

# Development Application

Westlake Estates

Home Owners Association



## PROPERTY DETAILS

Name on Title		Date Submitted	
Applicant/Owner		Property Civic Address	
Proposed Development		Property Legal	Lot
Style			Blk
			Plan
			092 3767

## DOCUMENTS SUBMITTED

	Yes	No	Comments
Site Plan:	<input type="checkbox"/>	<input type="checkbox"/>	
Elevations:	<input type="checkbox"/>	<input type="checkbox"/>	
Notes:	- Site Plan must show location of proposed construction including setbacks and drainage - Elevations must identify roof and exterior wall finish materials and colours		

## SITE DETAILS

BUILDING LOCATION	Comments
<b>Setbacks</b> Sec 16.0 Front: _____ meters Rear: _____ meters Side: _____ meters	- Sec #'s refer to sections of the Restrictive Covenant's Architectural Controls - min 6 meters - min 6 meters, (backing on Hwy 771 min 20 meters) - min 3 meters
<b>Driveway</b> Specified: _____ Sec 19.0	- minimum finish to be gravel, hard surfacing acceptable
<b>Surface Drainage</b> Identified: _____ Sec 24.0	- drainage to be shown
<b>Septic System</b> Identified: _____ Sec 25.0	- location to be considered

## ARCHITECTURAL DETAILS

### HOME DESIGN

### Comments

<b>Style:</b>	<b>Sec 5.0</b>	- Bungalow preferred, Bi-Level & 2 - Storey discretionary, - Mobile or Modular Home & Previously Used not allowed
<b>Size:</b>	<b>Sec 7.0</b>	- minimum 1200 sqft, 2-Storey min 1000 sqft on main floor
<b>Roof Pitch:</b>	<b>Sec 8.0</b>	- minimum pitch of 4:12 unless design requires a reduction in pitch
<b>Roof Material:</b>	<b>Sec 8.0</b>	- only cedar/pine shakes, concrete/clay tile & architectural shingles permitted
<b>Exterior Finish:</b>	<b>Sec 9.0</b>	- only stucco, brick, stone & wood siding permitted - aluminum or vinyl siding are not acceptable
<b>Exterior Colour:</b>	<b>Sec 10.0</b>	- only earth tones & natural colours permitted - Red, Bright Blue, Bright Yellow, Bright Green, Pink & Purple not allowed
<b>Attached Garage Size:</b>	<b>Sec 11.0</b>	- cannot exceed 75% of house main floor

### DETACHED GARAGE

<b>Size:</b>	<b>Sec 12.0</b>	- cannot exceed 1200 sqft
<b>Height:</b>	<b>Sec 12.0</b>	- must be less than height of house to max of 24 ft
<b>Exterior Finish:</b>	<b>Sec 12.0</b>	- must match house design and exterior finish
<b>Use:</b>	<b>Sec 13.0</b>	- intended for personal use only and cannot be for commercial use or a dwelling for sleeping or housing tenants

### GARDEN SHED / PLAYHOUSE

<b>Size:</b>	<b>Sec 14</b>	- not to exceed 240 sqft
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### NOTES

- the house must be built prior to construction of any accessory building
- all setbacks must be followed with considerations to sightlines of surrounding properties
- semi-trailer cargo containers, sea-cans and unsightly storage units are not allowed

### COMMENTS

**OWNER / AGENT AUTHORIZATION**

**APPLICANT(S)**

Name:

\_\_\_\_\_

Mailing Address:

\_\_\_\_\_

Phone:

\_\_\_\_\_

Email:

\_\_\_\_\_

Signature:

\_\_\_\_\_

Date:

\_\_\_\_\_

**COMMENTS**

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**WESTLAKE HOMEOWNERS ASSOCIATION REVIEW STATUS (Do Not Use)**

**COMMENTS**

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**AUTHORIZATION**

Name (print)

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\_\_\_\_\_

Signature

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Dated

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