

SCHEDULE "A"
TO OFFER TO PURCHASE AND DEVELOPMENT AGREEMENT

East Side Subdivision (Phase 1)

Plan 0913590, Block 12, Lots 1 - 6

USE

1. (a) The lands shall be used for the construction of a single-family residence only ["personal dwelling house"] and no attached or semi-detached house, duplex or apartment, or any house designed for more than one family shall be erected on the lands, and not more than one personal dwelling house shall be erected on any one lot [single family residential development].
- (b) Notwithstanding paragraph 1(a), nothing contained therein shall limit or prohibit an owner from applying for and obtaining from the appropriate municipal planning authority a home occupation permit pursuant to the appropriate municipal bylaw.

DEVELOPMENT CONTROL

2. (a) Subject to sub-paragraph (b), no personal dwelling house shall be erected which shall have a ground floor living area of less than 1,000 square feet (93 square metres).
 - (b) Notwithstanding paragraph 2(a), a two storey personal dwelling house may be constructed having less than 1,000 square feet (93 square metres) of ground floor living area, if the combined ground floor living area and the second storey living area are not less than 1,400 square feet (130 square metres) in total. In such event, the ground floor area shall not be less than 900 square feet (84 square metres).
 - (c) The measurements may include the outer walls but shall exclude any garage, patio, covered deck, porch or like part of a building.
3. Each personal dwelling to be constructed on the said lands shall not cover more than 45% of the lot size, including the size and dimensions of any garage, patio, covered deck, porch or like part of a building.

4. All outbuildings shall be constructed with exterior finishing or material similar to the personal dwelling house.

DESIGN AND ARCHITECTURAL CONTROL

5. (a) No personal dwelling house or outbuilding shall be erected on the lands unless the plans and specifications relating thereto are submitted to the developer for approval and the developer has communicated its approval in writing. The plans and specifications relating to all buildings to be erected upon the lands which require approval of the developer shall include the following:
 - i) final building and landscape grade;
 - ii) set back of the residence from all property lines;
 - iii) the architectural style for the construction of the personal dwelling house;
 - iv) the form, size, exterior material surfaces, colour, location of windows, number of stories, roof structure and profile of the personal dwelling house and any outbuildings;
 - v) driveways and parking areas with respect to location and surface material.
- (b) No personal dwelling house will be allowed or approved for construction which has a log cabin style or design.
- (c) A minimum 15% of the main floor front elevation must be stone or brick.
- (d) If there is no front garage, a veranda or porch must be included on the front elevation.
- (e) All roof slopes must be 5:12 or greater.
- (f) Gables must include some architectural detail (i.e. projections, vents, patterning).

- (g) Uninterrupted front and rear elevations are not permitted. Box outs and varied roof lines, although not required, are encouraged.
6. In order to maintain the integrity of the development in the subdivision, the developer:
- (a) shall not approve any plan or specification which provides for a residential style of construction that would result in the same residential style being constructed within three continuous lots of each other.
 - (b) shall not approve any plan or specification that would result in the same colour and exterior siding being used within two adjacent lots.
7. Side yards shall be fenced in accordance with the Town of Redcliff Land Use By-law.

BUILDING CONSTRUCTION REQUIREMENTS

- 8. Construction of the personal dwelling house, once approved by the Developer, shall be commenced within twelve (12) months from the date of the sale/purchase of the lot ("Completion Date").
- 9. Completion of the personal dwelling house shall proceed diligently and, in any event, shall be completed within twenty-four (24) months from the Completion Date.
- 10. Commencement of construction shall mean that all the basement walls and the entire sub-floor will be completed and in place, as per the plans submitted and approved by the Developer, and all outside basement excavation backfilled.
- 11. Completion of construction shall mean when the personal dwelling house is ready for occupancy as determined by the building inspector for the Town of Redcliff.
- 12. All driveways must be made out of concrete, paving stone, asphalt, or other approved hard surface, and construction must be completed within twenty-four (24) months from the date of the completion of construction.
- 13. All personal dwelling houses will require full basements.

14. Any and all foundations must be certified by a qualified independent engineer.
15. All construction shall be in accordance with the levels or grades as established pursuant to the building grade plan prepared by the Planning and Engineering Department of the Town of Redcliff. The Purchaser, on completion of the dwelling house, may be required to provide a Real Property Report, grade slip or other documentation satisfactory to the Planning and Engineering Department of the Town of Redcliff evidencing that the rough grade of the lot satisfies the requirements of the established building grade plan.
16. Due to the known existence of fill material, the Town may require in certain circumstances a bearing certificate from a qualified geotechnical consultant certifying the bearing capacity of certain lots in the subdivision as identified on the Building Grade Plan prepared by the Planning and Engineering Department of the Town of Redcliff. The cost of obtaining such certificate shall be the sole responsibility of the Purchaser.
17. All level or grades of the side yards or rear yards as the case may be of the lots as established in the plan aforesaid shall not be altered in any manner whatsoever.
18. All construction shall be in accordance with the surface contours and surface drainage system as established between the residences constructed on the lots as approved by the engineer for the Town of Redcliff at the time of construction of such residence.
19. All surface contours and surface drainage systems established shall not be altered in any manner whatsoever. Without restricting the generality of the foregoing, the owner or owners from time to time of each of the lots shall not:
 - (a) suffer or permit dirt, fill, loam, gravel, paper or other debris, weeds, snow, ice or slush, (collectively referred to as "material") to fill or accumulate or remain on or upon the lands and which material would
 - i) alter the level or grades of the lot or lots as established by the grade plan;
 - ii) restrict, impair, impede, alter or otherwise interfere with the drainage across the lots, including, without limiting the generality of the foregoing, drainage through or around any drainage control fence,

grass swale, concrete or asphalt drainage gutter or other drainage control structure which may be erected on the lots.

- b) alter, remove, damage or otherwise interfere with any drainage control fence, grass swale, concrete or asphalt drainage gutter or other drainage control structure which may be erected on the lots.