accessory building and fencing plans may require permits to construct to meet the Land Use Bylaw and provincial safety code regulations.

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.

*or as required under Alberta Building Code