

# RANCHO

## VILLA REAL

### CONDOMINIUM BLOCK

#### Development and Construction Criteria

##### For All Lots on Blocks

##### Permitting - 2 units / Acre (1/2 Acre Lots)

##### Single Detached Dwellings Only

- Minimum Lot Size for Individual Lots - 0.2 ha (0.5 Acre)
- Maximum Building & Structure Coverage - 25%
- Minimum Landscape Open Space - 65%
- Maximum Paved Area Coverage - 10%
- Minimum Building & Structure Setback - 8m from Lot Lines
- Minimum Setback for Garage Doors - or Carport Access - 9m from Access Road
- Permitted Encroachments into required yards - 2m
- Maximum Building & Structure Height - 2-storeys (9 m)
- Garages or Carports required - 1 space / unit
- Minimum Parking Provided - 2 spaces / unit  
*(Including space in garage / carport)*

##### For All Construction on Blocks

##### Permitting - 8 Units / Acre

##### Single Detached or Multiple - Attached Dwellings only

- Maximum Building & Structure Coverage - 35%
- Minimum Landscape Open Space - 40%
- Maximum Paved Area Coverage - 25%
- Minimum Building & Structure Setback - 6m from roads / driveways  
4m from other Lot Lines
- Minimum Setback for Garage Doors  
or Carport Access - 6m from Access Road
- Permitted Encroachments into required yards - 1m
- Maximum Building & Structure Height - 2-storeys (9m)
- Garage or Carport required - 1 space / unit
- Minimum Parking Provided - 2 spaces / unit  
*(Including space in garage / carport)*

- Dividers such as Fencing, Walls or Privacy Screens - may be permitted at a maximum height of 2.5m along a lot line or in a yard, where the property abuts any exterior public road or exterior property which is outside of the Master Condominium; or may be permitted at a maximum height of 1.83m, where the property abuts any common road within the Master Condominium.

##### For All Construction on Blocks

##### Permitting - 10 Units / Acre

##### Single Detached, Multiple - Attached or Apartment Dwellings

- Maximum Building & Structure Coverage - 35%
- Minimum Landscape Open Space - 40%
- Maximum Paved Area Coverage - 25%
- Minimum Building & Structure Setback - 6m from roads / driveways  
4m from Lot Lines
- Minimum Setback for Garage Doors  
or Carport Access - 6m from roads / driveways
- Permitted Encroachments into required yards - 1m
- Maximum Building & Structure Height - 2 storeys (9m)
- Minimum Parking Provided - 2 spaces / unit
- Dividers such as Fencing, Walls or Privacy Screens - may be permitted at a maximum height of 2.5m along a lot line, or in a yard, where the property abuts any exterior public road or exterior property which is outside of the Master Condominium; or may be permitted at a maximum height of 1.83m, where the property abuts any common road within the Master Condominium.

## General Provisions For All Residential Areas

- All building and structure setbacks shall be measured 90 degrees from the property line or lot designation;
- For Building and Structure Heights, where the roof is peaked, the height shall be measured from finished grade to the mid point between the eave and the peak of the roof. Where the roof is flat, the height shall be measured from finished grade to the top of the roof or top of a parapet wall.
- Permitted Encroachments into yards may include eaves, roof overhangs, bay windows, building cantilevers and other similar building features, but shall not include supported roof covers.
- The lands within the minimum building and structure setback areas shall be used for no other purpose than landscaping, save and except for the access walkways, driveways and other permitted encroachments.
- No Accessory Buildings, Structures, Pools or other Recreational Facilities may be permitted within the building and structure setback areas, which abut any neighboring residential lot lines, street lines, access roads or driveways. Accessory buildings, structures and pools, however, may be located not less than 3m from any abutting Common Greenbelt or Buffer Lands, but in no case shall it be located in any yard abutting a main road or common driveway system.
- All parking spaces required shall be not less than 2.5m wide by 5m long and shall be easily accessible by an associated internal driveway system or road. Tandem parking is acceptable when spaces are in a driveway providing access to a garage or carport.
- All required parking spaces shall be provided on the same lot as the related land use.
- **Dividers** - On individual units within a Sub-condominium block, dividers such as fences, walls, privacy screens, hedgerows or any other similar divisions shall not be permitted on any lot lines or along borders of exclusive use areas. However, it may be necessary or appropriate to install some dividers to enclose or partially screen service areas, patios, yard space, pools or other areas, which may require privacy or for the protection of fauna or flora. Where it is deemed appropriate for such dividers, they shall conform to the following criteria:
  - Maximum height of 1.83m
  - Shall not enclose more than 5% of the individual unit property;
  - Shall be located within the designated building setback areas of the related lot. Notwithstanding the forgoing, dividers may be located not less than 3m from any Common Greenbelt or Buffer lands (excluding road frontages);
  - Shall be designed and constructed in architectural harmony with the associated residential dwelling and surrounding environment;
  - Shall not include unfinished concrete block or unfinished concrete walls, barbed wire, chain link, razor wire, metal, plastic cladding or sheet materials, or any type of similar material that is considered incompatible with the architectural style of the associated residence or natural surroundings;
  - Shall require prior written approval of the Architectural Committee or designate prior to any related works, installations; or prior to any changes or adjustments to existing dividers.

### Note:

*Any matters of interpretation in building and structure setbacks, coverage, permitted encroachments or development provisions, shall be subject to resolution by the Architectural Committee or designate, where special consideration may be deemed necessary or appropriate due to site specific design or topographical issues. All related approvals shall not be unreasonably withheld.*

*(See covenants, conditions and regulations for precise details of construction criteria)*