

THE TOWN OF MORINVILLE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD
AGENDA

Monday, September 16, 2024
1:00 P.M.
COUNCIL CHAMBERS

Page

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. APPEAL

- | | | |
|-----|--|-----|
| 3.1 | <p>Development Appeal 024-STU-001</p> <p>Development Permit Application Number: 24-D0090</p> <p>Appellant/Applicant: Mannu Ahlawat for Statement Builders Ltd.</p> <p>Property Subject of Appeal: 10214 Westwinds Drive / Lot 18; Block 3; Plan 222 2591</p> <p>Against the decision of the Town of Morinville Development Officer to refuse Development Permit Application Number 24-D0090 for the creation of an Accessory Dwelling Unit (basement suite).</p> | 3 |
| 3.2 | <p>Development Appeal 024-STU-001</p> <p>Development Permit Application Number: 24-D0091</p> <p>Appellant/Applicant: Mannu Ahlawat for Statement Builders Ltd.</p> <p>Property Subject of Appeal: 10210 Westwinds Drive / Lot 17; Block 3; Plan 222 2591</p> <p>Against the decision of the Town of Morinville Development Officer to refuse Development Permit Application Number 24-D0091 for the creation of an Accessory Dwelling Unit (basement suite).</p> | 178 |
| 3.3 | <p>Development Appeal 024-STU-001</p> <p>Development Permit Application Number: 24-D0092</p> <p>Appellant/Applicant: Mannu Ahlawat for Statement Builders Ltd.</p> <p>Property Subject of Appeal: 10206 Westwinds Drive / Lot 16; Block 3; Plan 222 2591</p> | 342 |

Against the decision of the Town of Morinville Development Officer to refuse Development Permit Application Number 24-D0092 for the creation of an Accessory Dwelling Unit (basement suite).

4. FURTHER BUSINESS

5. ADJOURNMENT

3.1 Development Appeal 024-STU-001

Development Permit Application Number: 24-D0090

Appellant/Applicant: Mannu Ahlawat for Statement Builders Ltd.

**Property Subject of Appeal: 10214 Westwinds Drive / Lot 18; Block 3;
Plan 222 2591**

**Against the decision of the Town of Morinville Development Officer
to refuse Development Permit Application Number 24-D0090 for the
creation of an Accessory Dwelling Unit (basement suite).**

Notice of Decision



Statement Builders Ltd.
15022 116 Avenue
Acheson AB T5M 3T4
Attention: Mannu Ahlawat

1 August 2024

NOTICE OF DECISION

RE: Development Permit Application No.: 24-D0090

Proposal: Accessory Dwelling Unit in Basement

Municipal Address: 10214 Westwinds Drive

Legal Description: Lot 18; Block 3; Plan 2222591

Land Use District: Residential Mixed Form (R-X)

You are advised that the above-noted Development Permit Application was **REFUSED** on Thursday, 01 August 2024, in accordance with the Morinville Land Use Bylaw for failure to:

- Meet the On-Site Parking Requirements of the Morinville Land Use Bylaw.

Part Six, Section 6.2, states that unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.

Table 6.1 – requires accessory dwelling units to have a minimum of one (1) space in addition to the parking required for a single detached dwelling. The parking required for a single detached dwelling is two (2) spaces. The submitted parking plan for the accessory dwelling unit is off-site.

As such, the application is deemed refused.

See reverse side for important Development Permit and Appeal information.

Development Officer: Abdikani Elmi
[Signature]
Development Authority

Date of Decision: August 1, 2024

10125 - 100 Avenue Morinville, Alberta T8R 1L6 T 780.939.4361 F 780.939.5633

www.morinville.ca

Appeal Procedure

Pursuant to Morinville Land Use Bylaw 2/2024, Part Two, Section 2.9 – Development Appeals, a decision of the Development Authority may be appealed to the Subdivision and Development Appeal Board (SDAB) pursuant to the Municipal Government Act (MGA) through the SDAB Bylaw. Sections 685(1) - (3) and 686(1) of the MGA state:

685 (1) If a Development Authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

686 (1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board

(a) in the case of an appeal made by a person referred to in section 685(1)

(i) with respect to an application for a development permit,

(A) within 21 days after the date on which the decision is made under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires, ...

or

(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

SUBMIT TO:

Development@morinville.ca

Permit No. 24-D0090

Required Fees (024) \$

APPLICANT INFORMATION

Applicant: Statement Builders Ltd

Address: 15022-100 Ave

(STREET)

Phone:

Email:

Edmonton

(MUNICIPALITY)

AB

(PROV)

T5M-3T4

(POSTAL CODE)

Fax:

Contact Person/Agent: Mannu Ahlawat

Contact Phone (Cell):

Registered Landowner: (if same as Applicant, check here: ☒)

Registered Name(s):

Address:

(STREET)

(MUNICIPALITY)

(PROV)

(POSTAL CODE)

DEVELOPMENT INFORMATION

Project Address/Location: 10214 Westwinds Drive

Legal Address: Lot 18 Block 3 Plan 202 2591

Land Use District: Residential Mixed Form (R-X)

; or, Qtr _____ Sec _____ Twp _____ Range 25 West of 4th Mer.

Proposed Land Use:

Residential Dwelling:

- ☒ New Construction
☐ Addition
☐ Show Home

- ☐ Accessory Development
☐ Multi-Unit (# of Units: _____)
☐ Other Basement Suite
Legal Suite

Non Residential/Mixed - Land Use:

- ☐ New Construction
☐ Change of Use
☐ Home Occupation

- ☐ Addition or Accessory Development
☐ Sign
☐ Other _____

Ensure appropriate checklist is attached on the reverse of this Application Form.

Use: Permitted: ☒

Discretionary: ☐ DO | MPC ☐

Office Use Only

Variance: ☐ DO | MPC ☐

Project #: 24-0185

Roll #: 223000

NOTES AND DECLARATION

Applicants should refer to the current Morinville Land Use Bylaw for complete development regulations and application information, available at www.morinville.ca/lub. THIS IS NOT A BUILDING PERMIT APPLICATION. Separate Safety Codes applications may be required for construction projects, contact Morinville for more information.

The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville to process your application, and the information on this form may be used for preparing documents made available to the public and the issuance of permits.

By submitting an application for development I, the Applicant, am allowing right of entry for inspection purposes, and hereby make application and acknowledge all plans and information submitted are, to the best of my knowledge, true and accurate. It is understood that the information submitted is subject to review to confirm it is sufficient to properly evaluate the application prior to acknowledging the application as complete and that additional information may be requested by the Development Authority; and that acknowledgement of a complete application does not indicate permit approval and development may not commence until a development permit is valid. It is understood that a decision on this application, or failure to issue a decision within 40 days of receiving an acknowledgement of a complete application by the Development Authority or for an application deemed to be complete 20 days after submission if no acknowledgement of a complete application is received, may be appealed by filing a Notice of Appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days of the date of the decision or following the aforementioned 40 days. It is further understood that the SDAB may confirm, modify, or revoke the decision of the Development Authority or any condition of development permit approval as a result of an appeal being duly filed, and that any work undertaken prior to the expiry of the appeal period or the determination of the appeal by the SDAB, whichever case applies, is prohibited and the Applicant has no right or claim to compensation from the Municipality or its agents should the appeal result in a permit being modified or revoked. It is further understood that a Development Permit does not relieve the Applicant from full responsibility for ascertaining, complying, and carrying out their development in accordance with applicable Federal and Provincial Statutes and Regulations, and the conditions of any covenant, caveat, easement or other instrument affecting the building or the land. It is further understood that all communication with the town regarding this application, including official notices, may be in an electronic form acceptable to the town.

Applicant Signature: _____

Date: June 20, 2024

Landowner Signature: _____

Date: June 20, 2024

This checklist must be accompanied by a
Development Permit Application form.

Applications without the required information will not be processed.

Additional information may also be required. An application is not complete until signed below by the Development Officer. Applicants will be contacted if any additional information is required.

Acceptance of a complete application does not indicate permit approval.

RESIDENTIAL DEVELOPMENT CHECKLIST

☒ Project Description: _____

Basement Legal Suite

Check ALL that apply:

New Construction:

☐ Single Detached ☐ Duplex ☐ Manufactured/RTM ☐ Other: _____

Total Floor Area: _____ $\frac{\square}{\square}$ $\frac{m^2}{ft^2}$ Building Height: _____ $\frac{\square}{\square}$ $\frac{m}{ft}$ Overhang: _____ $\frac{\square}{\square}$ $\frac{m}{ft}$

Accessory Development:

☐ Det. Garage ☐ Shed ☐ Deck ☒ Secondary Suite ☐ Hot Tub/Pool ☐ Other: _____

Total Floor Area: _____ $\frac{\square}{\square}$ $\frac{m^2}{ft^2}$ Building Height: _____ $\frac{\square}{\square}$ $\frac{m}{ft}$ Overhang: _____ $\frac{\square}{\square}$ $\frac{m}{ft}$

If applying for a Deck: ☐ Uncovered ☐ Covered ☐ Enclosed

If applying for a Secondary Suite: Located within: ☒ Principal dwelling unit ☐ Above detached garage ☐ Other building

Floor Area: Principal dwelling unit: 1639 $\frac{\square}{\square}$ $\frac{m^2}{ft^2}$ Secondary Suite: 653 $\frac{\square}{\square}$ $\frac{m^2}{ft^2}$

Parking Spaces available on-site: _____ (show location on accompanying Site Plan)

- ☐ Site Plan (parking shown) – electronic OR 2 copies, - scaled and dimensioned; maximum 11" x 17" paper size
- ☐ Building Plans (i.e. floor plans and elevations) – electronic OR 2 copies, details sufficient for Building Permit application
- ☐ Architectural Guidelines are met (varies per neighbourhood – check with applicable Developer/Development Officer)
- ☐ Other information deemed necessary or requested by a Development Officer (contact Municipality for more information): _____

Notice of Decision – The Applicant will be notified electronically or in writing of the decision for a development permit application.

Public Notice – Upon Development Permit approval, the following Public Notice will be given for the issuance of Development Permits:

- Permitted uses (development compliant with Morinville Land Use Bylaw in all respects and not requiring a variance/relaxation) – The details of the development will be posted at the reception desk on the 2nd Floor of St. Germain Place.
- Discretionary uses and/or developments requiring a variance – In addition to above, the details of the development will also be advertised in the local newspaper, mailed to adjacent landowners, posted online at www.morinville.ca/PlanningNews, and/or posted on the subject site.

INTAKE INFORMATION (for office use only)

Complete Application:

- ☐ Application Form – complete & landowner signed.
- ☐ Required Information Listed Above.
- ☐ Receipt for Payment of Fees.

Received by: _____ (Name) (Date)

Accepted by: _____ (Name) (Date)

**TOWN OF MORINVILLE**

10125 – 100th Avenue
Morinville, Alberta

T8R 1L6

Phone: 780.939.4361

Fax: 780.939.7448

STATEMENT BUILDERS LTD.

10214 WESTWINDS DRIVE
MORINVILLE, AB

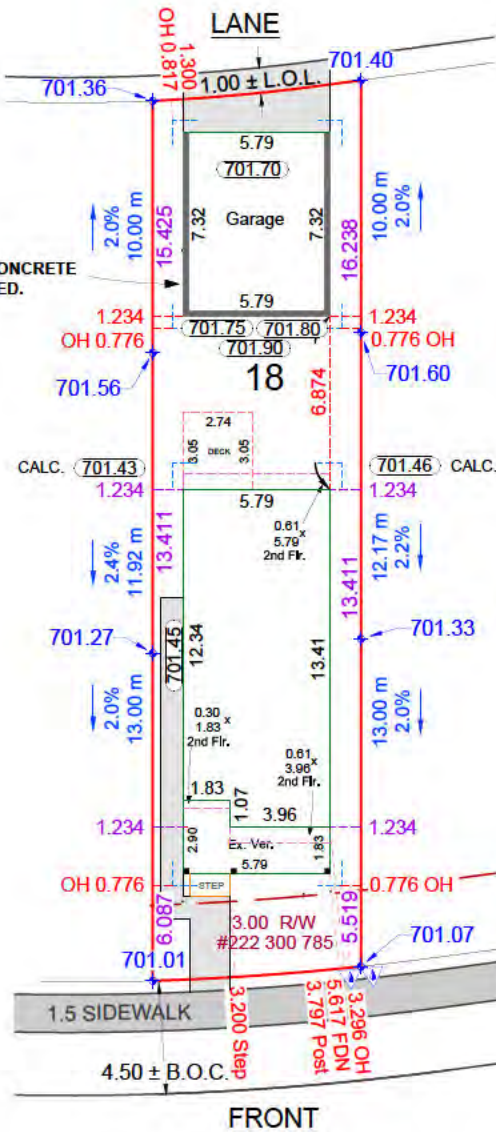
Receipt Number: 794490
GST Number: R108128356
Date: 7/25/2024
Initials: MM

Receipt Type	Account		Quantity	Amount
General	024	Development Permit 24-D0090	N/A	\$ 300.00
			Subtotal:	\$ 300.00
			GST:	\$ 0.00
			Total Receipt:	\$ 300.00
	VISA			\$ 300.00

Total Monies Received:	\$ 0.00
Rounding:	\$ 0.00
Amount Returned:	\$ 0.00



NOTE:
EXTRA DEPTH CONCRETE
MAY BE REQUIRED.



17

ELEVATION DETAILS

HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	702.26
BOTTOM OF FOOTING:	699.21
BASEMENT HEIGHT:	8' 4"
FINISHED GRADE AT-FRONT STEP:	701.35
4 RISE, DOWN 4"	
FINISHED GRADE AT-BACK OF HOUSE:	
L- 701.65, M- 701.75, R- 701.65	
GRADE BELOW-BACK/SIDE DOOR SILL:	701.45
GRADE @ SIDE ENTRY	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	701.96
GARAGE FLOOR:	701.70
SANITARY SEWER SERVICE INVERT:	698.32
FOOTING SIZE:	0.20

NOTES

- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.
- BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY
- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.
- RAIN WATER LEADERS NOT REQUIRED.

DETAILS

- LOT AREA: 289.29 m² (3113.9 ft²)
- HOUSE AREA: 91.79 m² (988.0 ft²)
- HOUSE COVERAGE: 31.73 %
- DECK AREA: 6.69 m² (72.0 ft²)
- DECK COVERAGE: 2.31 %
- GARAGE AREA: 42.36 m² (456.0 ft²)
- GARAGE COVERAGE: 14.64 %
- TOTAL COVERAGE: 46.37 %
- DRIVEWAY AREA: 14.84 m² (159.7 ft²)

LEGEND

PROPOSED CLEAN OUT
PROPOSED STREET LIGHT
PROPOSED C.C. LOCATION
PROPOSED TRANSFORMER



PROPOSED HYDRANT
PROPOSED SERVICE PEDESTAL
PROPOSED POWER SERVICE
PROPOSED FENCE LINE



PROPOSED BACK OF CURB
PROPOSED BACK OF WALK
PROPOSED LIP OF LANE
PROPOSED UTILITY VAULT

B.O.C.
B.O.W.
L.O.L.
V

DESIGN GRADE ELEVATION
AS-BUILT ELEVATION
PROPOSED ELEVATION
CENTERLINE ELEVATION

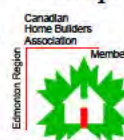
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LEGAL INFORMATION

LOT	BLOCK	PLAN NUM.
18	3	222 2591
CIVIC ADDRESS:		
10214 WESTWINDS DRIVE		
LOCATION	SUBDIVISION	
MORINVILLE	WESTWINDS	

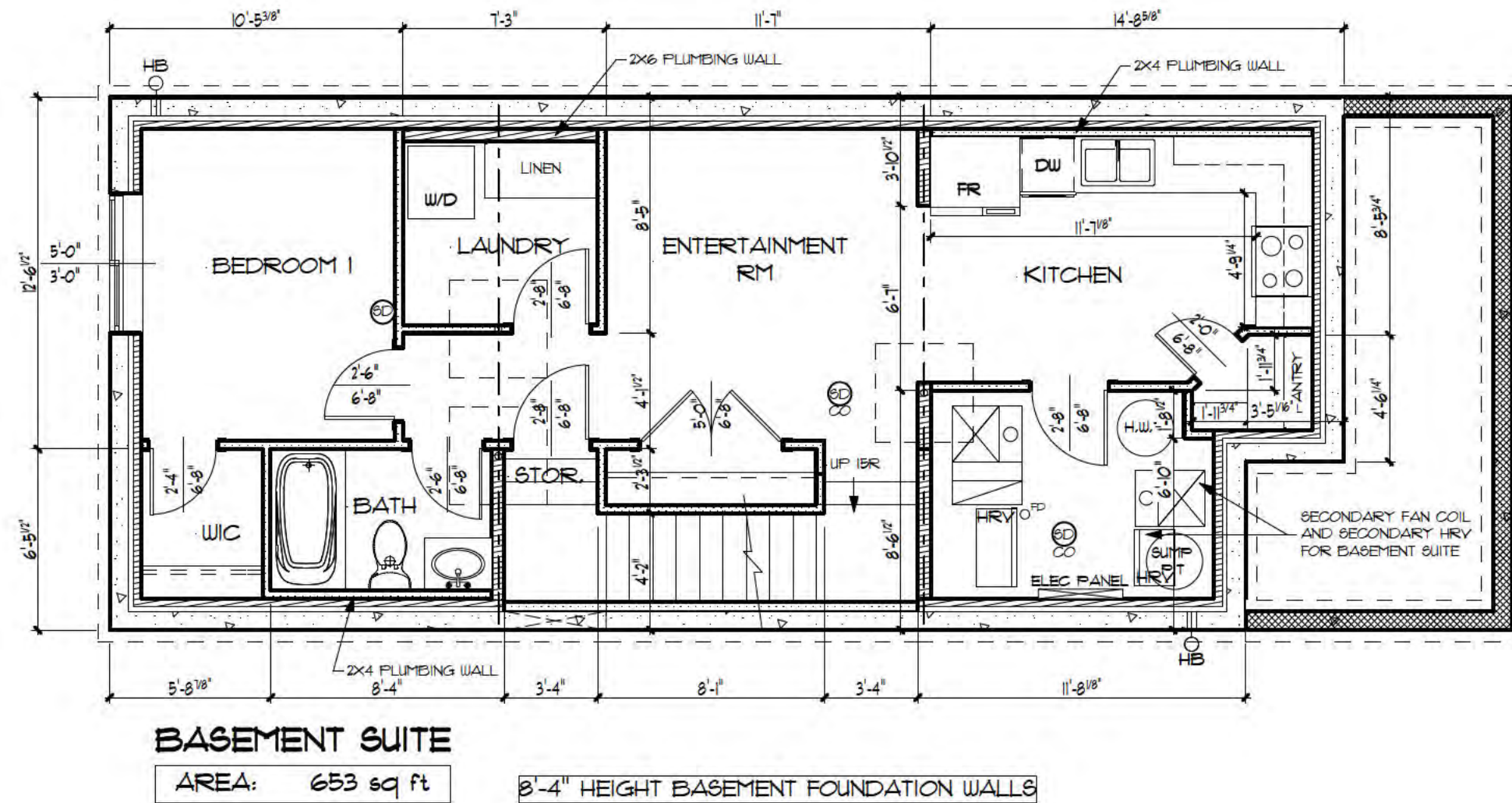
P Pals Geomatics Corp.

EMAIL: PLOTPLAN@PALSGEOMATICS.COM
PHONE: 780-455-3177
FAX: 780-481-1301
10704 - 176TH STREET NW
EDMONTON, ALBERTA T5S 1G7



DWG DETAILS

Rev. No.	Date:	Drafted By:	Description
PP	9/26/23	AMACDONALD	
BUILDER/OWNER: STATEMENT BUILDERS			
MODEL: (STANDARD)			
JOB NUM.:			
LOT ZONING: R-X		SCALE: 1:300	



© Copyright (2022) by Statement Builders. Any use or reproduction, in whole or in part, without the written consent of Statement Builders is strictly prohibited. Specifications Override Blueprints.

The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	XXXXXX	XX
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591

10214 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



STATEMENT BUILDERS
BUILDING BEYOND STATEMENTS

3 JAN 2024

BASEMENT SUITE

SCALE: 3/16=1'-0"

SHEET NO.	5a
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Notice of Appeal

Required Fees (86) \$ _____

APPELLANT INFORMATION

Appellant: Statement builders Ltd Phone: [REDACTED]
Address: 17848-106 Ave Edmonton AB Postal Code: 755-1K3
(STREET) (MUNICIPALITY) (PROV)
Email: [REDACTED] Fax: _____
Contact Person/Agent: Mannu Anlawat Contact Phone (Cell): [REDACTED]

PROPERTY INFORMATION

I/We, the Appellant, wish to appeal against the following order/decision of the Westwinds Authority of the municipality:
(SUBDIVISION / DEVELOPMENT)
Notice Dated: Aug 1, 2024 File No: 24-D0090
in which the aforementioned Planning Authority: ☐ APPROVED ☐ APPROVED SUBJECT TO CONDITIONS ☒ REFUSED | an application for:
Brief Description of Matter Being Appealed: Failure to meet the on-site parking Requirements of the
Morinville Land use Bylaw
Located at: (Property Address/Location) 10214 Westwinds Drive
Legal Address: Lot 18 Block 3 Plan 222 2591; or, Qtr _____ Sec _____ Twp _____ Range 25 West of 4th Meridian

GROUND FORS FOR APPEAL

My/Our reasons or grounds for filing an appeal are as follows: (Please be specific and attach additional sheets if necessary)

DECLARATION AND NOTES

I/We, the Appellant, hereby give this notice of appeal to the Subdivision and Development Appeal Board accompanied by the fee established by Council, and declare that all information provided by me/us is, to the best of my/our knowledge, true and accurate in all respects.

Appellant(s) Signature: [REDACTED] Date: Aug 19, 2024

(Note: Agents and representatives must provide written authorization from the Appellant prior to the appeal hearing.)

The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville.

INTAKE INFORMATION

EITHER MAIL, COURIER OR DELIVER THIS NOTICE WITH FEES TO:

Clerk of the SDAB
Town of Morinville
10125 - 100 Avenue
Morinville, AB T8R 1L6

SO, IN EITHER EVENT, AS TO REACH THE CLERK NO LATER THAN BY
4:30 PM ON THE DATE STATED ON THE NOTICE OF DECISION FROM
THE PLANNING AUTHORITY.

OFFICE USE ONLY:

Received by: _____
Receipt #: _____
Application #: _____
Date of Hearing: _____

Date Received
Stamp

From: [Mannu](#)
To: [Legislative Officer](#)
Subject: Re: 10206/10210/10214 denied DP due to limited parking .
Date: August 22, 2024 12:34:59 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello

Good day

To be added to all 3 applications D240090/91/92:

My / our reasons or grounds for filing an appeal are as follows :

- we were never notified by the development officer on the original building permit that we would not be able to do a basement suite due to the parking requirements . At the planning stages the design could have been changed to accommodate the by law rules.
- the main reason we purchased these lots from the developer was we were told by them and by the development officer that basement suites are excepted.
- we've put almost 250,000.00 dollars of investment (basement suites) into these 3 houses and to now be told we cant do basement suites will not only hurt our company but could put us into bankruptcy.
- we would like to have the front street/ rear apron considered as parking for the basement suite. The front street can easily accommodate 3 cars for each home. Totalling 9 parking spots in front.
- we are looking forward to building more homes in morinville and look forward to building out the community. But this wont allow us to continue if its not considered.

Thank you

Statement Builders ltd
15022-116ave





TOWN OF MORINVILLE

10125 – 100th Avenue

Morinville, Alberta

T8R 1L6

Phone: 780.939.4361

Fax: 780.939.7448

Statement Home Builders

10214 Westwinds Drive

Morinville, AB

Receipt Number: 795190

GST Number: R108128356

Date: 8/22/2024

Initials: DM

Receipt Type	Account	Quantity	Amount
General	GL	Other Revenue	N/A
			\$ 300.00
		Subtotal:	\$ 300.00
		GST:	\$ 0.00
		Total Receipt:	\$ 300.00
	VISA		\$ 300.00

Total Monies Received:	\$ 0.00
Rounding:	\$ 0.00
Amount Returned:	\$ 0.00

APPELLANT SUBMISSIONS RECEIVED

From: Blair
Sent: Wednesday, September 11, 2024 9:25 AM
To: Legislative Officer
Cc: Mannu
Subject: 10214 further info for appeal hearing

Hello

Good morning

Attachments are :

- approved development permit of the construction plans , rear garage pad , future basement suite with side entrance.
- approved building permit for the construction of the house
- picture of the house with concrete sidewalk poured to the side entrance for the basement suite .
- picture of the garage slab poured as per approved design
- proposed new plot plan extending the garage into the property further cutting the yard to a very small yard.

Comments :

- we have taken advantage of the government cmhc program and this was part of our financing qualifications. 3 homes side by each with 3 basement suites totaling 6 dwellings. We were approved for financing based on our DP/BP being approved by the town.
- statement Builders was approved for the Development permit / Building permit with a clear intention that the basements are to be a secondary suite with a side entrance.
- we can change the design of the rear pad to extend into the yard giving us an 18' driveway in rear alley way. This will cost us an additional 10-13k to modify existing. And aesthetically this will look terrible and affect our warranty and sales of the homes.
- example situation : on a front attached home with a secondary suite there would be a driveway for the person living in the basement suite to park (3rd parking spot). It would be highly likely the person would park on the street anyways so that they don't block the people who live on the main floor from getting out of the garage. How would that be any different from our situation where the basement suite has parking on the street.
- we have invested a ton of money and resources to get these houses started And approved through the cmhc government program. We would greatly appreciate an approval on the appeal and grant us the development permit.

Thank you very much

BUILDING PERMIT APPLICATION FORM

Business Licence Number: 796561553

Permit Number: 224TIG-23-B0109

Application Date: 09/28/2023

Estimated Project Completion Date: 10/16/2023

Applicant Type: ☐ Homeowner ☒ Contractor

Cost of Installation (Labour & Material) \$250000

The Permit Holder hereby certifies that this installation will be completed in accordance with the Alberta Safety Codes Act. A permit may expire if the undertaking to which it applies: (a) is not commenced within 90 days of issue of the permit, (b) is suspended or abandoned for a period of 120 days. An extension can be considered when applied for in writing prior to permit expiry date.

****2 Sets of plans / specifications OR 1 set of PDF plans / specifications & payment must accompany this application** (Residential projects require New Home Warranty)**

☐ Check if Owner is the same as Applicant

Owner Name: ~~landrox~~ See below Mailing Address: ~~see letter~~

City: _____ Prov: _____ Postal Code: _____ Phone: _____ Fax: _____

Cell: _____ Email: _____

Owner's Signature / Declaration (Single Family Residential Only)

"I hereby declare I am the owner of the premises in which the work will be conducted, and reside or will reside on the property. I am doing the work myself, and assume responsibility for compliance with the applicable Act and Regulations" New Home Buyer Registration #: _____ Status: ☒ Approved ☐ Authorized / Exempt

Applicant: ☒ Owner ☐ Contractor ☐ Lawyer ☐ Other

☐ Check if Contractor is the same as Applicant

Company Name: STATEMENT BUILDERS LTD

Mailing Address: 15022-116AVE

City: EDMONTON Prov: AB Postal Code: T5M 3T4 Phone: _____ Fax: _____

Contractor/Architect/Engineer Name: _____

Project Location in the Town of Morinville:

Work: ☒ not started ☒ in progress ☐ complete

Street Address: 10214-92AVE

Legal Subdivision: Part of: _____ Section: _____ Township: _____ Range: _____ West of: _____

Subdivision Name: WESTWINDS DRIVE Lot: 18 Block: 3 Plan: 222 2591

Directions: _____

BUILDING TYPE:

- ☒ Dwelling Unit
- ☒ Detached/Attached Garage
- ☐ Accessory Building
- ☐ Basement Development
- ☐ Deck
- ☐ Wood Burning Stove/Fireplace

Certification # _____

☒ Foundation Type

CONCRETE

☒ Other (specify)

POURED GARAGE SLAB ONLY

TYPE OF WORK:

- ☒ New Construction
- ☐ Relocation
- ☐ Addition
- ☐ Renovation
- ☐ Demolition
- ☐ Change of Occupancy
- ☐ Manufactured Home*

Development # 23-D0097

☐ Modular Home*

*CSA # _____ AB#: _____

Make: _____ Model: _____

S/N: _____

BUILDING USE:

- ☐ Farm
- ☒ Single/Multi Residential
- ☐ Commercial
- ☐ Industrial
- ☐ Institutional
- ☐ Oil & Gas
- ☐ Other (specify)

BUILDING AREA IN SQ. FT.:

Number of stories 2
Main area 815
2nd floor 824
Basement UNFINISHED
Garage SLAB ONLY
Total Area 1639
Deck 10X9

Basement developed at time of construction?

☐ Yes ☒ No

Description of Work: ~~NEW HOME CONSTRUCTION~~ New 2-storey home with a deck and undeveloped basement

Energy Compliance Method: ☐ Performance ☐ Trade-Off ☒ Prescriptive

*Manufactured Home - transportable in single or multiple sections; is ready for residential occupancy upon completion of setup.

*Modular Home - assembled at site in sections; sections have no chassis, running gear nor its own wheels.

Payment Type: ☐ Cash ☐ Cheque ☒ Interac ☐ M/C ☐ Visa

Permit Fee: \$ 1207.96

+ SCC Levy: \$ 48.32

Total Cost: \$ 1256.28

Receipt #: JG00371

*\$4.50 or 4% of the permit fee maximum \$560.00

AUTHORIZATION

Issuing Officer's Name: _____

Issuing Officer's Signature: _____

Designation Number: 10780

Permit Issue Date: _____

PLAN REVIEW REPORT

Date:	October 26, 2023	Permit No.:	224TIG-23-B0109
Code Classification:	Part 9 Building	Municipality:	Town of Morrinville
Occupancy Classification:	Group C	Project Description:	New SFD c/w
Building Area:	815 ft ²		Undevelopment Basement,
Building Height:	2 Storey		and Deck
Streets:	One		

Plans and specifications submitted for a building permit have been reviewed for compliance to the National Building Code – Alberta Edition 2019 (NBC – AE 2019).

- A. All work and materials shall comply with the requirements of the National Building Code – Alberta Edition 2019.
- B. For design carried out in accordance with Part 4 of Division B, the *designer* shall be a *professional engineer or registered architect* licensed to practice in Alberta and skilled in the *work* concerned. [Div. C, 2.4.2.2]. **Permit does require professional involvement for specific engineered design.**
- C. **Municipal Quality Management Plan does not require overall professional involvement.**
- D. All requirements of the Plumbing, Gas, Electrical and Fire Authorities shall be met. The owner is responsible to ensure that permits are in place for all applicable scopes of work regardless of whether they are listed in this item. Permits are required prior to the commencement of work.

Required Permits: **Electrical** ☒ **Plumbing** ☒ **Gas** ☒ **Private Sewage** ☐

- E. Permit is ***not valid until*** there is ***final approval from your local Development Authority*** in the form of an approved Development Permit. Starting construction prior to obtaining an Approved Development Permit ***may void the issuance of this Building Permit.***

If you occupy your project prior to completion of construction, additional inspections with associated fees may be required. Please contact our office to discuss should you have any questions regarding this.

Municipal Quality Management Plan requires final inspection be called for within 730 days from permit issuance.

Required Inspections (3):

- 1) Foundation (Prior to Backfill)
- 2) Framing (prior to insulation and vapour barrier)
- 3) Final

It is the responsibility of the applicant to call for inspections. Additional inspections are available for a fee.

SPECIFIC CONDITIONS

As a result of our review, we have noted a number of code references and in some instances provided a brief comment where the drawings are unclear or appear to deviate from the requirements of the code. Items listed below have comments/requirements identified immediately followed by the referenced Article from the applicable section(s) of the National Building Code – Alberta Edition 2019 italicized in square brackets. All code references are from Division B, unless noted otherwise.

- In the Town of Morinville, the firefighting response time is greater than 10 minutes as per the local fire department. The building will be treated as though the distance to the property line is half of the actual distance and spatial separation requirements will be calculated and applied based on this distance. [9.10.15.3.]
- The soffit on the left & right side(s) of the building shall be unvented and conform to CAN/CGSB-93.2 if a metal soffit is used, or be a material listed under Clause 3.2.3.6.(5)(b). [9.10.15.5.(11)]

- **You will require an site superintendent's/engineer's field review and a letter of compliance for the engineered foundation and tall wall.** B1, B2, and C2 schedules from the professional that worked on the project may be submitted in lieu of a letter of field review. *[Div. C, 2.2.13.6.]*

GENERAL CONDITIONS

Responsibility for Compliance

- Any changes to the submitted package of drawings and specifications shall be submitted, in writing, to The Inspection Group Inc. as soon as possible and the permit will be reviewed to see if the submitted revisions require the plan review be altered to reflect changes to the project. Deviations from the submitted plans and specifications require prior written approval from The Inspections Group Inc. *[Div. C, 2.2.10.6]*
- Neither the issuance of a permit, nor the inspections made by the authority having jurisdiction, shall in any way relieve an owner of a building from full responsibility for carrying out the construction or having the construction carried out in accordance with the requirements of the Safety Codes Act and its regulations, this Code, or the permit, including compliance with any special conditions required by the authority having jurisdiction. *[Div. C, 2.2.10.9]*
- Prior to the commencement of construction a Fire Safety Plan must be submitted to the local Fire Authority Having Jurisdiction. *[8.1.1.1.]*
- The Public shall not be exposed to any hazards of the construction process. Provide adequate protection of the construction site to protect the public in conformance with all requirements of the National Building Code – Alberta Edition 2019 *[8.1.1.1.]*

Foundation

- If concrete is installed when the temperature is below 5 degrees Celsius, the concrete shall be protected from freezing at 10 degrees for 72 hrs. *[9.3.1.9.]*
- Granular material placed beneath floors-on-ground shall be not less than 100 mm depth of coarse clean material containing not more than 10% of material that will pass a 4 mm sieve. *[9.16.2.1.]*
- Footings shall be placed on undisturbed soil or construction shall be reviewed by an engineer who provides a letter of compliance upon completion. *[9.15.3.2.]*
- Columns and the pads supporting them shall be designed to support all the loads imposed on them. *[9.17.1.1.]*
- Concrete foundation walls shall meet the requirements for lateral support reinforcements for lateral concrete forms. *[9.15.4.]*
- Foundation damp-proofing shall be installed in accordance with manufacturer's instructions with regard to surface priming, conditions during application, application quantity and rate, and curing times. *[9.13.2.4.]*
- Damp-proofing material shall be installed below concrete slab floor. *[9.13.2.6.]*

Framing Requirements

- The installation of manufactured floor joists, beams and roof trusses must be done in strict conformance with the manufacturer's details and specifications. *[9.4.1.1.]*
- Steel teleposts shall have bearing plates that support the full width of a wooden beam. *[9.17.3.2.]*
- Unpreserved wood shall not be placed within 150mm / 6" of grade or it is required to be protected with 0.15mm poly or type-S roll roofing or a listed wood preservative for site applications. *[9.23.2.3.]*

Life Safety

- A carbon monoxide alarm shall be installed in every bedroom or within 5m of every bedroom door. The alarm must be installed to manufacturer's installation instruction. [9.32.3.9.]
- Smoke alarms shall be installed on every floor level, inside of every bedroom, and every corridor serving a bedroom. They shall be installed on or near the ceiling and be interconnected throughout the building. [9.10.19.3.]
- ICF walls and Spray foam within a dwelling shall be covered with an approved thermal barrier such as 1/2" drywall or 3/8" OSB. [9.10.17.10.]
- Bedroom windows must be sized so that they can be used as a direction of escape in case of fire. Each bedroom must have a window that opens from the inside without the use of keys, tools or special knowledge and without the removal of sashes. The window shall have an unobstructed area when open of at least 0.35m² (542 in²) with minimum dimension of opening of 380mm (15") for width or height. [9.9.10.1.]
- Bedroom windows in basements that require a window well shall have a clearance of not less than 760mm (29.9") in front of the arc of the window. [9.9.10.1.]

HVAC

- Your submitted plans do not indicate a heating system. In the absence of plans it is assumed that a forced-air supply and natural gas fueled appliance system is being installed. If this is not the case inform us immediately as other systems used as heat sources typically require the involvement of an engineer or specially certified designer. [6.1]
- A forced air furnace is required to comply with the minimum energy efficiency rating of not less than 92%. [9.36.3.10.]
- Service water heaters (hot water tank) are required to be 67% minimum efficiency. [9.36.4.2.]
- Hot and cold water lines attached to the hot water tank both need to be insulated for 2m (6.5') from the tank. [9.36.4.4.]
- **You have indicated a heat-recovery ventilator will be installed.** Heat-recovery ventilators are required to have a sensible heat-recovery efficiency of at least 55%. [9.36.3.9.]
- The National Building Code – Alberta Edition 2019 stipulates that adequate ventilation must be provided for all rooms and spaces in any building. You must provide ventilation to every room not served by a forced air heating system. [9.32.1.2.]
- The principal ventilation system shall have a manual switch and conform to all the other requirements of [9.32.3.3.]
- The exhaust from kitchen or bathroom fans must be ducted outside and when the ducts pass through an unheated area, they must be insulated. [9.32.3.11.]
- The outdoor air supply shall be connected a minimum 3m/9.8' from the furnace connection to the cold-air return ductwork. [9.32.3.4.]

Insulation and Vapour Barrier

- Attic insulation needs to reach required depth within 1.2 m (4') of the outside wall. [9.36.2.6.(3)]
- Windows and doors must be designed for climate zone 7A with a MAXIMUM thermal transmittance rating of USI 1.60 (U 0.28). [9.36.2.7.]
- One exterior door is permitted to have an overall thermal transmittance up to USI 2.6 (U 0.46). [9.36.2.7.]
- Air Barrier Systems shall conform to [9.25.3.2.]
- Insulated wall/ceiling assemblies shall have a vapour barrier installed. [9.25.4.1.]
- Ensure the continuity of the vapor barrier is maintained; this includes locations like behind the electrical panel. [9.25.4.3.]
- Attic ventilation to provide 1/300 (slope of 1 in 6) or 1/150 (slope less than 1 in 6) of the insulated ceiling area of venting. Required vents shall be distributed with not less than 25% of the required openings located at both the top and with not less than 25% at the bottom of the space. [9.19.1.2.]
- The attic access opening must be a minimum of .32m² (3.44ft²) with no dimension less than 500mm. (20")

[9.19.2.1.] and shall be fitted with weather stripped doors or covers. [9.25.3.3.]

- Insulation and vapour barrier in the following areas in the basement must be protected by a covering such as gypsum board or equivalent to prevent mechanical damage:
 - insulated walls around the area intended for storage, doing laundry and/or to receive the washer/dryer,
 - insulated walls within 1200mm (4') of a furnace or hot water heater, and
 - insulated walls adjacent to stairs and landing. [9.25.2.3.]

Building Envelope

- Flashing shall be installed at every horizontal junction between cladding elements, every horizontal offset in the cladding, and every horizontal line where the cladding substrates change. [9.27.3.8.]
- Flashing shall be installed over exterior wall openings where the vertical distance from the bottom of the eave to the top of the trim is more than one-quarter of the horizontal overhang of the eave. [9.27.3.8.]
- Flashing shall extend not less than 50 mm upward inboard of the sheathing membrane or sheathing installed in lieu of the sheathing membrane. Flashing shall have a slope of not less than 6% toward the exterior and terminate at each end with an end-dam not less than 25 mm high. [9.27.3.8.]
- House wrap shall be installed with special attention given to areas around window(s), door(s), vent(s), to prevent the penetration of water into the building envelope. Siding / cladding, and roof intersections also require attention to prevent the penetration of water into the building envelope. This will include the application of caulking where required by installation instructions. [9.27.3.1.]

Landings, Guards and Handrails

Exterior:

- A landing shall be provided at the top and bottom of stairs or ramps with more than 3 risers [9.8.6.2.]
- Stairs shall be protected by guards on each side that is not protected by a wall where the walking surfaces adjacent to each other exceed 600mm (24"). [9.8.8.1.]
- Exterior guards around surfaces with an elevation difference of more than 600mm (24"), shall have a minimum height of 900mm (35.5"). If the elevation difference is more than 1.8m (71"), the minimum height is 1070mm (42"). [9.8.8.3.]
- Spacing of the openings in the guard shall not allow passage of a sphere having a diameter of 100mm (4"). [9.8.8.5.] Note: Lattice panel is not permitted.
- Handrails are required for stairs and ramps where exterior stairs have more than 3 risers or ramps with a rise more than 400mm (16"). Only one handrail is required on exterior stairs with more than 3 risers. [9.8.7.1.]
- Required handrails shall be installed at 865mm (34") to 1070mm (42") height. Handrails installed in addition to required handrails need not comply with height requirement. [9.8.7.4.]


Interior:

- A landing shall be provided at the top & bottom of stairs or ramps in attached garages with more than 2 risers (one step) (9.8.6.2) Where a door at the top of a stair within a dwelling unit swings away from the stair, no landing is required between the doorway and the stair. [9.8.6.2.(2)]
- Stairs shall be protected by guards on each side that is not protected by a wall where the walking surfaces adjacent to each other exceed 600mm (24"). [9.8.8.1.]
- Guards within dwelling units shall have a minimum height of 900mm (35.5"). [9.8.8.3.]
- Spacing of the openings in the guard shall not allow passage of a sphere having a diameter of 100mm (4"). [9.8.8.5.]
- Handrails are required for stairs and ramps where interior stairs have more than 2 risers or ramps with a rise more than 400mm (16"). [9.8.7.1.]
- Required handrails shall be installed at 865mm (34") to 1070mm (42") height. Handrails installed in addition to required handrails need not comply with height requirement. [9.8.7.4.]

You are to provide written clarification and any required drawings or information requested in this Plans Review to the Safety Codes Officer on how compliance will be achieved for the above noted deficiencies without delay.

For information on common code infractions go to the 'Permits & Compliance' book available for free download or print at www.inspectionsgroup.com under the 'Resources' tab / General.

Sincerely,



Steven Capps
Building Safety Codes Officer
Designation Number D 10780

Residential Protection Program
Government of Alberta
16th Floor, Commerce Place
10155 - 102 Street
Edmonton, Alberta T5J 4L4
Tel 1-866-421-6929



Registration Form ID: 23RF2980050

Status: Approved

Approval Date (YYYY-MM-DD): 2023-10-20

Builder's Legal Name: Statement Builders Ltd.

Address: 15022 - 116 Ave Edmonton Alberta T5M 3T4

Phone Number: [REDACTED]

Website:

Licence Information:

Licence Number	Licence Status	Licence Class	Licence Expiry Date
23BL29256521	New	General Contractor	2024-10-19

Warranty Provider: Progressive Home Warranty Ltd – Trisura Guarantee Insurance Company

Phone Number: (866) 996-9776

Website: www.progressivewarranty.com

Building Information:

Building Type: Single-Family Detached

Total Number of Units: 1

Warrantable Common Property : No

Additional Warranty on Building Envelope: No

Unit ID	Civic Address	Legal Description	LINC
23RU2624135	10214 Westwinds Drive, Morinville, T8R 2R4	Lot/Block/Plan: 18-3-2222591	

New Home Buyer Protection Approved on 2023-10-20



Registrar

This remains on record as compliance or non-compliance with provisions of the New Home Buyer Protection Act and Regulations. Pursuant to the New Home Buyer Protection Act, the "Owner Builder" and/ or the "Residential Builder" are responsible for meeting the requirements of the Act.



EXAMINER

Steven
BUILDING DOP D10/
25 Oct 2023



Statement Builders Ltd
15022 116 Avenue
Edmonton AB T5M 3T4
Attention: Manu Ahlawat

16 October 2023

NOTICE OF DECISION

RE: Development Permit Application No.: 23-D0097

Proposal: Single Detached Dwelling with Uncovered Rear Deck and a Garage Pad

Municipal Address: 10214 Westwinds Drive

Legal Description: Lot 18; Block 3; Plan 2222591

Land Use District: Residential Mixed Form (R-X)

You are advised that the above-noted Development Permit Application was **APPROVED** on Monday, 16 October 2023, in accordance with Morinville Land Use Bylaw 3/2012 subject to the following conditions:

- 1) The development that is subject of the permit to be commenced within twelve (12) months of the issue date of the development permit and be completed within twenty four (24) months.
- 2) All abutting boulevards and site areas not previously landscaped or covered with buildings, sidewalks & parking areas shall be sodded with grass or alternative landscaping to the satisfaction of the Development Authority within twelve (12) months from the date of issuance of a Building PSR, or commencement of the use of the building, whichever occurs first, weather permitting.
- 3) Site grading and drainage, including the placing of topsoil, shall be designed and built in accordance with the Municipality's engineering standards.
- 4) Off-street parking spaces and access thereto shall be hard-surfaced with concrete, asphalt, or paving stone to the satisfaction of the Development Authority.
- 5) No part of Town of Morinville owned land shall be used as a staging area for the build unless expressly approved by the Town.
- 6) The applicant shall be responsible for obtaining road closure permit for any whole or partial obstruction of right of way for any duration and shall be responsible for any remedial action.
- 7) The applicant shall not access the building site over a Public Utility Lot (PUL) unless expressly approved by the town. In the event temporary access is granted, release of any damage deposit paid under this permit shall be subject to satisfactory inspection of the PUL.
- 8) The applicant is responsible for ascertaining and shall comply with all applicable federal, provincial and municipal enactments and any other law with respect to the use and development of the land and buildings and shall as and when required thereunder obtain any and all permits, licences and approvals. The applicant shall also be responsible for complying with the condition of any easement, covenant, building scheme or development agreement affecting the site.

Abdikani Elmi

October 16, 2023

Development Permit Notes

- 1) All construction shall be in accordance with this Development Permit approval which includes the above noted conditions and the approved plans that form part of this application.
- 2) Approval of this permit is only for the proposed projects listed above. Any changes, amendments, or additions to this development permit shall require a new application including but not limited to change of use or addition to thereof.
- 3) This development permit does not come into effect until 22 days after the Notice of Decision is issued by the Development Authority. Any commencement of construction prior to the expiry of this period is done solely at the risk of the landowner/applicant.
- 4) A valid Development Permit does not relieve a person from their full responsibility for ascertaining, complying, and carrying out the development in accordance with any Municipal Bylaws and regulations, Provincial or Federal statutes and regulations, or the conditions of any covenant, caveat, easement or other instrument affecting the building or the land.
- 5) A building permit is required prior to commencing construction of any building(s), and other Safety Code Permits (gas, plumbing, electrical) may also be required.
- 6) This is not a Business Licence. If this development permit is for a business, a business licence is required prior to commencement of operation.

Appeal Procedure

Pursuant to Morinville Land Use Bylaw 3/2012, Part Two, Section 2.9 – Development Appeals, a decision of the Development Authority may be appealed to the Subdivision and Development Appeal Board (SDAB) pursuant to the Municipal Government Act (MGA) through the SDAB Bylaw. Sections 685(1) - (3) and 686(1) of the MGA state:

685 (1) If a Development Authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

- (2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.
- (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

686 (1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board

- (a) in the case of an appeal made by a person referred to in section 685(1)

- (i) with respect to an application for a development permit,

(A) within 21 days after the date on which the decision is made under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires, ...

or

- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

DEVELOPMENT PERMIT APPLICATION

Land Use Bylaw No. 3/2012



Morinville

PLANNING & ECONOMIC DEVELOPMENT

10125 – 100 Avenue
Morinville, AB T8R 1L6
T 780.939.4361
F 780.939.5633
www.morinville.ca



Permit No. 23-D0097

Required Fees (024) \$

APPLICANT INFORMATION

Applicant: Statement Builders LTD

Address: 15022-116 Ave
(STREET)

Edmonton AB T5M-3T4
(MUNICIPALITY) (PROV) (POSTAL CODE)

Contact Person/Agent: Monnu Ahlawat / Aman Ahlawat Contact Phone (Cell):

Registered Landowner: (if same as Applicant, check here: ☒)

Registered Name(s): Phone:

Address: (STREET) (MUNICIPALITY) (PROV) (POSTAL CODE)

DEVELOPMENT INFORMATION

Project Address/Location: 10214 Land Use District: Residential Mixed Form (RX)

Legal Address: Lot 18 Block 3 Plan 222 2591; or, Qtr Sec Twp Range 25 West of 4th Mer.

Proposed Land Use:

Residential Dwelling:

- ☒ New Construction
☐ Addition
☐ Show Home

- ☐ Accessory Development
☐ Multi-Unit (# of Units:)
☐ Other

Non Residential/Mixed – Land Use:

- ☐ New Construction
☐ Change of Use
☐ Home Occupation
☐ Addition or Accessory Development
☐ Sign
☐ Other

Ensure appropriate checklist is attached on the reverse of this Application Form.

Use: Permitted: ☒

Discretionary: ☐ DO ☐ MPC ☐ Variance:

Office Use Only

Project #: 23-0186

Roll #: 223000

NOTES AND DECLARATION

Applicants should refer to the current Morinville Land Use Bylaw for complete development regulations and application information, available at www.morinville.ca/lub.

THIS IS NOT A BUILDING PERMIT APPLICATION. Separate Safety Codes applications may be required for construction projects, contact Morinville for more information.

The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville to process your application, and the information on this form may be used for preparing documents made available to the public and the issuance of permits.

By submitting an application for development I, the Applicant, am allowing right of entry for inspection purposes, and hereby make application and acknowledge all plans and information submitted are, to the best of my knowledge, true and accurate. It is understood that the information submitted is subject to review to confirm it is sufficient to properly evaluate the application prior to acknowledging the application as complete and that additional information may be requested by the Development Authority; and that acknowledgement of a complete application does not indicate permit approval and development may not commence until a development permit is valid. It is understood that a decision on this application, or failure to issue a decision within 40 days of receiving an acknowledgement of a complete application by the Development Authority or for an application deemed to be complete 20 days after submission if no acknowledgement of a complete application is received, may be appealed by filing a Notice of Appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days of the date of the decision or following the aforementioned 40 days. It is further understood that the SDAB may confirm, modify, or revoke the decision of the Development Authority or any condition of development permit approval as a result of an appeal being duly filed, and that any work undertaken prior to the expiry of the appeal period or the determination of the appeal by the SDAB, whichever case applies, is prohibited and the Applicant has no right or claim to compensation from the Municipality or its agents should the appeal result in a permit being modified or revoked. It is further understood that a Development Permit does not relieve the Applicant from full responsibility for ascertaining, complying, and carrying out their development in accordance with applicable Federal and Provincial Statutes and Regulations, and the conditions of any covenant, caveat, easement or other instrument affecting the building or the land. It is further understood that all communication with the town regarding this application, including official notices, may be in an electronic form acceptable to the town.

Applicant Signature: Date: Sept 20, 2023

Landowner Signature: Date:

Applications without the required information will not be processed.

Additional information may also be required. An application is not complete until signed below by the Development Officer. Applicants will be contacted if any additional information is required.

Acceptance of a complete application does not indicate permit approval.

RESIDENTIAL DEVELOPMENT CHECKLIST

☒ **Project Description:** New Home Construction

Check ALL that apply:

New Construction:			
<input checked="" type="checkbox"/> Single Detached	<input type="checkbox"/> Duplex	<input type="checkbox"/> Manufactured/RTM	<input type="checkbox"/> Other: _____
Total Floor Area: <u>1639</u> $\frac{\text{m}^2}{\text{ft}^2}$	Building Height: <u>24'8"</u> $\frac{\text{m}}{\text{ft}}$	Overhang: <u>1'6"</u> $\frac{\text{m}}{\text{ft}}$	
Accessory Development:			
<input type="checkbox"/> Det. Garage	<input type="checkbox"/> Shed	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Secondary Suite <input type="checkbox"/> Hot Tub/Pool <input type="checkbox"/> Other: _____
Total Floor Area: _____ $\frac{\text{m}^2}{\text{ft}^2}$	Building Height: _____ $\frac{\text{m}}{\text{ft}}$	Overhang: _____ $\frac{\text{m}}{\text{ft}}$	
If applying for a Deck: <input type="checkbox"/> Uncovered <input type="checkbox"/> Covered <input type="checkbox"/> Enclosed			
If applying for a Secondary Suite: Located within: <input type="checkbox"/> Principal dwelling unit <input type="checkbox"/> Above detached garage <input type="checkbox"/> Other building			
Floor Area:	Principal dwelling unit: _____ $\frac{\text{m}^2}{\text{ft}^2}$	Secondary Suite: _____ $\frac{\text{m}^2}{\text{ft}^2}$	
Parking Spaces available on-site: _____ (show location on accompanying Site Plan)			

- ☒ **Site Plan (parking shown)** – electronic OR 2 copies, - scaled and dimensioned; maximum 11" x 17" paper size
- ☐ **Building Plans** (i.e. floor plans and elevations) – electronic OR 2 copies, details sufficient for Building Permit application
- ☒ **Architectural Guidelines** are met (varies per neighbourhood – check with applicable Developer/Development Officer)
- ☐ **Other information** deemed necessary or requested by a Development Officer (contact Municipality for more information):

SUBMIT to Development Officer

Notice of Decision – The Applicant will be notified electronically or in writing of the decision for a development permit application.

Public Notice – Upon Development Permit approval, the following Public Notice will be given for the issuance of Development Permits:

- Permitted uses (development compliant with Morinville Land Use Bylaw in all respects and not requiring a variance/relaxation) – The details of the development will be posted at the reception desk on the 2nd Floor of St. Germain Place.
- Discretionary uses and/or developments requiring a variance – In addition to above, the details of the development will also be advertised in the local newspaper, mailed to adjacent landowners, posted online at www.morinville.ca/PlanningNews, and/or posted on the subject site.

INTAKE INFORMATION (for office use only)

Complete Application:

- ☐ Application Form – complete & landowner signed.
- ☐ Required Information Listed Above.
- ☐ Receipt for Payment of Fees.

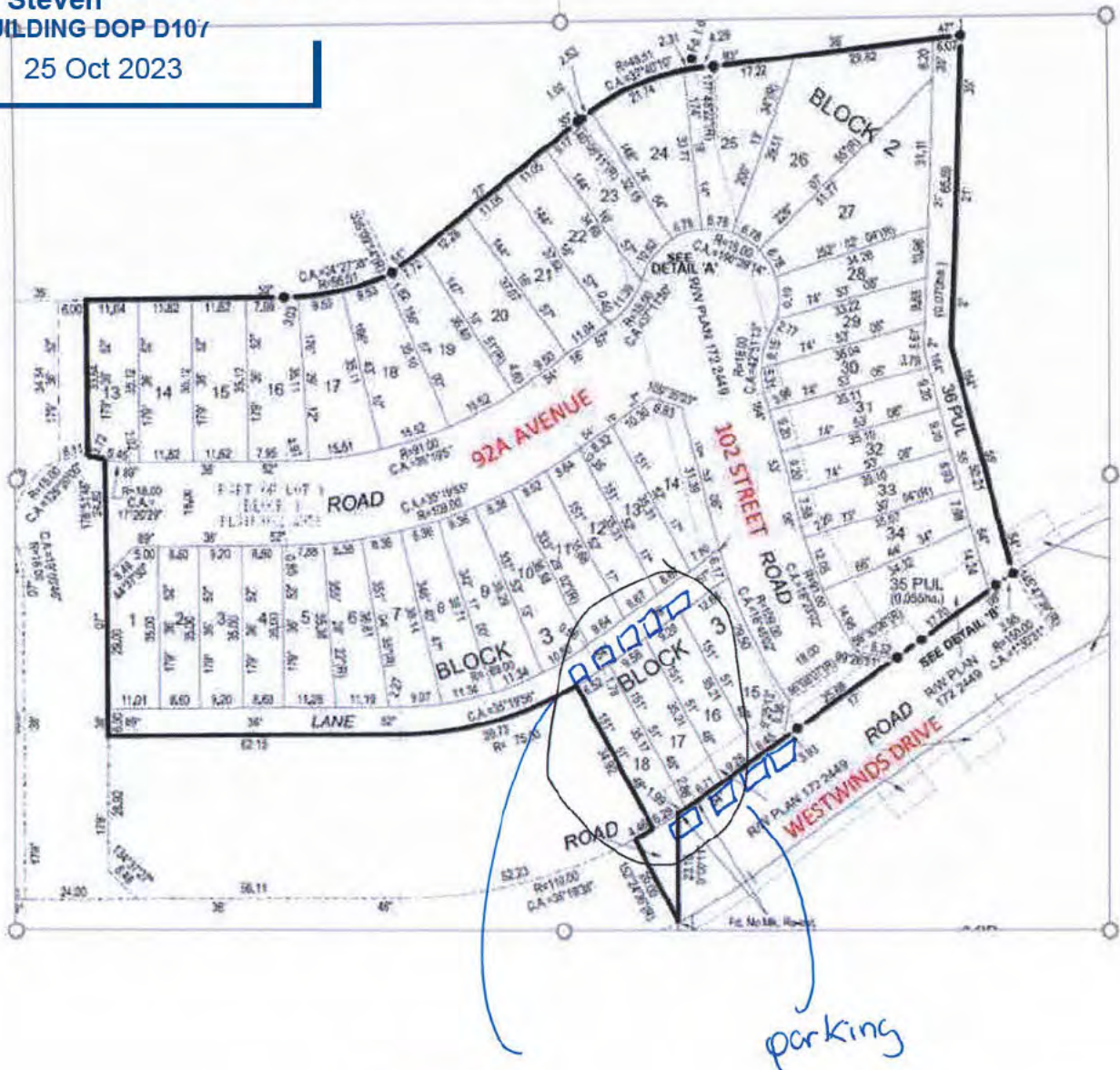
Received by: _____ (Name) (Date)

Accepted by: _____ (Name) (Date)

EXAMINED

Steven
BUILDING DOP D107
25 Oct 2023

Address Map



Alternate
parking

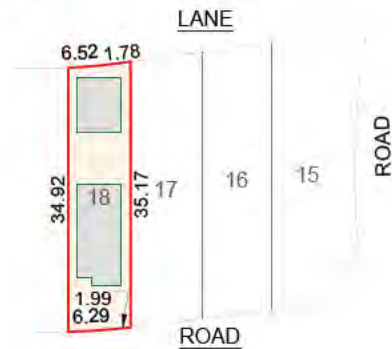
parking

Approval of this development permit does not include any off-site parking spaces. A.E.

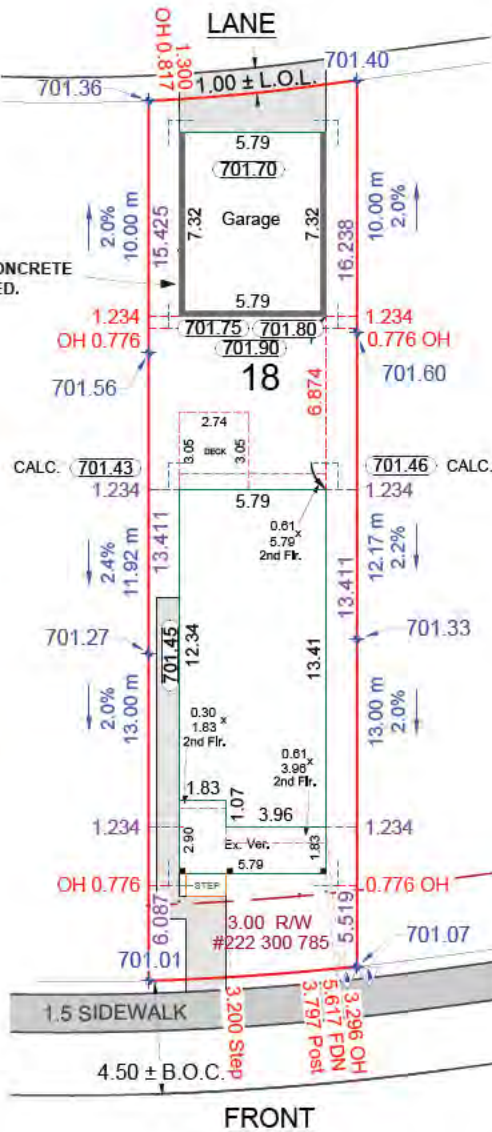
West Winds

PLOT PLAN

023



NOTE:
EXTRA DEPTH CONCRETE
MAY BE REQUIRED.



17

theinspectionsgroupinc.

EXAMINED

Steven
BUILDING DOP D107
25 Oct 2023

ELEVATION DETAILS

HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	702.26
BOTTOM OF FOOTING:	699.21
BASEMENT HEIGHT:	8' 4"
FINISHED GRADE AT-FRONT STEP:	701.35
4 RISE, DOWN 4"	
FINISHED GRADE AT-BACK OF HOUSE:	
L- 701.65, M- 701.75, R- 701.65	
GRADE BELOW-BACK/SIDE DOOR SILL:	701.45
GRADE @ SIDE ENTRY	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	701.96
GARAGE FLOOR:	701.70
SANITARY SEWER SERVICE INVERT:	698.32
FOOTING SIZE:	0.20

NOTES

- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.
- BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY
- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.
- RAIN WATER LEADERS NOT REQUIRED.

DETAILS

- LOT AREA: 289.29 m² (3113.9 ft²)
- HOUSE AREA: 91.79 m² (988.0 ft²)
- HOUSE COVERAGE: 31.73 %
- DECK AREA: 6.69 m² (72.0 ft²)
- DECK COVERAGE: 2.31 %
- GARAGE AREA: 42.36 m² (456.0 ft²)
- GARAGE COVERAGE: 14.64 %
- TOTAL COVERAGE: 46.37 %
- DRIVEWAY AREA: 14.84 m² (159.7 ft²)

LEGEND

PROPOSED CLEAN OUT
PROPOSED STREET LIGHT
PROPOSED C.C. LOCATION
PROPOSED TRANSFORMER



PROPOSED HYDRANT
PROPOSED SERVICE PEDESTAL
PROPOSED POWER SERVICE
PROPOSED FENCE LINE



PROPOSED BACK OF CURB
PROPOSED BACK OF WALK
PROPOSED LIP OF LANE
PROPOSED UTILITY VAULT

B.O.C.
B.O.W.
L.O.L.
V

DESIGN GRADE ELEVATION
AS-BUILT ELEVATION
PROPOSED ELEVATION
CENTERLINE ELEVATION

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+
00.00
00.00
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LEGAL INFORMATION

LOT	BLOCK	PLAN NUM.
18	3	222 2591
CIVIC ADDRESS:		
10214 WESTWINDS DRIVE		
LOCATION	SUBDIVISION	
MORINVILLE	WESTWINDS	

P Pals Geomatics Corp.

EMAIL: PLOTPLAN@PALSGEOMATICS.COM
PHONE: 780-455-3177
FAX: 780-481-1301
10704 - 176TH STREET NW
EDMONTON, ALBERTA T5S 1G7



DWG DETAILS

Rev. No.	Date:	Drafted By:	Description
PP	9/26/23	AMACDONALD	
BUILDER/OWNER: STATEMENT BUILDERS			
MODEL: (STANDARD)			
JOB NUM.:			
LOT ZONING: R-X		SCALE: 1:300	



September 20, 2023

Town of Morinville
10125 – 100th Avenue
Edmonton, Alberta
T8R 1L6

Attention: Building Permits


**Subject: Building Permit Applications – Statement Builders Ltd.
Westwinds Stage 4 – Plan 222 2591
Lots 16, 17 & 18, Block 3**

This letter is to confirm that Statement Builders Ltd. has purchased the above lots from Landrex Inc. We therefore authorize that they may submit building permit applications for the construction of single family dwellings.

Thank you.

Sincerely,

Landrex Inc.



Heather McLeod
Project Coordinator
/hm

<https://triglobalppm.sharepoint.com/sites/pwa/WW/4/Shared Documents/Sales/Builder and Purchaser Information/Authorization Letter for Building Permits/tr to town re building permits Statement Homes.doc>

Single Family Site-Built Enrolment Notification

30-222119
025

This document confirms enrolment of the named property in the Progressive Home Warranty Ltd O/A PHW Warranty Program. Some conditions and/or exclusions to coverage's may exist and are identified below as well as in the Limited Warranty Certificate. Warranties commence on the Commencement Date and are activated only after the Completion Certificate is completed and forwarded to PHW. For complete details of coverages please request a copy of the Limited Warranty Certificate. It is the Members responsibility to notify the Reader of any changes in this Enrollment's status.

Registration Information:

Registration Date: 10/20/2023

Member Code: STAT232

Registration Number: 30-222119

Member Information:

Statement Builders Ltd

Phone:

15022 116 Avenue Edmonton, AB T5M 3T4

Fax:

Property Details:

Provincial ID

Civic Address

10214 Westwinds Drive, Morinville AB T8R 2R4

Legal Description

Lot 18 block 3 plan 222 2591

Homeowner

Partial Warranty

False

Partial Text

Coverage Details: SBS-32-12 (Site Built Single - [2][5E])

The Product mentioned above has the coverages listed. Please be aware that coverages may be provided by multiple providers and detailed coverage information will be provided at the time of completion (if applicable) with further contact information.

Coverage Type	Term
Materials & Labour Defect Warranty	1
Delivery & Distribution Systems Defect Warranty	2
Building Envelope Defect Warranty	5
Structural Coverage	10

Assessment Details:

These are the Assessments that have been created as required by the program and the inspection rating level of your Membership. Please refer to the Scheduled Dates, if construction timelines change please call our office to change the Scheduled date.

Assessment type

Scheduled Date

Framing Assessment

1/21/2024

Building Envelope Assessment

3/21/2024

Exclusions:

No Exclusions from the Enrollment Notification



Progressive
HOME WARRANTY

Progressive Home Warranty Ltd O/A PHW

325 Carleton Drive St Albert, AB T8N 7L1

Authorized Signat



STRUCTURAL ENGINEERING DRAWINGS

LOT 18, BLOCK 3, PLAN 222 2591
10214 WESTWINDS DRIVE
MORINVILLE, ALBERTA

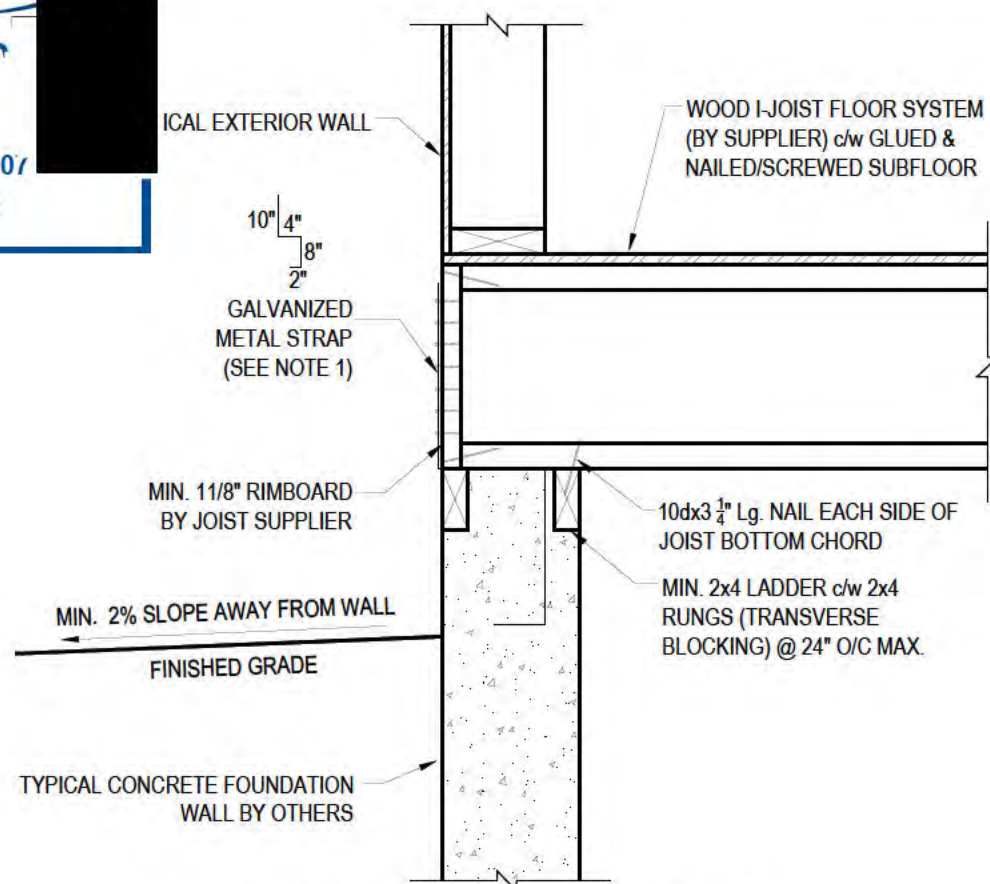
ISSUED FOR BUILDING PERMIT
FILE NO.: S10-6610

LIST OF DRAWINGS

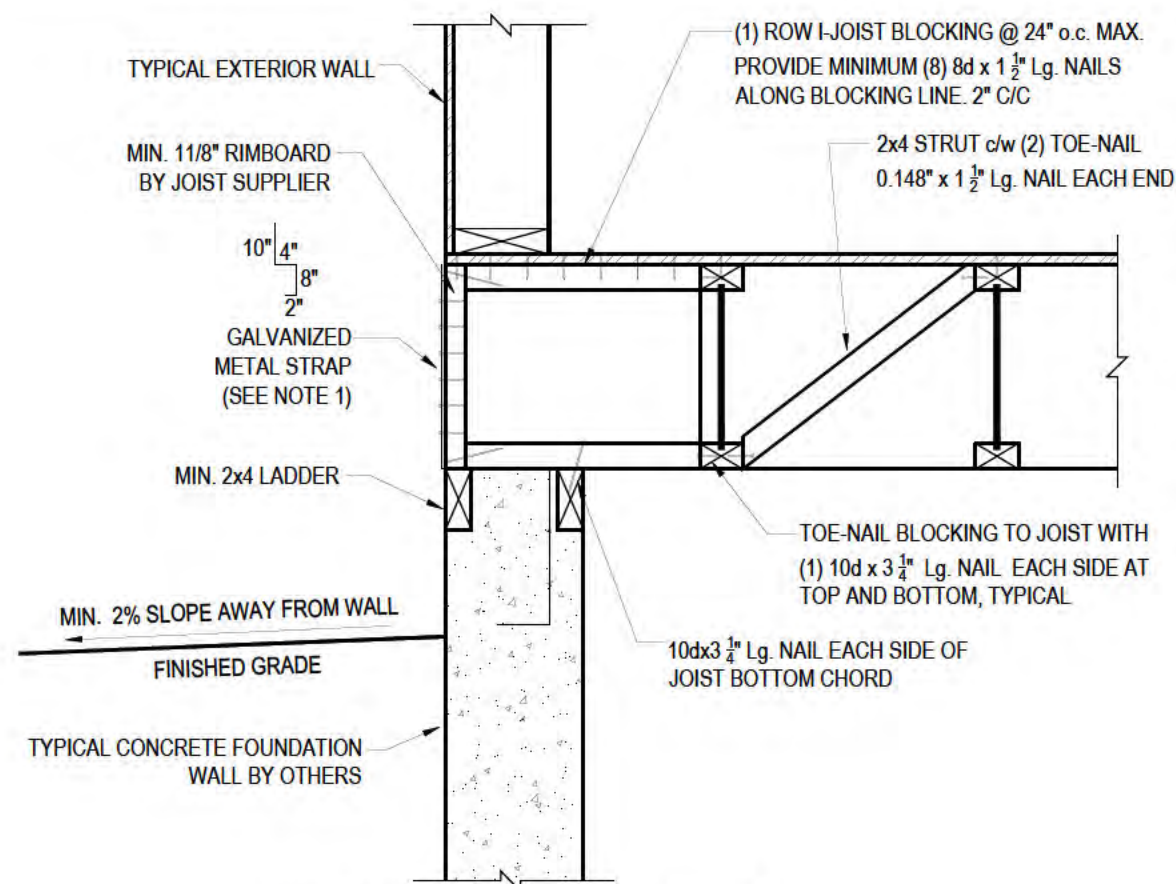
- COVER SHEET
- S1 - LATERAL BRACING DETAILS
- S2 - FOUNDATION WALL WINDOW REINFORCEMENT
- S3 - FOUNDATION WALL STAIRWALL REINFORCEMENT
- S4 - PILE DESIGN
- S5 - TALL WALL DESIGN
- S6 - TALL WALL CONNECTION DETAILS

EXAMINER

Steven
BUILDING DOP D107
25 Oct 2023



SECTION AT EXTERIOR WALL
PERPENDICULAR TO JOISTS (TYP)



SECTION AT EXTERIOR WALL
PARALLEL TO JOISTS (TYP)

NOTES:

1. 1 1/4" x 24" 20 ga. GALVANIZED METAL STRAP @ MAX 24" O/C TO BE NAILED TO RIMBOARD WITH MIN. (7) 10d x 1 1/2" Lg. NAILS.
2. FOUNDATION WALL DESIGN ONLY ACCOUNTS FOR LOADS IMPOSED BY DRAINED SOIL (ASIDE FROM GRAVITY LOADS). DRAINED SOIL IS ASSUMED TO HAVE AN EQUIVALENT FLUID LATERAL PRESSURE OF 30 PCF (480 kg/m³). FOUNDATION WALL DESIGN DO NOT ACCOUNTS FOR SURCHARGES FROM SATURATED SOIL OR ADDITIONAL LOADS FROM HEAVY OBJECTS LOCATED NEAR THE WALL. IF THE SOIL IS NOT RELIABLE, THE OWNER/CONTRACTOR SHALL SEEK THE ADVICE OF PROFESSIONAL GEOTECHNICAL CONSULTANT.
3. LATERAL BRACING NOT REQUIRED AT WINDOW AND STAIR OPENINGS. PROVIDE ADDITIONAL STRAPS BESIDE WINDOW AND STAIR OPENINGS AS PER REINFORCEMENT DETAILS.
4. MAXIMUM BACKFILL ASSUMED TO BE 7'-9"

LATERAL BRACING DETAILS

Statement Builders
Lot 18, Block 3, Plan 222 2591
10214 Westwinds Drive
Morinville, Alberta

LATERAL BRACING DETAILS

OCT 2, 2023 SCALE: NTS DWG. NO: S1 DWN BY: CM



PERMIT TO PRACTICE
OASIS ENGINEERING GROUP LTD.
SIGNATURE:
RM APEGA ID#: 83132
DATE: OCT 2, 2023
PERMIT NUMBER: P14651
THE ASSOCIATION OF PROFESSIONAL
ENGINEERS AND GEOSCIENTISTS OF ALBERTA

NOTES:

THESE STRUCTURAL DRAWINGS ARE TO BE INTERPRETED AND FOLLOWED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, FLOOR AND TRUSS LAYOUTS AND PLOT PLAN. ALL CONSTRUCTION WORK TO BE DONE IN ACCORDANCE NATIONAL BUILDING CODE-2019 ALBERTA EDITION BUILDING REQUIREMENTS.

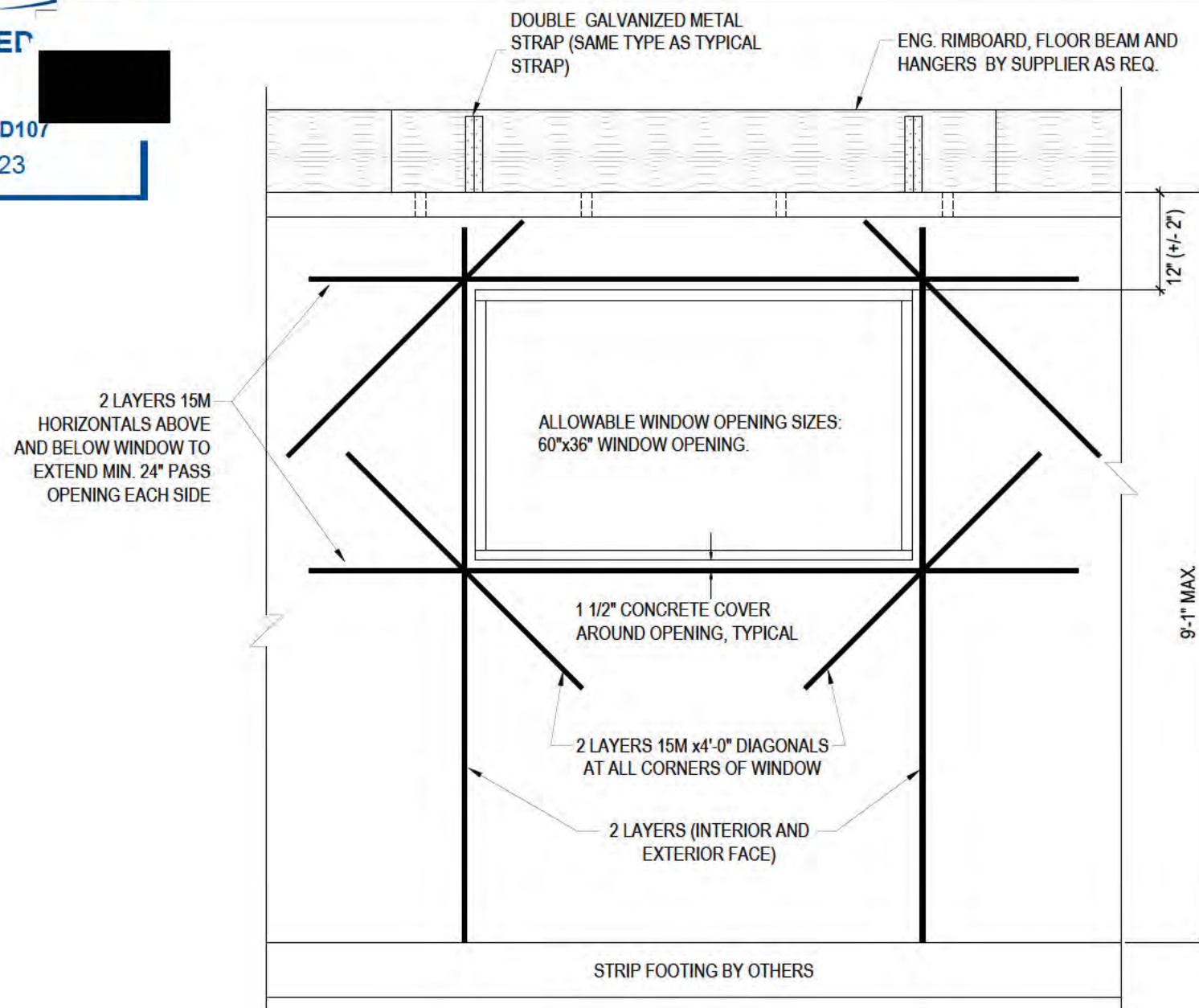
IF ONSITE CONDITIONS PROHIBIT THESE DRAWINGS FROM BEING CONSTRUCTED AS SHOWN, PLEASE CONTACT OUR OFFICE IMMEDIATELY PRIOR TO COMMENCE CONSTRUCTION



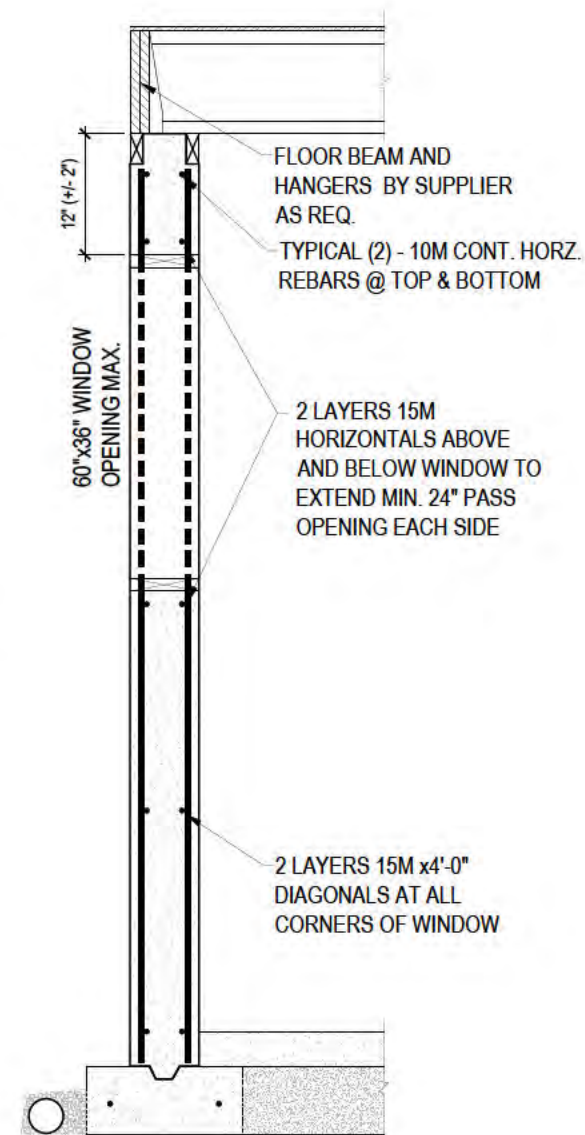
780 757 8220 202, 10335 - 178 Street
1 800 758 2654 Edmonton, AB
contact@oasisengineering.ca T5S 1S2

EXAMINER

Steven
BUILDING DOP D107
25 Oct 2023



FOUNDATION WALL WINDOW OPENING
ADDITIONAL REINFORCEMENT



FOUNDATION WALL WINDOW OPENING
ADDITIONAL REINFORCEMENT

NOTE:
REINFORCING DETAIL SHOWN REPRESENTS **ADDITIONAL**
REINFORCEMENT REQUIREMENTS AROUND WINDOW
OPENING. REFER TO FOUNDATION WALL STANDARD
REINFORCEMENT BY OTHERS FOR MORE DETAILS

Statement Builders
Lot 18, Block 3, Plan 222 2591
10214 Westwinds Drive
Morinville, Alberta

FOUNDATION WALL WINDOW REINFORCEMENT

OCT 2, 2023 SCALE: NTS DWG. NO: S2 DWN BY: CM



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OASIS ENGINEERING GROUP LTD.

SIGNATURE:
RM APEGA ID#: 83132
DATE: OCT 2, 2023
PERMIT NUMBER: P14651
THE ASSOCIATION OF PROFESSIONAL
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NOTES:
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CONSTRUCTION WORK TO BE DONE IN
ACCORDANCE NATIONAL BUILDING CODE-2019
ALBERTA EDITION BUILDING REQUIREMENTS.

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COMMENCE CONSTRUCTION

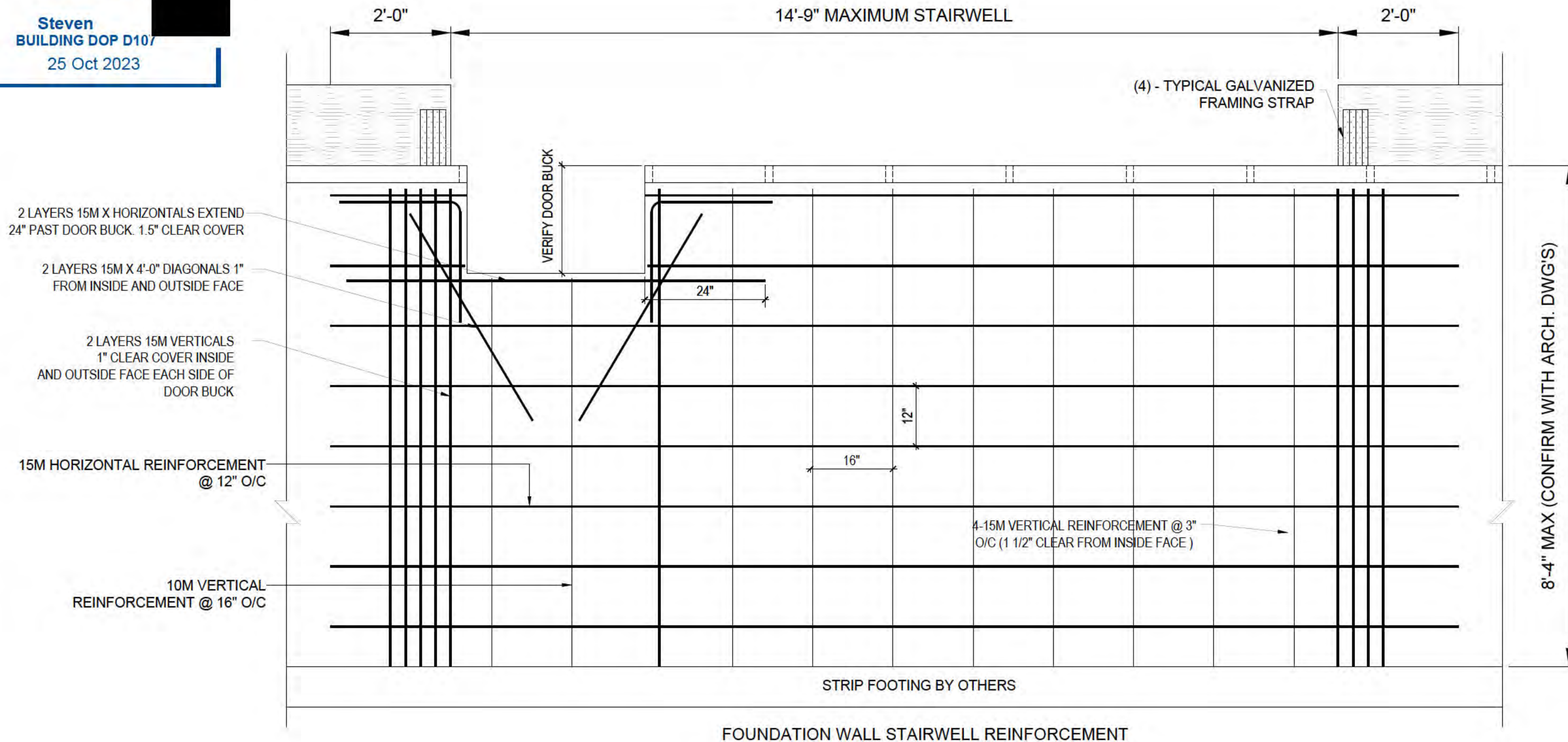


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contact@oasisengineering.ca T5S 1S2

EXAMINER

Steven
BUILDING DOP D107
25 Oct 2023

020



Statement Builders
Lot 18, Block 3, Plan 222 2591
10214 Westwinds Drive
Morinville, Alberta

FOUNDATION WALL STAIRWELL REINFORCEMENT

OCT 2, 2023

SCALE: NTS

DWG. NO: S3

DWN BY: CM



PERMIT TO PRACTICE
OASIS ENGINEERING GROUP LTD.

SIGNATURE: *[Signature]*

RM APEGA ID#: 83132

DATE: OCT 2, 2023

PERMIT NUMBER: P14651

THE ASSOCIATION OF PROFESSIONAL
ENGINEERS AND GEOSCIENTISTS OF ALBERTA

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780 757 8220

1 800 758 2654

contact@oasisengineering.ca

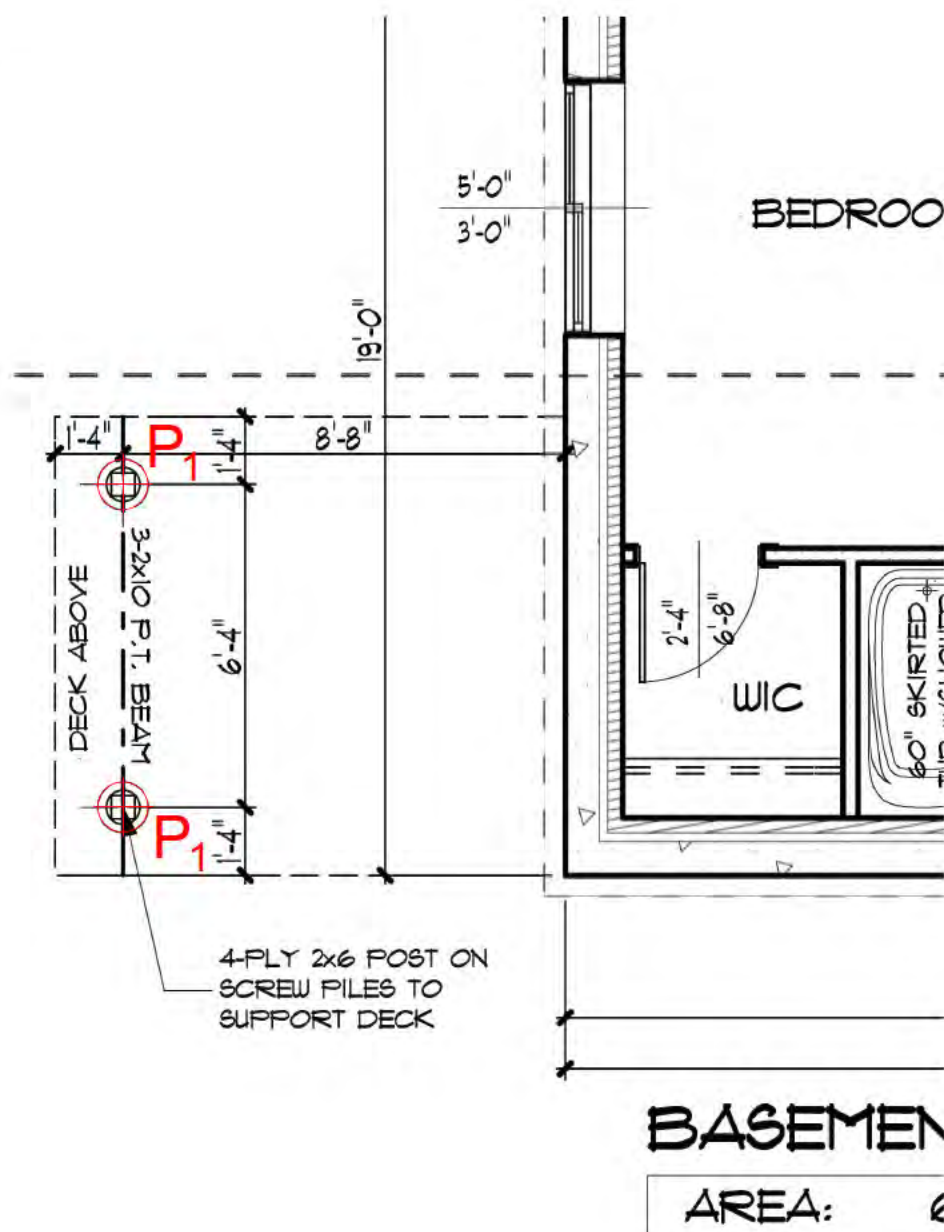
202, 10335 - 178 Street

Edmonton, AB

T5S 1S2

EXAMINER

Steven
BUILDING DOP D107
25 Oct 2023



LAYOUT FOR REFERENCE ONLY.
FRAMING DESIGN BY OTHERS

ENGINEERED SCREW PILES NOTES

1. Screw pile shall be designed by the piling contractor for the factored resistance required indicated on structural drawings and shall conform with the latest codes and standards.
2. Screw piles shall have a minimum embedment depth of the uppermost helix at least five times helix diameter or deeper than the maximum frost penetration depth to ensure uplift and or frost jacking resistance.
3. Each pile shall be designed to meet corrosion service life of 50 years.
4. Screw pile shaft to meet or exceed ASTM structural grade pipe standards.
5. Helix structural quality steel to conform per latest CSA Standards W40.21, ASTM A36.
6. Welding to be performed by shop qualified to CSA Standard W47.1.
7. The pile design shall take into account such pile spacing, soil stratification, corrosion and strain compatibility issues as are present for the project.
8. The piles shall be designed such that maximum test load for residential and commercial structure piles does not exceed 80% of the manufacturer's rated ultimate mechanical strength of any pile component or load transfer device. the maximum test load for industrial piles should not exceed 95% of the manufacturer's rated ultimate mechanical strength of any pile component or load transfer device.
9. The installing contractor and/or pile designer shall submit to the owner or owner's representative pile design documentation including engineered screw pile shop drawings reviewed and stamped by a qualified engineer registered in the province of Alberta. The screw pile shop drawings shall include:
 - a. Calculated theoretical geotechnical capacity of piles minimum effective torsional resistance criteria.
 - b. Maximum allowable installation torque of pile.
 - c. Minimum embedment lengths and such other site specific embedment depth requirements as may be appropriate for the site soil profiles.
 - d. Inclination angle and location tolerance requirements.

SCREW PILE SCHEDULE

MARK	FACTORED AXIAL RESISTANCE
P1	6,000 LBS. (MINIMUM)

Statement Builders
Lot 18, Block 3, Plan 222 2591
10214 Westwinds Drive
Morinville, Alberta

PILE DESIGN

OCT 2, 2023 SCALE: NTS DWG. NO: S4 DWN BY: CM



PERMIT TO PRACTICE
OASIS ENGINEERING GROUP LTD.

SIGNATURE:
RM APEGA ID#: 83132
DATE: OCT 2, 2023
PERMIT NUMBER: P14651
THE ASSOCIATION OF PROFESSIONAL
ENGINEERS AND GEOSCIENTISTS OF ALBERTA

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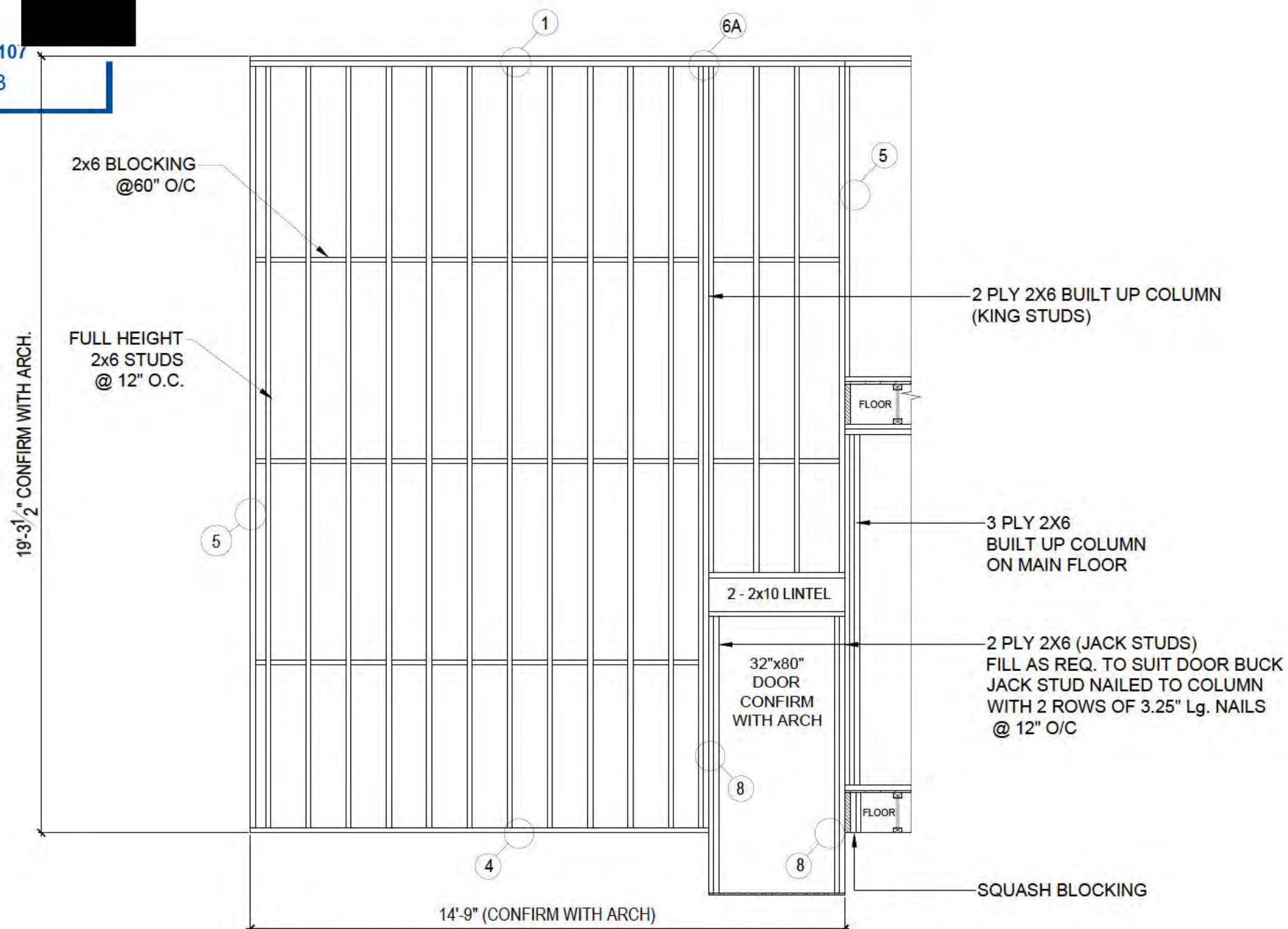


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1 800 758 2654
contact@oasisengineering.ca

202, 10335 - 178 Street
Edmonton, AB
T5S 1S2

EXAMINER

Steven
BUILDING DOP D107
25 Oct 2023



STAIR TALL WALL DESIGN

TALL WALL GENERAL NOTES

- A. Structural wood framing, material and construction shall conform to National Building Code- 2019 Alberta Edition.
- B. The structural drawings are intended to be used in conjunction with architectural drawings.
- C. Studs, wall plates and blocking to SPF No.2 or better, conforming to NLGA 124-C.
- D. Studs to be nailed to wall plates with minimum three (3) 12d x3 1/4" Lg. nails at top and bottom unless noted on the drawings.
- E. Built-Up columns to be nailed to wall plates with minimum two (2) 12d "x3 1/4" Lg. nails per ply at top and bottom unless noted otherwise.
- F. Lintels to be nailed to columns with minimum 12d x3 1/4" Lg. nails (3) each side per ply unless noted otherwise.
- G. Window sills to be toe-nailed to at each end with 12d x 3 1/4" Lg. nails (3) per ply.
- H. Double wall plates to be laminated with 2-rows 12d x3 1/4" Lg. nails at 6" o/c unless noted otherwise.
- I. Wall plates splice to have minimum 4'-0" lap.
- J. All wall intersecting wall plates to have a minimum four (4) 12d x3 1/4" Lg. nails connection.
- K. All wall studs, plates, lintels, and jamb members are assumed to be spf #2 grade or better sheathed on the exterior with min 3/8" osb or plywood. nailed with 2 1/2" common nails at 6" o/c at edges and 12" o/c elsewhere u.n.o. see note L. for sheathing alternative where required
- L. Provide blocking @ 4'-0" o/c min. 1/2" thk densglass or equiv. gypsum sheathing nailed with 11ga, 1 1/2" lg. galv. nails at 4" o/c at edges, 8" o/c elsewhere. 1 3/4" lg. nails for 5/8" thick sheathing.
- M. All nails specified on the drawings to be Common Wire Nails.
- J. Provide a 4-ply 2x6 built up column for direct girder/beam support. maximum factored load of 5,000lbs. supplier to provide SCL columns for reactions greater than 5,000lbs.

BUILDER TO CONFIRM DOOR AND WINDOW ROUGH OPENING SIZES

Statement Builders
Lot 18, Block 3, Plan 222 2591
10214 Westwinds Drive
Morinville, Alberta

TALL WALL DESIGN

OCT 2, 2023

SCALE: NTS

DWG. NO: S5

DWN BY: CM



PERMIT TO PRACTICE
OASIS ENGINEERING GROUP LTD.

SIGNATURE:

RM APEGA ID#: 83132

DATE: OCT 2, 2023

PERMIT NUMBER: P14651

THE ASSOCIATION OF PROFESSIONAL
ENGINEERS AND GEOSCIENTISTS OF ALBERTA

NOTES:

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780 757 8220

1 800 758 2654

contact@oasisengineering.ca

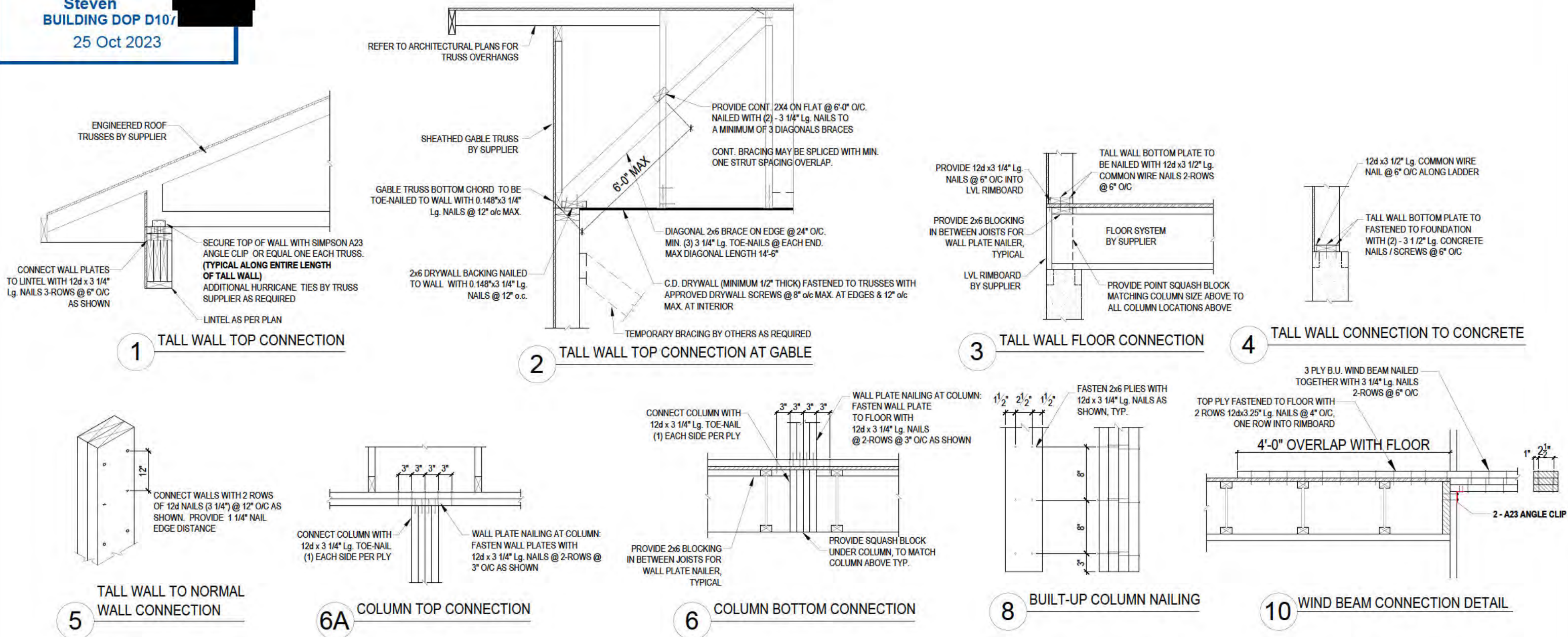
202, 10335 - 178 Street

Edmonton, AB

T5S 1S2

EXAMINER

Steven
BUILDING DOP D107
25 Oct 2023



Statement Builders

Lot 18, Block 3, Plan 222 2591
10214 Westwinds Drive
Morinville, Alberta

TALL WALL CONNECTION DETAILS

OCT 2, 2023 Page 40 of 516 SCALE: NTS DWG. NO: S6 DWN BY: CM



PERMIT TO PRACTICE
OASIS ENGINEERING GROUP LTD.

SIGNATURE:
RM APEGA ID#: 83132
DATE: OCT 2, 2023
PERMIT NUMBER: P14651
THE ASSOCIATION OF PROFESSIONAL
ENGINEERS AND GEOSCIENTISTS OF ALBERTA

NOTES:

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780 757 8220
1 800 758 2654
contact@oasisengineering.ca

202, 10335 - 178 Street
Edmonton, AB
T5S 1S2

Statement Builders Ltd.
15022 – 116 Avenue
Edmonton, AB
T5M 3T4

Date: October 2, 2023
File No.: S10-6610

Attention: Project Manager

Re: Manufactured Stone Cladding recommendation

Site Address: 10214 Westwinds Drive
Legal Address: Lot 18, Block 3, Plan 222 2591

I, Sikander Singh, P.Eng., on behalf of Oasis Engineering Group Ltd. (OEGL) has reviewed the Manufactured Stone Cladding detail for the proposed building to be constructed in Morinville, Alberta. The results of the structural review are presented herein.

1. The subject residence is a proposed two-storey structure to be built with wood frame construction and supported on concrete foundation walls.
2. The builder has confirmed the use of MANUFACTURED CULTURED STONE (Style/color yet to be decided) as exterior finishing material on the front face of the building.

Based on the structural review of the manufactured stone cladding at the above noted residence, the recommendations are as follows:

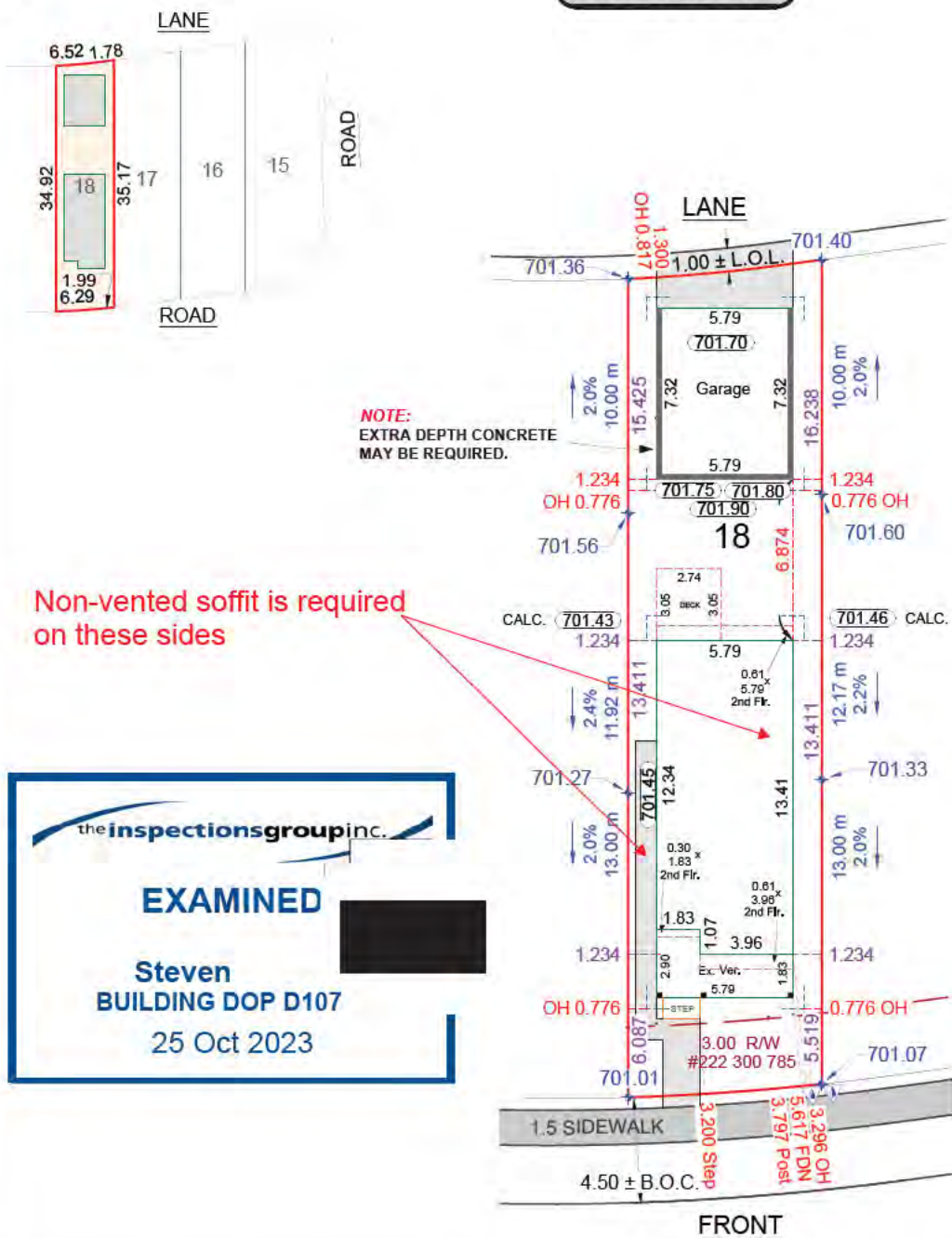
The manufactured stone should be installed as per the manufacturer's specifications; Galvanized steel flashing angle may be fixed at the bottom of the first course with fasteners. Ensure the contractor has an understanding of moisture control methods and protects against moisture and water ingress as required. Also ensure the contractor makes provisions for thermal expansion and movement control.

Please note the content of this letter, and the liability OEGL is limited to, is specific to the Manufactured Stone Cladding installation only. Should you require additional information on this matter, please do not hesitate to contact the undersigned at (780) 757-8220.



Sikander Singh, P.Eng.
Oasis Engineering Group Ltd.
Permit #: 14651
Member ID #: 83132





ELEVATION DETAILS

HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	702.26
BOTTOM OF FOOTING:	699.21
BASEMENT HEIGHT:	8' 4"
FINISHED GRADE AT-FRONT STEP:	701.35
4 RISE, DOWN 4"	
FINISHED GRADE AT-BACK OF HOUSE:	
L- 701.65, M- 701.75, R- 701.65	
GRADE BELOW-BACK/SIDE DOOR SILL:	701.45
GRADE @ SIDE ENTRY	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	701.96
GARAGE FLOOR:	701.70
SANITARY SEWER SERVICE INVERT:	698.32
FOOTING SIZE:	0.20

NOTES

- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.
- BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY
- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.
- RAIN WATER LEADERS NOT REQUIRED.

DETAILS

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- HOUSE AREA: 91.79 m² (988.0 ft²)
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LEGEND

PROPOSED CLEAN OUT
PROPOSED STREET LIGHT
PROPOSED C.C. LOCATION
PROPOSED TRANSFORMER



PROPOSED HYDRANT
PROPOSED SERVICE PEDESTAL
PROPOSED POWER SERVICE
PROPOSED FENCE LINE



PROPOSED BACK OF CURB
PROPOSED BACK OF WALK
PROPOSED LIP OF LANE
PROPOSED UTILITY VAULT

B.O.C.
B.O.W.
L.O.L.

DESIGN GRADE ELEVATION
AS-BUILT ELEVATION
PROPOSED ELEVATION
CENTERLINE ELEVATION

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LEGAL INFORMATION

LOT	BLOCK	PLAN NUM.
18	3	222 2591
CIVIC ADDRESS:		
10214 WESTWINDS DRIVE		
LOCATION	SUBDIVISION	
MORINVILLE	WESTWINDS	

P Pals Geomatics Corp.

EMAIL: PLOTPLAN@PALSGEOMATICS.COM
PHONE: 780-455-3177
FAX: 780-481-1301
10704 - 176TH STREET NW
EDMONTON, ALBERTA T5S 1G7



DWG DETAILS

Rev. No.	Date:	Drafted By:	Description
PP	9/26/23	AMACDONALD	
BUILDER/OWNER: STATEMENT BUILDERS			
MODEL: (STANDARD)			
JOB NUM.:			
LOT ZONING: R-X		SCALE: 1:300	

EXAMINER

Steven

BUILDING DOP D107

25 Oct 2023

Non-vented soffit is required on this side



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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	XXXXXX	XX
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591
10214 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



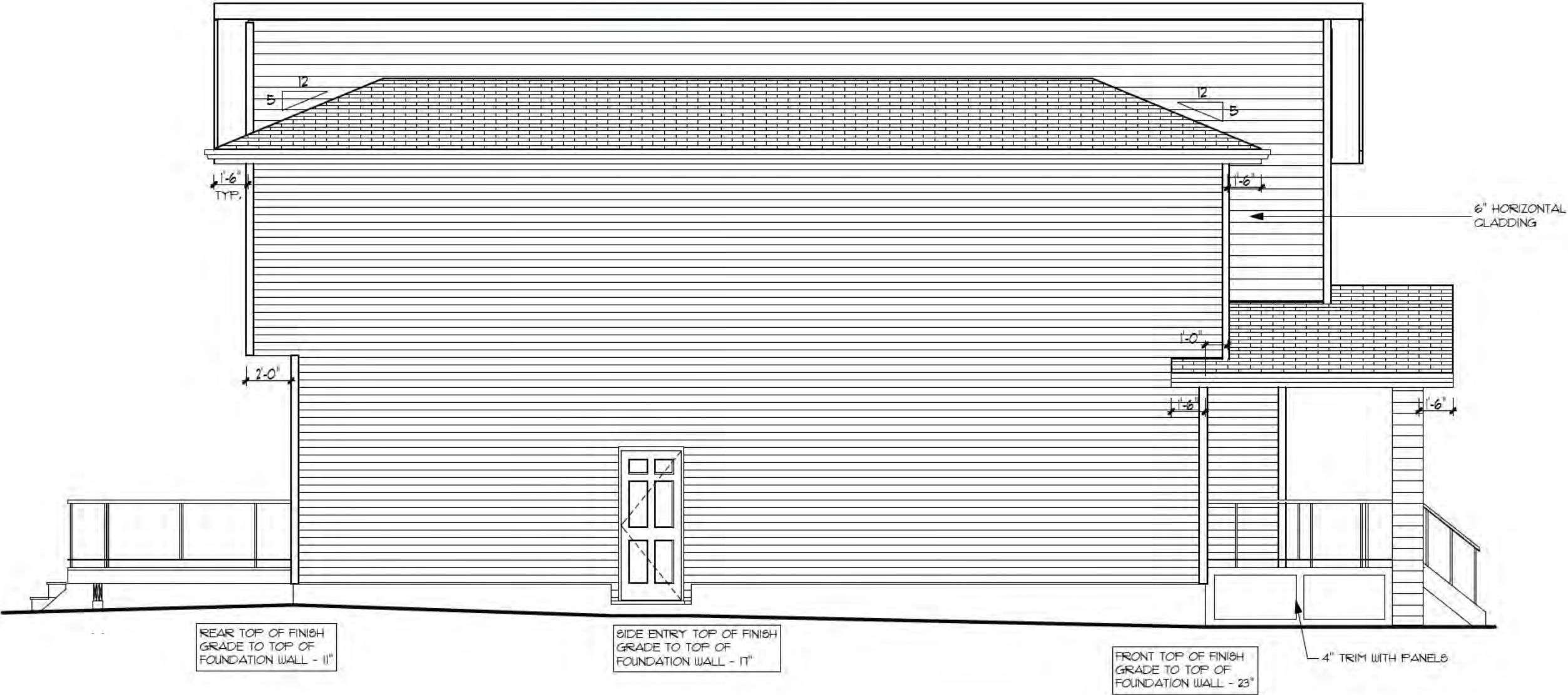
1 OCT 2023

RIGHT ELEVATION

SCALE: 3/16=1'-0"

SHEET NO.	2 / 11
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Non-vented soffit is required on this side



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1	XXXXXX	XX
NO.	DATE	BY
	REVISIONS	

STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3

PLAN: 222 2591

10214 WESTWINDS DRIVE

WESTWINDS MORINVILLE, AB



STATEMENT BUILDERS

REALTOR/REALTOR ASSOCIATE

1 OCT 2023

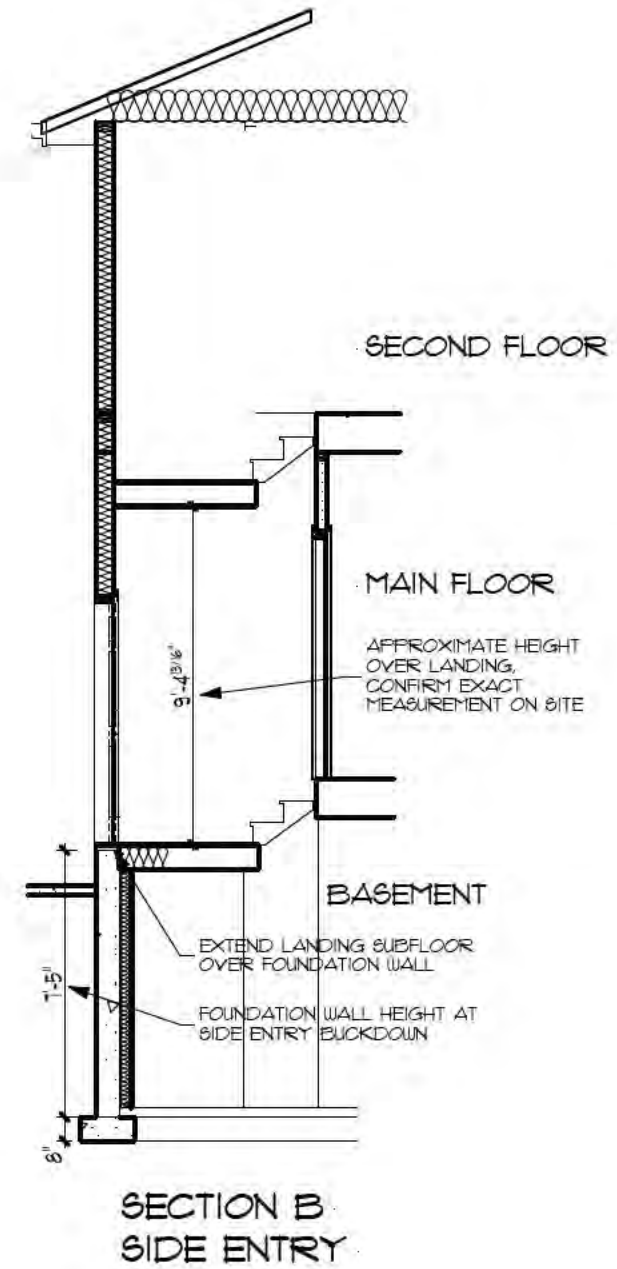
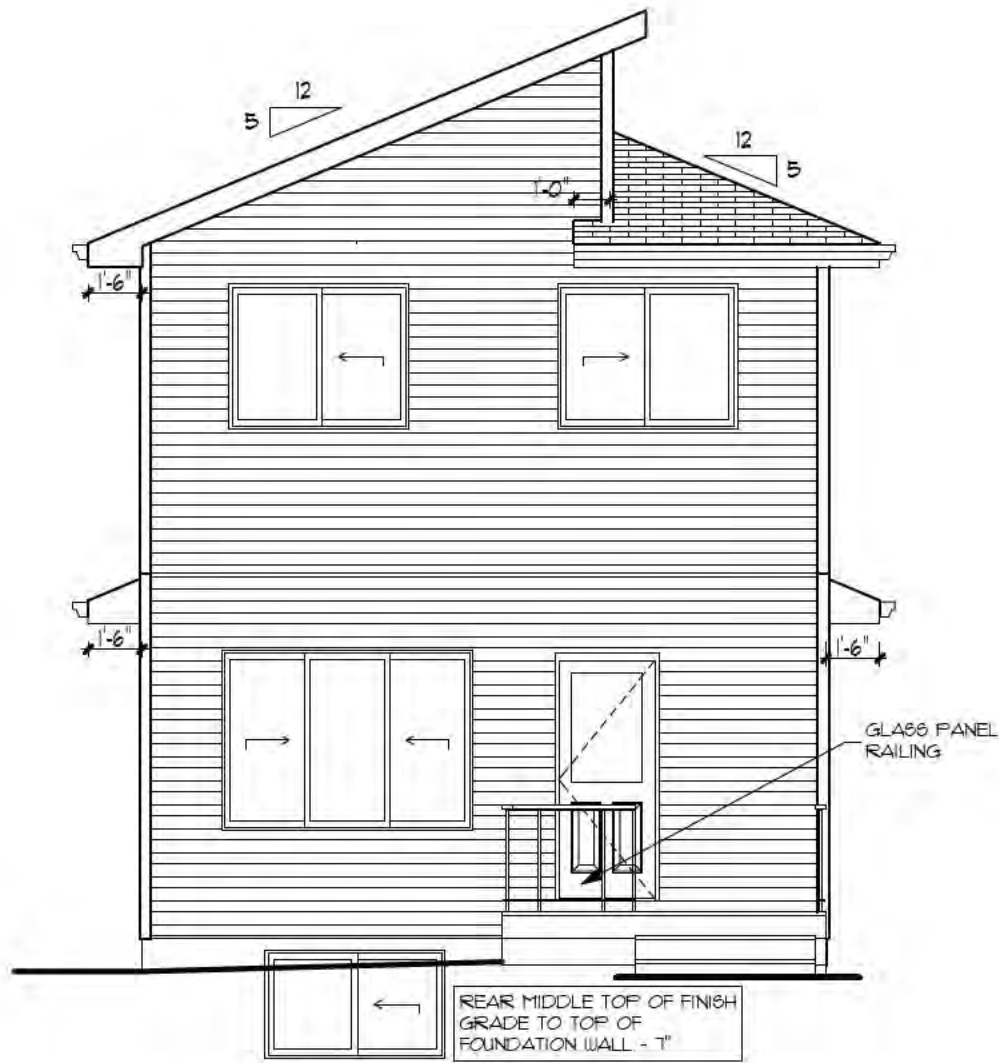
LEFT ELEVATION

SCALE: 3/16=1'-0"

SHEET NO.

3

11

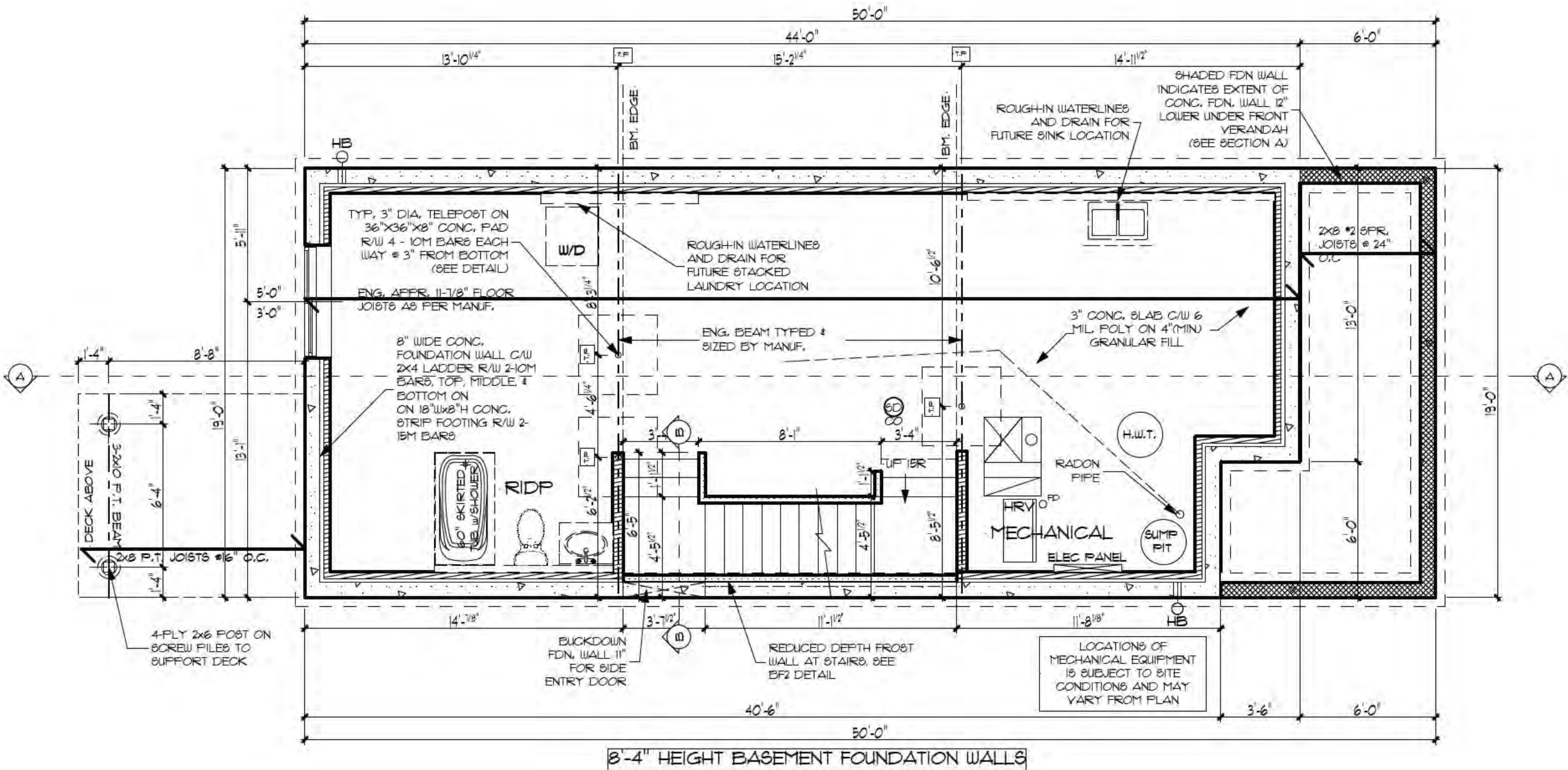


Future development will require new permits.

theinspectionsgroupinc.

EXAMINED

Steven
BUILDING DOP D107
25 Oct 2023



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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	XXXXXX	XX
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591
10214 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



1 OCT 2023

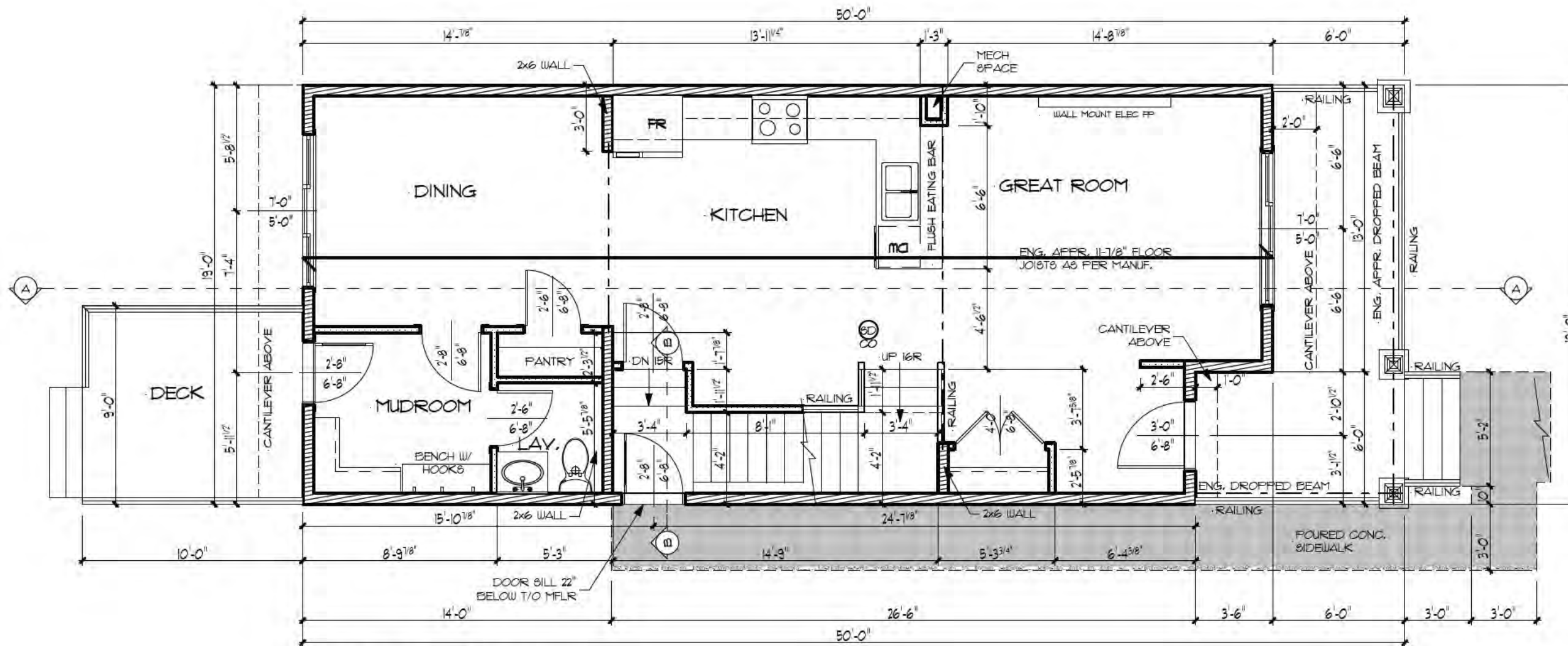
BASEMENT

SCALE: 3/16=1'-0"

SHEET NO.	5 11
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BUILDING DOP D107
25 Oct 2023



MAIN FLOOR

AREA: 815 sq ft

HT: 9'-1 1/8"

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REVISIONS		

STATEMENT
BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591
10214 WESTWINDS
DRIVE

WESTWINDS
MORINVILLE, AB



STATEMENT BUILDERS
HARDWARE BUILDING MATERIALS

1 OCT 2023

MAIN FLOOR

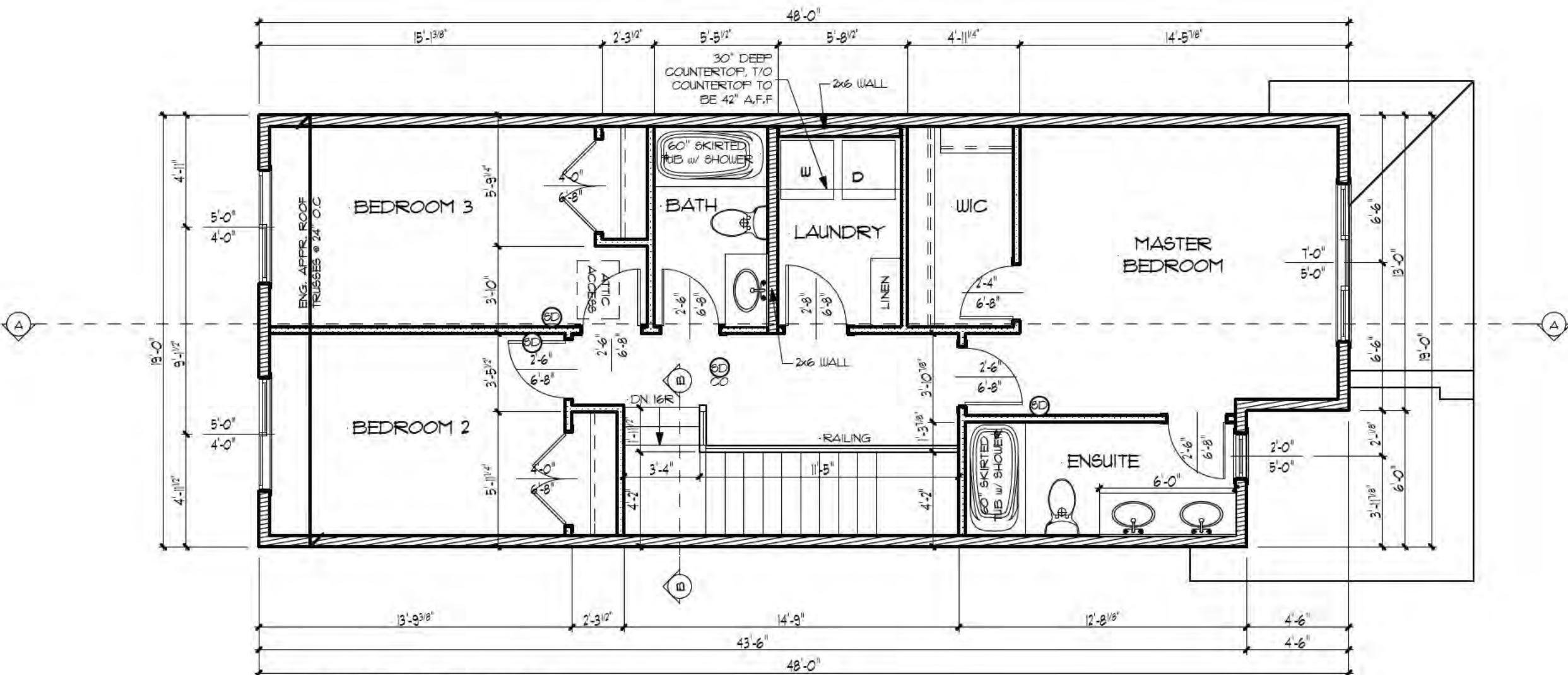
SCALE: 3/16=1'-0"

SHEET
NO.

6
11

EXAMINED

Steven
BUILDING DOP D10/
25 Oct 2023



SECOND FLOOR

AREA: 824 sq ft

HT: 8'-1 1/8"

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STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591
10214 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



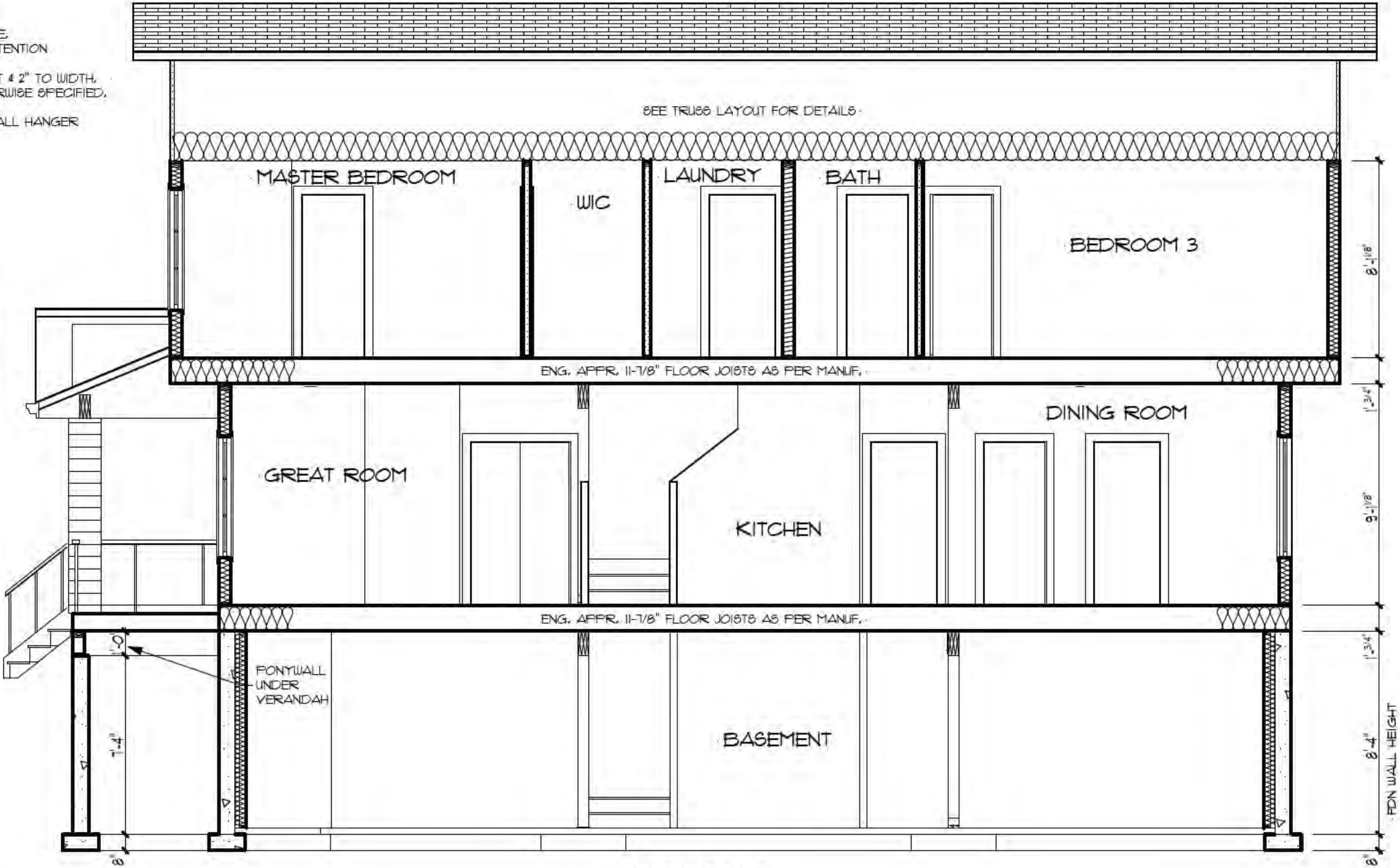
1 OCT 2023

SECOND FLOOR

SCALE: 3/16=1'-0"

SHEET NO. 7 / 11

FRAMER PLEASE NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION
OF THE DESIGNER.
R.O. FOR ALL SWING DOORS - ADD 2,5" TO HEIGHT & 2" TO WIDTH,
ALLOW HEADERS TO BE 2X10'S DRY UNLESS OTHERWISE SPECIFIED,
CUT AND TACK 2x4 BACKING FOR TUBS,
JOIST HANGERS MUST BE SECURED PROPERLY - ALL HANGER
HOLES TO BE NAILED.



SECTION A

1. TYPICAL ROOF CONSTRUCTION
ROOF FINISH AS PER BUILDER SPECIFICATION
ROOF CONSTRUCTION AS PER ROOF TRUSS LAYOUT
R50 LOOSEFILL INSULATION/R40 FIBERGLASS BATTE IN VAULTED AREAS)
2. TYPICAL EAVE CONSTRUCTION
PREFINISHED METAL EAVESTROUGH
PREFINISHED METAL FASCIA OVER 2X8 WOOD BACKING
PREFINISHED VENTILATED METAL SOFFIT
3. TYPICAL EXTERIOR WALL CONSTRUCTION
2X6 #2 S.P.F # 24" O.C WITH R22 FIBERGLASS BATTE INSULATION
4. TYPICAL FLOOR CONSTRUCTION
FLOOR FINISH AS PER BUILDER SPECIFICATION
7/8" T&G SUBFLOOR
11-1/8" FLOOR JOISTS AS PER ENG. FLOOR JOIST LAYOUT

5. TYPICAL FOUNDATION CONSTRUCTION
PAVING (ABOVE GRADE)
DAMP PROOFING (BELOW GRADE)
8" CONC. FOUNDATION WALL W/ 2-10M REBAR TOP, MIDDLE, & BOTTOM ON 18" X 8" CONCRETE STRIP FOOTING R/W 2-15M REBAR
4" DIA WEEPING TILE TO PERIMETER
DAMP-PROOFING TO INTERIOR
2X4 #2 S.P.F # 24" O.C. WITH R20 FIBERGLASS BATTE INSULATION
6. TYPICAL BASEMENT SLAB CONSTRUCTION
3" CONCRETE SLAB OVER 6MIL VAPOR BARRIER ON 4" COMPACTED GRANULAR FILL
7. TYPICAL GARAGE FOUNDATION
8" CONC. FOUNDATION WALL W/ 2-10M REBAR TOP, MIDDLE, & BOTTOM ON 18" X 8" CONCRETE STRIP FOOTING R/W 2-15M REBAR
8. TYPICAL GARAGE SLAB CONSTRUCTION
4" CONC. SLAB W/ 10M REBAR @ 12" O.C. BOTHWAYS ON 6" COMP. GRANULAR FILL

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1	XXXXXX	XX
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591
10214 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



1 OCT 2023

SECTION

SCALE: 3/16=1'-0"

SHEET NO.	8 11
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NOTES:
-ALL PENETRATIONS THROUGH THE BASEMENT SLAB MUST BE SEALED

POLY AIR/BOIL GAS BARRIER TO EXTEND OVER CONCRETE TELEPOST PAD AND COLUMN PLATE TO BE INSTALLED ON TOP OF POLY AIR/BOIL GAS BARRIER

RADON GAS EXHAUST PIPE TO RUN TO CENTER OF BASEMENT FLOOR SLAB

RADON GAS PIPE ROUGH-IN CAPPED WITH LABEL (LOCATION AS PER BASEMENT PLAN)

SUMP FIT COVER TO BE AIRTIGHT

SUMP FIT LINER POURED INTO SLAB (ENSURE PROPER SEAL AROUND SUMP FIT LINER)

MINIMUM 4" RADON GAS EXHAUST PIPE

RADON GAS PIPE ROUGH-IN POURED INTO SLAB TO ENSURE PROPER SEAL AROUND PIPE

DASHED LINE INDICATES POLY AIR/BOIL GAS BARRIER UNDER SLAB (MINIMUM 12" OVERLAP AND ALL SEAMS TAPED)

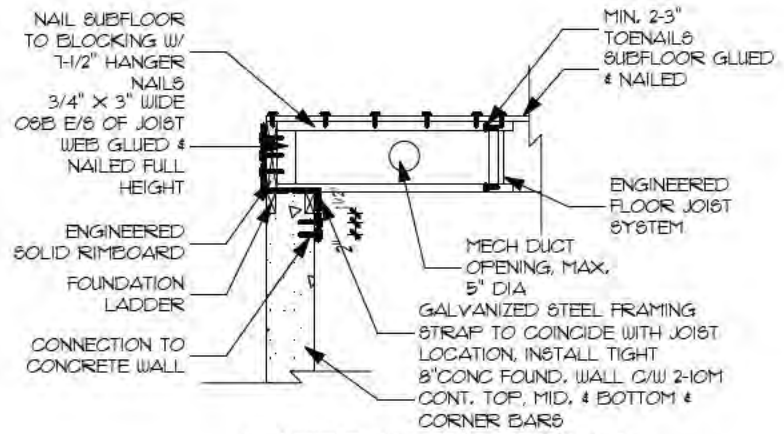
MINIMUM 100mm(4") GRANULAR FILL (NO MORE THAN 10% OF MATERIAL CAN STRAIN THROUGH A 4MM SIEVE)

RADON GAS PIPE ROUGH-IN BENEATH FLOOR SLAB TO EXTEND TO CENTER OF BASEMENT FLOOR SLAB

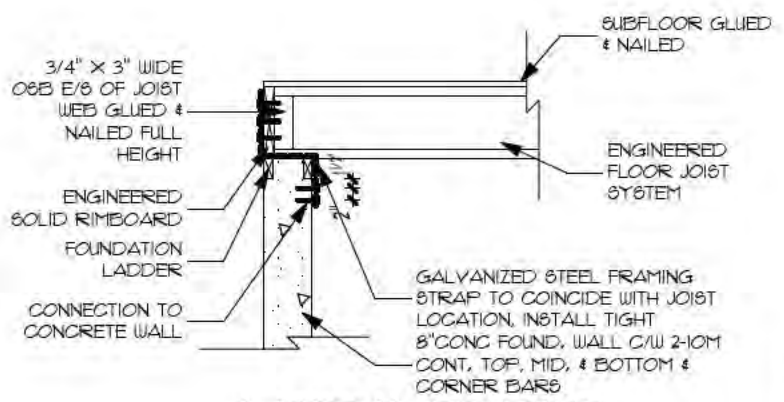
SEALANT REQUIRED WHERE BASEMENT SLAB MEETS FOUNDATION WALL AROUND PERIMETER OF BASEMENT

RADON GAS PIPE ROUGH-IN DETAIL

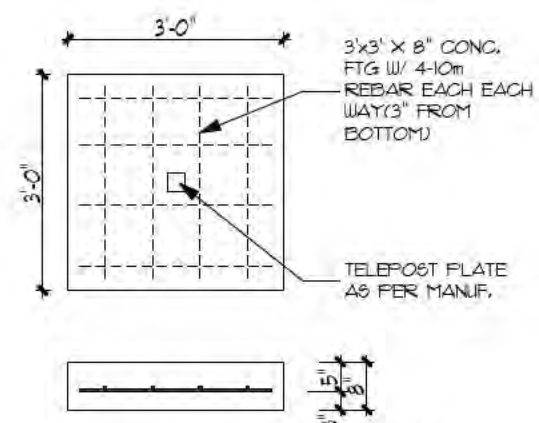
THIS DETAIL AND THE FOLLOWING IMPLEMENTATION IS TO CONFORM TO A.B.C 2014, 9.13.4.2 (PROTECTION FROM SOIL GAS INGRESS) AND 9.13.4.3 (PROVIDING FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM).



LATERAL BLOCKING

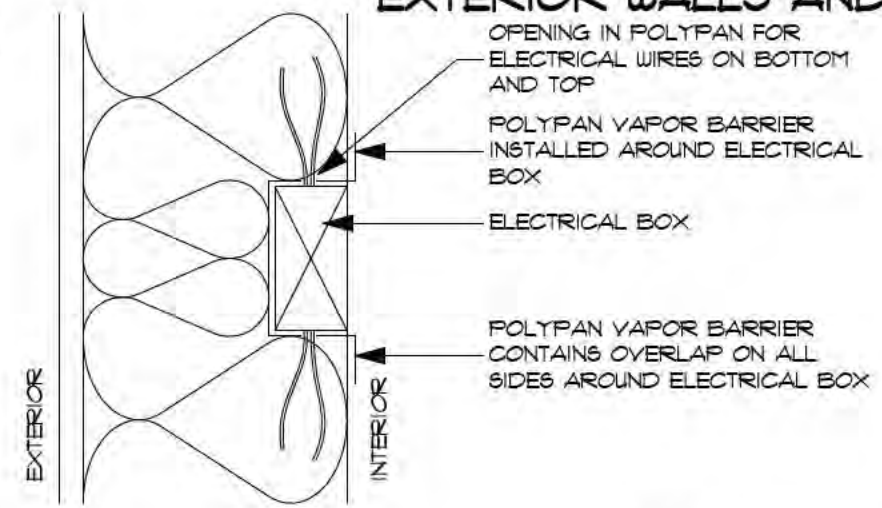


LATERAL BRACING

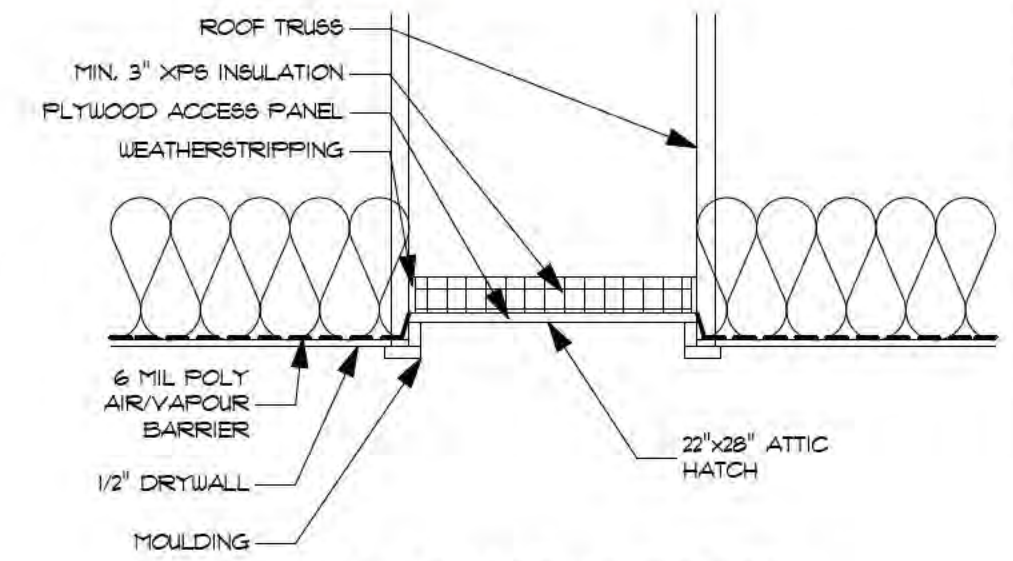


3'X3' TELEPOST PAD

THIS PROCEDURE FOR SEALING ELECTRICAL BOXES APPLIES FOR ANY ELECTRICAL OUTLET BOXES IN EXTERIOR WALLS AND IN THE ATTIC CEILING



ELECTRICAL BOX INTERIOR SEAL DETAIL



ATTIC HATCH DETAIL

NOT TO SCALE

theinspectionsgroupinc.

EXAMINED

Steven
BUILDING DOP D107
25 Oct 2023

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REVISIONS		

STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591
10214 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



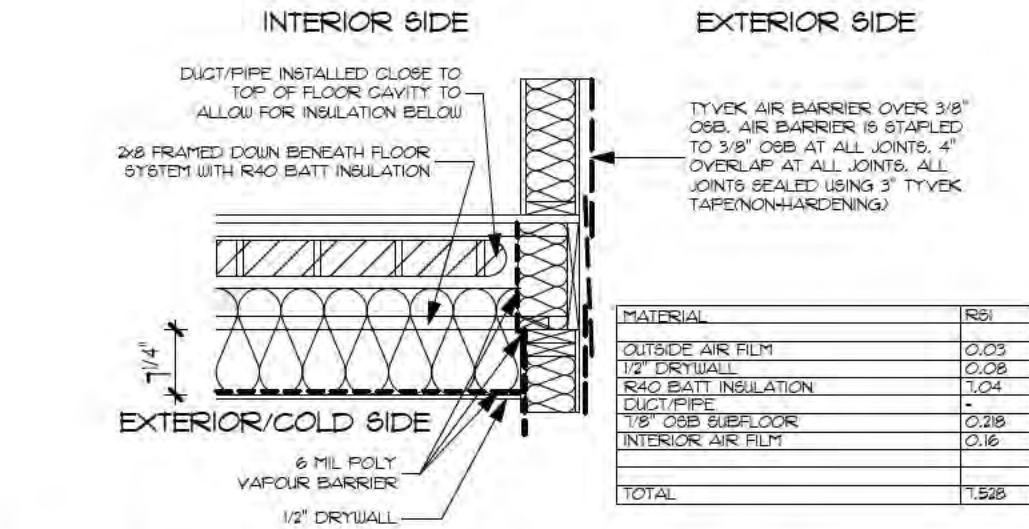
1 OCT 2023

DETAILS

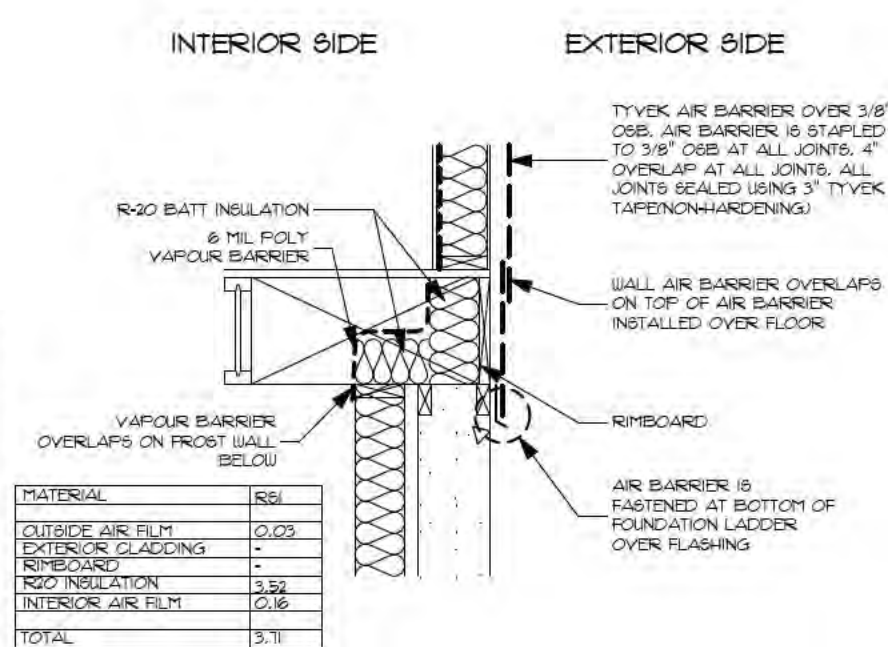
SCALE: 3/16=1'-0"

SHEET NO.

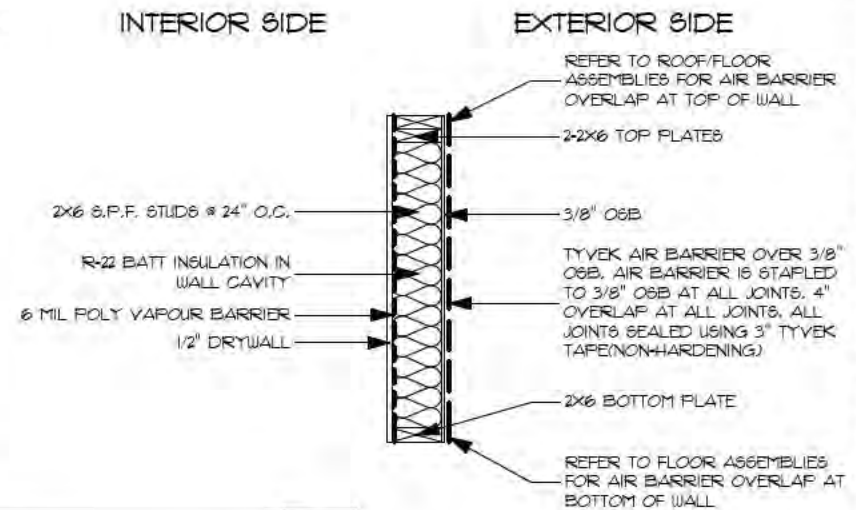
9
11



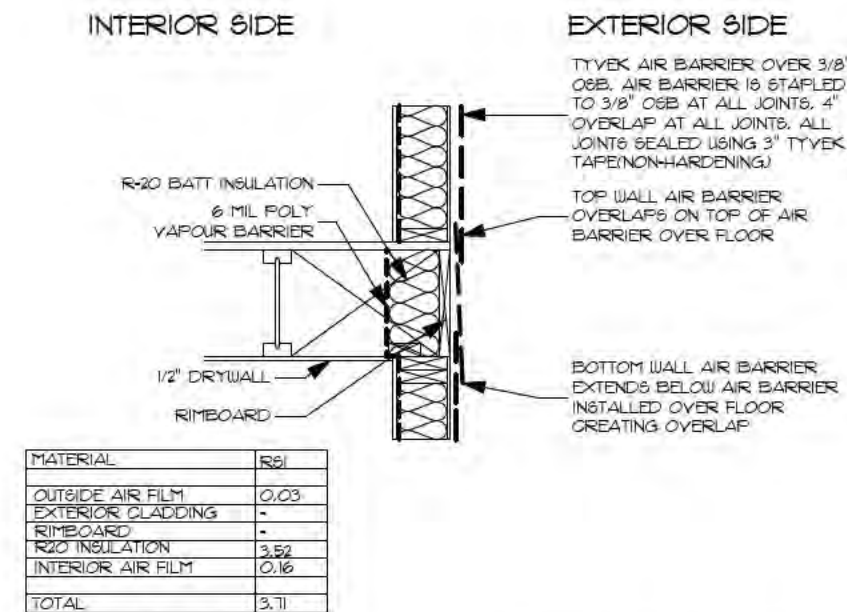
FT1 UNHEATED FLOOR OVER ATTACHED GARAGE
NOT TO SCALE



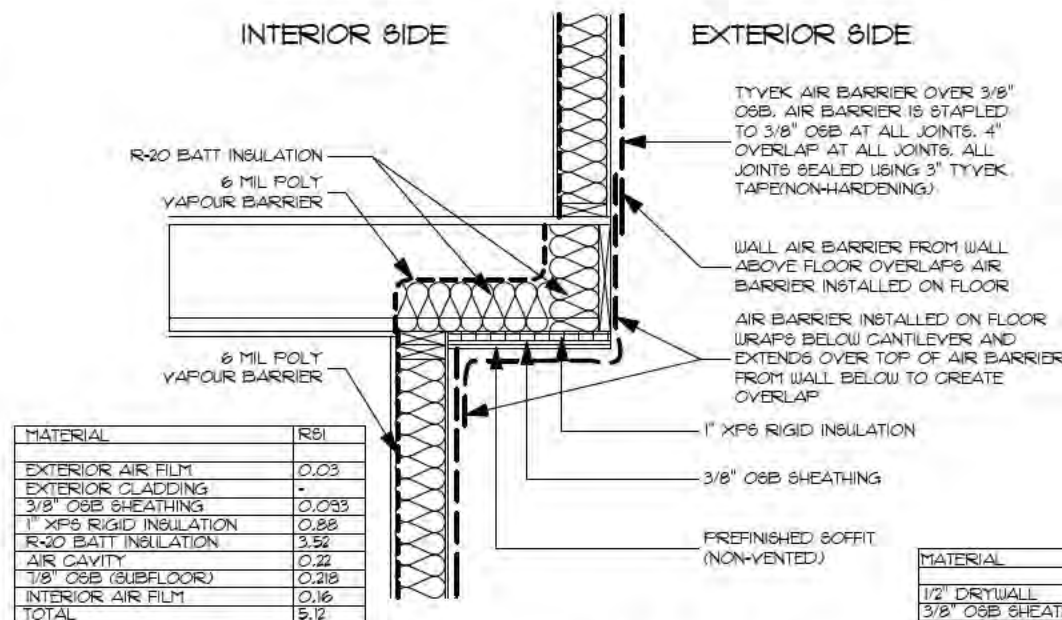
FT2 RIM JOIST BTW FOUNDATION & MFLR
NOT TO SCALE



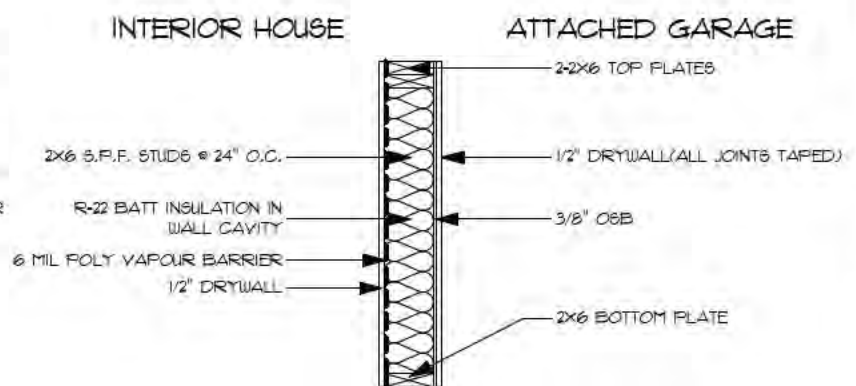
EW1 MAIN & UPPER FLR EXTERIOR WALLS
NOT TO SCALE



FT3 RIM JOIST BTW STOREYS
NOT TO SCALE



CF1 CANTILEVER FLOOR DETAIL
NOT TO SCALE



EW2 HOUSE/ATTACHED GARAGE SEPERATION WALL
NOT TO SCALE
LAST REVISION DATE: FEB 26, 2018

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NO	DATE	BY
REVISIONS		

STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591
10214 WESTWINDS DRIVE

WESTWINDS MORINVILLE, AB



STATEMENT BUILDERS

1 OCT 2023

DETAILS II

SCALE: 3/16=1'-0"

SHEET NO. 10 11



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STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591
10214 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

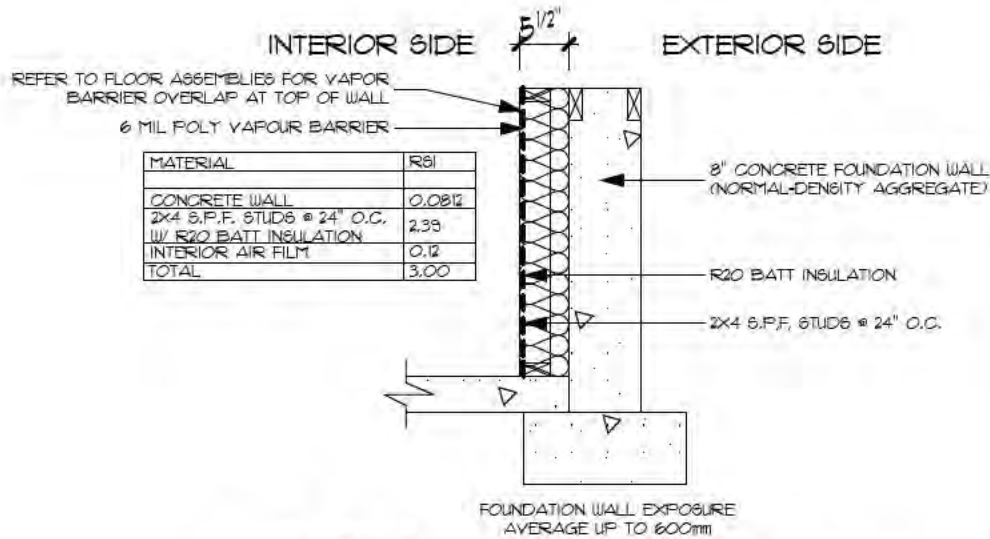


1 OCT 2023

DETAILS III

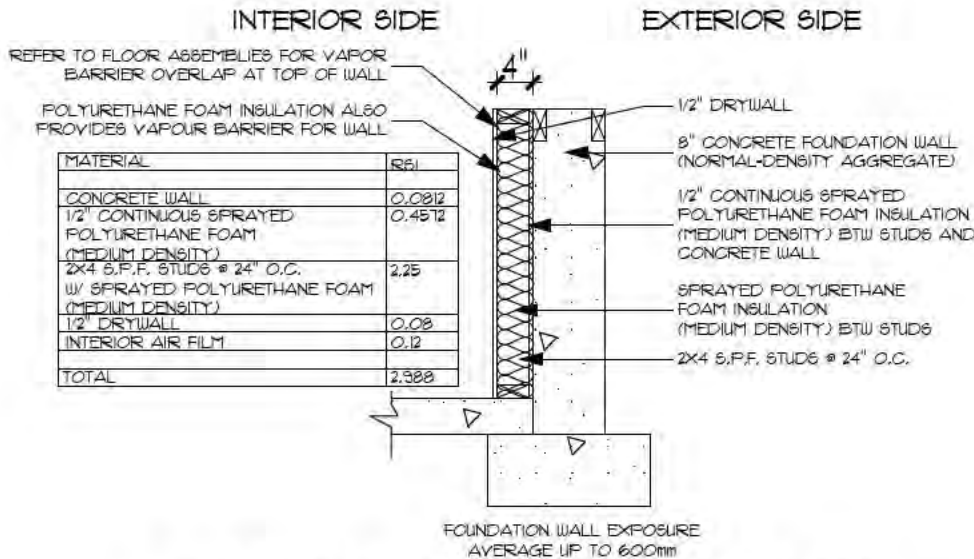
SCALE: 3/16=1'-0"

SHEET NO.	11
	11



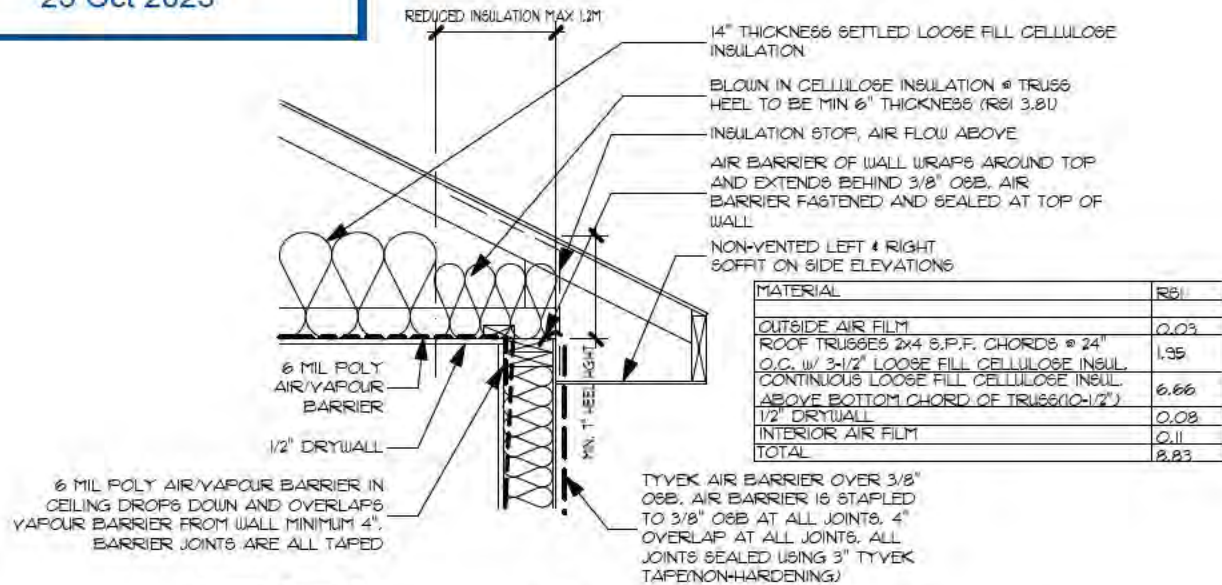
BF1

FOUNDATION WITH FROST WALL
NOT TO SCALE



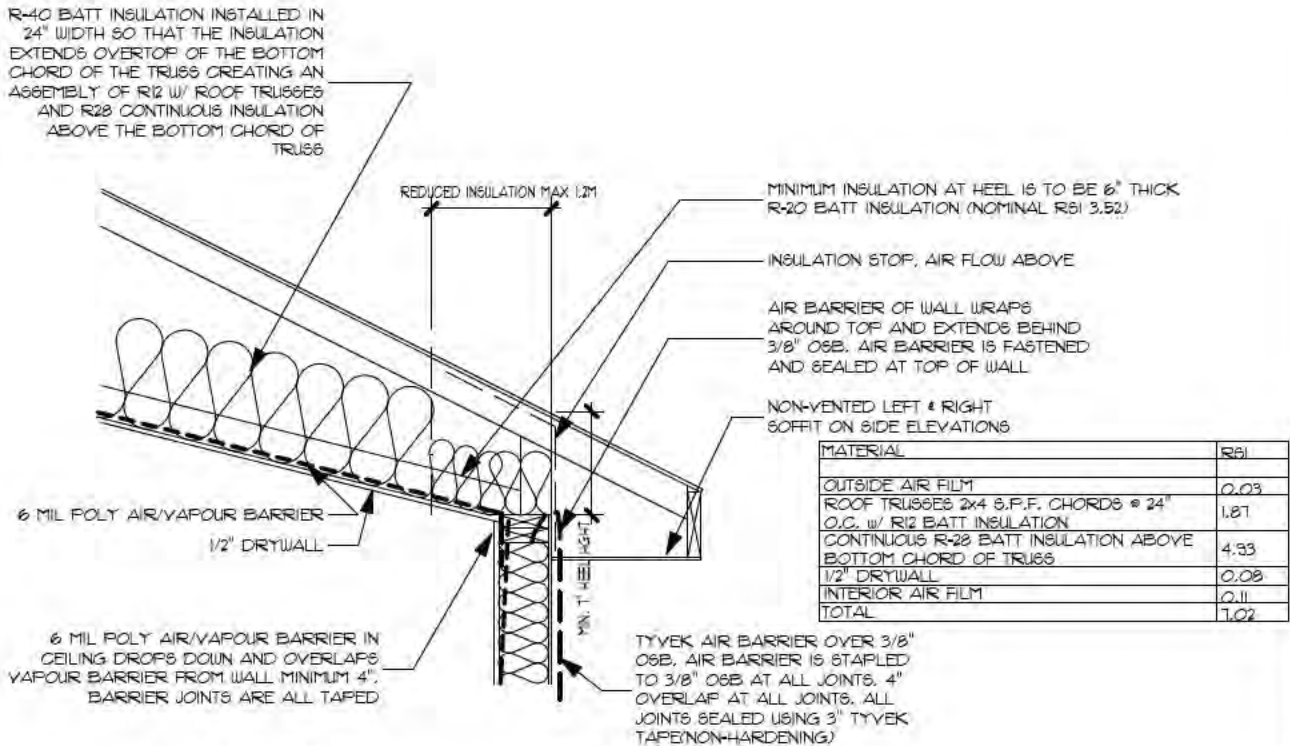
BF2

FOUNDATION WITH MINIMUM
FROST WALL AT STAIRS



RF1

ROOF OVERHANG/CEILING
NOT TO SCALE
LAST REVISION DATE: FEB 26, 2018



RF2

VAULTED ROOF
CEILING/OVERHANG
NOT TO SCALE

Supplier's Letter for Building Permit Application

046

Attention City of Morinville planning and development office.



Timber Wolf Truss Ltd

3801 - 52nd Avenue , Lacombe, AB T4L 1X4

F: [REDACTED]

September 20,
2023

Statement Builders - 10214 Westwinds Drive

This letter is to confirm that Timber Wolf Truss Ltd has been selected to supply the following products for this residential project:

Roof – Trusses & LVL Beams

Floor – Joists, LVL Beams and Steel Posts

The engineered wood products supplied have been designed using Version 8.6.3 MiTek Engineering and MiTek Sapphire programs with the snow and floor loads in accordance with the current Building Code (ABC 2019). This project has been designed by personnel trained in the use of the design software. The design criteria used as follows:

Roof

Ground Snow Load (PSF) - 39.682

Floor

Live Load - 40 PSF

Dead Load -15 PSF

Joists LL deflection L/480

Joists TL deflection L/240

All web bracing, squash blocks, cantilever reinforcement and web stiffeners must be installed as per the roof and floor layouts and details submitted and sent to site.

John deRegt
Timber Wolf Truss



EXAMINER

It is the responsibility of the building designer to determine appropriate head size for the beam support.

LIGHT / MEDIUM DUTY MINI SERIES

Series	Maximum Height		Allowable Working Loads (Unfactored)		Limit States Design Values (Factored)		Column/ Base Plate	Head Dimensions (Adjustment Range 4.5")	Lateral Loading AWL/LSD	Label Colour Code
	Feet	Meters	Lbs	kN	Lbs	kN	Dimensions	Lag Bolts Included		
WMNA	8'-0"	2.44	10,500	46.6	15,200	67.6	2.5" x 2.5" Base 6" x 6"	Top 3.5" x 5.25" LVL	800/1200	Magenta
	8'-6"	2.59	10,000	44.5	14,500	64.5				
	9'-0"	2.74	9,600	42.7	13,920	61.8				
WMB	7'-6"	2.29	14,000	62.5	20,400	90.7	2.5" x 2.5" Base 6" x 6"	Top 3.5" x 5.25" LVL	800/1200	Yellow
	8'-0"	2.44	13,000	57.7	18,800	83.6				
	8'-6"	2.59	12,000	53.0	17,300	76.9				
	9'-0"	2.74	11,000	48.9	15,950	71.0				
	9'-6"	2.90	10,100	44.9	14,645	65.1				
WMC	10'-0"	3.05	9,375	41.7	13,600	60.5	2.5" x 2.5" Base 6" x 6"	Top 3.5" x 5.25" LVL	800/1200	Black
	7'-6"	2.29	16,000	71.1	23,200	103.2				
	8'-0"	2.44	15,500	68.9	22,475	100.0				
	8'-6"	2.59	14,000	62.3	20,300	90.3				
	9'-0"	2.74	13,000	57.8	18,850	83.9				
WMD	9'-6"	2.90	12,000	53.4	17,400	77.4	3" x 3" Base 6" x 6"	Top 6" x 7" LVL	1275/1900	Lime Green
	10'-0"	3.05	11,500	51.2	16,675	74.2				
	7'-6"	2.29	25,500	113.4	37,000	164.6				
	8'-0"	2.44	24,000	106.8	34,800	154.8				
	8'-6"	2.59	22,000	97.9	32,000	142.4				
WME	9'-0"	2.74	20,500	91.2	29,800	132.6	3" x 3" Base 6" x 6"	Top 6" x 8" LVL	1600/2320	Purple
	9'-6"	2.90	19,500	86.7	28,300	125.9				
	10'-0"	3.05	18,000	80.1	26,100	116.1				
	11'-0"	3.35	15,800	72.3	22,900	101.8				
	12'-0"	3.65	13,675	60.8	19,840	88.3				
	8'-0"	2.44	36,000	160.0	52,000	231.3	3" x 3" Base 6" x 6"	Top 6" x 8" LVL	1600/2320	Purple
	9'-0"	2.74	30,000	133.4	43,000	191.3				
	10'-0"	3.05	25,000	111.2	36,250	161.2				
	11'-0"	3.35	21,000	93.4	30,400	135.2				
	12'-0"	3.65	17,500	77.8	25,350	103.9				

MEDIUM DUTY SADDLE SERIES

Series	Maximum Height		Allowable Working Loads (Unfactored)		Limit States Design Values (Factored)		Column/ Base Plate	Saddle Head Dimensions (Adjustment Range 5.5")	Lateral Loading AWL/LSD	Label Colour Code
	Feet	Meters	Lbs	kN	Lbs	kN	Dimensions	In Matched Sets		
WS1	7'-5.5"	2.27	18,500	82.3	26,825	119.3	2.5" x 2.5" Base 6" x 6"	2 ply LVL 6" x 3.625" x 7.5"	925/1385	Light Blue
	8'-5.5"	2.58	16,000	71.2	23,200	103.2		3 ply LVL 6" x 5.375" x 6.1875"		
	9'-5.5"	2.88	13,500	60.1	19,575	87.1		4 ply DIM 6" x 6.25" x 6.125"		
	10'-5.5"	3.19	11,500	51.2	16,675	74.2		Flat Top 4" x 6"		
WS2	8'-5.5"	2.58	24,000	106.8	34,800	154.8	3" x 3" Base 6" x 6"	2 ply LVL 8" x 3.625" x 7.5"	1200/1800	Orange
	9'-5.5"	2.88	20,500	91.2	29,725	132.2		3 ply LVL 8" x 5.375" x 6.625"		
	10'-5.5"	3.19	18,000	80.1	26,100	116.1		4 ply DIM 8" x 6.25" x 6.125"		
	12'-5.5"	3.79	13,750	61.2	19,950	88.8		4 ply LVL 8" x 7.375" x 5.625" Flat Top 6" x 8"		
WS2.5	8'-5.5"	2.58	34,000	151.3	49,300	219.3	3" x 3" Base 8" x 8" 4 x 0.625" Ø for anchor bolts 1" in from each edge of plate to center of hole	2 ply LVL 8" x 3.625" x 7.5"	1700/2550	Blue Grey
	9'-5.5"	2.88	29,000	129.0	42,000	186.8		3 ply LVL 8" x 5.375" x 6.625"		
	10'-5.5"	3.19	25,000	111.2	36,250	161.3		4 ply DIM 8" x 6.25" x 6.125"		
	12'-5.5"	3.79	19,000	84.5	27,550	122.6		4 ply LVL 8" x 7.375" x 5.625"		
	14'-5.5"	4.40	14,750	65.6	21,390	95.0		Flat Top 6" x 8"		

HEAVY / SUPER DUTY SADDLE SERIES

Series	Maximum Height		Allowable Working Loads (Unfactored)		Limit States Design Values (Factored)		Column/ Base Plate	Saddle Head Dimensions (Adjustment Range 5.5")	Lateral Loading AWL/LSD	Label Colour Code	
	Feet	Meters	Lbs	kN	Lbs	kN	Dimensions	In Matched Sets			
WS3	8'-5.5"	2.58	41,000	182.4	59,450	264.5	3" x 3"	2 ply LVL 13" x 3.625" x 6" 3 ply LVL 13" x 5.375" x 6" 4 ply DIM 13" x 6.375" x 6" 4 ply LVL 13" x 7.375" x 6" Flat Top 6" x 8"	2050/3075	Dark Blue	
	9'-5.5"	2.88	35,500	157.9	51,475	229.0	Base 8" x 8" 4 x 0.625" Ø for anchor bolts 1" in from each edge of plate to center of hole				
	10'-5.5"	3.19	30,500	135.7	44,225	196.7					
	12'-5.5"	3.79	23,000	102.3	33,350	148.4					
	14'-5.5"	4.4	18,000	80.1	26,100	116.1					
	16'-5.5"	5.02	14,000	62.3	20,300	90.3					
WS4	8'-5.5"	2.58	61,000	271.4	88,450	393.5	4" x 4"	2 ply LVL 13" x 3.625" x 6" 3 ply LVL 13" x 5.375" x 6" 4 ply DIM 13" x 6.375" x 6" 4 ply LVL 13" x 7.375" x 6" Flat Top 8" x 10"	3050/4575	Red	
	9'-5.5"	2.88	55,500	246.9	80,500	358.1	Base 8" x 8" 4 x 0.625" Ø for anchor bolts 1" in from each edge of plate to center of hole				
	10'-5.5"	3.19	50,000	222.4	72,500	322.5					
	12'-5.5"	3.79	40,500	180.2	58,750	261.3					
	14'-5.5"	4.4	33,000	146.8	47,850	212.9					
	16'-5.5"	5.02	27,000	120.1	39,150	174.2					
WS5	20'-5.5"	6.24	18,500	82.3	26,825	119.3	5" x 5" Base 10" x 10" 4 x 0.625" Ø for anchor bolts 1" in from each edge of plate to center of hole	2 ply LVL 13" x 3.625" x 6" 3 ply LVL 13" x 5.375" x 6" 4 ply DIM 13" x 6.375" x 6" 4 ply LVL 13" x 7.375" x 6" 5 ply LVL 13" x 9" x 6" Flat Top as required	4500/6750	Brown	
	24'-5.5"	7.45	13,500	60.1	19,575	87.1					
	8'-5.5"	2.58	90,000	400.4	130,500	580.5					Base 10" x 10" 4 x 0.625" Ø for anchor bolts 1" in from each edge of plate to center of hole
	12'-5.5"	3.79	67,500	300.3	97,875	435.4					
	16'-5.5"	5.02	48,500	215.7	70,325	312.8					
20'-5.5"	6.24	35,000	155.7	50,750	225.8						
WS6	24'-5.5"	7.45	26,000	115.7	37,700	167.7	6" x 6" Base 10" x 10" 4 x 0.625" Ø for anchor bolts 1" in from each edge of plate to center of hole	2 ply LVL 20" x 3.625" x 10" 3 ply LVL 20" x 5.375" x 10" 4 ply DIM 20" x 6.375" x 10" 4 ply LVL 20" x 7.375" x 10" 5 ply LVL 20" x 9" x 10" Flat Top as required	7500/11250	Purple	
	8'-5.5"	2.58	150,000	667.3	217,500	967.5					
	12'-5.5"	3.79	124,500	553.8	180,525	803.0					
	16'-5.5"	5.02	95,000	422.6	137,750	612.8					
	20'-5.5"	6.24	72,000	320.3	104,400	464.4					

FOOTING PAD REQUIREMENT(S) & SPECIFICATION(S):

BUILDING DOP D107

Allowable Soil
Bearing Capacity

29 Oct 2023

2000 lbs./ft² (2800 lbs./ft² factored)

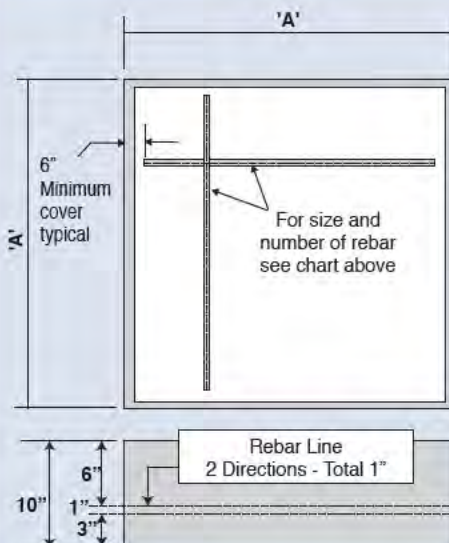
2500 lbs./ft² (3500 lbs./ft² factored)

3000 lbs./ft² (4200 lbs./ft² factored)

Maximum Footing Capacity

Footing Dimensions (L x W x D)	Number & Size of Rebar	Allowable Working Loads (Unfactored)		Limit State Design (Factored)		Allowable Working Loads (Unfactored)		Limit State Design (Factored)		Allowable Working Loads (Unfactored)		Limit State Design (Factored)	
		lbs	kN	lbs	kN	lbs	kN	lbs	kN	lbs	kN	lbs	kN
24" x 24" x 10"	4-10M E/W	7,500	33.36	10,700	47.60	9,500	42.26	13,500	60.05	11,500	51.15	16,300	72.51
30" x 30" x 10"	4-10M E/W	11,719	52.13	16,719	74.37	14,844	66.03	21,094	93.83	17,969	79.93	25,469	113.29
36" x 36" x 10"	5-10M E/W	16,875	75.06	24,075	107.09	21,375	95.08	30,375	135.11	25,875	115.10	36,675	163.14
42" x 42" x 10"	6-10M E/W	22,969	102.17	32,769	145.76	29,094	129.42	41,344	183.91	35,219	156.66	49,919	222.05
48" x 48" x 10"	7-10M E/W	30,000	133.45	42,800	190.38	38,000	169.03	54,000	240.20	46,000	204.62	65,200	290.02
54" x 54" x 11"	8-10M E/W	37,716	167.77	53,916	239.83	47,841	212.81	68,091	302.88	57,966	257.85	82,266	365.94
60" x 60" x 12"	10-10M E/W	46,250	205.73	66,250	294.69	58,750	261.33	83,750	372.54	71,250	316.94	101,250	450.38
66" x 66" x 12"	6-15M E/W	55,963	248.94	80,163	356.58	71,088	316.22	101,338	450.77	86,213	383.49	122,513	544.96
72" x 72" x 14"	7-15M E/W	65,700	292.25	94,500	420.36	83,700	372.32	119,700	532.45	101,700	452.38	144,900	644.55
78" x 78" x 14"	8-15M E/W	77,106	342.98	110,906	493.33	98,231	436.95	140,481	624.89	119,356	530.92	170,056	756.45
84" x 84" x 16"	9-15M E/W	88,200	392.33	127,400	566.70	112,700	501.31	161,700	719.28	137,200	610.30	196,000	871.85
90" x 90" x 16"	10-15M E/W	101,250	450.38	146,250	650.55	129,375	575.49	185,625	825.70	157,500	700.59	225,000	1000.85
96" x 96" x 18"	12-15M E/W	113,600	505.32	164,800	733.07	145,600	647.66	209,600	932.35	177,600	790.00	254,400	1131.63
102" x 102" x 18"	12-15M E/W	128,244	570.46	186,044	827.56	164,369	731.15	236,619	1052.53	200,494	891.84	287,194	1277.50
108" x 108" x 20"	14-15M E/W	141,750	630.54	206,550	918.78	182,250	810.69	263,250	1170.99	222,750	990.84	319,950	1423.21
114" x 114" x 20"	15-15M E/W	157,938	702.54	230,138	1023.70	203,063	903.27	293,313	1304.72	248,188	1104.00	356,488	1585.74

**** The WESURE Support Systems suggested Footing design is designed for use with WESURE columns only. It is not compatible with other products.**



Notes:

- Concrete to be a minimum of 3000p.s.i. (20Mpa), normal portland cement type 10 or type 50 as required, maximum 3/4" (20mm) aggregate, 3" (75MM) slump.
- All rebar to be tied at intersections. Follow position diagram.
- Footing meets or exceeds National and Alberta Building Code Section 9.
- Load to be applied in the middle of the pad. Eccentric loading will significantly reduce the capacity of the footing.
- Wesure Support Systems is not responsible for compliance or application of charts (charts supplied as information only).
- The minimum 254mm footing thickness is Government (code) mandated.
- The soil bearing load capacities have been adjusted to show the load on the columns alone. The total soil bearing capacity has been reduced by the self weight of the footing itself.
- Determine the footing size according to Load. You must verify soil bearing capacity with engineer testing.



Structural Support Systems

1-800-223-8806

www.wesure.com

WESURE™ is a registered trademark of Western Sulfur Remelters Ltd.

This information is accurate as of the date of publication. Please refer to www.wesure.com for the most current specifications.

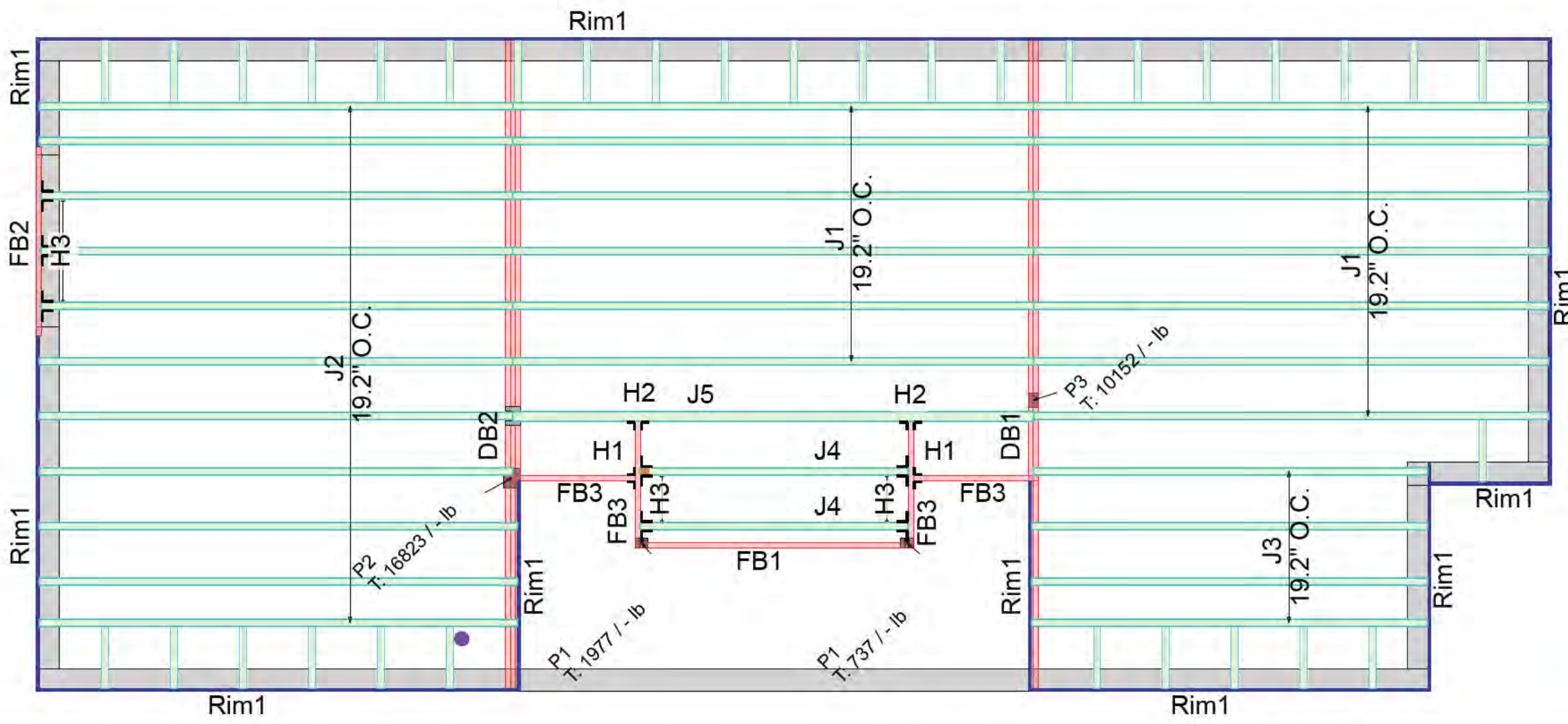
Printed October 2010



- GENERAL NOTES:**
1. All Floor Sheathing Shall be Glued and Nailed to Floor Joists and Girders
 2. Point Loads and Interior Bearing Walls From Above Shall be Solid Blocked (Squash Blocks) to Bearing Below (Supplied By Others)
 3. Rimboard Must be Placed Flush With the Edge of Top Plate, so 3/8" Wall Sheathing Can Run Past
 4. Joist on the Main Floor That are Parallel to Exposed Exterior Walls Require Solid Blocking @ 2' o/c
 5. Double Joists Require Web Fillers(Supplied By Others)
 6. Post Heights Are to be Adjusted On Site If Required
 7. All beams and headers not in the legend, are not designed or supplied by TWT
 8. PBO (Post By Others)
 9. All Load Bearing Cantilevers Require Solid Blocking Along Exterior Bearing Walls
 10. Minimum End Bearings for Joists Shall be 1-3/4" (Minimum Intermediate Bearing is 3-1/2")
 - 11.Refer to Installation Guide for all Construction Details
 - 12.If Design Assumptions Include Drywall Ceilings and Drywall is Not Being Used, 1x4 Strapping @ 24" o/c Must be Nailed to the Bottom Flange of All Joists
 - 13.An Extra Joist Will be Supplied to Allow For Plumbing Drops, Unless They Are Shown on the Layout. It is the Framers Responsibility to Verify Plumbing Drop Locations
 - 14.WITHOUT PRE-AUTHORIZATION, BACK CHARGES WILL NOT BE ACCEPTED
 - 15.All Loads Shown on Layout are UNFACTORED



Main Floor Framing
Job Number:264703
Statement Builders
10214 Westwinds Drive
Morinville
Date:2023-09-21
Designer: Chad P.



Products				
PlotID	Length	Product	Plies	Net Qty
Bk1	2-00-00	11 7/8 PKI20	1	33
DB1	19-00-00	1 3/4" x 9 1/2" (1.8E 3000) WestFraser LVL	2	2
DB2	19-00-00	1 3/4" x 9 1/2" (1.8E 3000) WestFraser LVL	3	3
FB1	8-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
FB2	6-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
FB3	4-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	4
J1	16-00-00	11 7/8 PKI20	1	13
J2	14-00-00	11 7/8 PKI20	1	11
J3	12-00-00	11 7/8 PKI20	1	4
J4	8-00-00	11 7/8 PKI20	1	2
J5	18-00-00	11 7/8 PKI40	1	1
P2	10-00-00	Steel - WMD - 10'	1	1
P3	9-00-00	Steel - WMB -9'	1	1
Rim1	12-00-00	1 1/8" x 11 7/8" APA Rim Board Plus	1	10

Connector Summary						
PlotID	Qty	Manuf	Product	Supported Mbr Fasteners	Top Nails	Supporting Mbr Fasteners
H1	2	MiTek	HUS179	10- 16d	-	30- 16d
H2	2	MiTek	HUS179	-	-	-
H3	7	MiTek	IHFL25112	-	-	10- 10d



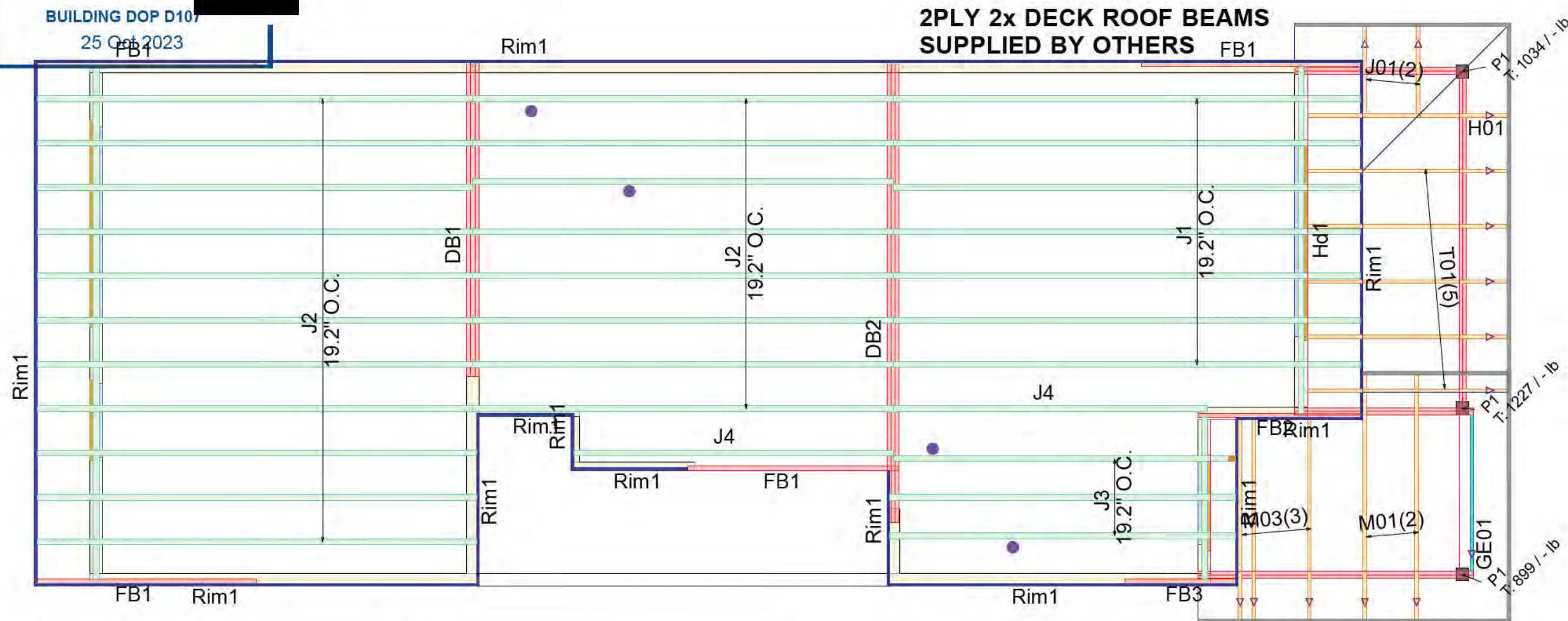
DESIGN ASSUMPTIONS

Loads (Un-Factored):
T/C Live: 40.0 lb/ft²
T/C Dead: 15.0 lb/ft²
Deflection Criteria:
L/480,000 Live L/240,000 Total
Building Code: NBCC 2015

Canadian Vibration Criteria
Sheathing: 23/32 OSB
Ceiling: None
Blocking: None

Building Type: Residential - HSB (NBCC Part 9)

BUILDING DOP D107
25 Oct 2023



Products				
PlotID	Length	Product	Plies	Net Qty
Bk2	2-00-00	11 7/8 PKI20	1	24
DB1	12-00-00	1 3/4" x 9 1/2" (1.8E 3000) WestFraser LVL	3	3
DB2	17-00-00	1 3/4" x 14" (2.0E 3100) WestFraser LVL	3	3
FB1	8-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	4
FB2	6-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
FB3	4-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
J1	18-00-00	11 7/8 PKI20	1	7
J2	16-00-00	11 7/8 PKI20	1	19
J3	14-00-00	11 7/8 PKI20	1	3
J4	12-00-00	11 7/8 PKI20	1	2
P1	8-00-00	Post By Others	1	3
Rim1	12-00-00	1 1/8" x 11 7/8" APA Rim Board Plus	1	12

Wall Framing				
PlotID	Length	Product	Plies	Net Qty
Hd1	8-00-00	1 3/4" x 9 1/2" (1.8E 3000) WestFraser LVL	2	2

DESIGN ASSUMPTIONS

Loads (Un-Factored):
T/C Live: 40.0 lb/ft²
T/C Dead: 15.0 lb/ft²
Deflection Criteria:
L/480,000 Live L/240,000 Total
Building Code: NBCC 2015
Building Type: Residential - HSB (NBCC Part 9)

Canadian Vibration Criteria
Sheathing: 23/32 OSB
Ceiling: None
Blocking: None

- GENERAL NOTES:**
- All Floor Sheathing Shall be Glued and Nailed to Floor Joists and Girders
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 - Post Heights Are to be Adjusted On Site If Required
 - All beams and headers not in the legend, are not designed or supplied by TWT
 - PBO (Post By Others)
 - All Load Bearing Cantilevers Require Solid Blocking Along Exterior Bearing Walls
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 - Refer to Installation Guide for all Construction Details
 - If Design Assumptions Include Drywall Ceilings and Drywall is Not Being Used, 1x4 Strapping @ 24" o/c Must be Nailed to the Bottom Flange of All Joists
 - An Extra Joist Will be Supplied to Allow For Plumbing Drops, Unless They Are Shown on the Layout. It is the Framer's Responsibility to Verify Plumbing Drop Locations
 - WITHOUT PRE-AUTHORIZATION, BACK CHARGES WILL NOT BE ACCEPTED
 - All Loads Shown on Layout are UNFACTORED

Truss Connector Total List		
Manuf	Product	Qty
MiTek	HUS26	8

Install guides:

051

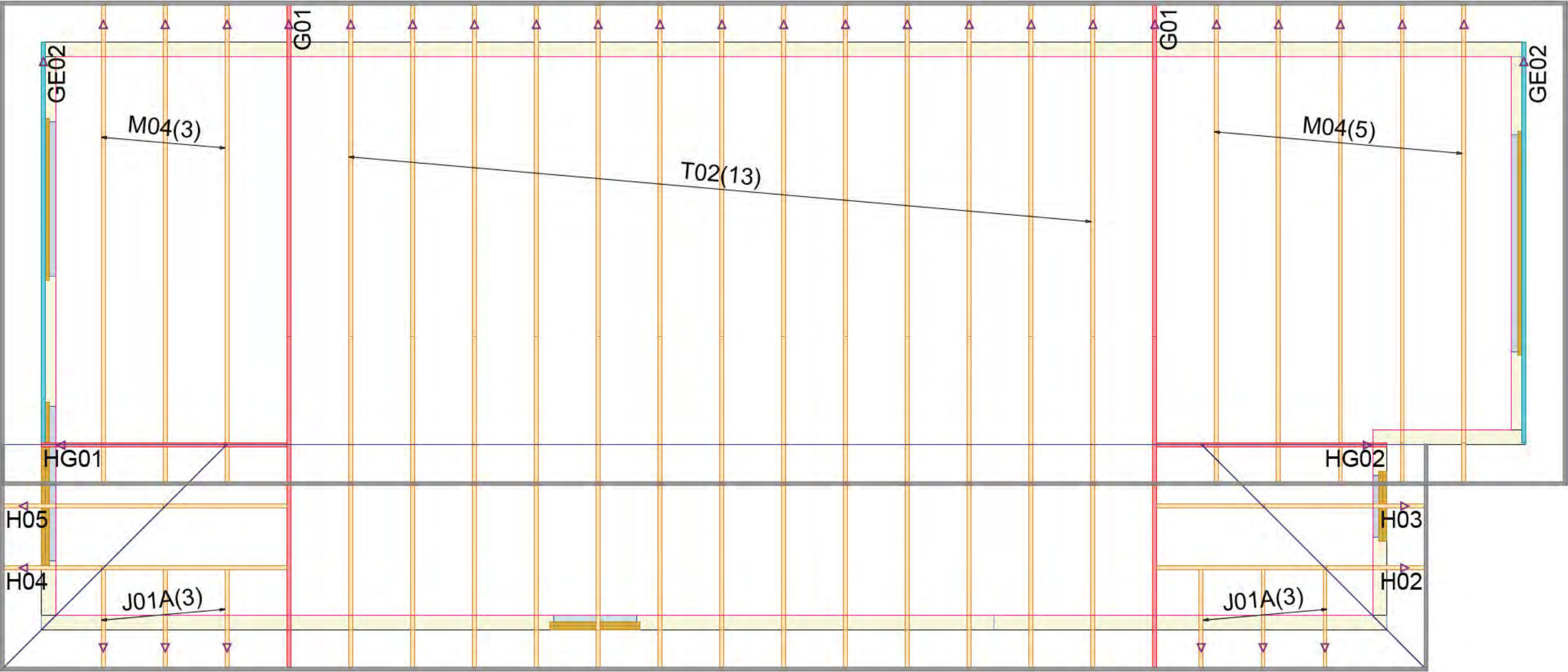
Timber Wolf
Truss Ltd
(Phone) 403-782-0304

TIMBER WOLF TRUSS WILL NOT ACCEPT ANY BACK CHARGES WITHOUT PRE-AUTHORIZATION AND P.O.#

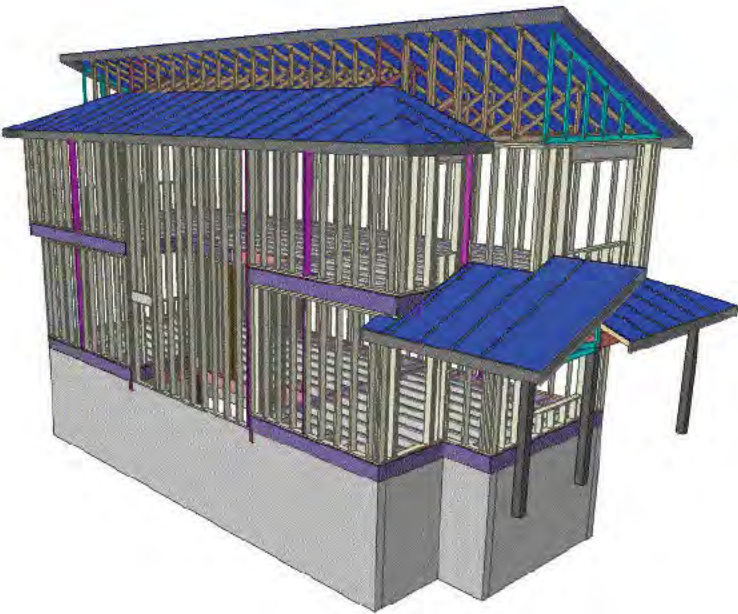
DENOTES LEFT END OF TRUSS

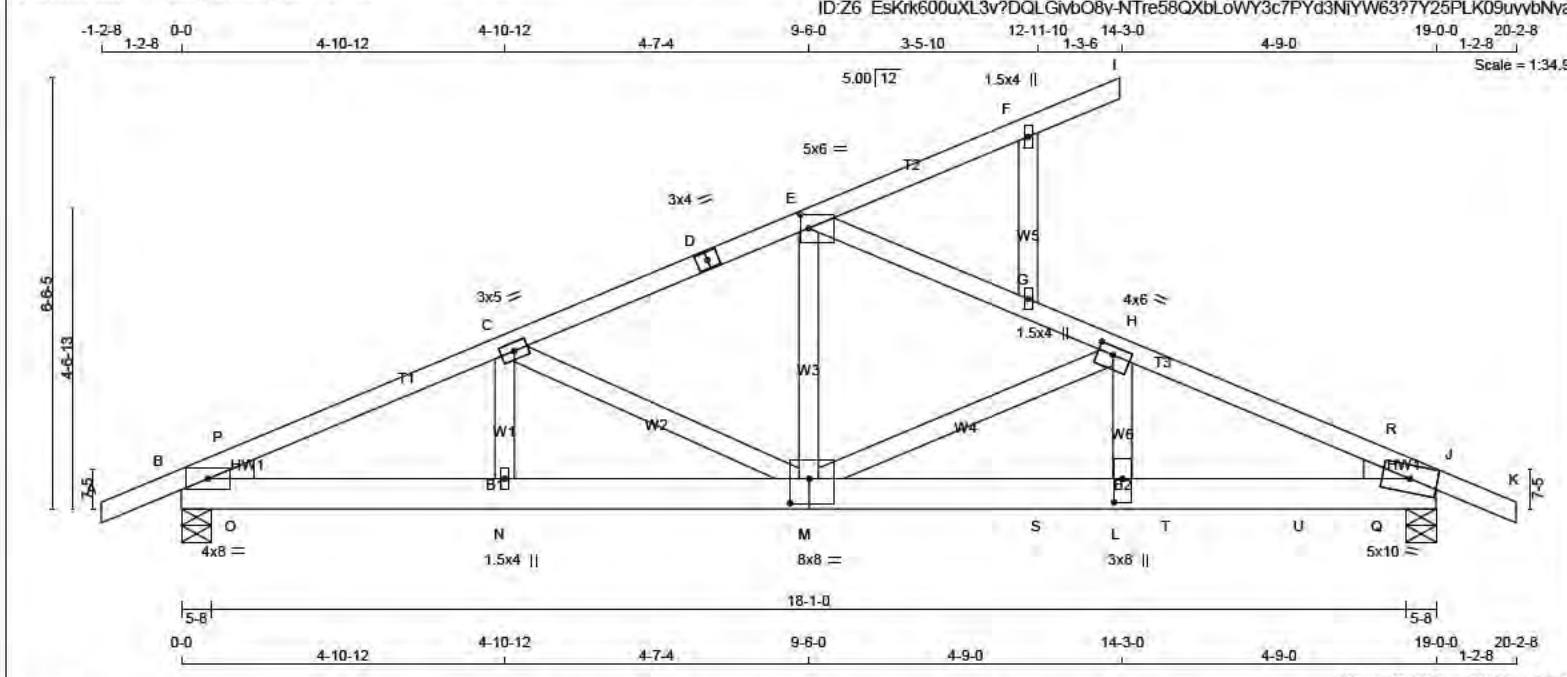
Roof Area: 1398 ft²
Ridge Lines: 0
Valley Lines: 0 ft
Hip Lines: 29 ft
Horizontal OH: 234 ft
Raked OH: 75 ft

Roof Framing
Job Number:264703
Statement Builders
10214 Westwinds Drive
Morinville
Date:2023-09-21
Designer: Chad P.



BUILDING DOP D107
25 Oct 2023





TOTAL WEIGHT = 2 X 91 = 181 [M]

LUMBER			
N. L. G. A. RULES			
CHORDS	SIZE	LUMBER	DESCR.
A - D	2x4	DRY No.2	SPF
D - I	2x4	DRY No.2	SPF
E - K	2x4	DRY 1650F 1.5E	SPF
B - M	2x6	DRY 1650F 1.5E	SPF
M - J	2x6	DRY 1650F 1.5E	SPF
ALL WEBS	2x4	DRY No.2	SPF
DRY: SEASONED LUMBER.			

PLATES (table is in inches)					
JT	TYPE	PLATES	W	LEN	Y X
B	TMBH1-I	MT20	4.0	8.0	
C	TMWW-I	MT20	3.0	5.0	
D	TS-I	MT20	3.0	4.0	
E	TMTW-p	MT20	5.0	6.0	2.50 1.50
F	TMW+w	MT20	1.5	4.0	
G	TMW+w	MT20	1.5	4.0	
H	TMWW-I	MT20	4.0	6.0	1.50 2.75
J	TMBH1-m	MT20	5.0	10.0	
L	BMW+w	MT20	3.0	8.0	4.25 1.50
M	BSWWW-I	MT20	8.0	8.0	4.50 3.50
N	BMW+w	MT20	1.5	4.0	

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER									
BEARINGS									
		FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG		REQRD BRG	
JT		VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX	HEEL WEDGE
B		1623	0	1623	0	0	5-8	5-8	2x4 L
J		2714	0	2714	0	0	5-8	5-8	2x4 R

UNFACTORED REACTIONS						
1ST LCASE	MAX./MIN. COMPONENT REACTIONS					
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD
B	1132	833 / 0	0 / 0	0 / 0	0 / 0	299 / 0
J	1890	1404 / 0	0 / 0	0 / 0	0 / 0	486 / 0

BEARING MATERIAL TO BE SPF NO 2 OR BETTER AT JOINT(S) B, J

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 3.14 FT.

MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

LOADING

TOTAL LOAD CASES: (4)

CHORDS					WEBS						
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	LC1	MAX. CS1 (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. CS1 (LC)				
FR-TO		FROM TO			FR-TO						
A-B	0 / 12	-79.2 -79.2	0.10 (1)	10.00	M-E	0 / 1598	0.28 (1)				
B-P	-3228 / 0	-79.2 -79.2	0.32 (1)	3.55	G-F	-193 / 0	0.03 (1)				
P-C	-2973 / 0	-79.2 -79.2	0.35 (1)	3.70	N-C	-52 / 63	0.02 (4)				
C-D	-2656 / 0	-79.2 -79.2	0.43 (1)	3.81	C-M	-310 / 0	0.10 (1)				
D-E	-2656 / 0	-79.2 -79.2	0.43 (1)	3.81	L-H	0 / 1621	0.29 (1)				
E-F	-21 / 0	-79.2 -79.2	0.27 (1)	6.25	M-H	-2511 / 0	0.81 (1)				
F-I	-23 / 0	-79.2 -79.2	0.13 (1)	6.25	O-P	0 / 364	0.00 (1)				
E-G	-2646 / 0	0.0 0.0	0.40 (1)	5.56	Q-R	0 / 883	0.00 (1)				
G-H	-2742 / 0	-79.2 -79.2	0.31 (1)	4.38							
H-R	-5144 / 0	-79.2 -79.2	0.38 (1)	3.31							
R-J	-5644 / 0	-79.2 -79.2	0.34 (1)	3.14							
J-K	0 / 12	-79.2 -79.2	0.08 (1)	10.00							
B-O	0 / 2739	-17.5 -17.5	0.32 (1)	10.00							
O-N	0 / 2739	-17.5 -17.5	0.32 (1)	10.00							
N-M	0 / 2739	-17.5 -17.5	0.31 (1)	10.00							
M-S	0 / 4742	-17.5 -17.5	0.92 (1)	10.00							
S-L	0 / 4742	-17.5 -17.5	0.92 (1)	10.00							
L-T	0 / 4742	-17.5 -17.5	0.59 (1)	10.00							
T-U	0 / 4742	-17.5 -17.5	0.59 (1)	10.00							
U-Q	0 / 4742	-17.5 -17.5	0.59 (1)	10.00							
Q-J	0 / 4742	-17.5 -17.5	0.59 (1)	10.00							

FACTORED CONCENTRATED LOADS (LBS)									
JT	LOC.	LC1	MAX.	MAX+	FACE	DIR.	TYPE	HEEL	CONN.
S	13-0-6	-1422	-1422	-	FRONT	VERT	TOTAL	-	C1
T	15-0-0	-366	-366	-	TOP	VERT	TOTAL	-	C1
U	17-0-0	-391	-391	-	TOP	VERT	TOTAL	-	C1

CONNECTION REQUIREMENTS

1) C1: A SUITABLE HANGER/MECHANICAL CONNECTION IS REQUIRED.

DESIGN CRITERIA			
SPECIFIED LOADS:			
TOP CH.	LL	=	23.9 PSF
	DL	=	3.0 PSF
BOT CH.	LL	=	0.0 PSF
	DL	=	7.0 PSF
TOTAL LOAD = 33.9 PSF			

SPACING = 24.0 IN./C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2015

THIS DESIGN COMPLIES WITH:

- PART 9 OF CBC 2018, NBC-2019AE
- PART 9 OF CBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.63")

CALCULATED VERT. DEFL.(LL) = L/ 999 (0.17")

ALLOWABLE DEFL.(TL)= L/360 (0.63")

CALCULATED VERT. DEFL.(TL)= L/ 778 (0.29")

CS1: TC=0.43/1.00 (C-E:1), BC=0.92/1.00 (L-M:1), WB=0.81/1.00 (H-M:1), SSi=0.78/1.00 (L-M:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.00 COMP=1.00 SHEAR=1.00 TENS=1.00

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES			
PLATE	GRIP(DRY)	SHEAR	SECTION
(PSI)	(PLI)	(PLI)	
MT20	650	371	1747 788 1987 1873

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.88 (J) (INPUT = 0.90)

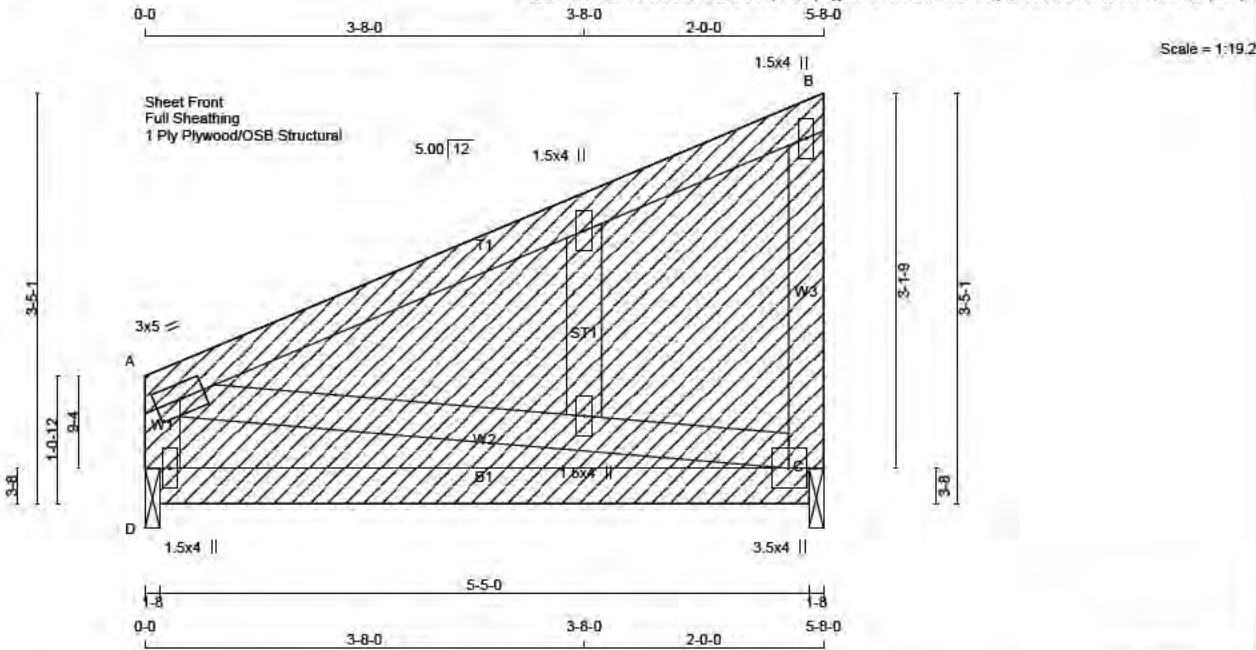
JSI METAL= 0.70 (M) (INPUT = 1.00)

Page 60 of 516

JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	DRWG NO.
264703	GE01	1	1	Statement Builders	053

Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4

Version 8.630 S Jan 26 2023 MiTek Industries, Inc. Thu Sep 21 13:13:30 2023 Page 1
ID.Z6 EsKrk600uXL3v7DQLGiybO8y-rgPOiUR9MwNADBjyG8lvx4hITW5Hh1Ya iIRPybNyZ



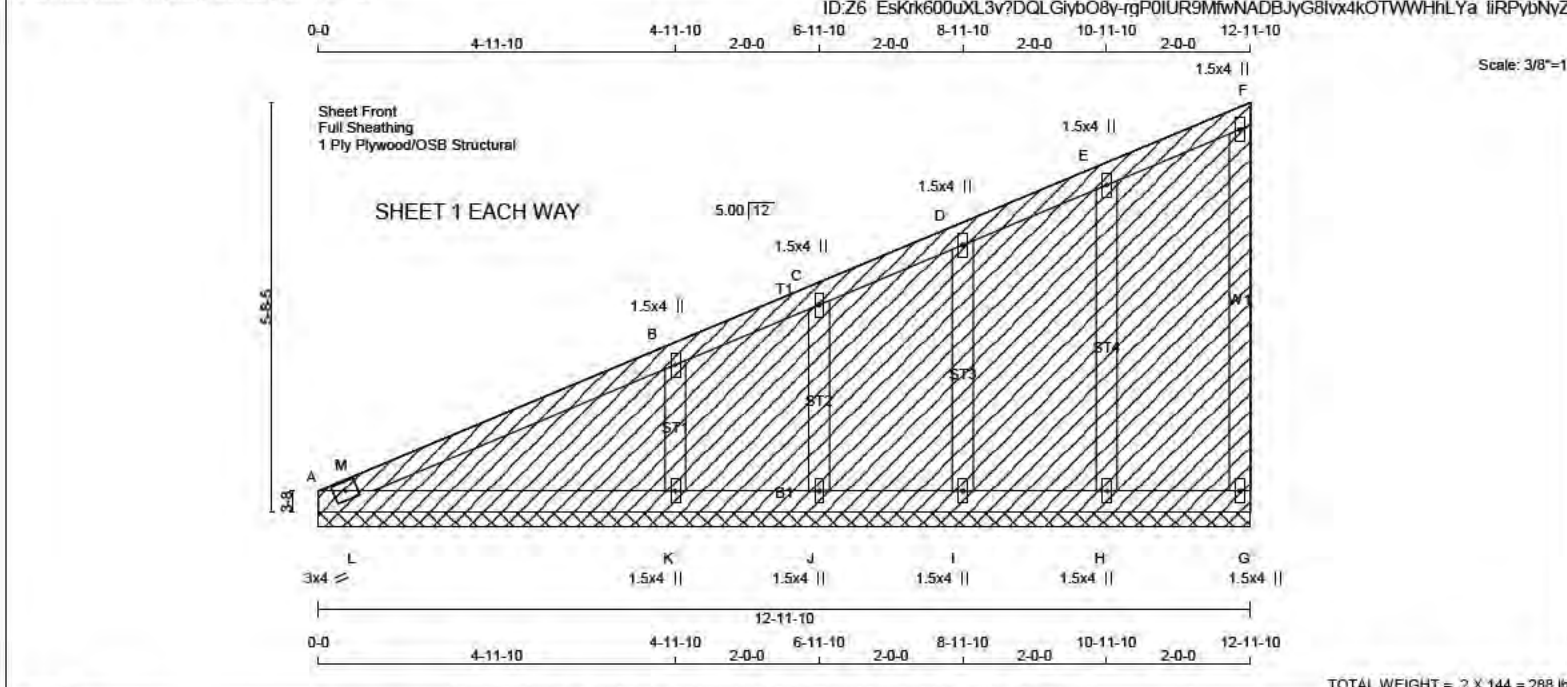
LUMBER			
N L G A. RULES	CHORDS	SIZE	LUMBER
A - B	2x4	DRY	No.2
C - B	2x4	DRY	No.2
D - A	2x4	DRY	No.2
D - C	2x4	DRY	No.2
ALL WEBS	2x4	DRY	No.2
ALL GABLE WEBS	2x4	DRY	No.2
DRY: SEASONED LUMBER.			
GABLE STUDS SPACED AT 20-0 OC.			

PLATES (table is in inches)					
JT	TYPE	PLATES	W	LEN	Y X
A	TMVW-t	MT20	3.0	5.0	
B	TMV+p	MT20	1.5	4.0	
C	BMVW1+p	MT20	3.5	4.0	
D	BMV1+p	MT20	1.5	4.0	
E	NP+w	MT20	1.5	4.0	
F	NP+w	MT20	1.5	4.0	

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER									
BEARINGS									
		FACTORED		MAXIMUM FACTORED		INPUT		REQRD	
		GROSS REACTION		GROSS REACTION		BRG		BRG	
JT		VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX	
C		274	0	274	0	0	1-8	1-8	
D		274	0	274	0	0	1-8	1-8	
UNFACTORED REACTIONS									
		1ST LCASE	MAX/MIN. COMPONENT REACTIONS						
JT		COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL	
C		192	136 / 0	0 / 0	0 / 0	0 / 0	57 / 0	0 / 0	
D		192	136 / 0	0 / 0	0 / 0	0 / 0	57 / 0	0 / 0	
BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) C, D									
BRACING									
TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 10.00 FT.									
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.									
ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.									
LOADING									
TOTAL LOAD CASES: (4)									
		CHORDS			WEBS				
		MAX. FACTORED	FACTORED		MAX. FACTORED	MAX. FACTORED			
MEMB.		FORCE (LBS)	VERT. LOAD (PLF)	LC1 MAX CSI (LC)	MEMB.	FORCE (LBS)	MAX CSI (LC)		
FR-TO			FROM	TO	FR-TO				
A-B		0 / 0	-79.2	-79.2	0.43 (1)	10.00			
C-B		-225 / 0	0.0	0.0	0.04 (1)	7.81			
D-A		-225 / 0	0.0	0.0	0.02 (1)	7.81			
D-C		0 / 0	-17.5	-17.5	0.16 (4)	10.00			

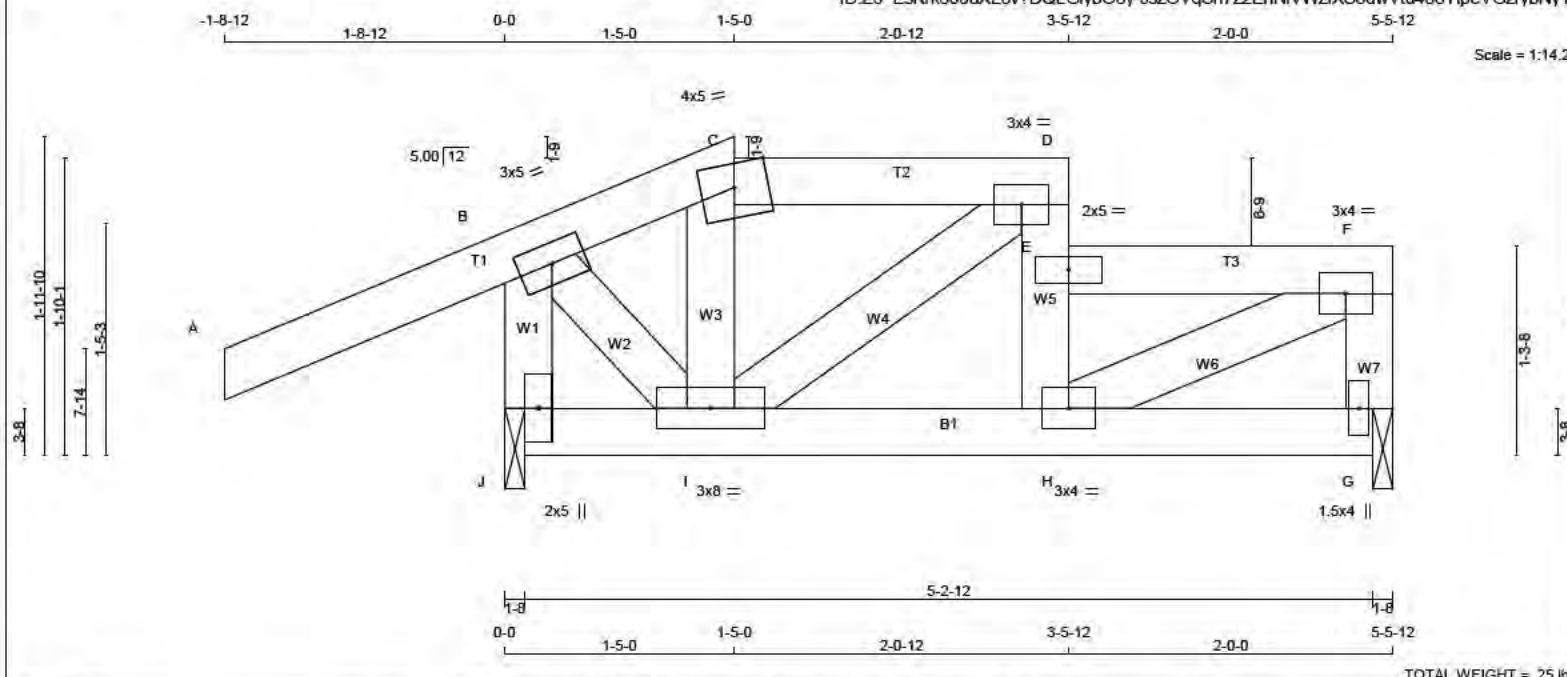
DESIGN CRITERIA	
SPECIFIED LOADS:	
TOP CH.	LL = 23.9 PSF
DL	= 3.0 PSF
BOT CH.	LL = 0.0 PSF
DL	= 7.0 PSF
TOTAL LOAD	= 33.9 PSF
SPACING = 24.0 IN. C/C	
THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2015	
THIS DESIGN COMPLIES WITH:	
- PART 9 OF CBC 2018 , NBC-2019AE	
- PART 9 OF OBC 2012 (2019 AMENDMENT)	
- CSA 086-14	
- TPIC 2014	
(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD	
ALLOWABLE DEFL.(TL)= L/360 (0.19")	
CALCULATED VERT. DEFL.(TL)= L/ 999 (0.04")	
CSI: TC=0.43/1.00 (A-B:1) , BC=0.16/1.00 (C-D:4) , WB=0.00/1.00 (A-C:1) , SS=0.16/1.00 (A-B:1)	
DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10	
COMP=1.10 SHEAR=1.10 TENS= 1.10	
COMPANION LIVE LOAD FACTOR = 1.00	
TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT .	
NAIL VALUES	
PLATE GRIP(DRY)	SHEAR SECTION
(PSI)	(PLI) (PLI)
MAX MIN	MAX MIN
MT20	650 371 1747 788 1987 1873
PLATE PLACEMENT TOL. = 0.250 inches	
PLATE ROTATION TOL. = 5.0 Deg.	
JSI GRIP= 0.21 (A) (INPUT = 0.90)	
JSI METAL= 0.11 (B) (INPUT = 1.00)	





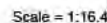
LUMBER N. L. G. A. RULES CHORDS SIZE LUMBER DESCR. A - F 2x4 DRY No.2 SPF G - F 2x4 DRY No.2 SPF A - G 2x4 DRY No.2 SPF ALL WEBS 2x4 DRY No.2 SPF ALL GABLE WEBS 2x4 DRY No.2 SPF DRY: SEASONED LUMBER. GABLE STUDS SPACED AT 24-0-0 OC.							DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER BEARINGS THIS TRUSS DESIGNED FOR CONTINUOUS BEARINGS. THIS TRUSS REQUIRES RIGID SHEATHING ON EXPOSED FACE. BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) BRACING TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT. MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED. ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED. LOADING TOTAL LOAD CASES: (4)							DESIGN CRITERIA SPECIFIED LOADS: TOP CH. LL = 23.9 PSF DL = 3.0 PSF BOT CH. LL = 0.0 PSF DL = 7.0 PSF TOTAL LOAD = 33.9 PSF SPACING = 24.0 IN. C/C THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2015 THIS DESIGN COMPLIES WITH: - PART 9 OF CBC 2018 , NBC-2019AE - PART 9 OF OBC 2012 (2019 AMENDMENT) - CSA 086-14 - TPIC 2014 (55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD CSI: TC=0.20/1.00 (B-C:1) , BC=0.14/1.00 (K-L:1) , WB=0.04/1.00 (E-H:1) , SSI=0.15/1.00 (B-M:1) DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10 COMP=1.10 SHEAR=1.10 TENS= 1.10 COMPANION LIVE LOAD FACTOR = 1.00 TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT. NAIL VALUES PLATE GRIP(DRY) SHEAR SECTION (PSI) (PLI) (PLI) MAX MIN MAX MIN MAX MIN MT20 650 371 1747 788 1987 1873 PLATE PLACEMENT TOL. = 0.250 inches PLATE ROTATION TOL. = 5.0 Deg. JSI GRIP= 0.26 (B) (INPUT = 0.90) JSI METAL= 0.17 (B) (INPUT = 1.00)																																																																																																														
PLATES (table is in inches) JT TYPE PLATES W LEN Y X A TBM1-h MT20 3.0 4.0 B, C, D, E B TMW+w MT20 1.5 4.0 F TMV+p MT20 1.5 4.0 G BMV1+p MT20 1.5 4.0 H, I, J, K H BMW1+w MT20 1.5 4.0							<table><tr><th colspan="3">CHORDS</th><th colspan="3">WEBS</th></tr><tr><th>MEMB.</th><th>MAX. FACTORED FORCE (LBS)</th><th>FACTORED VERT. LOAD (PLF)</th><th>MAX. UNBRACED LENGTH</th><th>MEMB.</th><th>MAX. FACTORED FORCE (LBS)</th><th>MAX. UNBRACED LENGTH</th></tr><tr><td>FR-TO</td><td></td><td>FROM TO</td><td></td><td>FR-TO</td><td></td><td></td></tr><tr><td>A-M</td><td>-16 / 0</td><td>-79.2 -79.2</td><td>0.04 (4)</td><td>6.25</td><td>H-E</td><td>-175 / 0</td></tr><tr><td>M-B</td><td>-5 / 2</td><td>-79.2 -79.2</td><td>0.20 (1)</td><td>10.00</td><td>I-D</td><td>-174 / 0</td></tr><tr><td>B-C</td><td>-35 / 0</td><td>-79.2 -79.2</td><td>0.20 (1)</td><td>6.25</td><td>J-C</td><td>-87 / 0</td></tr><tr><td>C-D</td><td>0 / 1</td><td>-79.2 -79.2</td><td>0.04 (1)</td><td>10.00</td><td>K-B</td><td>-354 / 0</td></tr><tr><td>D-E</td><td>-2 / 0</td><td>-79.2 -79.2</td><td>0.04 (1)</td><td>10.00</td><td>L-M</td><td>-172 / 28</td></tr><tr><td>E-F</td><td>-6 / 0</td><td>-79.2 -79.2</td><td>0.04 (1)</td><td>10.00</td><td></td><td></td></tr><tr><td>G-F</td><td>-86 / 0</td><td>0.0 0.0</td><td>0.04 (1)</td><td>7.81</td><td></td><td></td></tr><tr><td>A-L</td><td>0 / 16</td><td>-17.5 -17.5</td><td>0.14 (1)</td><td>10.00</td><td></td><td></td></tr><tr><td>L-K</td><td>0 / 16</td><td>-17.5 -17.5</td><td>0.14 (1)</td><td>10.00</td><td></td><td></td></tr><tr><td>K-J</td><td>0 / 6</td><td>-17.5 -17.5</td><td>0.11 (1)</td><td>10.00</td><td></td><td></td></tr><tr><td>J-I</td><td>0 / 5</td><td>-17.5 -17.5</td><td>0.02 (1)</td><td>10.00</td><td></td><td></td></tr><tr><td>I-H</td><td>0 / 2</td><td>-17.5 -17.5</td><td>0.02 (4)</td><td>10.00</td><td></td><td></td></tr><tr><td>H-G</td><td>0 / 0</td><td>-17.5 -17.5</td><td>0.02 (4)</td><td>10.00</td><td></td><td></td></tr></table>							CHORDS			WEBS			MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. UNBRACED LENGTH	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. UNBRACED LENGTH	FR-TO		FROM TO		FR-TO			A-M	-16 / 0	-79.2 -79.2	0.04 (4)	6.25	H-E	-175 / 0	M-B	-5 / 2	-79.2 -79.2	0.20 (1)	10.00	I-D	-174 / 0	B-C	-35 / 0	-79.2 -79.2	0.20 (1)	6.25	J-C	-87 / 0	C-D	0 / 1	-79.2 -79.2	0.04 (1)	10.00	K-B	-354 / 0	D-E	-2 / 0	-79.2 -79.2	0.04 (1)	10.00	L-M	-172 / 28	E-F	-6 / 0	-79.2 -79.2	0.04 (1)	10.00			G-F	-86 / 0	0.0 0.0	0.04 (1)	7.81			A-L	0 / 16	-17.5 -17.5	0.14 (1)	10.00			L-K	0 / 16	-17.5 -17.5	0.14 (1)	10.00			K-J	0 / 6	-17.5 -17.5	0.11 (1)	10.00			J-I	0 / 5	-17.5 -17.5	0.02 (1)	10.00			I-H	0 / 2	-17.5 -17.5	0.02 (4)	10.00			H-G	0 / 0	-17.5 -17.5	0.02 (4)	10.00		
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LUMBER N. L. G. A. RULES CHORDS SIZE LUMBER DESCR. A - C 2x4 DRY No.2 SPF C - D 2x4 DRY No.2 SPF H - D 2x4 DRY No.2 SPF J - B 2x4 DRY No.2 SPF E - F 2x4 DRY No.2 SPF J - G 2x4 DRY No.2 SPF ALL WEBS 2x4 DRY No.2 SPF DRY: SEASONED LUMBER.										SIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER BEARINGS <table><tr><td></td><td colspan="2">FACTORED GROSS REACTION</td><td colspan="2">MAXIMUM FACTORED GROSS REACTION</td><td>INPUT BRG</td><td>REQRD BRG</td></tr><tr><td>JT</td><td>VERT</td><td>HORZ.</td><td>DOWN</td><td>HORZ</td><td>UPLIFT</td><td>IN-SX IN-SX</td></tr><tr><td>J</td><td>418</td><td>0</td><td>418</td><td>0</td><td>0</td><td>1-8 1-8</td></tr><tr><td>G</td><td>230</td><td>0</td><td>230</td><td>0</td><td>0</td><td>1-8 3-0</td></tr></table> UNFACTORED REACTIONS <table><tr><td>JT</td><td>1ST LCASE</td><td colspan="6">MAX./MIN. COMPONENT REACTIONS</td></tr><tr><td>J</td><td>COMBINED</td><td>SNOW</td><td>LIVE</td><td>PERM.LIVE</td><td>WIND</td><td>DEAD</td><td>SOIL</td></tr><tr><td>J</td><td>289</td><td>227 / 0</td><td>0 / 0</td><td>0 / 0</td><td>0 / 0</td><td>62 / 0</td><td>0 / 0</td></tr><tr><td>G</td><td>161</td><td>113 / 0</td><td>0 / 0</td><td>0 / 0</td><td>0 / 0</td><td>48 / 0</td><td>0 / 0</td></tr></table> BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) J, G BRACING TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT. MAX. UNBRACED BOTTOM CHORD LENGTH = 6.25 FT. OR RIGID CEILING DIRECTLY APPLIED. ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED. LOADING TOTAL LOAD CASES: (7) <table><tr><td colspan="4">CHORDS</td><td colspan="4">WEBS</td></tr><tr><td colspan="2">MAX. FACTORED</td><td colspan="2">FACTORED</td><td colspan="2">MAX. FACTORED</td><td colspan="2">MAX. FACTORED</td></tr><tr><td>MEMB.</td><td>FORCE (LBS)</td><td>VERT. LOAD (PLF)</td><td>MAX. CSI (LC)</td><td>MAX. UNBRACED LENGTH</td><td>MEMB.</td><td>FORCE (LBS)</td><td>MAX. CSI (LC)</td></tr><tr><td>FR-TO</td><td></td><td>FROM TO</td><td></td><td></td><td>FR-TO</td><td></td><td></td></tr><tr><td>A-B</td><td>0 / 27</td><td>-79.2</td><td>-79.2 0.18 (1)</td><td>10.00</td><td>I-C</td><td>-25 / 24</td><td>0.00 (4)</td></tr><tr><td>B-C</td><td>-124 / 19</td><td>-79.2</td><td>-79.2 0.09 (1)</td><td>6.25</td><td>I-D</td><td>-106 / 0</td><td>0.01 (1)</td></tr><tr><td>C-D</td><td>-105 / 30</td><td>-79.2</td><td>-79.2 0.07 (1)</td><td>6.25</td><td>B-I</td><td>0 / 216</td><td>0.03 (1)</td></tr><tr><td>H-E</td><td>-113 / 0</td><td>0.0</td><td>0.0 0.07 (1)</td><td>7.81</td><td>G-F</td><td>-214 / 0</td><td>0.02 (1)</td></tr><tr><td>E-D</td><td>-42 / 85</td><td>0.0</td><td>0.0 0.08 (1)</td><td>7.81</td><td>H-F</td><td>0 / 291</td><td>0.05 (1)</td></tr><tr><td>J-B</td><td>-419 / 0</td><td>0.0</td><td>0.0 0.09 (5)</td><td>7.81</td><td></td><td></td><td></td></tr><tr><td>E-F</td><td>-256 / 0</td><td>-79.2</td><td>-79.2 0.05 (1)</td><td>6.25</td><td></td><td></td><td></td></tr><tr><td>J-I</td><td>-74 / 0</td><td>-17.5</td><td>-17.5 0.02 (5)</td><td>6.25</td><td></td><td></td><td></td></tr><tr><td>I-H</td><td>0 / 191</td><td>-17.5</td><td>-17.5 0.05 (1)</td><td>10.00</td><td></td><td></td><td></td></tr><tr><td>H-G</td><td>0 / 0</td><td>-17.5</td><td>-17.5 0.01 (4)</td><td>10.00</td><td></td><td></td><td></td></tr></table> FACTORED CONCENTRATED LOADS (LBS) <table><tr><td>JT</td><td>LOC.</td><td>LC1</td><td>MAX-</td><td>MAX+</td><td>FACE</td><td>DIR.</td><td>TYPE</td><td>HEEL</td><td>CONN.</td></tr><tr><td>C</td><td>1-5-0</td><td>5</td><td>1</td><td>137</td><td>FRONT</td><td>VERT</td><td>TOTAL</td><td>--</td><td>C1</td></tr><tr><td>D</td><td>3-5-12</td><td>5</td><td>1</td><td>137</td><td>FRONT</td><td>VERT</td><td>TOTAL</td><td>--</td><td>C1</td></tr><tr><td>H</td><td>3-5-0</td><td>1</td><td>1</td><td>20</td><td>FRONT</td><td>VERT</td><td>TOTAL</td><td>--</td><td>C1</td></tr><tr><td>I</td><td>1-5-12</td><td>1</td><td>1</td><td>20</td><td>FRONT</td><td>VERT</td><td>TOTAL</td><td>--</td><td>C1</td></tr></table> CONNECTION REQUIREMENTS 1) C1: A SUITABLE HANGER/MECHANICAL CONNECTION IS REQUIRED.											FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG	REQRD BRG	JT	VERT	HORZ.	DOWN	HORZ	UPLIFT	IN-SX IN-SX	J	418	0	418	0	0	1-8 1-8	G	230	0	230	0	0	1-8 3-0	JT	1ST LCASE	MAX./MIN. COMPONENT REACTIONS						J	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL	J	289	227 / 0	0 / 0	0 / 0	0 / 0	62 / 0	0 / 0	G	161	113 / 0	0 / 0	0 / 0	0 / 0	48 / 0	0 / 0	CHORDS				WEBS				MAX. FACTORED		FACTORED		MAX. FACTORED		MAX. FACTORED		MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	MAX. CSI (LC)	MAX. UNBRACED LENGTH	MEMB.	FORCE (LBS)	MAX. CSI (LC)	FR-TO		FROM TO			FR-TO			A-B	0 / 27	-79.2	-79.2 0.18 (1)	10.00	I-C	-25 / 24	0.00 (4)	B-C	-124 / 19	-79.2	-79.2 0.09 (1)	6.25	I-D	-106 / 0	0.01 (1)	C-D	-105 / 30	-79.2	-79.2 0.07 (1)	6.25	B-I	0 / 216	0.03 (1)	H-E	-113 / 0	0.0	0.0 0.07 (1)	7.81	G-F	-214 / 0	0.02 (1)	E-D	-42 / 85	0.0	0.0 0.08 (1)	7.81	H-F	0 / 291	0.05 (1)	J-B	-419 / 0	0.0	0.0 0.09 (5)	7.81				E-F	-256 / 0	-79.2	-79.2 0.05 (1)	6.25				J-I	-74 / 0	-17.5	-17.5 0.02 (5)	6.25				I-H	0 / 191	-17.5	-17.5 0.05 (1)	10.00				H-G	0 / 0	-17.5	-17.5 0.01 (4)	10.00				JT	LOC.	LC1	MAX-	MAX+	FACE	DIR.	TYPE	HEEL	CONN.	C	1-5-0	5	1	137	FRONT	VERT	TOTAL	--	C1	D	3-5-12	5	1	137	FRONT	VERT	TOTAL	--	C1	H	3-5-0	1	1	20	FRONT	VERT	TOTAL	--	C1	I	1-5-12	1	1	20	FRONT	VERT	TOTAL	--	C1	DESIGN CRITERIA SPECIFIED LOADS: TOP CH. LL = 23.9 PSF DL = 3.0 PSF BOT CH. LL = 0.0 PSF DL = 7.0 PSF TOTAL LOAD = 33.9 PSF SPACING = 24.0 IN. C/C LOADING IN ALL FLAT SECTIONS BASED ON A SLOPE OF 2.00/12 MINIMUM THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2015 THIS DESIGN COMPLIES WITH: - PART 9 OF CBC 2018 , NBC-2019AE - PART 9 OF OBC 2012 (2019 AMENDMENT) - CSA 086-14 - TPIC 2014 DESIGN ASSUMPTIONS -OVERHANG NOT TO BE ALTERED OR CUT OFF. (55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD ALLOWABLE DEFL.(LL)= L/360 (0.19") CALCULATED VERT. DEFL.(LL) = L/999 (0.00") ALLOWABLE DEFL.(TL)= L/360 (0.19") CALCULATED VERT. DEFL.(TL) = L/999 (0.01") CSI: TC=0.18/1.00 (A-B:1), BC=0.05/1.00 (H-I:1), WB=0.05/1.00 (F-H:1), SSI=0.15/1.00 (D-E:1) DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10 COMP=1.10 SHEAR=1.10 TENS= 1.10 COMPANION LIVE LOAD FACTOR = 1.00 TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT. 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G	161	113 / 0	0 / 0	0 / 0	0 / 0	48 / 0	0 / 0																																																																																																																																																																																																																																																				
CHORDS				WEBS																																																																																																																																																																																																																																																							
MAX. FACTORED		FACTORED		MAX. FACTORED		MAX. FACTORED																																																																																																																																																																																																																																																					
MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	MAX. CSI (LC)	MAX. UNBRACED LENGTH	MEMB.	FORCE (LBS)	MAX. CSI (LC)																																																																																																																																																																																																																																																				
FR-TO		FROM TO			FR-TO																																																																																																																																																																																																																																																						
A-B	0 / 27	-79.2	-79.2 0.18 (1)	10.00	I-C	-25 / 24	0.00 (4)																																																																																																																																																																																																																																																				
B-C	-124 / 19	-79.2	-79.2 0.09 (1)	6.25	I-D	-106 / 0	0.01 (1)																																																																																																																																																																																																																																																				
C-D	-105 / 30	-79.2	-79.2 0.07 (1)	6.25	B-I	0 / 216	0.03 (1)																																																																																																																																																																																																																																																				
H-E	-113 / 0	0.0	0.0 0.07 (1)	7.81	G-F	-214 / 0	0.02 (1)																																																																																																																																																																																																																																																				
E-D	-42 / 85	0.0	0.0 0.08 (1)	7.81	H-F	0 / 291	0.05 (1)																																																																																																																																																																																																																																																				
J-B	-419 / 0	0.0	0.0 0.09 (5)	7.81																																																																																																																																																																																																																																																							
E-F	-256 / 0	-79.2	-79.2 0.05 (1)	6.25																																																																																																																																																																																																																																																							
J-I	-74 / 0	-17.5	-17.5 0.02 (5)	6.25																																																																																																																																																																																																																																																							
I-H	0 / 191	-17.5	-17.5 0.05 (1)	10.00																																																																																																																																																																																																																																																							
H-G	0 / 0	-17.5	-17.5 0.01 (4)	10.00																																																																																																																																																																																																																																																							
JT	LOC.	LC1	MAX-	MAX+	FACE	DIR.	TYPE	HEEL	CONN.																																																																																																																																																																																																																																																		
C	1-5-0	5	1	137	FRONT	VERT	TOTAL	--	C1																																																																																																																																																																																																																																																		
D	3-5-12	5	1	137	FRONT	VERT	TOTAL	--	C1																																																																																																																																																																																																																																																		
H	3-5-0	1	1	20	FRONT	VERT	TOTAL	--	C1																																																																																																																																																																																																																																																		
I	1-5-12	1	1	20	FRONT	VERT	TOTAL	--	C1																																																																																																																																																																																																																																																		

Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4 Version 8.630 S Jan 26 2023 MiTek Industries, Inc. Thu Sep 21 13:13:32 2023 Page 1



1) C1: A SUITABLE HANGER/MECHANICAL CONNECTION IS REQUIRED

JSI GRIP= 0.87 (F) (INPUT = 0.90)
JSI METAL= 0.29 (D) (INPUT = 1.00)

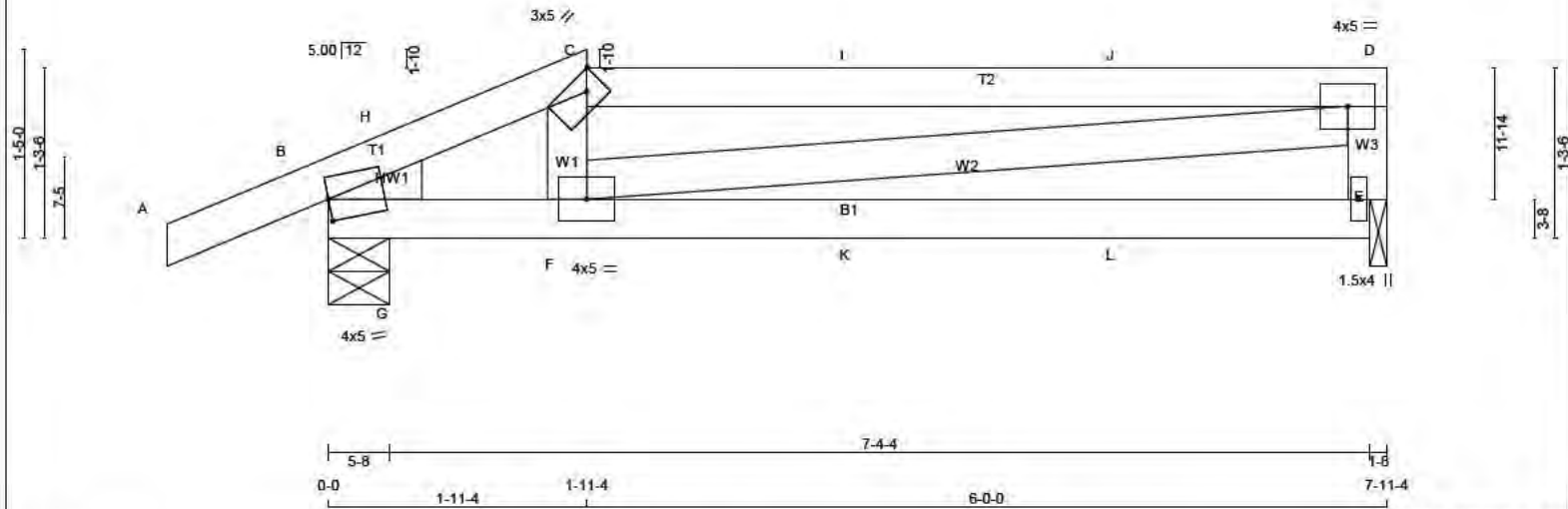
JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC:	Statement Builders	DRWG NO.	058
264703	H04	1	1	TRUSS DESC:			

Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4

Version 8.630 S Jan 26 2023 MiTek Industries, Inc. Thu Sep 21 13:13:33 2023 Page 1
ID:Z6 EsKrk600uXL3v?DQLGiybO8y-FF49wVU2faly1gvueOi?XZiAggYZU19?Gy M1kybNwW

-1-2-8 1-2-8 1-11-4 1-11-4 6-0-0 7-11-4

Scale = 1:17.3



TOTAL WEIGHT = 29 lb

LUMBER				DESCR.
N L G A. RULES	CHORDS	SIZE	LUMBER	
A - C	2x4	DRY	No.2	SPF
C - D	2x4	DRY	No.2	SPF
E - D	2x4	DRY	No.2	SPF
B - E	2x4	DRY	No.2	SPF
ALL WEBS	2x4	DRY	No.2	SPF
DRY: SEASONED LUMBER.				

PLATES (table is in inches)					
JT TYPE	PLATES	W	LEN	Y	X
B	TMBMH1-m	MT20	4.0	5.0	2.00
C	TTW-m	MT20	3.0	5.0	Edge 1.50
D	TMVW-t	MT20	4.0	5.0	
E	BMV1-p	MT20	1.5	4.0	
F	BMWW-t	MT20	4.0	5.0	

Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.



DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

FACTORED		MAXIMUM FACTORED		INPUT		REQRD		HEEL WEDGE
GROSS REACTION		GROSS REACTION		BRG		BRG		
JT	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX	
E	409	0	409	0	0	1-8	1-8	
B	511	0	511	0	0	5-8	5-8	2x4 L

UNFACTORED REACTIONS

1ST LCASE		MAX./MIN. COMPONENT REACTIONS					
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
E	286	205 / 0	0 / 0	0 / 0	0 / 0	82 / 0	0 / 0
B	356	265 / 0	0 / 0	0 / 0	0 / 0	91 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) E, B

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

LOADING

TOTAL LOAD CASES: (4)

CHORDS		FACTORED				WEBS		FACTORED	
MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	LC1	MAX.	MAX. UNBRAC	MEMB.	FORCE (LBS)	MAX.	CSI (LC)
FR-TO		FROM	TO		LENGTH	FR-TO			
A-B	0 / 9	-79.2	-79.2	0.09 (1)	10.00	F-C	-6 / 74	0.02 (4)	
B-H	-798 / 0	-79.2	-79.2	0.10 (1)	6.25	F-D	0 / 643	0.10 (1)	
H-C	-694 / 0	-79.2	-79.2	0.10 (1)	6.25	G-H	0 / 130	0.00 (1)	
C-I	-635 / 0	-79.2	-79.2	0.52 (1)	6.25				
I-J	-635 / 0	-79.2	-79.2	0.52 (1)	6.25				
J-D	-635 / 0	-79.2	-79.2	0.52 (1)	6.25				
E-D	-348 / 0	0.0	0.0	0.04 (1)	7.81				
B-G	0 / 634	-17.5	-17.5	0.18 (1)	10.00				
G-F	0 / 634	-17.5	-17.5	0.18 (4)	10.00				
F-K	0 / 0	-17.5	-17.5	0.14 (4)	10.00				
K-L	0 / 0	-17.5	-17.5	0.14 (4)	10.00				
L-E	0 / 0	-17.5	-17.5	0.14 (4)	10.00				

FACTORED CONCENTRATED LOADS (LBS)

JT	LOC.	LC1	MAX.	MAX+	FACE	DIR.	TYPE	HEEL	CONN.
C	1-11-4	-5	-5	—	FRONT	VERT	TOTAL	—	C1
F	2-0-0	-15	-15	—	FRONT	VERT	TOTAL	—	C1
I	4-0-0	-1	-1	—	FRONT	VERT	TOTAL	—	C1
J	6-0-0	-1	-1	—	FRONT	VERT	TOTAL	—	C1
K	4-0-0	-15	-15	—	FRONT	VERT	TOTAL	—	C1
L	6-0-0	-15	-15	—	FRONT	VERT	TOTAL	—	C1

CONNECTION REQUIREMENTS

1) C1: A SUITABLE HANGER/MECHANICAL CONNECTION IS REQUIRED.

DESIGN CRITERIA

SPECIFIED LOADS:

TOP CH.	LL	=	23.9	PSF
DL	=	3.0	PSF	
BOT CH.	LL	=	0.0	PSF
DL	=	7.0	PSF	
TOTAL LOAD	=	33.9	PSF	

SPACING = 24.0 IN./C

LOADING IN FLAT SECTION BASED ON A SLOPE OF 2.00/12 MINIMUM

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2015

THIS DESIGN COMPLIES WITH:

- PART 9 OF BCBC 2018, NBC-2019AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.26")
CALCULATED VERT. DEFL.(LL) = L/ 999 (0.03")
ALLOWABLE DEFL.(TL)= L/360 (0.26")
CALCULATED VERT. DEFL.(TL) = L/ 999 (0.08")

CSI: TC=0.52/1.00 (C-D:1), BC=0.18/1.00 (F-G:4), WB=0.10/1.00 (D-F:1), SSI=0.19/1.00 (C-D:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS=1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

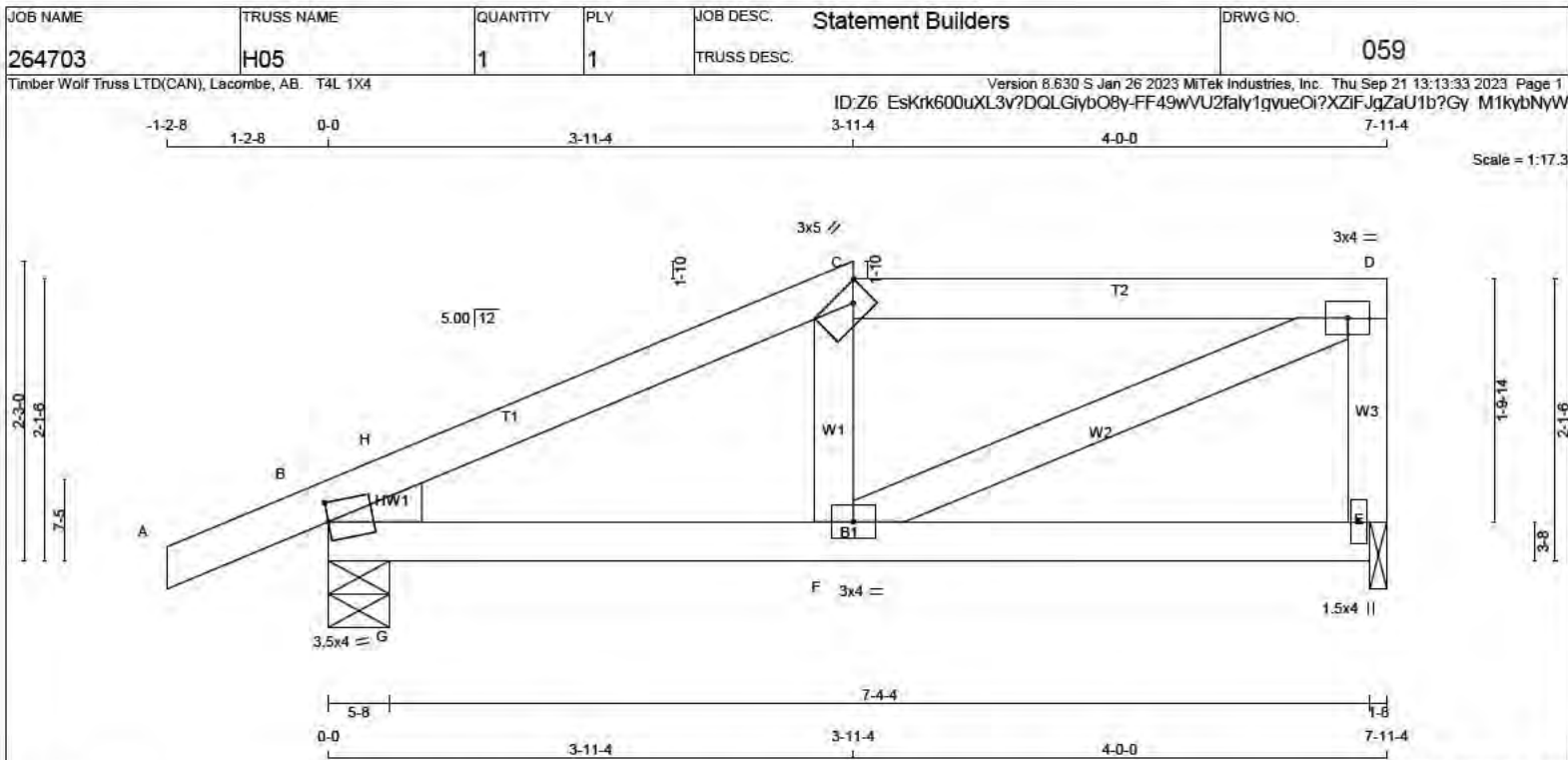
NAIL VALUES

PLATE	GRIP(DRY)	SHEAR	SECTION
(PSI)	(PLI)	(PLI)	
MAX MIN	MAX MIN	MAX MIN	
MT20	650	371	1747 788 1987 1873

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.68 (B) (INPUT = 0.90)
JSI METAL= 0.20 (B) (INPUT = 1.00)



LUMBER

N L G A. RULES

CHORDS	SIZE	LUMBER	DESCR.
A - C	2x4	DRY	No.2
C - D	2x4	DRY	No.2
E - D	2x4	DRY	No.2
B - E	2x4	DRY	No.2

ALL WEBS 2x4 DRY

DRY: SEASONED LUMBER.

PLATES (table is in inches)

JT	TYPE	PLATES	W	LEN	Y	X
B	TMBMH1-m	MT20	3.5	4.0	1.75	
C	TTW-m	MT20	3.0	5.0	Edge	1.50
D	TMVW-t	MT20	3.0	4.0		
E	BMV1-p	MT20	1.5	4.0		
F	BMWW-t	MT20	3.0	4.0		

Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS

JT	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG IN-SX	REQRD BRG IN-SX	HEEL WEDGE
	VERT	HORZ	DOWN	HORZ			
E	384	0	384	0	1-8	1-8	
B	484	0	484	0	5-8	5-8	2x4 L

UNFACTORED REACTIONS							
JT	1ST LCASE	MAX./MIN. COMPONENT REACTIONS					
	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
E	269	190 / 0	0 / 0	0 / 0	0 / 0	79 / 0	0 / 0
B	337	250 / 0	0 / 0	0 / 0	0 / 0	87 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) E, B

BRACING
TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

LOADING

TOTAL LOAD CASES: (4)

MEMB.	CHORDS MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)			MAX. UNBRACED LENGTH	MEMB. FR-TO	WEBS MAX. FACTORED FORCE (LBS)	
		LC1	MAX	CS1 (LC)			MAX	CS1 (LC)
FR-TO		FROM	TO					
A-B	0 / 9	-79.2	-79.2	0.09 (1)	10.00	F-C	-99 / 28	0.01 (1)
B-H	-512 / 0	-79.2	-79.2	0.09 (1)	6.25	F-D	0 / 472	0.08 (1)
H-C	-465 / 0	-79.2	-79.2	0.12 (1)	6.25	G-H	-46 / 45	0.00 (1)
C-D	-433 / 0	-79.2	-79.2	0.22 (1)	6.25			
E-D	-355 / 0	0.0	0.0	0.04 (1)	7.81			
B-G	0 / 425	-17.5	-17.5	0.11 (1)	10.00			
G-F	0 / 425	-17.5	-17.5	0.11 (1)	10.00			
F-E	0 / 0	-17.5	-17.5	0.06 (4)	10.00			

DESIGN CRITERIA

SPECIFIED LOADS:

TOP	CH.	LL	=	23.9	PSF
		DL	=	3.0	PSF
BOT	CH.	LL	=	0.0	PSF
		DL	=	7.0	PSF
TOTAL LOAD		=	33.9	PSF	

SPACING = 24.0 IN. C/C

LOADING IN FLAT SECTION BASED ON A SLOPE OF 2.00/12 MINIMUM

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2015

THIS DESIGN COMPLIES WITH:
- PART 9 OF BCBC 2018, NBC-2019AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.26")
CALCULATED VERT. DEFL.(LL) = L/ 999 (0.01")
ALLOWABLE DEFL.(TL)= L/360 (0.26")
CALCULATED VERT. DEFL.(TL) = L/ 999 (0.01")

CSI: TC=0.22/1.00 (C-D:1), BC=0.11/1.00 (F-G:1), WB=0.08/1.00 (D-F:1), SSI=0.12/1.00 (C-D:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS=1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES

PLATE	GRIP(DRY)	SHEAR (PSI)	SECTION (PLI)
MT20	650	371	1747
	788	1987	1873

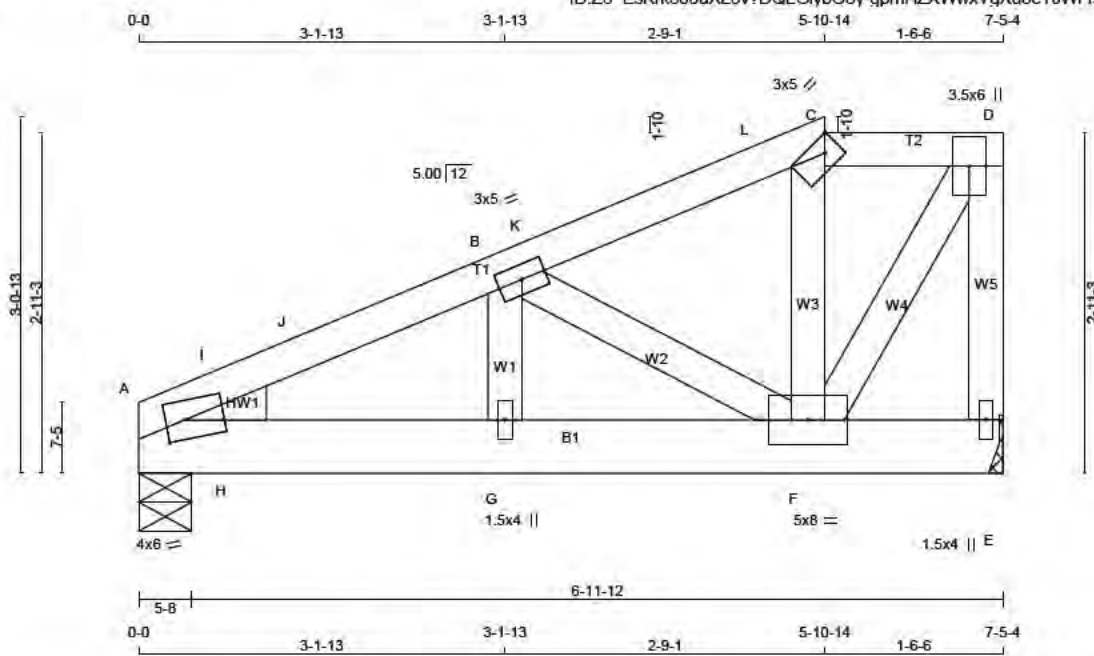
PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.81 (B) (INPUT = 0.90)
JSI METAL= 0.19 (B) (INPUT = 1.00)



BUILDING DOP D107
25 Oct 2023



TOTAL WEIGHT = 36 lb

LUMBER			
N. L. G. A. RULES			
CHORDS	SIZE	LUMBER	DESCR.
A - C	2x4	DRY	No.2
C - D	2x4	DRY	No.2
E - D	2x4	DRY	No.2
A - E	2x6	DRY	No.2
ALL WEBS	2x4	DRY	No.2
DRY: SEASONED LUMBER.			

PLATES (table is in inches)					
JT	TYPE	PLATES	W	LEN	Y X
A	TMBH1-m	MT20	4.0	6.0	2.00 2.00
B	TMWW-t	MT20	3.0	5.0	
C	TTW-m	MT20	3.0	5.0	Edge 1.50
D	TMVW+p	MT20	3.5	6.0	
E	BMV1+p	MT20	1.5	4.0	
F	BMWWW-t	MT20	5.0	8.0	
G	BMW-w	MT20	1.5	4.0	

Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS		FACTORED		MAXIMUM FACTORED		INPUT		REQRD		HEEL
JT	VERT	GROSS REACTION	HORZ	GROSS REACTION	HORZ	BRG	IN-SX	BRG	IN-SX	
E	1296	0	1296	0	0	MECHANICAL				
A	1399	0	1399	0	0	5-8		5-8		2x4 L

A SUITABLE HANGER/MECHANICAL CONNECTION IS REQUIRED AT JOINT E. MINIMUM BEARING LENGTH AT JOINT E = 1-8.

UNFACTORED REACTIONS							
JT	1ST LCASE	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
E	907	646 / 0	0 / 0	0 / 0	0 / 0	261 / 0	0 / 0
A	980	697 / 0	0 / 0	0 / 0	0 / 0	284 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) A

BRACING
TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 4.02 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

LOADING
TOTAL LOAD CASES: (4)

CHORDS				WEBS			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX LC1 (LC)	MAX. UNBRAC LENGTH	MEMB.	MAX. FACTORED FORCE (LBS)	MAX LC1 (LC)
FR-TO		FROM	TO		FR-TO		
A-I	-2296 / 0	-79.2	-79.2 0.21 (1)	4.28	G-B	-1 / 39	0.01 (4)
I-J	-2137 / 0	-79.2	-79.2 0.47 (1)	4.02	B-F	-1398 / 0	0.20 (1)
J-B	-2137 / 0	-79.2	-79.2 0.47 (1)	4.02	F-C	-405 / 0	0.05 (1)
B-K	-839 / 0	-79.2	-79.2 0.42 (1)	5.97	F-D	0 / 1400	0.25 (1)
K-L	-839 / 0	-79.2	-79.2 0.42 (1)	5.97	H-I	-111 / 0	0.00 (1)
L-C	-839 / 0	-79.2	-79.2 0.42 (1)	5.97			
C-D	-768 / 0	-79.2	-79.2 0.04 (1)	6.25			
E-D	-1263 / 0	0.0	0.0 0.19 (1)	7.13			
A-H	0 / 1950	-17.5	-17.5 0.34 (1)	10.00			
H-G	0 / 1950	-17.5	-17.5 0.36 (1)	10.00			
G-F	0 / 1950	-17.5	-17.5 0.35 (1)	10.00			
F-E	0 / 0	-17.5	-17.5 0.02 (1)	10.00			

D CONCENTRATED LOADS (LBS)				FACE				HEEL	CONN.
LOC.	LC1	MAX-	MAX+	FRONT	VERT	TYPE			
K	5-6-0	-651	-651	—	FRONT	VERT	TOTAL	—	C1
L	5-6-0	-674	-674	—	FRONT	VERT	TOTAL	—	C1

CONNECTION REQUIREMENTS

1) C1: A SUITABLE HANGER/MECHANICAL CONNECTION IS REQUIRED.

DESIGN CRITERIA

SPECIFIED LOADS:			
TOP CH.	LL	=	23.9 PSF
DL	=	3.0	PSF
BOT CH.	LL	=	0.0 PSF
DL	=	7.0	PSF
TOTAL LOAD = 33.9 PSF			

SPACING = 24.0 IN. C/C

LOADING IN FLAT SECTION BASED ON A SLOPE OF 2.00/12 MINIMUM

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2015

THIS DESIGN COMPLIES WITH:
- PART 9 OF BCBC 2018, NBC-2019AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.25")
CALCULATED VERT. DEFL.(LL) = L/ 999 (0.02")
ALLOWABLE DEFL.(TL)= L/360 (0.25")
CALCULATED VERT. DEFL.(TL) = L/ 999 (0.04")

CSI: TC=0.47/1.00 (B-I:1), BC=0.36/1.00 (G-H:1), WB=0.25/1.00 (D-F:1), SSI=0.70/1.00 (B-C:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.00
COMP=1.00 SHEAR=1.00 TENS=1.00

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES			
PLATE	GRIP(DRY)	SHEAR (PSI)	SECTION (PLI)
MT20	650	371	1747 788 1987 1873

PLATE PLACEMENT TOL. = 0.250 inches

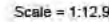
PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.88 (D) (INPUT = 0.90)
JSI METAL= 0.50 (A) (INPUT = 1.00)

BUILDING DOP D107

25 Oct 2023

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TOTAL WEIGHT = $2 \times 7 = 13$ lb

DRY: SEASONED LUMBER.

PLATES (table is in inches)

BEARINGS

SEE MITEK STANDARD DETAIL MSD2015-H FOR CONNECTION TO JOINT(S) E, C, D

PROVIDE ANCHORAGE AT BEARING JOINT C FOR 150 LBS FACTORED UPLIFT

1ST LCASE MAX./MIN. COMPONENT REACTIONS

BRACING

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE LATERALLY RESTRAINED.

TOTAL LOAD CASES: (5)

CANTILEVER ANALYSIS HAS BEEN CONSIDERED IN THIS DESIGN

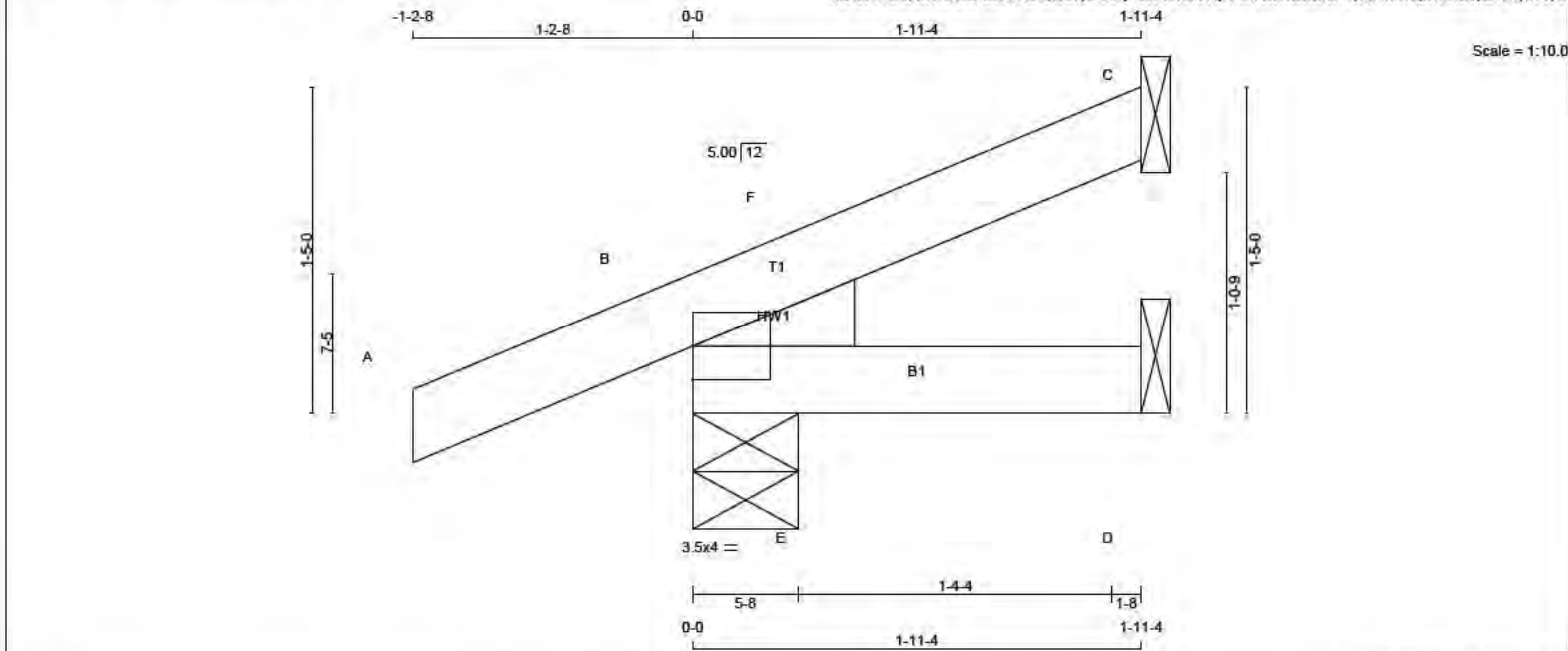
PATTERN-LOADING CHECK APPLIED TO THIS TRUSS.



JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC:	DRWG NO.
264703	J01A	6	1	Statement Builders	063

Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4

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LUMBER

N L G A. RULES

CHORDS	SIZE	LUMBER	DESCR.
A - C	2x4	DRY	No.2
B - D	2x4	DRY	No.2

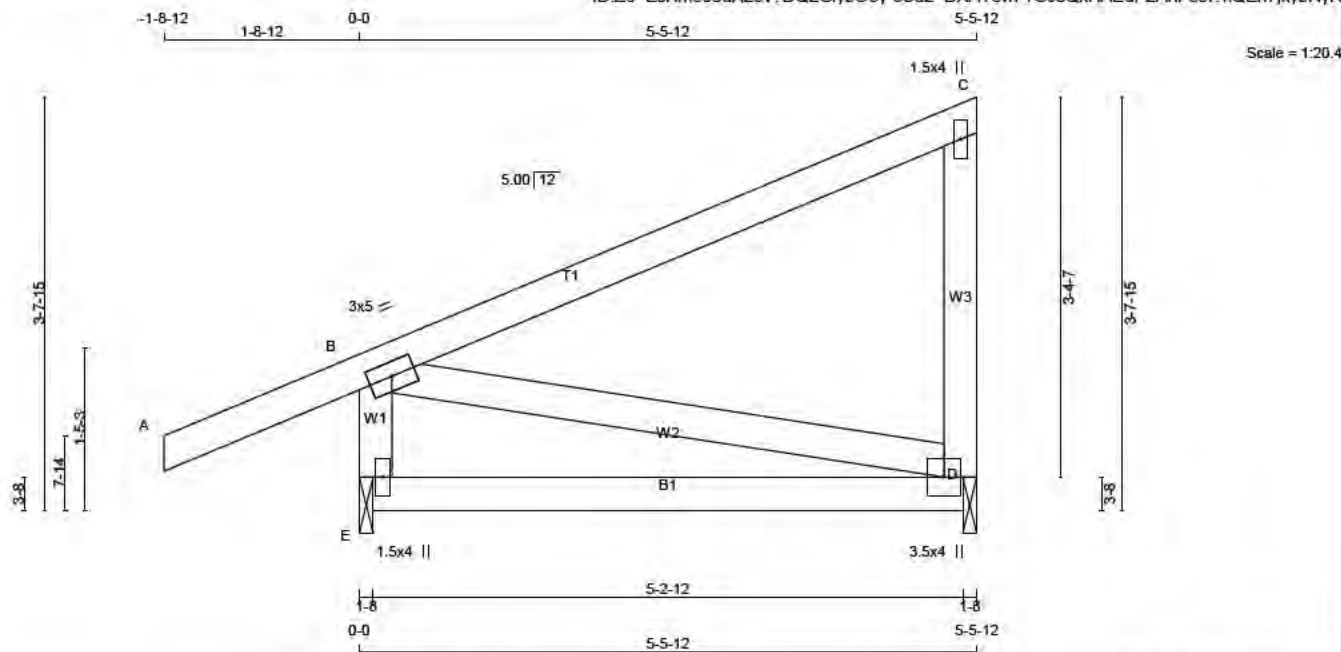
DRY: SEASONED LUMBER.

TOTAL WEIGHT = 6 X 7 = 42 lb

N. L. G. A. RULES				DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY BUILDING DESIGNER				DESIGN CRITERIA			
CHORDS		SIZE	LUMBER	DESCR.		SPF		SPECIFIED LOADS:			
A - C		2x4	DRY	No.2				TOP CH. LL = 23.9 PSF			
B - D		2x4	DRY	No.2				DL = 3.0 PSF			
DRY: SEASONED LUMBER.								BOT CH. LL = 0.0 PSF			
								DL = 7.0 PSF			
								TOTAL LOAD = 33.9 PSF			
								SPACING = 24.0 IN. C/C			
SEE MITEK STANDARD DETAIL MSD2015-H FOR CONNECTION TO JOINT(S) C, D								THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2015			
UNFACTORED REACTIONS								THIS DESIGN COMPLIES WITH:			
1ST LCASE MAX./MIN. COMPONENT REACTIONS								- PART 9 OF BCBC 2018 , NBC-2019AE			
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL	- PART 9 OF OBC 2012 (2019 AMENDMENT)			
C	44	36 / 0	0 / 0	0 / 0	0 / 0	7 / 0	0 / 0	- CSA 086-14			
B	134	107 / 0	0 / 0	0 / 0	0 / 0	27 / 0	0 / 0	- TPIC 2014			
D	22	10 / 0	0 / 0	0 / 0	0 / 0	12 / 0	0 / 0	(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD			
BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) B, D								ALLOWABLE DEFL.(LL)= L/360 (0.19")			
BRACING								CALCULATED VERT. DEFL.(LL) = L/ 999 (0.00")			
TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.								ALLOWABLE DEFL.(TL)= L/360 (0.19")			
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT OR RIGID CEILING DIRECTLY APPLIED.								CALCULATED VERT. DEFL.(TL) = L/ 999 (0.00")			
ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.								CSI: TC=0.09/1.00 (A-B:1) , BC=0.03/1.00 (B-E:1) , WB=0.00/1.00 (E-F:1) , SSI=0.08/1.00 (A-B:1)			
LOADING								DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10			
TOTAL LOAD CASES: (5)								COMP=1.10 SHEAR=1.10 TENS= 1.10			
CHORDS								COMPANION LIVE LOAD FACTOR = 1.00			
MAX. FACTORED FORCE (LBS)								TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT .			
FACTORED VERT. LOAD LC1 (PLF)								NAIL VALUES			
MAX. FACTORED HORIZ. LOAD LC1 (PLF)								PLATE GRIP(DRY) SHEAR SECTION			
MAX. FACTORED UNBRACED LENGTH								(PSI) (PLI) (PLI)			
MEMB. FR-TO								MAX MIN MAX MIN MAX MIN			
A-B 0 / 9 -79.2 -79.2 0.09 (1) 10.00 E-F -49 / 7 0.00 (1)								MT20 650 371 1747 788 1987 1873			
B-F -14 / 0 -79.2 -79.2 0.01 (1) 6.25								PLATE PLACEMENT TOL. = 0.250 inches			
F-C 0 / 3 -79.2 -79.2 0.04 (1) 10.00								PLATE ROTATION TOL. = 5.0 Deg.			
B-E 0 / 0 -17.5 -17.5 0.03 (1) 10.00								JSI GRIP= 0.51 (B) (INPUT = 0.90)			
E-D 0 / 0 -17.5 -17.5 0.03 (1) 10.00								JSI METAL= 0.03 (E) (INPUT = 1.00)			
CANTILEVER ANALYSIS HAS BEEN CONSIDERED IN THIS DESIGN											
PATTERN-LOADING CHECK APPLIED TO THIS TRUSS.											

Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4

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ID:Z6 EsKrk600uXL3v?DQLGiybO8v-cCu2 DXAT6wF7SosQxHAEdP2AhF89l?kQEh7ixybNvR



TOTAL WEIGHT = $3 \times 25 = 76 \text{ lb}$

LUMBER					
N L G A.		RULES			
CHORDS		SIZE		LUMBER	DESCR
A - C	2x4	DRY		No.2	SPF
D - C	2x4	DRY		No.2	SPF
E - B	2x4	DRY		No.2	SPF
E - D	2x4	DRY		No.2	SPF
ALL WEBS		2x4	DRY	No.2	SPF
DRY: SEASONED LUMBER.					

PLATES (table is in inches)					
JT	TYPE	PLATES	W	LEN	Y
B	TMVW-t	MT20	3.0	5.0	
C	TMV+p	MT20	1.5	4.0	
D	BMVW1+p	MT20	3.5	4.0	
E	BMV1+p	MT20	1.5	4.0	

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS

JT	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION			INPUT BRG	REQRD BRG
	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX
D	265	0	265	0	0	1-8	1-8
E	407	0	407	0	0	1-8	1-8

UNFACTORED REACTIONS

JT	1ST LCASE	MAX./MIN. COMPONENT REACTIONS					SOIL
	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	
D	186	131 / 0	0 / 0	0 / 0	0 / 0	55 / 0	0 / 0
E	282	216 / 0	0 / 0	0 / 0	0 / 0	66 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO 2 OR BETTER AT JOINT(S) D, E

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 10.00 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE LATERALLY RESTRAINED.

LOADING

TOTAL LOAD CASES: (4)

CHORDS				WEBS				
MAX. FACTORED		FACTORED		MAX. FACTORED				
MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	LC1 MAX. CSI (LC)	MAX. UNBRAC LENGTH	MEMB.	FORCE (LBS)	MAX. CSI (LC)	
FR-TO		FROM TO			FR-TO			
A-B	0 / 27	-79.2	-79.2	0.18 (1)	10.00	B-D	0 / 0	0.00 (1)
B-C		-79.2	-79.2	0.40 (1)	10.00			
D-C	-217 / 0	0.0	0.0	0.04 (1)	7.81			
E-B	-359 / 0	0.0	0.0	0.04 (1)	7.81			
E-D	0 / 0	-17.5	-17.5	0.15 (4)	10.00			

DESIGN CRITERIA

SPECIFIED LOADS:

TOP CH.	LL =	23.9	PSF
	DL =	3.0	PSF
BOT CH.	LL =	0.0	PSF
	DL =	7.0	PSF
TOTAL LOAD	=	33.9	PSF

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL
OR SMALL BUILDING REQUIREMENTS OF PART
9, NBCC 2015

THIS DESIGN COMPLIES WITH:

- PART 9 OF BCBC 2018 , NBC-2019AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(TL)= $L/360$ (0.19")
CALCULATED VERT. DEFL.(TL) = $L/999$ (0.04")

CSI: TC=0.40/1.00 (B-C:1), BC=0.15/1.00 (D-E:4),
WB=0.00/1.00 (B-D:1), SSI=0.16/1.00 (B-C:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS= 1.10

COMPANION LIVE LOAD FACTOR = 1.00

AUTOSOLVE RIGHT HEEL ONLY

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES					
PLATE	GRIP(DRY)		SHEAR		SECTION
	(PSI)		(PLI)		(PLI)
	MAX	MIN	MAX	MIN	MAX MIN
MT20	650	371	1747	788	1987 1873

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL = 5.0 Deg.

JSI GRIP= 0.34 (B) (INPUT = 0.90)
JSI METAL= 0.10 (C) (INPUT = 1.00)



JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	Statement Builders	DRWG NO.
264703	M04	8	1	TRUSS DESC.		066

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ID:Z6 EsKrk600uXL3v?DQLGiybO8y-4OSQBZYpEQ26IbN2 foPngyD95a2uc0teuRhFNybNyG



TOTAL WEIGHT = 8 X 52 = 413 lb

LUMBER				
N L G A	RULES			
CHORDS	SIZE		LUMBER	DESCR
A - D	2x4	DRY	No.2	SPF
D - F	2x4	DRY	No.2	SPF
G - E	2x4	DRY	No.2	SPF
B - G	2x4	DRY	No.2	SPF
ALL WEBS	2x4	DRY	No.2	SPF
DRY: SEASONED LUMBER.				

PLATES (table is in inches)						
JT	TYPE	PLATES	W	LEN	Y	X
B	TMBMH1-m	MT20	4.0	6.0	2.00	
C	TMWV-t	MT20	3.0	5.0		
D	TS-t	MT20	3.0	4.0		
E	TMV+p	MT20	1.5	4.0		
G	BMVW1-t	MT20	3.0	5.0		
H	BMW-w	MT20	1.5	4.0		

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER.

BEARINGS

	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG	REQRD BRG	HEEL WEDGE
JT	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	
G	730	0	730	0	0	5-2	
B	728	0	728	0	0	5-8	2x4 L

UNFACTORED REACTIONS

1ST LCASE		MAX./MIN. COMPONENT REACTIONS					
JT	COMBINED	SNOW	LIVE	PERM./LIVE	WIND	DEAD	SOIL
G	510	372 / 0	0 / 0	0 / 0	0 / 0	137 / 0	0 / 0
B	508	371 / 0	0 / 0	0 / 0	0 / 0	137 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) G. B

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.05 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE LATERALLY RESTRAINED.

LOADING

TOTAL LOAD CASES: (4)

CHORDS					WEBS				
MAX. FACTORED		FACTORED			MAX. FACTORED				
MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	LC1 MAX. CSI (LC)	MAX. UNBRAC LENGTH	MEMB.	FORCE (LBS)	MAX. CSI (LC)		
FR-TO		FROM	TO		FR-TO				
A-B	0 / 9	-79.2	-79.2	0.09 (1)	10.00	H-C	0 / 145	0.04 (4)	
B-J	-992 / 0	-79.2	-79.2	0.14 (1)	6.12	C-G	-902 / 0	0.59 (1)	
J-C	-872 / 0	-79.2	-79.2	0.38 (1)	6.05	I-J	0 / 105	0.00 (1)	
C-D	-21 / 0	-79.2	-79.2	0.39 (1)	6.25				
D-E	-21 / 0	-79.2	-79.2	0.39 (1)	6.25				
E-F	-20 / 0	-79.2	-79.2	0.07 (1)	6.25				
G-E	-306 / 0	0.0	0.0	0.21 (1)	7.81				
B-I	0 / 818	-17.5	-17.5	0.14 (1)	10.00				
I-H	0 / 818	-17.5	-17.5	0.24 (4)	10.00				
H-G	0 / 818	-17.5	-17.5	0.24 (4)	10.00				

DESIGN CRITERIA

SPECIFIED LOADS:

TOP	CH.	LL =	23.9	PSF
		DL =	3.0	PSF
BOT	CH.	LL =	0.0	PSF
		DL =	7.0	PSF
TOTAL LOAD		=	33.9	PSF

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL
OR SMALL BUILDING REQUIREMENTS OF PART
9, NBCC 2015

THIS DESIGN COMPLIES WITH:-
- PART 9 OF BCBC 2018 , NBC-2019AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.43")
CALCULATED VERT. DEFL.(LL) = L/ 999 (0.02")
ALLOWABLE DEFL.(TL)= L/360 (0.43")
CALCULATED VERT. DEFL.(TL) = L/ 999 (0.05")

CSI: TC=0.39/1.00 (C-E:1), BC=0.24/1.00 (G-H:4), WB=0.59/1.00 (C-G:1), SSI=0.22/1.00 (C-E:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS= 1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT .

NAIL VALUES

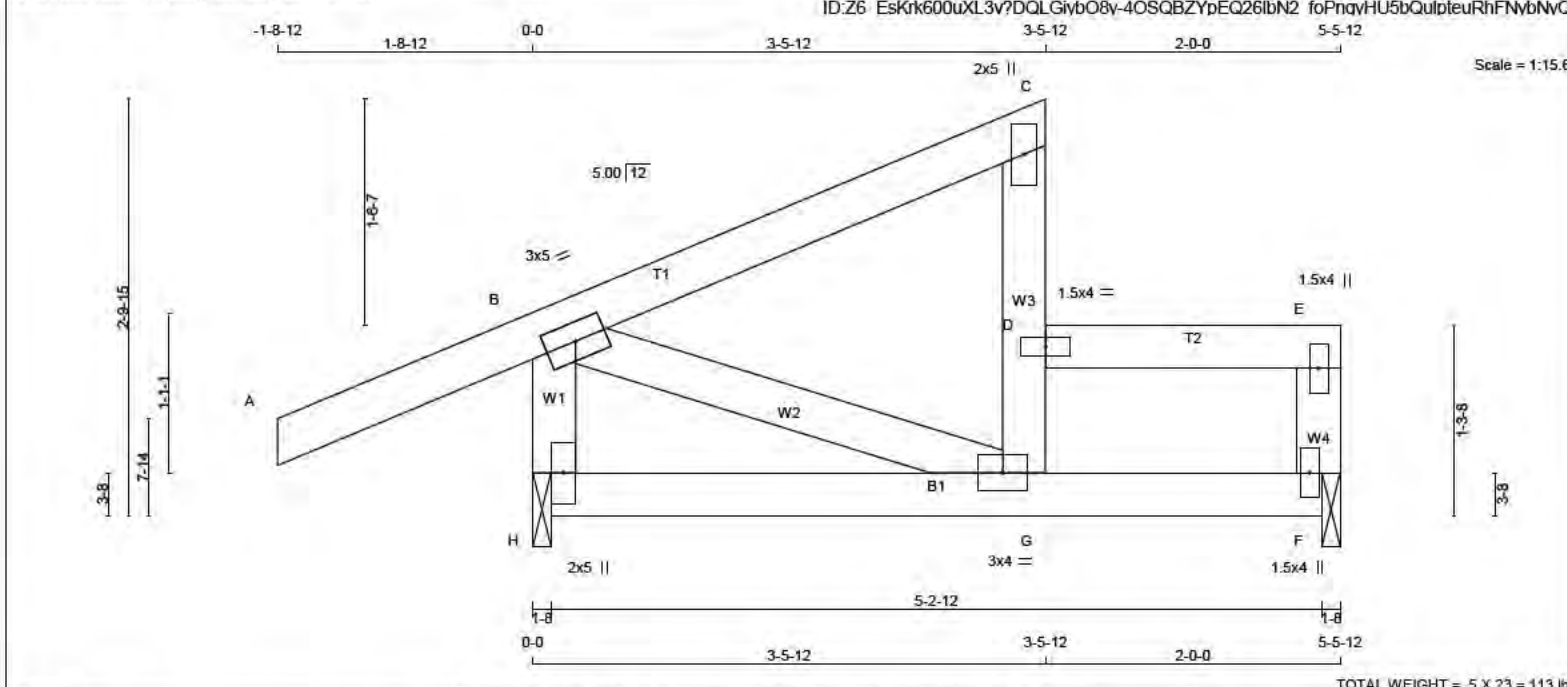
PLATE	GRIP(DRY)		SHEAR		SECTION	
	(PSI)	(PLI)	(PSI)	(PLI)	(PSI)	(PLI)
MT20	650	371	1747	788	1987	1873

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

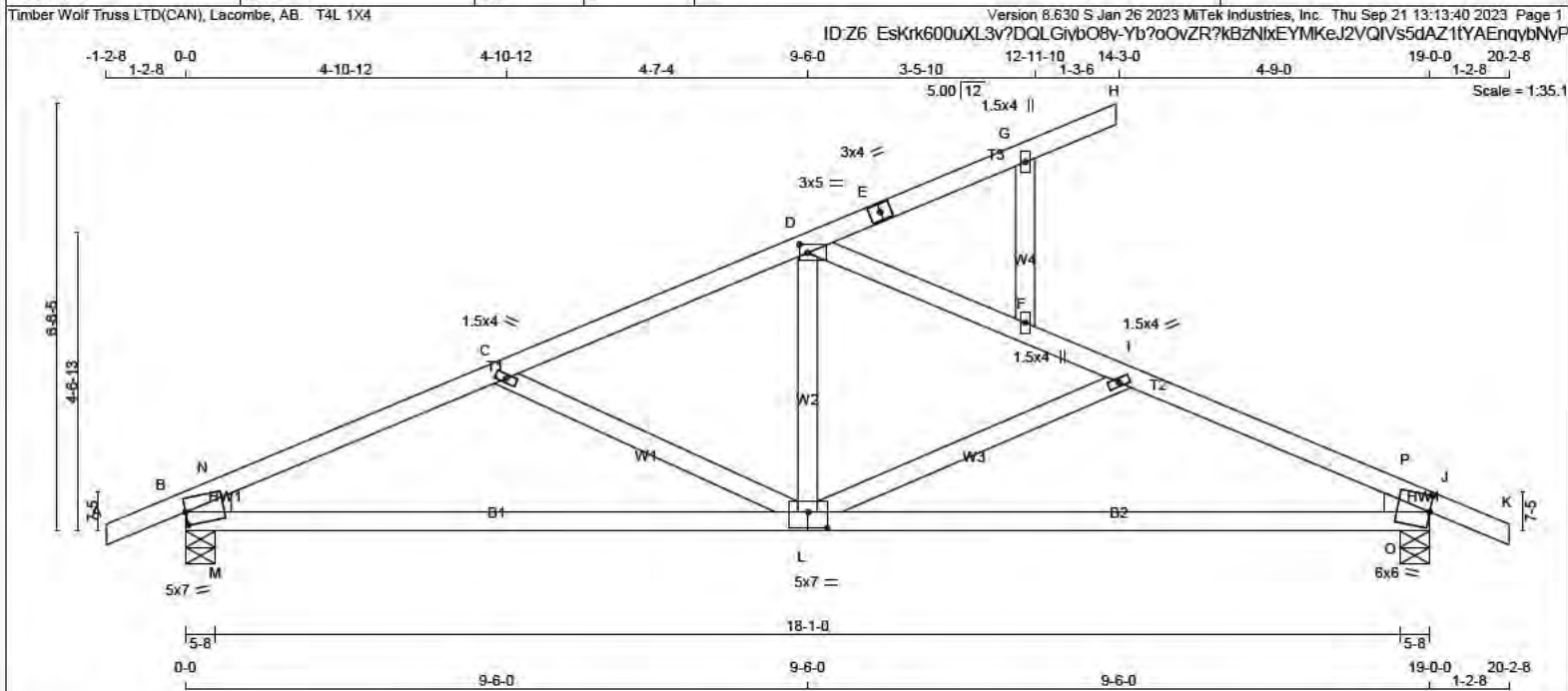
JSI GRIP= 0.85 (G) (INPUT = 0.90)
JSI METAL= 0.24 (G) (INPUT = 1.00)





LUMBER N. L. G. A. RULES CHORDS SIZE LUMBER DESCR. A - C 2x4 DRY No.2 SPF G - C 2x4 DRY No.2 SPF H - B 2x4 DRY No.2 SPF D - E 2x4 DRY No.2 SPF H - F 2x4 DRY No.2 SPF ALL WEBS 2x4 DRY No.2 SPF DRY: SEASONED LUMBER.							DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER BEARINGS <table><tr><th></th><th>FACTORED GROSS REACTION</th><th>MAXIMUM FACTORED GROSS REACTION</th><th>INPUT BRG</th><th>REQRD BRG</th></tr><tr><th>JT</th><th>VERT</th><th>HORZ</th><th>DOWN</th><th>HORZ</th></tr><tr><td>H</td><td>439</td><td>0</td><td>439</td><td>0</td></tr><tr><td>F</td><td>219</td><td>0</td><td>219</td><td>0</td></tr></table> UNFACTORED REACTIONS <table><tr><th>1ST LCASE</th><th colspan="6">MAX./MIN. COMPONENT REACTIONS</th></tr><tr><th>JT</th><th>COMBINED</th><th>SNOW</th><th>LIVE</th><th>PERM.LIVE</th><th>WIND</th><th>DEAD</th><th>SOIL</th></tr><tr><td>H</td><td>304</td><td>234 / 0</td><td>0 / 0</td><td>0 / 0</td><td>0 / 0</td><td>70 / 0</td><td>0 / 0</td></tr><tr><td>F</td><td>154</td><td>106 / 0</td><td>0 / 0</td><td>0 / 0</td><td>0 / 0</td><td>47 / 0</td><td>0 / 0</td></tr></table> BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) H, F BRACING TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT. MAX. UNBRACED BOTTOM CHORD LENGTH = 6.25 FT. OR RIGID CEILING DIRECTLY APPLIED. ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED. LOADING TOTAL LOAD CASES: (4) <table><tr><th colspan="4">CHORDS</th><th colspan="4">WEBS</th></tr><tr><th>MEMB.</th><th>MAX. FACTORED FORCE (LBS)</th><th>FACTORED VERT. LOAD (PLF)</th><th>MAX. CS1 (LC)</th><th>MEMB.</th><th>MAX. FACTORED FORCE (LBS)</th><th>MAX. CS1 (LC)</th><th></th></tr><tr><td>FR-TO</td><td></td><td>FROM</td><td>TO</td><td>FR-TO</td><td></td><td></td><td></td></tr><tr><td>A-B</td><td>0 / 27</td><td>-79.2</td><td>-79.2 0.18 (1)</td><td>10.00</td><td>B-G</td><td>0 / 175</td><td>0.03 (1)</td></tr><tr><td>B-C</td><td>-124 / 0</td><td>-79.2</td><td>-79.2 0.17 (1)</td><td>6.25</td><td>F-E</td><td>-142 / 0</td><td>0.01 (1)</td></tr><tr><td>G-D</td><td>-81 / 20</td><td>0.0</td><td>0.0 0.11 (1)</td><td>7.81</td><td></td><td></td><td></td></tr><tr><td>D-C</td><td>-76 / 2</td><td>0.0</td><td>0.0 0.14 (1)</td><td>7.81</td><td></td><td></td><td></td></tr><tr><td>H-B</td><td>-393 / 0</td><td>0.0</td><td>0.0 0.12 (1)</td><td>7.81</td><td></td><td></td><td></td></tr><tr><td>D-E</td><td>0 / 0</td><td>-79.2</td><td>-79.2 0.17 (1)</td><td>10.00</td><td></td><td></td><td></td></tr><tr><td>H-G</td><td>-59 / 0</td><td>-17.5</td><td>-17.5 0.05 (1)</td><td>6.25</td><td></td><td></td><td></td></tr><tr><td>G-F</td><td>0 / 0</td><td>-17.5</td><td>-17.5 0.15 (1)</td><td>10.00</td><td></td><td></td><td></td></tr></table>								FACTORED GROSS REACTION	MAXIMUM FACTORED GROSS REACTION	INPUT BRG	REQRD BRG	JT	VERT	HORZ	DOWN	HORZ	H	439	0	439	0	F	219	0	219	0	1ST LCASE	MAX./MIN. COMPONENT REACTIONS						JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL	H	304	234 / 0	0 / 0	0 / 0	0 / 0	70 / 0	0 / 0	F	154	106 / 0	0 / 0	0 / 0	0 / 0	47 / 0	0 / 0	CHORDS				WEBS				MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. CS1 (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. CS1 (LC)		FR-TO		FROM	TO	FR-TO				A-B	0 / 27	-79.2	-79.2 0.18 (1)	10.00	B-G	0 / 175	0.03 (1)	B-C	-124 / 0	-79.2	-79.2 0.17 (1)	6.25	F-E	-142 / 0	0.01 (1)	G-D	-81 / 20	0.0	0.0 0.11 (1)	7.81				D-C	-76 / 2	0.0	0.0 0.14 (1)	7.81				H-B	-393 / 0	0.0	0.0 0.12 (1)	7.81				D-E	0 / 0	-79.2	-79.2 0.17 (1)	10.00				H-G	-59 / 0	-17.5	-17.5 0.05 (1)	6.25				G-F	0 / 0	-17.5	-17.5 0.15 (1)	10.00				DESIGN CRITERIA SPECIFIED LOADS: TOP CH. LL = 23.9 PSF DL = 3.0 PSF BOT CH. LL = 0.0 PSF DL = 7.0 PSF TOTAL LOAD = 33.9 PSF SPACING = 24.0 IN. C/C LOADING IN ALL FLAT SECTIONS BASED ON A SLOPE OF 2.00/12 MINIMUM THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2015 THIS DESIGN COMPLIES WITH: - PART 9 OF BCBC 2018 , NBC-2019AE - PART 9 OF OBC 2012 (2019 AMENDMENT) - CSA 086-14 - TPIC 2014 DESIGN ASSUMPTIONS -OVERHANG NOT TO BE ALTERED OR CUT OFF. (55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD ALLOWABLE DEFL.(LL)= L/360 (0.19") CALCULATED VERT. DEFL.(LL) = L/ 999 (0.02") ALLOWABLE DEFL.(TL)= L/360 (0.19") CALCULATED VERT. DEFL.(TL) = L/ 999 (0.03") CSI: TC=0.18/1.00 (A-B:1), BC=0.15/1.00 (F-G:1), WB=0.03/1.00 (B-G:1), SSI=0.11/1.00 (B-C:1) DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10 COMP=1.10 SHEAR=1.10 TENS= 1.10 COMPANION LIVE LOAD FACTOR = 1.00 						
	FACTORED GROSS REACTION	MAXIMUM FACTORED GROSS REACTION	INPUT BRG	REQRD BRG																																																																																																																																																											
JT	VERT	HORZ	DOWN	HORZ																																																																																																																																																											
H	439	0	439	0																																																																																																																																																											
F	219	0	219	0																																																																																																																																																											
1ST LCASE	MAX./MIN. COMPONENT REACTIONS																																																																																																																																																														
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL																																																																																																																																																								
H	304	234 / 0	0 / 0	0 / 0	0 / 0	70 / 0	0 / 0																																																																																																																																																								
F	154	106 / 0	0 / 0	0 / 0	0 / 0	47 / 0	0 / 0																																																																																																																																																								
CHORDS				WEBS																																																																																																																																																											
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. CS1 (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. CS1 (LC)																																																																																																																																																									
FR-TO		FROM	TO	FR-TO																																																																																																																																																											
A-B	0 / 27	-79.2	-79.2 0.18 (1)	10.00	B-G	0 / 175	0.03 (1)																																																																																																																																																								
B-C	-124 / 0	-79.2	-79.2 0.17 (1)	6.25	F-E	-142 / 0	0.01 (1)																																																																																																																																																								
G-D	-81 / 20	0.0	0.0 0.11 (1)	7.81																																																																																																																																																											
D-C	-76 / 2	0.0	0.0 0.14 (1)	7.81																																																																																																																																																											
H-B	-393 / 0	0.0	0.0 0.12 (1)	7.81																																																																																																																																																											
D-E	0 / 0	-79.2	-79.2 0.17 (1)	10.00																																																																																																																																																											
H-G	-59 / 0	-17.5	-17.5 0.05 (1)	6.25																																																																																																																																																											
G-F	0 / 0	-17.5	-17.5 0.15 (1)	10.00																																																																																																																																																											

JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	DRWG NO.
264703	T02	13	1	Statement Builders	068



TOTAL WEIGHT = 13 X 75 = 972 lb

LUMBER					DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER										DESIGN CRITERIA						
N. L. G. A. RULES															SPECIFIED LOADS:						
CHORDS		SIZE		LUMBER	DESCR.	BEARINGS										TOP CH. LL = 23.9 PSF					
A - E		2x4		DRY	No.2	SPF	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG		REQRD BRG		HEEL WEDGE		DL = 3.0 PSF				
E - H		2x4		DRY	No.2	SPF	DOWN		HORZ		UPLIFT		IN-SX		IN-SX						
D - K		2x4		DRY	No.2	SPF	JT	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX	HEEL						
B - L		2x4		DRY	No.2	SPF	B	1058	0	1058	0	0	5-8	5-8	2x4 L						
L - J		2x4		DRY	No.2	SPF	J	1099	0	1099	0	0	5-8	5-8	2x4 R						
ALL WEBS 2x4 DRY No.2 SPF					UNFACTORED REACTIONS										SPACING = 24.0 IN. C/C						
DRY: SEASONED LUMBER.															THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2015						
															THIS DESIGN COMPLIES WITH:						
															- PART 9 OF BCBC 2018 , NBC-2019AE						
															- PART 9 OF OBC 2012 (2019 AMENDMENT)						
															- CSA 086-14						
															- TPIC 2014						
															(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD						
															ALLOWABLE DEFL.(LL)= L/360 (0.63")						
															CALCULATED VERT. DEFL.(LL) = L/ 999 (0.08")						
															ALLOWABLE DEFL.(TL)= L/360 (0.63")						
															CALCULATED VERT. DEFL.(TL) = L/ 999 (0.20")						
															CSI: TC=0.30/1.00 (D-F:1) , BC=0.51/1.00 (J-O:1) , WB=0.19/1.00 (L-L:1) , SSI=0.34/1.00 (J-O:4)						
															DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10						
															COMP=1.10 SHEAR=1.10 TENS= 1.10						
															COMPANION LIVE LOAD FACTOR = 1.00						
															TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT .						
															NAIL VALUES						
															PLATE GRIP(DRY) SHEAR SECTION						
															(PSI) (PLI) (PLI)						
															MAX MIN MAX MIN MAX MIN						
															MT20 650 371 1747 788 1987 1873						
															PLATE PLACEMENT TOL. = 0.250 inches						
															PLATE ROTATION TOL. = 5.0 Deg.						
															JSI GRIP= 0.88 (D) (INPUT = 0.90)						
															JSI METAL= 0.44 (J) (INPUT = 1.00)						



September 20, 2023

Town of Morinville
10125 – 100th Avenue
Edmonton, Alberta
T8R 1L6



Attention: Building Permits


**Subject: Building Permit Applications – Statement Builders Ltd.
Westwinds Stage 4 – Plan 222 2591
Lots 16, 17 & 18, Block 3**

This letter is to confirm that Statement Builders Ltd. has purchased the above lots from Landrex Inc. We therefore authorize that they may submit building permit applications for the construction of single family dwellings.

Thank you.

Sincerely,

Landrex Inc.



Heather McLeod
Project Coordinator
/hm

[https://niglobalppm.sharepoint.com/sites/pwa/WW/4/Shared Documents/Sales/Builder and Purchaser Information/Authorization Letter for Building Permits/for town re building permits Statement Homes.doc](https://niglobalppm.sharepoint.com/sites/pwa/WW/4/Shared%20Documents/Sales/Builder%20and%20Purchaser%20Information/Authorization%20Letter%20for%20Building%20Permits/for%20town%20re%20building%20permits%20Statement%20Homes.doc)



Statement Builders Ltd
15022 116 Avenue
Edmonton AB T5M 3T4
Attention: Manu Ahlawat

16 October 2023

NOTICE OF DECISION

RE: Development Permit Application No.: 23-D0097

Proposal: Single Detached Dwelling with Uncovered Rear Deck and a Garage Pad

Municipal Address: 10214 Westwinds Drive

Legal Description: Lot 18; Block 3; Plan 2222591

Land Use District: Residential Mixed Form (R-X)

You are advised that the above-noted Development Permit Application was **APPROVED** on Monday, 16 October 2023, in accordance with Morinville Land Use Bylaw 3/2012 subject to the following conditions:

- 1) The development that is subject of the permit to be commenced within twelve (12) months of the issue date of the development permit and be completed within twenty four (24) months.
- 2) All abutting boulevards and site areas not previously landscaped or covered with buildings, sidewalks & parking areas shall be sodded with grass or alternative landscaping to the satisfaction of the Development Authority within twelve (12) months from the date of issuance of a Building PSR, or commencement of the use of the building, whichever occurs first, weather permitting.
- 3) Site grading and drainage, including the placing of topsoil, shall be designed and built in accordance with the Municipality's engineering standards.
- 4) Off-street parking spaces and access thereto shall be hard-surfaced with concrete, asphalt, or paving stone to the satisfaction of the Development Authority.
- 5) No part of Town of Morinville owned land shall be used as a staging area for the build unless expressly approved by the Town.
- 6) The applicant shall be responsible for obtaining road closure permit for any whole or partial obstruction of right of way for any duration and shall be responsible for any remedial action.
- 7) The applicant shall not access the building site over a Public Utility Lot (PUL) unless expressly approved by the town. In the event temporary access is granted, release of any damage deposit paid under this permit shall be subject to satisfactory inspection of the PUL.
- 8) The applicant is responsible for ascertaining and shall comply with all applicable federal, provincial and municipal enactments and any other law with respect to the use and development of the land and buildings and shall as and when required thereunder obtain any and all permits, licences and approvals. The applicant shall also be responsible for complying with the condition of any easement, covenant, building scheme or development agreement affecting the site.

Abdikani Elmi

October 16, 2023

Development Permit Notes

- 1) All construction shall be in accordance with this Development Permit approval which includes the above noted conditions and the approved plans that form part of this application.
- 2) Approval of this permit is only for the proposed projects listed above. Any changes, amendments, or additions to this development permit shall require a new application including but not limited to change of use or addition to thereof.
- 3) This development permit does not come into effect until 22 days after the Notice of Decision is issued by the Development Authority. Any commencement of construction prior to the expiry of this period is done solely at the risk of the landowner/applicant.
- 4) A valid Development Permit does not relieve a person from their full responsibility for ascertaining, complying, and carrying out the development in accordance with any Municipal Bylaws and regulations, Provincial or Federal statutes and regulations, or the conditions of any covenant, caveat, easement or other instrument affecting the building or the land.
- 5) A building permit is required prior to commencing construction of any building(s), and other Safety Code Permits (gas, plumbing, electrical) may also be required.
- 6) This is not a Business Licence. If this development permit is for a business, a business licence is required prior to commencement of operation.

Appeal Procedure

Pursuant to Morinville Land Use Bylaw 3/2012, Part Two, Section 2.9 – Development Appeals, a decision of the Development Authority may be appealed to the Subdivision and Development Appeal Board (SDAB) pursuant to the Municipal Government Act (MGA) through the SDAB Bylaw. Sections 685(1) - (3) and 686(1) of the MGA state:

685 (1) If a Development Authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

- (2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.
- (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

686 (1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board

- (a) in the case of an appeal made by a person referred to in section 685(1)

- (i) with respect to an application for a development permit,

- (A) within 21 days after the date on which the decision is made under section 642, or

- (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires, ...

or

- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

DEVELOPMENT PERMIT APPLICATION

Land Use Bylaw No. 3/2012



Morinville

PLANNING & ECONOMIC DEVELOPMENT

10125 – 100 Avenue
Morinville, AB T8R 1L6
T 780.939.4361
F 780.939.5633
www.morinville.ca

Permit No. 23-D0097

Required Fees (024) \$ _____

APPLICANT INFORMATION

Applicant: Statement Builders LTD

Address: 15022-116 Ave

(STREET)

Edmonton

(MUNICIPALITY)

AB

(PROV)

T5M-3T4

(POSTAL CODE)

Phone: _____

Email: _____

Fax: _____

Contact Person/Agent: Manu Ahlawat / Aman Ahlawat

Contact Phone (Cell): _____

Registered Landowner: (if same as Applicant, check here: ☒)

Registered Name(s): _____

Phone: _____

Address: _____

(STREET)

(MUNICIPALITY)

(PROV)

(POSTAL CODE)

DEVELOPMENT INFORMATION

Project Address/Location: 10214

Land Use District: Residential Mixed Form (RX)

Legal Address: Lot 18 Block 3 Plan 222 2591; or, Qtr _____ Sec _____ Twp _____ Range 25 West of 4th Mer.

Proposed Land Use:

Residential Dwelling:

- ☒ New Construction
☐ Addition
☐ Show Home

- ☐ Accessory Development
☐ Multi-Unit (# of Units: _____)
☐ Other _____

Non Residential/Mixed – Land Use:

- ☐ New Construction
☐ Change of Use
☐ Home Occupation
☐ Addition or Accessory Development
☐ Sign
☐ Other _____

Ensure appropriate checklist is attached on the reverse of this Application Form.

Use: Permitted: ☒

Discretionary: ☐ DO

☐ MPC ☐ Variance: _____

Office Use Only

Project #: 23-0186

Roll #: 223000

NOTES AND DECLARATION

Applicants should refer to the current Morinville Land Use Bylaw for complete development regulations and application information, available at www.morinville.ca/lub.

THIS IS NOT A BUILDING PERMIT APPLICATION. Separate Safety Codes applications may be required for construction projects, contact Morinville for more information.

The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville to process your application, and the information on this form may be used for preparing documents made available to the public and the issuance of permits.

By submitting an application for development I, the Applicant, am allowing right of entry for inspection purposes, and hereby make application and acknowledge all plans and information submitted are, to the best of my knowledge, true and accurate. It is understood that the information submitted is subject to review to confirm it is sufficient to properly evaluate the application prior to acknowledging the application as complete and that additional information may be requested by the Development Authority; and that acknowledgement of a complete application does not indicate permit approval and development may not commence until a development permit is valid. It is understood that a decision on this application, or failure to issue a decision within 40 days of receiving an acknowledgement of a complete application by the Development Authority or for an application deemed to be complete 20 days after submission if no acknowledgement of a complete application is received, may be appealed by filing a Notice of Appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days of the date of the decision or following the aforementioned 40 days. It is further understood that the SDAB may confirm, modify, or revoke the decision of the Development Authority or any condition of development permit approval as a result of an appeal being duly filed, and that any work undertaken prior to the expiry of the appeal period or the determination of the appeal by the SDAB, whichever case applies, is prohibited and the Applicant has no right or claim to compensation from the Municipality or its agents should the appeal result in a permit being modified or revoked. It is further understood that a Development Permit does not relieve the Applicant from full responsibility for ascertaining, complying, and carrying out their development in accordance with applicable Federal and Provincial Statutes and Regulations, and the conditions of any covenant, caveat, easement or other instrument affecting the building or the land. It is further understood that all communication with the town regarding this application, including official notices, may be in an electronic form acceptable to the town.

Applicant Signature: _____

Date: Sept 20, 2023

Landowner Signature: _____

Date: _____

Applications without the required information will not be processed.

Additional information may also be required. An application is not complete until signed below by the Development Officer. Applicants will be contacted if any additional information is required.

Acceptance of a complete application does not indicate permit approval.

RESIDENTIAL DEVELOPMENT CHECKLIST

☒ **Project Description:** New Home Construction

Check ALL that apply:

New Construction: ☒ Single Detached ☐ Duplex ☐ Manufactured/RTM ☐ Other: _____

Total Floor Area: 1639 $\frac{\text{m}^2}{\text{ft}^2}$ ☒ Building Height: 24'8" $\frac{\text{m}}{\text{ft}}$ ☒ Overhang: 1'6" $\frac{\text{m}}{\text{ft}}$ ☒

Accessory Development: ☐ Det. Garage ☐ Shed ☒ Deck ☐ Secondary Suite ☐ Hot Tub/Pool ☐ Other: _____

Total Floor Area: _____ $\frac{\text{m}^2}{\text{ft}^2}$ Building Height: _____ $\frac{\text{m}}{\text{ft}}$ Overhang: _____ $\frac{\text{m}}{\text{ft}}$

If applying for a Deck: ☐ Uncovered ☐ Covered ☐ Enclosed

If applying for a Secondary Suite: Located within: ☐ Principal dwelling unit ☐ Above detached garage ☐ Other building

Floor Area: Principal dwelling unit: _____ $\frac{\text{m}^2}{\text{ft}^2}$ Secondary Suite: _____ $\frac{\text{m}^2}{\text{ft}^2}$

Parking Spaces available on-site: _____ (show location on accompanying Site Plan)

- ☒ **Site Plan (parking shown)** – electronic OR 2 copies, - scaled and dimensioned; maximum 11" x 17" paper size
- ☐ **Building Plans** (i.e. floor plans and elevations) – electronic OR 2 copies, details sufficient for Building Permit application
- ☒ **Architectural Guidelines** are met (varies per neighbourhood – check with applicable Developer/Development Officer)
- ☐ **Other information** deemed necessary or requested by a Development Officer (contact Municipality for more information):

SUBMIT to Development Officer

Notice of Decision – The Applicant will be notified electronically or in writing of the decision for a development permit application.

Public Notice – Upon Development Permit approval, the following Public Notice will be given for the issuance of Development Permits:

- Permitted uses (development compliant with Morinville Land Use Bylaw in all respects and not requiring a variance/relaxation) – The details of the development will be posted at the reception desk on the 2nd Floor of St. Germain Place.
- Discretionary uses and/or developments requiring a variance – In addition to above, the details of the development will also be advertised in the local newspaper, mailed to adjacent landowners, posted online at www.morinville.ca/PlanningNews, and/or posted on the subject site.

INTAKE INFORMATION (for office use only)

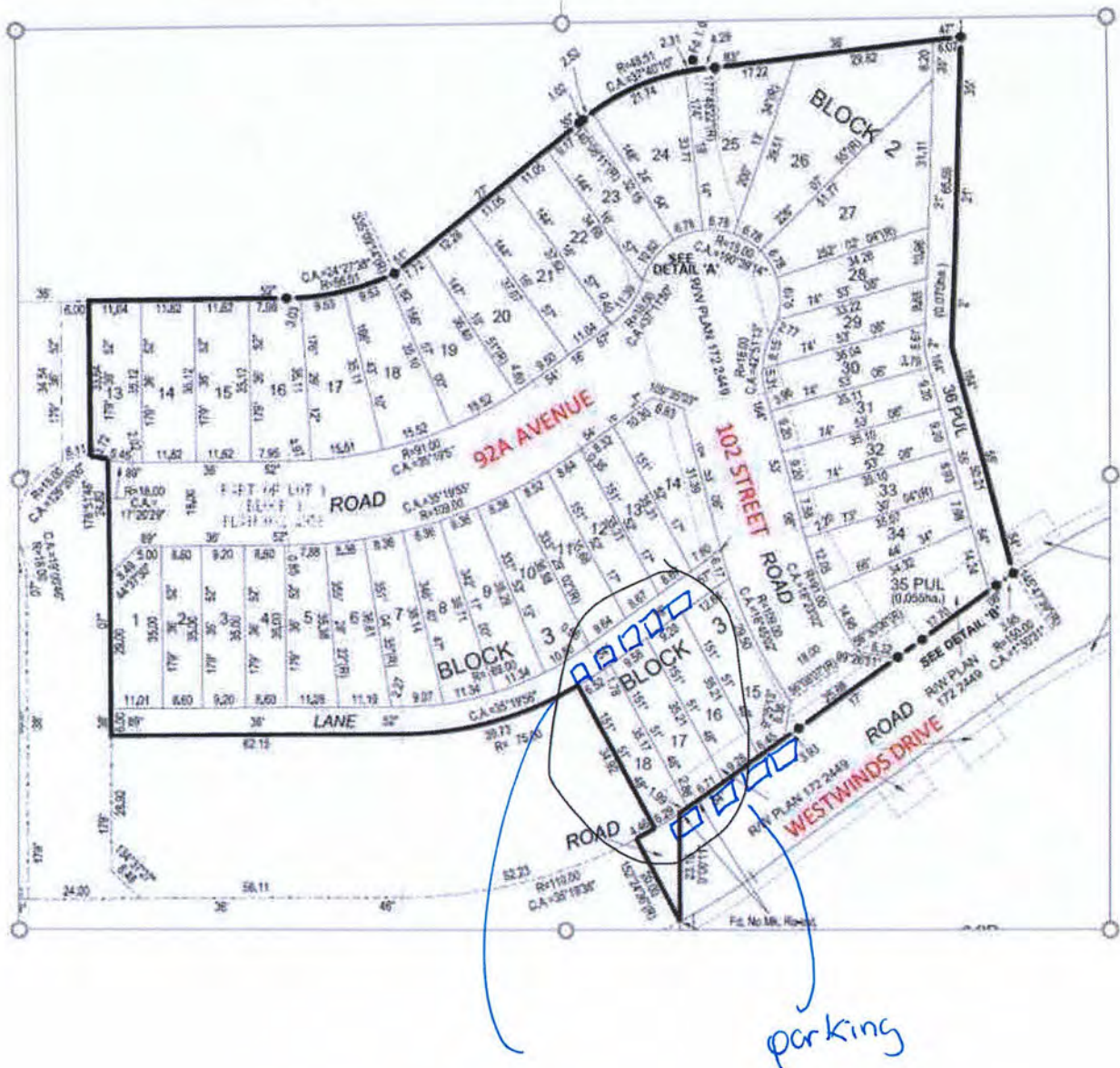
Complete Application:

- ☐ Application Form – complete & landowner signed.
☐ Required Information Listed Above.
☐ Receipt for Payment of Fees.

Received by: _____
(Name) (Date)

Accepted by: _____
(Name) (Date)

Address Map

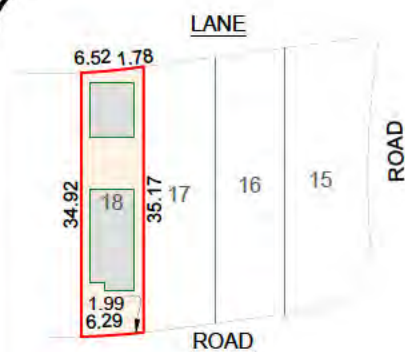


Alternate
parking

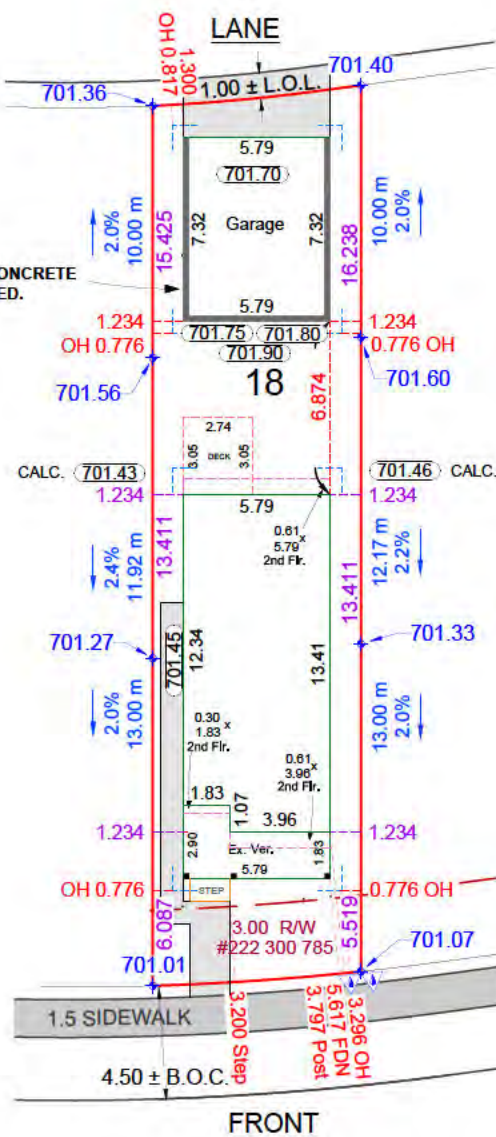
parking

Approval of this development permit does not include any off-site parking spaces. A.E.

We St Winds



NOTE:
EXTRA DEPTH CONCRETE
MAY BE REQUIRED.



17

ELEVATION DETAILS

HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	702.26
BOTTOM OF FOOTING:	699.21
BASEMENT HEIGHT:	8' 4"
FINISHED GRADE AT-FRONT STEP:	701.35
4 RISE, DOWN 4"	
FINISHED GRADE AT-BACK OF HOUSE:	
L- 701.65, M- 701.75, R- 701.65	
GRADE BELOW-BACK/SIDE DOOR SILL:	701.45
GRADE @ SIDE ENTRY	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	701.96
GARAGE FLOOR:	701.70
SANITARY SEWER SERVICE INVERT:	698.32
FOOTING SIZE:	0.20

NOTES

- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.
- BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY
- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.
- RAIN WATER LEADERS NOT REQUIRED.

DETAILS

- LOT AREA: 289.29 m² (3113.9 ft²)
- HOUSE AREA: 91.79 m² (988.0 ft²)
- HOUSE COVERAGE: 31.73 %
- DECK AREA: 6.69 m² (72.0 ft²)
- DECK COVERAGE: 2.31 %
- GARAGE AREA: 42.36 m² (456.0 ft²)
- GARAGE COVERAGE: 14.64 %
- TOTAL COVERAGE: 46.37 %
- DRIVEWAY AREA: 14.84 m² (159.7 ft²)

LEGEND

PROPOSED CLEAN OUT
PROPOSED STREET LIGHT
PROPOSED C.C. LOCATION
PROPOSED TRANSFORMER



PROPOSED HYDRANT
PROPOSED SERVICE PEDESTAL
PROPOSED POWER SERVICE
PROPOSED FENCE LINE



PROPOSED BACK OF CURB
PROPOSED BACK OF WALK
PROPOSED LIP OF LANE
PROPOSED UTILITY VAULT

B.O.C.
B.O.W.
L.O.L.
V

DESIGN GRADE ELEVATION
AS-BUILT ELEVATION
PROPOSED ELEVATION
CENTERLINE ELEVATION

00.00
+
00.00
00.00
CL 0.0 +

LEGAL INFORMATION

LOT	BLOCK	PLAN NUM.
18	3	222 2591
CIVIC ADDRESS:		
10214 WESTWINDS DRIVE		
LOCATION	SUBDIVISION	
MORINVILLE	WESTWINDS	

P Pals Geomatics Corp.

EMAIL: PLOTPLAN@PALSGEOMATICS.COM
PHONE: 780-455-3177
FAX: 780-481-1301
10704 - 176TH STREET NW
EDMONTON, ALBERTA T5S 1G7



DWG DETAILS

Rev. No.	Date:	Drafted By:	Description
PP	9/26/23	AMACDONALD	
BUILDER/OWNER: STATEMENT BUILDERS			
MODEL: (STANDARD)			
JOB NUM.:			
LOT ZONING: R-X		SCALE: 1:300	



September 20, 2023

Town of Morinville
10125 – 100th Avenue
Edmonton, Alberta
T8R 1L6

Attention: Building Permits

**Subject: Building Permit Applications – Statement Builders Ltd.
Westwinds Stage 4 – Plan 222 2591
Lots 16, 17 & 18, Block 3**

This letter is to confirm that Statement Builders Ltd. has purchased the above lots from Landrex Inc. We therefore authorize that they may submit building permit applications for the construction of single family dwellings.

Thank you.

Sincerely,

Landrex Inc.



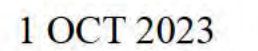
Heather McLeod
Project Coordinator
/hm

[https://triglobalppm.sharepoint.com/sites/pwa/VWV4/Shared Documents/Sales/Builder and Purchaser Information/Authorization Letter for Building Permits/itr to town re building permits Statement Homes.doc](https://triglobalppm.sharepoint.com/sites/pwa/VWV4/Shared%20Documents/Sales/Builder%20and%20Purchaser%20Information/Authorization%20Letter%20for%20Building%20Permits/itr%20to%20town%20re%20building%20permits%20Statement%20Homes.doc)

STATEMENT BUILDERS

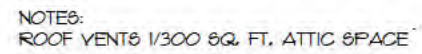
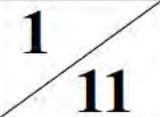
1639 S.F

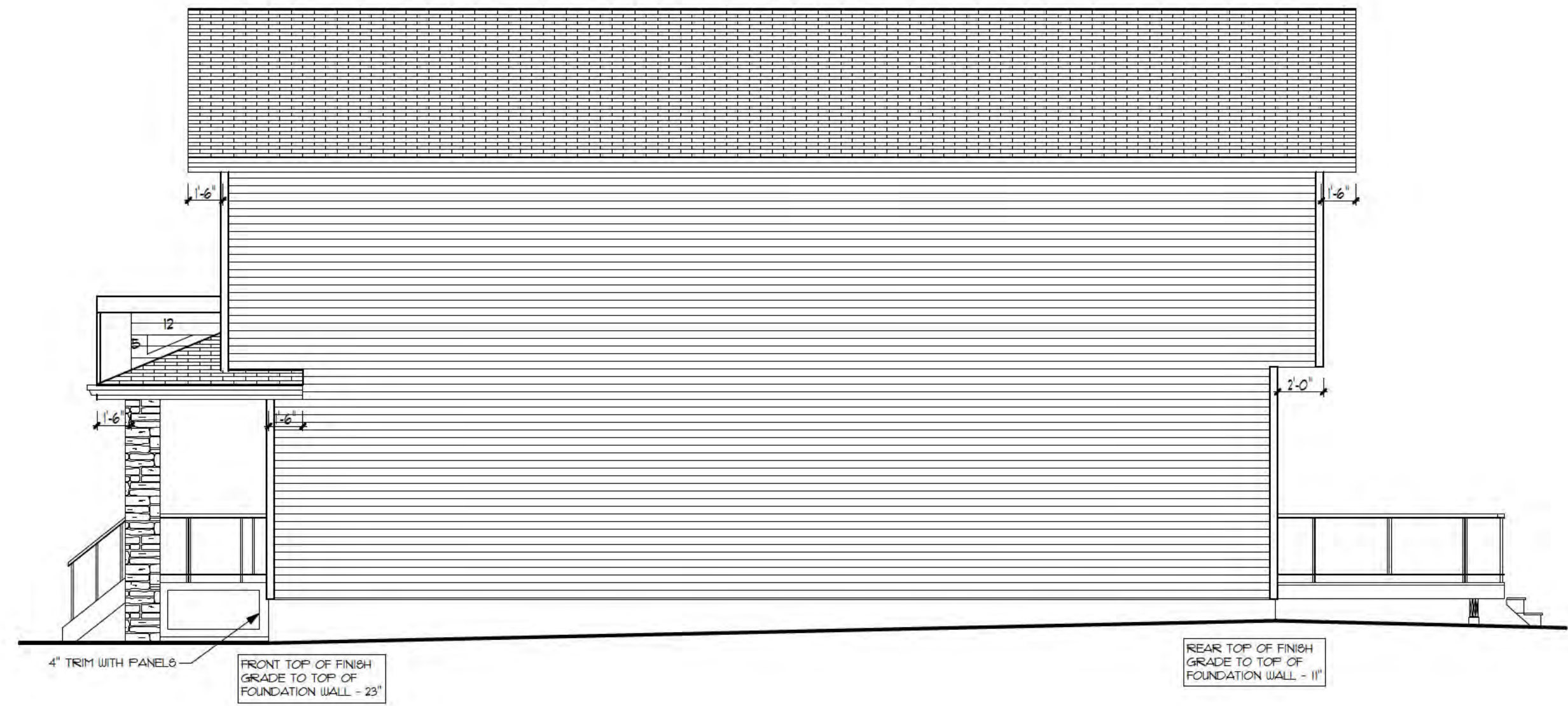
WESTWINDS
MORINVILLE, AB



SCALE: 3/16=1'-0"

SHEET
NO.





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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	XXXXXX	XX
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591
10214 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

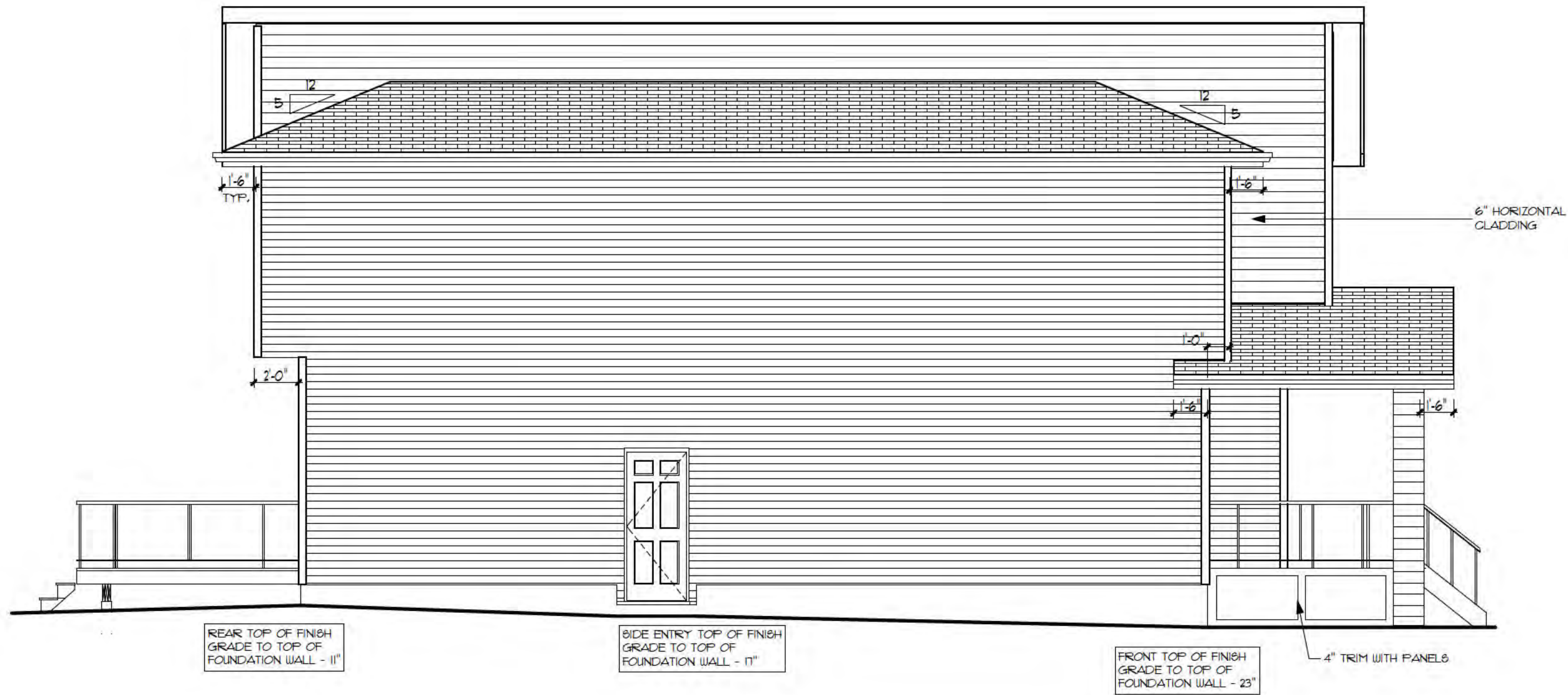
STATEMENT BUILDERS
BUILDINGS BEING STATEMENTS

1 OCT 2023

RIGHT ELEVATION

SCALE: 3/16=1'-0"

SHEET NO.	2 11
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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	XXXXXX	XX
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591
10214 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

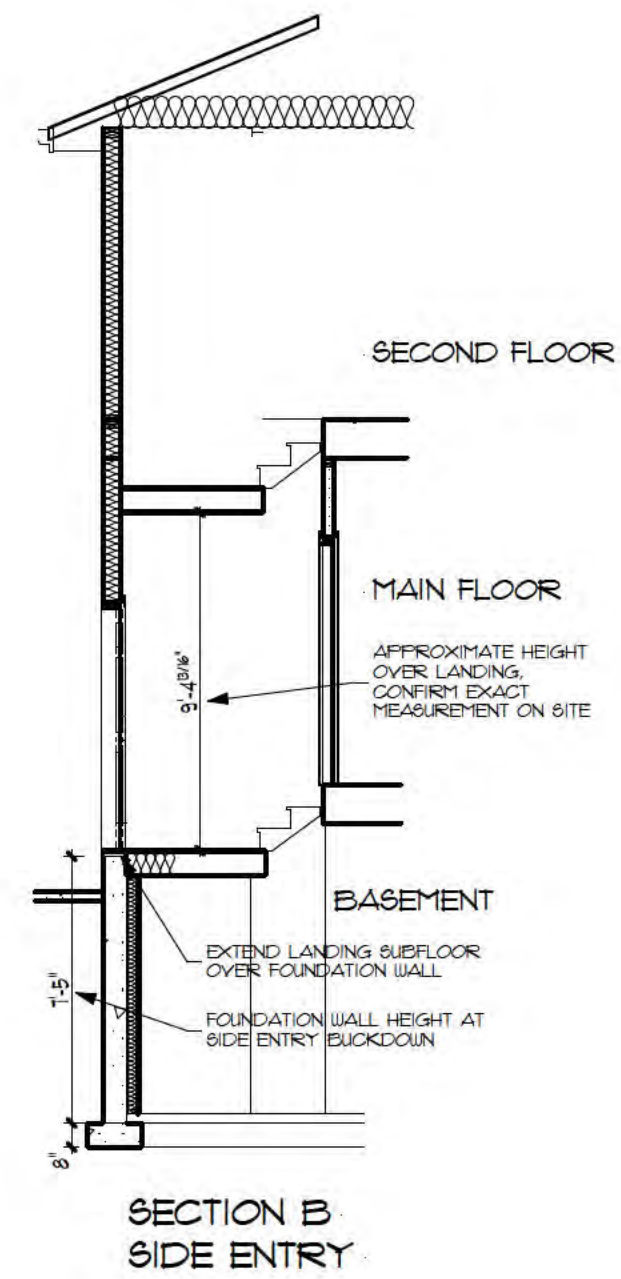
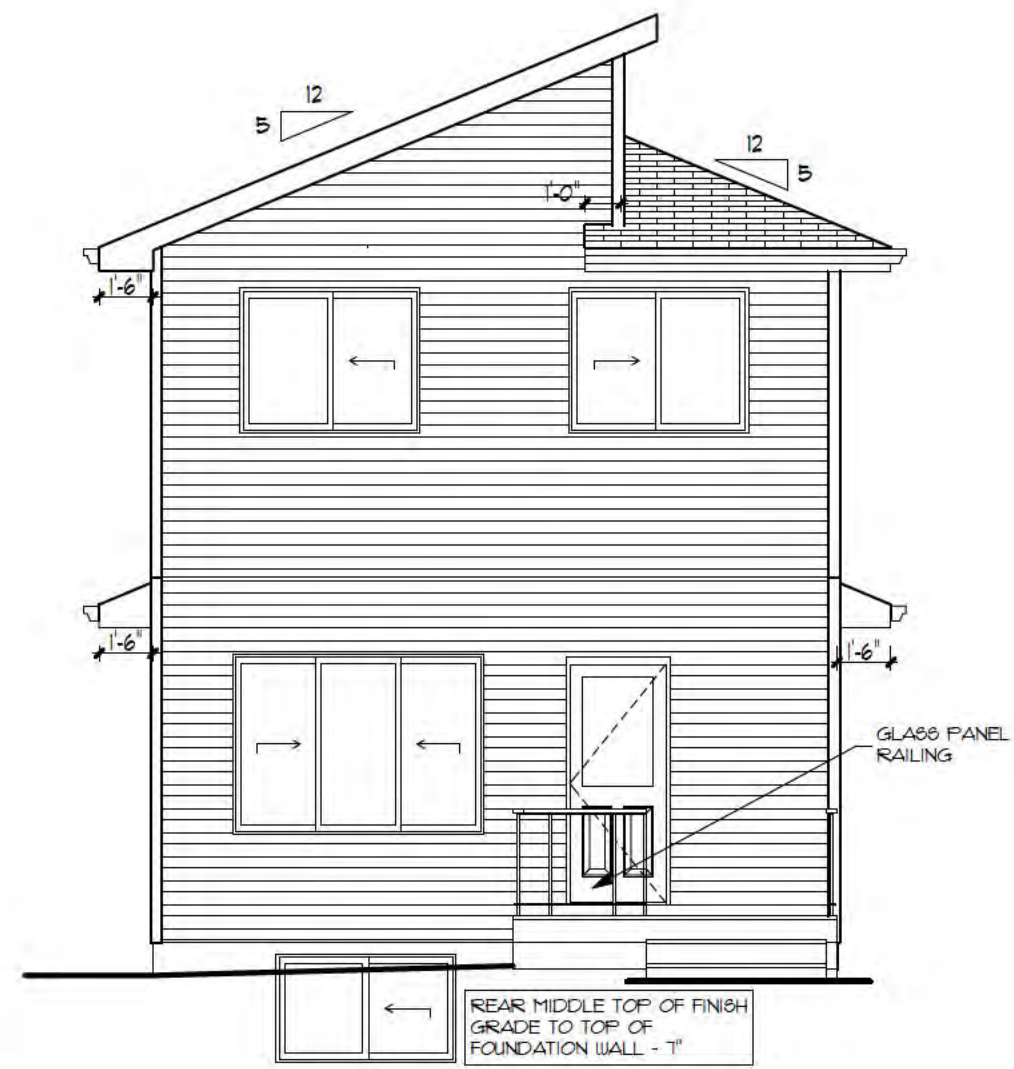


1 OCT 2023

LEFT ELEVATION

SCALE: 3/16=1'-0"

SHEET NO.	3 11
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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	XXXXXX	XX
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591

10214 WESTWINDS DRIVE

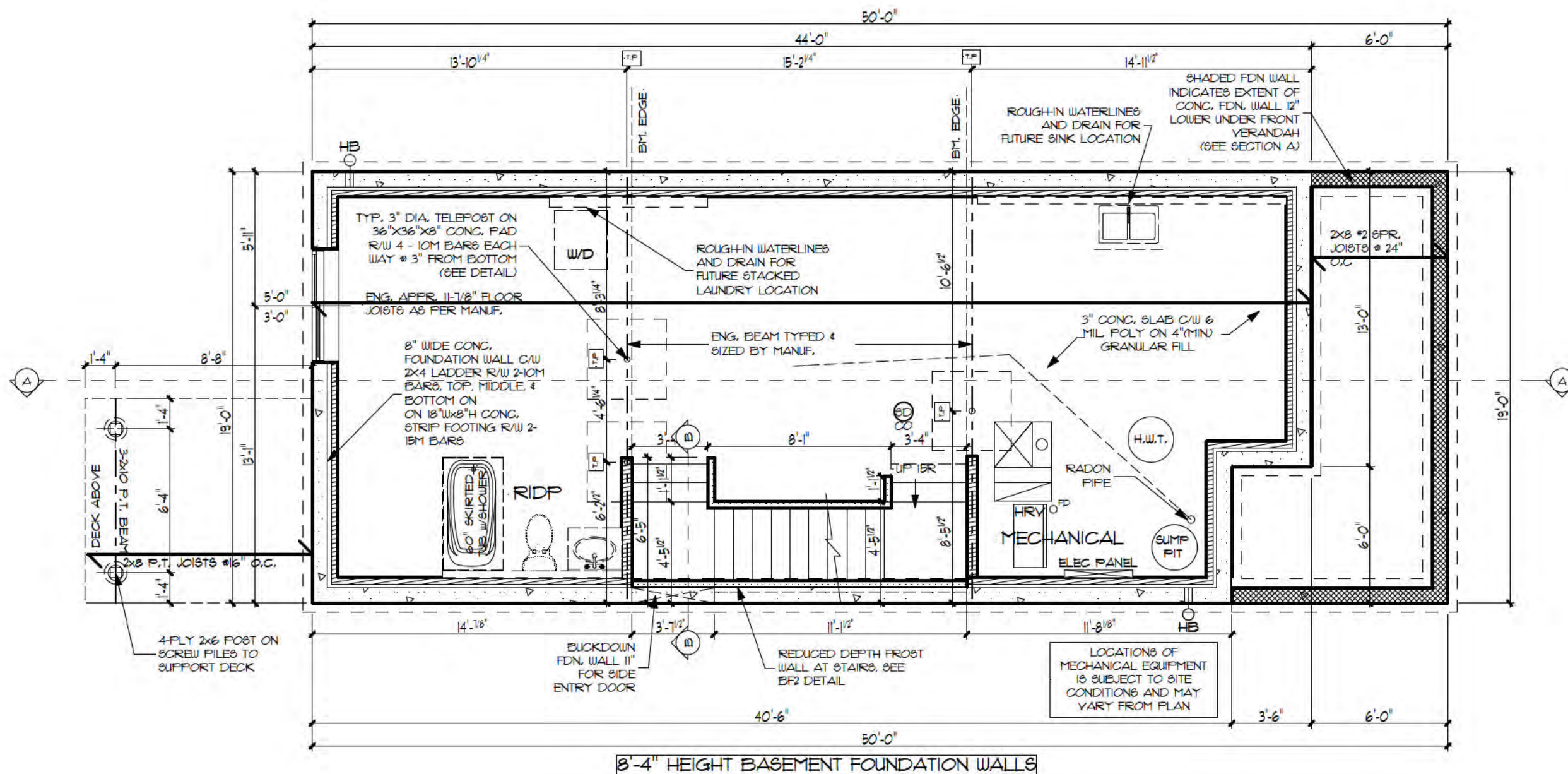
WESTWINDS
MORINVILLE, AB

1 OCT 2023

REAR
ELEVATION &
SECTION

SCALE: 3/16=1'-0"

SHEET NO.	4 11
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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	XXXXXX	XX
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591
10214 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

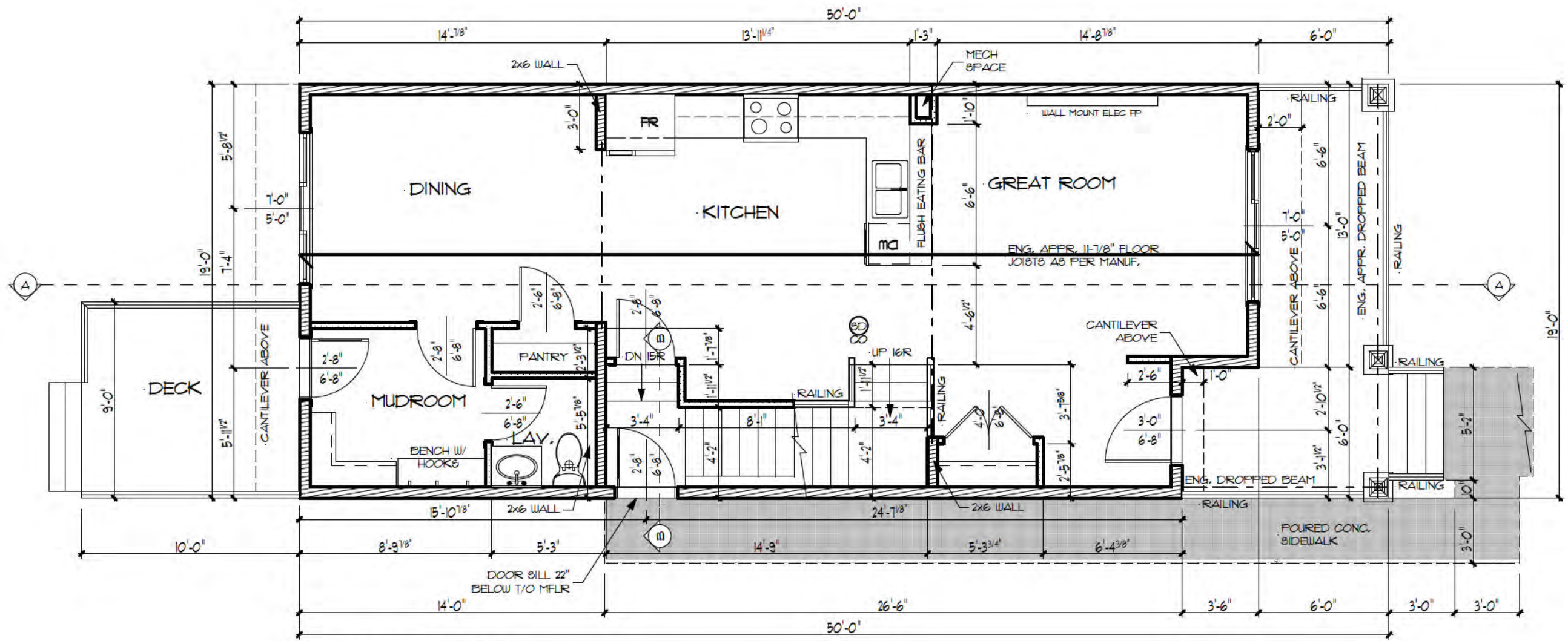


1 OCT 2023

BASEMENT

SCALE: 3/16=1'-0"

SHEET NO.	5 11
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MAIN FLOOR

AREA: 815 sq ft

HT: 9'-1 1/8"

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REVISIONS		

STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591
10214 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



1 OCT 2023

MAIN FLOOR

SCALE: 3/16=1'-0"

SHEET NO.	6 11
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1	XXXXXX	XX
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591
10214 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



1 OCT 2023

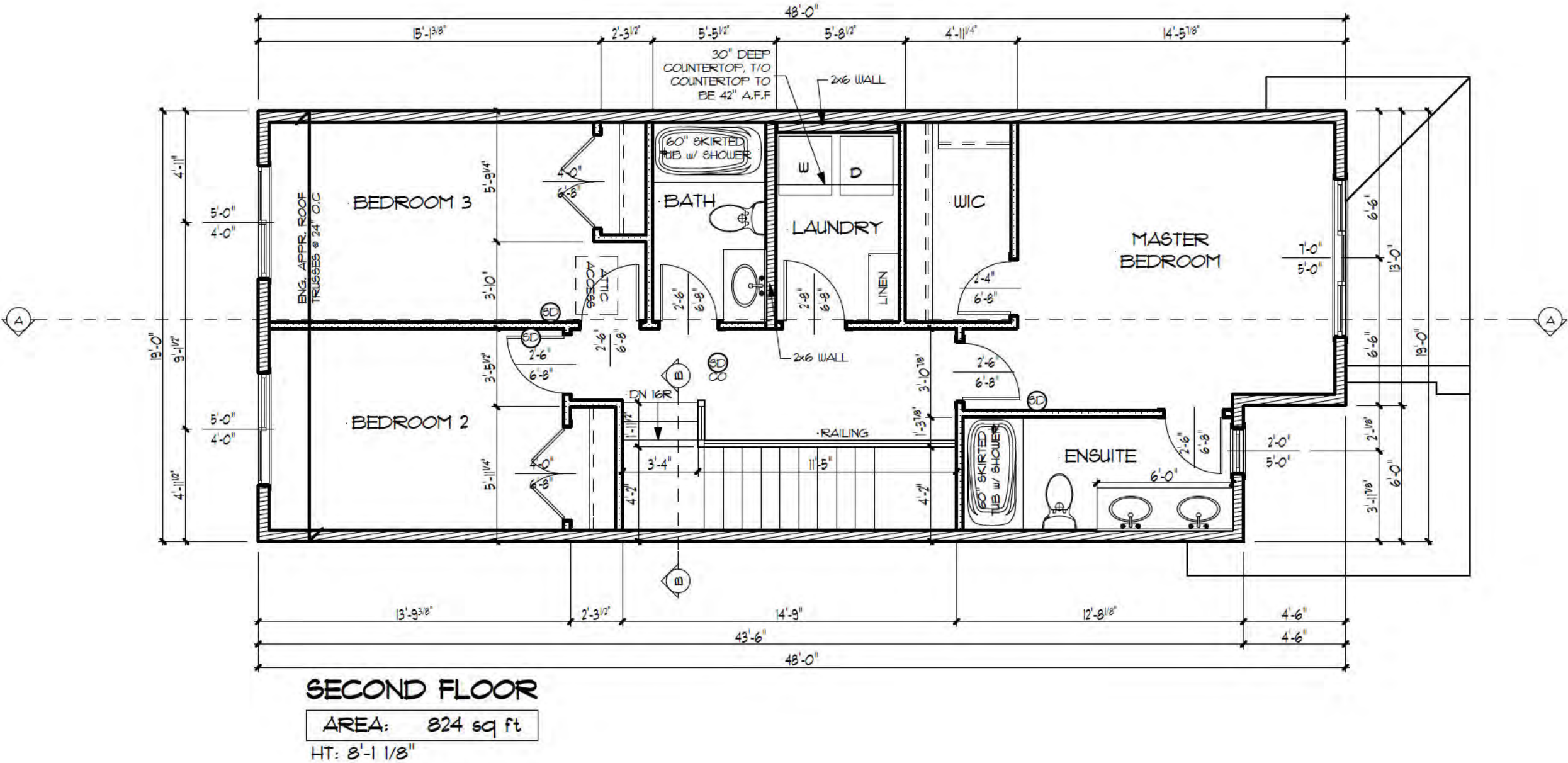
SECOND FLOOR

SCALE: 3/16=1'-0"

SHEET NO.

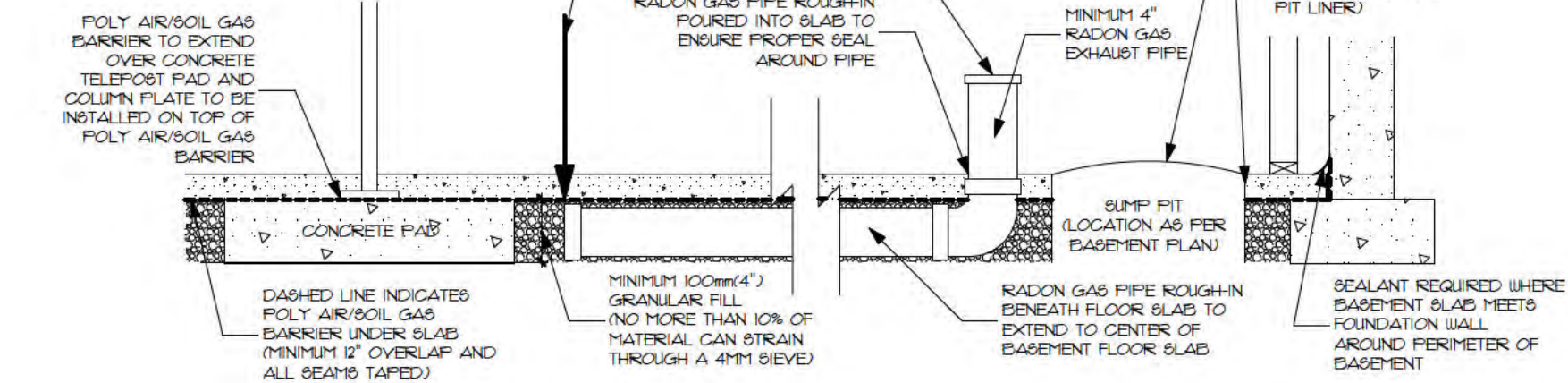
7

11



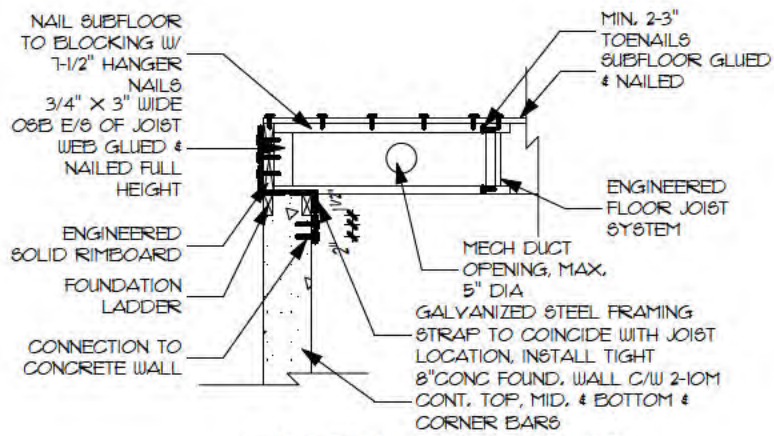
[illegible]
$$\frac{8}{11}$$

NOTES:
-ALL PENETRATIONS THROUGH THE BASEMENT SLAB MUST BE SEALED

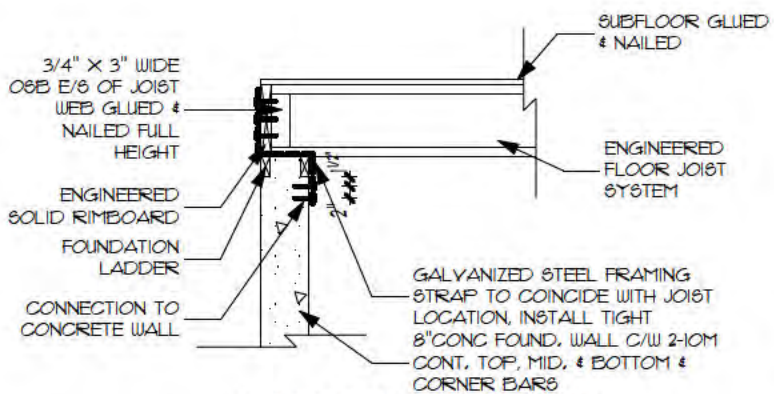


RADON GAS PIPE ROUGH-IN DETAIL

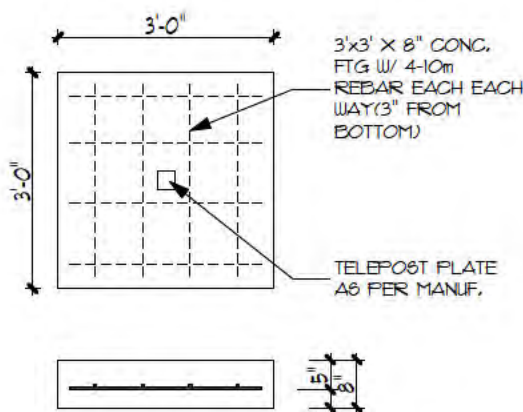
THIS DETAIL AND THE FOLLOWING IMPLEMENTATION IS TO CONFORM TO A.B.C 2014, 9.13.4.2 (PROTECTION FROM SOIL GAS INGRESS) AND 9.13.4.3 (PROVIDING FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM).



LATERAL BLOCKING

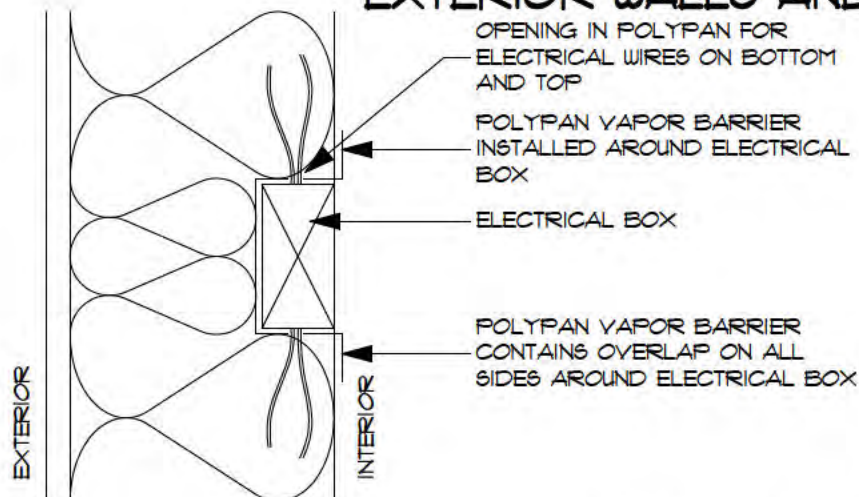


LATERAL BRACING

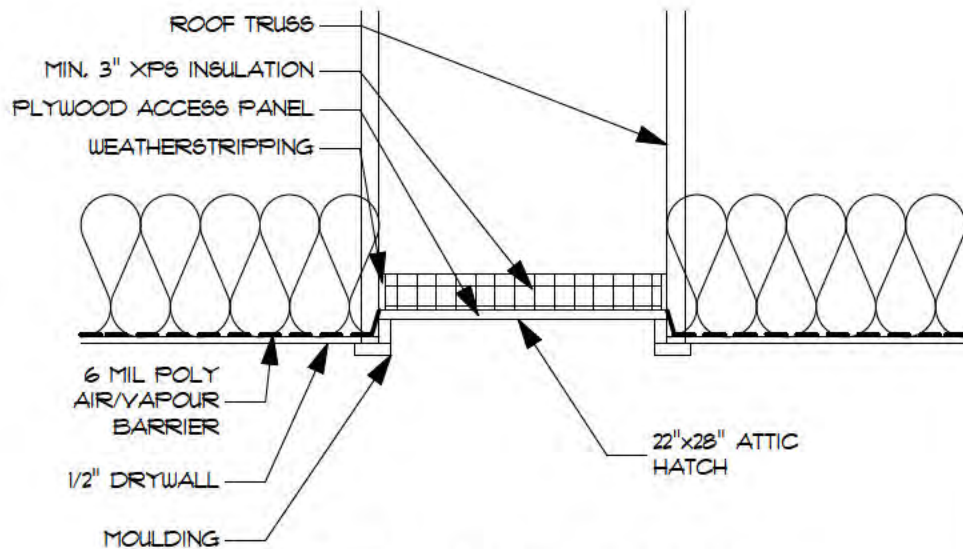


3'X3' TELEPOST PAD

THIS PROCEDURE FOR SEALING ELECTRICAL BOXES APPLIES FOR ANY ELECTRICAL OUTLET BOXES IN EXTERIOR WALLS AND IN THE ATTIC CEILING



ELECTRICAL BOX INTERIOR SEAL DETAIL



ATTIC HATCH DETAIL

NOT TO SCALE

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1	XXXXXX	XX
NO.	DATE	BY
	REVISIONS	

STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591
10214 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

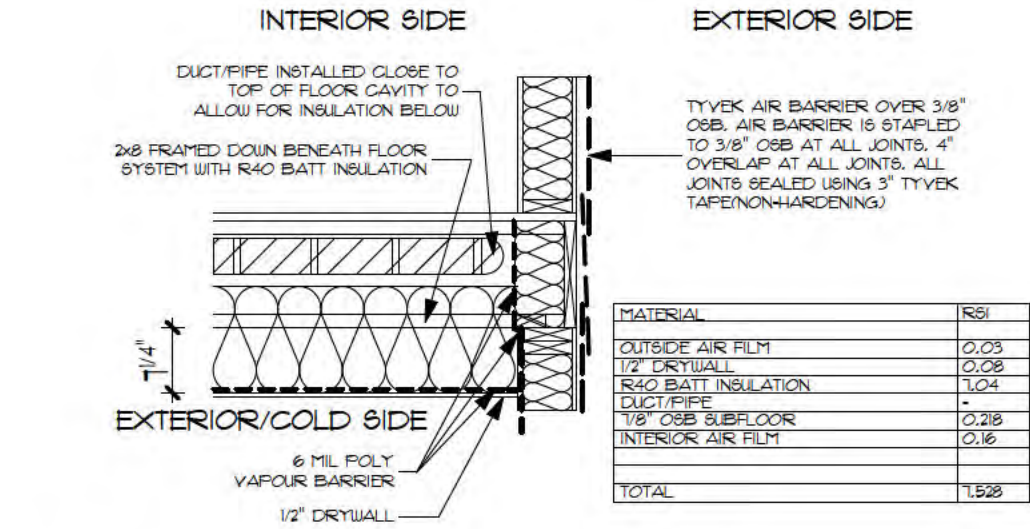


1 OCT 2023

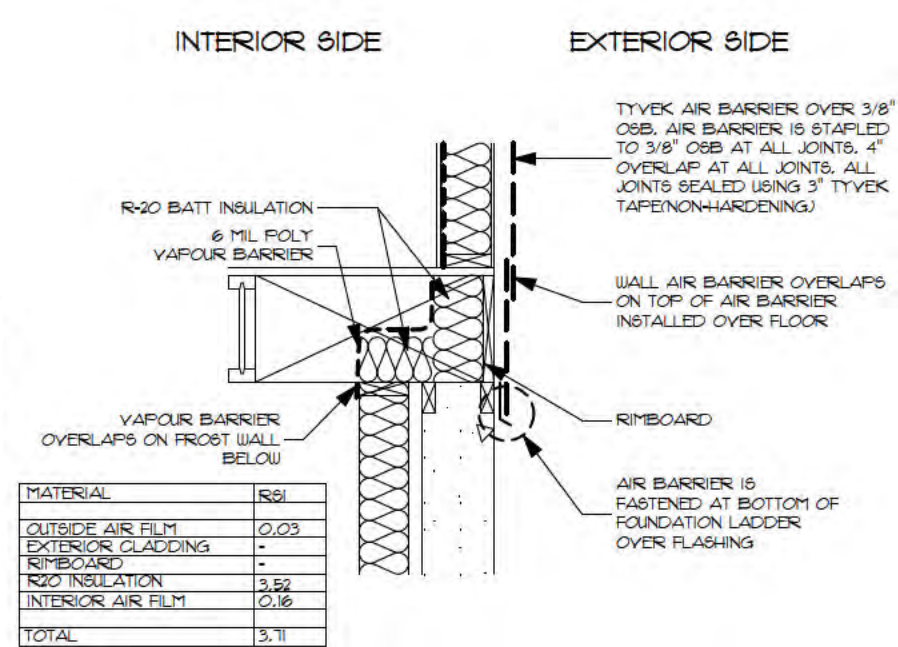
DETAILS

SCALE: 3/16=1'-0"

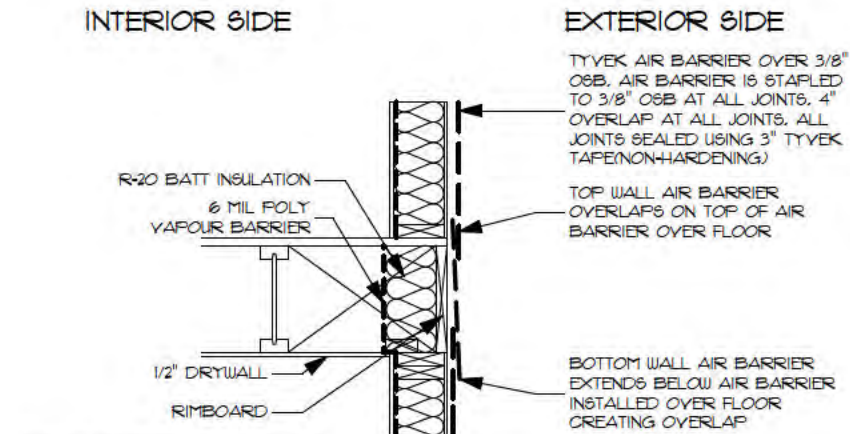
SHEET NO.	9
	11



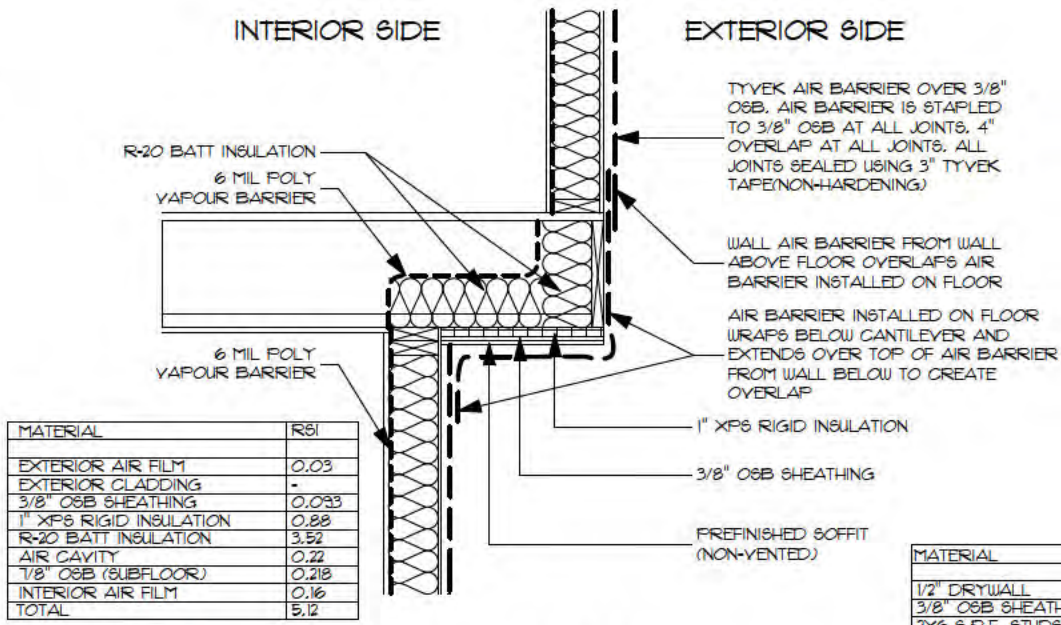
FT1 UNHEATED FLOOR OVER ATTACHED GARAGE
NOT TO SCALE



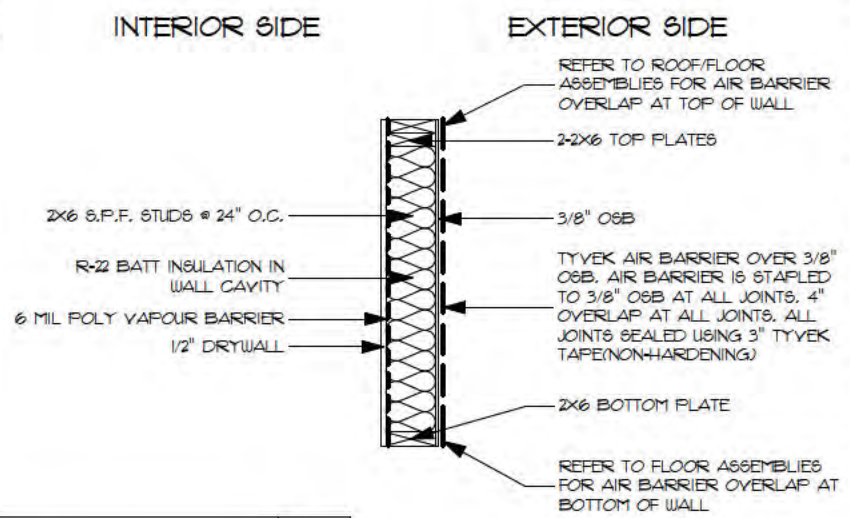
FT2 RIM JOIST BTW FOUNDATION & MFLR
NOT TO SCALE



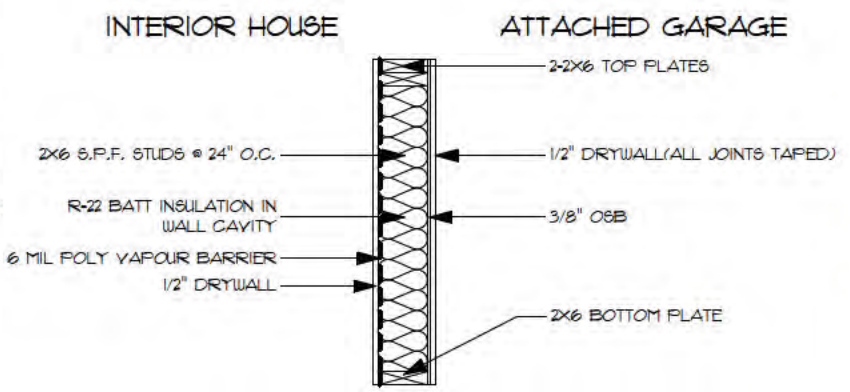
FT3 RIM JOIST BTW STOREYS
NOT TO SCALE



CF1 CANTILEVER FLOOR DETAIL
NOT TO SCALE



EW1 MAIN & UPPER FLR EXTERIOR WALLS
NOT TO SCALE



EW2 HOUSE/ATTACHED GARAGE SEPERATION WALL
NOT TO SCALE
LAST REVISION DATE: FEB 26, 2018

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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

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NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591
10214 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



1 OCT 2023

DETAILS II

SCALE: 3/16=1'-0"

SHEET NO. 10 / 11

The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	XXXXXX	XX
NO.	DATE	BY
	REVISIONS	

STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591
10214 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

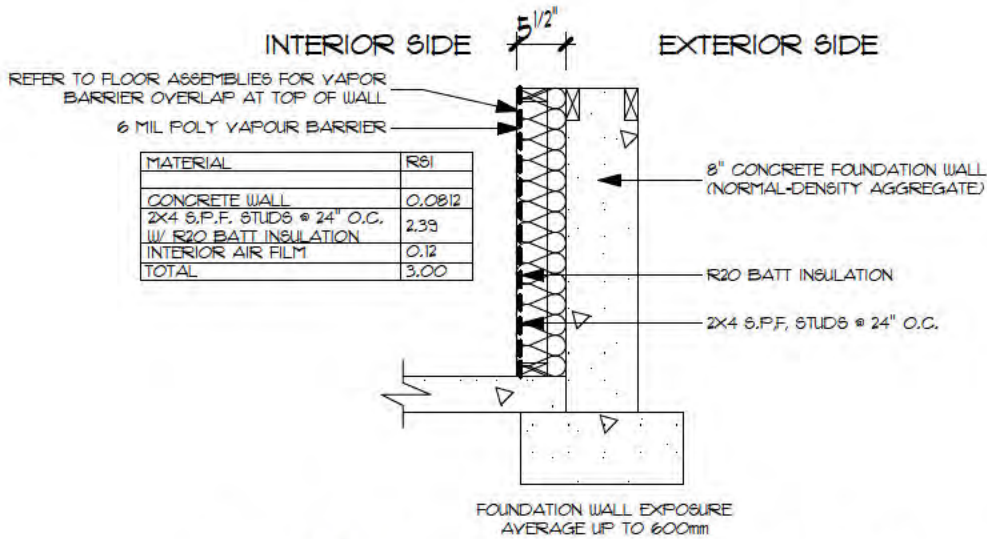


1 OCT 2023

DETAILS III

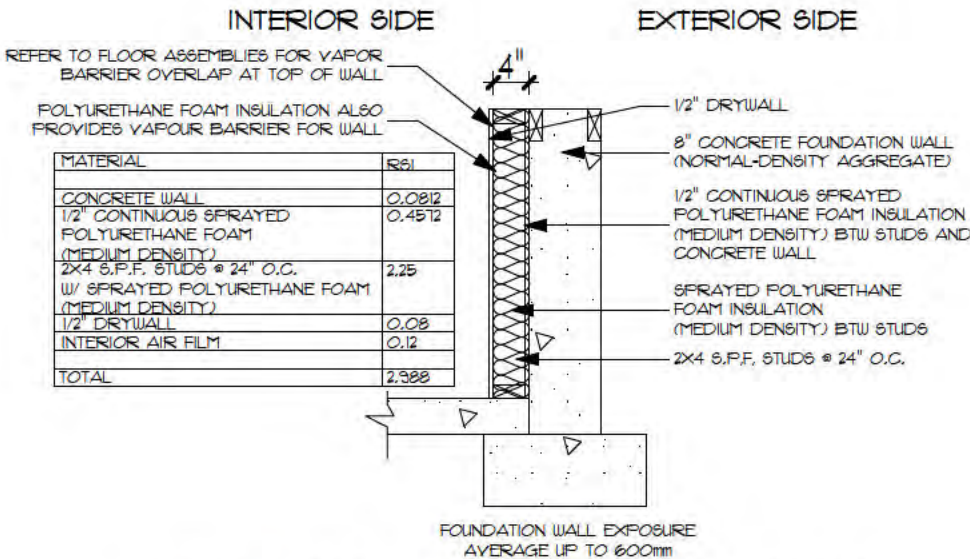
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SHEET NO.	11
	11



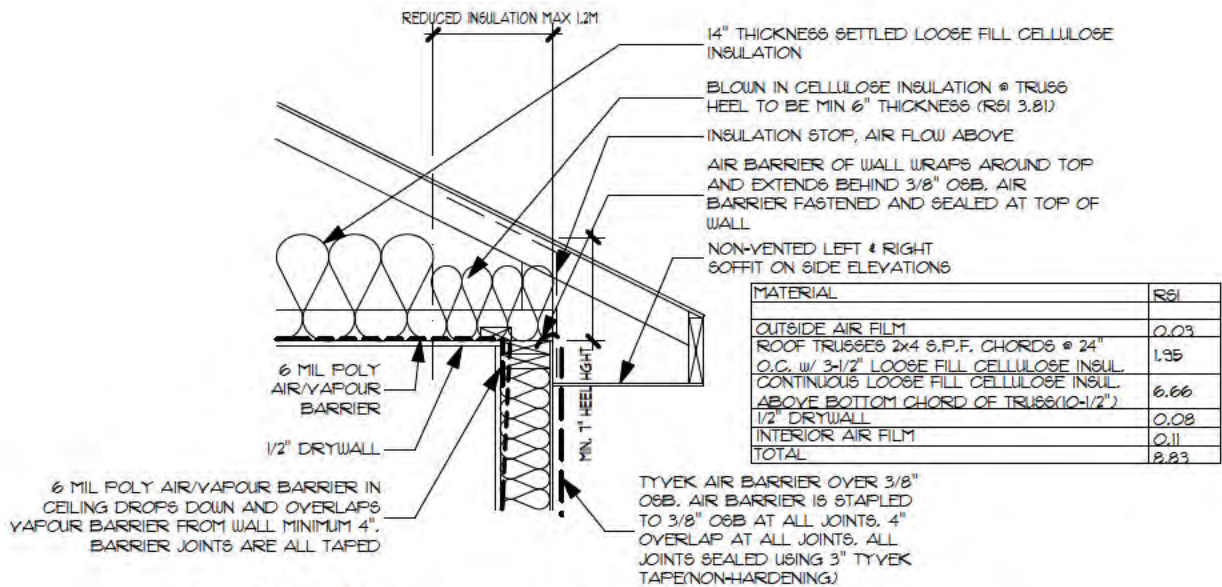
BF1

FOUNDATION WITH FROST WALL
NOT TO SCALE



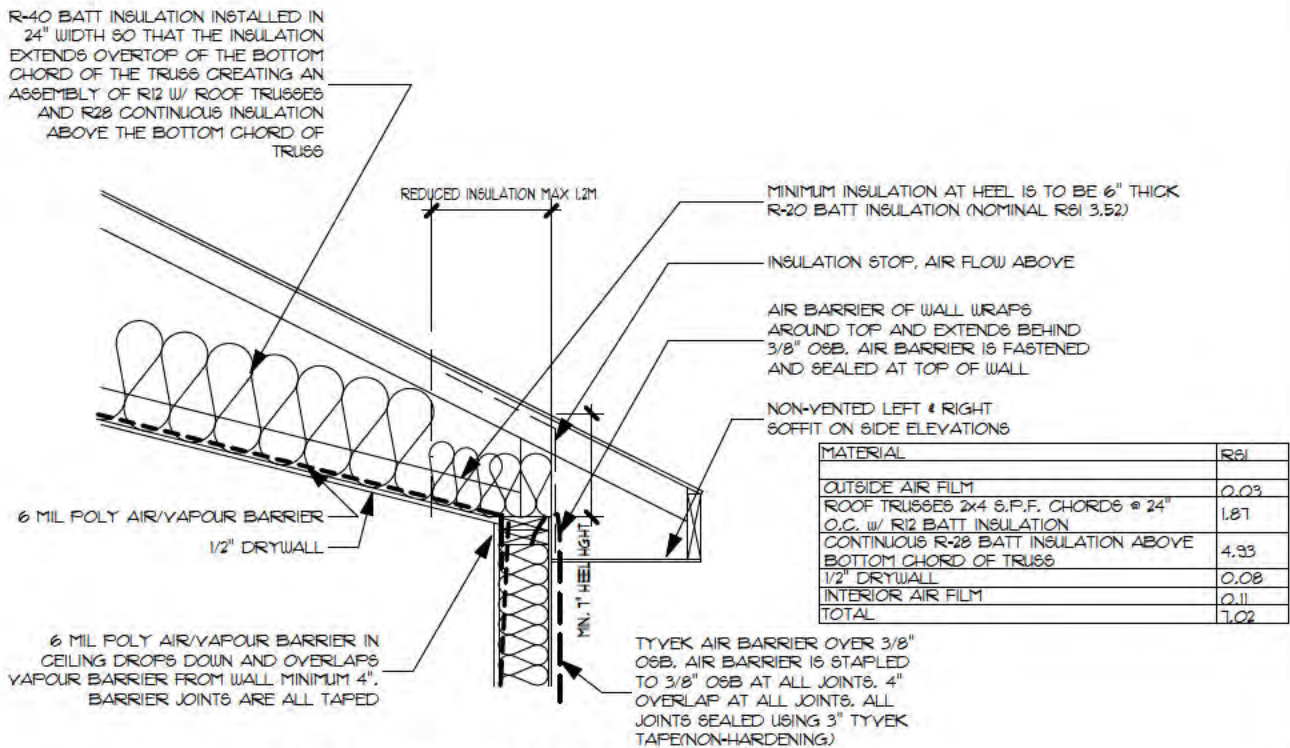
BF2

FOUNDATION WITH MINIMUM FROST WALL AT STAIRS



RF1

ROOF OVERHANG/CEILING
NOT TO SCALE
LAST REVISION DATE: FEB 26, 2018



RF2

VAULTED ROOF CEILING/OVERHANG
NOT TO SCALE





**WRITTEN
SUBMISSIONS
FROM
ADJACENT
LANDOWNER(S) /
AFFECTED PERSONS**

From: [Ashley Sykes](#)
To: [Legislative Officer](#)
Subject: Appeal
Date: September 11, 2024 12:29:52 PM

Hello, I do apologize. I am a few minutes late in getting in my thoughts for Lots 16,17 and 18 in the West Wings subdivision.

I wanted to provide my support for the builder in his appeal to allow for the parking as currently laid out for his three home build projects.

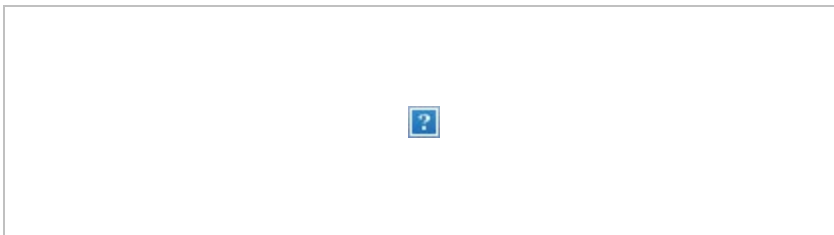
It is my opinion there is sufficient parking on the street in front for a tenant in the basement

Current parking should be reviewed and Mornville should consider following suit with Edmonton and surrounding areas

I am happy to discuss in more detail at the appeal on September 16

Thank you for your time and consideration

Kind regards,



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PLANNING AND ECONOMIC DEVELOPMENT SERVICES

SUBMISSIONS RECEIVED



Development Officer Report to Subdivision and Development Appeal Board

Key Information

File Number: 24-D0090

Legal Description: Lot 18; Block 3; Plan 2222591

Municipal Address: 10214 Westwinds Drive

Land Use District: Residential Mixed Form (R-X)

Appellant(s): Statement Builders Ltd.

Applicant: Statement Builders Ltd.

Owner: Statement Builders Ltd.

Proposed Development: Accessory Dwelling Unit

Use Type: Permitted Use

Recommendation: Uphold Decision

Background

On June 20, 2024, the applicant, Statement Builders Ltd submitted a development permit application to construct an accessory dwelling unit in the basement of an existing single detached dwelling at 10214 Westwinds Drive.

On June 26, 2024, administration emailed the applicant, acknowledged the receipt of the application and requested them to pay the application fee with a deadline of July 5, 2024.

On July 22, 2024, the Development Officer emailed the applicant asking them to pay the application fee and provide on-site parking plan that shows a total of three parking spaces, thus, two for the existing single detached dwelling and one for the proposed accessory dwelling unit. Deadline for the applicant to provide this was July 29, 2024.

On July 25, 2024, the applicant paid the development permit application fee but didn't provide the on-site parking plan requested earlier.

On July 31, 2024, the applicant provided a plot showing two on-site parking spaces and one off-site parking space.

On August 1, 2024, the Development Officer issued a refusal notice of decision as the proposed accessory dwelling unit did not meet the on-site parking requirements of the Land Use Bylaw.

Site Context and Surrounding Uses

The proposed development is located within a newly developing residential subdivision in the westwinds area. The construction of single detached dwellings in the area began in 2023. The proposed development is bordered by single detached residential to the east, north, west and a school site to the south across from the Westwinds Drive.

Relevant Regulations

The Westwinds Area Structure Plan

An Area Structure Plan is a statutory document that is above the Land Use Bylaw in terms of hierarchy in the province of Alberta. It provides a detailed framework for current and future subdivision and development in a defined area. These include things like staging/sequence of development, land uses (residential, commercial, schools etc.) and location of utilities and public transportation. In this case, The Westwinds Area Structure Plan (the ASP) sets out the framework for development for the site which is then regulated through the Land Use Bylaw.

Policy 5.2.3 Effect on Decision Making

a) This ASP, its concepts and provisions shall be used in conjunction with the relevant provision of the MDP and the LUB, particularly in guiding the exercise of discretion in making decisions on subdivision and development permit applications.

The entire subdivision where the proposed development is located has been created through the ASP. The ASP directs the Development Authority to use ASP's concepts and provisions together with the Land Use Bylaw in reviewing and deciding of development permit applications.

Policy 5.2.4 Principles for Decision Making

a) The exercise of discretion or variance in deciding an application or an amendment to this ASP must be both reasonable and defensible within the letter and spirit of this ASP as well as widely accepted planning principles.

d) Any variance or discretion exercised or any amendment made shall be fully documented so that the reasons and rational for the variance or discretion exercised or the amendment are accurately recorded and clearly understood.

Variance is an exception to a specific regulation in the Land Use Bylaw and is requested in a development permit application. The application for the accessory dwelling unit did not include request for variance.

3.3 THE DEVELOPMENT CONCEPT ... The ASP proposes a hierarchical road network for vehicles, bicycles and pedestrians. A collector loop off of Morinville Road serves the ASP area and provides direct access to the commercial sites, school, and the SWMF. The collector road further provides access to the local road network, which in turn connects to the low density residential development.

The proposal to use street as a dedicated private parking does not comply with The Development Concept of the ASP. The road network within the area is primarily for the accommodation of uses

noted in The Development Concept of the ASP as noted in 3.3 above. Street parking is not intended to be permanent parking, it is temporary parking in excess of what is typically required for the use and is limited during snow clearing and street sweeping or as directed by the traffic safety bylaw.

3.2 Specific Land Use Components.

3.2.3 Low Density Residential ...It is important to note all residential subdivisions, both laned and laneless, need to comply with the Town's regulatory standards and provisions, and that the density of the laneless areas will be lower than that of the laned areas.

The proposed development is within a low-density residential subdivision area of the ASP. The current and future development vision in the westwinds area is set by the ASP. The ASP directs the proposed development to comply with the Town's Land Use Bylaw.

The Land Use Bylaw.

The purpose of the Land Use Bylaw is to regulate and control the use and development of land and buildings within the municipality to achieve orderly and economic development of land.

The parcel is zoned as Residential Mixed Form (R-X) land use district under the Land Use Bylaw. In the R-X district, an *accessory dwelling unit* is listed as a *permitted use*.

Part One General – Section 1.3.2.13 defines an accessory dwelling unit as... **self-contained dwelling unit accessory to a principal dwelling unit, contained within a principal building or in an accessory building, which is located on the same parcel of land registered under the same land title as the principal dwelling unit.**

Part One General – Section 1.3.1.82 defines permitted use as...**the use of land or a building provided for in this Bylaw for which a development permit shall be issued, with or without conditions, upon an application having been made provided that the proposed development complies in all respects with this Bylaw in accordance with the Act.**

Part Six, Section 6.2 states, **unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.**

Residential Uses	Minimum Number of Parking Spaces
Accessory dwelling unit	1 space in addition to the parking required for the principal dwelling unit
Single detached dwelling	2 spaces per unit

Part Four, Section 4.2.8 - Parking shall be provided for an accessory dwelling unit in accordance with Part 6 - Parking, Loading and Access Provisions.

The proposed accessory dwelling unit does not comply with the parking requirements of the Land Use Bylaw and shows a 100% variance – thus zero onsite parking space was provided. The proposal intended to use a portion of the street/road right-of-way (Westwinds Drive) as a dedicated parking space for the basement accessory dwelling unit.

This road right-of-way, just like any other municipal roadway is not intended to be a permanent parking and is subject to closure for maintenance, snow removal, street sweeping etc., and therefore cannot be dedicated to a private use.

There are variance provisions that the Development Authority considers based on specific guidelines in the Land Use Bylaw. Variance is an exception to a specific regulation in the Land Use Bylaw and is requested in a development permit application.

Part Two, subsection 2.5.1.1.5 **Subject to the provisions of Subsection 2.0 hereof and any other variance provisions of this Bylaw, the Development Authority shall refuse an application that does not conform to this Bylaw.**

2.0 Variances

2.1 The Development Authority may grant a variance and approve a development permit, with or without conditions, where:

i. the proposed development would not, in the opinion of the Development Authority:

- a. unduly interfere with the amenities of the neighbourhood; or**
- b. materially interfere with or affect the use, enjoyment or value of neighbouring properties; and**

ii. the development conforms to the use prescribed for the subject land or building in this Bylaw.

2.2 In addition to the provisions of Subsection 2.1 hereof, in considering any proposed variance the Development Authority may consider, if relevant to the variance request, any of the following:

- i. the development is consistent with the purpose of the Land Use District;**
- ii. there are practical difficulties in complying with the affected regulation or regulations that are peculiar to the use, character or situation of land or a building which are generally not common to other sites in the same Land Use District;**
- iii. potential impacts on adjacent developments and measures to mitigate such impacts; and**
- iv. approval of the variance would not cause non-compliance with the National Building Code – Alberta Edition or any other legislation**

The applicant did not request for a variance from the parking requirements. A variance request, among other things, would require proof that there exists a practical difficulty in meeting the requirements of the regulation being varied. Instead of moving the garage pad further into the property to create a driveway/additional parking within rear of the parcel, the applicant chose to submit on-street parking.

As such, based on the information provided by the applicant and after in reviewing the application for conformance with the Land Use Bylaw, the Development Officer issued refusal notice of decision in accordance with the Land Use Bylaw.

It is also worth noting that earlier on October 4, 2023, the Development Officer found that the construction drawing to build the now existing single detached dwelling included an accessory dwelling unit in the basement and therefore advised the applicant that a total of three on-site parking spaces are required. The applicant then chose not to include the basement accessory dwelling unit and confirmed to the Development Officer that they will not be finishing the basement when the principal dwelling was built.

Further, a building inspection report dated June 14, 2024 that was completed for the existing single detached dwelling, indicated that construction of a basement accessory dwelling unit was in progress. The applicant indicated in their development permit application (24-D0090) that the basement accessory dwelling unit was a “New Construction” and didn’t indicate the fact the construction of the accessory dwelling has commenced prior to the development permit application date – this is a misrepresentation. An online advertisement also confirms the existence of the accessory dwelling unit. Had the Development Officer approved this application, this misrepresentation would have been grounds for refusal under Part Two, section 2.6.3.3 of the Land Use Bylaw. Development permit application fee for “Development started without a permit” is double the regular fee as per the fees and charges bylaw.

Conclusion

Municipal roads are public lands and are under the direction, control and management of the municipality. The Traffic Safety Bylaw regulates the use of these roads. It is outside of the scope of the Land Use Bylaw to dedicate a portion public road to a private use. Private parcels are subject to the requirements of their specific land use district in addition to the general requirements of the Land Use Bylaw. The Development Officer therefore recommends the refusal notice of decision be upheld.

Appendices

Exhibit 1 - Notice of Decision

Exhibit 2 - Development Permit Application Package

Exhibit 3 - Site Context and Surrounding Uses

Exhibit 4 - The ASP Area

Exhibit 5 - Policy 5.2.3 - Effect on Decision Making

Exhibit 6 - Policy 5.2.4 Principles for Decision Making

Exhibit 7 - ASP The Development Concept & Collector Road

Exhibit 8 - Specific Land Use Components

Exhibit 9 - Land Use District

Exhibit 10 - Accessory Dwelling Unit Definition

Exhibit 11 - Permitted Use Definition

Exhibit 12 - PART SIX – PARKING, LOADING AND ACCESS PROVISIONS

Exhibit 13 - Accessory Dwelling Unit Parking Requirement

Exhibit 14 - Parking Plan

Exhibit 15 - Variance Provisions

Exhibit 16 - 2023 Correspondence

Exhibit 17 - SFD Building PSR

Exhibit 18 - Online Ad for The Accessory Dwelling Unit

Link to the Land Use Bylaw

<https://www.morinville.ca/Modules/bylaws/Bylaw/Download/e7a715a4-9dad-42e6-9e92-944b15b59740>

Link to the Traffic Safety Bylaw

<https://www.morinville.ca/Modules/bylaws/Bylaw/Download/ddf89157-ce60-4aad-8a7c-c3c7e14f64b7>

Link to the Westwinds Area Structure Plan

<https://www.morinville.ca/Modules/bylaws/Bylaw/Download/8ca18eb7-8835-423b-8648-53677c9632a4>



Statement Builders Ltd.
15022 116 Avenue
Acheson AB T5M 3T4
Attention: Mannu Ahlawat

1 August 2024

NOTICE OF DECISION

RE: Development Permit Application No.: 24-D0090

Proposal: Accessory Dwelling Unit in Basement

Municipal Address: 10214 Westwinds Drive

Legal Description: Lot 18; Block 3; Plan 2222591

Land Use District: Residential Mixed Form (R-X)

You are advised that the above-noted Development Permit Application was **REFUSED** on Thursday, 01 August 2024, in accordance with the Morinville Land Use Bylaw for failure to:

- Meet the On-Site Parking Requirements of the Morinville Land Use Bylaw.

Part Six, Section 6.2, states that unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.

Table 6.1 – requires accessory dwelling units to have a minimum of one (1) space in addition to the parking required for a single detached dwelling. The parking required for a single detached dwelling is two (2) spaces. The submitted parking plan for the accessory dwelling unit is off-site.

As such, the application is deemed refused.

See reverse side for important Development Permit and Appeal information.

Development Officer: Abdikani Elmi

Development Authority

Date of Decision: August 1, 2024

10125 - 100 Avenue Morinville, Alberta T8R 1L6 T 780.939.4361 F 780.939.5633

www.morinville.ca

Appeal Procedure

Pursuant to Morinville Land Use Bylaw 2/2024, Part Two, Section 2.9 – Development Appeals, a decision of the Development Authority may be appealed to the Subdivision and Development Appeal Board (SDAB) pursuant to the Municipal Government Act (MGA) through the SDAB Bylaw. Sections 685(1) - (3) and 686(1) of the MGA state:

685 (1) If a Development Authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

- (2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

- (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

686 (1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board

- (a) in the case of an appeal made by a person referred to in section 685(1)

- (i) with respect to an application for a development permit,

- (A) within 21 days after the date on which the decision is made under section 642, or

- (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires, ...

or

- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

SUBMIT TO:

Development@morinville.ca

Permit No. 24-D0090

Required Fees (024) \$

APPLICANT INFORMATION

Applicant: Statement Builders Ltd

Address: 15022-100 Ave

(STREET)

Phone: [REDACTED]

Email: [REDACTED]

Edmonton

(MUNICIPALITY)

AB

(PROV)

T5M-3T4

(POSTAL CODE)

Fax: [REDACTED]

Contact Person/Agent: Mannu Ahlawat

Contact Phone (Cell): [REDACTED]

Registered Landowner: (if same as Applicant, check here: ☒)

Registered Name(s):

Address:

(STREET)

Phone:

(MUNICIPALITY)

(PROV)

(POSTAL CODE)

DEVELOPMENT INFORMATION

Project Address/Location: 10214 Westwinds Drive

Legal Address: Lot 18 Block 3 Plan 202 2591

Land Use District: Residential Mixed Form (R-X)

; or, Qtr ____ Sec ____ Twp ____ Range 25 West of 4th Mer.

Proposed Land Use:

Residential Dwelling:

- ☒ New Construction
☐ Addition
☐ Show Home

- ☐ Accessory Development
☐ Multi-Unit (# of Units: ____)
☐ Other Basement Suite
Legal Suite

Non Residential/Mixed - Land Use:

- ☐ New Construction
☐ Change of Use
☐ Home Occupation

- ☐ Addition or Accessory Development
☐ Sign
☐ Other

Ensure appropriate checklist is attached on the reverse of this Application Form.

Use: Permitted: ☒

Discretionary: ☐ DO | MPC ☐

Office Use Only

Variance: ☐ DO | MPC ☐

Project #: 24-0185

Roll #: 223000

NOTES AND DECLARATION

Applicants should refer to the current Morinville Land Use Bylaw for complete development regulations and application information, available at www.morinville.ca/lub. THIS IS NOT A BUILDING PERMIT APPLICATION. Separate Safety Codes applications may be required for construction projects, contact Morinville for more information.

The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville to process your application, and the information on this form may be used for preparing documents made available to the public and the issuance of permits.

By submitting an application for development I, the Applicant, am allowing right of entry for inspection purposes, and hereby make application and acknowledge all plans and information submitted are, to the best of my knowledge, true and accurate. It is understood that the information submitted is subject to review to confirm it is sufficient to properly evaluate the application prior to acknowledging the application as complete and that additional information may be requested by the Development Authority; and that acknowledgement of a complete application does not indicate permit approval and development may not commence until a development permit is valid. It is understood that a decision on this application, or failure to issue a decision within 40 days of receiving an acknowledgement of a complete application by the Development Authority or for an application deemed to be complete 20 days after submission if no acknowledgement of a complete application is received, may be appealed by filing a Notice of Appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days of the date of the decision or following the aforementioned 40 days. It is further understood that the SDAB may confirm, modify, or revoke the decision of the Development Authority or any condition of development permit approval as a result of an appeal being duly filed, and that any work undertaken prior to the expiry of the appeal period or the determination of the appeal by the SDAB, whichever case applies, is prohibited and the Applicant has no right or claim to compensation from the Municipality or its agents should the appeal result in a permit being modified or revoked. It is further understood that a Development Permit does not relieve the Applicant from full responsibility for ascertaining, complying, and carrying out their development in accordance with applicable Federal and Provincial Statutes and Regulations, and the conditions of any covenant, caveat, easement or other instrument affecting the building or the land. It is further understood that all communication with the town regarding this application, including official notices, may be in an electronic form acceptable to the town.

Applicant Signature: [REDACTED]

Date: June 20, 2024

Landowner Signature: [REDACTED]

Date: June 20, 2024

This checklist must be accompanied by a
Development Permit Application form.

Applications without the required information will not be processed.

Additional information may also be required. An application is not complete until signed below by the Development Officer. Applicants will be contacted if any additional information is required.

Acceptance of a complete application does not indicate permit approval.

RESIDENTIAL DEVELOPMENT CHECKLIST

☒ Project Description: _____

Basement Legal Suite

Check ALL that apply:

New Construction:

☐ Single Detached ☐ Duplex ☐ Manufactured/RTM ☐ Other: _____

Total Floor Area: _____ $\frac{\square}{\square}$ $\frac{m^2}{ft^2}$ Building Height: _____ $\frac{\square}{\square}$ $\frac{m}{ft}$ Overhang: _____ $\frac{\square}{\square}$ $\frac{m}{ft}$

Accessory Development:

☐ Det. Garage ☐ Shed ☐ Deck ☒ Secondary Suite ☐ Hot Tub/Pool ☐ Other: _____

Total Floor Area: _____ $\frac{\square}{\square}$ $\frac{m^2}{ft^2}$ Building Height: _____ $\frac{\square}{\square}$ $\frac{m}{ft}$ Overhang: _____ $\frac{\square}{\square}$ $\frac{m}{ft}$

If applying for a Deck: ☐ Uncovered ☐ Covered ☐ Enclosed

If applying for a Secondary Suite: Located within: ☒ Principal dwelling unit ☐ Above detached garage ☐ Other building

Floor Area: Principal dwelling unit: 1639 $\frac{\square}{\square}$ $\frac{m^2}{ft^2}$ Secondary Suite: 653 $\frac{\square}{\square}$ $\frac{m^2}{ft^2}$

Parking Spaces available on-site: _____ (show location on accompanying Site Plan)

- ☐ Site Plan (parking shown) – electronic OR 2 copies, - scaled and dimensioned; maximum 11" x 17" paper size
- ☐ Building Plans (i.e. floor plans and elevations) – electronic OR 2 copies, details sufficient for Building Permit application
- ☐ Architectural Guidelines are met (varies per neighbourhood – check with applicable Developer/Development Officer)
- ☐ Other information deemed necessary or requested by a Development Officer (contact Municipality for more information): _____

Notice of Decision – The Applicant will be notified electronically or in writing of the decision for a development permit application.

Public Notice – Upon Development Permit approval, the following Public Notice will be given for the issuance of Development Permits:

- Permitted uses (development compliant with Morinville Land Use Bylaw in all respects and not requiring a variance/relaxation) – The details of the development will be posted at the reception desk on the 2nd Floor of St. Germain Place.
- Discretionary uses and/or developments requiring a variance – In addition to above, the details of the development will also be advertised in the local newspaper, mailed to adjacent landowners, posted online at www.morinville.ca/PlanningNews, and/or posted on the subject site.

INTAKE INFORMATION (for office use only)

Complete Application:

- ☐ Application Form – complete & landowner signed.
- ☐ Required Information Listed Above.
- ☐ Receipt for Payment of Fees.

Received by: _____
(Name) (Date)

Accepted by: _____
(Name) (Date)

**TOWN OF MORINVILLE**

10125 – 100th Avenue
Morinville, Alberta

T8R 1L6

Phone: 780.939.4361

Fax: 780.939.7448

STATEMENT BUILDERS LTD.

10214 WESTWINDS DRIVE
MORINVILLE, AB

Receipt Number: 794490
GST Number: R108128356
Date: 7/25/2024
Initials: MM

Receipt Type	Account		Quantity	Amount
General	024	Development Permit 24-D0090	N/A	\$ 300.00
			Subtotal:	\$ 300.00
			GST:	\$ 0.00
			Total Receipt:	<u>\$ 300.00</u>
	VISA			<u>\$ 300.00</u>

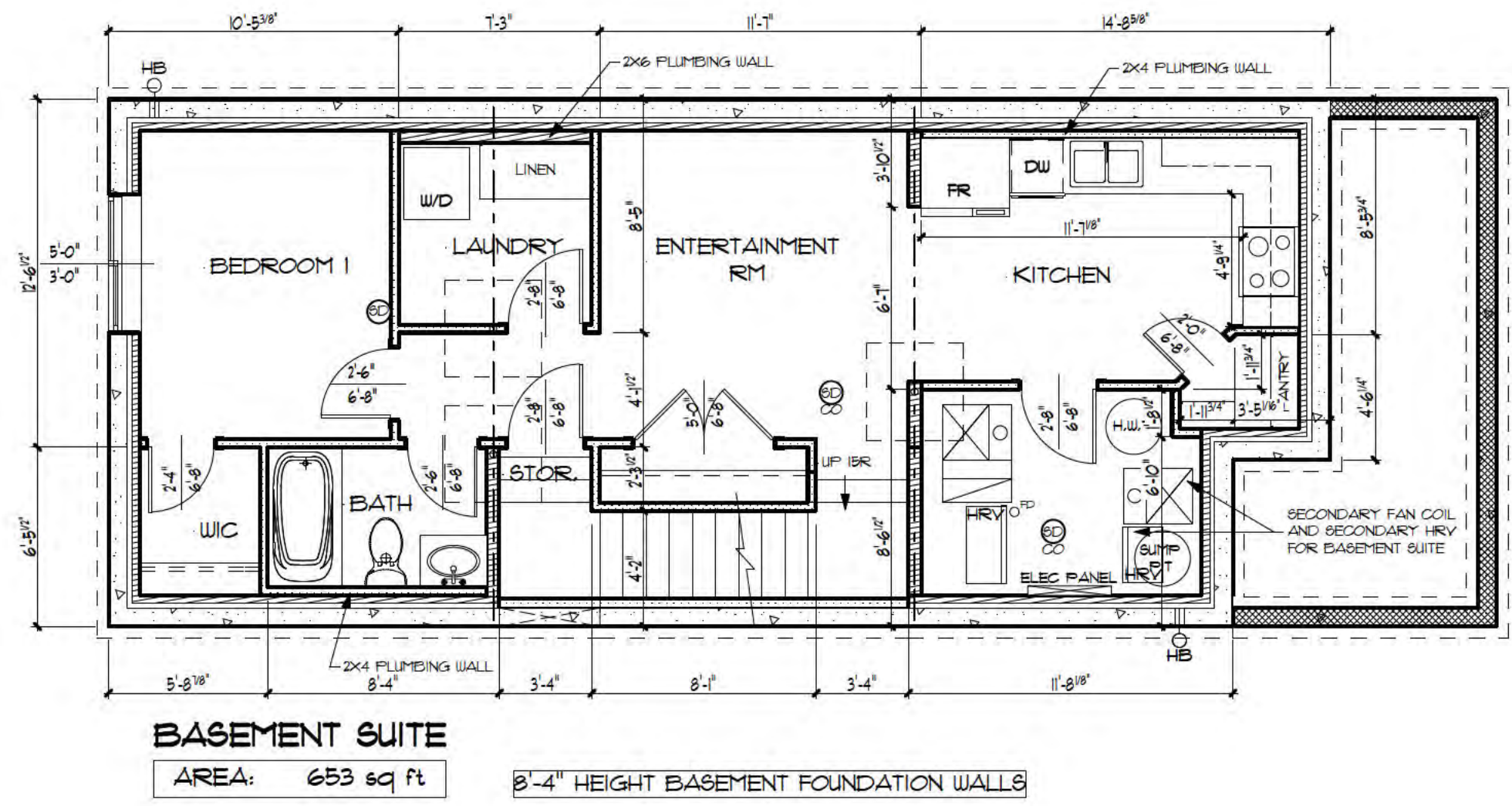
Total Monies Received:	<u>\$ 0.00</u>
Rounding:	\$ 0.00
Amount Returned:	\$ 0.00



DETAILS

- LOT AREA: 289.29 m² (3113.9 ft²)
- HOUSE AREA: 91.79 m² (988.0 ft²)
- HOUSE COVERAGE: 31.73 %
- DECK AREA: 6.69 m² (72.0 ft²)
- DECK COVERAGE: 2.31 %
- GARAGE AREA: 42.36 m² (456.0 ft²)
- GARAGE COVERAGE: 14.64 %
- TOTAL COVERAGE: 46.37 %
- DRIVEWAY AREA: 14.84 m² (159.7 ft²)

DWG DETAILS			
Rev. No.	Date:	Drafted By:	Description
PP	9/26/23	AMACDONALD	
BUILDER/OWNER: STATEMENT BUILDERS			
MODEL: (STANDARD)			
JOB NUM.:			
LOT ZONING:		R-X	SCALE: 1:300



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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction


Report any inconsistencies/ommissions to the builder prior to commencing work

1	XXXXXX	XX
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

1639 S.F

LOT: 18 BLOCK: 3
PLAN: 222 2591
10214 WESTWINDS DRIVE
WESTWINDS
MORINVILLE, AB



STATEMENT BUILDERS
BUILDING BEYOND STATEMENTS

3 JAN 2024

BASEMENT SUITE

SCALE: 3/16=1'-0"

SHEET NO.	5a
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EXHIBIT 3

Site Context and Surrounding Uses

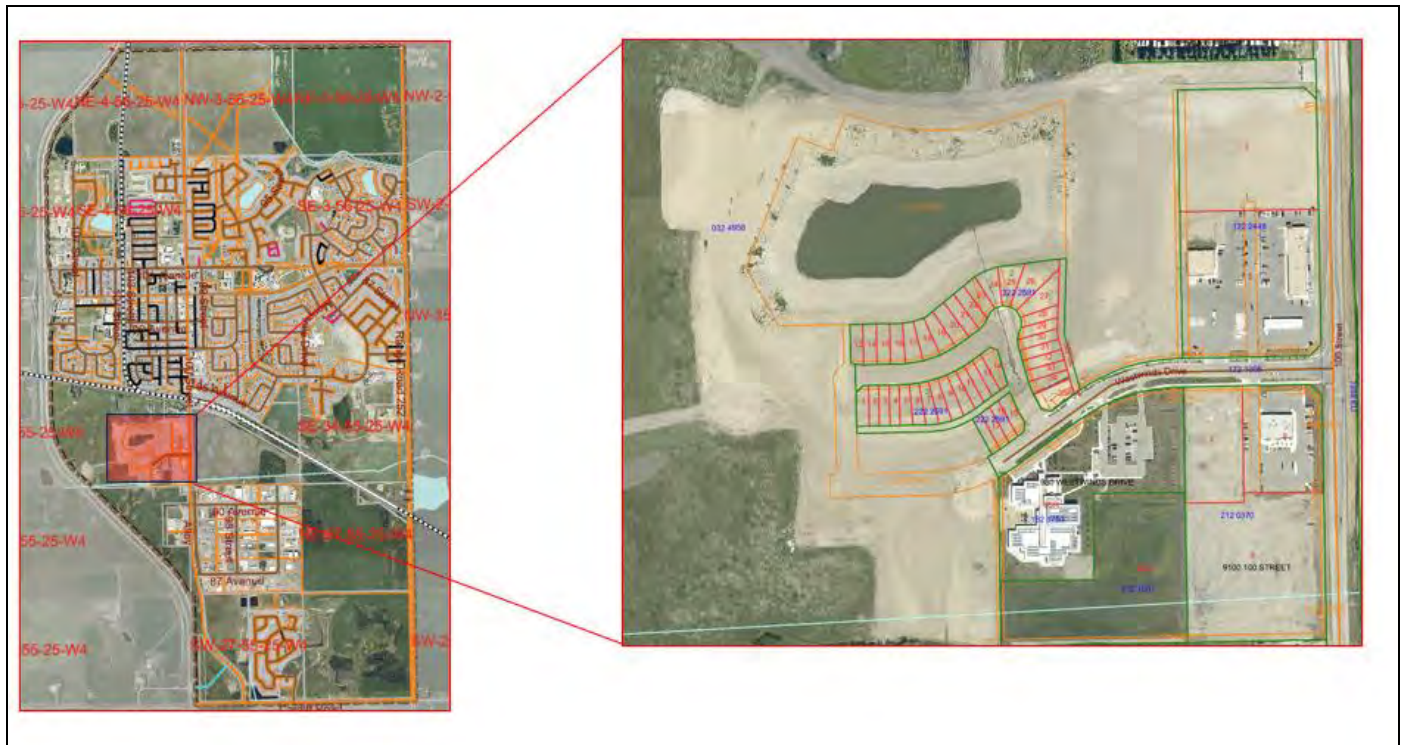


Figure 1

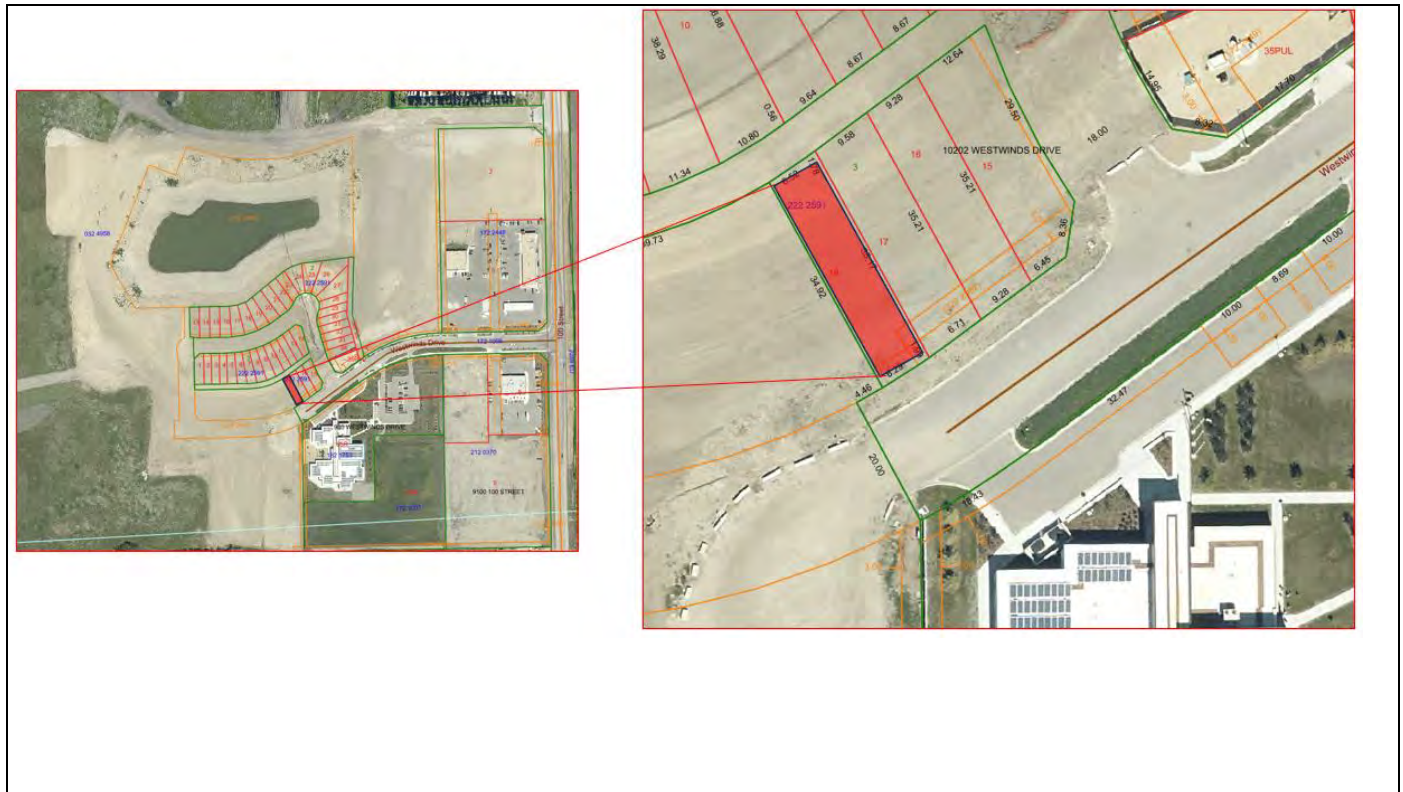


Figure 2

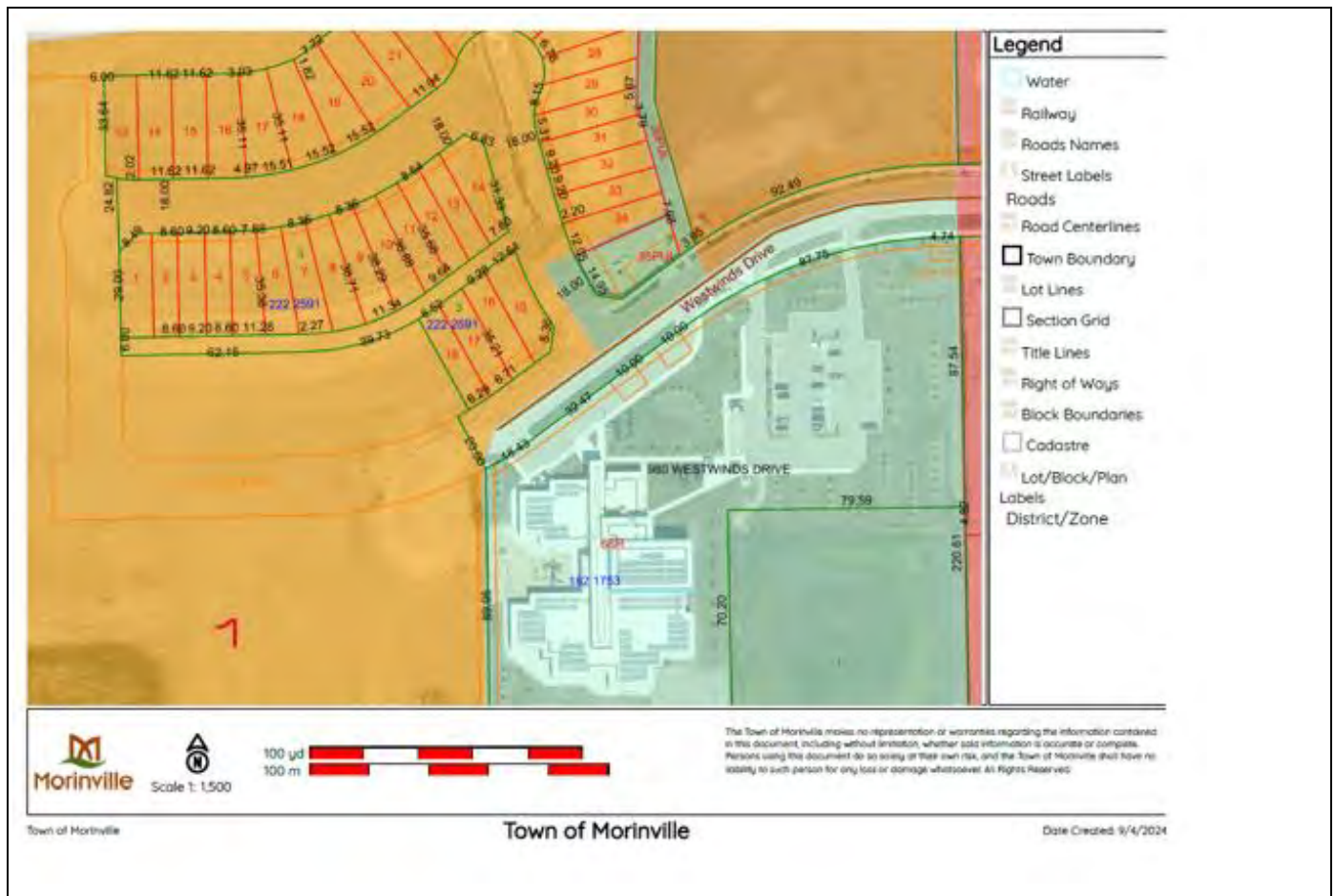
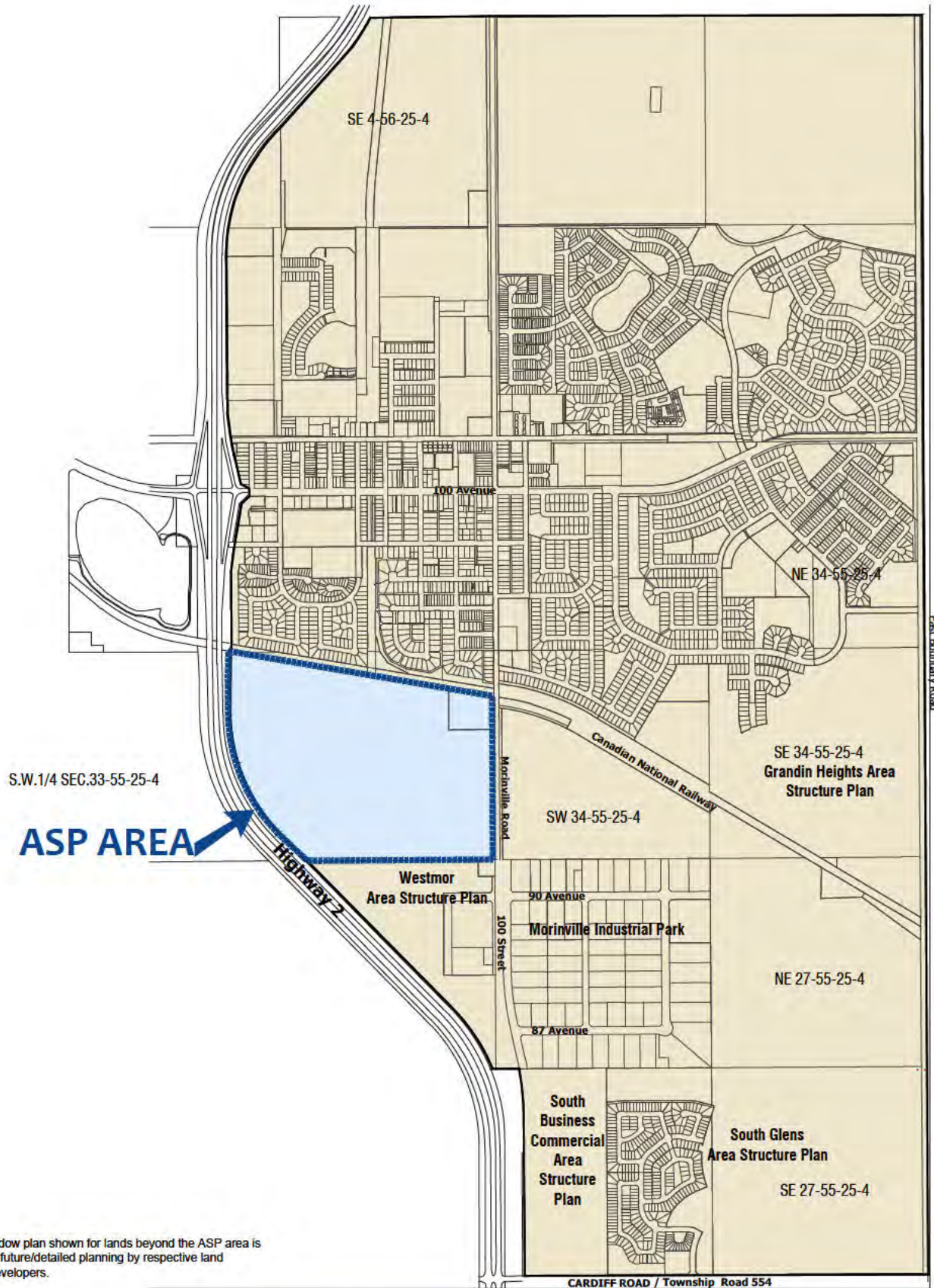


Figure 3



5. STAGING AND IMPLEMENTATION

5.1 Staging

The staging concept is shown on Figure 7. The first stage of development allows for the implementation of commercial development and a school site in the eastern portion of the Westwinds ASP area. This means that a diversity of uses may be accommodated and the village theme entry features may be implemented to immediately establish the identity of the Westwinds neighbourhood.

Subsequent stages of development are proposed to occur in the north and west portion of the plan area after the commercial and school site have been implemented in stage one. Advancement beyond the first two stages is identified as 'future development.'

The Land Use Bylaw No. 3/2012 will need to be appropriately amended at the time of subdivision.

5.2 Force and Effect

The Westwinds in Morinville ASP is intended to refine existing general policy direction and land use designations assigned to these lands within the MDP, guide the subsequent assignment and implementation of land use districts to the lands within the LUB as well as establish a sound framework for future decisions on land use, subdivision, servicing and development permits. It must be noted that in making future decisions concerning the use, subdivision and development of the lands within this ASP, the Town will need to remain mindful of and monitor the capacities of both on and off-site services and make any necessary adjustments to uses, densities and lots sizes within this ASP accordingly.

Policy 5.2.1 Decisions Consistent with the Westwinds in Morinville Area Structure Plan

The Town shall ensure that all future land use, subdivision, development and servicing decisions made regarding lands within the Westwinds in Morinville ASP shall comply with all provisions, policies, maps, figures and drawings contained within the Westwinds in Morinville ASP.

Policy 5.2.2 Amendments

- a) If any decision referred to in Policy 5.2.1 would constitute a major change of the provisions of this ASP, an amendment to this ASP shall be required in consideration of Policy 5.2.4. Decisions that would constitute a minor change to the provisions of the ASP may be considered without an amendment, in accordance with Policy 5.2.4, where the owner/developer can demonstrate to the satisfaction of the Town that the change does not substantively alter the intent, force or effect of the provisions of this ASP.
- b) Amendments that may be required to this ASP shall be completed in accordance with the *Municipal Government Act* and all other applicable bylaws, policies and procedures.

Policy 5.2.3 Effect on Decision Making

- a) This ASP, its concepts and provisions shall be used in conjunction with the relevant provision of the MDP and the LUB, particularly in guiding the exercise of discretion in making decisions on subdivision and development permit applications. This ASP will be used to guide any required amendments to the provisions or land use designations in the MDP to ensure consistency with Section 638 of the *Municipal Government Act*.
- b) Specifically tailored land use districts may be prepared and inserted in the LUB to support and facilitate the implementation of this ASP including provisions related to lot size, density, form and character, landscaping, public amenity space, and access and circulation. A specifically tailored direct control land use district may be prepared and adopted to address any unique area or development situation.

Policy 5.2.4**Principles for Decision Making**

- a) The exercise of discretion or variance in deciding an application or an amendment to this ASP must be both reasonable and defensible within the letter and spirit of this ASP as well as widely accepted planning principles.
- b) If a requirement or provision of this ASP is to be deviated from or if an amendment is to be made, it is essential that those making the decision clearly understand the rationale for the requirement or provision they are being asked to vary or amend.
- c) Discretion, variance and amendment shall or should only be considered if it can be demonstrated that the discretion, variance or amendment being considered will, at a minimum, not jeopardize the policies of this ASP and, at best, better serve them.
- d) Any variance or discretion exercised or any amendment made shall be fully documented so that the reasons and rationale for the variance or discretion exercised or the amendment are accurately recorded and clearly understood.

Policy 5.2.5**Repeated Amendment Applications**

Should an owner/developer make repeated applications to amend this ASP once it is in effect, the Town may undertake or require that the owner/developer undertake an overall review of this ASP instead of continuing to make individual, isolated amendment applications so that the implications of the revision to this ASP can be considered and evaluated, at a minimum, in the context of the entire ASP area and, if warranted, beyond this ASP area.

Policy 5.2.6**Development Phasing**

The staging or phasing of development will be determined by market forces and the cost-effective provision of infrastructure. An illustrative Phasing Sequence is shown on Figure 7: Staging. This phasing sequence is illustrative only and may be altered to fit changing circumstances.

Policy 5.2.7**Development Agreement**

As warranted, the Town shall require owners/developers to enter into an agreement with the Town as a condition of any subdivision or development permit application pursuant to the Municipal Development Act.

Policy 5.2.8**Technical Information**

Detailed engineering analysis and other technical information shall be required with respect to geotechnical conditions, roads and servicing (both on- and off-site) in support of decisions at the subdivision and development level. All site preparation, public utilities, public roads, pedestrian walkways and any other public facilities and improvements shall be professionally designed and constructed to the satisfaction of the Town in accordance with the Town's standards.

Policy 5.2.9**Traffic Impact Assessment**

The Town and/or Alberta Transportation may require applicant(s)/ owner(s)/ developer(s)/ proponent(s), at their sole expense, to prepare a Traffic Impact Assessment (TIA) as a condition of subdivision or development approval, as the case may be.

3. THE DEVELOPMENT CONCEPT

The ASP's boundary conditions physically separate the community from the surrounding neighbourhoods and offer the ASP area its own unique identity. The following features of the proposed development will enhance the identity and create a village like ambiance in the plan area. In the context of this ASP, 'village' reflects the following key features:

- Mix of land uses,
- Diversity in housing forms and densities,
- Compatible building forms and architectural styles,
- Common and compatible design elements,
- Safe, pedestrian friendly and walkable environment,
- Green buffer strips with a multi-use trail system,
- Centrally located storm water management facility (SWMF).

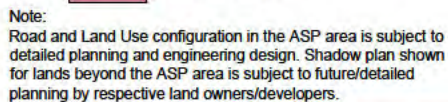
The ASP area will accommodate a mixed-use development providing live-work-play opportunities for its residents. The plan area will allow for corridor commercial development along Morinville Road, various forms of medium and low density residential developments, a school site, and a centrally located SWMF.

The plan area will provide a variety of housing options for diverse age and income groups. Higher density housing forms are proposed closer to Morinville Road, adjacent to the school and commercial sites. Low density housing forms are located in the remaining portion of the plan area, west of the commercial and high density sites. Housing products including duplex, row-housing, and lane accessed small lots provide a transition as density decreases from east to west.

The ASP proposes a hierarchical road network for vehicles, bicycles and pedestrians. A collector loop off of Morinville Road serves the ASP area and provides direct access to the commercial sites, school, and the SWMF. The collector road further provides access to the local road network, which in turn connects to the low density residential development.

The plan area incorporates green linear strips along its north and west edges providing physical separation and noise attenuation buffer between the residential development and Highway 2 and CN Rail line. These green buffers along with walkways, will accommodate a multi-use trail system and contribute to the ASP's MR dedication. The school site will also contribute to the ASP's reserve dedication..

A comprehensively designed SWMF that serves the entire ASP area is also provided within the plan area. This proposed SWMF acts as a focal point and amenity feature for the community, as a multi-use trail will be incorporated around the perimeter to provide active and passive recreational opportunities to the residents in the plan area and surrounding communities.



The laned small lot subdivisions will enhance the aesthetic quality and livability of the Westwinds neighbourhood. They promote interactive streetscapes and safety through 'natural surveillance.' They will also provide a high standard residential environment and housing product, at entry level prices.

In addition, laned subdivisions offer the following features:

- Efficient and easy to maintain as concrete pads are provided in the backs of lots that are accessed off the paved lanes. This allows for better snow removal and permits the homeowner to build a garage on the concrete pad when convenient;
- Reduced front yard setbacks;
- Front sidewalks and yards, as opposed to driveways, increase community interaction and liveability. The streetscape becomes inviting and more attractive to pedestrians. A comprehensive landscaping and architectural approach to designing the streetscape ensures a high aesthetic standard and a cohesive neighbourhood;
- Private amenity space in the front yard by applying proper siting and fencing techniques;
- Eliminates instances of vehicles backing onto collector/local roadways and enhances safety; and,
- Reduced curb-cuts for front driveways enabling more on-street parking.

Compact comprehensively designed laneless subdivisions that display uniform architectural, fencing, and landscaping features, along with elements of good quality design, are increasingly successful in providing entry level housing.

These two forms of low density housing products can be effectively integrated through creative subdivision design and the consistent application of aesthetic features that promote the Westwinds in Morinville village theme. Morinville is well located and strategically positioned to provide this needed type of entry level product in the northwest sector of the Greater Edmonton area. This ASP recognizes the changing market and therefore offers flexibility to respond to the market needs over its full build out duration. Sound subdivision and design principles will create suitable and liveable communities that are capable of maintaining their value over time.

Landrex has a proven track record for ensuring high quality, aesthetically attractive developments, and is prepared to work with the Town in providing architectural details to be applied to the proposed development. It is important to note all residential subdivisions, both laned and laneless, need to comply with the Town's regulatory standards and provisions, and that the density of the laneless areas will be lower than that of the laned areas.

3.2.4 Storm Water Facility

As previously noted, one storm water facility is proposed along the north leg of the collector. This centrally located storm pond will be about 4.88 hectares in size, and will be designed and landscaped to ensure that it functions as an amenity feature, as well as a Public Utility Lot. The pond will provide an attractive entry feature into the community and will result in a significant amenity feature within the heart of Westwinds without compromising safety. The storm water pond will be integrated into the internal pedestrian circulation system with a trail network, and will also be accessed by the collector road.

3.2.5 School Site

Greater St. Albert Catholic Schools has requested that a 3.11 hectare school site be provided in Westwinds. A site is proposed in the south east portion of the plan area, between low and medium/high-density residential developments abutting the corridor commercial sites (see Figure 2 - Development Concept). The school site:

- is located on lands owned by Landrex so that municipal services can be extended to the site within a reasonable time frame (see Section 5 Staging and Implementation);

8.1.11. Residential Mixed Form (R-X) District

1.0 Purpose

The purpose of this District is to provide for a residential development in the form of low-density small lots or mixed housing serviced by rear lane or lane less transportation systems.

2.0 Permitted and Discretionary Uses

2.1. Permitted Uses

- Duplex – side by side
- Duplex – stacked
- Ground-orientated multiple unit dwelling
- Home occupation – minor
- Home office
- Public park
- Accessory dwelling unit
- Single detached dwelling

Buildings and uses accessory to permitted uses

2.2. Discretionary Uses

- Bed and breakfast establishment
- Child day home
- Group home
- Home occupation – major
- Public utility (no office or workshop)
- Show home

Buildings and uses accessory to discretionary uses

3.0 Subdivision Regulations

Minimum site depth	30.0m
Minimum density	In areas without an Area Structure Plan a minimum of 30 dwelling units per net residential ha.

- 3.1. For pie-shaped sites in lane less systems (where the rear line is greater than the front line), the site width shall be measured at 9.0 m from the front line.

4.0 Development Regulations

Maximum site coverage	With Detached Garage: 55% for principal building; and 15% for accessory buildings As long as the total site coverage does not exceed 65% With Attached Garage: 65%
Minimum required front yard setback	3.0 m; 6.0 m to vehicle doors of a garage that faces a road
Minimum required side yard setback	1.2 m; 0.0 m - along a shared building wall; 6.0 m to vehicle doors of a garage that faces a road; 3.0 m on one side yard where a site has vehicular access from the front only and no attached garage or carport is provided; and as required per Section 3.8 for corner sites.
Minimum required corner line setback	3.0 m

car rental agencies, and motorcycle dealerships, but does not include dealerships for the sale of trucks with a gross vehicle weight rating greater than 5500 kg (12,125 lbs.), or the sale of vehicles with either a gross vehicle weight rating greater than 6000 kg (13,227.7 lbs.) or a length greater than 6.7 m (22.0 ft.);

- 12.0 **“automotive body repair and paint shop”** means a development where the bodies of vehicles are serviced and repaired;
- 13.0 **“accessory dwelling unit”** means self-contained dwelling unit accessory to a principal dwelling unit, contained within a principal building or in an accessory building, which is located on the same parcel of land registered under the same land title as the principal dwelling unit;
- 14.0 **“bed and breakfast establishment”** means a development within a building which possesses a dwelling unit, where temporary sleeping accommodations, up to a maximum of four (4) bedrooms, with or without meals, are provided for remuneration to members of the public;
- 15.0 **“boarding and lodging house”** means a development, with or without a dwelling unit, where temporary sleeping accommodations of three (3) or more bedrooms, with or without meals, are provided for remuneration to members of the public;
- 16.0 **“business support services establishment”** means a development providing support services to typical business operations;
- Bylaw 3/2018 17.0 **“cannabis sales”** means a development licensed by the Province of Alberta used for the retail sale to the public of cannabis, as defined in the Cannabis Act (Canada) and its regulations as amended from time to time, and may include the retail sales of related accessory products;
- 18.0 **“car wash”** means a building or structure for use by the general public containing facilities for the washing of motor vehicles for a fee, either by production line methods employing mechanical devices or by hand;
- 19.0 **“casino and gaming establishment”** means a development where games of chance or percentage are the principal use of the facility. Typical uses include bingo halls, but does not include amusement establishments or other facilities that house a bingo or casino on an infrequent basis;
- 20.0 **“cemetery”** means a development for the entombment of the deceased;
- 21.0 **“child care facility”** means a development where care and supervision, but not overnight accommodation, is provided to seven (7) or more children as defined in the Alberta Child Care Licensing Regulation, as amended;
- 22.0 **“child day home”** means a child care facility operated in a private residence and complies with the Alberta Family Day Home Standards but does not include child care programs as defined by the Child Care Licensing Act. This use may be considered under a home occupation – major if it is not a separate use within the Land Use District;

- 75.0 **“parapet wall”** means that part of an exterior wall, party wall, or fire wall extending above the roof line, or a wall which serves as a guard at the edge of a balcony or roof;
- 76.0 **“parcel of land”** means a parcel of land, as defined in the Act;
- 77.0 **“parking area”** means the area set aside for the parking of vehicles. Components of parking areas include parking spaces, loading spaces, aisles, accesses and egresses to the parking area, and traffic islands where they are part of the parking area. A parking area may be within a building, and, if so, is commonly referred to as a parkade and includes a garage;
- 78.0 **“parking space”** means an area set aside for the parking of one (1) vehicle;
- 79.0 **“patio”** means any developed surface usually adjacent to a building which is less than 0.6 m (2.0 ft.) above grade;
- 80.0 **“Peace Officer”** means a member of the Royal Canadian Mounted Police, or a Community Peace Officer of the Municipality, pursuant to the Public Security Peace Officer Program and the Peace Officer Act, as amended;
- 81.0 **“permanent material”** means any exterior finishing material commonly used in building construction that complies with the Safety Codes Act;
- 82.0 **“permitted use”** means the use of land or a building provided for in this Bylaw for which a development permit shall be issued, with or without conditions, upon an application having been made provided that the proposed development complies in all respects with this Bylaw in accordance with the Act;
- 83.0 **“porch”** means any open structure attached to a building with means of passage between the building and the outside that is covered by a roof, and may be partially enclosed with walls, windows or screens, provided that the structure is not entirely enclosed with walls. Roofs may be open to, or provide protection from, the elements. For the purposes of this Bylaw, a veranda shall be considered a porch;
- 84.0 **“prefabricated structure”** means a building normally constructed off-site and transported to the site, or is made of components manufactured off-site and packaged as a commodity for assembly on site, which may be used for storage of goods and materials or other purposes. Prefabricated structures include fabric structures, and shipping containers either new or previously used for shipping cargo, goods and/or materials, but does not include manufactured home units, or recreational vehicles or tents periodically used for camping purposes or open air shelters;
- 85.0 **“principal building”** means a building which:
1. occupies the major or central portion of a site;
 2. is the chief or main building among one or more buildings on the site, or
 3. constitutes by reason of its use the primary purpose for which the site is used.
- 86.0 **“principal use”** means the primary purpose or purposes for which a building or site is used;

6. PART SIX – PARKING, LOADING AND ACCESS PROVISIONS

6.1. INTERPRETIVE PROVISIONS

- 1.0 In the case of a use not specifically mentioned, the required number of on-site parking spaces shall be the same as for a similar use as determined by the Development Authority.
- 2.0 Where a development contains more than one use, the required number of parking spaces shall be the sum of the requirements for each of the uses.
- 3.0 Where a fractional number of parking spaces are required, the next highest number of spaces shall be provided.

6.2. ON-SITE PARKING REQUIREMENTS

Unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.

TABLE 6.1

RESIDENTIAL USES	MINIMUM NUMBER OF PARKING SPACES
Apartments and dwelling units contained in mixed-use building	1 space per bachelor suite; plus 1.25 spaces per 1 bedroom unit; plus 1.5 spaces per 2-bedroom unit; plus 2 spaces per 3 or more-bedroom unit; plus 1 space per 7 dwelling units for visitor parking
Duplex – Stacked Duplex – Side-by-side	2 spaces per dwelling unit, plus, if deemed necessary by the Development Authority, 1 space per 7 dwelling units for visitor parking if located within a Comprehensive Site Planning development
Ground-oriented multiple unit dwelling	2 spaces per dwelling unit plus, if deemed necessary by the Development Authority, 1 space per 7 dwelling units for visitor parking
Home office	Not required
Manufactured home park and/or unit	2 spaces per unit plus 1 space per 3 units for visitor parking
Accessory dwelling unit	1 space in addition to the parking required for the principal dwelling unit
Single detached dwelling	2 spaces per unit
Supportive housing	1 space per dwelling unit or 1 space per 5 non-self-contained units; plus 1 space per 7 dwelling units or non-self-contained units for visitor parking

landscaping, matching, or complementing the exterior finish and roof pitch of the principal building on the site.

4.2. ACCESSORY DWELLING UNIT

- 1.0 An accessory dwelling unit shall be accessory to a principal dwelling unit and shall not be allowed on a site unless specifically listed as a permitted or discretionary use in the District within which the site is located. Section 2.5.1.10 shall not apply to any use that may be considered similar to accessory dwelling unit.
- 2.0 Only one (1) accessory dwelling unit may be permitted on a parcel of land, and only where the principal dwelling unit does not have an approved development permit for a bed and breakfast establishment, child day home, group home or major home occupation.
- 3.0 An accessory dwelling unit shall be developed in such a manner that the exterior of the principal building containing the accessory dwelling unit shall appear as a single dwelling unit, and the exterior finish shall comply with Section 3.6 - Architectural Standards.
- 4.0 For an accessory building containing an accessory dwelling unit:
 - 4.1 Notwithstanding Section 4.1.10.1, where an accessory dwelling unit is located above a detached garage the accessory building shall not exceed 7.0 m (23.0 ft.) or two storeys,
 - 4.2 Windows shall be placed and sized such that they minimise visibility into yards and windows of adjacent properties through offsetting, screening with landscaping or fencing, and facing large windows away from abutting parcels of land, and
 - 4.3 No deck, balcony or any similar unenclosed structure shall be allowed on roofs, and where an accessory dwelling unit is located above a detached garage the structure may only face a lane, the principle building, or flanking road abutting the site and, notwithstanding any other provision of this Bylaw to the contrary, shall be included in the calculation of ground floor area.
- 5.0 An accessory dwelling unit shall have a floor area that does not exceed the floor area of the principal dwelling unit. For the purposes of this Subsection, floor area does not include shared mechanical areas, common areas, or the area covered by stairways.
- 6.0 An accessory dwelling unit shall be constructed in accordance with the requirements of all applicable codes and regulations pursuant to the Safety Codes Act.
- 7.0 An accessory dwelling unit shall not be considered in the calculation of densities as outlined in statutory plans.
- 8.0 Parking shall be provided for an accessory dwelling unit in accordance with Part 6 - Parking, Loading and Access Provisions.

2.5. DECISION PROCESS

1.0 Authority

- Bylaw 14/2017
- 1.1 The Development Officer shall review all applications for development permits and, notwithstanding Section 2.4, in the course of reviewing the application, may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.
- 1.2 The Development Officer shall review each application for a development permit to determine what type of use the development constitutes.
- 1.3 The Development Authority may, at its discretion, prior to deciding upon a development permit application for a discretionary use or a variance in regards to either a permitted use or discretionary use, provide public notice through means and to whom it considers necessary that a decision regarding the application is to be made, that an opportunity will be afforded to any interested person to make representation on the application, and that the Development Authority shall take into account but shall not be bound by any such representations made when giving final consideration to the said application. The said public notice shall, at a minimum, provide information regarding the nature of the proposed development, specify the requirements for submitting a representation, identify the deadline for submissions and any other information deemed necessary by the Development Authority.
- Bylaw 12/2012
- 1.4 The Development Authority may consider a development permit application for an enlargement, addition, demolition, removal, or structural alteration to be a permitted use only in a situation where:
- Bylaw 17/2015
- i. the principal use on the site has a valid development permit at the time of the application under this Subsection;
 - ii. the existing development would not be considered a non-conforming use, pursuant to s. 643 of the Municipal Government Act;
 - iii. the principal use of the site has not been discontinued for a period of six (6) consecutive months or more;
 - iv. the Development Authority is satisfied that the enlargement, addition, demolition, removal, or structural alteration would not result in any change or intensity of any authorised use on the site; and
 - v. the Development Authority is satisfied that, from a planning perspective, it is appropriate to proceed under the provisions of this Subsection.
- 1.5 Subject to the provisions of Subsection 2.0 hereof and any other variance provisions of this Bylaw, the Development Authority shall refuse an application that does not conform to this Bylaw.

- 1.6 The Development Officer shall issue a development permit for a permitted use with or without conditions if the application conforms to this Bylaw.
- 1.7 The Development Officer may issue a development permit, with or without conditions, for a use that is identified as “Discretionary Use” if the application conforms to this Bylaw.
- 1.8 The Development Officer shall refer any applications for development within a Direct Control District to Council, with recommendations, unless otherwise indicated in this Bylaw, and Council may issue a development permit, with or without conditions.
- 1.9 The Development Authority may refuse a development permit application for a discretionary use even though it may conform to this Bylaw.
- 1.10 Where a proposed use does not conform to the wording of any land use definition or generally conforms to the wording of two or more land use definitions, the Development Officer may determine that the use is similar to the land use definition that the Development Officer considers to be the most appropriate in character, purpose, intent, and/or impact. In such instances, the use shall be considered a discretionary use regardless of whether or not the similar land use definition is a permitted or discretionary use within the subject land use district.
- Bylaw 14/2017 1.11 An application for a development permit shall, at the option of the applicant, be deemed to be refused when a decision is not made within 40 days of receipt of the notice acknowledging that the application is complete pursuant to Subsection 2.4.7.0, or, if said notice was not provided, within 40 days after the prescribed time period which deemed the application to be complete pursuant to Section 2.4.8.0 unless the applicant has entered into a written agreement with the Development Officer to extend the time period beyond the 40-day period.

2.0 Variances

Notwithstanding the provisions of Subsection 1.0 hereof, the Development Authority may grant a variance from any development standard prescribed in this Bylaw, subject to the following:

- 2.1 The Development Authority may grant a variance and approve a development permit, with or without conditions, where:
 - i. the proposed development would not, in the opinion of the Development Authority:
 - a. unduly interfere with the amenities of the neighbourhood; or
 - b. materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
 - ii. the development conforms to the use prescribed for the subject land or building in this Bylaw.

- 2.2 In addition to the provisions of Subsection 2.1 hereof, in considering any proposed variance the Development Authority may consider, if relevant to the variance request, any of the following:
- i. the development is consistent with the purpose of the Land Use District;
 - ii. there are practical difficulties in complying with the affected regulation or regulations that are peculiar to the use, character or situation of land or a building which are generally not common to other sites in the same Land Use District;
 - iii. potential impacts on adjacent developments and measures to mitigate such impacts; and
 - iv. approval of the variance would not cause non-compliance with the National Building Code – Alberta Edition or any other legislation.
- 2.3 The Development Authority may approve, with or without conditions, an enlargement, addition to, rebuilding of, or structural alteration to a legal non-conforming building if the non-conforming building complies with the uses prescribed for that land in this Bylaw and the proposed development would not, in the opinion of the Development Authority:
- i. unduly interfere with the amenities of the neighbourhood; or
 - ii. materially interfere with or affect the use, enjoyment or value of neighbouring properties.
- 2.4 The Development Authority does not have authority to vary, waive, or relax a Fundamental Use Provision or a Use definition.
- 2.5 If a variance is granted, the Development Authority shall specifically detail its nature and extent in the associated Development Permit.

Bylaw 17/2015

Abdikani Elmi

From: [REDACTED] <[REDACTED]@statementhomebuilders.com>
Sent: Wednesday, October 4, 2023 11:56 AM
To: Abdikani Elmi
Cc: mannu [REDACTED] Development; Mannu Ahlwat
Subject: Re: 23-D0094 | 10210 Westwinds Drive | Application Incomplete
Attachments: 18-03-2222591WW-PP.pdf; 17-03-2222591WW-PP.pdf; 16-03-2222591WW-PP.pdf; WestWinds-Stage4-Lot17Block3-ArchPlans-Sept-19-2023.pdf; WestWinds-Stage4-Lot18Block3-ArchPlans-Oct-1-2023 2.pdf; WestWinds-Stage4-Lot16Block3-ArchPlans-Sept-25-2023.pdf

Hello

Abdikani

See attached plans . As per our conversation today we will not be finishing the basement suites .

Thank you

Statement Builders Ltd
 15022-116ave
 Edmonton AB,T5M 3T4
 [REDACTED]

On Oct 4, 2023, at 10:27 AM, Abdikani Elmi <[REDACTED]@horinville.ca> wrote:

Hi Mannu,

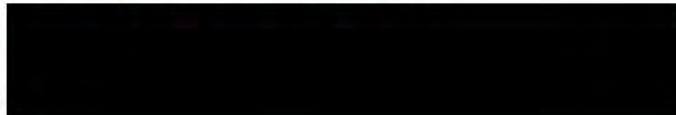
I see that you have included the Secondary Suite in the basement. Please provide the following no later than October 12, 2023.

- Three (3) on-site parking spaces
- Specify the water meter size.

Thank you,



Abdikani Elmi (BA, ALUP)
 Development Officer
 Planning and Economic Development



From: Abdikani Elmi
Sent: Wednesday, October 4, 2023 10:24 AM
To: mannu [redacted] Construction [redacted] statementhomebuilders.com>
Cc: Development <development@morinville.ca> [redacted]
Subject: 23-D0094 | 10210 Westwinds Drive | Application Incomplete

Good morning Mannu,

After a review of your application, some deficiencies need addressing before processing your application.

- You have not included a secondary suite as part of this project in the application form. The construction drawings show a secondary suite. Please clarify this discrepancy.
- If the project includes a secondary suite, three (3) **on-site** parking spaces are required.
- Specify the water meter size that will be used for the dwelling.

Please provide the requested information no later than October 12, 2023.

Thank you,



BUILDING INSPECTION REPORT

Permit Number: 224TIG-23-B0109

Inspection Stage: Final

Permit Issued: 27-Oct-2023

Municipal File No: 23-D0097

APPLICANT INFORMATION

Statement Builders Ltd
15022 116 Ave
Edmonton, ALBERTA T5M 3T4

Phone: [REDACTED] Fax: [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

OWNER INFORMATION

Statement Builders Ltd
15022 116 Ave
Edmonton, ALBERTA T5M 3T4

Phone: [REDACTED] Fax: [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

PROJECT INFORMATION

Project Address:
10214 92 Avenue

Subdivision: Westwinds Drive
Municipality: Town of Morinville

Lot: 18 Block: 3 Plan: 2222591 Legal Address: Q: S: T: R: M:

Directions:

Description of Work: New 2-storey home with a deck and undeveloped basement

Project Type: New Construction Occupancy: Group C Residential occupancies

Building Area (footprint): 815 Square Feet

Height: 2 Storey(s)

Relocatable Industrial Building:

Contractor Permit

Estimated Completion Date: 16-Oct-2023

Project Value: \$250,000

OBSERVATIONS



Site Verified



Weather was overcast and site was uneven. Contractor was on-site.

Single Family Dwelling (SFD) is complete (number of storeys - 2). Basement is a full basement. Exterior cladding is complete. Cladding penetrations were not sealed. Access to the building is in-progress. Bedroom windows did meet egress requirements. Smoke Detectors were installed and functional. Carbon Monoxide Detectors were installed and functional. Kitchen appliances were not installed rough-in was complete, and bath fans were installed and functional. Primary Heating system is forced air heat. Supply air/heat runs were provided. Return air was provided. Sump pump was installed and functional. Exterior was not graded & sloping to drain water away from the foundation. Soil gas R/I is complete. Rear deck was not complete at time of inspection.

Previous deficiencies remain outstanding. Partial VOC was previously submitted, partial VOC's not accepted. One non-compliant item has been removed based on observations during final inspection.

Deficiencies are to be corrected within 35 days of the site inspection, or your file will be closed non-compliant. Correction of deficiencies shall have a completed verification of compliance (VOC) submitted to questions@inspectionsgroup.com. Permits will be automatically closed after 35 days. A reopening fee may be applicable.



Contractor advised the basement has secondary suite development in-progress. Secondary suite development in the basement was observed as in-progress at time of final inspection, permit was issued for an undeveloped basement. A permit must be issued for the unpermitted work.

Basement walls were framed, plumbing rough-in was in-progress.

NON COMPLIANCE ITEMS



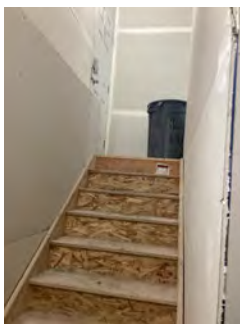
C-2.2.10.1. Secondary suite development in the basement was observed as in-progress at time of final inspection, permit was issued for an undeveloped basement. A permit must be issued for the development of the basement for secondary suite.



B-9.8.8.3. Install a guard 35-1/4" high with no gaps greater than 4" for the deck surface & open sides of stairs.



B-9.8. Front entry: Install code compliant stairs to allow for safe access to the building.



B-9.8.7 Install continuous handrails that are between 34"(865mm) to 42.2"(1070mm) in height along the line of flight for main / basement floors.



B-9.10.17.10. Cover all foamed insulation surfaces with a gypsum board / OSB / thermal barrier.



B-9.27.1. Complete Exterior cladding around side entry door and rear window.



B-9.8.8.1. Restrain rear door to open not more than 100mm 4" until landing, stairs, guard are installed.



B-9.27.4.1. Seal penetrations in exterior cladding throughout.



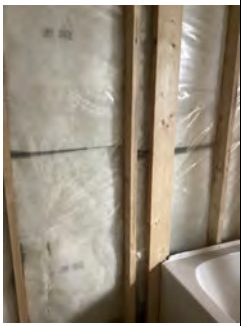
B-9.34.1.1. Complete all electrical installations with covers & controls. North exterior wall



B-9.23.9.7. Install missing hangers on floor joists at front deck.



B-9.25.4.1. Repair vapour barrier in basement area.



B-9.25.2.3. Correct insulation installation where there are gaps between the insulation.



B-9.32.3.13. The distance separating air intakes from building envelope penetrations that are potential sources of contaminants, such as gas vents or oil fill pipes, shall be not less than 900 mm.



B-9.15.3.4 Confirm spread footings are sized to meet area and thickness requirements, OR submit engineers letter of review for foundation.



C-2.2.13.6. Submit engineers / site supervisors letter of review for the foundation wall reinforcement. Letter to confirm wall was constructed to the engineered specifications. ALTERNATIVELY Submit B1, B2, and C2 schedules from the professional that worked on the project may be submitted in lieu of a letter of field review.



B-9.33.6.13. Spaces between studs or joists used as return ducts shall be separated from the unused portions of such spaces by tight-fitting metal stops or wood blocking. The return air path for the second floor had multiple spaces open to adjacent unused portions. Particular locations are the joist cavities, and the pan for the second floor tub.



B-9.23.2.3. Replace untreated lumber in contact with concrete in the basement area with treated lumber. Multiple posts and other portions of the framing had untreated lumber in contact with concrete

Amended June 14, 2024: condition still exists at time of final inspection.



C-2.2.13.6. Submit engineers / site supervisors letter of review to confirm the construction of the tall walls is in conformance with the engineered design that was submitted. ALTERNATIVELY Submit B1, B2, and C2 schedules from the professional that worked on the project may be submitted in lieu of a letter of field review.

Padraig Kuerbis, 10513

14-Jun-2024

Safety Codes Officer Name and DOP Number

Safety Codes Officer Signature

Inspection Date

Work Compliance: The observed noncompliances must be corrected to meet the intent of the Safety Codes Act. Failure to do so may result in this permit being closed as non-compliant. Further inspection fees may be required., A Verification of Compliance statement to be submitted (see following Verification of Compliance section).

VERIFICATION OF COMPLIANCE

To be completed by the person responsible for the installation. Sign and date and return to The Inspections Group Inc.

I hereby declare that the above noted deficiencies have been completed in accordance with the Safety Codes Act.

Printed Name and signature of

Date

SCO Name and Designation Number

Date of Acceptance

☐ Applicant ☐ Owner ☐ Professional ☐ OtherMeans of Verification: ☐ Written ☐ Site Visit ☐ Other

Listing Description

Discover this brand-new 4-bedroom, 3.5-bathroom custom-built home with 1741 sq. ft. of elegant living space in Morinville. The main floor features a spacious family room that flows into a centrally located modern kitchen, with the dining area situated at the rear near a large window, creating a bright and inviting space. Upstairs, the master suite includes a walk-in closet and an ensuite with a combined shower and tub, dual vanity, and quartz countertops. Two additional bedrooms and a convenient laundry room complete the upper level. The fully finished legal basement suite, with a separate entrance, offers opportunities for rental income or multigenerational living. This home boasts premium features such as extensive pot lighting, upgraded Gerber plumbing, an advanced HRV system, and tankless water heating. Enjoy a \$5,000 appliance credit to customize your kitchen. Located across from an elementary school and near St. Albert, this home combines convenience with a welcoming community feel. (31471442)

Property Summary

Property Type	Building Type	Storeys
Single Family	House	2
Square Footage ⓘ	Neighbourhood Name	Title
1741 sqft	Morinville	Freehold
Built in	Parking Type	Time on REALTOR.ca
2023	Parking Pad	80 days

Legal Description

Plan :- 2222591 Block :- 3 Lot :- 18

Source: <https://www.realtor.ca/real-estate/27077582/10214-westwinds-dr-morinville-morinville>

Appeal File Number 24-D0090

10214 Westwinds Drive, LOT 18/ BLOCK 3/ PLAN 2222591

Subdivision and Development Appeal Board Hearing
September 16, 2024

Presented by:

Abdikani Elmi

Development Officer

Planning and Economic Development

Proposed Development

Municipal Address: 10214 Westwinds Dr

Land Use District: Residential Mixed Form

Proposed Development: Accessory Dwelling Unit

Use Type: Permitted Use

Appellant(s): Statement Builders Ltd.

Applicant: Statement Builders Ltd.

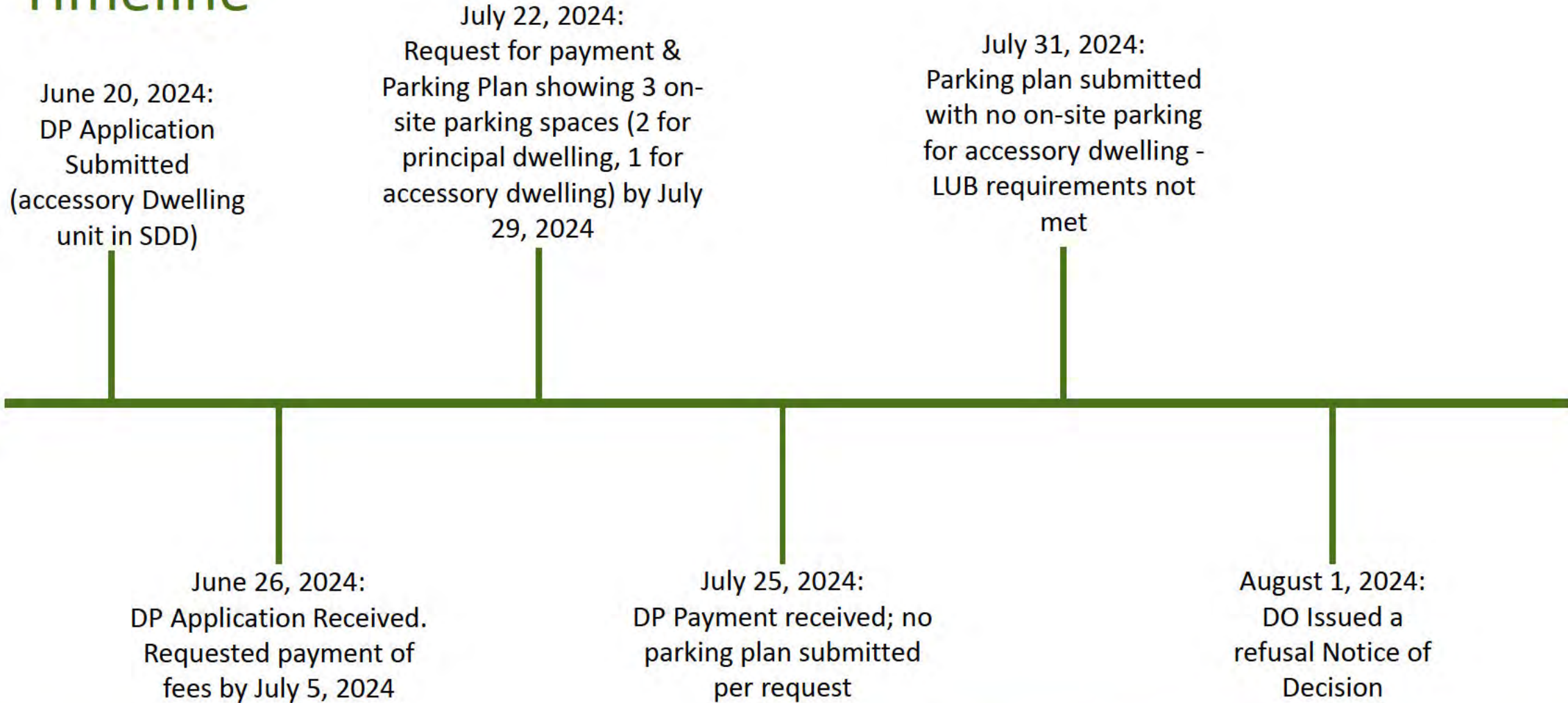
Owner: Statement Builders Ltd.

Administration's Recommendation:

Administration recommends that the Subdivision and Development Appeal Board deem the refusal Notice of Decision for Development Permit File Number 24-D0090, **upheld**, as issued by the Development Authority.



Timeline



Site Context

The site is located in the Westwinds Area Structure Plan

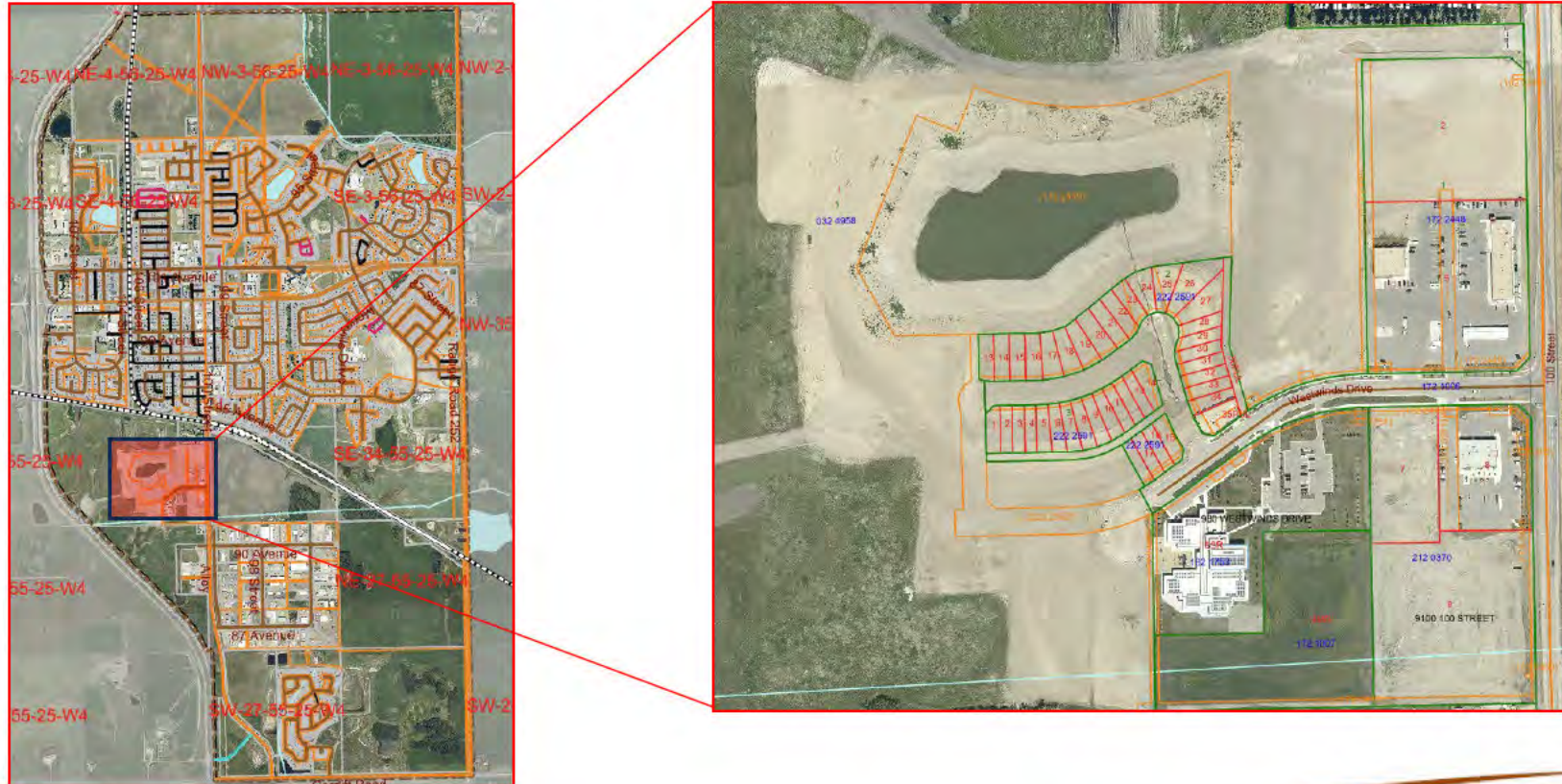


Exhibit 3



Site Context Cont'd

10214 Westwinds Drive, LOT 18/ BLOCK 3/ PLAN 222 2591

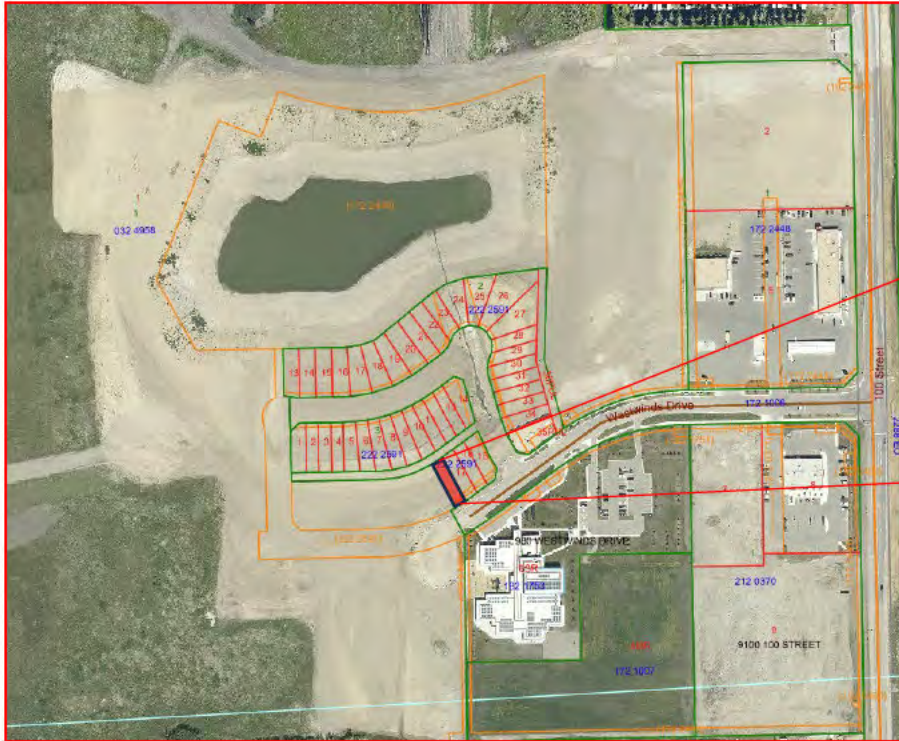


Exhibit 3



Site Context Cont'd

The site is surrounded by single detached residential to the east, north, west and a school site to the south

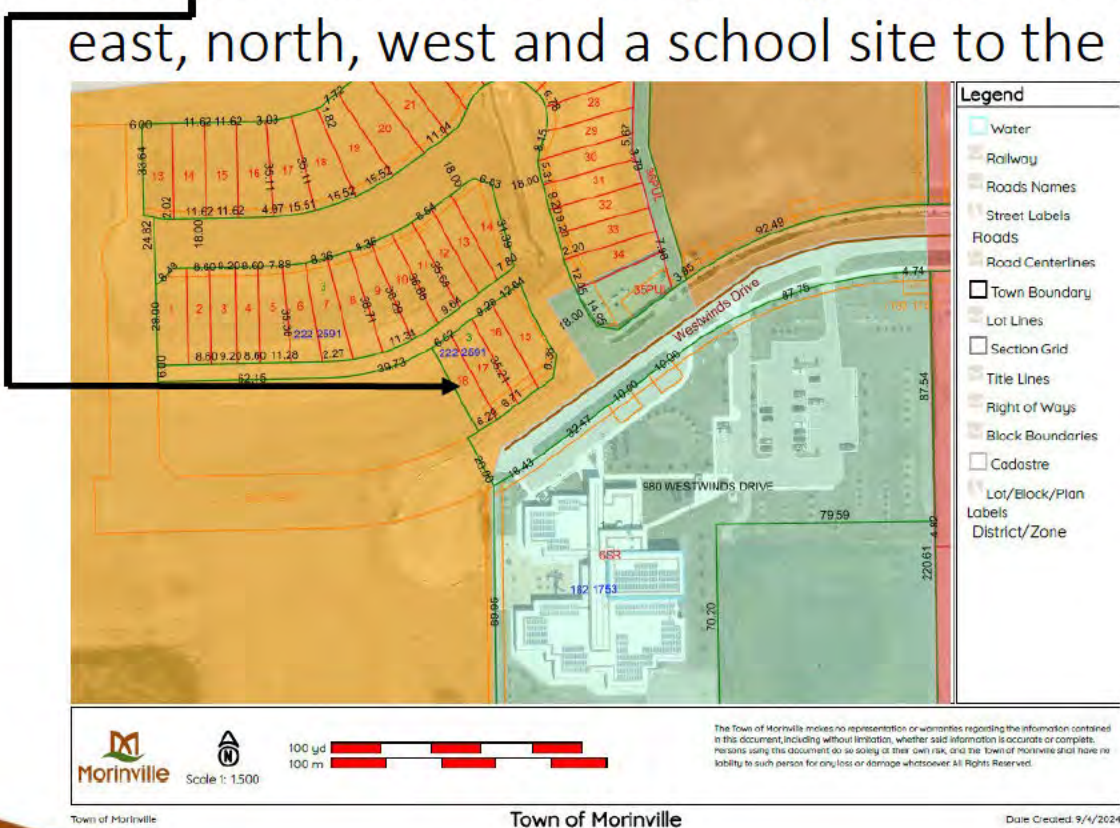


Exhibit 3



Area Structure Plan (ASP) Considerations

The proposed development is within an area that has an approved Area Structure Plan known as the Westwinds Area Structure Plan (the ASP).

- Provides a detailed framework for current and future subdivision and development.
- States staging/sequence of development, land uses (residential, commercial, schools etc.) and location of utilities and public transportation

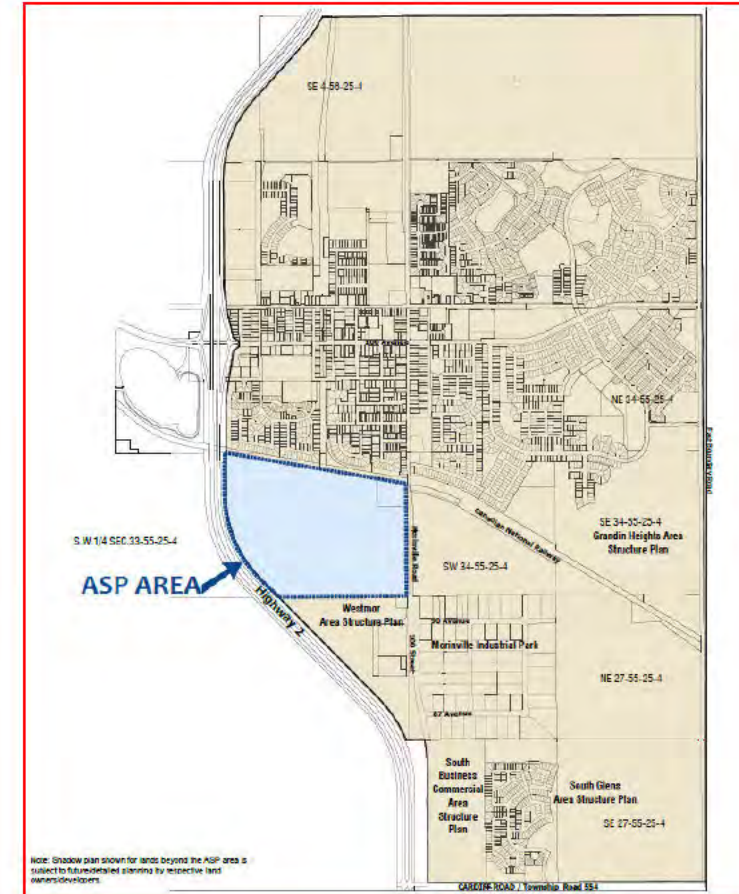


Exhibit 4



Area Structure Plan (ASP) Considerations ...cont'd

Policy 5.2.3 (*Exhibit 5*) Effect on Decision Making. (a) This ASP, its concepts and provisions shall be used in conjunction with the relevant provision of the MDP and the LUB, particularly in guiding the exercise of the discretion in making decisions on subdivision and development permit applications.

- Entire subdivision where the site is located, is a product of the ASP.
- *The ASP directs the Development Authority to use the ASP's concepts and provisions together with the LUB in making decisions.*



Area Structure Plan (ASP) Considerations ...cont'd

Policy 5.2.4 Principles for Decision Making (*Exhibit 6*)

- a) The exercise of discretion or variance in deciding an application or an amendment to this ASP must be both reasonable and defensible within the spirit of this ASP as well as widely accepted planning principles.
- d) Any variance or discretion exercised or any amendment made shall be fully documented so that the reason and rational for the variance or discretion exercised or the amendment are accurately understood.

The application for the accessory dwelling unit did not include request for variance.



Area Structure Plan (ASP) Considerations ...cont'd

3.3 THE DEVELOPMENT CONCEPT

The ASP proposes a hierarchical road network for vehicles, bicycles and pedestrians. A collector loop off of Morinville Road serves the ASP area and provide direct access to the commercial sites, school, and the SWMF. The collector road further provides access to the local road network, which in turn connects to the low-density residential development.

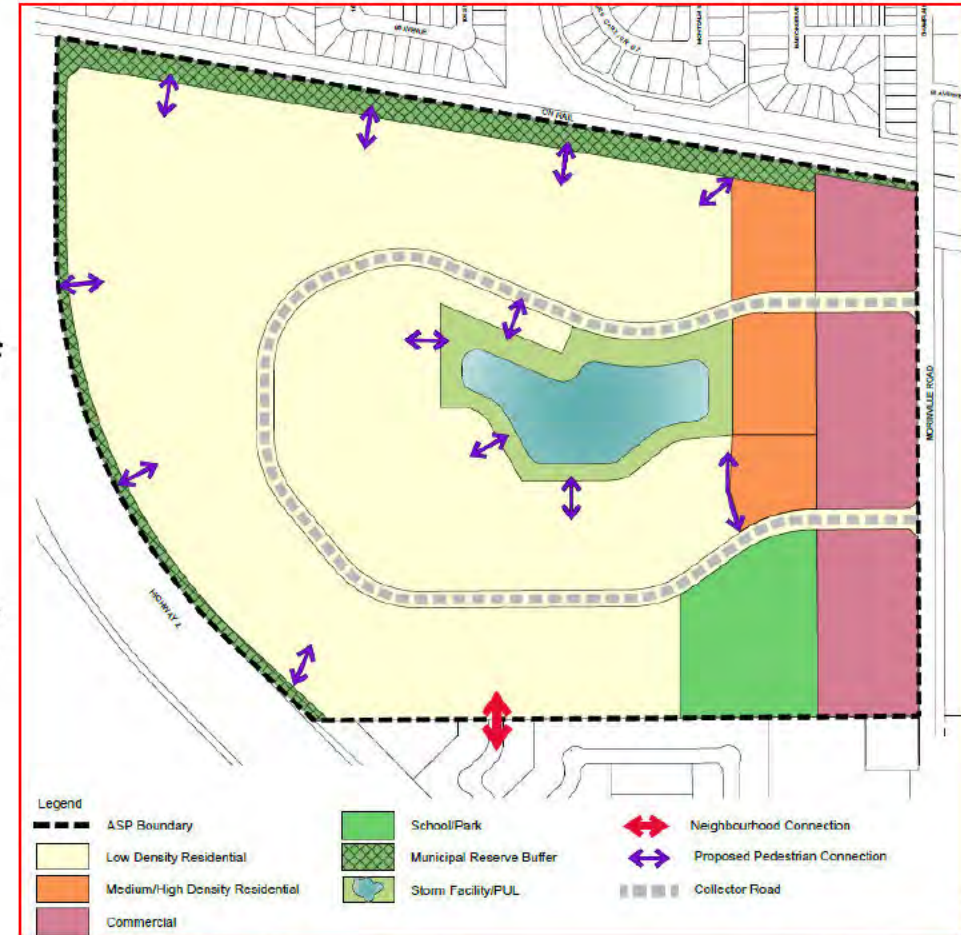


Exhibit 7



Area Structure Plan (ASP) Considerations ...cont'd

- Allocating private parking space on the collector loop (now Westwinds Drive) does not comply with the transportation development concept of the ASP, since it does not dedicate part of the street to be used as a dedicated parking space.
- Allocating a dedicated parking space on the street, in the opinion of the Development Officer, will hinder snow clearing & maintenance.
- The Traffic Safety Bylaw (4/2023) regulates the use of public streets.



Area Structure Plan (ASP) Considerations ...cont'd

3.2 Specific Land Use Components

3.2.3 Low Density Residential:

...it is important to note all residential subdivisions, both laned and laneless, **need to comply with the Town's regulatory standards and provisions**, and that the density of the laneless area will be lower than that of the laned areas.

Exhibit 8



Area Structure Plan (ASP) Considerations ...cont'd

The proposed development is within a low-density residential subdivision area of the ASP. The current and future development vision in the Westwinds area is set by the ASP. The ASP directs the proposed development to comply with the Town's Land Use Bylaw.

- The proposed development did not meet the parking provision of the Land Use Bylaw.



8.1.11.**Residential Mixed Form (R-X) District**

Land Use Bylaw Considerations

- The purpose of the Land Use Bylaw (2/2024, as amended) is to regulate and control development of land and buildings within the Municipality to achieve orderly and economic development of land.
- The property is zoned as Residential Mixed Form (R-X) District.
- **Part 8, Section 8.1.11.2.1 - Accessory dwelling unit is a permitted use in the R-X District**

1.0 Purpose

The purpose of this District is to provide for a residential development in the form of low-density small lots or mixed housing serviced by rear lane or lane less transportation systems.

2.0 Permitted and Discretionary Uses**2.1. Permitted Uses**

- Duplex – side by side
 - Duplex – stacked
 - Ground-orientated multiple unit dwelling
 - Home occupation – minor
 - Home office
 - Public park
 - **Accessory dwelling unit**
 - Single detached dwelling
- Buildings and uses accessory to permitted uses

2.2. Discretionary Uses

- Bed and breakfast establishment
 - Child day home
 - Group home
 - Home occupation – major
 - Public utility (no office or workshop)
 - Show home
- Buildings and uses accessory to discretionary uses

3.0 Subdivision Regulations

Minimum site depth	30.0m
Minimum density	In areas without an Area Structure Plan a minimum of 30 dwelling units per net residential ha.

- 3.1. For pie-shaped sites in lane less systems (where the rear line is greater than the front line), the site width shall be measured at 9.0 m from the front line.

4.0 Development Regulations

Maximum site coverage	With Detached Garage: 55% for principal building; and 15% for accessory buildings As long as the total site coverage does not exceed 65% With Attached Garage: 65%
Minimum required front yard setback	3.0 m; 6.0 m to vehicle doors of a garage that faces a road
Minimum required side yard setback	1.2 m; 0.0 m - along a shared building wall; 6.0 m to vehicle doors of a garage that faces a road; 3.0 m on one side yard where a site has vehicular access from the front only and no attached garage or carport is provided; and as required per Section 3.8 for corner sites.
Minimum required corner line setback	3.0 m

Land Use Bylaw Considerations ... Cont'd

- Part One – Section 1.3.2.13 defines Accessory dwelling unit as self contained dwelling unit accessory to a principal dwelling unit, contained with a principal building or in an accessory building, which is located on the same parcel of land registered under the same land title as the principal dwelling Unit.

Proposal meets the definition of Accessory dwelling unit.

car rental agencies, and motorcycle dealerships, but does not include dealerships for the sale of trucks with a gross vehicle weight rating greater than 5500 kg (12,125 lbs.), or the sale of vehicles with either a gross vehicle weight rating greater than 6000 kg (13,227.7 lbs.) or a length greater than 6.7 m (22.0 ft.);

12.0 “automotive body repair and paint shop” means a development where the bodies of vehicles are serviced and repaired;

13.0 “accessory dwelling unit” means self-contained dwelling unit accessory to a principal dwelling unit, contained within a principal building or in an accessory building, which is located on the same parcel of land registered under the same land title as the principal dwelling unit;

14.0 “bed and breakfast establishment” means a development within a building which possesses a dwelling unit, where temporary sleeping accommodations, up to a maximum of four (4) bedrooms, with or without meals, are provided for remuneration to members of the public;

15.0 “boarding and lodging house” means a development, with or without a dwelling unit, where temporary sleeping accommodations of three (3) or more bedrooms, with or without meals, are provided for remuneration to members of the public;

16.0 “business support services establishment” means a development providing support services to typical business operations;

Bylaw 3/2018 17.0 “cannabis sales” means a development licensed by the Province of Alberta used for the retail sale to the public of cannabis, as defined in the Cannabis Act (Canada) and its regulations as amended from time to time, and may include the retail sales of related accessory products;

18.0 “car wash” means a building or structure for use by the general public containing facilities for the washing of motor vehicles for a fee, either by production line methods employing mechanical devices or by hand;

19.0 “casino and gaming establishment” means a development where games of chance or percentage are the principal use of the facility. Typical uses include bingo halls, but does not include amusement establishments or other facilities that house a bingo or casino on an infrequent basis;

20.0 “cemetery” means a development for the entombment of the deceased;

21.0 “child care facility” means a development where care and supervision, but not overnight accommodation, is provided to seven (7) or more children as defined in the Alberta Child Care Licensing Regulation, as amended;

22.0 “child day home” means a child care facility operated in a private residence and complies with the Alberta Family Day Home Standards but does not include child care programs as defined by the Child Care Licensing Act. This use may be considered under a home occupation – major if it is not a separate use within the Land Use District;

Land Use Bylaw Considerations ... Cont'd

- Part One – Section 1.3.1.82 defines Permitted Use as The use of land or a building provided for in this Bylaw for which a development permit shall be issued, with or without conditions, upon an application having been made provided that the proposed development complies in all respects with this Bylaw in accordance with the Act.

An Accessory Dwelling Unit is permitted in the RX District. However, the proposal does not comply with the Land Use Bylaw in respect to the parking requirements.

- 75.0 "parapet wall" means that part of an exterior wall, party wall, or fire wall extending above the roof line, or a wall which serves as a guard at the edge of a balcony or roof;
- 76.0 "parcel of land" means a parcel of land, as defined in the Act;
- 77.0 "parking area" means the area set aside for the parking of vehicles. Components of parking areas include parking spaces, loading spaces, aisles, accesses and egresses to the parking area, and traffic islands where they are part of the parking area. A parking area may be within a building, and, if so, is commonly referred to as a parkade and includes a garage;
- 78.0 "parking space" means an area set aside for the parking of one (1) vehicle;
- 79.0 "patio" means any developed surface usually adjacent to a building which is less than 0.6 m (2.0 ft.) above grade;
- 80.0 "Peace Officer" means a member of the Royal Canadian Mounted Police, or a Community Peace Officer of the Municipality, pursuant to the Public Security Peace Officer Program and the Peace Officer Act, as amended;
- 81.0 "permanent material" means any exterior finishing material commonly used in building construction that complies with the Safety Codes Act;
- 82.0 "permitted use" means the use of land or a building provided for in this Bylaw for which a development permit shall be issued, with or without conditions, upon an application having been made provided that the proposed development complies in all respects with this Bylaw in accordance with the Act;
- 83.0 "porch" means any open structure attached to a building with means of passage between the building and the outside that is covered by a roof, and may be partially enclosed with walls, windows or screens, provided that the structure is not entirely enclosed with walls. Roofs may be open to, or provide protection from, the elements. For the purposes of this Bylaw, a veranda shall be considered a porch;
- 84.0 "prefabricated structure" means a building normally constructed off-site and transported to the site, or is made of components manufactured off-site and packaged as a commodity for assembly on site, which may be used for storage of goods and materials or other purposes. Prefabricated structures include fabric structures, and shipping containers either new or previously used for shipping cargo, goods and/or materials, but does not include manufactured home units, or recreational vehicles or tents periodically used for camping purposes or open air shelters;
- 85.0 "principal building" means a building which:
1. occupies the major or central portion of a site;
 2. is the chief or main building among one or more buildings on the site, or
 3. constitutes by reason of its use the primary purpose for which the site is used.
- 86.0 "principal use" means the primary purpose or purposes for which a building or site is used;

Land Use Bylaw Considerations ... Cont'd

- Accessory Dwelling Unit must comply in all respects with the Land Use Bylaw for it to be approved
- **Part 4, Section 4.2.8** – Parking shall be provided for an accessory dwelling unit in accordance with *Part 6 – Parking, Loading and Access Provisions*.
- Part 6, Section 6.2, *Unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1*
- **Part 6, Section 6.2 – Table 1**- Accessory Dwelling Units require 1 parking space provided on-site



Land Use Bylaw Considerations ... Cont'd

- No on-site parking space was provided for the accessory dwelling unit
- The applicant proposed using street parking on the public right of way for the accessory dwelling unit (not permitted)
- Proposed development does not meet the requirement of Part Six, Section 6.2, Table 6.1

6.2. ON-SITE PARKING REQUIREMENTS	
Unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.	
TABLE 6.1	
RESIDENTIAL USES	MINIMUM NUMBER OF PARKING SPACES
Apartments and dwelling units contained in mixed-use building	1 space per bachelor suite; plus 1.25 spaces per 1 bedroom unit; plus 1.5 spaces per 2-bedroom unit; plus 2 spaces per 3 or more-bedroom unit; plus 1 space per 7 dwelling units for visitor parking
Duplex – Stacked Duplex – Side-by-side	2 spaces per dwelling unit, plus, if deemed necessary by the Development Authority, 1 space per 7 dwelling units for visitor parking if located within a Comprehensive Site Planning development
Ground-oriented multiple unit dwelling	2 spaces per dwelling unit plus, if deemed necessary by the Development Authority, 1 space per 7 dwelling units for visitor parking
Home office	Not required
Manufactured home park and/or unit	2 spaces per unit plus 1 space per 3 units for visitor parking
Accessory dwelling unit	1 space in addition to the parking required for the principal dwelling unit
Single detached dwelling	2 spaces per unit

Exhibit 12



Land Use Bylaw Considerations ... Cont'd

Parking plan showing street parking

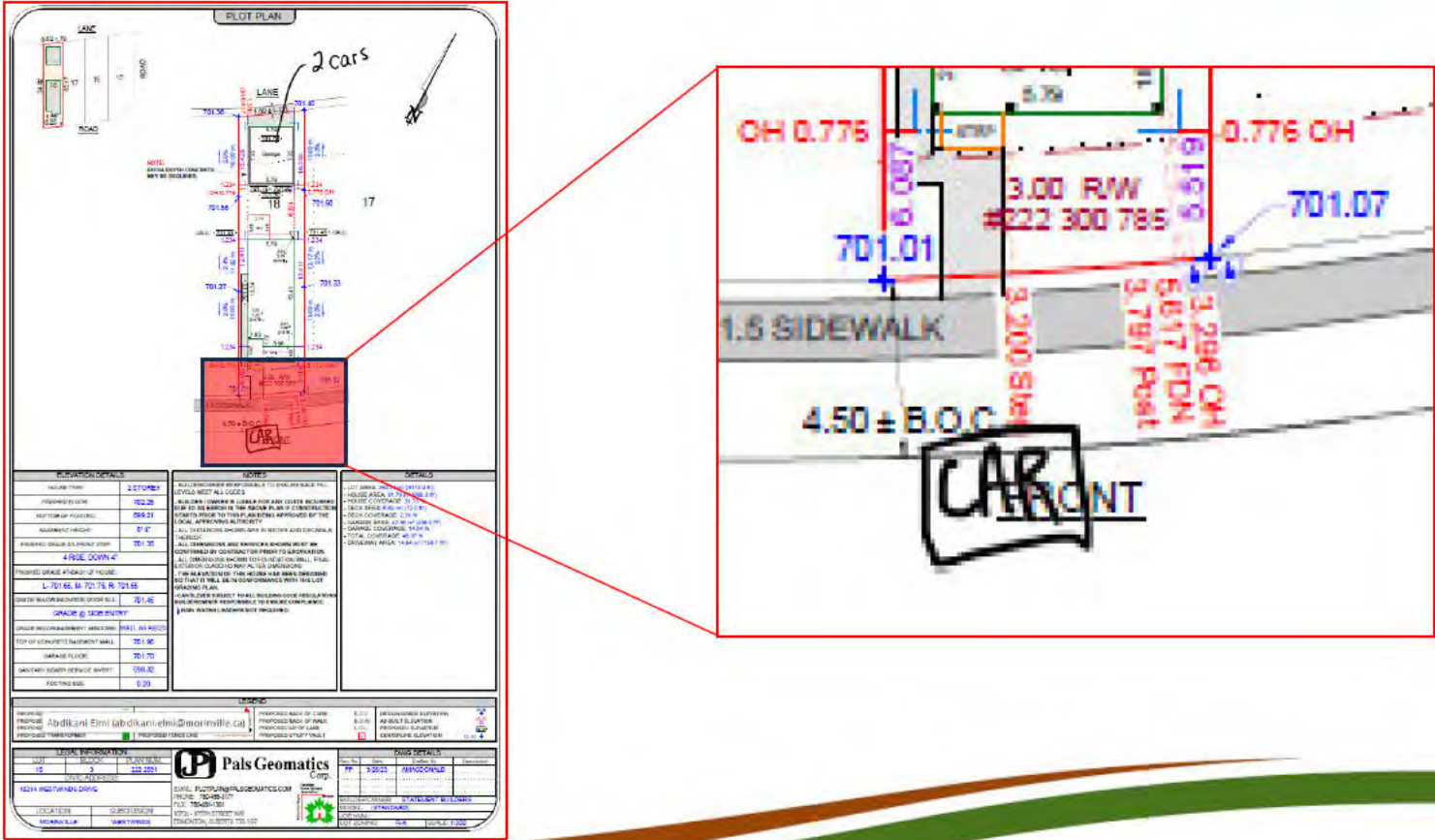


Exhibit 14



Land Use Bylaw Considerations ... Cont'd

- Part Two, Subsection 2.5.1.1.5 Subject to the provisions of Subsection 2.0 hereof and any other variance provisions of this Bylaw, the Development Authority shall refuse an application that does not conform to this Bylaw.

The proposed development didn't conform to the parking requirement of the Land Use Bylaw, hence refusal decision issued.

Variance is an exception to a specific regulation in the Land Use Bylaw and is requested in a development permit application.



Land Use Bylaw Considerations ...cont'd

2.0 Variances

2.1 The Development Authority may grant a variance and approve a development permit, with or without conditions, where:

- i. the proposed development would not, in the opinion of the Development Authority:
 - a. unduly interfere with the amenities of the neighbourhood; or
 - b. materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
- ii. the development conforms to the use prescribed for the subject land or building in this Bylaw.



Land Use Bylaw Considerations ... Cont'd

2.2 In addition to the provisions of Subsection 2.1 hereof, in considering any proposed variance the Development Authority may consider, if relevant to the variance request, any of the following:

- i. the development is consistent with the purpose of the Land Use District;
- ii. there are practical difficulties in complying with the affected regulation or regulations that are peculiar to the use, character or situation of land or a building which are generally not common to other sites in the same Land Use District;
- iii. potential impacts on adjacent developments and measures to mitigate such impacts; and iv. approval of the variance would not cause non-compliance with the National Building Code – Alberta Edition or any other legislation



Land Use Bylaw Considerations ... Cont'd

- The application did not include a request to vary the parking requirement for the Development Officer to consider.
- No hardship or practical difficulty was demonstrated by the applicant for consideration.
- Instead of moving the garage pad further into the property to create rear parking space (at least 6.0m (19.7 ft. deep), applicant chose to submit off-site parking.



Other Considerations

- Applicant was informed of the parking requirement on October 4, 2023.
- Applicant confirmed that they “*will not be finishing the basement suites*”.

Abdikani Elmi

From: Construction - [REDACTED] <[REDACTED]@statementhomebuilders.com>
Sent: Wednesday, October 4, 2023 11:56 AM
To: Abdikani Elmi
Cc: mannu@[REDACTED] development; Mannu Ahlwat
Subject: Re: 23-00094 | 10216 Westwinds Drive | Application Incomplete
Attachments: 18-03-2222591WW-PP.pdf; 17-03-2222591WW-PP.pdf; 16-03-2222591WW-PP.pdf; WestWinds-Stage4-Lot17Block3-ArchPlans-Sept-19-2023.pdf; WestWinds-Stage4-Lot18Block3-ArchPlans-Oct-1-2023 2.pdf; WestWinds-Stage4-Lot16Block3-ArchPlans-Sept-25-2023.pdf

Hello
Abdikani

See attached plans . As per our conversation today **we will not be finishing the basement suites** .

Thank you

Statement Builders Ltd
15022-116ave
Edmonton AB, T5M 3T4
[REDACTED]

On Oct 4, 2023, at 10:27 AM, Abdikani Elmi <abdikani.elmi@morinville.ca> wrote:

Hi Mannu,

I see that you have included the Secondary Suite in the basement. Please provide the following no later than October 12, 2023.


- **Three (3) on-site parking spaces**
- Specify the water meter size.

Exhibit 16




Other Considerations ... Cont'd


- Accessory Dwelling Unit development was already in progress as of June 14, 2024.
- Applicant applied for a development permit on June 20, 2024 as ***New Construction***.
- Regular fee was charged instead of double the regular fee as per the Fees and Charges Bylaw.
- Misrepresentation occurred.



Morinville
PLANNING & ECONOMIC DEVELOPMENT

The Inspections Group Inc.
101E, 14310 111 Avenue
Edmonton AB T5M 3Z7
Phone: 780.454.5048, 1.866.554.5048
Fax: 780.454.5222, 1.866.454.5222
questions@inspectionsgroup.com





Contractor advised the basement has secondary suite development in-progress. Secondary suite development in the basement was observed as in-progress at time of final inspection, permit was issued for an undeveloped basement. A permit must be issued for the unpermitted work.

Basement walls were framed, plumbing rough-in was in-progress.




NON COMPLIANCE ITEMS	
	<p>C-2.2.10.1. Secondary suite development in the basement was observed as in-progress at time of final inspection, permit was issued for an undeveloped basement. A permit must be issued for the development of the basement for secondary suite.</p>
	<p>B-9.8.8.3. Install a guard 35-1/4" high with no gaps greater than 4" for the deck surface & open sides of stairs.</p>
	<p>B-9.8. Front entry: Install code compliant stairs to allow for safe access to the building.</p>

Exhibit 17



Other Considerations ... Cont'd

- Accessory Dwelling Unit being advertised as a fully finished legal basement.
- Advertised parking type is *parking pad* not the street.
- Applicant is aware all 3 parking spaces be *on-site*.
- The advertisement has been up for the past 80 days as of September 10, 2024.

Listing Description

Discover this brand-new 4-bedroom, 3.5-bathroom custom-built home with 1741 sq. ft. of elegant living space in Morinville. The main floor features a spacious family room that flows into a centrally located modern kitchen, with the dining area situated at the rear near a large window, creating a bright and inviting space. Upstairs, the master suite includes a walk-in closet and an ensuite with a combined shower and tub, dual vanity, and quartz countertops. Two additional bedrooms and a convenient laundry room complete the upper level. **The fully finished legal basement suite**, with a separate entrance, offers opportunities for rental income or multigenerational living. This home boasts premium features such as extensive pot lighting, upgraded Gerber plumbing, an advanced HRV system, and tankless water heating. Enjoy a \$5,000 appliance credit to customize your kitchen. Located across from an elementary school and near St. Albert, this home combines convenience with a welcoming community feel. (31471442)

Property Summary

Property Type	Building Type	Storeys
Single Family	House	2
Square Footage ⓘ	Neighbourhood Name	Title
1741 sqft	Morinville	Freehold
Built in	Parking Type	Time on REALTOR.ca
2023	Parking Pad	80 days

Legal Description

Plan :- 2222591 Block :- 3 Lot :- 18

Exhibit 18

Source: Realtor.ca



Conclusion

- Municipal roads are under the direction control and management of the municipality.
- It is outside the scope of the Land Use Bylaw and the Development Authority to dedicate any portion of a public road right-of-way for a private use.
- Street parking is banned during certain operational periods such as street sweeping and snow clearing, and regulations may change in future.
- Construction started without a development permit.
- Decision was based on the submitted plans with no variance request from the applicant.

Administration's Recommendation:

Administration recommends that the Subdivision and Development Appeal Board deem the refusal Notice of Decision for Development Permit File Number 24-D0090, **upheld**, as issued by the Development Authority.



THANK YOU

Questions?

Appeal File Number 24-D0090

10214 Westwinds Drive, LOT 18/ BLOCK 3/ PLAN 222 2591

Exhibit 1: Notice of Decision



Statement Builders Ltd.
15022 116 Avenue
Acheson AB T5M 3T4
Attention: Mannu Ahlawat

1 August 2024

NOTICE OF DECISION

RE: Development Permit Application No.: 24-D0090
Proposal: Accessory Dwelling Unit in Basement
Municipal Address: 10214 Westwinds Drive
Legal Description: Lot 18; Block 3; Plan 2222591
Land Use District: Residential Mixed Form (R-X)

You are advised that the above-noted Development Permit Application was **REFUSED** on Thursday, 01 August 2024, in accordance with the Morinville Land Use Bylaw for failure to:

- Meet the On-Site Parking Requirements of the Morinville Land Use Bylaw.
- Part Six, Section 6.2, states that unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.
- Table 6.1 – requires accessory dwelling units to have a minimum of one (1) space in addition to the parking required for a single detached dwelling. The parking required for a single detached dwelling is two (2) spaces. The submitted parking plan for the accessory dwelling unit is off-site.
- As such, the application is deemed refused.

Appeal Procedure

Pursuant to Morinville Land Use Bylaw 2/2024, Part Two, Section 2.9 – Development Appeals, a decision of the Development Authority may be appealed to the Subdivision and Development Appeal Board (SDAB) pursuant to the Municipal Government Act (MGA) through the SDAB Bylaw. Sections 685(1) - (3) and 686(1) of the MGA state:

- 685 (1) If a Development Authority:**
- (a) fails or refuses to issue a development permit to a person,
 - (b) issues a development permit subject to conditions, or
 - (c) issues an order under section 645,
- the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.
- (2)** In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.
- (3)** Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).
- 686 (1)** A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board
- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the decision is made under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires, ...
- or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

See reverse side for **important** Development Permit and Appeal information.

Development Officer: Abdikani Elmi  Date of Decision: August 1, 2024
Development Authority
10525 - 100 Avenue Morinville, Alberta T8R 1L6 T 780.939.4861 F 780.939.5633
www.morinville.ca

Exhibit 2: Application Package

Morinville
PLANNING & ECONOMIC DEVELOPMENT

2nd Floor, 10125 - 100 Ave
Morinville, AB T8R 1L6
T 780.939.4361

DEVELOPMENT PERMIT APPLICATION
Land Use Bylaw No. 3/2012

SUBMIT TO:
Development1@morinville.ca

Permit No. 24-D0090

Required Fees (204) \$ _____

APPLICANT INFORMATION

Applicant: Stalwart Builders Ltd Phone: _____
Address: 15022-106 Ave Email: _____
(STREET)
Edmonton AB T5M-3T4 Fax: _____
(MUNICIPALITY) (PROV) (POSTAL CODE)
Contact Person/Agent: Marnal Ahlquist Contact Phone (Cell): _____
Registered Landowner: (if same as Applicant, check here: ☒)
Registered Name(s): _____ Phone: _____
Address: _____
(STREET) (MUNICIPALITY) (PROV) (POSTAL CODE)

DEVELOPMENT INFORMATION

Project Address/Location: 10214 Westhills Drive Land Use District: Residential Mixed Form (R-X)
Legal Address: Lot 18 Block 3 Plan 222 2541 or, Qtr _____ Sec _____ Twp _____ Range 25 West of 4th Mer.
Proposed Land Use:
Residential Dwelling: ☒ New Construction ☐ Accessory Development
☐ Addition ☐ Multi-Unit (if of Units: _____)
☐ Show Home ☐ Other Basement Suite
Non Residential/Mixed - Land Use: ☐ New Construction ☐ Addition or Accessory Development
☐ Change of Use ☐ Sign
☐ Home Occupation ☐ Other _____

Ensure appropriate checklist is attached on the reverse of this Application Form.

Use Permitted: ☒ Discretionary: ☐ DO | MPC ☐ Variance: _____ Office Use Only _____ Project #: 24-0185
Reel #: 223000

NOTES AND DECLARATION

Applicants should refer to the current Morinville Land Use Bylaw for complete development regulations and application information, available at www.morinville.ca/ub.

THIS IS NOT A BUILDING PERMIT APPLICATION. Separate Safety Codes applications may be required for construction projects, contact Morinville for more information.

The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville to process your application, and the information on this form may be used for preparing documents made available to the public and the issuance of permits.

By submitting an application for development, the Applicant, on behalf of the entry for inspection purposes, and hereby make application and acknowledge all plans and evaluate the application prior to acknowledging the application as complete and that additional information may be requested by the Development Authority; and understand that a decision on this application, or failure to issue a decision within 40 days of receiving an acknowledgement of a complete application by the Development Authority for an application deemed to be complete 20 days after submission if no acknowledgement of a complete application is received, may be appealed by filing a Notice of Appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days of the date of the decision or following the aforementioned 40 days. It is further understood that the SDAB may confirm, modify, or revoke the decision of the Development Authority or any condition of development permit approval as a result of an appeal being filed, and that any work undertaken prior to the expiry of the appeal period or the determination of the appeal by the SDAB, whichever case applies, is prohibited and the Applicant has no right or claim to compensation from the Municipality or its agents should the appeal result in a permit being modified or revoked. It is further understood that a Development Permit does not relieve the Applicant from full responsibility for ascertaining, complying, and carrying out their development in building or the land. It is further understood that all communication with the town regarding this application, including official notices, may be in an electronic form acceptable to the town.

Applicant Signature: _____ Date: June 20, 2024
Landowner Signature: _____ Date: June 20, 2024

Morinville
PLANNING & ECONOMIC DEVELOPMENT

10125 - 100 Avenue
Morinville, AB T8R 1L6
T 780.939.4361
F 780.939.5633
www.morinville.ca

This checklist must be accompanied by a Development Permit Application form.

Applications without the required information will not be processed. Additional information may also be required. An application is not complete until signed below by the Development Officer. Applicants will be contacted if any additional information is required.

Acceptance of a complete application does not indicate permit approval.

RESIDENTIAL DEVELOPMENT CHECKLIST

☒ Project Description: Basement Legal Suite

Check ALL that apply:

New Construction: ☐ Single Detached ☐ Duplex ☐ Manufactured/RTM ☐ Other: _____
Total Floor Area: _____ m² ft² Building Height: _____ m ft Overhang: _____ m ft

Accessory Development: ☐ Det. Garage ☐ Shed ☐ Deck ☒ Secondary Suite ☐ Hot Tub/Pool ☐ Other: _____
Total Floor Area: _____ m² ft² Building Height: _____ m ft Overhang: _____ m ft

If applying for a Deck: ☐ Uncovered ☐ Covered ☐ Enclosed

If applying for a Secondary Suite: Located within: ☒ Principal dwelling unit ☐ Above detached garage ☐ Other building

Floor Area: Principal dwelling unit: 1639 m² ft² Secondary Suite: 653 m² ft²

Parking Spaces available on-site: _____ (show location on accompanying Site Plan)

☐ Site Plan (parking shown) - electronic OR 2 copies, - scaled and dimensioned; maximum 11" x 17" paper size
☐ Building Plans (i.e. floor plans and elevations) - electronic OR 2 copies, details sufficient for Building Permit application
☐ Architectural Guidelines are met (varies per neighbourhood - check with applicable Developer/Development Officer)
☐ Other information deemed necessary or requested by a Development Officer (contact Municipality for more information): _____

Notice of Decision - The Applicant will be notified electronically or in writing of the decision for a development permit application.

Public Notice - Upon Development Permit approval, the following Public Notice will be given for the issuance of Development Permits:

- Permitted uses (development compliant with Morinville Land Use Bylaw in all respects and not requiring a variance/relaxation) - The details of the development will be posted at the reception desk on the 2nd Floor of St. Germain Place.
- Discretionary uses and/or developments requiring a variance - In addition to above, the details of the development will also be advertised in the local newspaper, mailed to adjacent landowners, posted online at www.morinville.ca/PlanningNews, and/or posted on the subject site.

INTAKE INFORMATION (for office use only)

Complete Application: ☐ Application Form - complete & landowner signed. ☐ Required Information Listed Above. ☐ Receipt for Payment of Fees.

Received by: _____ (Name) _____ (Date)

Accepted by: _____ (Name) _____ (Date)

Exhibit 2: Application Package Cont'd



STATEMENT BUILDERS LTD.
10214 WESTWINDS DRIVE
MORINVILLE, AB

Receipt Number: 794490
GST Number: R108128356
Date: 7/25/2024
Initials: MM

Receipt Type	Account		Quantity	Amount
General	024	Development Permit 24-D0090	N/A	\$ 300.00
			Subtotal:	\$ 300.00
			GST:	\$ 0.00
			Total Receipt:	<u>\$ 300.00</u>
	VISA			<u>\$ 300.00</u>

Total Monies Received: \$ 0.00
Rounding: \$ 0.00
Amount Returned: \$ 0.00

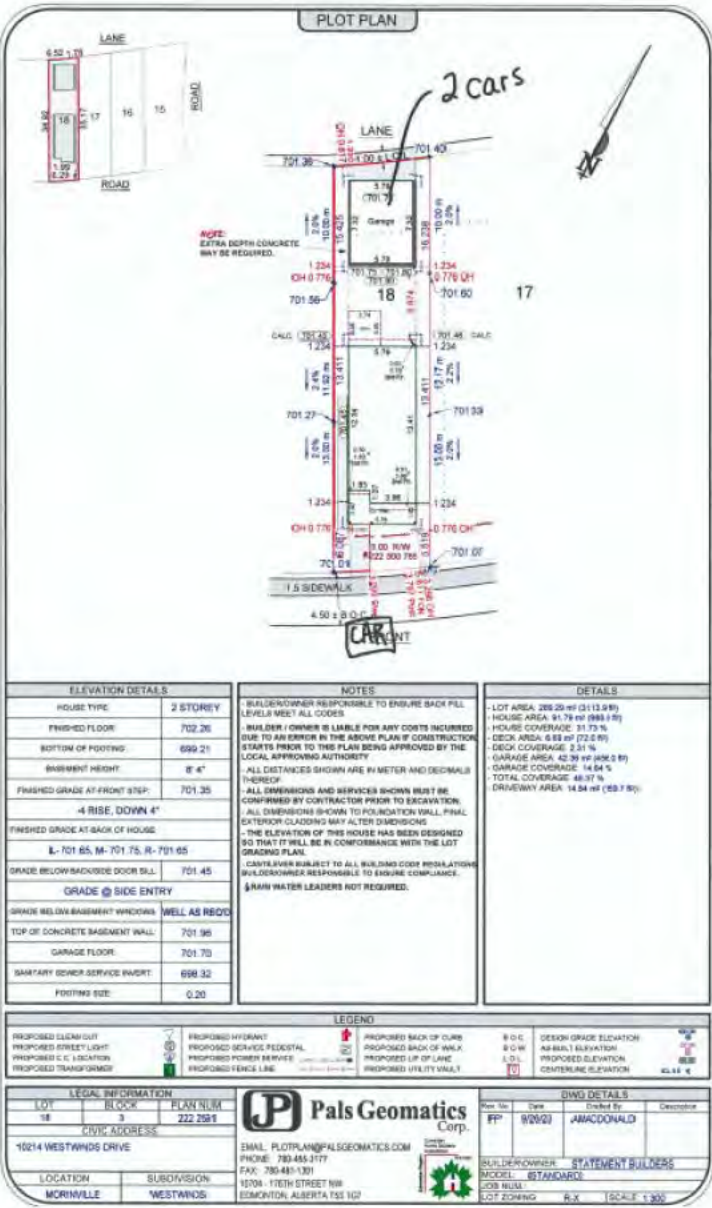
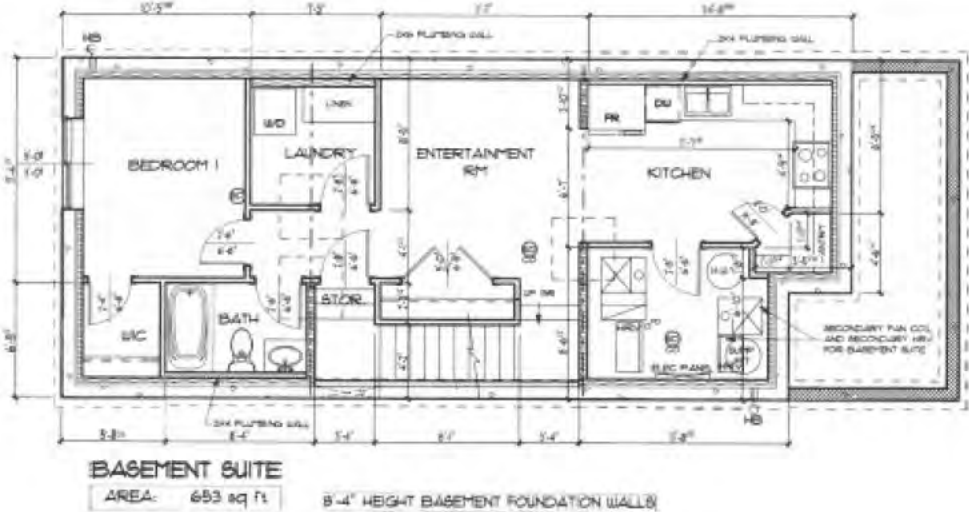


Exhibit 2: Application Package Cont'd



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The undersigned hereby certifies that the information contained herein is true and correct to the best of their knowledge and belief, and that they are not aware of any facts or circumstances which might render the foregoing misleading or deceptive.

Project name: _____
Location: _____
Date: _____

STATEMENT BUILDERS	
1639 S.F.	
LOT 18 BLOCK 3 PLAN 222 2531 1024 WESTWINDS DRIVE WESTWINDS MORRISVILLE AR	
 STATEMENT BUILDERS	
3 JAN 2024	
BASEMENT SUITE	
SCALE: 3/16"=1'-0"	
SHEET NO.	5a

Exhibit 5: Policy 5.2.3 Effect on Decision Making

5. STAGING AND IMPLEMENTATION

5.1 Staging

The staging concept is shown on Figure 7. The first stage of development allows for the implementation of commercial development and a school site in the eastern portion of the Westwinds ASP area. This means that a diversity of uses may be accommodated and the village theme entry features may be implemented to immediately establish the identity of the Westwinds neighbourhood.

Subsequent stages of development are proposed to occur in the north and west portion of the plan area after the commercial and school site have been implemented in stage one. Advancement beyond the first two stages is identified as 'future development.'

The Land Use Bylaw No. 3/2012 will need to be appropriately amended at the time of subdivision.

5.2 Force and Effect

The Westwinds in Morinville ASP is intended to refine existing general policy direction and land use designations assigned to these lands within the MDP, guide the subsequent assignment and implementation of land use districts to the lands within the LUB as well as establish a sound framework for future decisions on land use, subdivision, servicing and development permits. It must be noted that in making future decisions concerning the use, subdivision and development of the lands within this ASP, the Town will need to remain mindful of and monitor the capacities of both on and off-site services and make any necessary adjustments to uses, densities and lots sizes within this ASP accordingly.

Policy 5.2.1 **Decisions Consistent with the Westwinds in Morinville Area Structure Plan**
The Town shall ensure that all future land use, subdivision, development and servicing decisions made regarding lands within the Westwinds in Morinville ASP shall comply with all provisions, policies, maps, figures and drawings contained within the Westwinds in Morinville ASP.

Policy 5.2.2 **Amendments**
a) If any decision referred to in Policy 5.2.1 would constitute a major change of the provisions of this ASP, an amendment to this ASP shall be required in consideration of Policy 5.2.4. Decisions that would constitute a minor change to the provisions of the ASP may be considered without an amendment, in accordance with Policy 5.2.4, where the owner/developer can demonstrate to the satisfaction of the Town that the change does not substantively alter the intent, force or effect of the provisions of this ASP.
b) Amendments that may be required to this ASP shall be completed in accordance with the *Municipal Government Act* and all other applicable bylaws, policies and procedures.

Policy 5.2.3 **Effect on Decision Making**
a) This ASP, its concepts and provisions shall be used in conjunction with the relevant provision of the MDP and the LUB, particularly in guiding the exercise of discretion in making decisions on subdivision and development permit applications. This ASP will be used to guide any required amendments to the provisions or land use designations in the MDP to ensure consistency with Section 638 of the *Municipal Government Act*.
b) Specifically tailored land use districts may be prepared and inserted in the LUB to support and facilitate the implementation of this ASP including provisions related to lot size, density, form and character, landscaping, public amenity space, and access and circulation. A specifically tailored direct control land use district may be prepared and adopted to address any unique area or development situation.



Exhibit 6: Policy 5.2.4 Effect on Decision Making

Policy 5.2.4

Principles for Decision Making

- a) The exercise of discretion or variance in deciding an application or an amendment to this ASP must be both reasonable and defensible within the letter and spirit of this ASP as well as widely accepted planning principles.
- b) If a requirement or provision of this ASP is to be deviated from or if an amendment is to be made, it is essential that those making the decision clearly understand the rationale for the requirement or provision they are being asked to vary or amend.
- c) Discretion, variance and amendment shall or should only be considered if it can be demonstrated that the discretion, variance or amendment being considered will, at a minimum, not jeopardize the policies of this ASP and, at best, better serve them.
- d) Any variance or discretion exercised or any amendment made shall be fully documented so that the reasons and rationale for the variance or discretion exercised or the amendment are accurately recorded and clearly understood.

Policy 5.2.5

Repeated Amendment Applications

Should an owner/developer make repeated applications to amend this ASP once it is in effect, the Town may undertake or require that the owner/developer undertake an overall review of this ASP instead of continuing to make individual, isolated amendment applications so that the implications of the revision to this ASP can be considered and evaluated, at a minimum, in the context of the entire ASP area and, if warranted, beyond this ASP area.

Policy 5.2.6

Development Phasing

The staging or phasing of development will be determined by market forces and the cost-effective provision of infrastructure. An illustrative Phasing Sequence is shown on Figure 7: Staging. This phasing sequence is illustrative only and may be altered to fit changing circumstances.

Policy 5.2.7

Development Agreement

As warranted, the Town shall require owners/developers to enter into an agreement with the Town as a condition of any subdivision or development permit application pursuant to the Municipal Development Act.

Policy 5.2.8

Technical Information

Detailed engineering analysis and other technical information shall be required with respect to geotechnical conditions, roads and servicing (both on- and off-site) in support of decisions at the subdivision and development level. All site preparation, public utilities, public roads, pedestrian walkways and any other public facilities and improvements shall be professionally designed and constructed to the satisfaction of the Town in accordance with the Town's standards.

Policy 5.2.9

Traffic Impact Assessment

The Town and/or Alberta Transportation may require applicant(s)/ owner(s)/ developer(s)/ proponent(s), at their sole expense, to prepare a Traffic Impact Assessment (TIA) as a condition of subdivision or development approval, as the case may be.



Exhibit 8: Specific Land Use Components (ASP Considerations)

The laned small lot subdivisions will enhance the aesthetic quality and livability of the Westwinds neighbourhood. They promote interactive streetscapes and safety through 'natural surveillance.' They will also provide a high standard residential environment and housing product, at entry level prices.

In addition, laned subdivisions offer the following features:

- Efficient and easy to maintain as concrete pads are provided in the backs of lots that are accessed off the paved lanes. This allows for better snow removal and permits the homeowner to build a garage on the concrete pad when convenient;
- Reduced front yard setbacks;
- Front sidewalks and yards, as opposed to driveways, increase community interaction and liveability. The streetscape becomes inviting and more attractive to pedestrians. A comprehensive landscaping and architectural approach to designing the streetscape ensures a high aesthetic standard and a cohesive neighbourhood;
- Private amenity space in the front yard by applying proper siting and fencing techniques;
- Eliminates instances of vehicles backing onto collector/local roadways and enhances safety; and,
- Reduced curb-cuts for front driveways enabling more on-street parking.

Compact comprehensively designed laneless subdivisions that display uniform architectural, fencing, and landscaping features, along with elements of good quality design, are increasingly successful in providing entry level housing.

These two forms of low density housing products can be effectively integrated through creative subdivision design and the consistent application of aesthetic features that promote the Westwinds in Morinville village theme. Morinville is well located and strategically positioned to provide this needed type of entry level product in the northwest sector of the Greater Edmonton area. This ASP recognizes the changing market and therefore offers flexibility to respond to the market needs over its full build out duration. Sound subdivision and design principles will create suitable and liveable communities that are capable of maintaining their value over time.

Landrex has a proven track record for ensuring high quality, aesthetically attractive developments, and is prepared to work with the Town in providing architectural details to be applied to the proposed development. It is important to note all residential subdivisions, both laned and laneless, need to comply with the Town's regulatory standards and provisions, and that the density of the laneless areas will be lower than that of the laned areas.

3.2.4 Storm Water Facility

As previously noted, one storm water facility is proposed along the north leg of the collector. This centrally located storm pond will be about 4.88 hectares in size, and will be designed and landscaped to ensure that it functions as an amenity feature, as well as a Public Utility Lot. The pond will provide an attractive entry feature into the community and will result in a significant amenity feature within the heart of Westwinds without compromising safety. The storm water pond will be integrated into the internal pedestrian circulation system with a trail network, and will also be accessed by the collector road.

3.2.5 School Site

Greater St. Albert Catholic Schools has requested that a 3.11 hectare school site be provided in Westwinds. A site is proposed in the south east portion of the plan area, between low and medium/high-density residential developments abutting the corridor commercial sites (see Figure 2 - Development Concept). The school site:

- is located on lands owned by Landrex so that municipal services can be extended to the site within a reasonable time frame (see Section 5 Staging and Implementation);



landscaping, matching, or complementing the exterior finish and roof pitch of the principal building on the site.

Exhibit 13: Accessory Dwelling Unit Parking Requirement

4.2. ACCESSORY DWELLING UNIT

- 1.0 An accessory dwelling unit shall be accessory to a principal dwelling unit and shall not be allowed on a site unless specifically listed as a permitted or discretionary use in the District within which the site is located. Section 2.5.1.10 shall not apply to any use that may be considered similar to accessory dwelling unit.
- 2.0 Only one (1) accessory dwelling unit may be permitted on a parcel of land, and only where the principal dwelling unit does not have an approved development permit for a bed and breakfast establishment, child day home, group home or major home occupation.
- 3.0 An accessory dwelling unit shall be developed in such a manner that the exterior of the principal building containing the accessory dwelling unit shall appear as a single dwelling unit, and the exterior finish shall comply with Section 3.6 - Architectural Standards.
- 4.0 For an accessory building containing an accessory dwelling unit:
 - 4.1 Notwithstanding Section 4.1.10.1, where an accessory dwelling unit is located above a detached garage the accessory building shall not exceed 7.0 m (23.0 ft.) or two storeys,
 - 4.2 Windows shall be placed and sized such that they minimise visibility into yards and windows of adjacent properties through offsetting, screening with landscaping or fencing, and facing large windows away from abutting parcels of land, and
 - 4.3 No deck, balcony or any similar unenclosed structure shall be allowed on roofs, and where an accessory dwelling unit is located above a detached garage the structure may only face a lane, the principle building, or flanking road abutting the site and, notwithstanding any other provision of this Bylaw to the contrary, shall be included in the calculation of ground floor area.
- 5.0 An accessory dwelling unit shall have a floor area that does not exceed the floor area of the principal dwelling unit. For the purposes of this Subsection, floor area does not include shared mechanical areas, common areas, or the area covered by stairways.
- 6.0 An accessory dwelling unit shall be constructed in accordance with the requirements of all applicable codes and regulations pursuant to the Safety Codes Act.
- 7.0 An accessory dwelling unit shall not be considered in the calculation of densities as outlined in statutory plans.
- 8.0 Parking shall be provided for an accessory dwelling unit in accordance with Part 6 - Parking, Loading and Access Provisions.



Exhibit 15: Variance Provisions

PART TWO – DEVELOPMENT PERMITS, RULES, AND PROCEDURES		36
2.5. DECISION PROCESS		
1.0 Authority		
Bylaw 14/2017	1.1	The Development Officer shall review all applications for development permits and, notwithstanding Section 2.4, in the course of reviewing the application, may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.
	1.2	The Development Officer shall review each application for a development permit to determine what type of use the development constitutes.
	1.3	The Development Authority may, at its discretion, prior to deciding upon a development permit application for a discretionary use or a variance in regards to either a permitted use or discretionary use, provide public notice through means and to whom it considers necessary that a decision regarding the application is to be made, that an opportunity will be afforded to any interested person to make representation on the application, and that the Development Authority shall take into account but shall not be bound by any such representations made when giving final consideration to the said application. The said public notice shall, at a minimum, provide information regarding the nature of the proposed development, specify the requirements for submitting a representation, identify the deadline for submissions and any other information deemed necessary by the Development Authority.
Bylaw 12/2012	1.4	The Development Authority may consider a development permit application for an enlargement, addition, demolition, removal, or structural alteration to be a permitted use only in a situation where:
Bylaw 17/2015	i.	the principal use on the site has a valid development permit at the time of the application under this Subsection;
	ii.	the existing development would not be considered a non-conforming use, pursuant to s. 643 of the Municipal Government Act;
	iii.	the principal use of the site has not been discontinued for a period of six (6) consecutive months or more;
	iv.	the Development Authority is satisfied that the enlargement, addition, demolition, removal, or structural alteration would not result in any change or intensity of any authorised use on the site; and
	v.	the Development Authority is satisfied that, from a planning perspective, it is appropriate to proceed under the provisions of this Subsection.
	1.5	Subject to the provisions of Subsection 2.0 hereof and any other variance provisions of this Bylaw, the Development Authority shall refuse an application that does not conform to this Bylaw.

PART TWO – DEVELOPMENT PERMITS, RULES, AND PROCEDURES		37
	1.6	The Development Officer shall issue a development permit for a permitted use with or without conditions if the application conforms to this Bylaw.
	1.7	The Development Officer may issue a development permit, with or without conditions, for a use that is identified as "Discretionary Use" if the application conforms to this Bylaw.
	1.8	The Development Officer shall refer any applications for development within a Direct Control District to Council, with recommendations, unless otherwise indicated in this Bylaw, and Council may issue a development permit, with or without conditions.
	1.9	The Development Authority may refuse a development permit application for a discretionary use even though it may conform to this Bylaw.
	1.10	Where a proposed use does not conform to the wording of any land use definition or generally conforms to the wording of two or more land use definitions, the Development Officer may determine that the use is similar to the land use definition that the Development Officer considers to be the most appropriate in character, purpose, intent, and/or impact. In such instances, the use shall be considered a discretionary use regardless of whether or not the similar land use definition is a permitted or discretionary use within the subject land use district.
Bylaw 14/2017	1.11	An application for a development permit shall, at the option of the applicant, be deemed to be refused when a decision is not made within 40 days of receipt of the notice acknowledging that the application is complete pursuant to Subsection 2.4.7.0, or, if said notice was not provided, within 40 days after the prescribed time period which deemed the application to be complete pursuant to Section 2.4.8.0 unless the applicant has entered into a written agreement with the Development Officer to extend the time period beyond the 40-day period.
2.0 Variances		
Notwithstanding the provisions of Subsection 1.0 hereof, the Development Authority may grant a variance from any development standard prescribed in this Bylaw, subject to the following:		
	2.1	The Development Authority may grant a variance and approve a development permit, with or without conditions, where:
	i.	the proposed development would not, in the opinion of the Development Authority:
	a.	unduly interfere with the amenities of the neighbourhood; or
	b.	materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
	ii.	the development conforms to the use prescribed for the subject land or building in this Bylaw.

PART TWO – DEVELOPMENT PERMITS, RULES, AND PROCEDURES		38
	2.2	In addition to the provisions of Subsection 2.1 hereof, in considering any proposed variance the Development Authority may consider, if relevant to the variance request, any of the following:
	i.	the development is consistent with the purpose of the Land Use District;
	ii.	there are practical difficulties in complying with the affected regulation or regulations that are peculiar to the use, character or situation of land or a building which are generally not common to other sites in the same Land Use District;
	iii.	potential impacts on adjacent developments and measures to mitigate such impacts; and
	iv.	approval of the variance would not cause non-compliance with the National Building Code – Alberta Edition or any other legislation.
Bylaw 17/2015	2.3	The Development Authority may approve, with or without conditions, an enlargement, addition to, rebuilding of, or structural alteration to a legal non-conforming building if the non-conforming building complies with the uses prescribed for that land in this Bylaw and the proposed development would not, in the opinion of the Development Authority:
	i.	unduly interfere with the amenities of the neighbourhood; or
	ii.	materially interfere with or affect the use, enjoyment or value of neighbouring properties.
	2.4	The Development Authority does not have authority to vary, waive, or relax a Fundamental Use Provision or a Use definition.
	2.5	If a variance is granted, the Development Authority shall specifically detail its nature and extent in the associated Development Permit.



3.2 Development Appeal 024-STU-001

Development Permit Application Number: 24-D0091

Appellant/Applicant: Mannu Ahlawat for Statement Builders Ltd.

**Property Subject of Appeal: 10210 Westwinds Drive / Lot 17; Block 3;
Plan 222 2591**

**Against the decision of the Town of Morinville Development Officer
to refuse Development Permit Application Number 24-D0091 for the
creation of an Accessory Dwelling Unit (basement suite).**

Notice of Decision



Statement Builders Ltd.
15022 116 Avenue
Acheson AB T5M 3T4
Attention: Mannu Ahlawat

1 August 2024

NOTICE OF DECISION

RE: Development Permit Application No.: 24-D0091

Proposal: Accessory Dwelling Unit in Basement

Municipal Address: 10210 Westwinds Drive

Legal Description: Lot 17; Block 3; Plan 2222591

Land Use District: Residential Mixed Form (R-X)

You are advised that the above-noted Development Permit Application was **REFUSED** on Thursday, 01 August 2024, in accordance with the Morinville Land Use Bylaw for failure to:

- Meet the On-Site Parking Requirements of the Morinville Land Use Bylaw.

Part Six, Section 6.2, states that unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.

Table 6.1 – requires accessory dwelling units to have a minimum of one (1) space in addition to the parking required for a single detached dwelling. The parking required for a single detached dwelling is two (2) spaces. The submitted parking plan for the accessory dwelling unit is off-site.

As such, the application is deemed refused.

See reverse side for important Development Permit and Appeal information.

Development Officer: Abdikani Elmi

Abdikani Elmi
Development Authority

Date of Decision: August 1, 2024

10125 - 100 Avenue Morinville, Alberta T8R 1L6 T 780.939.4361 F 780.939.5633

www.morinville.ca

Appeal Procedure

Pursuant to Morinville Land Use Bylaw 2/2024, Part Two, Section 2.9 – Development Appeals, a decision of the Development Authority may be appealed to the Subdivision and Development Appeal Board (SDAB) pursuant to the Municipal Government Act (MGA) through the SDAB Bylaw. Sections 685(1) - (3) and 686(1) of the MGA state:

685 (1) If a Development Authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

686 (1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board

(a) in the case of an appeal made by a person referred to in section 685(1)

(i) with respect to an application for a development permit,

(A) within 21 days after the date on which the decision is made under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires, ...

or

(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.



PLANNING & ECONOMIC DEVELOPMENT

2nd Floor, 10125 - 100 Ave
Morinville, AB T8R 1L6 T
780.939.4361

DEVELOPMENT PERMIT APPLICATION

133

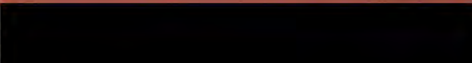
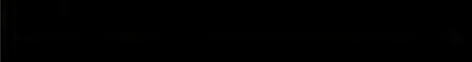


Land Use Bylaw No. 3/2012

SUBMIT TO:
Development@morinville.ca

Permit No. 24-D0091

Required Fees (024) \$

APPLICANT INFORMATION

Applicant: Stalwart Builders Ltd Phone: 
Address: 15022-106 Ave (STREET) Email: 
Edmonton AB T5M-3T4 Fax: 
(MUNICIPALITY) (PROV) (POSTAL CODE)
Contact Person/Agent: Mannu Ahlawat Contact Phone (Cell): 
Registered Landowner: (if same as Applicant, check here: ☒)
Registered Name(s): _____ Phone: _____
Address: _____
(STREET) (MUNICIPALITY) (PROV) (POSTAL CODE)

DEVELOPMENT INFORMATION

Project Address/Location: 10210 Westwinds Drive Land Use District: Residential Mixed Form (R-X)
Legal Address: Lot 17 Block 3 Plan 222 0591; or, Qtr _____ Sec _____ Twp _____ Range 25 West of 4th Mer.
Proposed Land Use:
Residential Dwelling: ☒ New Construction ☐ Accessory Development ☐ Non Residential/Mixed - Land Use:
☐ Addition ☐ Multi-Unit (# of Units: _____) ☐ New Construction ☐ Addition or Accessory Development
☐ Show Home ☐ Other Basement Suite ☐ Change of Use ☐ Sign
☐ Legal Suite ☐ Home Occupation ☐ Other _____

Ensure appropriate checklist is attached on the reverse of this Application Form.

Use: Permitted: ☒

Discretionary: ☐ DO | MPC ☐

Office Use Only

Variance: _____

☐ DO | MPC ☐

Project #: 24-0186

Roll #: 224000

NOTES AND DECLARATION

Applicants should refer to the current Morinville Land Use Bylaw for complete development regulations and application information, available at www.morinville.ca/lub.
THIS IS NOT A BUILDING PERMIT APPLICATION. Separate Safety Codes applications may be required for construction projects, contact Morinville for more information.
The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville to process your application, and the information on this form may be used for preparing documents made available to the public and the issuance of permits.
By submitting an application for development I, the Applicant, am allowing right of entry for inspection purposes, and hereby make application and acknowledge all plans and information submitted are, to the best of my knowledge, true and accurate. It is understood that the information submitted is subject to review to confirm it is sufficient to properly evaluate the application prior to acknowledging the application as complete and that additional information may be requested by the Development Authority; and that acknowledgement of a complete application does not indicate permit approval and development may not commence until a development permit is valid. It is understood that a decision on this application, or failure to issue a decision within 40 days of receiving an acknowledgement of a complete application by the Development Authority or for an application deemed to be complete 20 days after submission if no acknowledgement of a complete application is received, may be appealed by filing a Notice of Appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days of the date of the decision or following the aforementioned 40 days. It is further understood that the SDAB may confirm, modify, or revoke the decision of the Development Authority or any condition of development permit approval as a result of an appeal being duly filed, and that any work undertaken prior to the expiry of the appeal period or the determination of the appeal by the SDAB, whichever case applies, is prohibited and the Applicant has no right or claim to compensation from the Municipality or its agents should the appeal result in a permit being modified or revoked. It is further understood that a Development Permit does not relieve the Applicant from full responsibility for ascertaining, complying, and carrying out their development in accordance with applicable Federal and Provincial Statutes and Regulations, and the conditions of any covenant, caveat, easement or other instrument affecting the building or the land. It is further understood that all communication with the town regarding this application, including official notices, may be in an electronic form acceptable to the town.

Applicant Signature: _____

Date: June 20, 2024

Landowner Signature: _____

Date: June 20, 2024

This checklist must be accompanied by a
Development Permit Application form.

Applications without the required information will not be processed.

Additional information may also be required. An application is not complete until signed below by the Development Officer. Applicants will be contacted if any additional information is required.

Acceptance of a complete application does not indicate permit approval.

RESIDENTIAL DEVELOPMENT CHECKLIST

☒ Project Description: _____

Basement Legal Suite

Check ALL that apply:

New Construction:

☐ Single Detached ☐ Duplex ☐ Manufactured/RTM ☐ Other: _____

Total Floor Area: _____ $\frac{\text{m}^2}{\text{ft}^2}$ Building Height: _____ $\frac{\text{m}}{\text{ft}}$ Overhang: _____ $\frac{\text{m}}{\text{ft}}$

Accessory Development:

☐ Det. Garage ☐ Shed ☐ Deck ☒ Secondary Suite ☐ Hot Tub/Pool ☐ Other: _____

Total Floor Area: _____ $\frac{\text{m}^2}{\text{ft}^2}$ Building Height: _____ $\frac{\text{m}}{\text{ft}}$ Overhang: _____ $\frac{\text{m}}{\text{ft}}$

If applying for a Deck: ☐ Uncovered ☐ Covered ☐ Enclosed

If applying for a Secondary Suite: Located within: ☒ Principal dwelling unit ☐ Above detached garage ☐ Other building

Floor Area: Principal dwelling unit: 1766 $\frac{\text{m}^2}{\text{ft}^2}$ Secondary Suite: 661 $\frac{\text{m}^2}{\text{ft}^2}$

Parking Spaces available on-site: _____ (show location on accompanying Site Plan)

- ☐ Site Plan (parking shown) – electronic OR 2 copies, - scaled and dimensioned; maximum 11" x 17" paper size
- ☐ Building Plans (i.e. floor plans and elevations) – electronic OR 2 copies, details sufficient for Building Permit application
- ☐ Architectural Guidelines are met (varies per neighbourhood – check with applicable Developer/Development Officer)
- ☐ Other information deemed necessary or requested by a Development Officer (contact Municipality for more information): _____

Notice of Decision – The Applicant will be notified electronically or in writing of the decision for a development permit application.

Public Notice – Upon Development Permit approval, the following Public Notice will be given for the issuance of Development Permits:

- Permitted uses (development compliant with Morinville Land Use Bylaw in all respects and not requiring a variance/relaxation) – The details of the development will be posted at the reception desk on the 2nd Floor of St. Germain Place.
- Discretionary uses and/or developments requiring a variance – In addition to above, the details of the development will also be advertised in the local newspaper, mailed to adjacent landowners, posted online at www.morinville.ca/PlanningNews, and/or posted on the subject site.

INTAKE INFORMATION (for office use only)

Complete Application:

- ☐ Application Form – complete & landowner signed.
- ☐ Required Information Listed Above.
- ☐ Receipt for Payment of Fees.

Received by: _____ (Name) (Date)

Accepted by: _____ (Name) (Date)

**TOWN OF MORINVILLE**

10125 – 100th Avenue
Morinville, Alberta

T8R 1L6

Phone: 780.939.4361

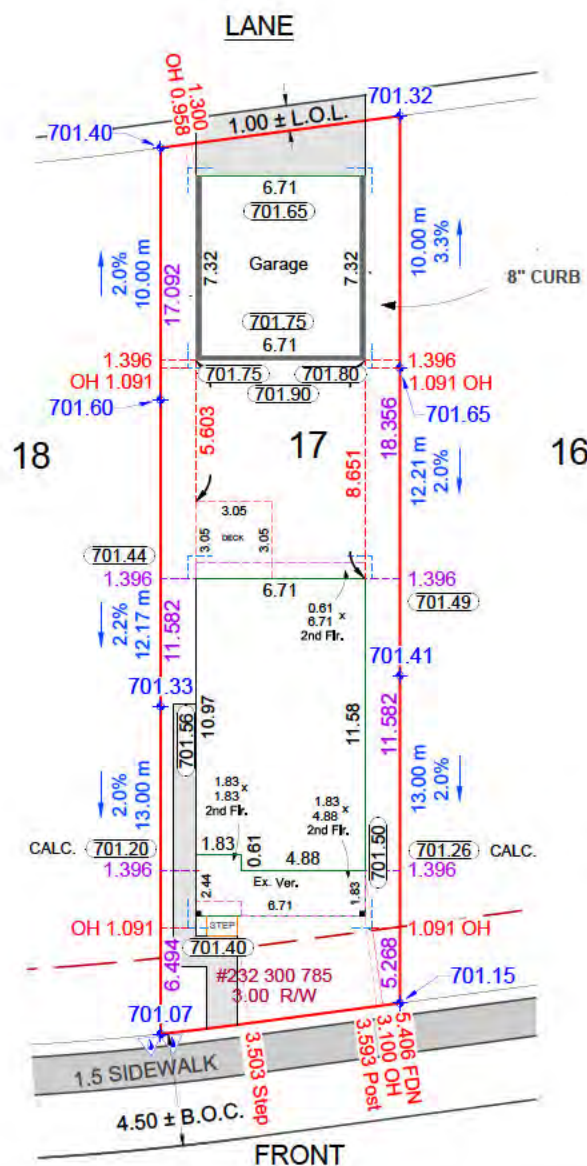
Fax: 780.939.7448

STATEMENT BUILDERS INC
10210 WESTWINDS DRIVE
MORINVILLE, AB

Receipt Number: 794489
GST Number: R108128356
Date: 7/25/2024
Initials: MM

Receipt Type	Account	Quantity	Amount
General	024	Development Permit 24-D0091	N/A
			\$ 300.00
		Subtotal:	\$ 300.00
		GST:	\$ 0.00
		Total Receipt:	\$ 300.00
	VISA		\$ 300.00

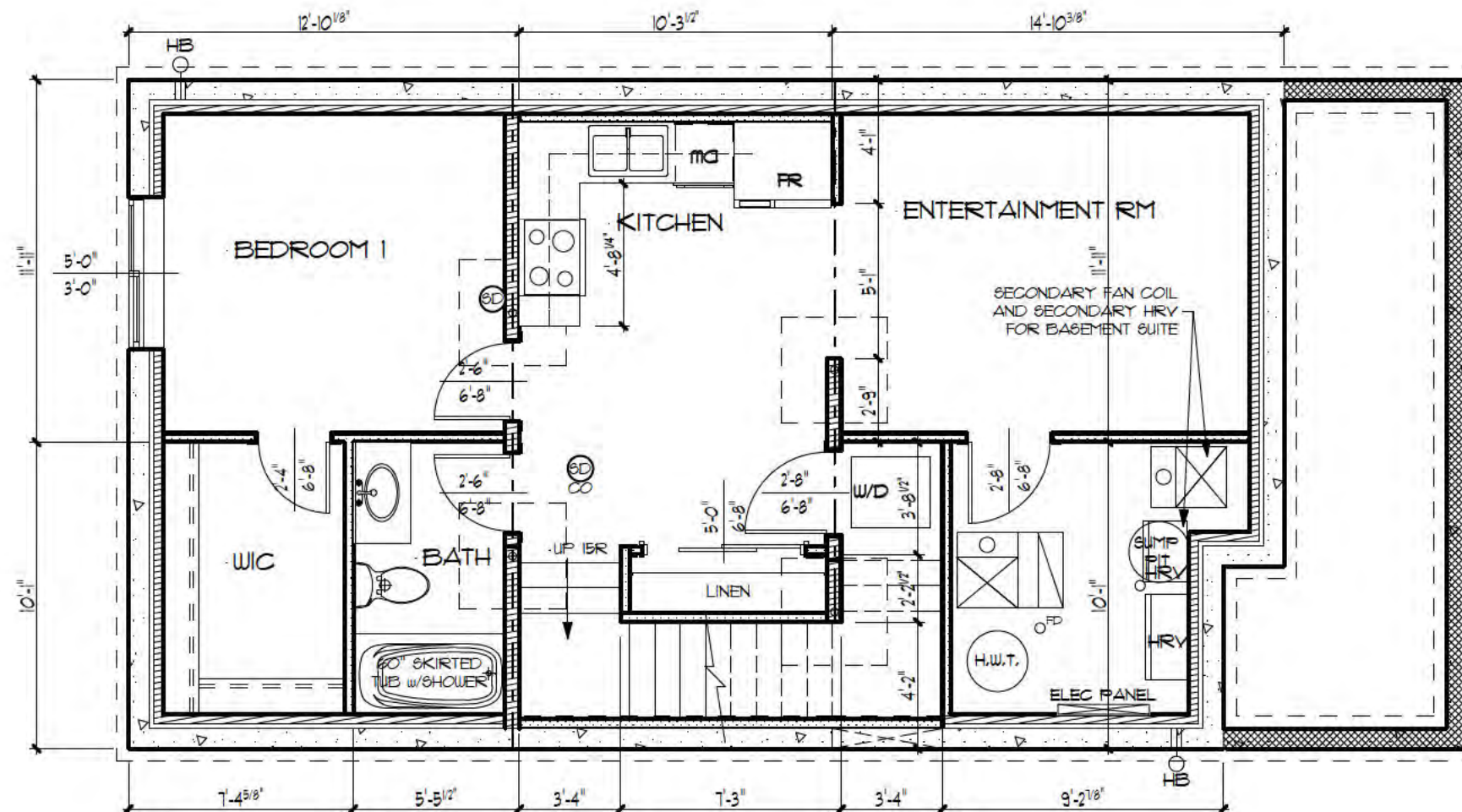
Total Monies Received:	\$ 0.00
Rounding:	\$ 0.00
Amount Returned:	\$ 0.00



DETAILS

- LOT AREA: 334.36 m² (3599.0 ft²)
- HOUSE AREA: 94.02 m² (1012.0 ft²)
- HOUSE COVERAGE: 28.12 %
- DECK AREA: 7.43 m² (80.0 ft²)
- DECK COVERAGE: 2.22 %
- GARAGE AREA: 49.05 m² (528.0 ft²)
- GARAGE COVERAGE: 14.67 %
- TOTAL COVERAGE: 42.79 %
- DRIVEWAY AREA: 18.55 m² (199.7 ft²)

DWG DETAILS			
Rev. No.	Date:	Drafted By:	Description
PP	9/11/23	AMACDONALD	
BUILDER/OWNER: STATEMENT BUILDERS			
MODEL: (STANDARD)			
JOB NUM.:			
LOT ZONING: R-X		SCALE: 1:300	



BASEMENT SUITE
AREA: 661 sq ft
8'-4" HEIGHT BASEMENT FOUNDATION WALLS

LOCATIONS OF MECHANICAL EQUIPMENT IS SUBJECT TO SITE CONDITIONS AND MAY VARY FROM PLAN

© Copyright (2023) by Statement Builders. Any use or reproduction, in whole or in part, without the written consent of Statement Builders is strictly prohibited. Specifications Override Blueprints.

The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	Sept 18-2023	J
NO.	DATE	BY
REVISIONS		


STATEMENT BUILDERS

THE WHITE HOUSE

1766 S.F

LOT: 17 BLOCK: 3
PLAN: 222 2591
10210 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



STATEMENT BUILDERS
SUBTRACTING ZERO STATEMENTS

19 SEPT 2023

BASEMENT SUITE

SCALE: 3/16=1'-0"

SHEET NO.	6 12
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Notice of Appeal



Morinville

PLANNING & ECONOMIC DEVELOPMENT

10125 - 100 Avenue
Morinville, AB T8R 1L6
T 780.939.4361
F 780.939.5633
www.morinville.ca

NOTICE OF APPEAL

TO THE

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Required Fees (86) \$

APPELLANT INFORMATION

Appellant: Statement builders Ltd

Address: 17848-106 Ave Edmonton AB

Phone: [REDACTED]

Email: [REDACTED] (OV)

Postal Code: 755-703

Contact Person/Agent: Mahmud Anilawat

Fax: [REDACTED]

Contact Phone (Cell): [REDACTED]

PROPERTY INFORMATION

I/We, the Appellant, wish to appeal against the following order/decision of the Westwinds Authority of the municipality:
(SUBDIVISION / DEVELOPMENT)

Notice Dated: Aug 1, 2024

File No: 24-D0091

in which the aforementioned Planning Authority: ☐ APPROVED ☐ APPROVED SUBJECT TO CONDITIONS ☒ REFUSED | an application for:

Brief Description of Matter Being Appealed: Failure to meet the on-site parking Requirements of the
Morinville Land use Bylaw

Located at: (Property Address/Location) 10210 Westwinds Drive

Legal Address: Lot 17 Block 3 Plan 222 2591; or, Qtr ____ Sec ____ Twp ____ Range 25 West of 4th Meridian

GROUND FORS FOR APPEAL

My/Our reasons or grounds for filing an appeal are as follows: (Please be specific and attach additional sheets if necessary)

DECLARATION AND NOTES

I/We, the Appellant, hereby give this notice of appeal to the Subdivision and Development Appeal Board accompanied by the fee established by Council, and declare that all information provided by me/us is, to the best of my/our knowledge, true and accurate in all respects.

Appellant(s) Signature: [REDACTED] Date: Aug 19, 2024

(Note: Agents and representatives must provide written authorization from the Appellant prior to the appeal hearing.)

The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville.

INTAKE INFORMATION

EITHER MAIL, COURIER OR DELIVER THIS NOTICE WITH FEES TO:

Clerk of the SDAB
Town of Morinville
10125 - 100 Avenue
Morinville, AB T8R 1L6

OFFICE USE ONLY:

Received by: _____

Receipt #: _____

Application #: _____

Date of Hearing: _____

Date Received
Stamp

SO, IN EITHER EVENT, AS TO REACH THE CLERK NO LATER THAN BY 4:30 PM ON THE DATE STATED ON THE NOTICE OF DECISION FROM THE PLANNING AUTHORITY.

From: [Mannu](#)
To: [Legislative Officer](#)
Subject: Re: 10206/10210/10214 denied DP due to limited parking .
Date: August 22, 2024 12:34:59 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello


Good day

To be added to all 3 applications D240090/91/92:

My / our reasons or grounds for filing an appeal are as follows :

- we were never notified by the development officer on the original building permit that we would not be able to do a basement suite due to the parking requirements . At the planning stages the design could have been changed to accommodate the by law rules.
- the main reason we purchased these lots from the developer was we were told by them and by the development officer that basement suites are excepted.
- we've put almost 250,000.00 dollars of investment (basement suites) into these 3 houses and to now be told we cant do basement suites will not only hurt our company but could put us into bankruptcy.
- we would like to have the front street/ rear apron considered as parking for the basement suite. The front street can easily accommodate 3 cars for each home. Totalling 9 parking spots in front.
- we are looking forward to building more homes in morinville and look forward to building out the community. But this wont allow us to continue if its not considered.

Thank you

Statement Builders ltd
15022-116ave




TOWN OF MORINVILLE

10125 – 100th Avenue

Morinville, Alberta

T8R 1L6

Phone: 780.939.4361

Fax: 780.939.7448

Statement Home Builders

10210 Westwinds Drive

Morinville, AB

Receipt Number: 795191

GST Number: R108128356

Date: 8/22/2024

Initials: DM

Receipt Type	Account	Quantity	Amount
General	GL	Other Revenue	N/A
			\$ 300.00
		Subtotal:	\$ 300.00
		GST:	\$ 0.00
		Total Receipt:	\$ 300.00
	VISA		\$ 300.00

Total Monies Received:	\$ 0.00
Rounding:	\$ 0.00
Amount Returned:	\$ 0.00

APPELLANT SUBMISSIONS RECEIVED

From: Blair
Sent: Wednesday, September 11, 2024 9:30 AM
To: Legislative Officer
Cc: Mannu
Subject: 10210 westwinds drive comments for appeal hearing Sept 16

Hello

Good morning

Attachments are :

- approved development permit of the construction plans , rear garage pad , future basement suite with side entrance.
- approved building permit for the construction of the house
- picture of the house with concrete sidewalk poured to the side entrance for the basement suite .
- picture of the garage slab poured as per approved design
- proposed new plot plan extending the garage into the property further cutting the yard to a very small yard.

Comments :

- we have taken advantage of the government cmhc program and this was part of our financing qualifications. 3 homes side by each with 3 basement suites totaling 6 dwellings. We were approved for financing based on our DP/BP being approved by the town.
- statement Builders was approved for the Development permit / Building permit with a clear intention that the basements are to be a secondary suite with a side entrance.
- we can change the design of the rear pad to extend into the yard giving us an 18' driveway in rear alley way. This will cost us an additional 10-13k to modify existing. And aesthetically this will look terrible and affect our warranty and sales of the homes.
- example situation : on a front attached home with a secondary suite there would be a driveway for the person living in the basement suite to park (3rd parking spot). It would be highly likely the person would park on the street anyways so that they don't block the people who live on the main floor from getting out of the garage. How would that be any different from our situation where the basement suite has parking on the street.
- we have invested a ton of money and resources to get these houses started And approved through the cmhc government program. We would greatly appreciate an approval on the appeal and grant us the development permit.

Thank you very much

BUILDING PERMIT APPLICATION FORM

Business Licence Number: 796561553

Permit Number: 224TIG-23-B0108

Application Date: 09/28/2023

Estimated Project Completion Date: 10/16/2023

Applicant Type: ☐ Homeowner ☒ Contractor

Cost of Installation (Labour & Material) \$ 250000

The Permit Holder hereby certifies that this installation will be completed in accordance with the Alberta Safety Codes Act. A permit may expire if the undertaking to which it applies: (a) is not commenced within 90 days of issue of the permit, (b) is suspended or abandoned for a period of 120 days. An extension can be considered when applied for in writing prior to permit expiry date.

2 Sets of plans / specifications OR 1 set of PDF plans / specifications & payment must accompany this application (Residential projects require New Home Warranty)

<input type="checkbox"/> Check if Owner is the same as Applicant	
Owner Name: <u>landrex</u> See below	Mailing Address: <u>see letter</u>
City: _____ Prov: _____ Postal Code: _____ Phone: _____ Fax: _____	Cell: _____ Email: _____
Owner's Signature / Declaration (Single Family Residential Only) I hereby declare I am the owner of the premises in which the work will be conducted, and reside or will reside on the property. I am doing the work myself, and assume responsibility for compliance with the applicable Act and Regulations. New Home Buyer Registration #: <u>in progress</u>	
Status: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Authorized / Exempt	
Applicant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Lawyer <input type="checkbox"/> Other	
<input type="checkbox"/> Check if Contractor is the same as Applicant	
Company Name: <u>STATEMENT BUILDERS LTD</u>	Mailing Address: <u>15022-116AVE</u>
City: <u>EDMONTON</u> Prov: <u>AB</u> Postal Code: <u>T5M 3T4</u>	Phone: _____ Fax: _____
Ce: _____ Email: _____	_____
<u>MANNU AHLAWAT</u>	<u>my</u>
Contractor/Architect/Engineer Name	Signature

Project Location in the Town of Morinville: Street Address: <u>10210-92AVE</u>	Work: <input checked="" type="checkbox"/> not started <input checked="" type="checkbox"/> in progress <input type="checkbox"/> complete <u>Development permit Submitted</u>
Legal Subdivision: Part of: _____ Section: _____ Township: _____ Range: _____ West of: _____	Subdivision Name: <u>WESTWINDS DRIVE</u> Lot: <u>17</u> Block: <u>3</u> Plan: <u>222 2591</u>
Directions: _____	

BUILDING TYPE: <input checked="" type="checkbox"/> Dwelling Unit <input checked="" type="checkbox"/> Detached/Attached Garage <input type="checkbox"/> Accessory Building <input type="checkbox"/> Basement Development <input type="checkbox"/> Deck <input type="checkbox"/> Wood Burning Stove/Fireplace Certification # _____ <input checked="" type="checkbox"/> Foundation Type <u>CONCRETE</u> <input checked="" type="checkbox"/> Other (specify) <u>POURED GARAGE SLAB ONLY</u>	TYPE OF WORK: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Relocation <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Demolition <input type="checkbox"/> Change of Occupancy <input type="checkbox"/> Manufactured Home* Development # <u>23-D0094</u> <input type="checkbox"/> Modular Home* *CSA # _____ AB#: _____ Make: _____ Model: _____ S/N: _____	BUILDING USE: <input type="checkbox"/> Farm <input checked="" type="checkbox"/> Single/Multi Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Oil & Gas <input type="checkbox"/> Other (specify) _____	BUILDING AREA IN SQ. FT.: Number of stories <u>2</u> Main area <u>824</u> 2 nd floor <u>942</u> Basement <u>UNFINISHED</u> Garage <u>SLAB ONLY</u> Total Area <u>1766</u> Deck <u>10X10</u> Basement developed at time of construction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---	---	--

Description of Work: <u>NEW HOME CONSTRUCTION New 2-storey home with a deck and undeveloped basement</u>	
Energy Compliance Method: <input type="checkbox"/> Performance <input type="checkbox"/> Trade-Off <input checked="" type="checkbox"/> Prescriptive *Manufactured Home - transportable in single or multiple sections; is ready for residential occupancy upon completion of setup. *Modular Home - assembled at site in sections; sections have no chassis, running gear nor its own wheels.	
Payment Type: <input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input checked="" type="checkbox"/> Interac <input type="checkbox"/> M/C <input type="checkbox"/> Visa Permit Fee: <u>1289.24</u> E-transfer + SCC Levy: <u>51.57</u> Total Cost: <u>1340.81</u> Receipt #: <u>JG00367</u>	AUTHORIZATION Issuing Officer's Name: <u>Steven Capps</u> Issuing Officer's Signature: _____ Designation Number: <u>10780</u> Permit Issue Date: _____

PLAN REVIEW REPORT

Date:	October 26, 2023	Permit No.:	224TIG-23-B0108
Code Classification:	Part 9 Building	Municipality:	Town of Morinville
Occupancy Classification:	Group C	Project Description:	New SFD c/w
Building Area:	824 ft ²		Undevelopment Basement
Building Height:	2 Storey		and Deck.
Streets:	One		

Plans and specifications submitted for a building permit have been reviewed for compliance to the National Building Code – Alberta Edition 2019 (NBC – AE 2019).

- A. All work and materials shall comply with the requirements of the National Building Code – Alberta Edition 2019.
- B. For design carried out in accordance with Part 4 of Division B, the *designer* shall be a *professional engineer or registered architect* licensed to practice in Alberta and skilled in the *work* concerned. [Div. C, 2.4.2.2]. **Permit does require professional involvement for specific engineered design.**
- C. **Municipal Quality Management Plan does not require overall professional involvement.**
- D. All requirements of the Plumbing, Gas, Electrical and Fire Authorities shall be met. The owner is responsible to ensure that permits are in place for all applicable scopes of work regardless of whether they are listed in this item. Permits are required prior to the commencement of work.

Required Permits: **Electrical** ☒ **Plumbing** ☒ **Gas** ☒ **Private Sewage** ☐

- E. Permit is ***not valid until*** there is ***final approval from your local Development Authority*** in the form of an approved Development Permit. Starting construction prior to obtaining an Approved Development Permit ***may void the issuance of this Building Permit.***

If you occupy your project prior to completion of construction, additional inspections with associated fees may be required. Please contact our office to discuss should you have any questions regarding this.

Municipal Quality Management Plan requires final inspection be called for within 730 days from permit issuance.

Required Inspections (3):

- 1) Foundation (Prior to Backfill)
- 2) Framing (prior to insulation and vapour barrier)
- 3) Final

It is the responsibility of the applicant to call for inspections. Additional inspections are available for a fee.

SPECIFIC CONDITIONS

As a result of our review, we have noted a number of code references and in some instances provided a brief comment where the drawings are unclear or appear to deviate from the requirements of the code. Items listed below have comments/requirements identified immediately followed by the referenced Article from the applicable section(s) of the National Building Code – Alberta Edition 2019 italicized in square brackets. All code references are from Division B, unless noted otherwise.

- In the Town of Morinville, the firefighting response time is greater than 10 minutes as per the local fire department. The building will be treated as though the distance to the property line is half of the actual distance and spatial separation requirements will be calculated and applied based on this distance. [9.10.15.3.]
- The soffit on the left & right side(s) of the building shall be unvented and conform to CAN/CGSB-93.2 if a metal soffit is used, or be a material listed under Clause 3.2.3.6.(5)(b). [9.10.15.5.(11)]

- **You will require an site superintendent's/engineer's field review and a letter of compliance for the engineered foundation and tall wall.** B1, B2, and C2 schedules from the professional that worked on the project may be submitted in lieu of a letter of field review. *[Div. C, 2.2.13.6.]*

GENERAL CONDITIONS

Responsibility for Compliance

- Any changes to the submitted package of drawings and specifications shall be submitted, in writing, to The Inspection Group Inc. as soon as possible and the permit will be reviewed to see if the submitted revisions require the plan review be altered to reflect changes to the project. Deviations from the submitted plans and specifications require prior written approval from The Inspections Group Inc. *[Div. C, 2.2.10.6]*
- Neither the issuance of a permit, nor the inspections made by the authority having jurisdiction, shall in any way relieve an owner of a building from full responsibility for carrying out the construction or having the construction carried out in accordance with the requirements of the Safety Codes Act and its regulations, this Code, or the permit, including compliance with any special conditions required by the authority having jurisdiction. *[Div. C, 2.2.10.9]*
- Prior to the commencement of construction a Fire Safety Plan must be submitted to the local Fire Authority Having Jurisdiction. *[8.1.1.1.]*
- The Public shall not be exposed to any hazards of the construction process. Provide adequate protection of the construction site to protect the public in conformance with all requirements of the National Building Code – Alberta Edition 2019 *[8.1.1.1.]*

Foundation

- If concrete is installed when the temperature is below 5 degrees Celsius, the concrete shall be protected from freezing at 10 degrees for 72 hrs. *[9.3.1.9.]*
- Granular material placed beneath floors-on-ground shall be not less than 100 mm depth of coarse clean material containing not more than 10% of material that will pass a 4 mm sieve. *[9.16.2.1.]*
- Footings shall be placed on undisturbed soil or construction shall be reviewed by an engineer who provides a letter of compliance upon completion. *[9.15.3.2.]*
- Columns and the pads supporting them shall be designed to support all the loads imposed on them. *[9.17.1.1.]*
- Concrete foundation walls shall meet the requirements for lateral support reinforcements for lateral concrete forms. *[9.15.4.]*
- Foundation damp-proofing shall be installed in accordance with manufacturer's instructions with regard to surface priming, conditions during application, application quantity and rate, and curing times. *[9.13.2.4.]*
- Damp-proofing material shall be installed below concrete slab floor. *[9.13.2.6.]*

Framing Requirements

- The installation of manufactured floor joists, beams and roof trusses must be done in strict conformance with the manufacturer's details and specifications. *[9.4.1.1.]*
- Steel teleposts shall have bearing plates that support the full width of a wooden beam. *[9.17.3.2.]*
- Unpreserved wood shall not be placed within 150mm / 6" of grade or it is required to be protected with 0.15mm poly or type-S roll roofing or a listed wood preservative for site applications. *[9.23.2.3.]*

Life Safety

- A carbon monoxide alarm shall be installed in every bedroom or within 5m of every bedroom door. The alarm must be installed to manufacturer's installation instruction. [9.32.3.9.]
- Smoke alarms shall be installed on every floor level, inside of every bedroom, and every corridor serving a bedroom. They shall be installed on or near the ceiling and be interconnected throughout the building. [9.10.19.3.]
- ICF walls and Spray foam within a dwelling shall be covered with an approved thermal barrier such as 1/2" drywall or 3/8" OSB. [9.10.17.10.]
- Bedroom windows must be sized so that they can be used as a direction of escape in case of fire. Each bedroom must have a window that opens from the inside without the use of keys, tools or special knowledge and without the removal of sashes. The window shall have an unobstructed area when open of at least 0.35m² (542 in²) with minimum dimension of opening of 380mm (15") for width or height. [9.9.10.1.]
- Bedroom windows in basements that require a window well shall have a clearance of not less than 760mm (29.9") in front of the arc of the window. [9.9.10.1.]

HVAC

- Your submitted plans do not indicate a heating system. In the absence of plans it is assumed that a forced-air supply and natural gas fueled appliance system is being installed. If this is not the case inform us immediately as other systems used as heat sources typically require the involvement of an engineer or specially certified designer. [6.1]
- A forced air furnace is required to comply with the minimum energy efficiency rating of not less than 92%. [9.36.3.10.]
- Service water heaters (hot water tank) are required to be 67% minimum efficiency. [9.36.4.2.]
- Hot and cold water lines attached to the hot water tank both need to be insulated for 2m (6.5') from the tank. [9.36.4.4.]
- **You have indicated a heat-recovery ventilator will be installed.** Heat-recovery ventilators are required to have a sensible heat-recovery efficiency of at least 55%. [9.36.3.9.]
- The National Building Code – Alberta Edition 2019 stipulates that adequate ventilation must be provided for all rooms and spaces in any building. You must provide ventilation to every room not served by a forced air heating system. [9.32.1.2.]
- The principal ventilation system shall have a manual switch and conform to all the other requirements of [9.32.3.3.]
- The exhaust from kitchen or bathroom fans must be ducted outside and when the ducts pass through an unheated area, they must be insulated. [9.32.3.11.]
- The outdoor air supply shall be connected a minimum 3m/9.8' from the furnace connection to the cold-air return ductwork. [9.32.3.4.]

Insulation and Vapour Barrier

- Attic insulation needs to reach required depth within 1.2 m (4') of the outside wall. [9.36.2.6.(3)]
- Windows and doors must be designed for climate zone 7A with a MAXIMUM thermal transmittance rating of USI 1.60 (U 0.28). [9.36.2.7.]
- One exterior door is permitted to have an overall thermal transmittance up to USI 2.6 (U 0.46). [9.36.2.7.]
- Air Barrier Systems shall conform to [9.25.3.2.]
- Insulated wall/ceiling assemblies shall have a vapour barrier installed. [9.25.4.1.]
- Ensure the continuity of the vapor barrier is maintained; this includes locations like behind the electrical panel. [9.25.4.3.]
- Attic ventilation to provide 1/300 (slope of 1 in 6) or 1/150 (slope less than 1 in 6) of the insulated ceiling area of venting. Required vents shall be distributed with not less than 25% of the required openings located at both the top and with not less than 25% at the bottom of the space. [9.19.1.2.]
- The attic access opening must be a minimum of .32m² (3.44ft²) with no dimension less than 500mm. (20")

[9.19.2.1.] and shall be fitted with weather stripped doors or covers. [9.25.3.3.]

- Insulation and vapour barrier in the following areas in the basement must be protected by a covering such as gypsum board or equivalent to prevent mechanical damage:
 - insulated walls around the area intended for storage, doing laundry and/or to receive the washer/dryer,
 - insulated walls within 1200mm (4') of a furnace or hot water heater, and
 - insulated walls adjacent to stairs and landing. [9.25.2.3.]

Building Envelope

- Flashing shall be installed at every horizontal junction between cladding elements, every horizontal offset in the cladding, and every horizontal line where the cladding substrates change. [9.27.3.8.]
- Flashing shall be installed over exterior wall openings where the vertical distance from the bottom of the eave to the top of the trim is more than one-quarter of the horizontal overhang of the eave. [9.27.3.8.]
- Flashing shall extend not less than 50 mm upward inboard of the sheathing membrane or sheathing installed in lieu of the sheathing membrane. Flashing shall have a slope of not less than 6% toward the exterior and terminate at each end with an end-dam not less than 25 mm high. [9.27.3.8.]
- House wrap shall be installed with special attention given to areas around window(s), door(s), vent(s), to prevent the penetration of water into the building envelope. Siding / cladding, and roof intersections also require attention to prevent the penetration of water into the building envelope. This will include the application of caulking where required by installation instructions. [9.27.3.1.]

Landings, Guards and Handrails

Exterior:

- A landing shall be provided at the top and bottom of stairs or ramps with more than 3 risers [9.8.6.2.]
- Stairs shall be protected by guards on each side that is not protected by a wall where the walking surfaces adjacent to each other exceed 600mm (24"). [9.8.8.1.]
- Exterior guards around surfaces with an elevation difference of more than 600mm (24"), shall have a minimum height of 900mm (35.5"). If the elevation difference is more than 1.8m (71"), the minimum height is 1070mm (42"). [9.8.8.3.]
- Spacing of the openings in the guard shall not allow passage of a sphere having a diameter of 100mm (4"). [9.8.8.5.] Note: Lattice panel is not permitted.
- Handrails are required for stairs and ramps where exterior stairs have more than 3 risers or ramps with a rise more than 400mm (16"). Only one handrail is required on exterior stairs with more than 3 risers. [9.8.7.1.]
- Required handrails shall be installed at 865mm (34") to 1070mm (42") height. Handrails installed in addition to required handrails need not comply with height requirement. [9.8.7.4.]

Interior:

- A landing shall be provided at the top & bottom of stairs or ramps in attached garages with more than 2 risers (one step) (9.8.6.2) Where a door at the top of a stair within a dwelling unit swings away from the stair, no landing is required between the doorway and the stair. [9.8.6.2.(2)]
- Stairs shall be protected by guards on each side that is not protected by a wall where the walking surfaces adjacent to each other exceed 600mm (24"). [9.8.8.1.]
- Guards within dwelling units shall have a minimum height of 900mm (35.5"). [9.8.8.3.]
- Spacing of the openings in the guard shall not allow passage of a sphere having a diameter of 100mm (4"). [9.8.8.5.]
- Handrails are required for stairs and ramps where interior stairs have more than 2 risers or ramps with a rise more than 400mm (16"). [9.8.7.1.]
- Required handrails shall be installed at 865mm (34") to 1070mm (42") height. Handrails installed in addition to required handrails need not comply with height requirement. [9.8.7.4.]

You are to provide written clarification and any required drawings or information requested in this Plans Review to the Safety Codes Officer on how compliance will be achieved for the above noted deficiencies without delay.

For information on common code infractions go to the 'Permits & Compliance' book available for free download or print at www.inspectionsgroup.com under the 'Resources' tab / General.

Sincerely,

Steven Capps
Building Safety Codes Officer
Designation Number D 10780

Residential Protection Program
Government of Alberta
16th Floor, Commerce Place
10155 - 102 Street
Edmonton, Alberta T5J 4L4
Tel 1-866-421-6929



Registration Form ID: 23RF2979841

Status: Approved

Approval Date (YYYY-MM-DD): 2023-10-20

Builder's Legal Name: Statement Builders Ltd.

Address: 15022 - 116 Ave Edmonton Alberta T5M 3T4

Phone Number: [REDACTED]

Website: [REDACTED]

Licence Information:

Licence Number	Licence Status	Licence Class	Licence Expiry Date
23BL29256521	New	General Contractor	2024-10-19

Warranty Provider: Progressive Home Warranty Ltd – Trisura Guarantee Insurance Company

Phone Number: [REDACTED]

Website: www.progressivewarranty.com

Building Information:

Building Type: Single-Family Detached

Total Number of Units: 1

Warrantable Common Property : No

Additional Warranty on Building Envelope: No

Unit ID	Civic Address	Legal Description	LINC
23RU2623912	10210 Westwinds Drive, Morinville, T8R 2R4	Lot/Block/Plan: 17-3-2222591	

New Home Buyer Protection Approved on 2023-10-20



[REDACTED]
Registrar

This remains on record as compliance or non-compliance with provisions of the New Home Buyer Protection Act and Regulations. Pursuant to the New Home Buyer Protection Act, the "Owner Builder" and/ or the "Residential Builder" are responsible for meeting the requirements of the Act.





Statement Builders Ltd
15022 116 Avenue
Edmonton AB T5M 3T4
Attention: Manu Ahlawat

11 October 2023

NOTICE OF DECISION

RE: Development Permit Application No.: 23-D0094

Proposal: Single Detached Dwelling with Uncovered Rear Deck and a Garage Pad

Municipal Address: 10210 Westwinds Drive

Legal Description: Lot 17; Block 3; Plan 2222591

Land Use District: Residential Mixed Form (R-X)

You are advised that the above-noted Development Permit Application was **APPROVED** on Wednesday, 11 October 2023, in accordance with Morinville Land Use Bylaw 3/2012 subject to the following conditions:

- 1) The development that is subject of the permit to be commenced within twelve (12) months of the issue date of the development permit and be completed within twenty four (24) months.
- 2) All abutting boulevards and site areas not previously landscaped or covered with buildings, sidewalks & parking areas shall be sodded with grass or alternative landscaping to the satisfaction of the Development Authority within twelve (12) months from the date of issuance of a Building PSR, or commencement of the use of the building, whichever occurs first, weather permitting.
- 3) Site grading and drainage, including the placing of topsoil, shall be designed and built in accordance with the Municipality's engineering standards.
- 4) Off-street parking spaces and access thereto shall be hard-surfaced with concrete, asphalt, or paving stone to the satisfaction of the Development Authority.
- 5) No part of Town of Morinville owned land shall be used as a staging area for the build unless expressly approved by the Town.
- 6) The applicant shall be responsible for obtaining road closure permit for any whole or partial obstruction of right of way for any duration and shall be responsible for any remedial action.
- 7) The applicant shall not access the building site over a Public Utility Lot (PUL) unless expressly approved by the town. In the event temporary access is granted, release of any damage deposit paid under this permit shall be subject to satisfactory inspection of the PUL.
- 8) The applicant is responsible for ascertaining and shall comply with all applicable federal, provincial and municipal enactments and any other law with respect to the use and development of the land and buildings and shall as and when required thereunder obtain any and all permits, licences and approvals. The applicant shall also be responsible for complying with the condition of any easement, covenant, building scheme or development agreement affecting the site.

Abdikani Elmi

October 11, 2023

Development Permit Notes

- 1) All construction shall be in accordance with this Development Permit approval which includes the above noted conditions and the approved plans that form part of this application.
- 2) Approval of this permit is only for the proposed projects listed above. Any changes, amendments, or additions to this development permit shall require a new application including but not limited to change of use or addition to thereof.
- 3) This development permit does not come into effect until 22 days after the Notice of Decision is issued by the Development Authority. Any commencement of construction prior to the expiry of this period is done solely at the risk of the landowner/applicant.
- 4) A valid Development Permit does not relieve a person from their full responsibility for ascertaining, complying, and carrying out the development in accordance with any Municipal Bylaws and regulations, Provincial or Federal statutes and regulations, or the conditions of any covenant, caveat, easement or other instrument affecting the building or the land.
- 5) A building permit is required prior to commencing construction of any building(s), and other Safety Code Permits (gas, plumbing, electrical) may also be required.
- 6) This is not a Business Licence. If this development permit is for a business, a business licence is required prior to commencement of operation.

Appeal Procedure

Pursuant to Morinville Land Use Bylaw 3/2012, Part Two, Section 2.9 – Development Appeals, a decision of the Development Authority may be appealed to the Subdivision and Development Appeal Board (SDAB) pursuant to the Municipal Government Act (MGA) through the SDAB Bylaw. Sections 685(1) - (3) and 686(1) of the MGA state:

685 (1) If a Development Authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

- (2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.
- (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

686 (1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board

- (a) in the case of an appeal made by a person referred to in section 685(1)

- (i) with respect to an application for a development permit,

(A) within 21 days after the date on which the decision is made under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires, ...

or

- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.



Permit No. 23-D0094

Required Fees (024) \$ _____

APPLICANT INFORMATION

Applicant: Statement Builders Ltd Phone: _____
Address: 15022-116 Ave (STREET) Email: _____
Edmonton AB T5M 3T4 (MUNICIPALITY) (PROV) (POSTAL CODE) Fax: _____
Contact Person/Agent: Mannu Ahlawat Contact Phone (Cell): _____
Registered Landowner: (If same as Applicant, check here: ☒)
Registered Name(s): _____ Phone: _____
Address: _____ (STREET) (MUNICIPALITY) (PROV) (POSTAL CODE)

DEVELOPMENT INFORMATION

Project Address/Location: 10210 WestWinds Drive Land Use District: Residential Mixed Form (R-X)
Legal Address: Lot 17 Block 3 Plan 222 2591; or, Qtr _____ Sec _____ Twp _____ Range 25 West of 4th Mer.
Proposed Land Use:
Residential Dwelling:
☒ New Construction ☐ Accessory Development
☐ Addition ☐ Multi-Unit (# of Units: _____)
☐ Show Home ☐ Other _____
Non Residential/Mixed – Land Use:
☐ New Construction ☐ Addition or Accessory Development
☐ Change of Use ☐ Sign
☐ Home Occupation ☐ Other _____

Ensure appropriate checklist is attached on the reverse of this Application Form.

Office Use Only		Project #: <u>23-0183</u>
Use: Permitted: <input checked="" type="radio"/>	Discretionary: <input type="radio"/> DO <input type="radio"/> MPC <input type="radio"/> Variance: <input type="radio"/> DO <input type="radio"/> MPC <input type="radio"/>	Roll #: <u>224000</u>

NOTES AND DECLARATION

Applicants should refer to the current Morinville Land Use Bylaw for complete development regulations and application information, available at www.morinville.ca/lub.
THIS IS NOT A BUILDING PERMIT APPLICATION. Separate Safety Codes applications may be required for construction projects, contact Morinville for more information.
The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville to process your application, and the information on this form may be used for preparing documents made available to the public and the issuance of permits.
By submitting an application for development I, the Applicant, am allowing right of entry for inspection purposes, and hereby make application and acknowledge all plans and information submitted are, to the best of my knowledge, true and accurate. It is understood that the information submitted is subject to review to confirm it is sufficient to properly evaluate the application prior to acknowledging the application as complete and that additional information may be requested by the Development Authority; and that acknowledgement of a complete application does not indicate permit approval and development may not commence until a development permit is valid. It is understood that a decision on this application, or failure to issue a decision within 40 days of receiving an acknowledgement of a complete application by the Development Authority or for an application deemed to be complete 20 days after submission if no acknowledgement of a complete application is received, may be appealed by filing a Notice of Appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days of the date of the decision or following the aforementioned 40 days. It is further understood that the SDAB may confirm, modify, or revoke the decision of the Development Authority or any condition of development permit approval as a result of an appeal being duly filed, and that any work undertaken prior to the expiry of the appeal period or the determination of the appeal by the SDAB, whichever case applies, is prohibited and the Applicant has no right or claim to compensation from the Municipality or its agents should the appeal result in a permit being modified or revoked. It is further understood that a Development Permit does not relieve the Applicant from full responsibility for ascertaining, complying, and carrying out their development in accordance with applicable Federal and Provincial Statutes and Regulations, and the conditions of any covenant, caveat, easement or other instrument affecting the building or the land. It is further understood that all communication with the town regarding this application, including official notices, may be in an electronic form acceptable to the town.

Applicant Signature: _____ Date: September 14, 2023
Landowner Signature: _____ Date: _____

Applications without the required information will not be processed.

Additional information may also be required. An application is not complete until signed below by the Development Officer. Applicants will be contacted if any additional information is required.

Acceptance of a complete application does not indicate permit approval.

RESIDENTIAL DEVELOPMENT CHECKLIST

☒ **Project Description:** New Construction Home

Check ALL that apply:

New Construction:

☒ Single Detached ☐ Duplex ☐ Manufactured/RTM ☐ Other: _____

Total Floor Area: 1766 ☐ m² ☒ ft² Building Height: 27' 1 7/8" ☐ m ☒ ft Overhang: 1' 10" ☐ m ☒ ft

Accessory Development: ☐ Det. Garage ☐ Shed ☒ Deck ☒ Secondary Suite ☐ Hot Tub/Pool ☐ Other: _____

Total Floor Area: _____ ☐ m² ☐ ft² Building Height: _____ ☐ m ☐ ft Overhang: _____ ☐ m ☐ ft

If applying for a Deck: ☒ Uncovered ☐ Covered ☐ Enclosed 10' x 10'

If applying for a Secondary Suite: Located within: ☒ Principal dwelling unit ☐ Above detached garage ☐ Other building

Floor Area: Principal dwelling unit: 1366 ☐ m² ☒ ft² Secondary Suite: _____ ☐ m² ☐ ft²

Parking Spaces available on-site: 4-5 (show location on accompanying Site Plan)

- ☒ **Site Plan (parking shown)** – electronic OR 2 copies, - scaled and dimensioned; maximum 11" x 17" paper size
- ☒ **Building Plans** (i.e. floor plans and elevations) – electronic OR 2 copies, details sufficient for Building Permit application
- ☒ **Architectural Guidelines** are met (varies per neighbourhood – check with applicable Developer/Development Officer)
- ☐ **Other information** deemed necessary or requested by a Development Officer (contact Municipality for more information):

Notice of Decision – The Applicant will be notified electronically or in writing of the decision for a development permit application.

Public Notice – Upon Development Permit approval, the following Public Notice will be given for the issuance of Development Permits:

- Permitted uses (development compliant with Morinville Land Use Bylaw in all respects and not requiring a variance/relaxation) – The details of the development will be posted at the reception desk on the 2nd Floor of St. Germain Place.
- Discretionary uses and/or developments requiring a variance – In addition to above, the details of the development will also be advertised in the local newspaper, mailed to adjacent landowners, posted online at www.morinville.ca/PlanningNews, and/or posted on the subject site.

INTAKE INFORMATION (for office use only)

Complete Application:

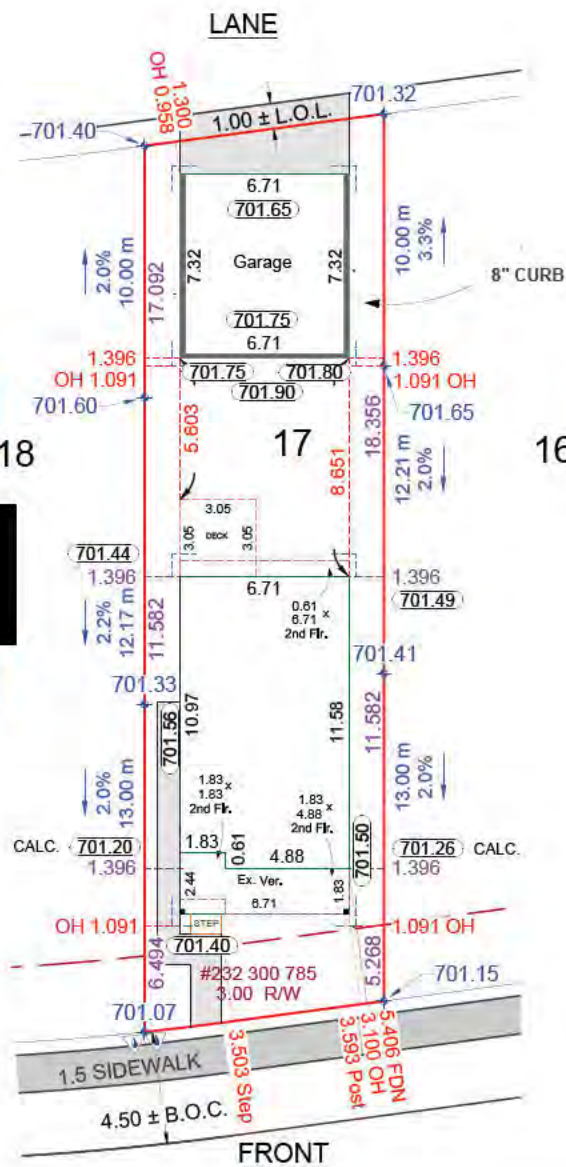
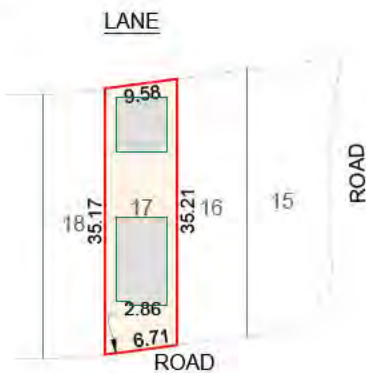
- ☐ Application Form – complete & landowner signed.
- ☐ Required Information Listed Above.
- ☐ Receipt for Payment of Fees.

Received by: _____ (Name) (Date)

Accepted by: _____ (Name) (Date)

PLOT PLAN

152



BUILDING DOP D10
25 Oct 2023

ELEVATION DETAILS

HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	702.31
BOTTOM OF FOOTING:	699.26
BASEMENT HEIGHT:	8' 4"
FINISHED GRADE AT-FRONT STEP:	701.40
4 RISE, DOWN 4"	
FINISHED GRADE AT-BACK OF HOUSE:	
L- 701.65, M- 701.80, R- 701.70	
GRADE BELOW-BACK/SIDE DOOR SILL:	701.56
GRADE @ SIDE ENTRY	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	702.01
GARAGE FLOOR:	701.65
SANITARY SEWER SERVICE INVERT:	698.32
FOOTING SIZE:	0.20

NOTES

- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.
- BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY
- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.
- RAIN WATER LEADERS NOT REQUIRED.

DETAILS

- LOT AREA: 334.36 m² (3599.0 ft²)
- HOUSE AREA: 94.02 m² (1012.0 ft²)
- HOUSE COVERAGE: 28.12 %
- DECK AREA: 7.43 m² (80.0 ft²)
- DECK COVERAGE: 2.22 %
- GARAGE AREA: 49.05 m² (528.0 ft²)
- GARAGE COVERAGE: 14.67 %
- TOTAL COVERAGE: 42.79 %
- DRIVEWAY AREA: 18.55 m² (199.7 ft²)

LEGEND

PROPOSED CLEAN OUT
PROPOSED STREET LIGHT
PROPOSED C.C. LOCATION
PROPOSED TRANSFORMER



PROPOSED HYDRANT
PROPOSED SERVICE PEDESTAL
PROPOSED POWER SERVICE
PROPOSED FENCE LINE



PROPOSED BACK OF CURB
PROPOSED BACK OF WALK
PROPOSED LIP OF LANE
PROPOSED UTILITY VAULT

B.O.C.
B.O.W.
L.O.L.
V

DESIGN GRADE ELEVATION
AS-BUILT ELEVATION
PROPOSED ELEVATION
CENTERLINE ELEVATION

00.00
+
00.00
00.00
CL 0.0 +

LEGAL INFORMATION

LOT	BLOCK	PLAN NUM.
17	3	222 2591
CIVIC ADDRESS:		
10210 WESTWINDS DRIVE		
LOCATION	SUBDIVISION	
MORINVILLE	WESTWINDS	

P Pals Geomatics Corp.

EMAIL: PLOTPLAN@PALSGEOMATICS.COM
PHONE: 780-455-3177
FAX: 780-481-1301
10704 - 176TH STREET NW
EDMONTON, ALBERTA T5S 1G7



DWG DETAILS

Rev. No.	Date:	Drafted By:	Description
PP	9/11/23	AMACDONALD	
BUILDER/OWNER: STATEMENT BUILDERS			
MODEL: (STANDARD)			
JOB NUM.:			
LOT ZONING: R-X		SCALE: 1:300	

**TOWN OF MORINVILLE**

10125 – 100th Avenue
Morinville, Alberta

T8R 1L6

Phone: 780.939.4361

Fax: 780.939.7448

STATEMENT BUILDERS LTD

10210 WESTWINDS DRIVE

PROJECT #23-0183

Receipt Number: 786409

GST Number: R108128356

Date: 10/5/2023

Initials: CA

Receipt Type	Account		Quantity	Amount
General	024	Development Permit #23-D0094	N/A	\$ 300.00
General	044	Site Servicing Permit WASTEWA'	N/A	\$ 182.00
General	044	Site Servicing Permit WATER ME	N/A	\$ 650.00
General	57	Construction Water Permit	N/A	\$ 450.00
General	58	P&D Damage Deposit	N/A	\$ 3,000.00
General	85	Lot Grading Fees	N/A	\$ 165.00
Subtotal:				\$ 4,747.00
GST:				\$ 0.00
Total Receipt:				<u>\$ 4,747.00</u>
MASTERCARD				<u>\$ 4,747.00</u>



Total Monies Received:	<u>\$ 0.00</u>
Rounding:	\$ 0.00
Amount Returned:	\$ 0.00

Single Family Site-Built Enrolment Notification

30-222118
154

This document confirms enrolment of the named property in the Progressive Home Warranty Ltd O/A PHW Warranty Program. Some conditions and/or exclusions to coverage's may exist and are identified below as well as in the Limited Warranty Certificate. Warranties commence on the Commencement Date and are activated only after the Completion Certificate is completed and forwarded to PHW. For complete details of coverages please request a copy of the Limited Warranty Certificate. It is the Members responsibility to notify the Reader of any changes in this Enrollment's status.

Registration Information:

Registration Date: 10/20/2023

Member Code: STAT232

Registration Number: 30-222118

Member Information:

Statement Builders Ltd

Phone:

15022 116 Avenue Edmonton, AB T5M 3T4

Fax:

Property Details:

Provincial ID

Civic Address

10210 Westwinds Drive, Morinville AB T8R 2R4

Legal Description

Lot 17 block 3 plan 222 2591

Homeowner

Partial Warranty

False

Partial Text

Coverage Details: SBS-32-12 (Site Built Single - [2][5E])

The Product mentioned above has the coverages listed. Please be aware that coverages may be provided by multiple providers and detailed coverage information will be provided at the time of completion (if applicable) with further contact information.

Coverage Type	Term
Materials & Labour Defect Warranty	1
Delivery & Distribution Systems Defect Warranty	2
Building Envelope Defect Warranty	5
Structural Coverage	10

Assessment Details:

These are the Assessments that have been created as required by the program and the inspection rating level of your Membership. Please refer to the Scheduled Dates, if construction timelines change please call our office to change the Scheduled date.

Assessment type

Scheduled Date

Framing Assessment

1/21/2024

Building Envelope Assessment

3/21/2024

Exclusions:

No Exclusions from the Enrollment Notification



Progressive
HOME WARRANTY

Progressive Home Warranty Ltd O/A PHW

325 Carleton Drive St Albert, AB T8N 7L1

Authorized Signature: _____



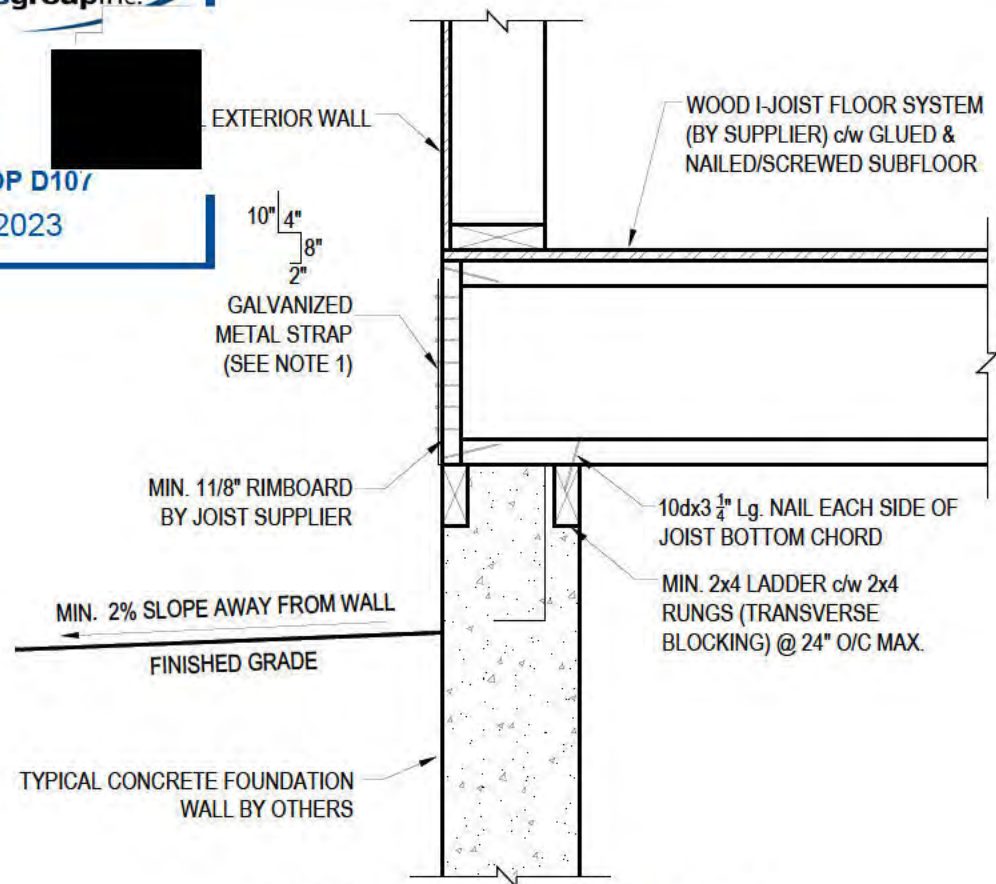
STRUCTURAL ENGINEERING DRAWINGS

LOT 17, BLOCK 3, PLAN 222 2591
10210 WESTWINDS DRIVE
MORINVILLE, ALBERTA

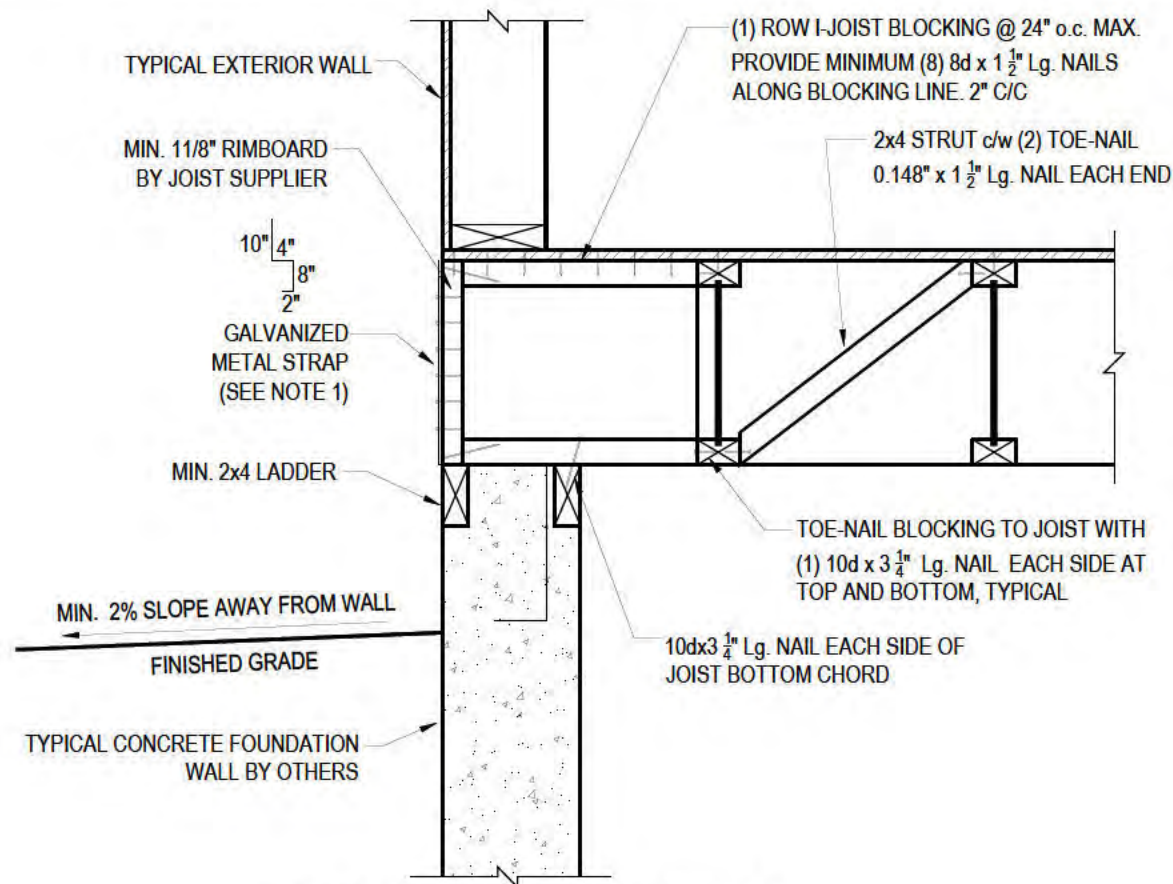
ISSUED FOR BUILDING PERMIT
FILE NO.: S10-6609

LIST OF DRAWINGS

- COVER SHEET
- S1 - LATERAL BRACING DETAILS
- S2 - FOUNDATION WALL WINDOW REINFORCEMENT
- S3 - FOUNDATION WALL STAIRWALL REINFORCEMENT
- S4 - PILE DESIGN
- S5 - TALL WALL DESIGN
- S6 - TALL WALL CONNECTION DETAILS



SECTION AT EXTERIOR WALL
PERPENDICULAR TO JOISTS (TYP)



SECTION AT EXTERIOR WALL
PARALLEL TO JOISTS (TYP)

NOTES:

1. 1 1/4" x 24" 20 ga. GALVANIZED METAL STRAP @ MAX 24" O/C TO BE NAILED TO RIMBOARD WITH MIN. (7) 10d x 1 1/2" Lg. NAILS.
2. FOUNDATION WALL DESIGN ONLY ACCOUNTS FOR LOADS IMPOSED BY DRAINED SOIL (ASIDE FROM GRAVITY LOADS). DRAINED SOIL IS ASSUMED TO HAVE AN EQUIVALENT FLUID LATERAL PRESSURE OF 30 PCF (480 kg/m³). FOUNDATION WALL DESIGN DO NOT ACCOUNTS FOR SURCHARGES FROM SATURATED SOIL OR ADDITIONAL LOADS FROM HEAVY OBJECTS LOCATED NEAR THE WALL. IF THE SOIL IS NOT RELIABLE, THE OWNER/CONTRACTOR SHALL SEEK THE ADVICE OF PROFESSIONAL GEOTECHNICAL CONSULTANT.
3. LATERAL BRACING NOT REQUIRED AT WINDOW AND STAIR OPENINGS. PROVIDE ADDITIONAL STRAPS BESIDE WINDOW AND STAIR OPENINGS AS PER REINFORCEMENT DETAILS.
4. MAXIMUM BACKFILL ASSUMED TO BE 7'-9"

LATERAL BRACING DETAILS

Statement Builders

Lot 17, Block 3, Plan 222 2591

10210 Westwinds Drive

Morinville, Alberta

LATERAL BRACING DETAILS

OCT 2, 2023

SCALE: NTS

DWG. NO: S1

DWN BY: CM

PERMIT TO PRACTICE

OASIS ENGINEERING GROUP LTD.

SIGNATURE: [Redacted]

RM APEGA ID#: [Redacted]

DATE: OCT 2, 2023

PERMIT NUMBER: P14651

THE ASSOCIATION OF PROFESSIONAL ENGINEERS AND GEOSCIENTISTS OF ALBERTA

NOTES:

THESE STRUCTURAL DRAWINGS ARE TO BE INTERPRETED AND FOLLOWED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, FLOOR AND TRUSS LAYOUTS AND PLOT PLAN. ALL CONSTRUCTION WORK TO BE DONE IN ACCORDANCE NATIONAL BUILDING CODE-2019 ALBERTA EDITION BUILDING REQUIREMENTS.

IF ONSITE CONDITIONS PROHIBIT THESE DRAWINGS FROM BEING CONSTRUCTED AS SHOWN, PLEASE CONTACT OUR OFFICE IMMEDIATELY PRIOR TO COMMENCE CONSTRUCTION

780 757 8220

202, 10335 - 178 Street

1 800 758 2654

Edmonton, AB

contact@oasisengineering.ca

T5S 1S2

BUILDING DOP D10

25 Oct 2023

2 LAYERS 15M HORIZONTALS ABOVE AND BELOW WINDOW TO EXTEND MIN. 24" PASS OPENING EACH SIDE

DOUBLE GALVANIZED METAL STRAP (SAME TYPE AS TYPICAL STRAP)

ENG. RIMBOARD, FLOOR BEAM AND HANGERS BY SUPPLIER AS REQ.

ALLOWABLE WINDOW OPENING SIZES:
60"x36" WINDOW OPENING.

1 1/2" CONCRETE COVER AROUND OPENING, TYPICAL

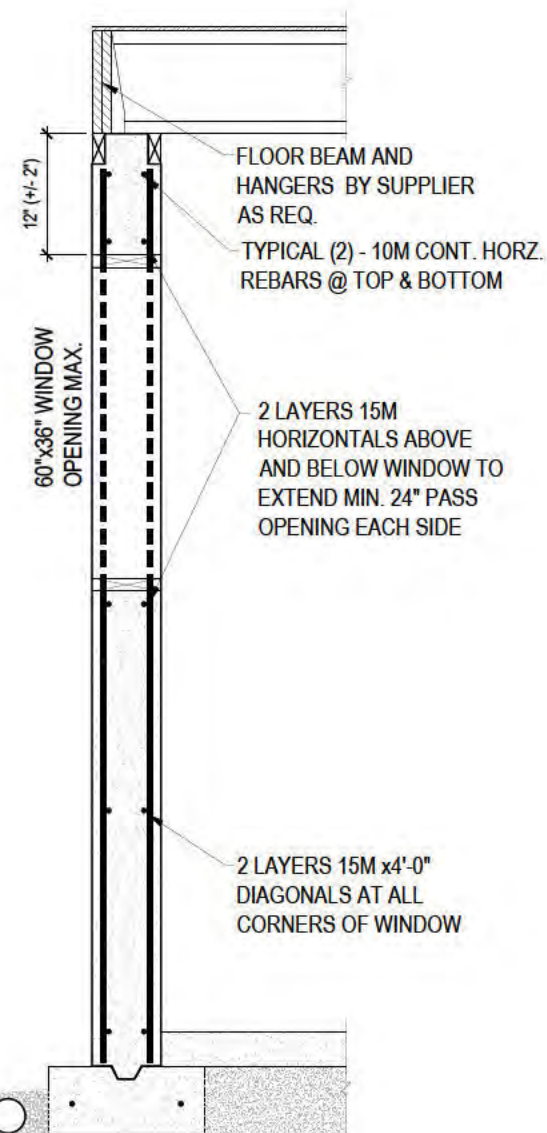
2 LAYERS 15M x4'-0" DIAGONALS AT ALL CORNERS OF WINDOW

2 LAYERS (INTERIOR AND EXTERIOR FACE)

STRIP FOOTING BY OTHERS

FOUNDATION WALL WINDOW OPENING
ADDITIONAL REINFORCEMENT

NOTE:
REINFORCING DETAIL SHOWN REPRESENTS **ADDITIONAL** REINFORCEMENT REQUIREMENTS AROUND WINDOW OPENING. REFER TO FOUNDATION WALL STANDARD REINFORCEMENT BY OTHERS FOR MORE DETAILS



FOUNDATION WALL WINDOW OPENING
ADDITIONAL REINFORCEMENT

Statement Builders
Lot 17, Block 3, Plan 222 2591
10210 Westwinds Drive
Morinville, Alberta

FOUNDATION WALL WINDOW REINFORCEMENT

OCT 2, 2023

Page 210 of 516

SCALE: NTS

DWG. NO: S2

DWN BY: CM

PERMIT TO PRACTICE
OASIS ENGINEERING GROUP LTD.

SIGNATURE: [Redacted]

RM APEGA ID#: 83132

DATE: OCT 2, 2023

PERMIT NUMBER: P14651

THE ASSOCIATION OF PROFESSIONAL
ENGINEERS AND GEOSCIENTISTS OF ALBERTA

NOTES:

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OASIS
ENGINEERING

780 757 8220

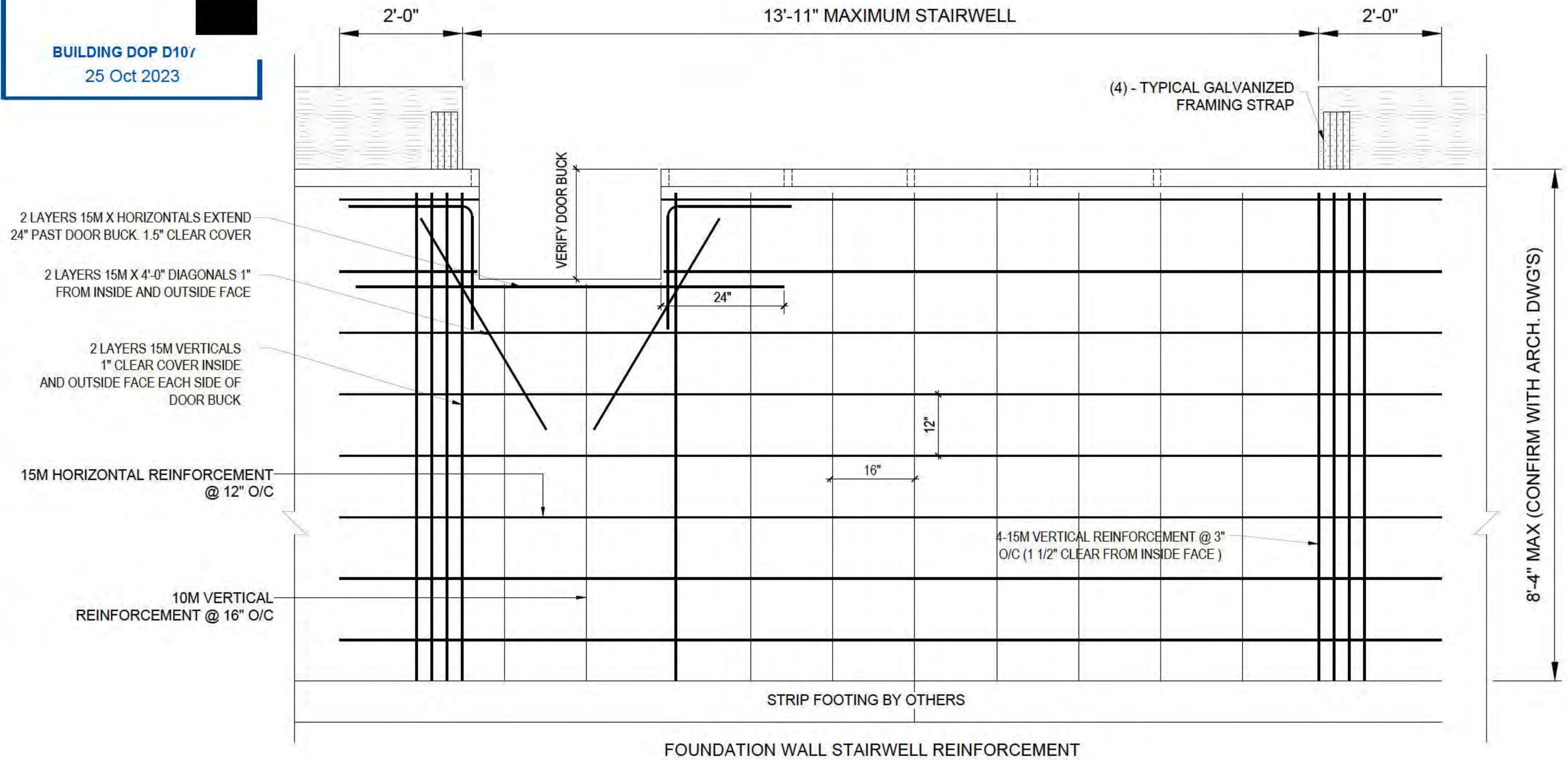
1 800 758 2654

contact@oasisengineering.ca

202, 10335 - 178 Street

Edmonton, AB

T5S 1S2



Statement Builders
Lot 17, Block 3, Plan 222 2591
10210 Westwinds Drive
Morinville, Alberta

FOUNDATION WALL STAIRWALL REINFORCEMENT

OCT 2, 2023 SCALE: NTS DWG. NO: S3 DWN BY: CM

PERMIT TO PRACTICE
OASIS ENGINEERING LTD.

SIGNATURE: _____

RM APEGA ID#: 83132

DATE: OCT 2, 2023

PERMIT NUMBER: P14651

THE ASSOCIATION OF PROFESSIONAL ENGINEERS AND GEOSCIENTISTS OF ALBERTA

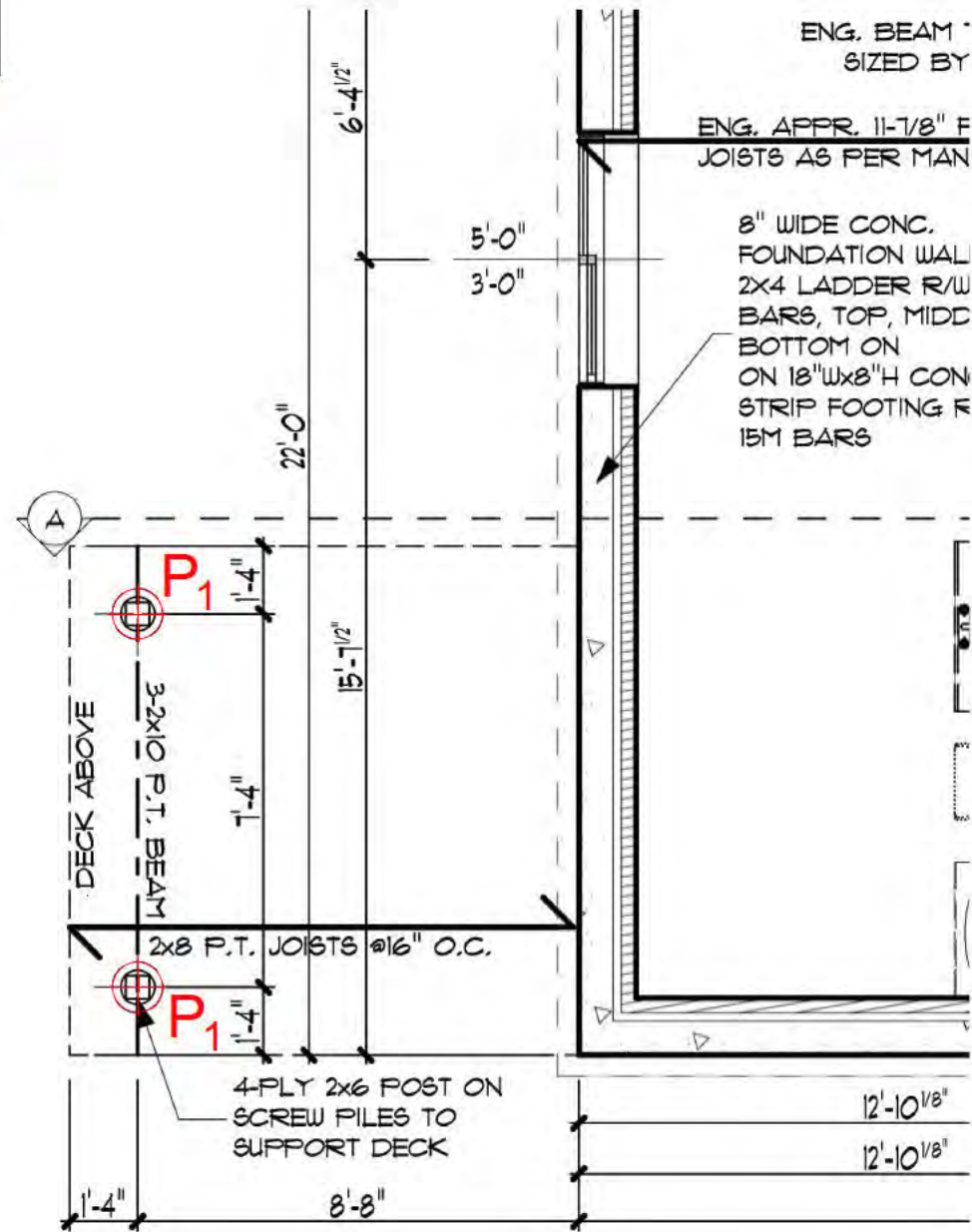
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OASIS ENGINEERING

780 757 8220
1 800 758 2654
contact@oasisengineering.ca

202, 10335 - 178 Street
Edmonton, AB
T5S 1S2



LAYOUT FOR REFERENCE ONLY.
FRAMING DESIGN BY OTHERS

ENGINEERED SCREW PILES NOTES

1. Screw pile shall be designed by the piling contractor for the factored resistance required indicated on structural drawings and shall conform with the latest codes and standards.
2. Screw piles shall have a minimum embedment depth of the uppermost helix at least five times helix diameter or deeper than the maximum frost penetration depth to ensure uplift and or frost jacking resistance.
3. Each pile shall be designed to meet corrosion service life of 50 years.
4. Screw pile shaft to meet or exceed ASTM structural grade pipe standards.
5. Helix structural quality steel to conform per latest CSA Standards W40.21, ASTM A36.
6. Welding to be performed by shop qualified to CSA Standard W47.1.
7. The pile design shall take into account such pile spacing, soil stratification, corrosion and strain compatibility issues as are present for the project.
8. The piles shall be designed such that maximum test load for residential and commercial structure piles does not exceed 80% of the manufacturer's rated ultimate mechanical strength of any pile component or load transfer device. the maximum test load for industrial piles should not exceed 95% of the manufacturer's rated ultimate mechanical strength of any pile component or load transfer device.
9. The installing contractor and/or pile designer shall submit to the owner or owner's representative pile design documentation including engineered screw pile shop drawings reviewed and stamped by a qualified engineer registered in the province of Alberta. The screw pile shop drawings shall include:
 - a. Calculated theoretical geotechnical capacity of piles minimum effective torsional resistance criteria.
 - b. Maximum allowable installation torque of pile.
 - c. Minimum embedment lengths and such other site specific embedment depth requirements as may be appropriate for the site soil profiles.
 - d. Inclination angle and location tolerance requirements.

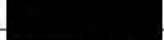
SCREW PILE SCHEDULE

MARK	FACTORED AXIAL RESISTANCE
P1	6,000 LBS. (MINIMUM)

Statement Builders
Lot 17, Block 3, Plan 222 2591
10210 Westwinds Drive
Morinville, Alberta

PILE DESIGN

PERMIT TO PRACTICE
OASIS ENGINEERING GROUP LTD.

SIGNATURE: 
RM APEGA ID#: 83132
DATE: OCT 2, 2023
PERMIT NUMBER: P14651
THE ASSOCIATION OF PROFESSIONAL
ENGINEERS AND GEOSCIENTISTS OF ALBERTA

NOTES:
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OASIS

ENGINEERING

780 757 8220

1 800 758 2654

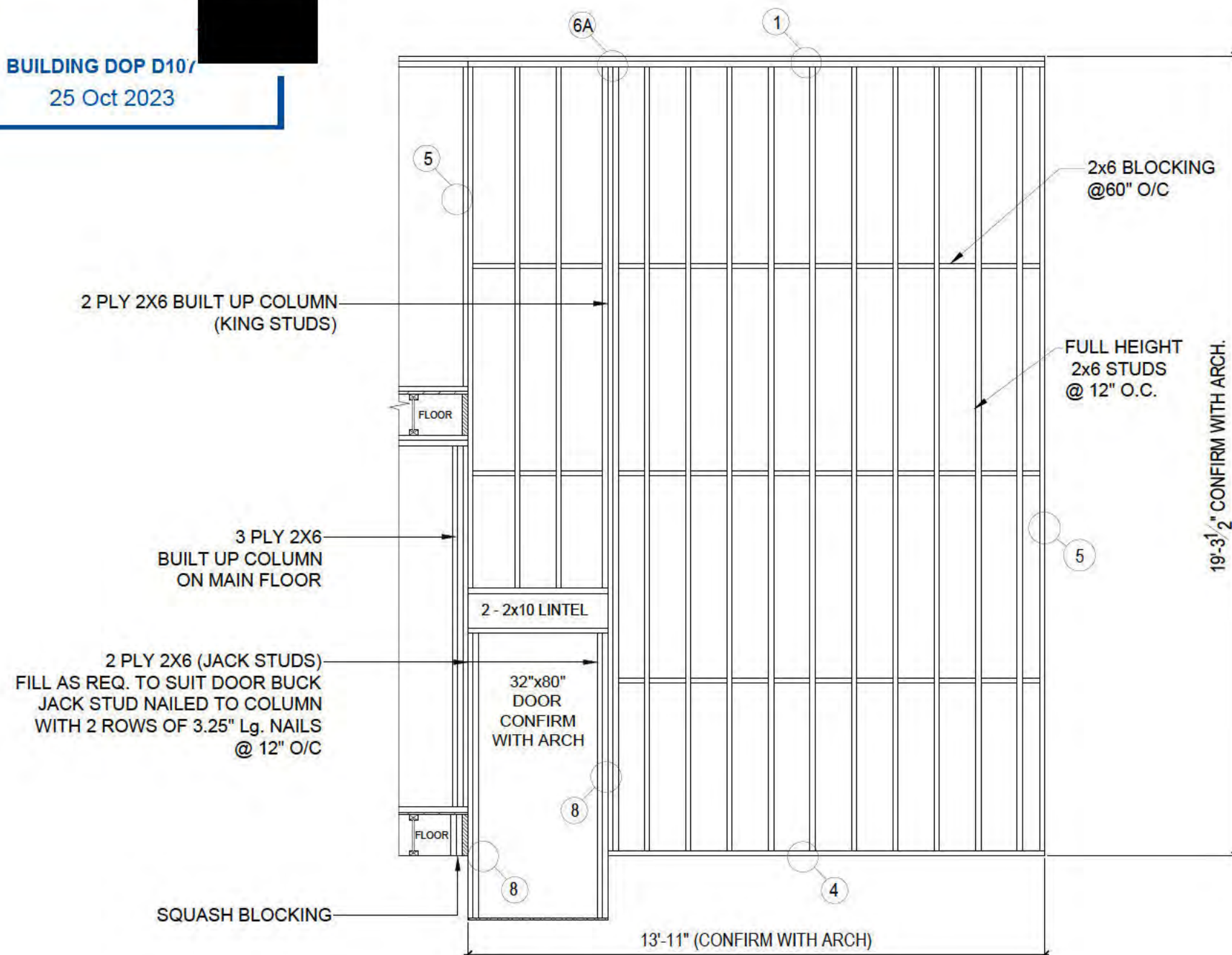
contact@oasisengineering.ca

202, 10335 - 178 Street

Edmonton, AB

T5S 1S2

BUILDING DOP D107
25 Oct 2023



STAIR TALL WALL DESIGN

TALL WALL GENERAL NOTES

- Structural wood framing, material and construction shall conform to National Building Code- 2019 Alberta Edition.
- The structural drawings are intended to be used in conjunction with architectural drawings.
- Studs, wall plates and blocking to SPF No.2 or better, conforming to NLGA 124-C.
- Studs to be nailed to wall plates with minimum three (3) 12d x 3 1/4" Lg. nails at top and bottom unless noted on the drawings.
- Built-Up columns to be nailed to wall plates with minimum two (2) 12d "x3 1/4" Lg. nails per ply at top and bottom unless noted otherwise.
- Lintels to be nailed to columns with minimum 12d x3 1/4" Lg. nails (3) each side per ply unless noted otherwise.
- Window sills to be toe-nailed to at each end with 12d x 3 1/4" Lg. nails (3) per ply.
- Double wall plates to be laminated with 2-rows 12d x3 1/4" Lg. nails at 6" o/c unless noted otherwise.
- Wall plates splice to have minimum 4'-0" lap.
- All wall intersecting wall plates to have a minimum four (4) 12d x3 1/4" Lg. nails connection.
- All wall studs, plates, lintels, and jamb members are assumed to be spf #2 grade or better sheathed on the exterior with min 3/8" osb or plywood. nailed with 2 1/2" common nails at 6" o/c at edges and 12" o/c elsewhere u.n.o. see note L. for sheathing alternative where required
- Provide blocking @ 4'-0" o/c min. 1/2" thk densglass or equiv. gypsum sheathing nailed with 11ga, 1 1/2" lg. galv. nails at 4" o/c at edges, 8" o/c elsewhere. 1 3/4" lg. nails for 5/8" thick sheathing.
- All nails specified on the drawings to be Common Wire Nails.
- Provide a 4-ply 2x6 built up column for direct girder/beam support. maximum factored load of 5,000lbs. supplier to provide SCL columns for reactions greater than 5,000lbs.

BUILDER TO CONFIRM DOOR AND WINDOW ROUGH OPENING SIZES

Statement Builders
Lot 17, Block 3, Plan 222 2591
10210 Westwinds Drive
Morinville, Alberta

TALL WALL DESIGN

OCT 2, 2023 SCALE: NTS DWG. NO: S5 DWN BY: CM

PERMIT TO PRACTICE
OASIS ENGINEERING GROUP LTD.

SIGNATURE: [Redacted]
RM APEGA ID#: 83132
DATE: OCT 2, 2023
PERMIT NUMBER: P14651
THE ASSOCIATION OF PROFESSIONAL
ENGINEERS AND GEOSCIENTISTS OF ALBERTA

NOTES:

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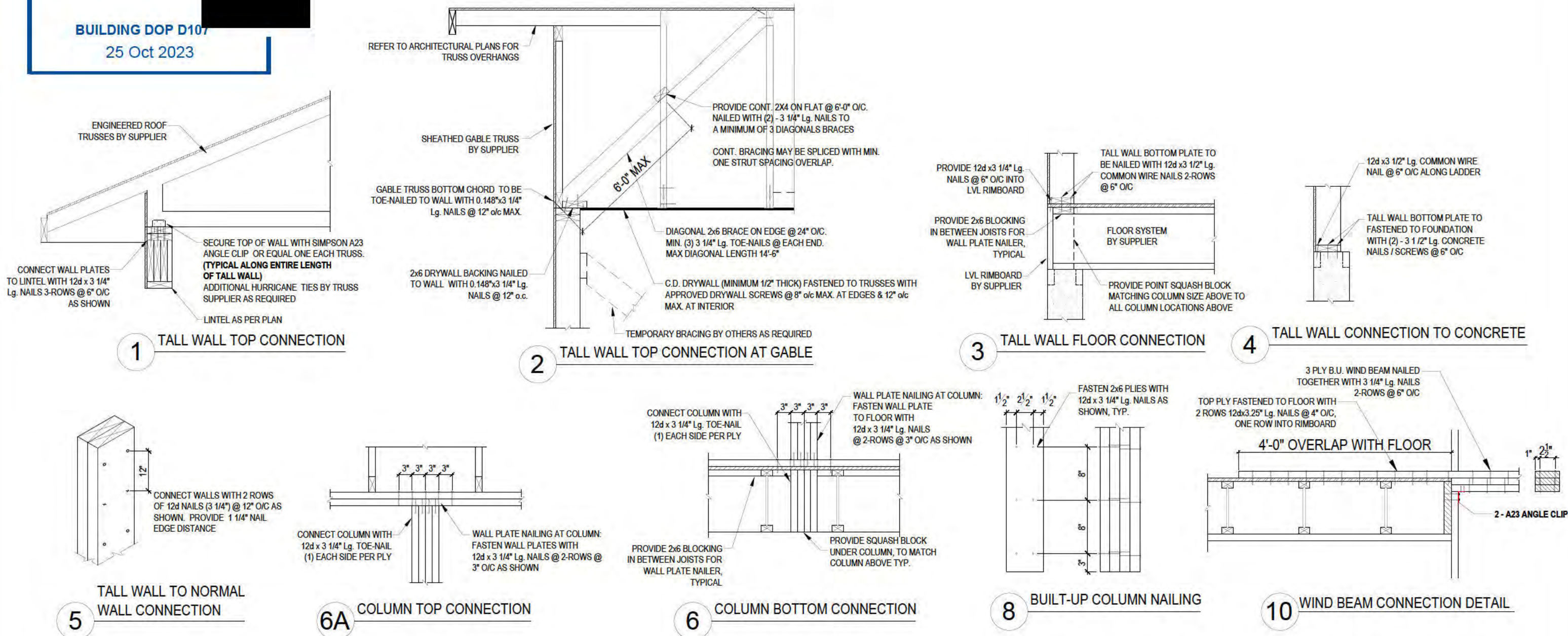


780 757 8220
1 800 758 2654
contact@oasisengineering.ca

202, 10335 - 178 Street
Edmonton, AB
T5S 1S2

BUILDING DOP D107

25 Oct 2023



Statement Builders
Lot 17, Block 3, Plan 222 2591
10210 Westwinds Drive
Morinville, Alberta

TALL WALL CONNECTION DETAILS

OCT 2, 2023 SCALE: NTS DWG. NO: S6 DWN BY: CM

PERMIT TO PRACTICE
OASIS ENGINEERING GROUP LTD.

SIGNATURE: [REDACTED]
FORM APEGA ID#: 83132
DATE: OCT 2, 2023
PERMIT NUMBER: P14651
THE ASSOCIATION OF PROFESSIONAL
ENGINEERS AND GEOSCIENTISTS OF ALBERTA

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OASIS
ENGINEERING

780 757 8220
1 800 758 2654
contact@oasisengineering.ca

202, 10335 - 178 Street
Edmonton, AB
T5S 1S2

Statement Builders Ltd.
15022 – 116 Avenue
Edmonton, AB
T5M 3T4

Date: October 2, 2023
File No.: S10-6609

Attention: Project Manager

Re: Manufactured Stone Cladding recommendation

Site Address: 10210 Westwinds Drive
Legal Address: Lot 17, Block 3, Plan 222 2591

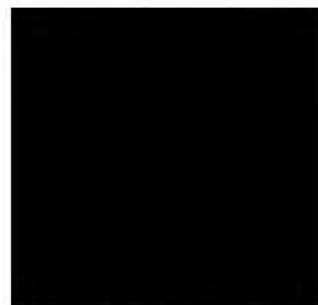
I, Sikander Singh, P.Eng., on behalf of Oasis Engineering Group Ltd. (OEGL) has reviewed the Manufactured Stone Cladding detail for the proposed building to be constructed in Morinville, Alberta. The results of the structural review are presented herein.

1. The subject residence is a proposed two-storey structure to be built with wood frame construction and supported on concrete foundation walls.
2. The builder has confirmed the use of MANUFACTURED CULTURED STONE (Style/color yet to be decided) as exterior finishing material on the front face of the building.

Based on the structural review of the manufactured stone cladding at the above noted residence, the recommendations are as follows:

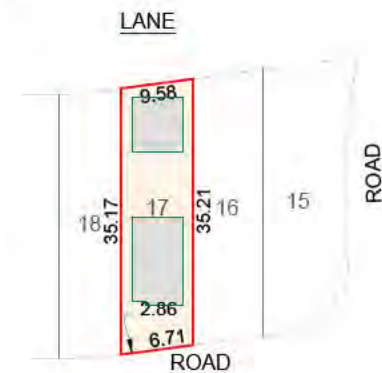
The manufactured stone should be installed as per the manufacturer's specifications; Galvanized steel flashing angle may be fixed at the bottom of the first course with fasteners. Ensure the contractor has an understanding of moisture control methods and protects against moisture and water ingress as required. Also ensure the contractor makes provisions for thermal expansion and movement control.

Please note the content of this letter, and the liability OEGL is limited to, is specific to the Manufactured Stone Cladding installation only. Should you require additional information on this matter, please do not hesitate to contact the undersigned at [REDACTED]



Sikander Singh, P.Eng.
Oasis Engineering Group Ltd.
Permit #: 14651
Member ID #: 83132





Non-vented soffit is required
on these sides



ELEVATION DETAILS

HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	702.31
BOTTOM OF FOOTING:	699.26
BASEMENT HEIGHT:	8' 4"
FINISHED GRADE AT-FRONT STEP:	701.40
4 RISE, DOWN 4"	
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L- 701.65, M- 701.80, R- 701.70	
GRADE BELOW-BACK/SIDE DOOR SILL:	701.56
GRADE @ SIDE ENTRY	
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GARAGE FLOOR:	701.65
SANITARY SEWER SERVICE INVERT:	698.32
FOOTING SIZE:	0.20

NOTES

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- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.
- RAIN WATER LEADERS NOT REQUIRED.

DETAILS

- LOT AREA: 334.36 m² (3599.0 ft²)
- HOUSE AREA: 94.02 m² (1012.0 ft²)
- HOUSE COVERAGE: 28.12 %
- DECK AREA: 7.43 m² (80.0 ft²)
- DECK COVERAGE: 2.22 %
- GARAGE AREA: 49.05 m² (528.0 ft²)
- GARAGE COVERAGE: 14.67 %
- TOTAL COVERAGE: 42.79 %
- DRIVEWAY AREA: 18.55 m² (199.7 ft²)

LEGEND

PROPOSED CLEAN OUT
PROPOSED STREET LIGHT
PROPOSED C.C. LOCATION
PROPOSED TRANSFORMER



PROPOSED HYDRANT
PROPOSED SERVICE PEDESTAL
PROPOSED POWER SERVICE
PROPOSED FENCE LINE



PROPOSED BACK OF CURB
PROPOSED BACK OF WALK
PROPOSED LIP OF LANE
PROPOSED UTILITY VAULT

B.O.C.
B.O.W.
L.O.L.
V

DESIGN GRADE ELEVATION
AS-BUILT ELEVATION
PROPOSED ELEVATION
CENTERLINE ELEVATION

00.00
+
00.00
00.00
CL 0.0 +

LEGAL INFORMATION

LOT	BLOCK	PLAN NUM.
17	3	222 2591
CIVIC ADDRESS:		
10210 WESTWINDS DRIVE		
LOCATION	SUBDIVISION	
MORINVILLE	WESTWINDS	

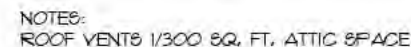
P Pals Geomatics Corp.

EMAIL: PLOTPLAN@PALSGEOMATICS.COM
PHONE: 780-455-3177
FAX: 780-481-1301
10704 - 176TH STREET NW
EDMONTON, ALBERTA T5S 1G7



DWG DETAILS

Rev. No.	Date:	Drafted By:	Description
PP	9/11/23	AMACDONALD	
BUILDER/OWNER: STATEMENT BUILDERS			
MODEL: (STANDARD)			
JOB NUM.:			
LOT ZONING: R-X		SCALE: 1:300	



DECORATIVE GABLE
—DETAIL, INSTALLED 6" OUT
FROM WALL FACE

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Report any inconsistencies/ommissions to the builder prior to commencing work

1	Sept 18-2023	J
NO.	DATE	BY
	REVISIONS	

STATEMENT BUILDERS

THE WHITE
HOUSE

1766 S.F

LOT: 17 BLOCK: 3
PLAN: 222 2591
10210 WESTWINDS
DRIVE

WESTWINDS
MORINVILLE, AB



19 SEPT 2023

**FRONT
ELEVATION**

SCALE: 3/16=1'-0"

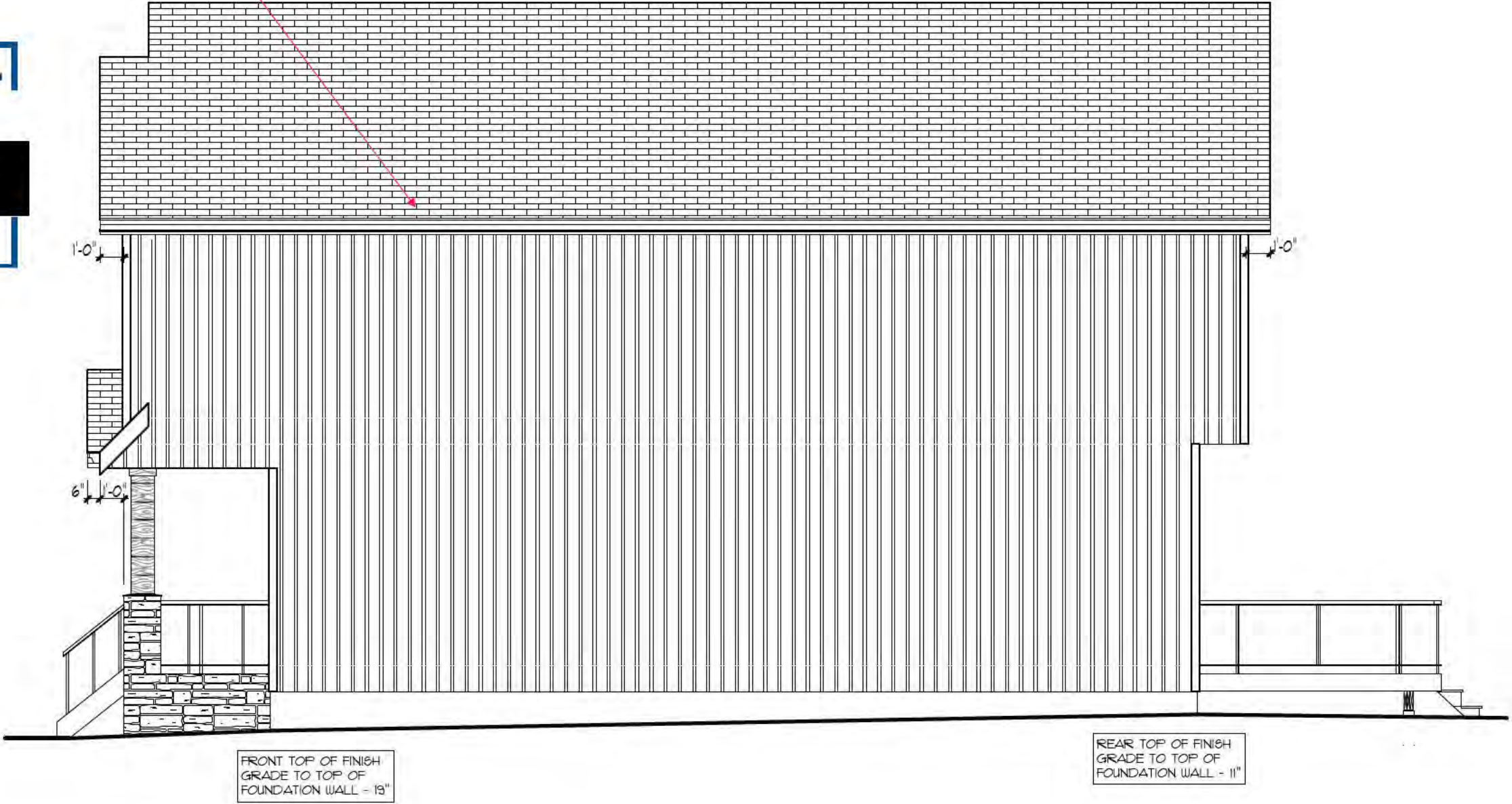
SHEET NO.	1 12
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Non-vented soffit is required on this side



BUILDING DOP D107

25 Oct 2023



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THE WHITE HOUSE

1766 S.F

LOT: 17 BLOCK: 3
PLAN: 222 2591
10210 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

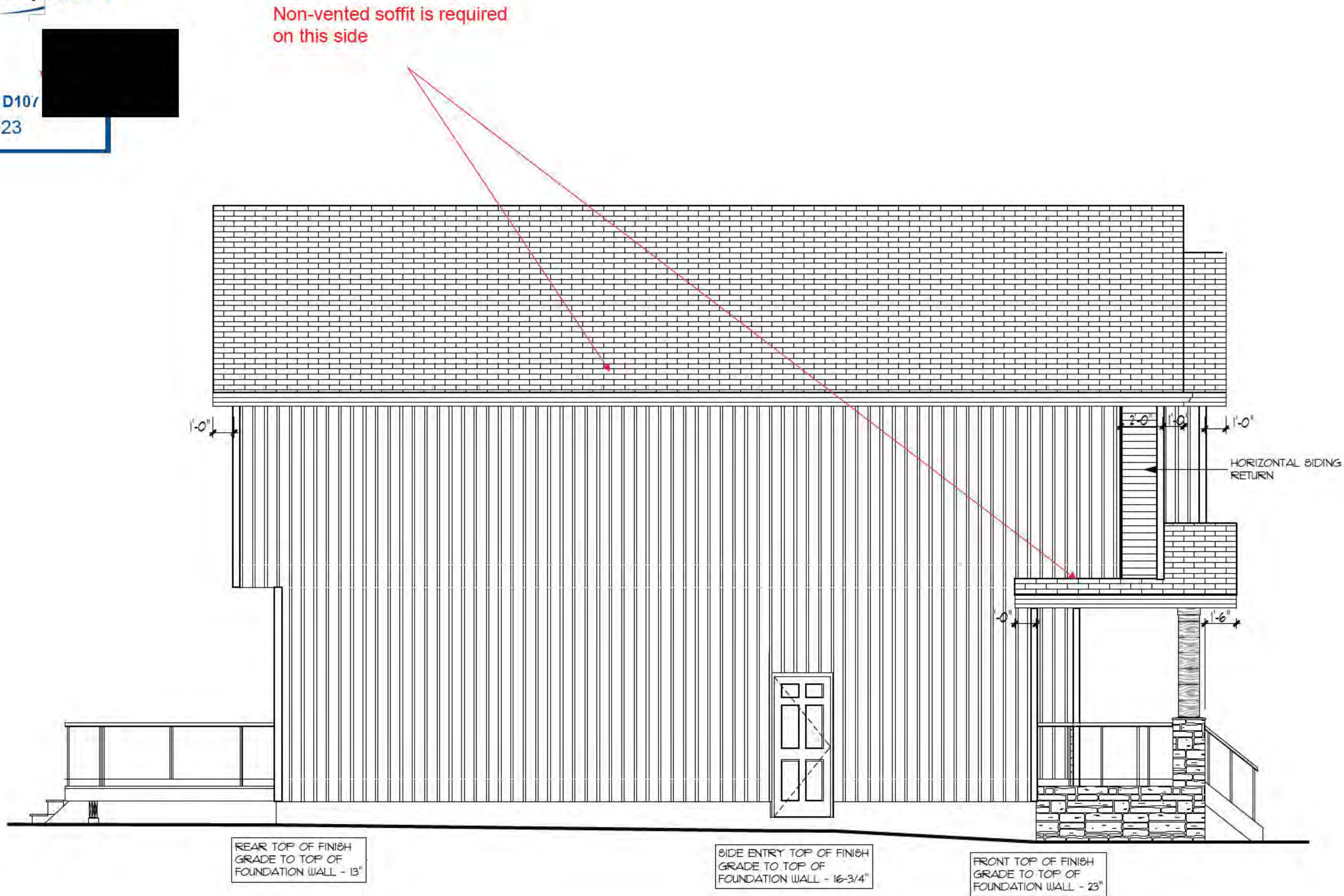


19 SEPT 2023

RIGHT ELEVATION

SCALE: 3/16=1'-0"

SHEET NO.	2 / 12
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NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

THE WHITE HOUSE

1766 S.F

LOT: 17 BLOCK: 3
PLAN: 222 2591
10210 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



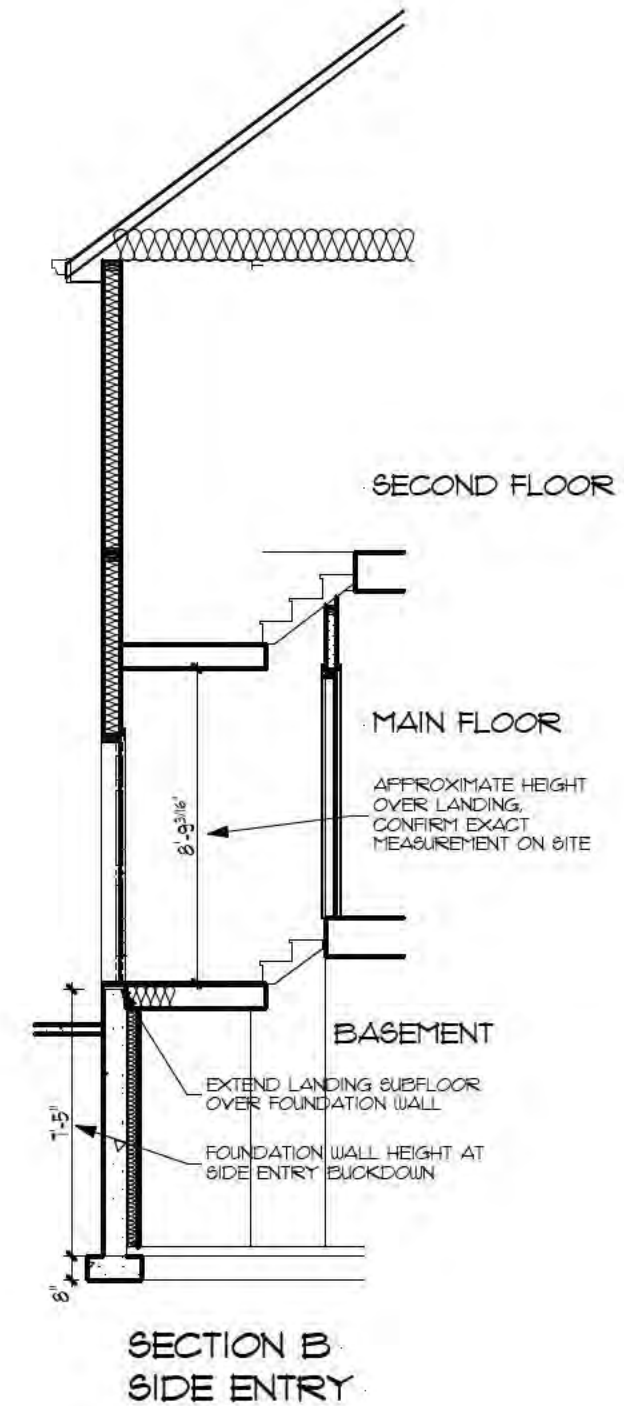
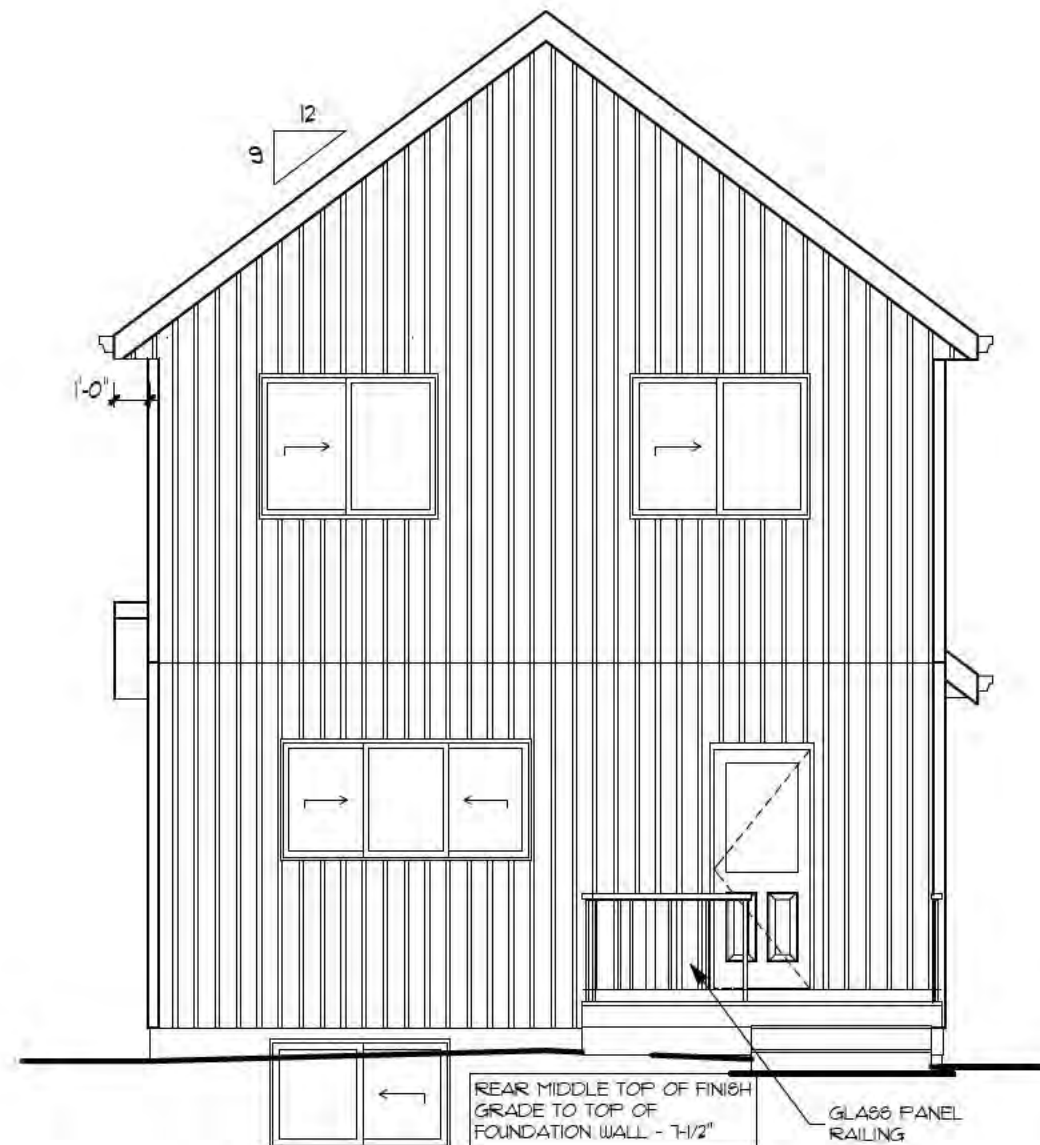
STATEMENT BUILDERS

19 SEPT 2023

LEFT ELEVATION

SCALE: 3/16=1'-0"

SHEET NO.	3 12
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1	Sept 18-2023	f
NO.	DATE	BY
	REVISIONS	

STATEMENT BUILDERS

THE WHITE
HOUSE

1766 S.F

LOT: 17 BLOCK: 3
PLAN: 222 2591

10210 WESTWINDS
DRIVE

WESTWINDS
MORINVILLE, AB



STATEMENT BUILDERS
FOR THE 21ST CENTURY

19 SEPT 2023

REAR ELEVATION & SECTION

SCALE: 3/16=1'-0"

SHEET
NO.
$$\frac{4}{12}$$

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THE WHITE HOUSE

1766 S.F

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PLAN: 222 2591
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WESTWINDS
MORINVILLE, AB

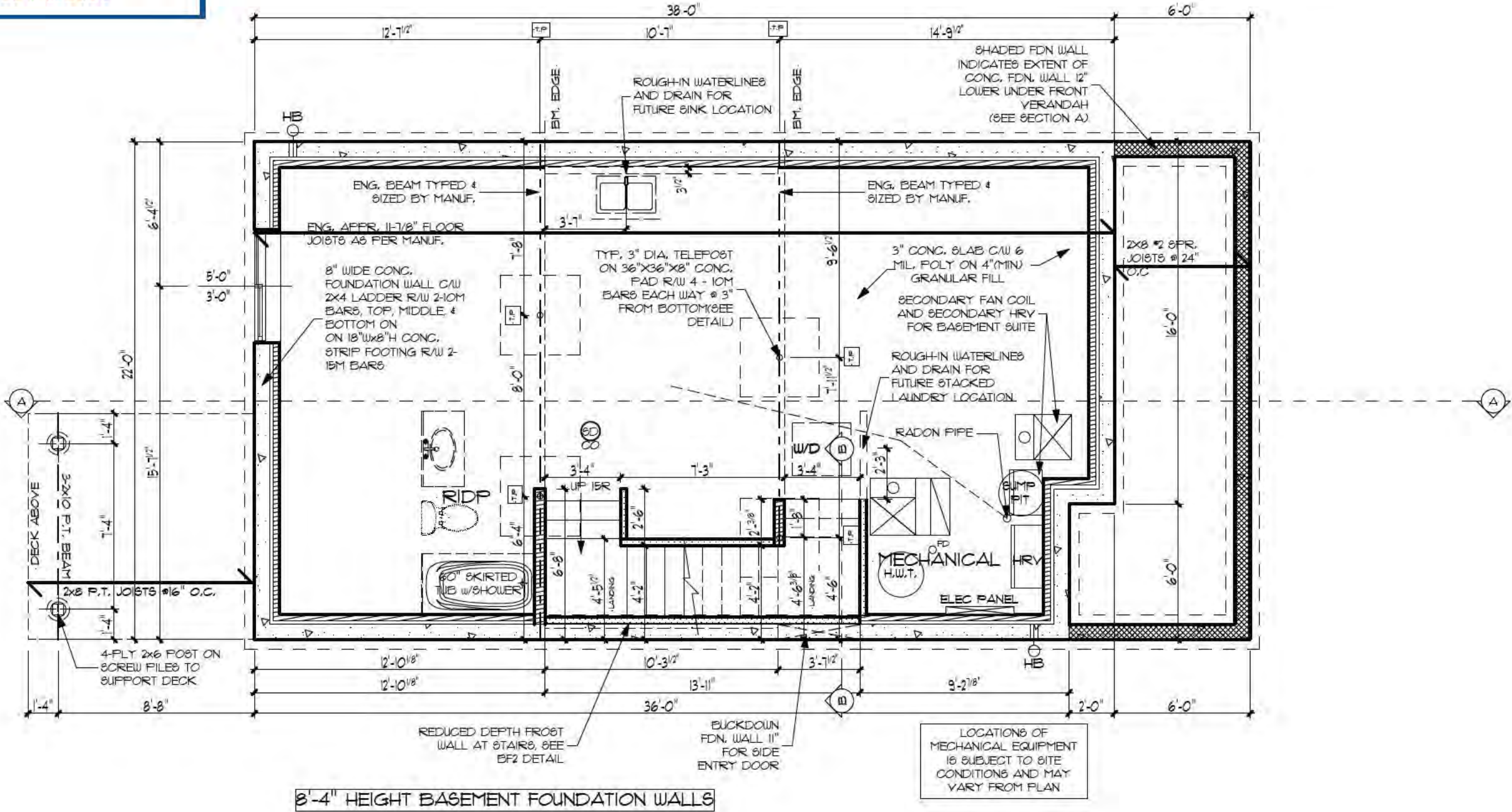


19 SEPT 2023

BASEMENT

SCALE: 3/16=1'-0"

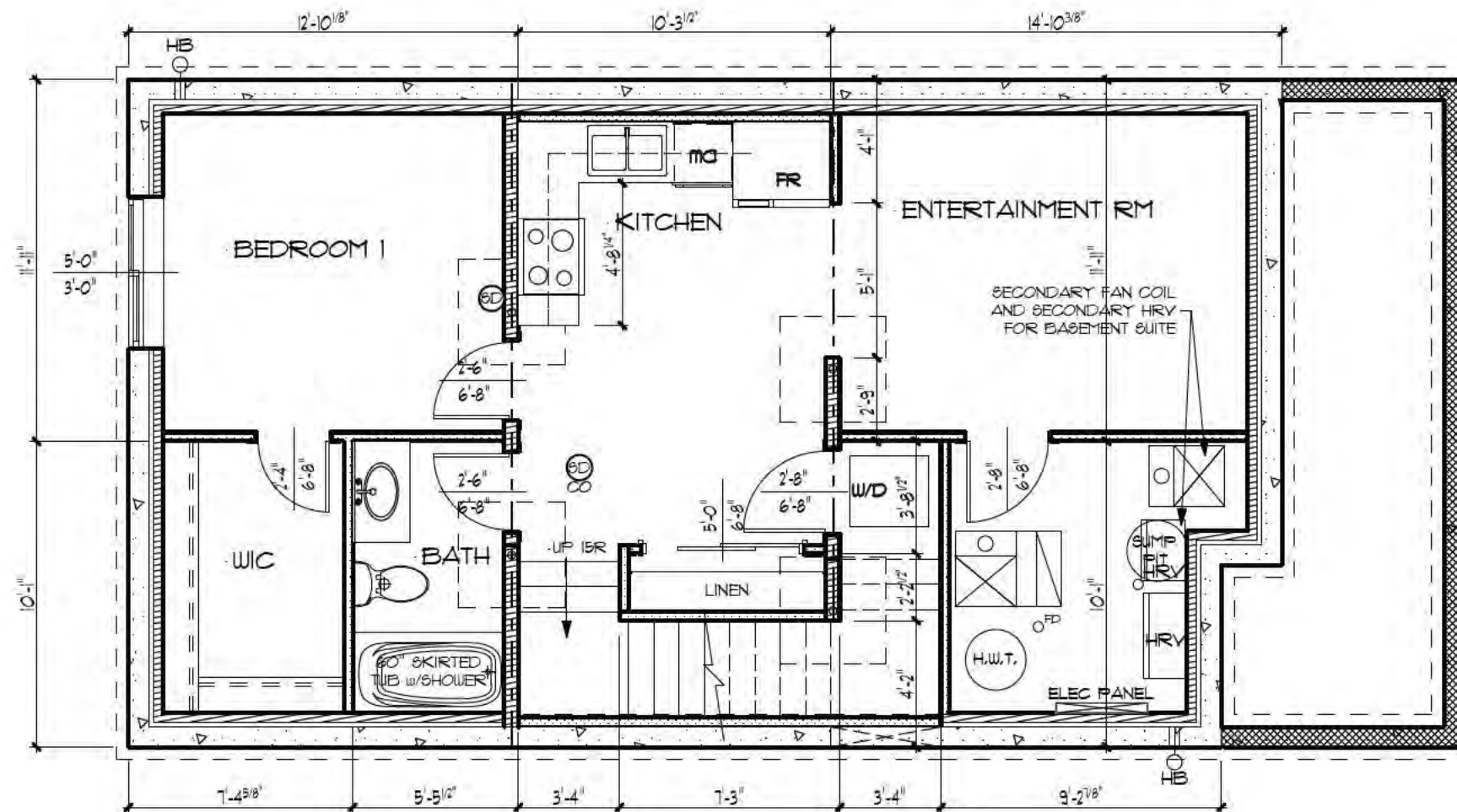
SHEET NO.	5 12
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the **inspectionsgroup** inc.

BUILDING DOP D107

25 Oct 2023



AREA: 661 sq ft

8'-4" HEIGHT BASEMENT FOUNDATION WALLS

LOCATIONS OF
MECHANICAL EQUIPMENT
IS SUBJECT TO SITE
CONDITIONS AND MAY
VARY FROM PLAN

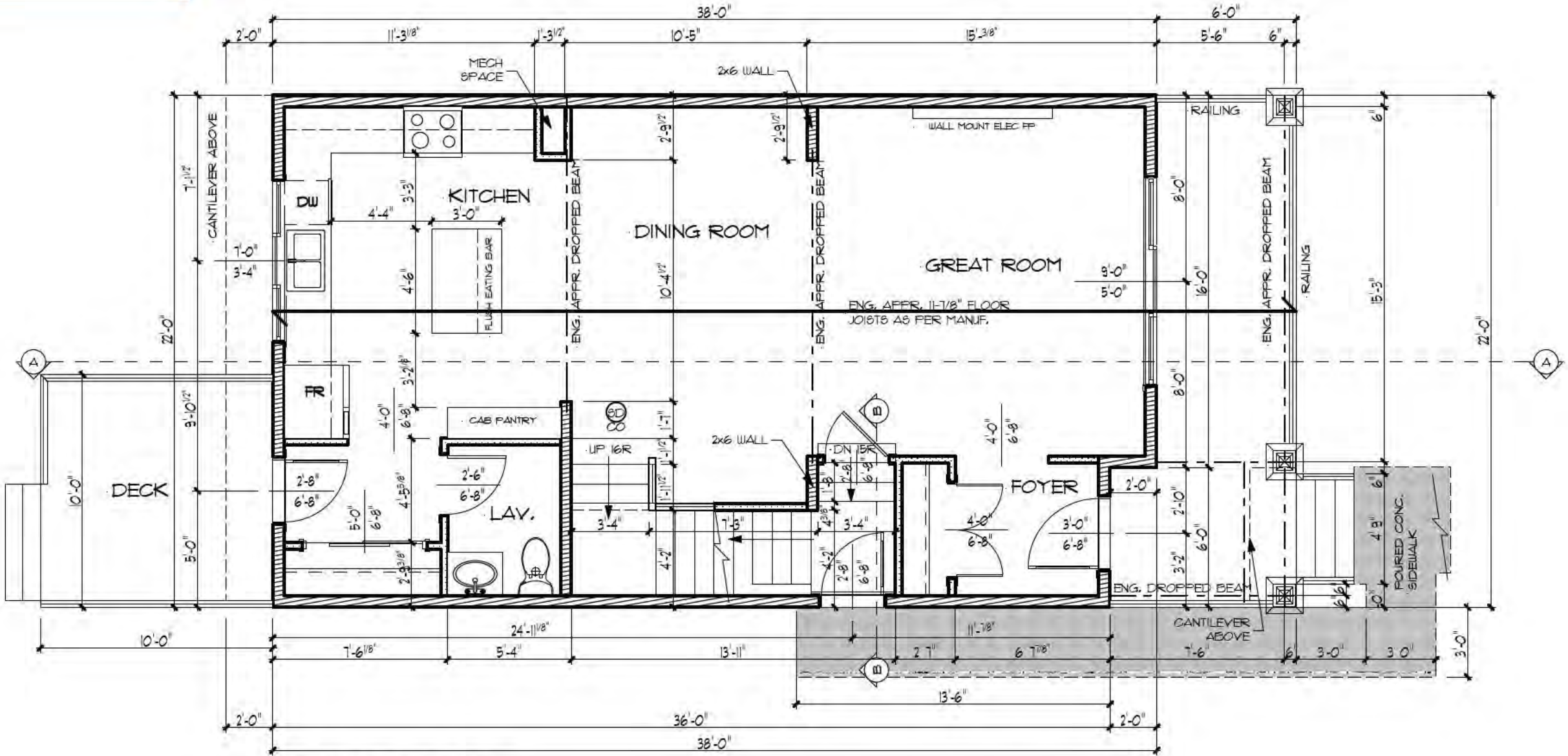
1	Sept 18-2023	J
NO.	DATE	BY
	REVISIONS	



SCALE: 3/16=1'-0"

SHEET
NO.

$$\frac{6}{12}$$



MAIN FLOOR

AREA: 824 sq ft

HT: 9'-1 1/8"

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THE WHITE HOUSE

1766 S.F

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10210 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

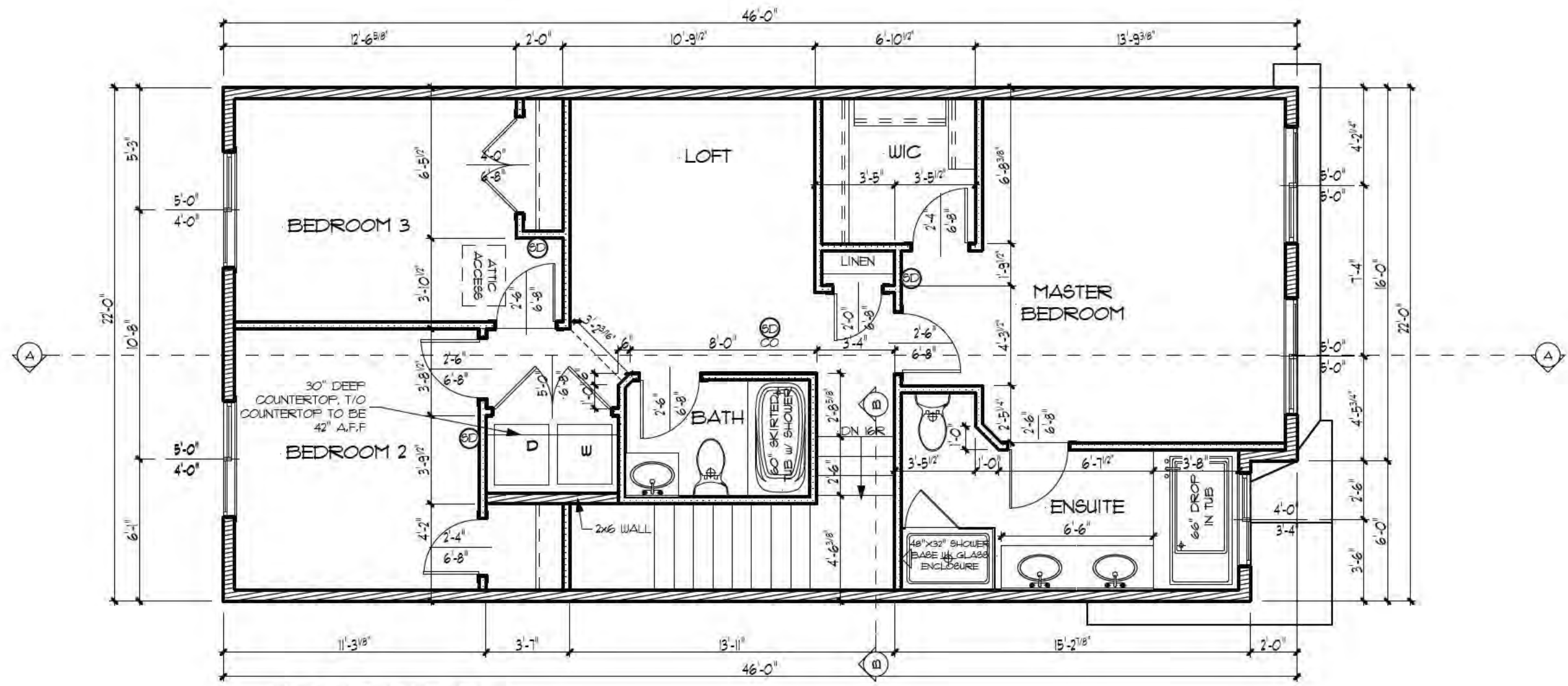


19 SEPT 2023

MAIN FLOOR

SCALE: 3/16=1'-0"

SHEET NO. 7 12



SECOND FLOOR
AREA: 942 sq ft
HT: 8'-1 1/8"

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THE WHITE HOUSE

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WESTWINDS
MORINVILLE, AB

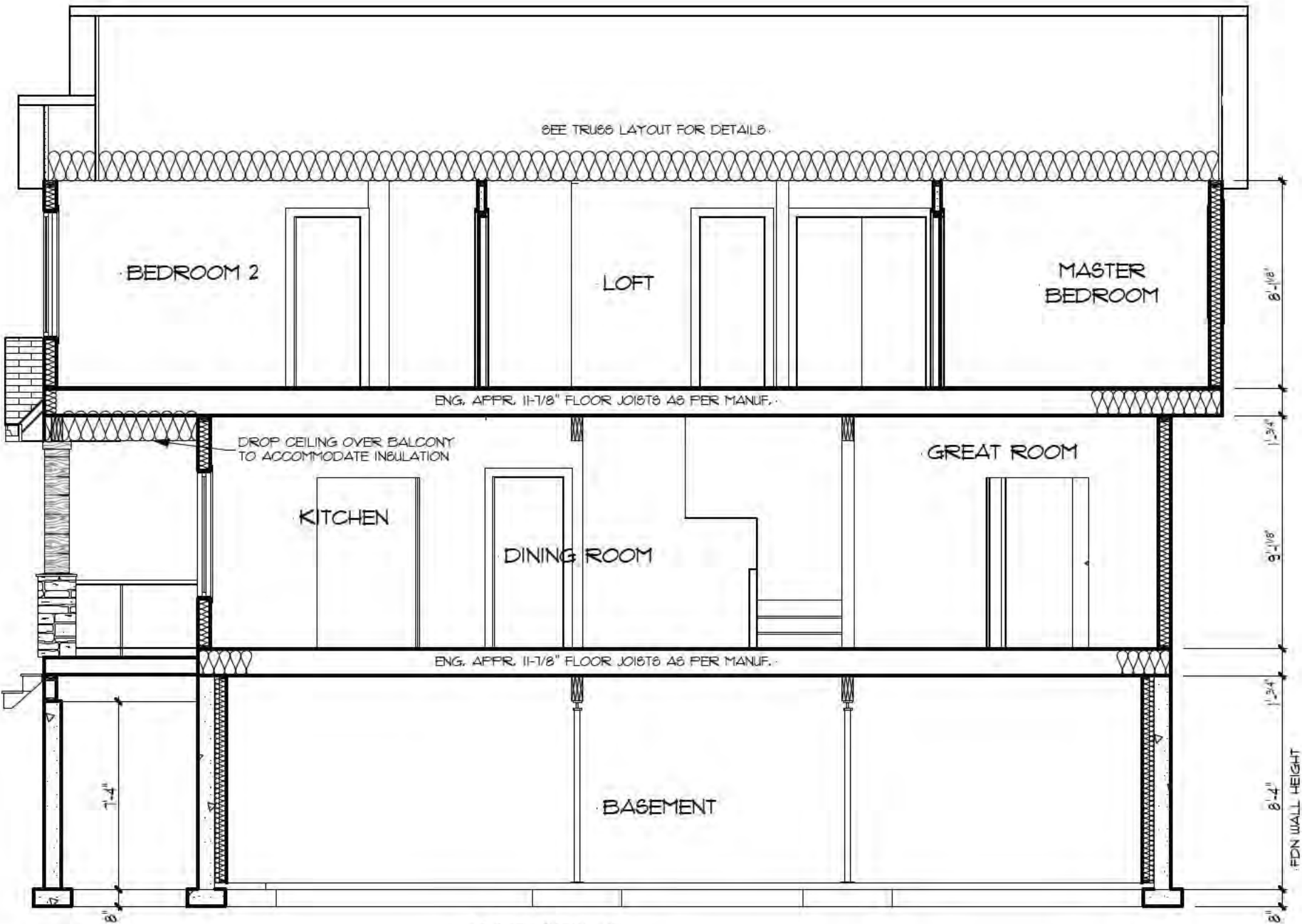


19 SEPT 2023

SECOND FLOOR

SCALE: 3/16=1'-0"

FRAMER PLEASE NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION
OF THE DESIGNER.
R.O. FOR ALL SWING DOORS - ADD 2.5" TO HEIGHT & 2" TO WIDTH.
ALLOW HEADERS TO BE 2x10'S DRY UNLESS OTHERWISE SPECIFIED.
CUT AND TACK 2x4 BACKING FOR TUBS.
JOIST HANGERS MUST BE SECURED PROPERLY - ALL HANGER
HOLES TO BE NAILED.



SECTION A

- 1. TYPICAL ROOF CONSTRUCTION**
ROOF FINISH AS PER BUILDER SPECIFICATION
ROOF CONSTRUCTION AS PER ROOF TRUSS LAYOUT
R50 LOOSEFILL INSULATION(R40 FIBERGLASS BATTE IN VAULTED AREAS)
- 2. TYPICAL EAVE CONSTRUCTION**
PREFINISHED METAL EAVESTROUGH
PREFINISHED METAL FASCIA OVER 2x8 WOOD BACKING
PREFINISHED VENTILATED METAL SOFFIT
- 3. TYPICAL EXTERIOR WALL CONSTRUCTION**
2x6 #2 S.P.F @ 24" O.C WITH R22 FIBERGLASS BATTE INSULATION
- 4. TYPICAL FLOOR CONSTRUCTION**
FLOOR FINISH AS PER BUILDER SPECIFICATION
7/8" T&G SUBFLOOR
11-7/8" FLOOR JOISTS AS PER ENG. FLOOR JOIST LAYOUT

- 5. TYPICAL FOUNDATION CONSTRUCTION**
PAVING(ABOVE GRADE)
DAMP PROOFING(BELOW GRADE)
8" CONC. FOUNDATION WALL W/ 2-10M REBAR TOP, MIDDLE, & BOTTOM ON 18" X 8" CONCRETE STRIP FOOTING R/W 2-15M REBAR
4" DIA WEEPING TILE TO PERIMETER
DAMP-PROOFING TO INTERIOR
2x4 #2 S.P.F @ 24" O.C. WITH R20 FIBERGLASS BATTE INSULATION
- 6. TYPICAL BASEMENT SLAB CONSTRUCTION**
3" CONCRETE SLAB OVER 6MIL VAPOR BARRIER ON 4" COMPACTED GRANULAR FILL
- 7. TYPICAL GARAGE FOUNDATION**
8" CONC. FOUNDATION WALL W/ 2-10M REBAR TOP, MIDDLE, & BOTTOM ON 18" X 8" CONCRETE STRIP FOOTING R/W 2-15M REBAR
- 8. TYPICAL GARAGE SLAB CONSTRUCTION**
4" CONC. SLAB W/ 10M REBAR @ 12" O.C. BOTHWAYS ON 6" COMP. GRANULAR FILL

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NO	DATE	BY
REVISIONS		

STATEMENT BUILDERS

THE WHITE HOUSE

1766 S.F

LOT: 17 BLOCK: 3
PLAN: 222 2591
10210 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



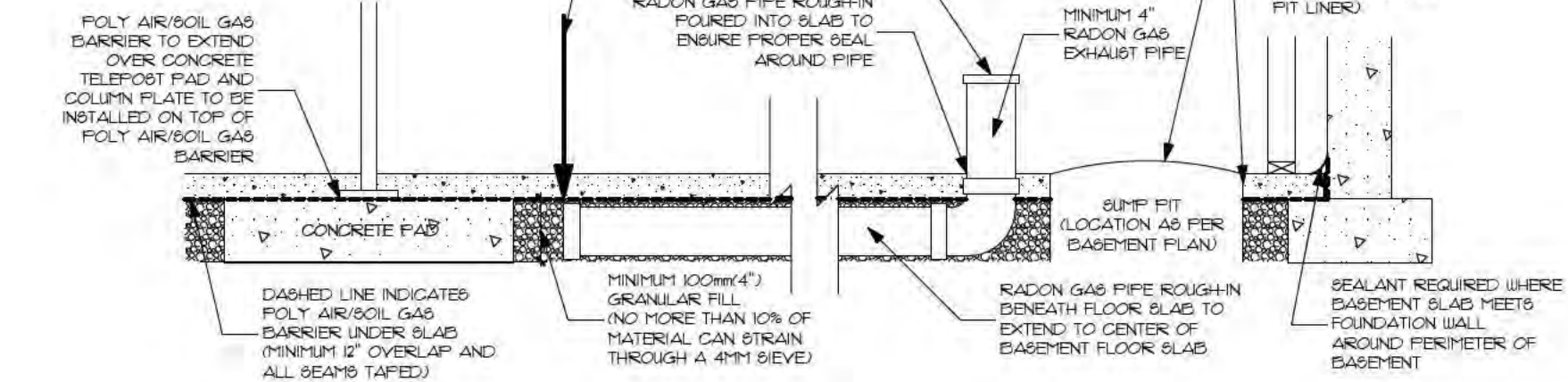
19 SEPT 2023

SECTION

SCALE: 3/16=1'-0"

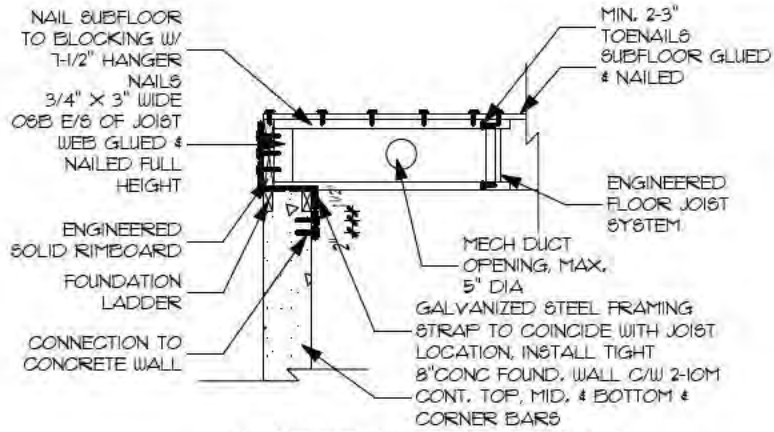
SHEET NO.	9 12
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NOTES:
-ALL PENETRATIONS THROUGH THE BASEMENT SLAB MUST BE SEALED

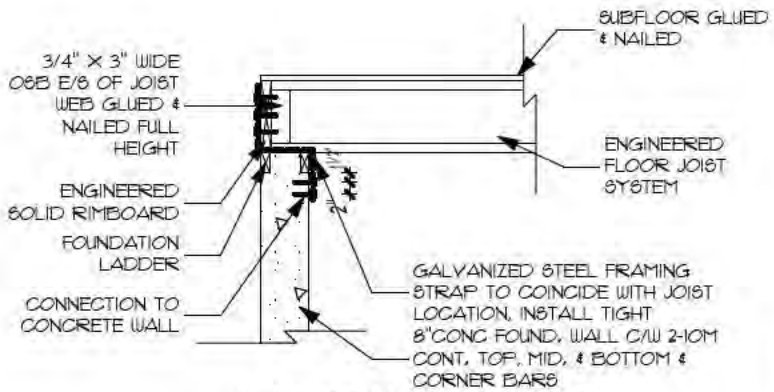


RADON GAS PIPE ROUGH-IN DETAIL

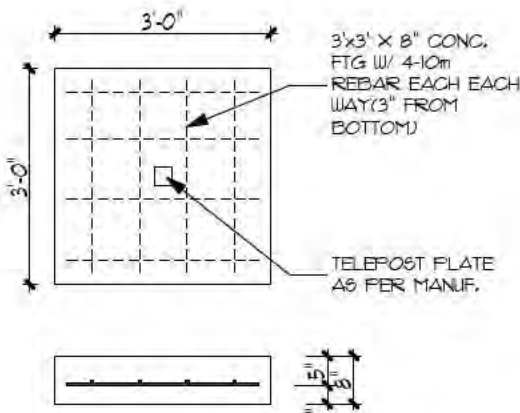
THIS DETAIL AND THE FOLLOWING IMPLEMENTATION IS TO CONFORM TO A.B.C 2014, 9.13.4.2 (PROTECTION FROM SOIL GAS INGRESS) AND 9.13.4.3 (PROVIDING FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM).



LATERAL BLOCKING

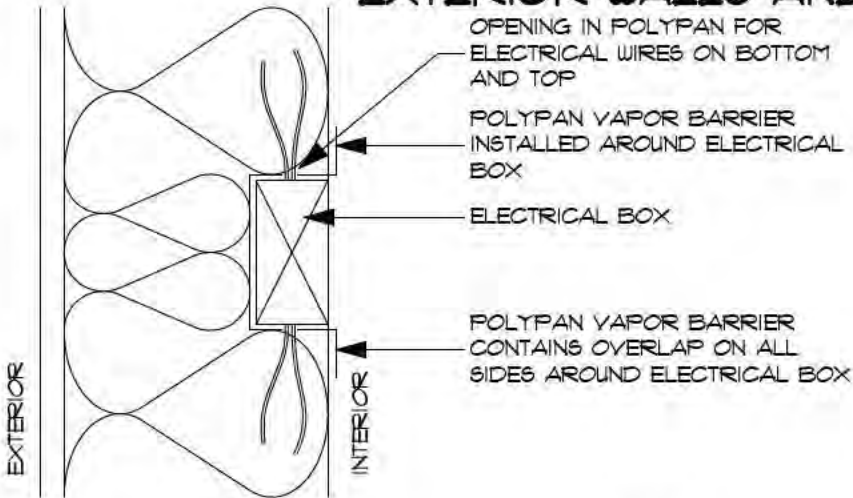


LATERAL BRACING

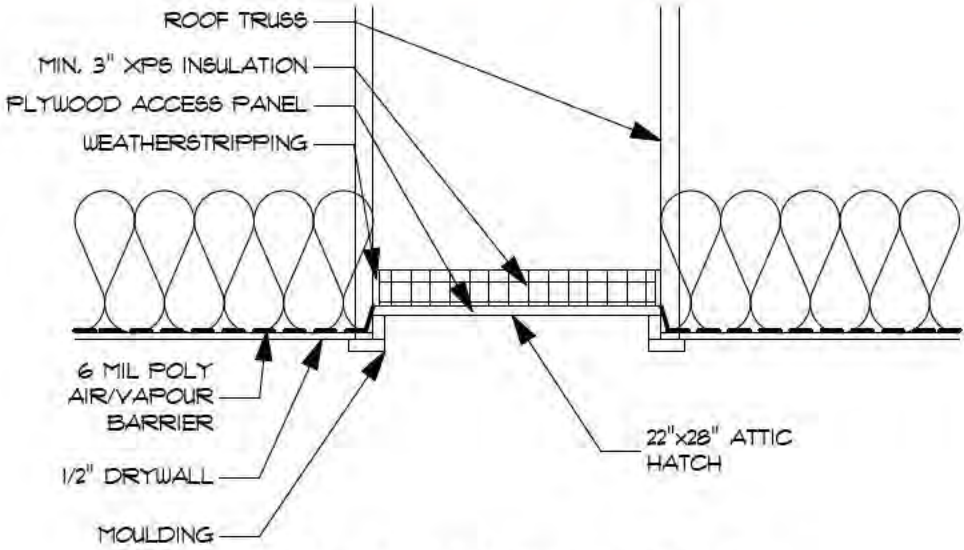


3'X3' TELEPOST PAD

THIS PROCEDURE FOR SEALING ELECTRICAL BOXES APPLIES FOR ANY ELECTRICAL OUTLET BOXES IN EXTERIOR WALLS AND IN THE ATTIC CEILING



ELECTRICAL BOX INTERIOR SEAL DETAIL



ATTIC HATCH DETAIL

NOT TO SCALE

theinspectionsgroupinc.

BUILDING DOP D107
25 Oct 2023

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THE WHITE HOUSE

1766 S.F

LOT: 17 BLOCK: 3
PLAN: 222 2591
10210 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

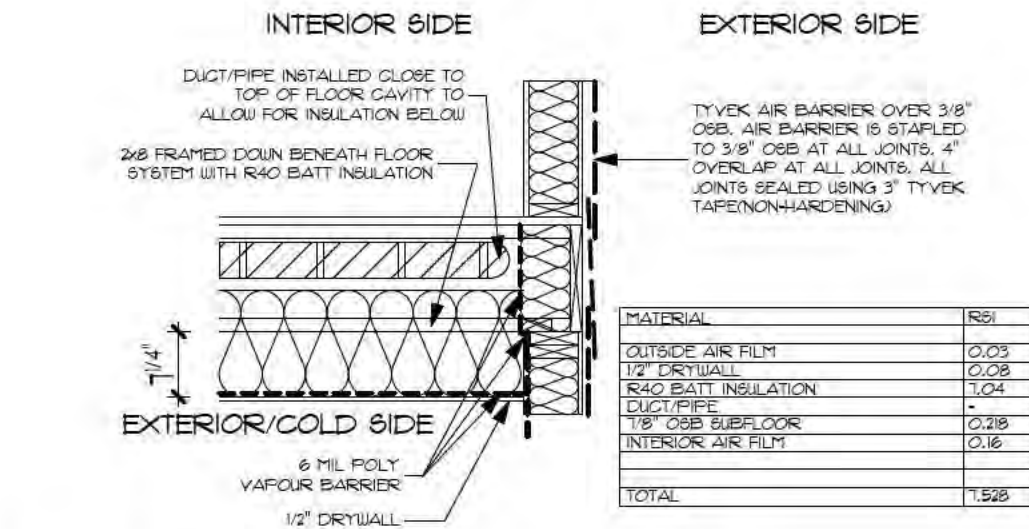


19 SEPT 2023

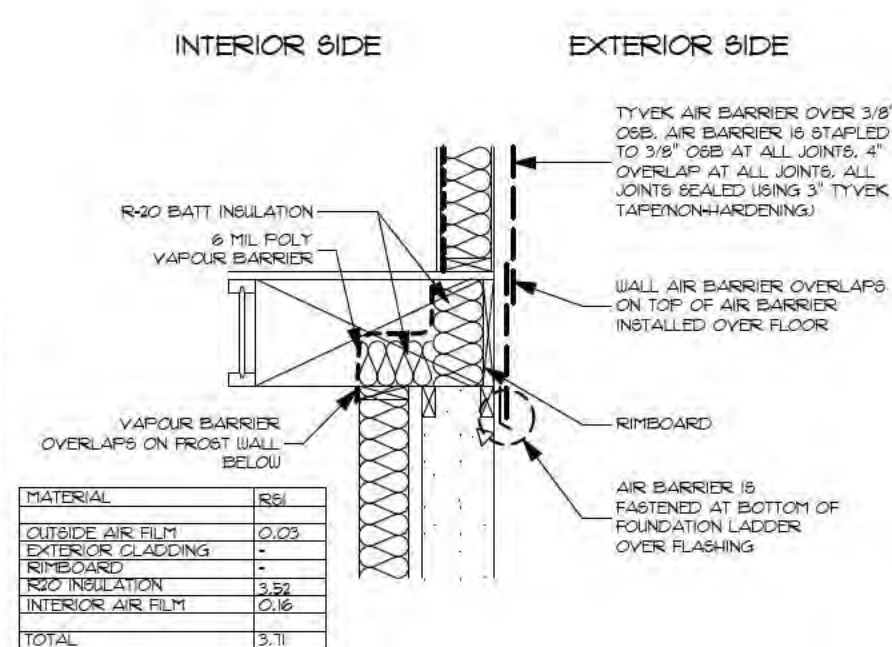
DETAILS

SCALE: 3/16=1'-0"

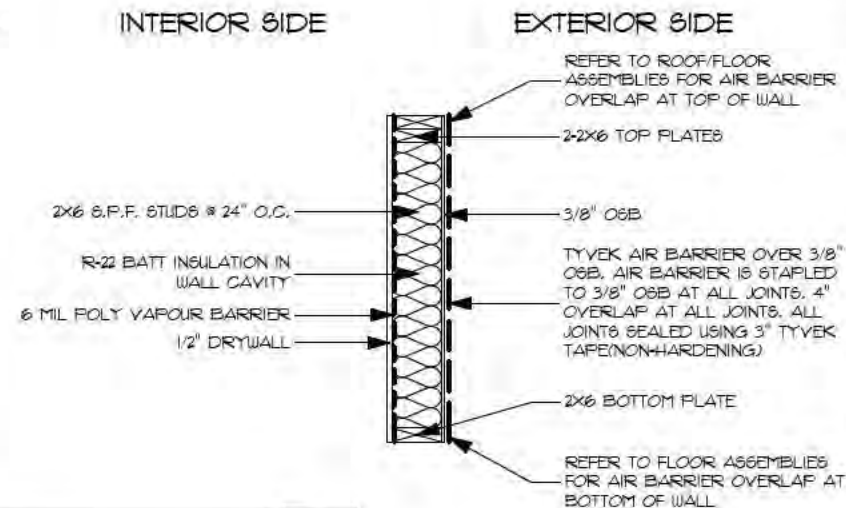
SHEET NO.	10 12
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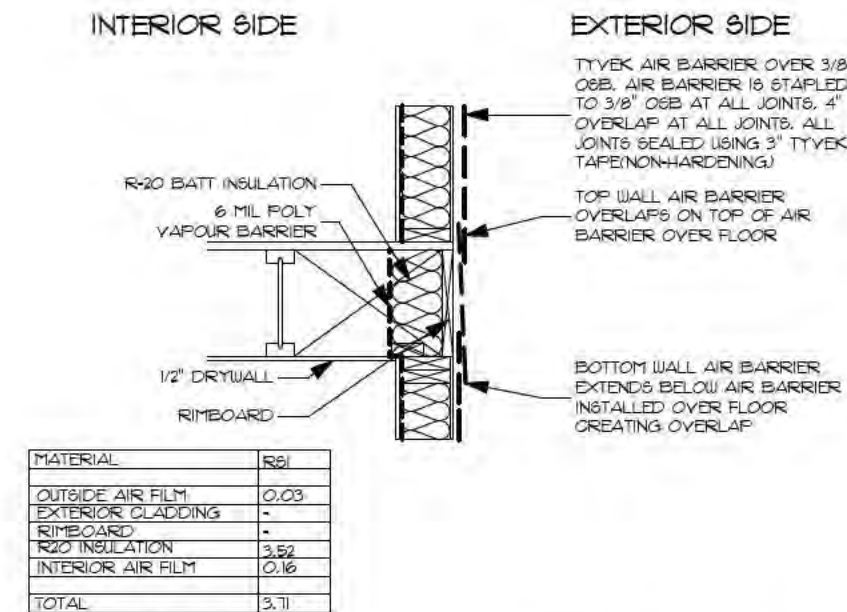
FT1 UNHEATED FLOOR OVER ATTACHED GARAGE
NOT TO SCALE



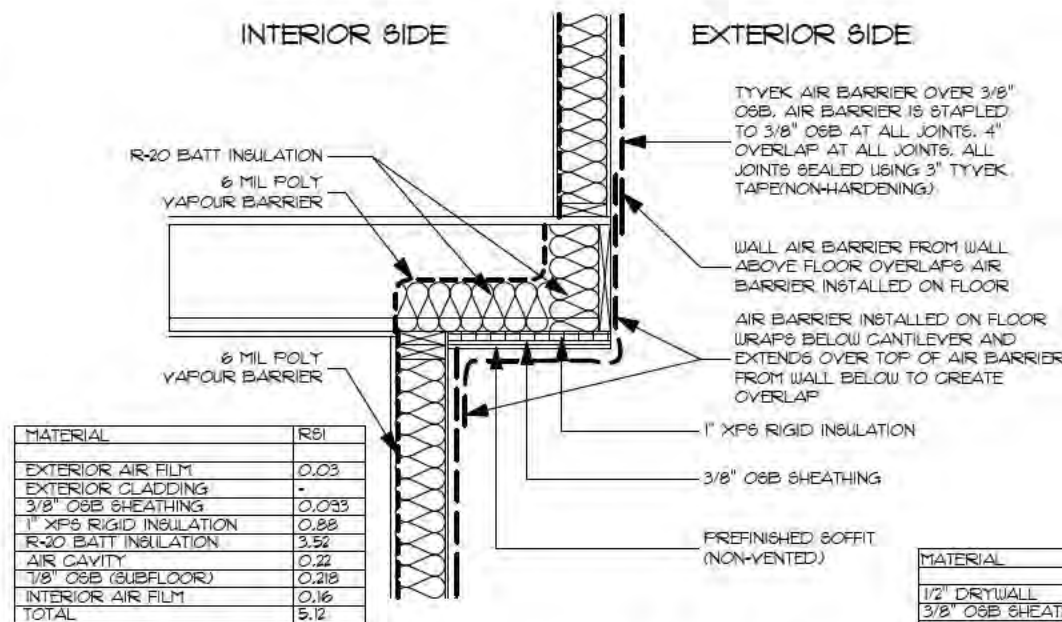
FT2 RIM JOIST BTW FOUNDATION & MFLR
NOT TO SCALE



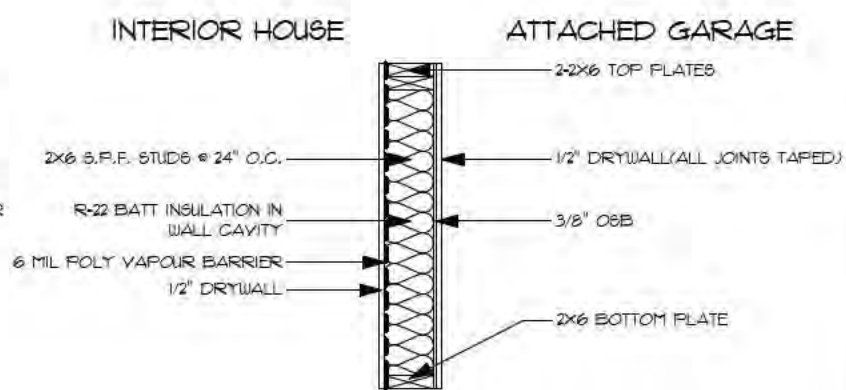
EW1 MAIN & UPPER FLR EXTERIOR WALLS
NOT TO SCALE



FT3 RIM JOIST BTW STOREYS
NOT TO SCALE



CF1 CANTILEVER FLOOR DETAIL
NOT TO SCALE



EW2 HOUSE/ATTACHED GARAGE SEPERATION WALL
NOT TO SCALE
LAST REVISION DATE: FEB 26, 2018

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WESTWINDS MORINVILLE, AB



19 SEPT 2023

DETAILS II

SCALE: 3/16=1'-0"

SHEET NO. 11 12

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THE WHITE HOUSE

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WESTWINDS MORINVILLE, AB

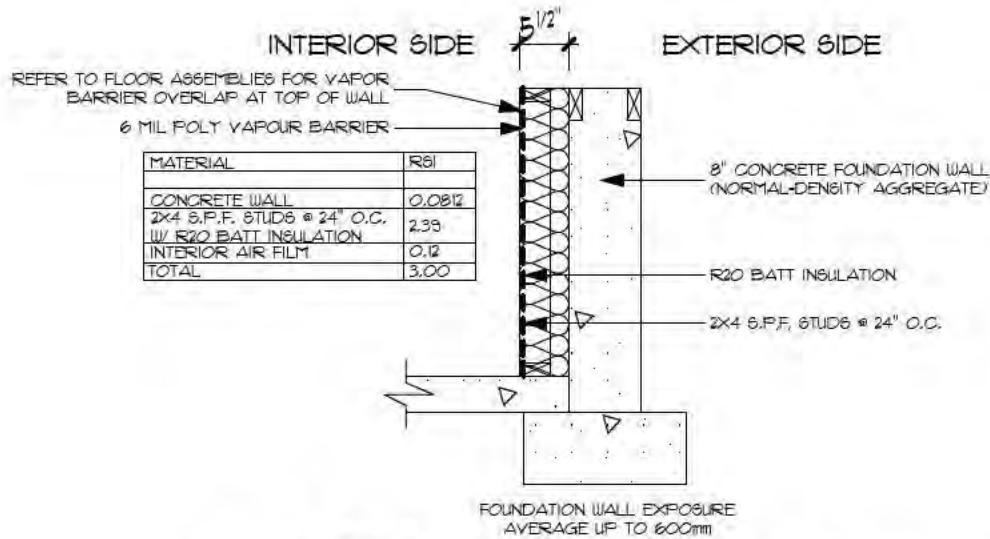


19 SEPT 2023

DETAILS III

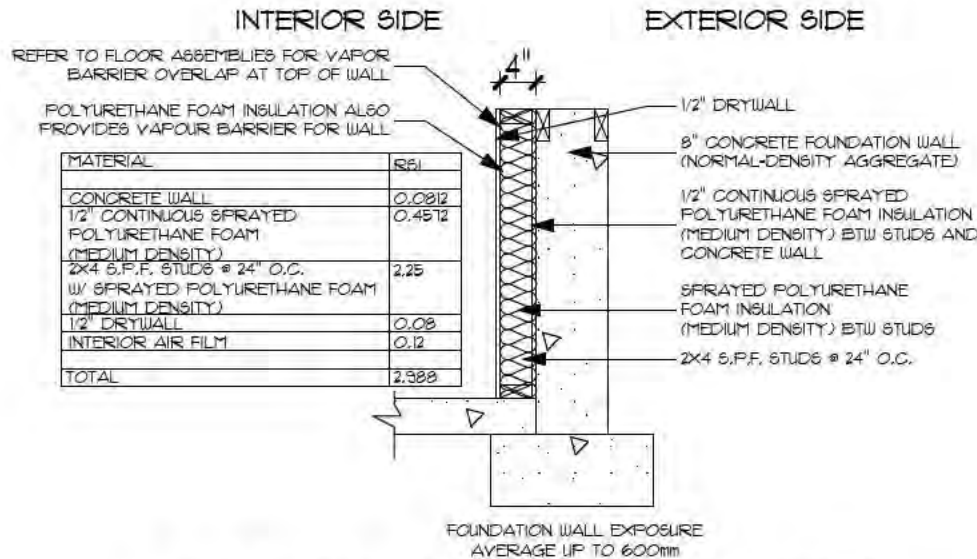
SCALE: 3/16=1'-0"

SHEET NO.	12
	12



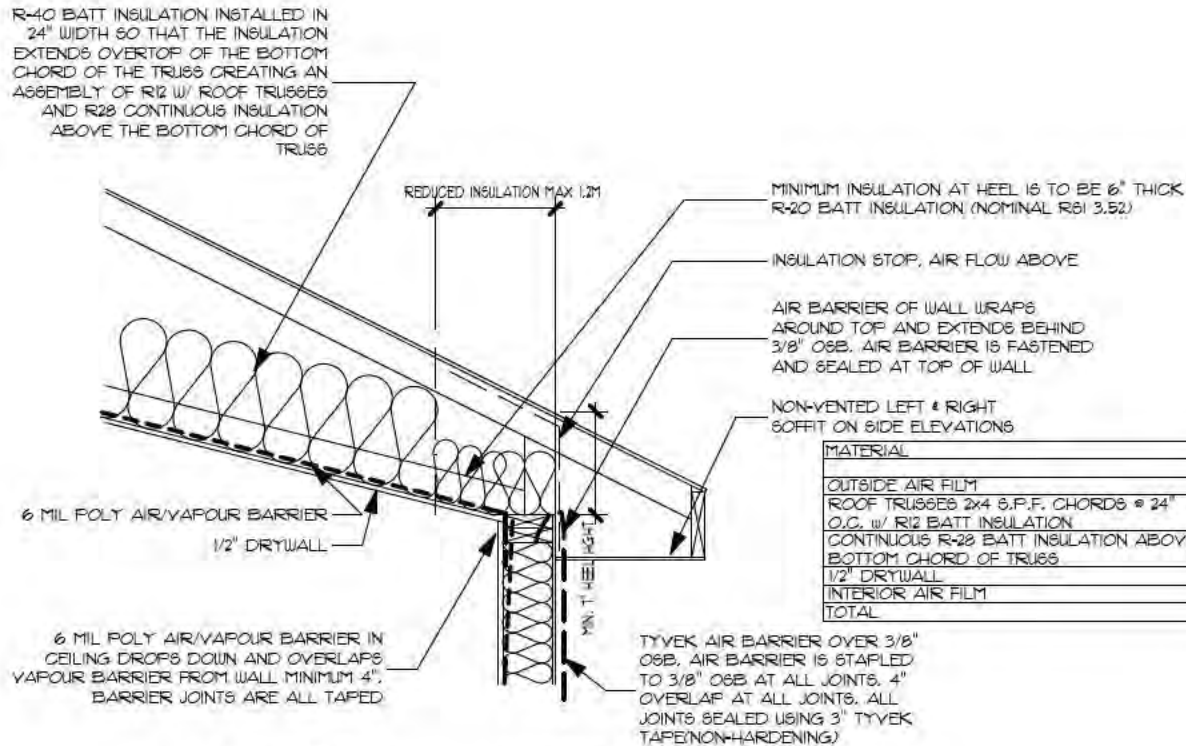
BF1

FOUNDATION WITH FROST WALL
NOT TO SCALE



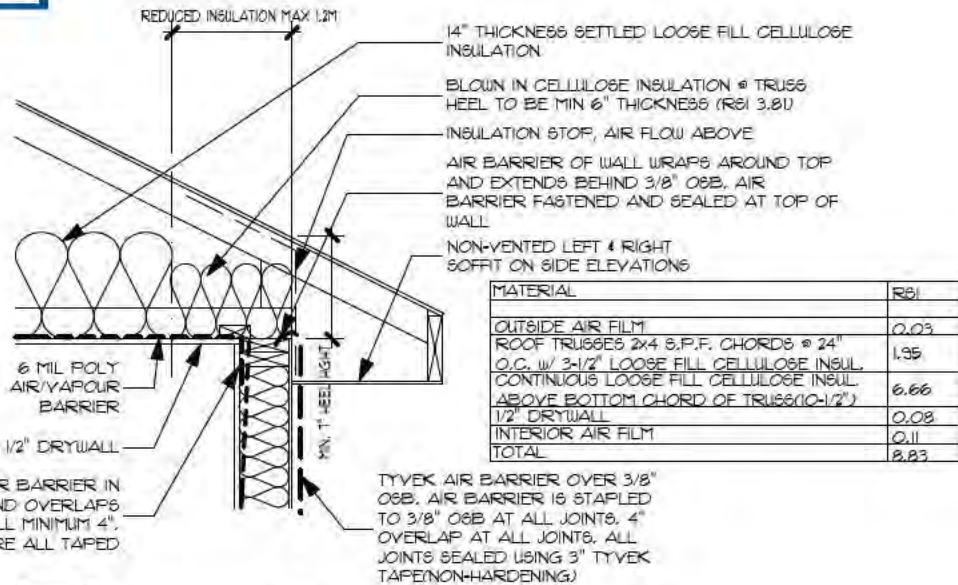
BF2

FOUNDATION WITH MINIMUM FROST WALL AT STAIRS



RF2

VAULTED ROOF CEILING/OVERHANG
NOT TO SCALE



RF1

ROOF OVERHANG/CEILING
NOT TO SCALE
LAST REVISION DATE: FEB 26, 2018

Supplier's Letter for Building Permit Application 176

Attention City of Morinville planning and development office.



Timber Wolf Truss Ltd

3801 - 52nd Avenue , Lacombe, AB T4L 1X4

Phone: (403) 782-0304

September 20,
2023

Statement Builders - 10210 Westwinds Drive

This letter is to confirm that Timber Wolf Truss Ltd has been selected to supply the following products for this residential project:

Roof – Trusses & LVL Beams

Floor – Joists, LVL Beams and Steel Posts

The engineered wood products supplied have been designed using Version 8.6.3 MiTek Engineering and MiTek Sapphire programs with the snow and floor loads in accordance with the current Building Code (ABC 2019). This project has been designed by personnel trained in the use of the design software. The design criteria used as follows:

Roof

Ground Snow Load (PSF) - 39.682

Floor

Live Load - 40 PSF

Dead Load -15 PSF

Joists LL deflection L/480

Joists TL deflection L/240

All web bracing, squash blocks, cantilever reinforcement and web stiffeners must be installed as per the roof and floor layouts and details submitted and sent to site.

John deRegt
Timber Wolf Truss



* It is the responsibility of the building designer to determine appropriate head size for the beam support.

LIGHT / MEDIUM DUTY MINI SERIES

Series	Maximum Height		Allowable Working Loads (Unfactored)		Limit States Design Values (Factored)		Column/ Base Plate	Head Dimensions (Adjustment Range 4.5")	Lateral Loading AWL/LSD	Label Colour Code
	Feet	Meters	Lbs	kN	Lbs	kN	Dimensions	Lag Bolts Included		
WMNA	7'-0"	2.13	10,500	46.6	15,200	67.6	2.5" x 2.5" Base 6" x 6"	Top 3.5" x 5.25" LVL	800/1200	Magenta
	8'-0"	2.44	10,000	44.5	14,500	64.5				
	9'-0"	2.74	9,600	42.7	13,920	61.8				
WMB	7'-6"	2.29	14,000	62.5	20,400	90.7	2.5" x 2.5" Base 6" x 6"	Top 3.5" x 5.25" LVL	800/1200	Yellow
	8'-0"	2.44	13,000	57.7	18,800	83.6				
	8'-6"	2.59	12,000	53.0	17,300	76.9				
	9'-0"	2.74	11,000	48.9	15,950	71.0				
	9'-6"	2.90	10,100	44.9	14,645	65.1				
WMC	10'-0"	3.05	9,375	41.7	13,600	60.5	2.5" x 2.5" Base 6" x 6"	Top 3.5" x 5.25" LVL	800/1200	Black
	7'-6"	2.29	16,000	71.1	23,200	103.2				
	8'-0"	2.44	15,500	68.9	22,475	100.0				
	8'-6"	2.59	14,000	62.3	20,300	90.3				
	9'-0"	2.74	13,000	57.8	18,850	83.9				
WMD	9'-6"	2.90	12,000	53.4	17,400	77.4	3" x 3" Base 6" x 6"	Top 6" x 7" LVL	1275/1900	Lime Green
	10'-0"	3.05	11,500	51.2	16,675	74.2				
	7'-6"	2.29	25,500	113.4	37,000	164.6				
	8'-0"	2.44	24,000	106.8	34,800	154.8				
	8'-6"	2.59	22,000	97.9	32,000	142.4				
WME	9'-0"	2.74	20,500	91.2	29,800	132.6	3" x 3" Base 6" x 6"	Top 6" x 8" LVL	1600/2320	Purple
	9'-6"	2.90	19,500	86.7	28,300	125.9				
	10'-0"	3.05	18,000	80.1	26,100	116.1				
	11'-0"	3.35	15,800	72.3	22,900	101.8				
	12'-0"	3.65	13,675	60.8	19,840	88.3				

MEDIUM DUTY SADDLE SERIES

Series	Maximum Height		Allowable Working Loads (Unfactored)		Limit States Design Values (Factored)		Column/ Base Plate	Saddle Head Dimensions (Adjustment Range 5.5")	Lateral Loading AWL/LSD	Label Colour Code
	Feet	Meters	Lbs	kN	Lbs	kN	Dimensions	In Matched Sets		
WS1	7'-5.5"	2.27	18,500	82.3	26,825	119.3	2.5" x 2.5" Base 6" x 6"	2 ply LVL 6" x 3.625" x 7.5"	925/1385	Light Blue
	8'-5.5"	2.58	16,000	71.2	23,200	103.2		3 ply LVL 6" x 5.375" x 6.1875"		
	9'-5.5"	2.88	13,500	60.1	19,575	87.1		4 ply DIM 6" x 6.25" x 6.125"		
	10'-5.5"	3.19	11,500	51.2	16,675	74.2		Flat Top 4" x 6"		
WS2	8'-5.5"	2.58	24,000	106.8	34,800	154.8	3" x 3" Base 6" x 6"	2 ply LVL 6" x 3.625" x 7.5"	1200/1800	Orange
	9'-5.5"	2.88	20,500	91.2	29,725	132.2		3 ply LVL 8" x 5.375" x 6.625"		
	10'-5.5"	3.19	18,000	80.1	26,100	116.1		4 ply DIM 8" x 6.25" x 6.125"		
	12'-5.5"	3.79	13,750	61.2	19,950	88.8		4 ply LVL 8" x 7.375" x 5.625"		
WS2.5	8'-5.5"	2.58	34,000	151.3	49,300	219.3	3" x 3" Base 8" x 8" 4 x 0.625" Ø for anchor bolts 1" in from each edge of plate to center of hole	2 ply LVL 6" x 3.625" x 7.5"	1700/2550	Blue Grey
	9'-5.5"	2.88	29,000	129.0	42,000	186.8		3 ply LVL 8" x 5.375" x 6.625"		
	10'-5.5"	3.19	25,000	111.2	36,250	161.3		4 ply DIM 8" x 6.25" x 6.125"		
	12'-5.5"	3.79	19,000	84.5	27,550	122.6		4 ply LVL 8" x 7.375" x 5.625"		
	14'-5.5"	4.40	14,750	65.6	21,390	95.0		Flat Top 6" x 8"		

HEAVY / SUPER DUTY SADDLE SERIES

Series	Maximum Height		Allowable Working Loads (Unfactored)		Limit States Design Values (Factored)		Column/ Base Plate	Saddle Head Dimensions (Adjustment Range 5.5")	Lateral Loading AWL/LSD	Label Colour Code
	Feet	Meters	Lbs	kN	Lbs	kN	Dimensions	In Matched Sets		
WS3	8'-5.5"	2.58	41,000	182.4	59,450	264.5	3" x 3" Base 8" x 8" 4 x 0.625" Ø for anchor bolts 1" in from each edge of plate to center of hole	2 ply LVL 13" x 3.625" x 6"	2050/3075	Dark Blue
	9'-5.5"	2.88	35,500	157.9	51,475	229.0		3 ply LVL 13" x 5.375" x 6"		
	10'-5.5"	3.19	30,500	135.7	44,225	196.7		4 ply DIM 13" x 6.375" x 6"		
	12'-5.5"	3.79	23,000	102.3	33,350	148.4		4 ply LVL 13" x 7.375" x 6"		
	14'-5.5"	4.4	18,000	80.1	26,100	116.1		Flat Top 6" x 8"		
	16'-5.5"	5.02	14,000	62.3	20,300	90.3				
WS4	8'-5.5"	2.58	61,000	271.4	88,450	393.5	4" x 4" Base 8" x 8" 4 x 0.625" Ø for anchor bolts 1" in from each edge of plate to center of hole	2 ply LVL 13" x 3.625" x 6"	3050/4575	Red
	9'-5.5"	2.88	55,500	246.9	80,500	358.1		3 ply LVL 13" x 5.375" x 6"		
	10'-5.5"	3.19	50,000	222.4	72,500	322.5		4 ply DIM 13" x 6.375" x 6"		
	12'-5.5"	3.79	40,500	180.2	58,750	261.3		4 ply LVL 13" x 7.375" x 6"		
	14'-5.5"	4.4	33,000	146.8	47,850	212.9		Flat Top 8" x 10"		
	16'-5.5"	5.02	27,000	120.1	39,150	174.2				
WS5	20'-5.5"	6.24	18,500	82.3	26,825	119.3	5" x 5" Base 10" x 10" 4 x 0.625" Ø for anchor bolts 1" in from each edge of plate to center of hole	2 ply LVL 13" x 3.625" x 6"	4500/6750	Brown
	24'-5.5"	7.45	13,500	60.1	19,575	87.1		3 ply LVL 13" x 5.375" x 6"		
	8'-5.5"	2.58	90,000	400.4	130,500	580.5		4 ply DIM 13" x 6.375" x 6"		
	12'-5.5"	3.79	67,500	300.3	97,875	435.4		4 ply LVL 13" x 7.375" x 6"		
	16'-5.5"	5.02	48,500	215.7	70,325	312.8		5 ply LVL 13" x 9" x 6"		
WS6	20'-5.5"	6.24	35,000	155.7	50,750	225.8	6" x 6" Base 10" x 10" 4 x 0.625" Ø for anchor bolts 1" in from each edge of plate to center of hole	Flat Top as required	7500/11250	Purple
	24'-5.5"	7.45	26,000	115.7	37,700	167.7				
	8'-5.5"	2.58	150,000	667.3	217,500	967.5		2 ply LVL 20" x 3.625" x 10"		
	12'-5.5"	3.79	124,500	553.8	180,525	803.0		3 ply LVL 20" x 5.375" x 10"		
	16'-5.5"	5.02	95,000	422.6	137,750	612.8		4 ply DIM 20" x 6.375" x 10"		
WS6	20'-5.5"	6.24	72,000	320.3	104,400	464.4	6" x 6" Base 10" x 10" 4 x 0.625" Ø for anchor bolts 1" in from each edge of plate to center of hole	4 ply LVL 20" x 7.375" x 10"	7500/11250	Purple
	24'-5.5"	7.45	55,000	244.7	79,750	354.8		5 ply LVL 20" x 9" x 10"		

FOOTING PAD REQUIREMENT(S) & SPECIFICATION(S):

Available Building DOP D107
Bearing Capacity:

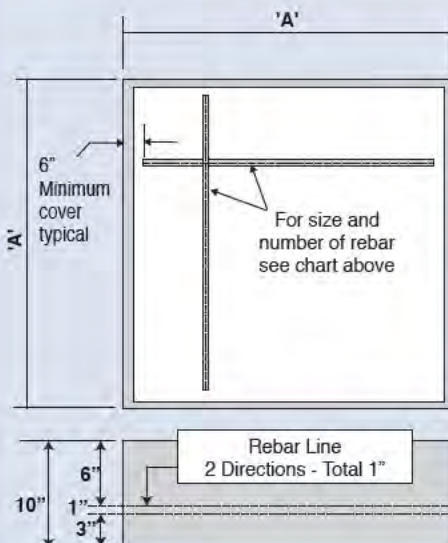
25 Oct 2023

2000 lbs./ft² (2800 lbs./ft² factored)2500 lbs./ft² (3500 lbs./ft² factored)3000 lbs./ft² (4200 lbs./ft² factored)

Maximum Footing Capacity

Footing Dimensions (L x W x D)	Number & Size of Rebar	Allowable Working Loads (Unfactored)		Limit State Design (Factored)		Allowable Working Loads (Unfactored)		Limit State Design (Factored)		Allowable Working Loads (Unfactored)		Limit State Design (Factored)	
		lbs	kN	lbs	kN	lbs	kN	lbs	kN	lbs	kN	lbs	kN
24" x 24" x 10"	4-10M E/W	7,500	33.36	10,700	47.60	9,500	42.26	13,500	60.05	11,500	51.15	16,300	72.51
30" x 30" x 10"	4-10M E/W	11,719	52.13	16,719	74.37	14,844	66.03	21,094	93.83	17,969	79.93	25,469	113.29
36" x 36" x 10"	5-10M E/W	16,875	75.06	24,075	107.09	21,375	95.08	30,375	135.11	25,875	115.10	36,675	163.14
42" x 42" x 10"	6-10M E/W	22,969	102.17	32,769	145.76	29,094	129.42	41,344	183.91	35,219	156.66	49,919	222.05
48" x 48" x 10"	7-10M E/W	30,000	133.45	42,800	190.38	38,000	169.03	54,000	240.20	46,000	204.62	65,200	290.02
54" x 54" x 11"	8-10M E/W	37,716	167.77	53,916	239.83	47,841	212.81	68,091	302.88	57,966	257.85	82,266	365.94
60" x 60" x 12"	10-10M E/W	46,250	205.73	66,250	294.69	58,750	261.33	83,750	372.54	71,250	316.94	101,250	450.38
66" x 66" x 12"	6-15M E/W	55,963	248.94	80,163	356.58	71,088	316.22	101,338	450.77	86,213	383.49	122,513	544.96
72" x 72" x 14"	7-15M E/W	65,700	292.25	94,500	420.36	83,700	372.32	119,700	532.45	101,700	452.38	144,900	644.55
78" x 78" x 14"	8-15M E/W	77,106	342.98	110,906	493.33	98,231	436.95	140,481	624.89	119,356	530.92	170,056	756.45
84" x 84" x 16"	9-15M E/W	88,200	392.33	127,400	566.70	112,700	501.31	161,700	719.28	137,200	610.30	196,000	871.85
90" x 90" x 16"	10-15M E/W	101,250	450.38	146,250	650.55	129,375	575.49	185,625	825.70	157,500	700.59	225,000	1000.85
96" x 96" x 18"	12-15M E/W	113,600	505.32	164,800	733.07	145,600	647.66	209,600	932.35	177,600	790.00	254,400	1131.63
102" x 102" x 18"	12-15M E/W	128,244	570.46	186,044	827.56	164,369	731.15	236,619	1052.53	200,494	891.84	287,194	1277.50
108" x 108" x 20"	14-15M E/W	141,750	630.54	206,550	918.78	182,250	810.69	263,250	1170.99	222,750	990.84	319,950	1423.21
114" x 114" x 20"	15-15M E/W	157,938	702.54	230,138	1023.70	203,063	903.27	293,313	1304.72	248,188	1104.00	356,488	1585.74

** The WESURE Support Systems suggested Footing design is designed for use with WESURE columns only. It is not compatible with other products.



Notes:

- Concrete to be a minimum of 3000p.s.i. (20Mpa), normal portland cement type 10 or type 50 as required, maximum 3/4" (20mm) aggregate, 3" (75MM) slump.
- All rebar to be tied at intersections. Follow position diagram.
- Footing meets or exceeds National and Alberta Building Code Section 9.
- Load to be applied in the middle of the pad. Eccentric loading will significantly reduce the capacity of the footing.
- Wesure Support Systems is not responsible for compliance or application of charts (charts supplied as information only).
- The minimum 254mm footing thickness is Government (code) mandated.
- The soil bearing load capacities have been adjusted to show the load on the columns alone. The total soil bearing capacity has been reduced by the self weight of the footing itself.
- Determine the footing size according to Load. You must verify soil bearing capacity with engineer testing.



Structural Support Systems

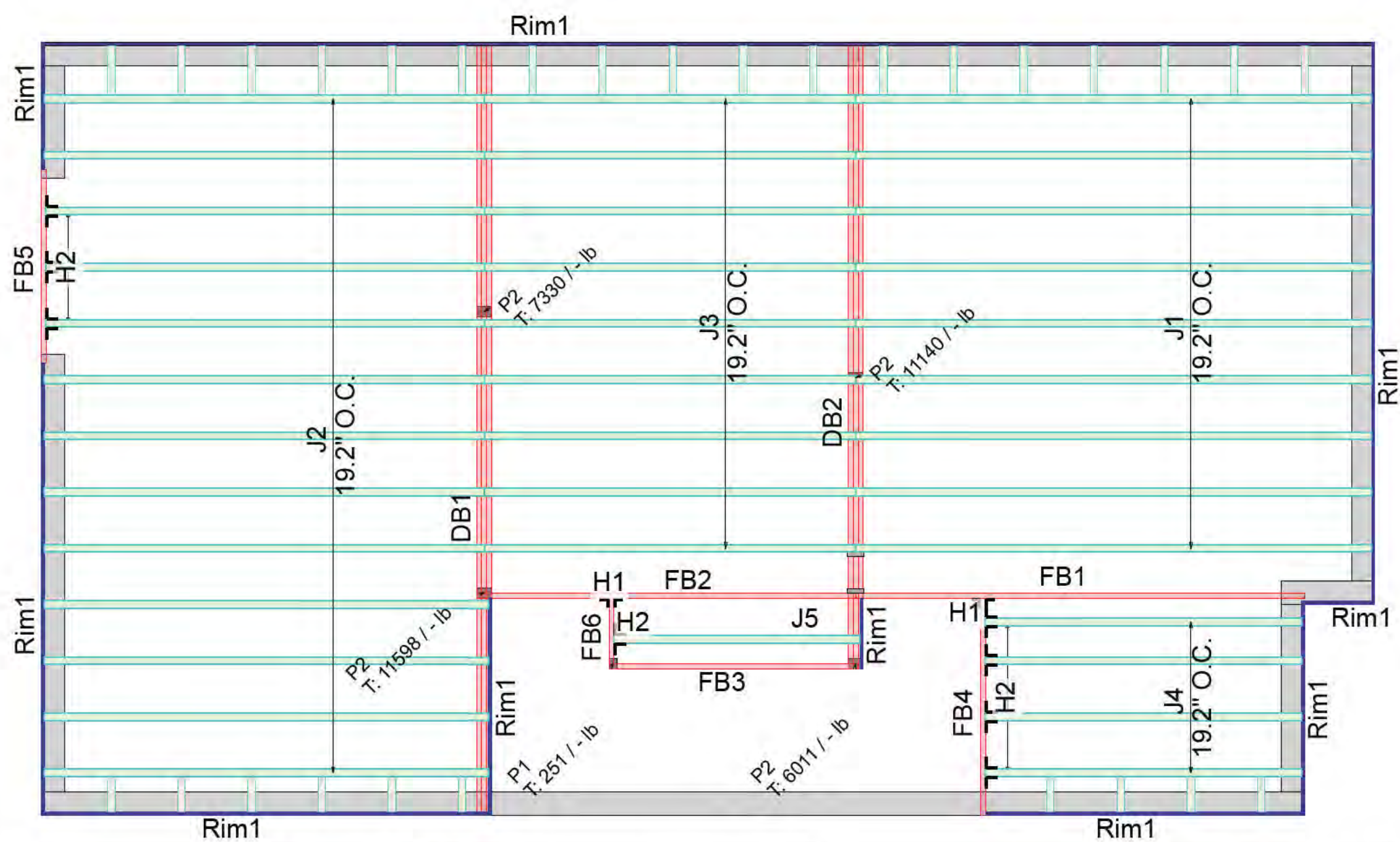
1-800-223-8806

www.wesure.com

WESURE™ is a registered trademark of Western Sulfur Remelters Ltd.

This information is accurate as of the date of publication. Please refer to www.wesure.com for the most current specifications.

Printed October 2010



Products				
PlotID	Length	Product	Plies	Net Qty
Bk1	2-00-00	11 7/8 PKI20	1	28
DB1	22-00-00	1 3/4" x 9 1/2" (1.8E 3000) WestFraser LVL	3	3
DB2	18-00-00	1 3/4" x 9 1/2" (1.8E 3000) WestFraser LVL	3	3
FB1	13-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
FB2	11-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
FB3	8-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
FB4	7-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
FB5	6-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
FB6	2-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
J1	16-00-00	11 7/8 PKI20	1	9
J2	14-00-00	11 7/8 PKI20	1	13
J3	12-00-00	11 7/8 PKI20	1	9
J4	9-00-00	11 7/8 PKI20	1	4
J5	8-00-00	11 7/8 PKI20	1	1
P2	9-00-00	Steel - WMB -9'	1	4
Rim1	12-00-00	1 1/8" x 11 7/8" APA Rim Board Plus	1	10

Connector Summary						
PlotID	Qty	Manuf	Product	Supported Mbr Fasteners	Top Nails	Supporting Mbr Fasteners
H1	2	MiTek	HUS179	10- 16d	-	30- 16d
H2	8	MiTek	IHFL25112	-	-	10- 10d

DESIGN ASSUMPTIONS

Loads (Un-Factored):
T/C Live: 40.0 lb/ft²
T/C Dead: 15.0 lb/ft²
Deflection Criteria:
L/480,000 Live L/240,000 Total
Building Code: NBCC 2015

Canadian Vibration Criteria
Sheathing: 23/32 OSB
Ceiling: None
Blocking: None

Building Type: Residential - HSB (NBCC Part 9)



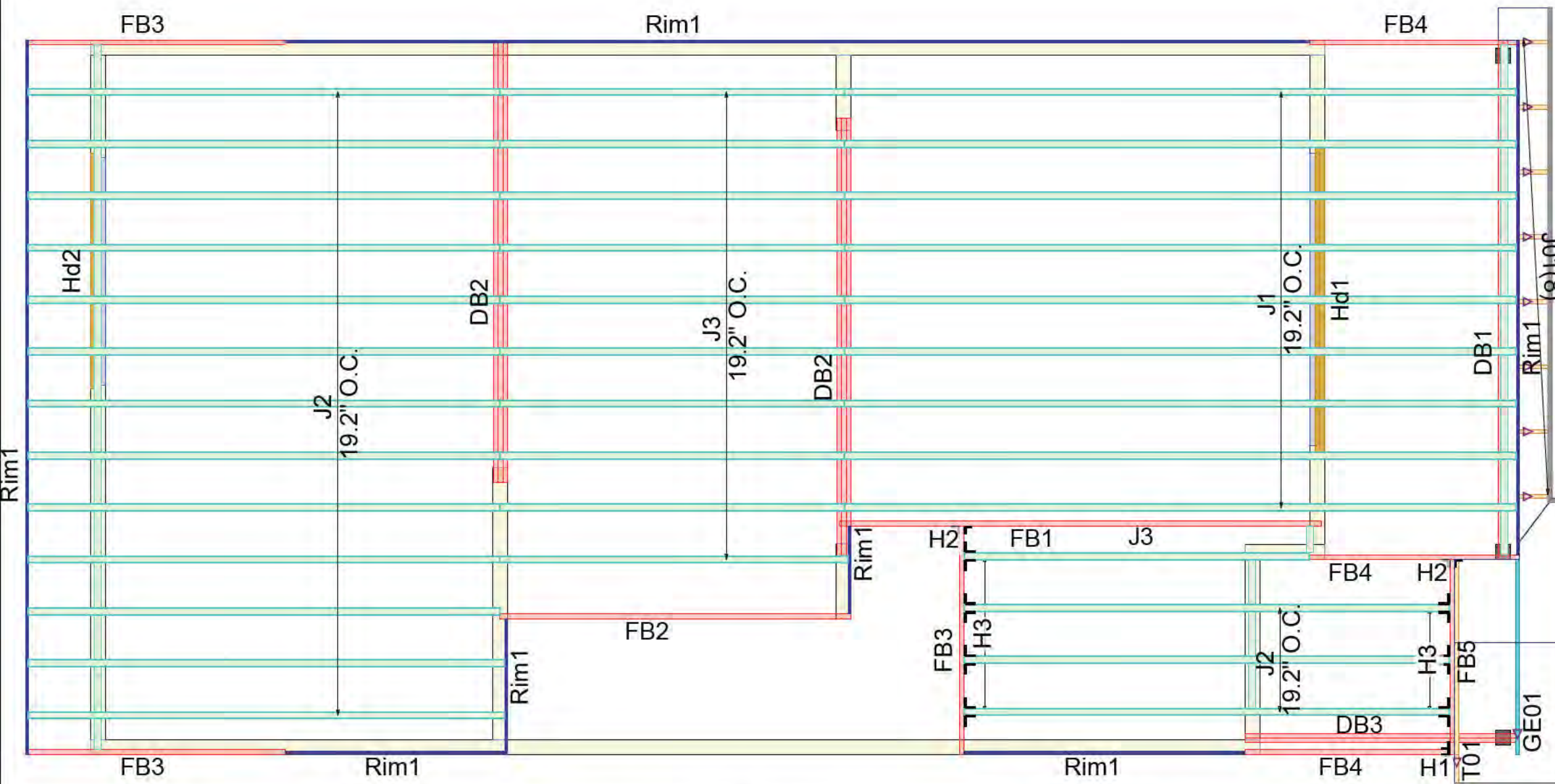
GENERAL NOTES:

1. All Floor Sheathing Shall be Glued and Nailed to Floor Joists and Girders
2. Point Loads and Interior Bearing Walls From Above Shall be Solid Blocked (Squash Blocks) to Bearing Below (Supplied By Others)
3. Rimboard Must be Placed Flush With the Edge of Top Plate, so 3/8" Wall Sheathing Can Run Past
4. Joist on the Main Floor That are Parallel to Exposed Exterior Walls Require Solid Blocking @ 2' o/c
5. Double Joists Require Web Fillers(Supplied By Others)
6. Post Heights Are to be Adjusted On Site If Required
7. All beams and headers not in the legend, are not designed or supplied by TWT
8. PBO (Post By Others)
9. All Load Bearing Cantilevers Require Solid Blocking Along Exterior Bearing Walls
10. Minimum End Bearings for Joists Shall be 1-3/4" (Minimum Intermediate Bearing is 3-1/2")
11. Refer to Installation Guide for all Construction Details
12. If Design Assumptions Include Drywall Ceilings and Drywall is Not Being Used, 1x4 Strapping @ 24" o/c Must be Nailed to the Bottom Flange of All Joists
13. An Extra Joist Will be Supplied to Allow For Plumbing Drops, Unless They Are Shown on the Layout. It is the Framers Responsibility to Verify Plumbing Drop Locations
14. WITHOUT PRE-AUTHORIZATION, BACK CHARGES WILL NOT BE ACCEPTED
15. All Loads Shown on Layout are UNFACTORED



GENERAL NOTES:

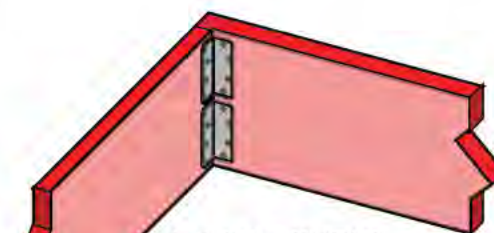
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14. WITHOUT PRE-AUTHORIZATION, BACK CHARGES WILL NOT BE ACCEPTED
15. All Loads Shown on Layout are UNFACTORED



Products				
PlotID	Length	Product	Plies	Net Qty
Bk1	2-00-00	11 7/8 PKI20	1	24
DB1	16-00-00	1 3/4" x 9 1/2" (1.8E 3000) WestFraser LVL	2	2
DB2	14-00-00	1 3/4" x 9 1/2" (2.0E 3100) WestFraser LVL	3	6
DB3	9-00-00	1 3/4" x 9 1/2" (1.8E 3000) WestFraser LVL	2	2
FB1	15-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
FB2	11-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
FB3	8-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	3
FB4	7-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
FB4	7-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	2
FB5	6-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
J1	20-08-06	11 7/8 PKI20	1	9
J2	16-00-00	11 7/8 PKI20	1	16
J3	12-00-00	11 7/8 PKI20	1	11
P1	9-00-00	Post By Others	1	3
Rim1	12-00-00	1 1/8" x 11 7/8" APA Rim Board Plus	1	8

Wall Framing				
PlotID	Length	Product	Plies	Net Qty
Hd1	10-00-00	1 3/4" x 9 1/2" (1.8E 3000) WestFraser LVL	2	2
Hd2	8-00-00	1 3/4" x 9 1/2" (1.8E 3000) WestFraser LVL	2	2

Connector Summary						
PlotID	Qty	Manuf	Product	Supported Mbr Fasteners	Top Nails	Supporting Mbr Fasteners
H1	1	MiTek	HD17925IF	-	-	-
H2	2	MiTek	HUS179	10- 16d	-	30- 16d
H3	7	MiTek	IHFL25112	-	-	10- 10d



Install Two ML26-TZ
Equally Spaced Apart
for 11 7/8" and Above

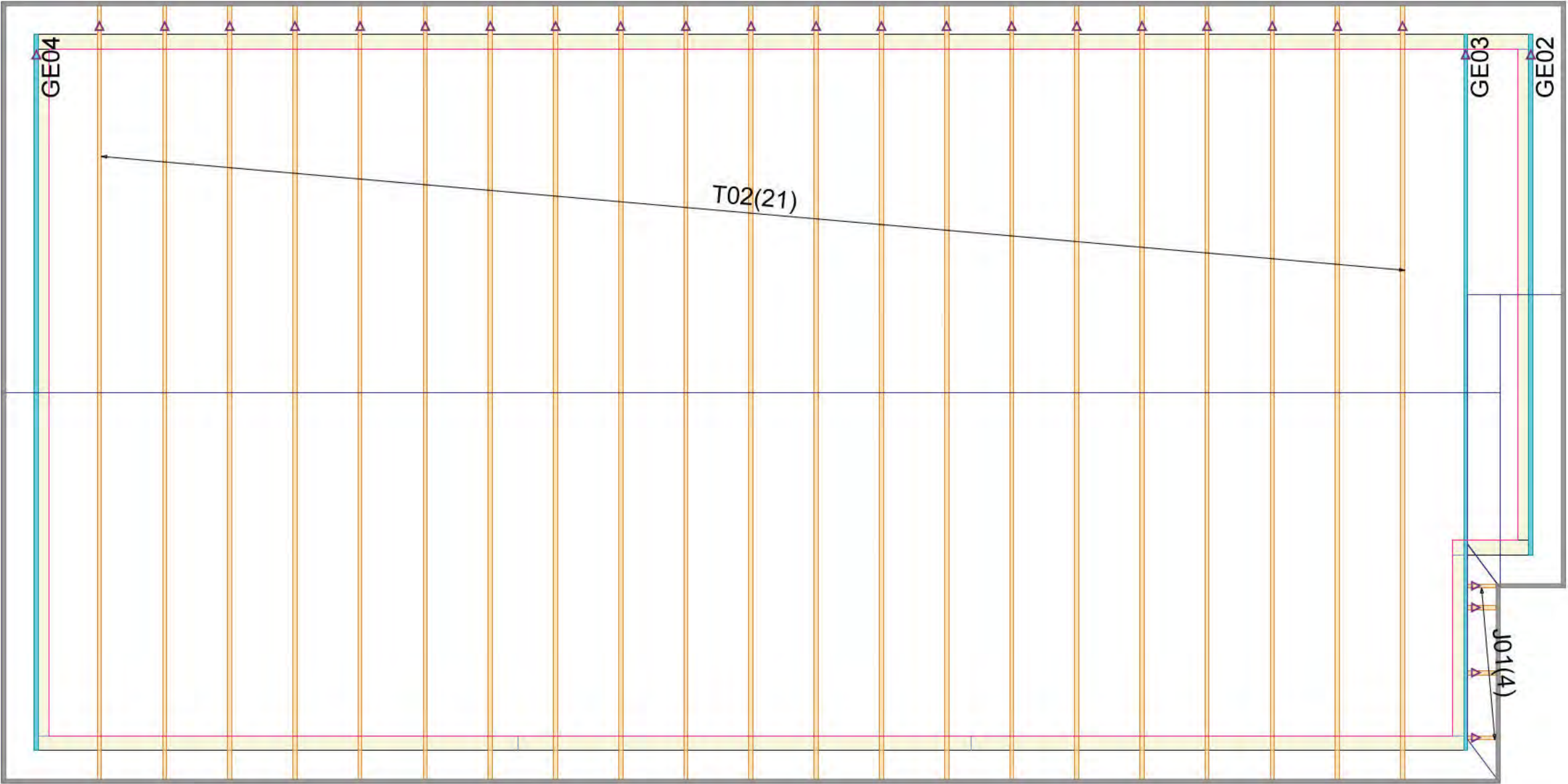
Install One ML26-TZ
for 9 1/2" and Below
(Fasteners are WS15 Wood Screws)

DESIGN ASSUMPTIONS

Loads (Un-Factored):
T/C Live: 40.0 lb/ft²
T/C Dead: 15.0 lb/ft²
Deflection Criteria:
L/480,000 Live L/240,000 Total
Building Code: NBCC 2015
Building Type: Residential - HSB (NBCC Part 9)

Canadian Vibration Criteria
Sheathing: 23/32 OSB
Ceiling: None
Blocking: None

**Install Blocking at 4'-0" o/c at
All Parallel Rim Locations**



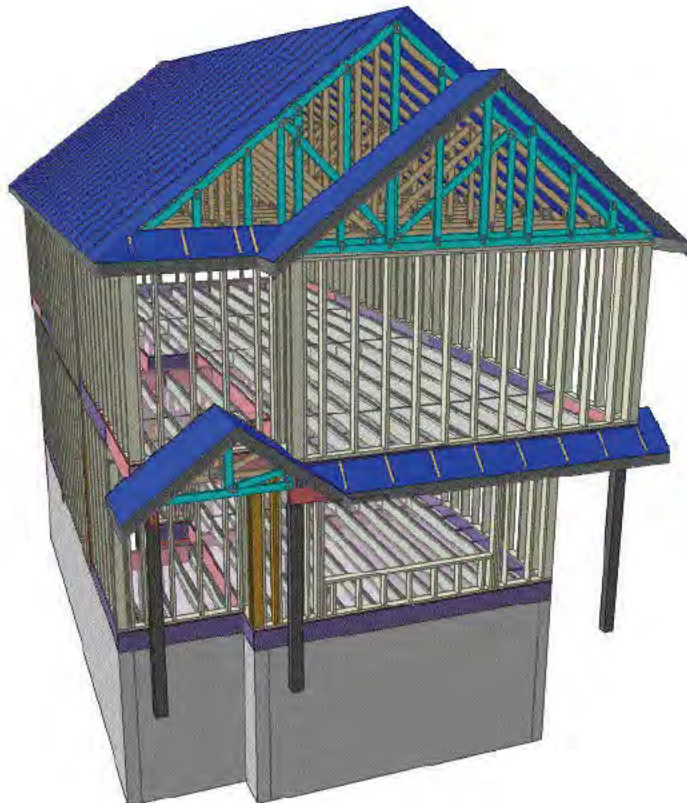
TIMBER WOLF TRUSS WILL NOT ACCEPT ANY BACK CHARGES WITHOUT PRE-AUTHORIZATION AND P.O.#

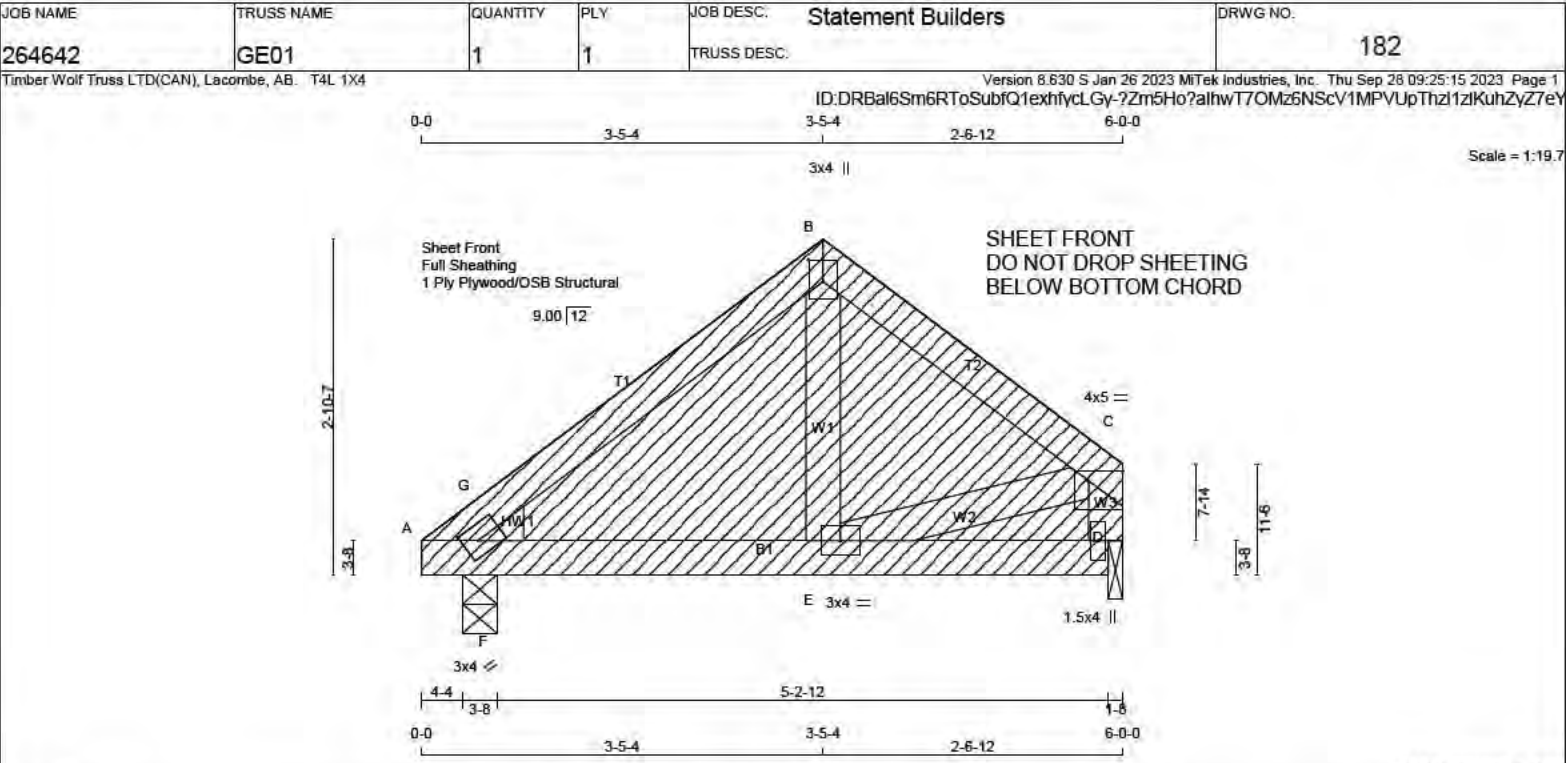


Roof Area: 1500
Ridge Lines: 52.5
Valley Lines: 4
Hip Lines: 2
Horizontal OH: 138
Raked OH: 87

Roof Framing
Job Number: 264642
Statement Builders
10210 Westwinds Drive
Morinville
Date: 9/20/2023
Designer: Owen H.

BUILDING DOP D107
25 Oct 2023





LUMBER

N L G A. RULES

CHORDS	SIZE	LUMBER
A - B	2x4	DRY No.2
B - C	2x4	DRY No.2
D - C	2x4	DRY No.2
A - D	2x4	DRY No.2

ALL WEBS 2x4 DRY No.2

DRY: SEASONED LUMBER.

GABLE STUDS SPACED AT 2-0-0 OC.

PLATES (table is in inches)

JT	TYPE	PLATES	W	LEN	Y	X
A	TBMH1-h	MT20	3.0	4.0	1.50	1.50
B	TTW+p	MT20	3.0	4.0	2.25	1.50
C	TMVW1-p	MT20	4.0	5.0	1.00	Edge
D	BMV+p	MT20	1.5	4.0		
E	BMWV-t	MT20	3.0	4.0		

Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS

JT	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG IN-SX	REQRD BRG IN-SX	HEEL WEDGE
	VERT	HORZ	DOWN	HORZ			
A	290	0	290	0	3-8	3-8	2x4 L
C	290	0	290	0	1-8	1-8	

UNFACTORED REACTIONS

JT	1ST LCASE	MAX./MIN. COMPONENT REACTIONS					
	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
A	203	143 / 0	0 / 0	0 / 0	0 / 0	60 / 0	0 / 0
C	203	143 / 0	0 / 0	0 / 0	0 / 0	60 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) A, C

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

LOADING

TOTAL LOAD CASES: (4)

CHORDS				WEBS				
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED			MEMB.	MAX. FACTORED FORCE (LBS)	MAX. CSI (LC)	
		VERT. LOAD	LC1	MAX. UNBRAC				
FR-TO		FROM	TO	LENGTH	FR-TO			
A-G	-226 / 0	-79.2	-79.2	0.02 (4)	6.25	E-B	0 / 63	
G-B	-229 / 0	-79.2	-79.2	0.10 (1)	6.25	E-C	0 / 189	
B-C	-230 / 0	-79.2	-79.2	0.07 (1)	6.25	F-G	-142 / 0	
D-C	0 / 17	0.0	0.0	0.00 (4)	10.00			
A-F	0 / 184	-17.5	-17.5	0.14 (1)	10.00			
F-E	0 / 184	-17.5	-17.5	0.14 (1)	10.00			
E-D	0 / 0	-17.5	-17.5	0.06 (1)	10.00			



DESIGN CRITERIA

SPECIFIED LOADS:

TOP CH. LL = 23.9 PSF
DL = 3.0 PSF

BOT CH. LL = 0.0 PSF
DL = 7.0 PSF

TOTAL LOAD = 33.9 PSF

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2015

THIS DESIGN COMPLIES WITH:
- PART 9 OF CBC 2015, NBC-2019AE
- PART 9 OF CBC 2012 (2019 AMENDMENT)
- CSA 086-04
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.20")
CALCULATED VERT. DEFL.(LL) = L/999 (0.01")
ALLOWABLE DEFL.(TL)= L/360 (0.20")
CALCULATED VERT. DEFL.(TL) = L/999 (0.02")

CSI: TC=0.10/1.00 (B-G-1), BC=0.14/1.00 (A-F-1), WB=0.03/1.00 (C-E-1), SST=0.10/1.00 (A-F-1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS= 1.10

COMPANION LIVE LOAD FACTOR = 1.00

AUTOSOLVE LEFT HEEL ONLY

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES

PLATE	GRIP(DRY)	SHEAR	SECTION
(PSI)	(PLI)	(PLI)	(PLI)
MAX	MIN	MAX	MIN
MT20	650	371	1747
	788	1987	1873

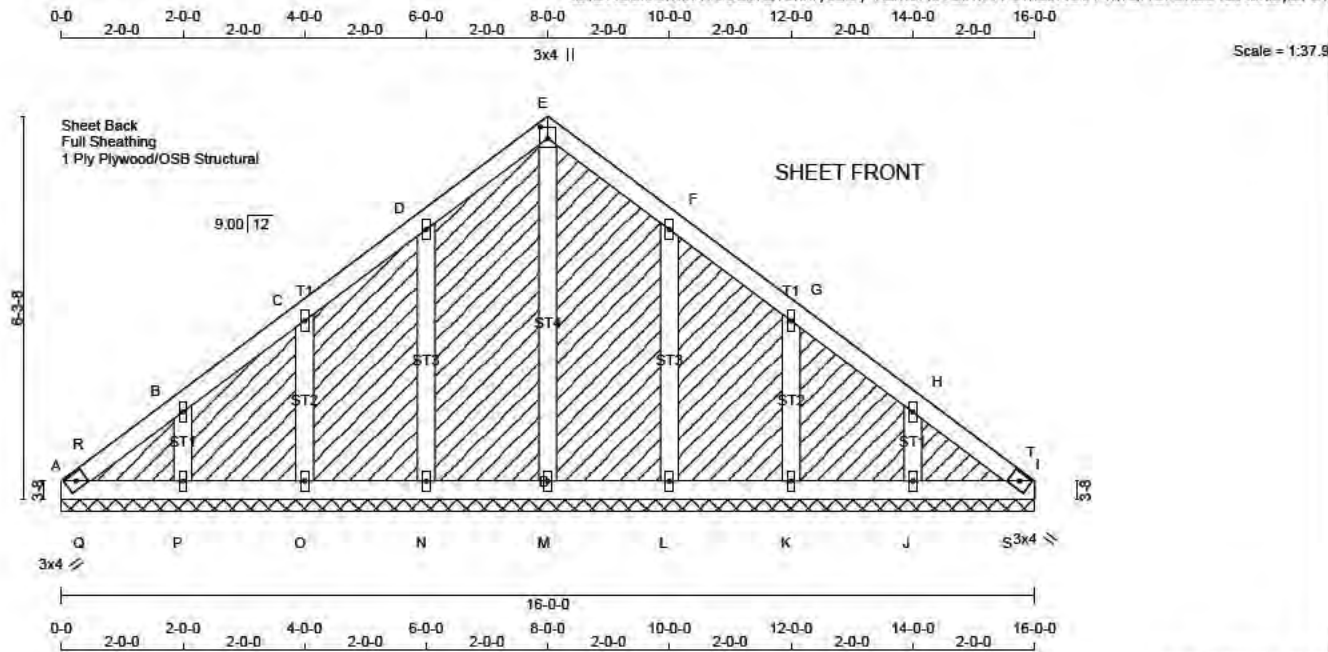
PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.26 (E) (INPUT = 0.90)
JSI METAL= 0.09 (A) (INPUT = 1.00)

JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	Statement Builders	DRWG NO.
264642	GE02	1	1	TRUSS DESC.		183

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ID:DRBal6Sm6RTtoSubfQ1exhfycLgY-?Zm5Ho?alhwT7OMz6NscV1MQHUrGhzS1zIKuhZyZ7eY



TOTAL WEIGHT = 193 lb

LUMBER			
N L G A	RULES		
CHORDS	SIZE		
A - E	2x4	DRY	No.2
E - I	2x4	DRY	No.2
A - I	2x4	DRY	No.2
ALL WEBS	2x4	DRY	No.2
ALL GABLE WEBS			
	2x4	DRY	No.2
DRY: SEASONED LUMBER			
GABLE STUDS SPACED AT 2-0-0 OC.			

PLATES (table is in inches)		W	LEN	Y	X
JT TYPE	PLATES				
A TBM1-h	MT20	3.0	4.0		
B, C, D, F, G, H					
E TMW+w	MT20	1.5	4.0		
B TTW+p	MT20	3.0	4.0	2.25	1.50
I TBM1-h	MT20	3.0	4.0		
J, K, L, M, N, O, P					
J BMW1-w	MT20	1.5	4.0		

DIMENSIONS, SUPPORTS, LOADS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER									
BEARINGS									
THIS TRUSS DESIGNED FOR CONTINUOUS BEARINGS.									
THIS TRUSS REQUIRES RIGID SHEATHING ON EXPOSED FACE.									
BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S)									
BRACING									
TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.									
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT OR RIGID CEILING DIRECTLY APPLIED									
ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.									
LOADING									
TOTAL LOAD CASES: (4)									
CHORDS					WEBS				
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. LOAD LC1 (LC)	MAX. UNBRACED LENGTH	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. LOAD LC1 (LC)		
FR-TO		FROM TO			FR-TO				
A-R	-43 / 0	-79.2	-79.2 0.01 (4)	6.25	M-E	-114 / 0	0.05 (1)		
R-B	-25 / 0	-79.2	-79.2 0.04 (1)	6.25	N-D	-181 / 0	0.04 (1)		
B-C	-27 / 0	-79.2	-79.2 0.04 (1)	6.25	O-C	-148 / 0	0.02 (1)		
C-D	-17 / 0	-79.2	-79.2 0.05 (1)	6.25	P-B	-157 / 0	0.02 (1)		
D-E	-25 / 0	-79.2	-79.2 0.05 (1)	6.25	L-F	-181 / 0	0.04 (1)		
E-F	-25 / 0	-79.2	-79.2 0.05 (1)	6.25	K-G	-148 / 0	0.02 (1)		
F-G	-17 / 0	-79.2	-79.2 0.05 (1)	6.25	J-H	-157 / 0	0.02 (1)		
G-H	-27 / 0	-79.2	-79.2 0.04 (1)	6.25	Q-R	-44 / 6	0.00 (1)		
H-T	-25 / 0	-79.2	-79.2 0.04 (1)	6.25	S-T	-44 / 6	0.00 (1)		
T-I	-43 / 0	-79.2	-79.2 0.01 (4)	6.25					
A-Q	0 / 30	-17.5	-17.5 0.03 (1)	10.00					
Q-P	0 / 30	-17.5	-17.5 0.03 (1)	10.00					
P-O	0 / 21	-17.5	-17.5 0.02 (1)	10.00					
O-N	0 / 16	-17.5	-17.5 0.01 (4)	10.00					
N-M	0 / 12	-17.5	-17.5 0.01 (4)	10.00					
M-L	0 / 12	-17.5	-17.5 0.01 (4)	10.00					
L-K	0 / 16	-17.5	-17.5 0.01 (4)	10.00					
K-J	0 / 21	-17.5	-17.5 0.02 (1)	10.00					
J-S	0 / 30	-17.5	-17.5 0.03 (1)	10.00					
S-I	0 / 30	-17.5	-17.5 0.03 (1)	10.00					

DESIGN CRITERIA

SPECIFIED LOADS:

TOP CH.	LL	=	23.9	PSF
	DL	=	3.0	PSF
BOT CH.	LL	=	0.0	PSF
	DL	=	7.0	PSF
TOTAL LOAD	=	33.9	PSF	

SPACING = 24.0 IN./C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2015

THIS DESIGN COMPLIES WITH:

- PART 9 OF BCBC 2018 , NBC-2019AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

CSI: TC=0.05/1.00 (D-E-1) , BC=0.03/1.00 (A-Q-1) , WB=0.05/1.00 (E-M-1) , SSI=0.06/1.00 (D-E-1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS= 1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT .

NAIL VALUES

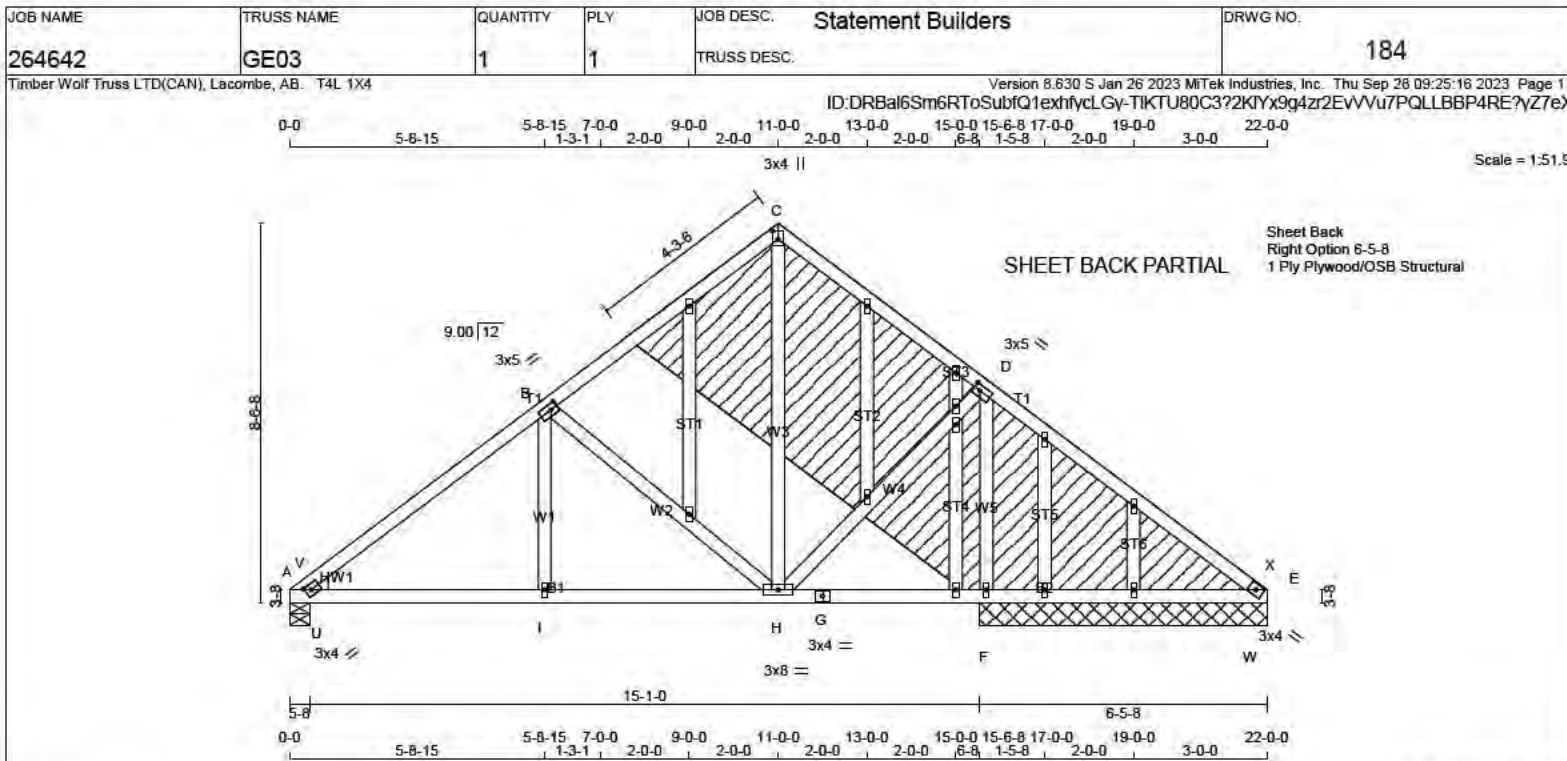
PLATE	GRIP(DRY) (PSI)	SHEAR (PLI)	SECTION (PLI)
	MAX MIN	MAX MIN	MAX MIN
MT20	650 371	1747 788	1987 1873

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

.JSI GRIP= 0.16 (F) (INPUT = 0.90)
.JSI METAL= 0.13 (F) (INPUT = 1.00)





LUMBER			
N. L. G. A. RULES			
CHORDS	SIZE	LUMBER	DESCR.
A - C	2x4	DRY	No.2
C - E	2x4	DRY	No.2
A - G	2x4	DRY	No.2
G - E	2x4	DRY	No.2
ALL WEBS	2x4	DRY	No.2
ALL GABLE WEBS	2x4	DRY	No.2
DRY: SEASONED LUMBER.			

GABLE STUDS SPACED AT 24-0-0 OC.

PLATES (table is in inches)					
JT	TYPE	PLATES	W	LEN	Y X
A	TBMH1-h	MT20	3.0	4.0	1.50 1.50
B	TMWW-t	MT20	3.0	5.0	1.50 1.75
C	TTW+p	MT20	3.0	4.0	2.25 1.50
D	TMWW-t	MT20	3.0	5.0	1.50 1.75
E	TBM1-h	MT20	3.0	4.0	
F	BMW1+w	MT20	1.5	4.0	
G	BS-t	MT20	3.0	4.0	
H	BMWWW-t	MT20	3.0	8.0	
I	BMW+w	MT20	1.5	4.0	
J, K, L, M, N, O, P, Q, R, S, T					
J	NP+w	MT20	1.5	4.0	

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS		FACTORED		MAXIMUM FACTORED		INPUT		REQRD	
JT	VERT	GROSS REACTION	HORZ	GROSS REACTION	DOWN	BRG	IN-SX	BRG	IN-SX
A	706	0	0	706	0	0	5-8	5-8	2x4 L
E	174	0	0	174	0	0	6-5-8	6-5-8	
F	1248	0	0	1248	0	0	6-5-8	6-5-8	

UNFACTORED REACTIONS		1ST LCASE		MAX/MIN. COMPONENT REACTIONS		WIND		DEAD		SOIL	
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL	COMBINED	SNOW	LIVE	PERM.LIVE
A	494	352 / 0	0 / 0	0 / 0	0 / 0	143 / 0	0 / 0				
E	121	93 / 0	0 / 0	0 / 0	0 / 0	28 / 0	0 / 0				
F	877	607 / 0	0 / 0	0 / 0	0 / 0	270 / 0	0 / 0				

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) A, E, F

BRACING
TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.21 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 6.25 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

LOADING
TOTAL LOAD CASES: (4)

CHORDS		FACTORED		MAX. FACTORED		WEBS		FACTORED		MAX. FACTORED	
MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	CS1 (LC)	MAX. UNBRAC LENGTH	MEMB.	FORCE (LBS)	MAX. CS1 (LC)	MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	CS1 (LC)
FR-TO		FROM	TO		FR-TO			FR-TO		FROM	TO
A-V	-809 / 0	-79.2	-79.2	0.06 (4)	6.25	H-C	0 / 70	0.02 (4)			
V-B	-792 / 0	-79.2	-79.2	0.40 (1)	6.21	H-D	0 / 460	0.07 (1)			
B-C	-322 / 0	-79.2	-79.2	0.37 (1)	6.25	F-D	-1085 / 0	0.29 (1)			
C-D	-327 / 0	-79.2	-79.2	0.39 (1)	6.25	B-H	-550 / 0	0.33 (1)			
D-X	0 / 136	-79.2	-79.2	0.40 (1)	10.00	I-B	0 / 152	0.03 (4)			
X-E	0 / 213	-79.2	-79.2	0.13 (1)	10.00	U-V	-199 / 18	0.00 (1)			
						W-X	-394 / 49	0.00 (1)			
A-U	0 / 660	-17.5	-17.5	0.29 (1)	10.00						
U-I	0 / 660	-17.5	-17.5	0.29 (1)	10.00						
I-H	0 / 660	-17.5	-17.5	0.23 (1)	10.00						
H-G	-92 / 0	-17.5	-17.5	0.16 (1)	6.25						
G-F	-92 / 0	-17.5	-17.5	0.16 (1)	6.25						
F-W	-92 / 0	-17.5	-17.5	0.20 (1)	6.25						
W-E	-92 / 0	-17.5	-17.5	0.20 (1)	6.25						

DESIGN CRITERIA

SPECIFIED LOADS:			
TOP CH.	LL	=	23.9 PSF
	DL	=	3.0 PSF
BOT CH.	LL	=	0.0 PSF
	DL	=	7.0 PSF
TOTAL LOAD		=	33.9 PSF

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2015

THIS DESIGN COMPLIES WITH:
- PART 9 OF CBC 2018, NBC-2019AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.21")
CALCULATED VERT. DEFL.(LL) = U/999 (0.04")
ALLOWABLE DEFL.(TL)= L/360 (0.21")
CALCULATED VERT. DEFL.(TL) = U/846 (0.09")

CSI: TC=0.40/1.00 (D-X:1), BC=0.29/1.00 (I-U:1), WB=0.33/1.00 (B-H:1), SST=0.32/1.00 (E-W:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS= 1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

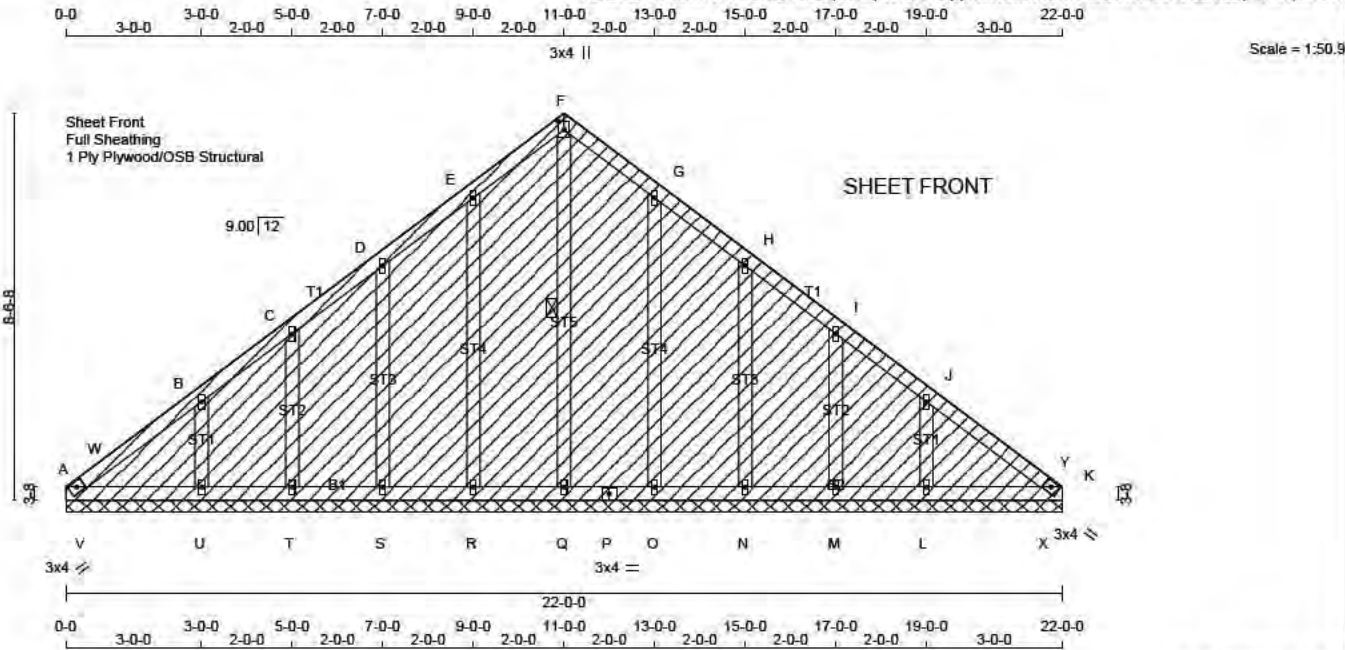
NAIL VALUES			
PLATE	GRIP(DRY)	SHEAR	SECTION
	(PSI)	(PLI)	(PLI)
	MAX MIN	MAX MIN	MAX MIN
MT20	650 371	1747 788	1987 1873

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.88 (D) (INPUT = 0.90)
JSI METAL= 0.30 (F) (INPUT = 1.00)





LUMBER N L G A RULES CHORDS SIZE A - F 2x4 DRY No.2 F - K 2x4 DRY No.2 A - P 2x4 DRY No.2 P - K 2x4 DRY No.2 ALL WEBS 2x4 DRY No.2 ALL GABLE WEBS 2x4 DRY No.2 DRY: SEASONED LUMBER. GABLE STUDS SPACED AT 2-0-0 OC.				DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER BEARINGS THIS TRUSS DESIGNED FOR CONTINUOUS BEARINGS. THIS TRUSS REQUIRES RIGID SHEATHING ON EXPOSED FACE. BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) BRACING TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT. MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED. ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED. 1 LATERAL BRACE(S) AT 1/2 LENGTH OF F-Q. LOADING TOTAL LOAD CASES: (4) <table><tr><th colspan="4">CHORDS</th><th colspan="4">WEBS</th></tr><tr><th>MEMB.</th><th>MAX. FACTORED FORCE (LBS)</th><th>FACTORED VERT. LOAD (PLF)</th><th>MAX. CSI (LC)</th><th>MEMB.</th><th>MAX. FACTORED FORCE (LBS)</th><th>MAX. UNBRACED LENGTH</th><th>MAX. FACTORED CSI (LC)</th></tr><tr><td>FR-TO</td><td></td><td>FROM TO</td><td></td><td>FR-TO</td><td></td><td></td><td></td></tr><tr><td>A-W</td><td>-29 / 0</td><td>-79.2 -79.2</td><td>0.01 (4)</td><td>Q-F</td><td>-119 / 0</td><td>6.25</td><td>0.04 (1)</td></tr><tr><td>W-B</td><td>-21 / 0</td><td>-79.2 -79.2</td><td>0.07 (1)</td><td>R-E</td><td>-180 / 0</td><td>6.25</td><td>0.11 (1)</td></tr><tr><td>B-C</td><td>-31 / 0</td><td>-79.2 -79.2</td><td>0.07 (1)</td><td>S-D</td><td>-155 / 0</td><td>6.25</td><td>0.05 (1)</td></tr><tr><td>C-D</td><td>-17 / 0</td><td>-79.2 -79.2</td><td>0.04 (1)</td><td>T-C</td><td>-139 / 0</td><td>6.25</td><td>0.03 (1)</td></tr><tr><td>D-E</td><td>-13 / 0</td><td>-79.2 -79.2</td><td>0.05 (1)</td><td>U-B</td><td>-208 / 0</td><td>6.25</td><td>0.02 (1)</td></tr><tr><td>E-F</td><td>-22 / 0</td><td>-79.2 -79.2</td><td>0.05 (1)</td><td>O-G</td><td>-180 / 0</td><td>6.25</td><td>0.11 (1)</td></tr><tr><td>F-G</td><td>-22 / 0</td><td>-79.2 -79.2</td><td>0.05 (1)</td><td>N-H</td><td>-155 / 0</td><td>6.25</td><td>0.05 (1)</td></tr><tr><td>G-H</td><td>-13 / 0</td><td>-79.2 -79.2</td><td>0.05 (1)</td><td>M-I</td><td>-139 / 0</td><td>6.25</td><td>0.03 (1)</td></tr><tr><td>H-I</td><td>-17 / 0</td><td>-79.2 -79.2</td><td>0.04 (1)</td><td>L-J</td><td>-208 / 0</td><td>6.25</td><td>0.02 (1)</td></tr><tr><td>I-J</td><td>-31 / 0</td><td>-79.2 -79.2</td><td>0.07 (1)</td><td>V-W</td><td>-104 / 13</td><td>6.25</td><td>0.00 (1)</td></tr><tr><td>J-Y</td><td>-21 / 0</td><td>-79.2 -79.2</td><td>0.07 (1)</td><td>X-Y</td><td>-104 / 13</td><td>6.25</td><td>0.00 (1)</td></tr><tr><td>Y-K</td><td>-29 / 0</td><td>-79.2 -79.2</td><td>0.01 (4)</td><td></td><td></td><td></td><td></td></tr><tr><td>A-V</td><td>0 / 26</td><td>-17.5 -17.5</td><td>0.06 (1)</td><td>10.00</td><td></td><td></td><td></td></tr><tr><td>V-U</td><td>0 / 26</td><td>-17.5 -17.5</td><td>0.06 (1)</td><td>10.00</td><td></td><td></td><td></td></tr><tr><td>U-T</td><td>0 / 18</td><td>-17.5 -17.5</td><td>0.04 (1)</td><td>10.00</td><td></td><td></td><td></td></tr><tr><td>T-S</td><td>0 / 15</td><td>-17.5 -17.5</td><td>0.01 (4)</td><td>10.00</td><td></td><td></td><td></td></tr><tr><td>S-R</td><td>0 / 12</td><td>-17.5 -17.5</td><td>0.01 (4)</td><td>10.00</td><td></td><td></td><td></td></tr><tr><td>R-Q</td><td>0 / 10</td><td>-17.5 -17.5</td><td>0.01 (4)</td><td>10.00</td><td></td><td></td><td></td></tr><tr><td>Q-P</td><td>0 / 10</td><td>-17.5 -17.5</td><td>0.01 (4)</td><td>10.00</td><td></td><td></td><td></td></tr><tr><td>P-O</td><td>0 / 10</td><td>-17.5 -17.5</td><td>0.01 (4)</td><td>10.00</td><td></td><td></td><td></td></tr><tr><td>O-N</td><td>0 / 12</td><td>-17.5 -17.5</td><td>0.01 (4)</td><td>10.00</td><td></td><td></td><td></td></tr><tr><td>N-M</td><td>0 / 15</td><td>-17.5 -17.5</td><td>0.01 (4)</td><td>10.00</td><td></td><td></td><td></td></tr><tr><td>M-L</td><td>0 / 18</td><td>-17.5 -17.5</td><td>0.04 (1)</td><td>10.00</td><td></td><td></td><td></td></tr><tr><td>L-X</td><td>0 / 26</td><td>-17.5 -17.5</td><td>0.06 (1)</td><td>10.00</td><td></td><td></td><td></td></tr><tr><td>X-K</td><td>0 / 26</td><td>-17.5 -17.5</td><td>0.06 (1)</td><td>10.00</td><td></td><td></td><td></td></tr></table>				CHORDS				WEBS				MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. CSI (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. UNBRACED LENGTH	MAX. FACTORED CSI (LC)	FR-TO		FROM TO		FR-TO				A-W	-29 / 0	-79.2 -79.2	0.01 (4)	Q-F	-119 / 0	6.25	0.04 (1)	W-B	-21 / 0	-79.2 -79.2	0.07 (1)	R-E	-180 / 0	6.25	0.11 (1)	B-C	-31 / 0	-79.2 -79.2	0.07 (1)	S-D	-155 / 0	6.25	0.05 (1)	C-D	-17 / 0	-79.2 -79.2	0.04 (1)	T-C	-139 / 0	6.25	0.03 (1)	D-E	-13 / 0	-79.2 -79.2	0.05 (1)	U-B	-208 / 0	6.25	0.02 (1)	E-F	-22 / 0	-79.2 -79.2	0.05 (1)	O-G	-180 / 0	6.25	0.11 (1)	F-G	-22 / 0	-79.2 -79.2	0.05 (1)	N-H	-155 / 0	6.25	0.05 (1)	G-H	-13 / 0	-79.2 -79.2	0.05 (1)	M-I	-139 / 0	6.25	0.03 (1)	H-I	-17 / 0	-79.2 -79.2	0.04 (1)	L-J	-208 / 0	6.25	0.02 (1)	I-J	-31 / 0	-79.2 -79.2	0.07 (1)	V-W	-104 / 13	6.25	0.00 (1)	J-Y	-21 / 0	-79.2 -79.2	0.07 (1)	X-Y	-104 / 13	6.25	0.00 (1)	Y-K	-29 / 0	-79.2 -79.2	0.01 (4)					A-V	0 / 26	-17.5 -17.5	0.06 (1)	10.00				V-U	0 / 26	-17.5 -17.5	0.06 (1)	10.00				U-T	0 / 18	-17.5 -17.5	0.04 (1)	10.00				T-S	0 / 15	-17.5 -17.5	0.01 (4)	10.00				S-R	0 / 12	-17.5 -17.5	0.01 (4)	10.00				R-Q	0 / 10	-17.5 -17.5	0.01 (4)	10.00				Q-P	0 / 10	-17.5 -17.5	0.01 (4)	10.00				P-O	0 / 10	-17.5 -17.5	0.01 (4)	10.00				O-N	0 / 12	-17.5 -17.5	0.01 (4)	10.00				N-M	0 / 15	-17.5 -17.5	0.01 (4)	10.00				M-L	0 / 18	-17.5 -17.5	0.04 (1)	10.00				L-X	0 / 26	-17.5 -17.5	0.06 (1)	10.00				X-K	0 / 26	-17.5 -17.5	0.06 (1)	10.00				DESIGN CRITERIA SPECIFIED LOADS: TOP CH. LL = 23.9 PSF DL = 3.0 PSF BOT CH. LL = 0.0 PSF DL = 7.0 PSF TOTAL LOAD = 33.9 PSF SPACING = 24.0 IN./C THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2015 THIS DESIGN COMPLIES WITH: - PART 9 OF BCBC 2018 , NBC-2019AE - PART 9 OF OBC 2012 (2019 AMENDMENT) - CSA 086-14 - TPIC 2014 (55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD CSI: TC=0.07/1.00 (I-J:1), BC=0.06/1.00 (K-X:1), WB=0.11/1.00 (E-R:1), SSI=0.08/1.00 (K-X:1) DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10 COMP=1.10 SHEAR=1.10 TENS= 1.10 COMPANION LIVE LOAD FACTOR = 1.00 TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT. NAIL VALUES PLATE GRIP(DRY) SHEAR SECTION (PSI) (PLI) (PLI) MAX MIN MAX MIN MAX MIN MT20 650 371 1747 788 1987 1873 PLATE PLACEMENT TOL. = 0.250 inches PLATE ROTATION TOL. = 5.0 Deg. JSI GRIP= 0.51 (J) (INPUT = 0.90) JSI METAL= 0.15 (J) (INPUT = 1.00)			
CHORDS				WEBS																																																																																																																																																																																																																																							
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. CSI (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. UNBRACED LENGTH	MAX. FACTORED CSI (LC)																																																																																																																																																																																																																																				
FR-TO		FROM TO		FR-TO																																																																																																																																																																																																																																							
A-W	-29 / 0	-79.2 -79.2	0.01 (4)	Q-F	-119 / 0	6.25	0.04 (1)																																																																																																																																																																																																																																				
W-B	-21 / 0	-79.2 -79.2	0.07 (1)	R-E	-180 / 0	6.25	0.11 (1)																																																																																																																																																																																																																																				
B-C	-31 / 0	-79.2 -79.2	0.07 (1)	S-D	-155 / 0	6.25	0.05 (1)																																																																																																																																																																																																																																				
C-D	-17 / 0	-79.2 -79.2	0.04 (1)	T-C	-139 / 0	6.25	0.03 (1)																																																																																																																																																																																																																																				
D-E	-13 / 0	-79.2 -79.2	0.05 (1)	U-B	-208 / 0	6.25	0.02 (1)																																																																																																																																																																																																																																				
E-F	-22 / 0	-79.2 -79.2	0.05 (1)	O-G	-180 / 0	6.25	0.11 (1)																																																																																																																																																																																																																																				
F-G	-22 / 0	-79.2 -79.2	0.05 (1)	N-H	-155 / 0	6.25	0.05 (1)																																																																																																																																																																																																																																				
G-H	-13 / 0	-79.2 -79.2	0.05 (1)	M-I	-139 / 0	6.25	0.03 (1)																																																																																																																																																																																																																																				
H-I	-17 / 0	-79.2 -79.2	0.04 (1)	L-J	-208 / 0	6.25	0.02 (1)																																																																																																																																																																																																																																				
I-J	-31 / 0	-79.2 -79.2	0.07 (1)	V-W	-104 / 13	6.25	0.00 (1)																																																																																																																																																																																																																																				
J-Y	-21 / 0	-79.2 -79.2	0.07 (1)	X-Y	-104 / 13	6.25	0.00 (1)																																																																																																																																																																																																																																				
Y-K	-29 / 0	-79.2 -79.2	0.01 (4)																																																																																																																																																																																																																																								
A-V	0 / 26	-17.5 -17.5	0.06 (1)	10.00																																																																																																																																																																																																																																							
V-U	0 / 26	-17.5 -17.5	0.06 (1)	10.00																																																																																																																																																																																																																																							
U-T	0 / 18	-17.5 -17.5	0.04 (1)	10.00																																																																																																																																																																																																																																							
T-S	0 / 15	-17.5 -17.5	0.01 (4)	10.00																																																																																																																																																																																																																																							
S-R	0 / 12	-17.5 -17.5	0.01 (4)	10.00																																																																																																																																																																																																																																							
R-Q	0 / 10	-17.5 -17.5	0.01 (4)	10.00																																																																																																																																																																																																																																							
Q-P	0 / 10	-17.5 -17.5	0.01 (4)	10.00																																																																																																																																																																																																																																							
P-O	0 / 10	-17.5 -17.5	0.01 (4)	10.00																																																																																																																																																																																																																																							
O-N	0 / 12	-17.5 -17.5	0.01 (4)	10.00																																																																																																																																																																																																																																							
N-M	0 / 15	-17.5 -17.5	0.01 (4)	10.00																																																																																																																																																																																																																																							
M-L	0 / 18	-17.5 -17.5	0.04 (1)	10.00																																																																																																																																																																																																																																							
L-X	0 / 26	-17.5 -17.5	0.06 (1)	10.00																																																																																																																																																																																																																																							
X-K	0 / 26	-17.5 -17.5	0.06 (1)	10.00																																																																																																																																																																																																																																							



JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	DRWG NO.
264642	J01	12	1	Statement Builders	186

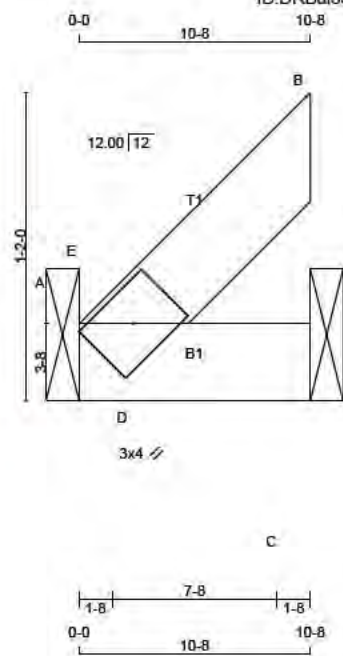
Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4

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ID:DRBa16Sm6RT0SubfQ1exhfyclGy-P8SEvp1Sbcd2 r5YnVQJ7f xthsDuKyUqZYluyZ7eV



BUILDING DOP D107
25 Oct 2023

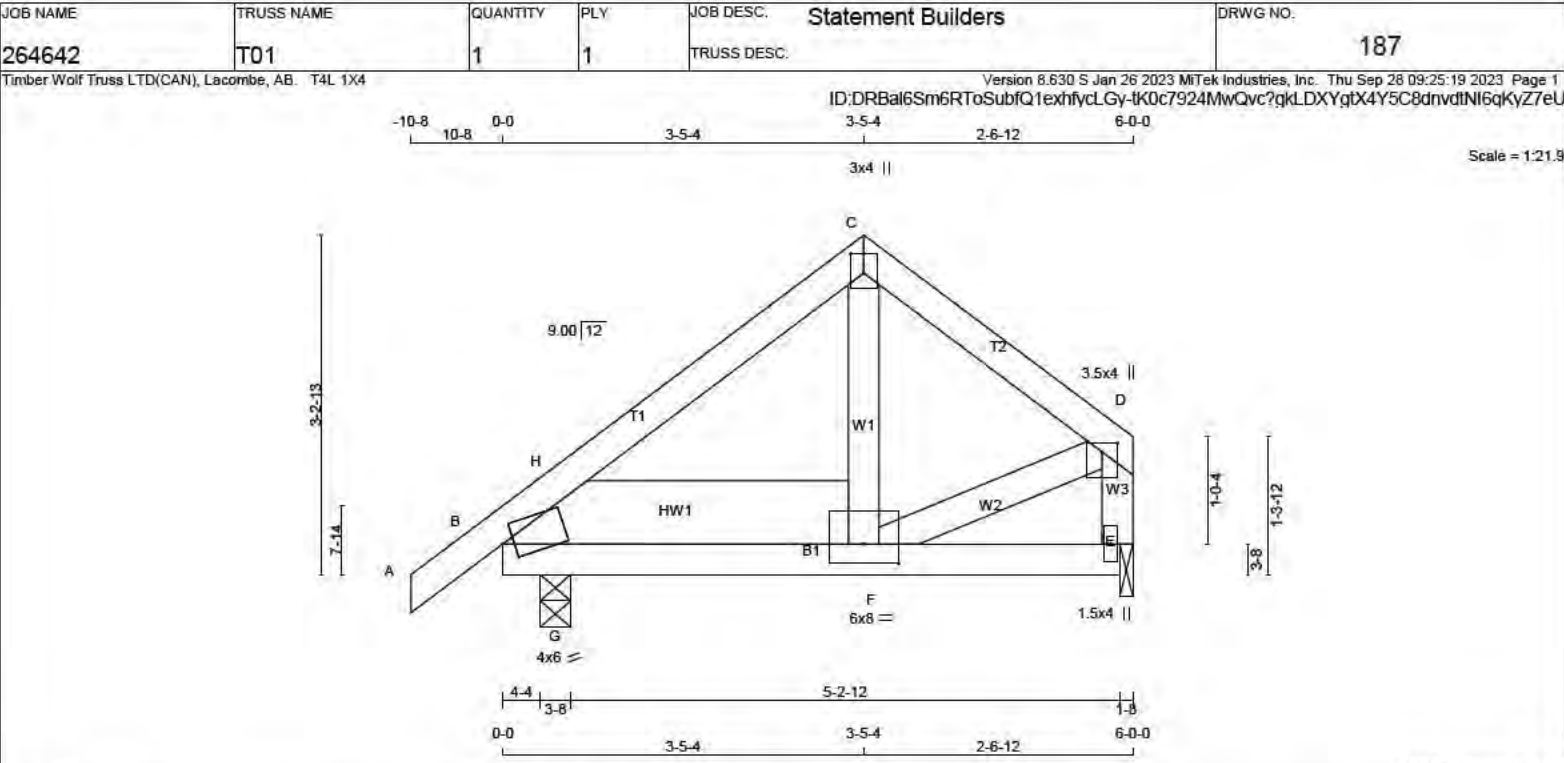


Scale = 1:8.7

LUMBER N. L. G. A. RULES CHORDS SIZE LUMBER A - B 2x4 DRY No.2 A - C 2x4 DRY No.2 DRY: SEASONED LUMBER.										DESCR. SPF SPF		DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER BEARINGS <table><tr><td></td><td colspan="2">FACTORED GROSS REACTION</td><td colspan="2">MAXIMUM FACTORED GROSS REACTION</td><td>INPUT BRG</td><td>REQ'D BRG</td></tr><tr><td>JT</td><td>VERT</td><td>HORZ.</td><td>DOWN</td><td>HORZ.</td><td>UPLIFT</td><td>IN-SX</td></tr><tr><td>A</td><td>77</td><td>0</td><td>77</td><td>0</td><td>0</td><td>1-8</td></tr><tr><td>C</td><td>16</td><td>0</td><td>16</td><td>0</td><td>0</td><td>1-8</td></tr></table>											FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG	REQ'D BRG	JT	VERT	HORZ.	DOWN	HORZ.	UPLIFT	IN-SX	A	77	0	77	0	0	1-8	C	16	0	16	0	0	1-8																										
	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG	REQ'D BRG																																																																					
JT	VERT	HORZ.	DOWN	HORZ.	UPLIFT	IN-SX																																																																					
A	77	0	77	0	0	1-8																																																																					
C	16	0	16	0	0	1-8																																																																					
SEE MITEK STANDARD DETAIL MSD2015-H FOR CONNECTION TO JOINT(S) A , C																																																																											
UNFACTORED REACTIONS <table><tr><td></td><td>1ST LCASE</td><td colspan="6">MAX./MIN. COMPONENT REACTIONS</td></tr><tr><td>JT</td><td>COMBINED</td><td>SNOW</td><td>LIVE</td><td>PERM.LIVE</td><td>WIND</td><td>DEAD</td><td>SOIL</td></tr><tr><td>A</td><td>53</td><td>41/0</td><td>0/0</td><td>0/0</td><td>0/0</td><td>13/0</td><td>0/0</td></tr><tr><td>C</td><td>11</td><td>6/0</td><td>0/0</td><td>0/0</td><td>0/0</td><td>5/0</td><td>0/0</td></tr></table>											1ST LCASE	MAX./MIN. COMPONENT REACTIONS						JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL	A	53	41/0	0/0	0/0	0/0	13/0	0/0	C	11	6/0	0/0	0/0	0/0	5/0	0/0																																		
	1ST LCASE	MAX./MIN. COMPONENT REACTIONS																																																																									
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL																																																																				
A	53	41/0	0/0	0/0	0/0	13/0	0/0																																																																				
C	11	6/0	0/0	0/0	0/0	5/0	0/0																																																																				
BRACING TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT. MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.																																																																											
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LOADING TOTAL LOAD CASES: (4)																																																																											
<table><tr><td colspan="2">CHORDS</td><td colspan="2">FACTORED</td><td colspan="2">WEBS</td><td colspan="2">FACTORED</td></tr><tr><td>MEMB.</td><td>MAX. FORCE (LBS)</td><td>VERT. LOAD (PLF)</td><td>MAX. CSI (LC)</td><td>MAX. UNBRACED LENGTH</td><td>MEMB.</td><td>MAX. FORCE (LBS)</td><td>MAX. CSI (LC)</td></tr><tr><td>FR-TO</td><td></td><td>FROM TO</td><td></td><td></td><td>FR-TO</td><td></td><td></td></tr><tr><td>A- E</td><td>-48 / 0</td><td>-79.2 -79.2</td><td>0.01 (1)</td><td>6.25</td><td>D- E</td><td>-19 / 2</td><td>0.00 (1)</td></tr><tr><td>E- B</td><td>-19 / 0</td><td>-79.2 -79.2</td><td>0.02 (1)</td><td>6.25</td><td></td><td></td><td></td></tr><tr><td>A- D</td><td>0 / 25</td><td>-17.5 -17.5</td><td>0.01 (1)</td><td>10.00</td><td></td><td></td><td></td></tr><tr><td>D- C</td><td>0 / 0</td><td>-17.5 -17.5</td><td>0.01 (1)</td><td>10.00</td><td></td><td></td><td></td></tr></table>										CHORDS		FACTORED		WEBS		FACTORED		MEMB.	MAX. FORCE (LBS)	VERT. LOAD (PLF)	MAX. CSI (LC)	MAX. UNBRACED LENGTH	MEMB.	MAX. FORCE (LBS)	MAX. CSI (LC)	FR-TO		FROM TO			FR-TO			A- E	-48 / 0	-79.2 -79.2	0.01 (1)	6.25	D- E	-19 / 2	0.00 (1)	E- B	-19 / 0	-79.2 -79.2	0.02 (1)	6.25				A- D	0 / 25	-17.5 -17.5	0.01 (1)	10.00				D- C	0 / 0	-17.5 -17.5	0.01 (1)	10.00													
CHORDS		FACTORED		WEBS		FACTORED																																																																					
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FR-TO		FROM TO			FR-TO																																																																						
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D- C	0 / 0	-17.5 -17.5	0.01 (1)	10.00																																																																							
										DESIGN CRITERIA SPECIFIED LOADS: TOP CH. LL = 23.9 PSF DL = 3.0 PSF BOT CH. LL = 0.0 PSF DL = 7.0 PSF TOTAL LOAD = 33.9 PSF SPACING = 24.0 IN. C/C THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2015 THIS DESIGN COMPLIES WITH: - PART 9 OF BCBC 2018 , NBC-2019AE - PART 9 OF OBC 2012 (2019 AMENDMENT) - CSA 086-14 - TPIC 2014 DESIGN ASSUMPTIONS -OVERHANG NOT TO BE ALTERED OR CUT OFF. (55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD ALLOWABLE DEFL(LL)= L/360 (0.19") CALCULATED VERT. DEFL(LL) = L/ 999 (0.00") ALLOWABLE DEFL(TL)= L/360 (0.19") CALCULATED VERT. DEFL(TL)= L/ 999 (0.00") CSI: TC=0.02/1.00 (B-E-1) , BC=0.01/1.00 (A-D-1) , WB=0.00/1.00 (D-E-1) , SSI=0.03/1.00 (B-E-1) DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10 COMP=1.10 SHEAR=1.10 TENS= 1.10 COMPANION LIVE LOAD FACTOR = 1.00 TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT. NAIL VALUES PLATE GRIP(DRY) SHEAR SECTION (PSI) (PLI) (PLI) MAX MIN MAX MIN MAX MIN MT20 650 371 1747 788 1987 1873 PLATE PLACEMENT TOL. = 0.250 inches																																																																	

TOTAL WEIGHT = 12 X 2 = 24 lb

[M]



LUMBER

N L G A RULES	CHORDS	SIZE	LUMBER	DESCR.
A - C	2x4	DRY	No.2	SPF
C - D	2x4	DRY	No.2	SPF
E - D	2x4	DRY	No.2	SPF
B - E	2x4	DRY	No.2	SPF

REINFORCING MEMBERS

HW1	2x8	DRY	No.2	SPF
-----	-----	-----	------	-----

ALL WEBS 2x4 DRY No.2 SPF
DRY: SEASONED LUMBER.

PLATES (table is in inches)

JT	TYPE	PLATES	W	LEN	Y	X
B	TMBMW1-m	MT20	4.0	6.0	2.00	1.25
C	TTW+p	MT20	3.0	4.0	2.25	1.50
D	TMVW+p	MT20	3.5	4.0	1.00	1.75
E	BMV1+p	MT20	1.5	4.0		
F	BMVWW-1	MT20	6.0	8.0	2.25	4.00

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS

JT	FACTORED GROSS REACTION	MAXIMUM FACTORED GROSS REACTION	INPUT BRG IN-SX	REQRD BRG IN-SX
	VERT	HORZ		
G(B)	408	0	3-8	3-8
E	249	0	1-8	1-8

UNFACTORED REACTIONS

JT	1ST LCASE COMBINED	MAX/MIN. SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
G(B)	284	211 / 0	0 / 0	0 / 0	0 / 0	73 / 0	0 / 0
E	175	122 / 0	0 / 0	0 / 0	0 / 0	53 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) G(B), E

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

LOADING

TOTAL LOAD CASES: (4)

CHORDS				WEBS			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. FACTORED CSI (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. FACTORED CSI (LC)	
FR-TO		FROM TO		FR-TO			
A-B	0 / 14	-79.2 -79.2	0.05 (1)	10.00	F-C	-22 / 36	0.01 (4)
B-H	-12 / 48	-79.2 -79.2	0.09 (1)	6.25	F-D	0 / 121	0.02 (1)
H-C	-155 / 0	-79.2 -79.2	0.07 (1)	6.25	G-H	-344 / 0	0.00 (1)
C-D	-140 / 0	-79.2 -79.2	0.07 (1)	6.25	H-F	0 / 95	0.01 (1)
E-D	-232 / 0	0.0 0.0	0.02 (1)	7.81			
B-G	0 / 22	-17.5 -17.5	0.03 (4)	10.00			
G-F	0 / 22	-17.5 -17.5	0.03 (4)	10.00			
F-E	0 / 0	-17.5 -17.5	0.03 (4)	10.00			

DESIGN CRITERIA

SPECIFIED LOADS:

TOP CH.	LL = 23.9 PSF
DL = 3.0 PSF	
BOT CH.	LL = 0.0 PSF
DL = 7.0 PSF	
TOTAL LOAD = 33.9 PSF	

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2015

THIS DESIGN COMPLIES WITH:

- PART 9 OF CBC 2018 , NBC-2019AE
- PART 9 OF CBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.20")
CALCULATED VERT. DEFL.(LL) = L/ 999 (0.00")
ALLOWABLE DEFL.(TL)= L/360 (0.20")
CALCULATED VERT. DEFL.(TL) = L/ 999 (0.00")

CSI: TC=0.09/1.00 (B-H:1) , BC=0.03/1.00 (F-G:4) , WB=0.02/1.00 (D-F:1) , SSI=0.08/1.00 (C-H:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS= 1.10

COMPANION LIVE LOAD FACTOR = 1.00

AUTOSOLVE LEFT HEEL ONLY

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES

PLATE	GRIP(DRY)	SHEAR	SECTION
(PSI)	(PLI)	(PLI)	
MAX	MIN	MAX	MIN
MT20	650	371	1747 788 1987 1873

PLATE PLACEMENT TOL = 0.250 inches

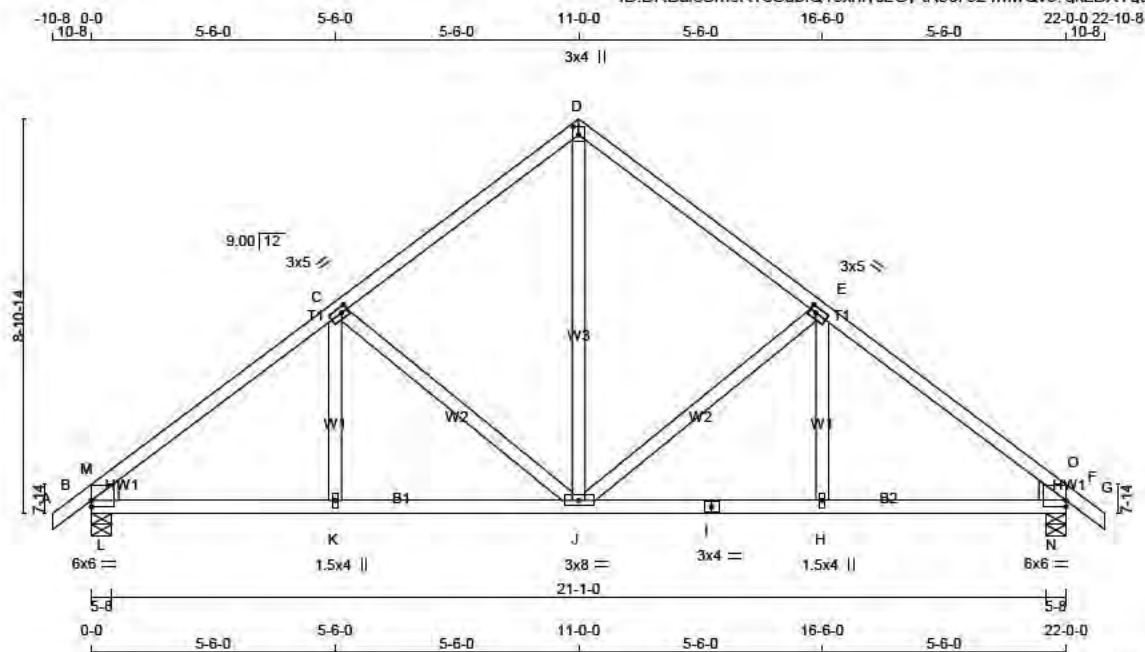
PLATE ROTATION TOL = 5.0 Deg.

JSI GRIP= 0.46 (B) (INPUT = 0.90)
JSI METAL= 0.06 (B) (INPUT = 1.00)



Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4

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Scale = 1:52.0

TOTAL WEIGHT = 21 X 96 = 2016 lb

LUMBER				
N L G A	RULES			
CHORDS	SIZE		LUMBER	DESCR
A - D	2x4	DRY	No.2	SPF
D - G	2x4	DRY	No.2	SPF
B - F	2x4	DRY	No.2	SPF
I - F	2x4	DRY	No.2	SPF
ALL WEBS	2x4	DRY	No.2	SPF
DRY: SEASONED LUMBER				

PLATES (table is in inches)						
JT	TYPE	PLATES	W	LEN	Y	\bar{X}
B	TMSM-H-1	MT20	6.0	6.0	1.75	
C	TMSM-W-t	MT20	3.0	5.0	1.50	1.75
D	TTW+p	MT20	3.0	4.0	2.25	1.50
E	TMSM-W-t	MT20	3.0	5.0	1.50	1.75
F	TMSM-H-1	MT20	6.0	6.0	1.75	
H	BMW+w	MT20	1.5	4.0		
I	BS-t	MT20	3.0	4.0		
J	BMW-WW-t	MT20	3.0	8.0		
K	BMW+w	MT20	1.5	4.0		

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS

JT	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION			INPUT BRG	REQRD BRG	HEEL
	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX	WEDGE
B	1140	0	1140	0	0	5-8	5-8	2x6 L
F	1140	0	1140	0	0	5-8	5-8	2x6 R

UNFACTORED REACTIONS

JT	1ST LCASE	MAX/MIN. COMPONENT REACTIONS					
	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
B	798	572 / 0	0 / 0	0 / 0	0 / 0	226 / 0	0 / 0
F	798	572 / 0	0 / 0	0 / 0	0 / 0	226 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO 2 OR BETTER AT JOINT(S) B, F

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 4.93 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE LATERALLY RESTRAINED

LOADING

TOTAL LOAD CASES: (4)

CHORDS				WEBS				
MAX. FACTORED		FACTORED		MAX. FACTORED				
MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	LC1 MAX. CSI (LC)	MAX. UNBRAC	MEMB.	FORCE (LBS)	MAX. CSI (LC)	
FR-TO		FROM TO		LENGTH	FR-TO			
A-B	0 / 14	-79.2	-79.2	0.05 (1)	10.00	J-D	0 / 681	0.11 (1)
B-M	-1675 / 0	-79.2	-79.2	0.21 (1)	4.93	J-E	-451 / 0	0.30 (1)
M-C	-1294 / 0	-79.2	-79.2	0.27 (1)	5.39	H-E	0 / 101	0.02 (4)
C-D	-886 / 0	-79.2	-79.2	0.29 (1)	6.16	C-J	-451 / 0	0.30 (1)
D-E	-886 / 0	-79.2	-79.2	0.29 (1)	6.16	K-C	0 / 101	0.02 (4)
E-O	-1294 / 0	-79.2	-79.2	0.27 (1)	5.39	L-M	0 / 356	0.00 (1)
O-F	-1675 / 0	-79.2	-79.2	0.21 (1)	4.93	N-O	0 / 356	0.00 (1)
F-G	0 / 14	-79.2	-79.2	0.05 (1)	10.00			
B-L	0 / 1040	-17.5	-17.5	0.28 (1)	10.00			
L-K	0 / 1040	-17.5	-17.5	0.28 (1)	10.00			
K-J	0 / 1040	-17.5	-17.5	0.24 (1)	10.00			
J-I	0 / 1040	-17.5	-17.5	0.24 (1)	10.00			
I-H	0 / 1040	-17.5	-17.5	0.24 (1)	10.00			
H-N	0 / 1040	-17.5	-17.5	0.28 (1)	10.00			
N-F	0 / 1040	-17.5	-17.5	0.28 (1)	10.00			

DESIGN CRITERIA

SPECIFIED LOADS:

TOP CH.	LL =	23.9	PSF
	DL =	3.0	PSF
BOT CH.	LL =	0.0	PSF
	DL =	7.0	PSF
TOTAL LOAD =		33.9	PSF

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL
OR SMALL BUILDING REQUIREMENTS OF PART
9, NBCC 2015

THIS DESIGN COMPLIES WITH:-
- PART 9 OF BCBC 2018 , NBC-2019AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.73")
CALCULATED VERT. DEFL.(LL) = L/ 999 (0.04")
ALLOWABLE DEFL.(TL)= L/360 (0.73")
CALCULATED VERT. DEFL.(TL) = L/ 999 (0.08")

CSI: TC=0.29/1.00 (C-D:1), BC=0.28/1.00 (H-N:1),
WB=0.30/1.00 (C-J:1), SSI=0.23/1.00 (F-N:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS=1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES

PLATE	GRIP(DRY)		SHEAR		SECTION	
	(PSI)	(PSI)	(PLI)	(PLI)	(PLI)	(PLI)
	MAX	MIN	MAX	MIN	MAX	MIN
MT20	650	371	1747	788	1987	1873

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.90 (F) (INPUT = 0.90)
JSI METAL= 0.38 (I) (INPUT = 1.00)



September 20, 2023

Town of Morinville
10125 – 100th Avenue
Edmonton, Alberta
T8R 1L6

Attention: Building Permits

**Subject: Building Permit Applications – Statement Builders Ltd.
Westwinds Stage 4 – Plan 222 2591
Lots 16, 17 & 18, Block 3**

This letter is to confirm that Statement Builders Ltd. has purchased the above lots from Landrex Inc. We therefore authorize that they may submit building permit applications for the construction of single family dwellings.

Thank you.

Sincerely,

Landrex Inc.

Heather McLeod
Project Coordinator
/hm



<https://niglobalppm.sharepoint.com/sites/pwa/WW/4/Shared Documents/Sales/Builder and Purchaser Information/Authorization Letter for Building Permits/for town re building permits Statement Homes.doc>



Statement Builders Ltd
15022 116 Avenue
Edmonton AB T5M 3T4
Attention: Manu Ahlawat

11 October 2023

NOTICE OF DECISION

RE: Development Permit Application No.: 23-D0094

Proposal: Single Detached Dwelling with Uncovered Rear Deck and a Garage Pad

Municipal Address: 10210 Westwinds Drive

Legal Description: Lot 17; Block 3; Plan 2222591

Land Use District: Residential Mixed Form (R-X)

You are advised that the above-noted Development Permit Application was **APPROVED** on Wednesday, 11 October 2023, in accordance with Morinville Land Use Bylaw 3/2012 subject to the following conditions:

- 1) The development that is subject of the permit to be commenced within twelve (12) months of the issue date of the development permit and be completed within twenty four (24) months.
- 2) All abutting boulevards and site areas not previously landscaped or covered with buildings, sidewalks & parking areas shall be sodded with grass or alternative landscaping to the satisfaction of the Development Authority within twelve (12) months from the date of issuance of a Building PSR, or commencement of the use of the building, whichever occurs first, weather permitting.
- 3) Site grading and drainage, including the placing of topsoil, shall be designed and built in accordance with the Municipality's engineering standards.
- 4) Off-street parking spaces and access thereto shall be hard-surfaced with concrete, asphalt, or paving stone to the satisfaction of the Development Authority.
- 5) No part of Town of Morinville owned land shall be used as a staging area for the build unless expressly approved by the Town.
- 6) The applicant shall be responsible for obtaining road closure permit for any whole or partial obstruction of right of way for any duration and shall be responsible for any remedial action.
- 7) The applicant shall not access the building site over a Public Utility Lot (PUL) unless expressly approved by the town. In the event temporary access is granted, release of any damage deposit paid under this permit shall be subject to satisfactory inspection of the PUL.
- 8) The applicant is responsible for ascertaining and shall comply with all applicable federal, provincial and municipal enactments and any other law with respect to the use and development of the land and buildings and shall as and when required thereunder obtain any and all permits, licences and approvals. The applicant shall also be responsible for complying with the condition of any easement, covenant, building scheme or development agreement affecting the site.

Abdikani Elmi

October 11, 2023

Development Permit Notes

- 1) All construction shall be in accordance with this Development Permit approval which includes the above noted conditions and the approved plans that form part of this application.
- 2) Approval of this permit is only for the proposed projects listed above. Any changes, amendments, or additions to this development permit shall require a new application including but not limited to change of use or addition to thereof.
- 3) This development permit does not come into effect until 22 days after the Notice of Decision is issued by the Development Authority. Any commencement of construction prior to the expiry of this period is done solely at the risk of the landowner/applicant.
- 4) A valid Development Permit does not relieve a person from their full responsibility for ascertaining, complying, and carrying out the development in accordance with any Municipal Bylaws and regulations, Provincial or Federal statutes and regulations, or the conditions of any covenant, caveat, easement or other instrument affecting the building or the land.
- 5) A building permit is required prior to commencing construction of any building(s), and other Safety Code Permits (gas, plumbing, electrical) may also be required.
- 6) This is not a Business Licence. If this development permit is for a business, a business licence is required prior to commencement of operation.

Appeal Procedure

Pursuant to Morinville Land Use Bylaw 3/2012, Part Two, Section 2.9 – Development Appeals, a decision of the Development Authority may be appealed to the Subdivision and Development Appeal Board (SDAB) pursuant to the Municipal Government Act (MGA) through the SDAB Bylaw. Sections 685(1) - (3) and 686(1) of the MGA state:

685 (1) If a Development Authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

- (2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.
- (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

686 (1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board

- (a) in the case of an appeal made by a person referred to in section 685(1)

- (i) with respect to an application for a development permit,

- (A) within 21 days after the date on which the decision is made under section 642, or

- (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires, ...

or

- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

Permit No. 23-D0094

Required Fees (024) \$ _____

APPLICANT INFORMATION

Applicant: Statement Builders Ltd

Address: 15022-116 Ave
(STREET)

Edmonton AB T5M 3T4
(MUNICIPALITY) (PROV) (POSTAL CODE)

Fax: _____

Contact Person/Agent: Mannu Ahlawat

Contact Phone (Cell): _____

Registered Landowner: (If same as Applicant, check here: ☒)

Registered Name(s): _____ Phone: _____

Address: _____
(STREET) (MUNICIPALITY) (PROV) (POSTAL CODE)

DEVELOPMENT INFORMATION

Project Address/Location: 10210 WestWinds Drive Land Use District: Residential Mixed Form (R-X)

Legal Address: Lot 17 Block 3 Plan 222 2591; or, Qtr _____ Sec _____ Twp _____ Range 25 West of 4th Mer.

Proposed Land Use:

Residential Dwelling:

- ☒ New Construction
☐ Addition
☐ Show Home

- ☐ Accessory Development
☐ Multi-Unit (# of Units: _____)
☐ Other _____

Non Residential/Mixed – Land Use:

- ☐ New Construction
☐ Change of Use
☐ Home Occupation
☐ Addition or Accessory Development
☐ Sign
☐ Other _____

Ensure appropriate checklist is attached on the reverse of this Application Form.

Use: Permitted: ☒

Discretionary: ☐ DO ☐ MPC ☐ Variance: _____

Office Use Only

Project #: 23-0183

Roll #: 224000

NOTES AND DECLARATION

Applicants should refer to the current Morinville Land Use Bylaw for complete development regulations and application information, available at www.morinville.ca/lub.

THIS IS NOT A BUILDING PERMIT APPLICATION. Separate Safety Codes applications may be required for construction projects, contact Morinville for more information.

The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville to process your application, and the information on this form may be used for preparing documents made available to the public and the issuance of permits.

By submitting an application for development I, the Applicant, am allowing right of entry for inspection purposes, and hereby make application and acknowledge all plans and information submitted are, to the best of my knowledge, true and accurate. It is understood that the information submitted is subject to review to confirm it is sufficient to properly evaluate the application prior to acknowledging the application as complete and that additional information may be requested by the Development Authority; and that acknowledgement of a complete application does not indicate permit approval and development may not commence until a development permit is valid. It is understood that a decision on this application, or failure to issue a decision within 40 days of receiving an acknowledgement of a complete application by the Development Authority or for an application deemed to be complete 20 days after submission if no acknowledgement of a complete application is received, may be appealed by filing a Notice of Appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days of the date of the decision or following the aforementioned 40 days. It is further understood that the SDAB may confirm, modify, or revoke the decision of the Development Authority or any condition of development permit approval as a result of an appeal being duly filed, and that any work undertaken prior to the expiry of the appeal period or the determination of the appeal by the SDAB, whichever case applies, is prohibited and the Applicant has no right or claim to compensation from the Municipality or its agents should the appeal result in a permit being modified or revoked. It is further understood that a Development Permit does not relieve the Applicant from full responsibility for ascertaining, complying, and carrying out their development in accordance with applicable Federal and Provincial Statutes and Regulations, and the conditions of any covenant, caveat, easement or other instrument affecting the building or the land. It is further understood that communication with the town regarding this application, including official notices, may be in an electronic form acceptable to the town.

Applicant Signature: _____ Date: September 14, 2023

Landowner Signature: _____ Date: _____

Applications without the required information will not be processed.

Additional information may also be required. An application is not complete until signed below by the Development Officer. Applicants will be contacted if any additional information is required.

Acceptance of a complete application does not indicate permit approval.

RESIDENTIAL DEVELOPMENT CHECKLIST

☒ **Project Description:** New Construction Home

Check ALL that apply:

New Construction:

☒ Single Detached ☐ Duplex ☐ Manufactured/RTM ☐ Other: _____

Total Floor Area: 1766 $\frac{\text{m}^2}{\text{ft}^2}$ Building Height: 27' 1 7/8" $\frac{\text{m}}{\text{ft}}$ Overhang: 1' 10" $\frac{\text{m}}{\text{ft}}$

Accessory Development:

☐ Det. Garage ☐ Shed ☒ Deck ☒ Secondary Suite ☐ Hot Tub/Pool ☐ Other: _____

Total Floor Area: _____ $\frac{\text{m}^2}{\text{ft}^2}$ Building Height: _____ $\frac{\text{m}}{\text{ft}}$ Overhang: _____ $\frac{\text{m}}{\text{ft}}$

If applying for a Deck: ☒ Uncovered ☐ Covered ☐ Enclosed 10' x 10'

If applying for a Secondary Suite: Located within: ☒ Principal dwelling unit ☐ Above detached garage ☐ Other building

Floor Area: Principal dwelling unit: 1366 $\frac{\text{m}^2}{\text{ft}^2}$ Secondary Suite: : _____ $\frac{\text{m}^2}{\text{ft}^2}$

Parking Spaces available on-site: 4-5 (show location on accompanying Site Plan)

- ☒ **Site Plan (parking shown)** – electronic OR 2 copies, - scaled and dimensioned; maximum 11" x 17" paper size
- ☒ **Building Plans** (i.e. floor plans and elevations) – electronic OR 2 copies, details sufficient for Building Permit application
- ☒ **Architectural Guidelines** are met (varies per neighbourhood – check with applicable Developer/Development Officer)
- ☐ **Other information** deemed necessary or requested by a Development Officer (contact Municipality for more information):

Notice of Decision – The Applicant will be notified electronically or in writing of the decision for a development permit application.

Public Notice – Upon Development Permit approval, the following Public Notice will be given for the issuance of Development Permits:

- Permitted uses (development compliant with Morinville Land Use Bylaw in all respects and not requiring a variance/relaxation) – The details of the development will be posted at the reception desk on the 2nd Floor of St. Germain Place.
- Discretionary uses and/or developments requiring a variance – In addition to above, the details of the development will also be advertised in the local newspaper, mailed to adjacent landowners, posted online at www.morinville.ca/PlanningNews, and/or posted on the subject site.

INTAKE INFORMATION (for office use only)

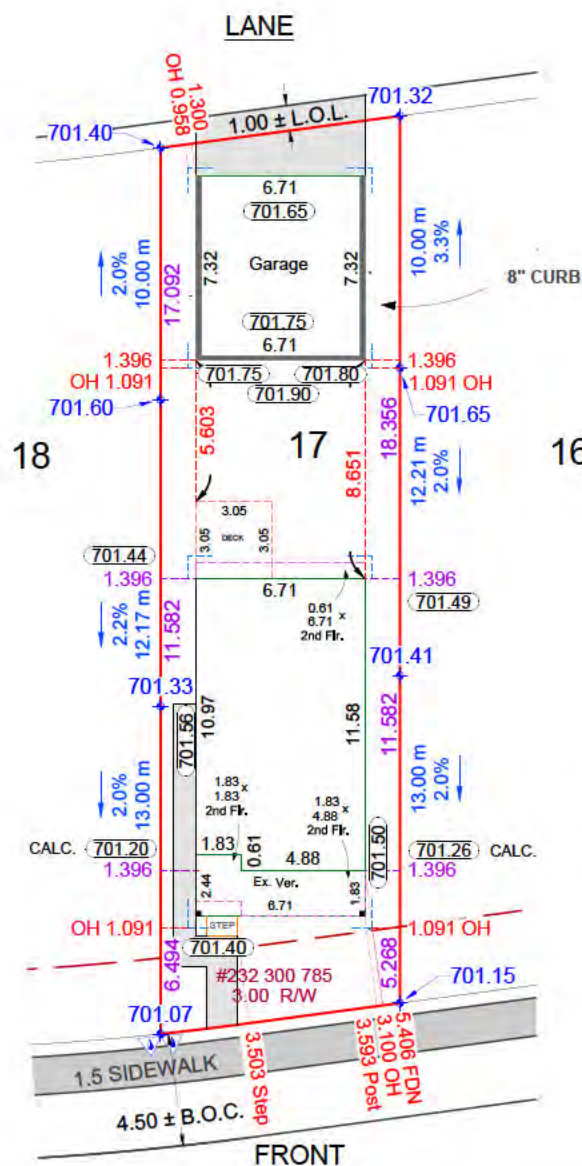
Complete Application:

- ☐ Application Form – complete & landowner signed.
☐ Required Information Listed Above.
☐ Receipt for Payment of Fees.

Received by: _____
(Name) (Date)

Accepted by: _____
(Name) (Date)

194



DETAILS

- LOT AREA: 334.36 m² (3599.0 ft²)
- HOUSE AREA: 94.02 m² (1012.0 ft²)
- HOUSE COVERAGE: 28.12 %
- DECK AREA: 7.43 m² (80.0 ft²)
- DECK COVERAGE: 2.22 %
- GARAGE AREA: 49.05 m² (528.0 ft²)
- GARAGE COVERAGE: 14.67 %
- TOTAL COVERAGE: 42.79 %
- DRIVEWAY AREA: 18.55 m² (199.7 ft²)

DWG DETAILS			
Rev. No.	Date:	Drafted By:	Description
PP	9/11/23	AMACDONALD	
BUILDER/OWNER: STATEMENT BUILDERS			
MODEL: (STANDARD)			
JOB NUM.:			
LOT ZONING: R-X		SCALE: 1:300	

**TOWN OF MORINVILLE**

10125 – 100th Avenue
Morinville, Alberta

T8R 1L6

Phone: 780.939.4361

Fax: 780.939.7448

STATEMENT BUILDERS LTD

10210 WESTWINDS DRIVE

PROJECT #23-0183

Receipt Number: 786409

GST Number: R108128356

Date: 10/5/2023

Initials: CA

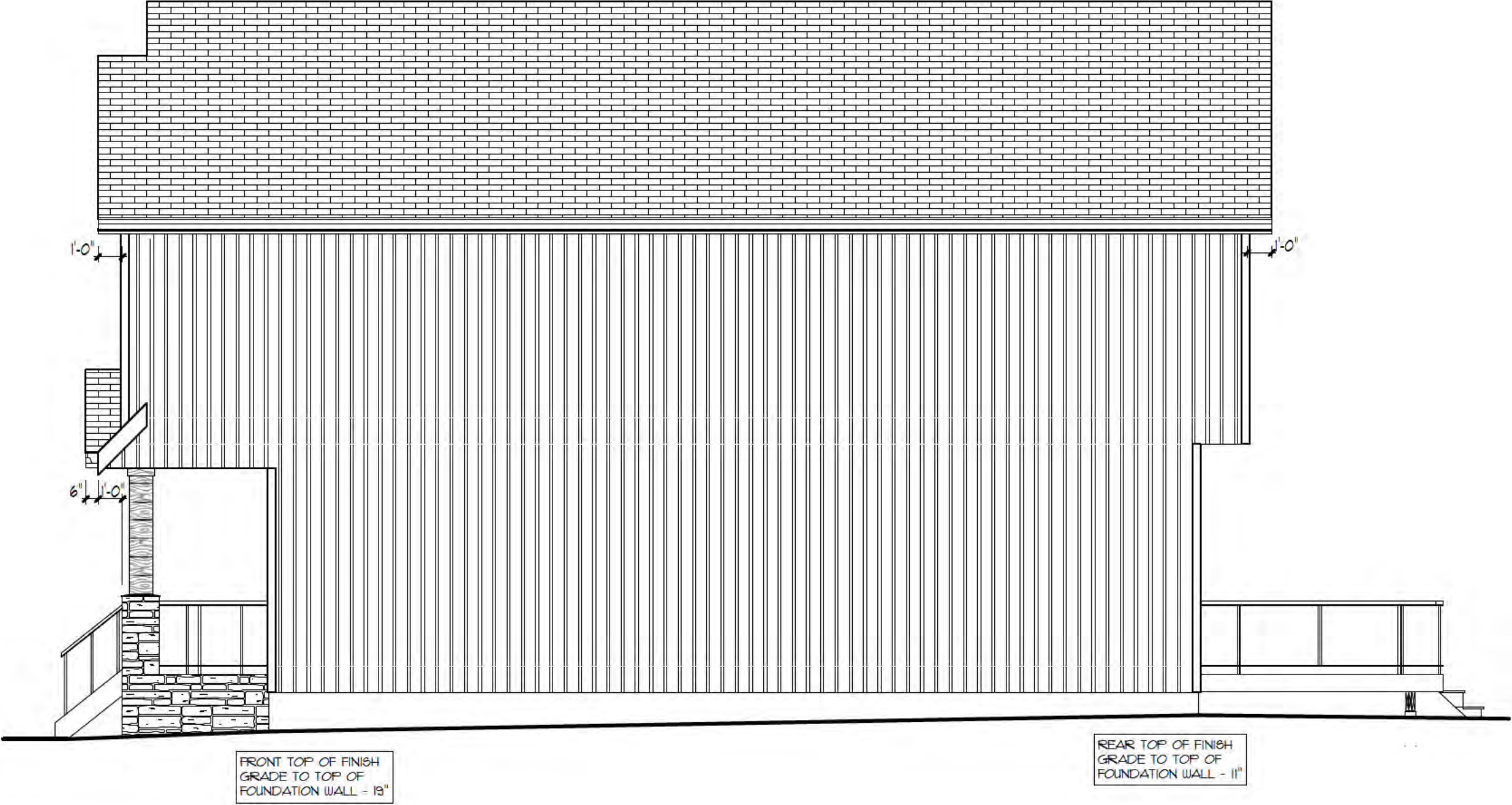
Receipt Type	Account		Quantity	Amount
General	024	Development Permit #23-D0094	N/A	\$ 300.00
General	044	Site Servicing Permit WASTEWA'	N/A	\$ 182.00
General	044	Site Servicing Permit WATER ME	N/A	\$ 650.00
General	57	Construction Water Permit	N/A	\$ 450.00
General	58	P&D Damage Deposit	N/A	\$ 3,000.00
General	85	Lot Grading Fees	N/A	\$ 165.00
			Subtotal:	\$ 4,747.00
			GST:	\$ 0.00
			Total Receipt:	<u>\$ 4,747.00</u>
MASTERCARD				<u>\$ 4,747.00</u>

Total Monies Received:	<u>\$ 0.00</u>
Rounding:	\$ 0.00
Amount Returned:	\$ 0.00



SHEET NO.	12
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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	Sept 18-2023	J
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

THE WHITE HOUSE

1766 S.F

LOT: 17 BLOCK: 3
PLAN: 222 2591
10210 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

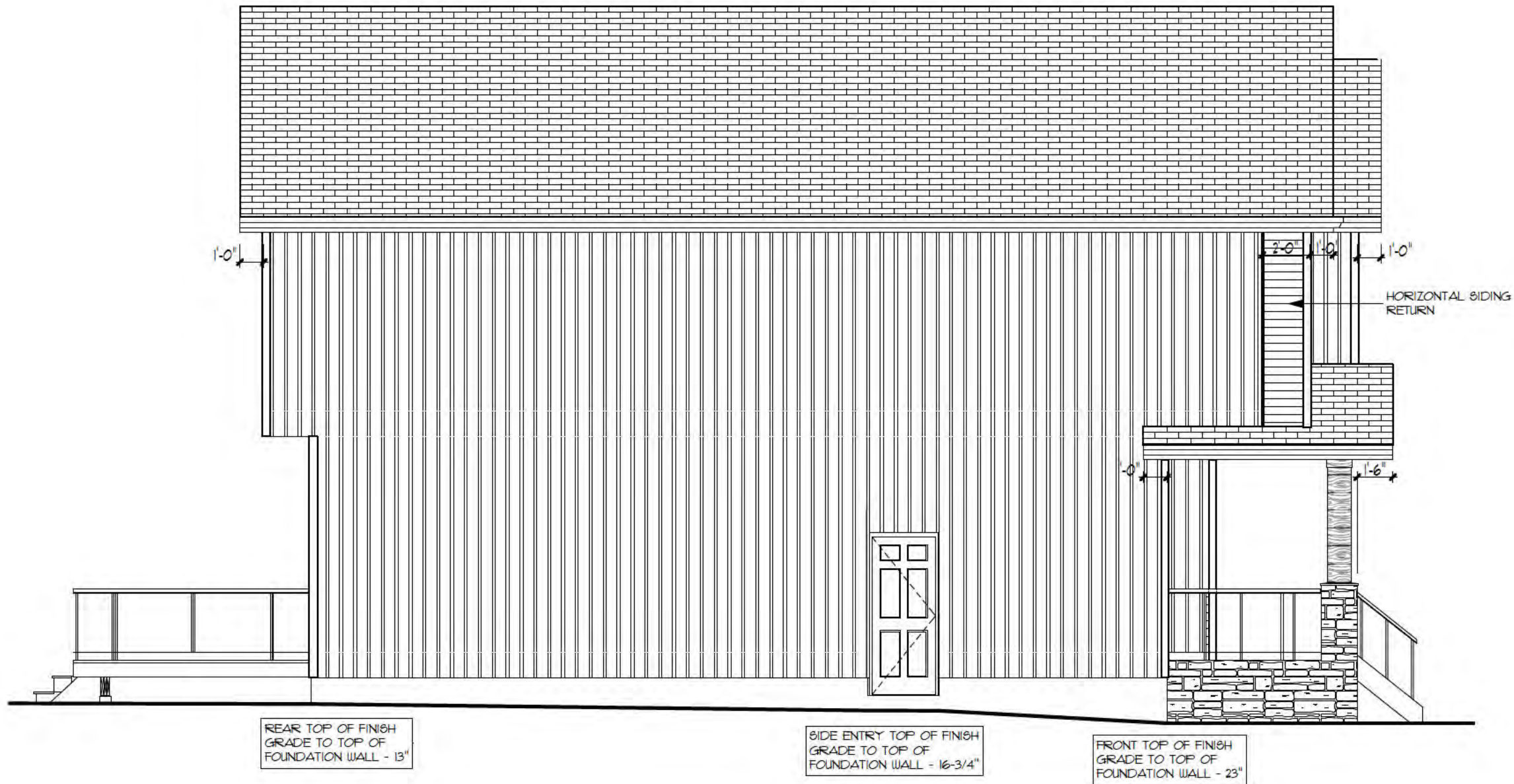

STATEMENT BUILDERS
SUB/FRAG/BUILD SYSTEMS

19 SEPT 2023

RIGHT ELEVATION

SCALE: 3/16=1'-0"

SHEET NO.	2 12
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NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

THE WHITE HOUSE

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PLAN: 222 2591
10210 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

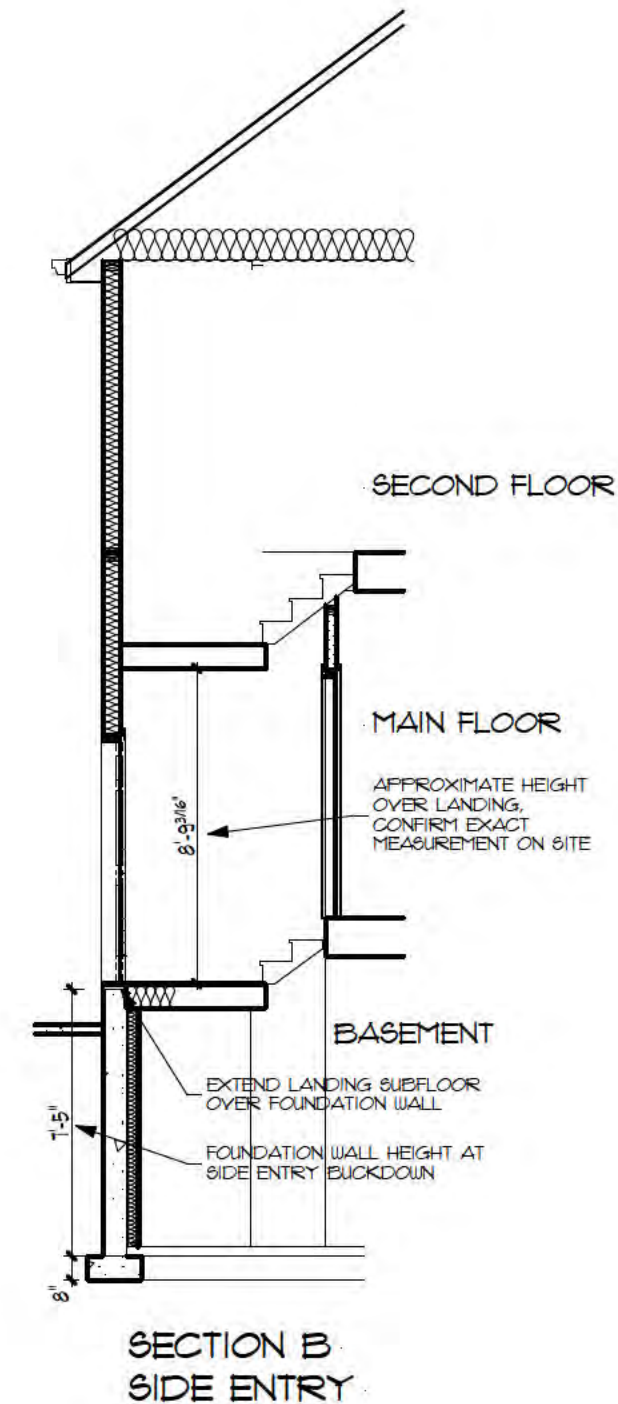
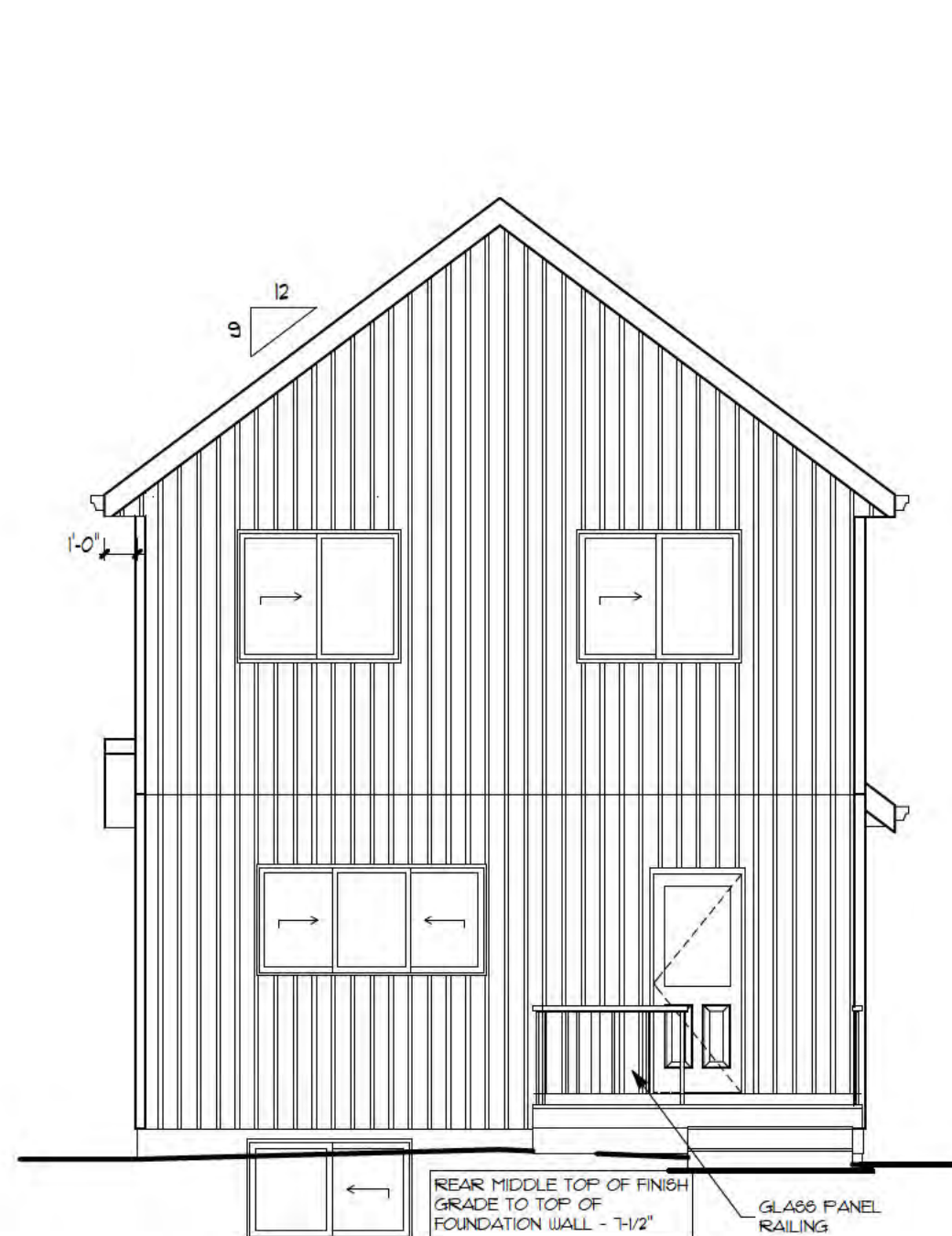


19 SEPT 2023

LEFT ELEVATION

SCALE: 3/16=1'-0"

SHEET NO.	3 12
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1	Sept 18-2023	J
NO.	DATE	BY
	REVISIONS	

STATEMENT BUILDERS

THE WHITE HOUSE

1766 S.F

LOT: 17 BLOCK: 3
PLAN: 222 2591
10210 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



19 SEPT 2023

REAR
ELEVATION &
SECTION

SCALE: 3/16=1'-0"

SHEET NO.	4 12
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Report any inconsistencies/ommissions to the builder prior to commencing work

1	Sept 18-2023	J
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

THE WHITE HOUSE

1766 S.F

LOT: 17 BLOCK: 3
PLAN: 222 2591
10210 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

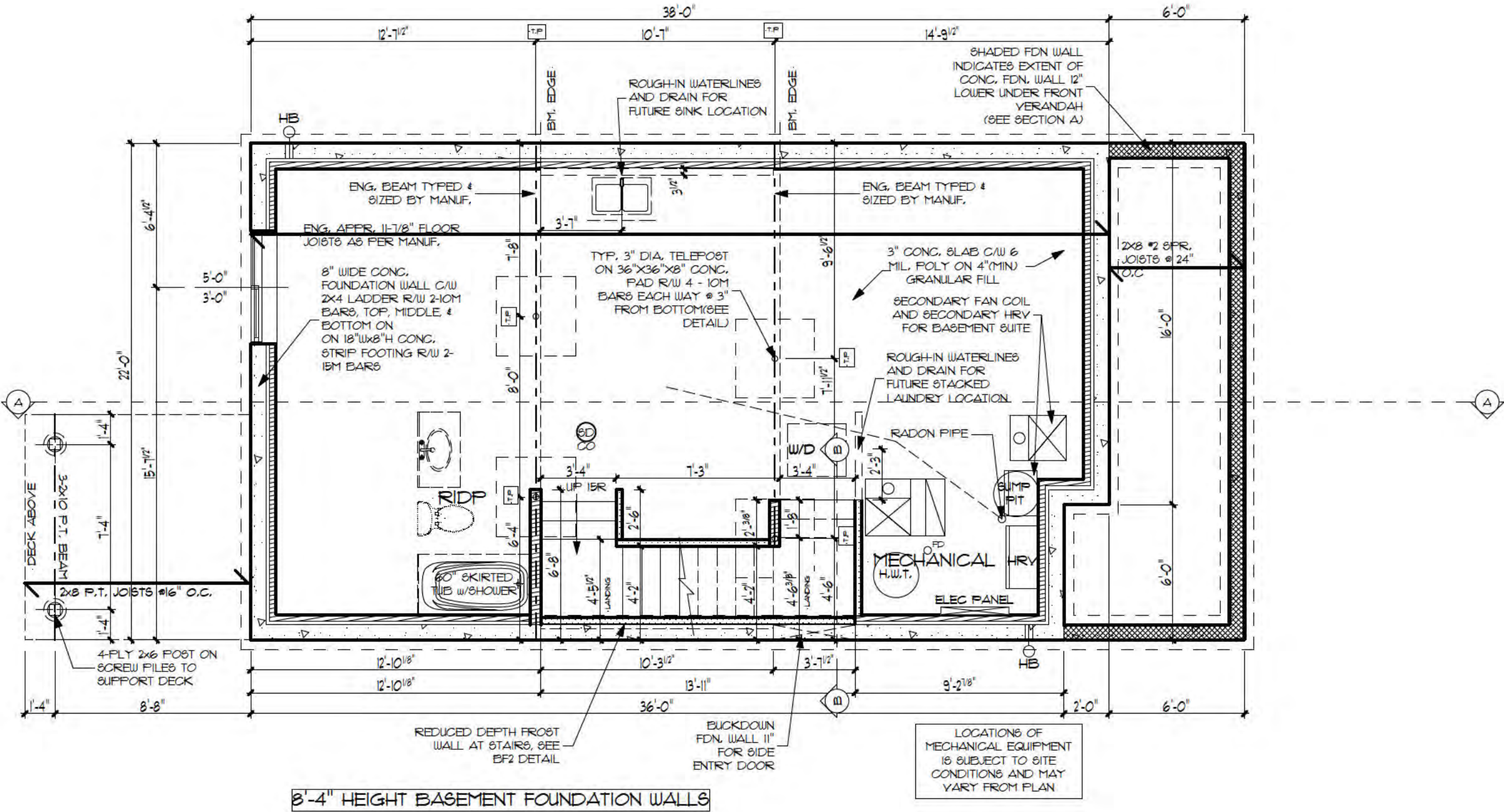


19 SEPT 2023

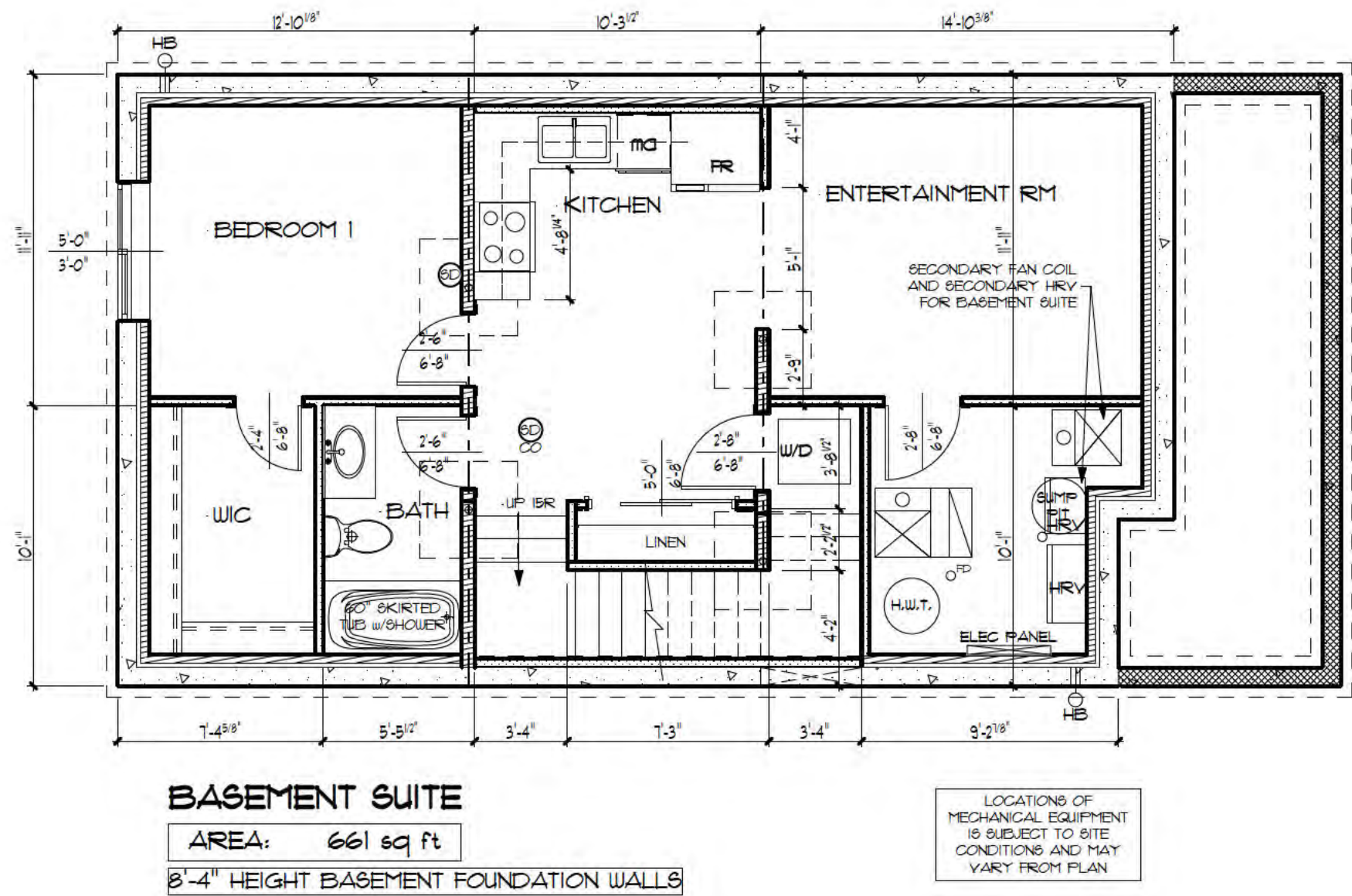
BASEMENT

SCALE: 3/16=1'-0"

SHEET NO.	5 12
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Note: Approval of this permit does not include a basement suite/secondary suite



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Report any inconsistencies/ommissions to the builder prior to commencing work

1	Sept 18-2023	J
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

THE WHITE HOUSE

1766 S.F

LOT: 17 BLOCK: 3
PLAN: 222 2591
10210 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

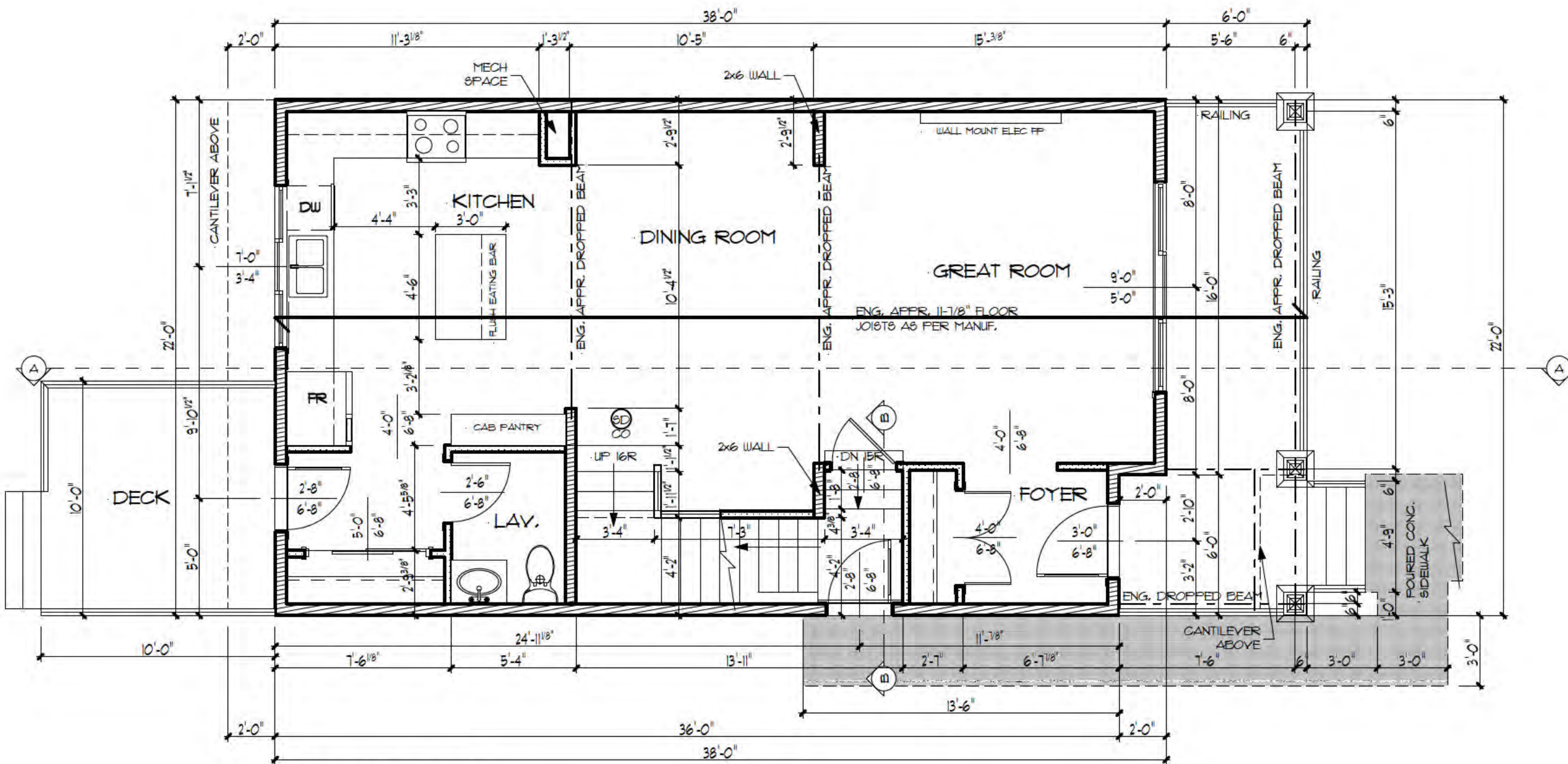


19 SEPT 2023

BASEMENT SUITE

SCALE: 3/16=1'-0"

SHEET NO.	6 12
-----------	---------



MAIN FLOOR

AREA: 824 sq ft

HT: 9'-1 1/8"

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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	Sept 18-2023	J
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

THE WHITE HOUSE

1766 S.F

LOT: 17 BLOCK: 3
PLAN: 222 2591
10210 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



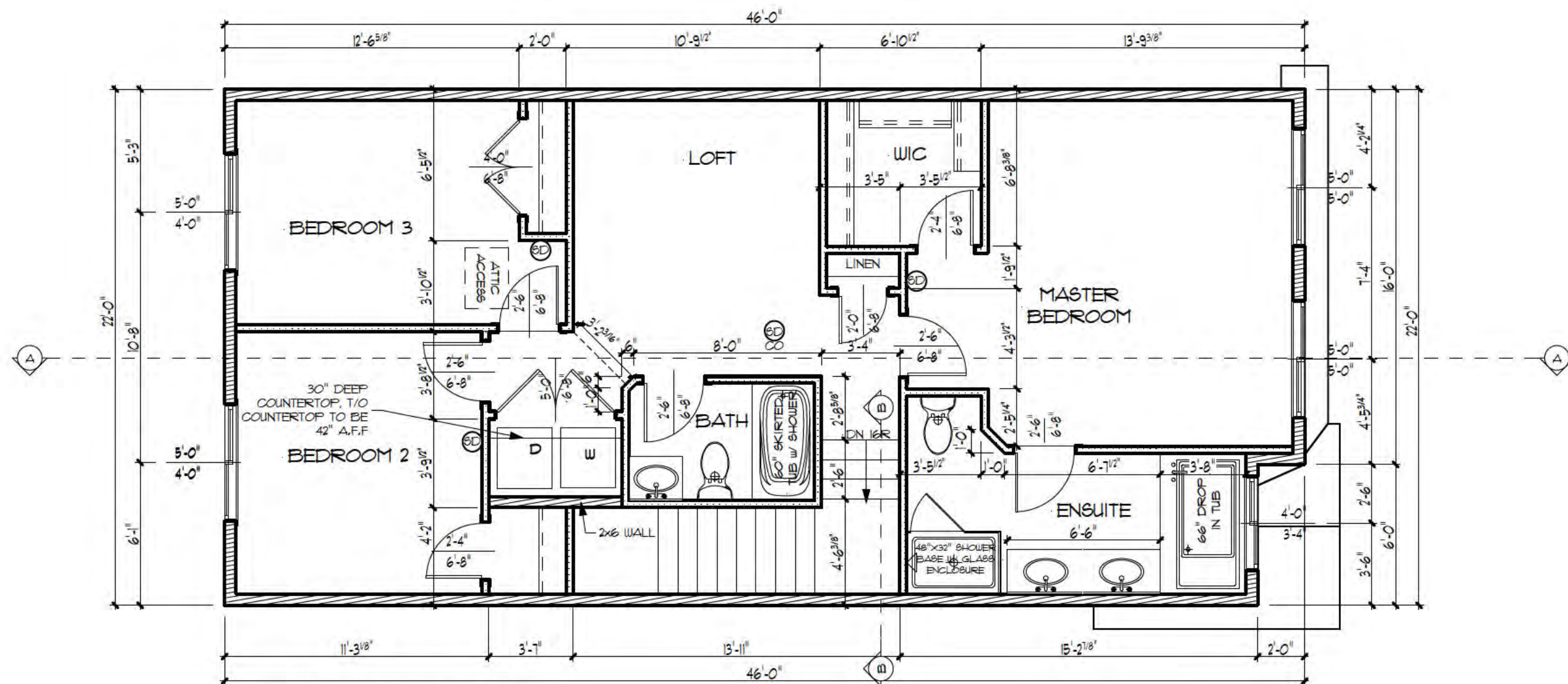
19 SEPT 2023

MAIN FLOOR

SCALE: 3/16=1'-0"

SHEET NO.

7
12



SECOND FLOOR

AREA: 942 sq ft

HT: 8'-1 1/8"

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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	Sept 18-2023	J
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

THE WHITE HOUSE

1766 S.F

LOT: 17 BLOCK: 3
PLAN: 222 2591
10210 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



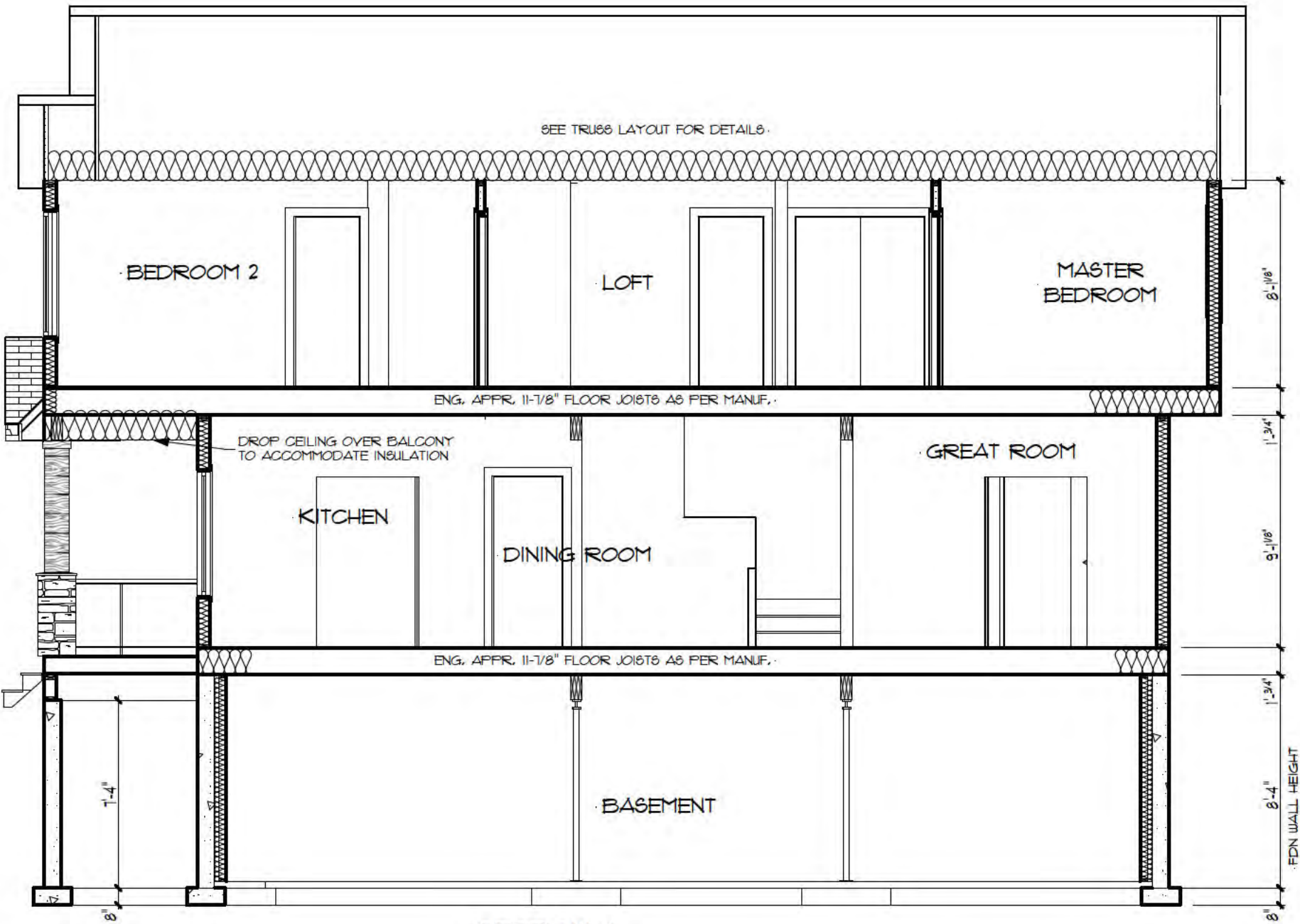
19 SEPT 2023

SECOND FLOOR

SCALE: 3/16=1'-0"

SHEET NO. 8 12

FRAMER PLEASE NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION
OF THE DESIGNER.
R.O. FOR ALL SWING DOORS - ADD 2.5" TO HEIGHT & 2" TO WIDTH.
ALLOW HEADERS TO BE 2x10'S DRY UNLESS OTHERWISE SPECIFIED.
CUT AND TACK 2x4 BACKING FOR TUBS.
JOIST HANGERS MUST BE SECURED PROPERLY - ALL HANGER
HOLES TO BE NAILED.



SECTION A

1. TYPICAL ROOF CONSTRUCTION

ROOF FINISH AS PER BUILDER SPECIFICATION
ROOF CONSTRUCTION AS PER ROOF TRUSS LAYOUT
R50 LOOSEFILL INSULATION(R40 FIBERGLASS BATTE IN VAULTED AREAS)

2. TYPICAL EAVE CONSTRUCTION

PREFINISHED METAL EAVES TROUGH
PREFINISHED METAL FASCIA OVER 2x8 WOOD BACKING
PREFINISHED VENTILATED METAL SOFFIT

3. TYPICAL EXTERIOR WALL CONSTRUCTION

2x6 #2 S.P.F @ 24" O.C WITH R22 FIBERGLASS BATTE INSULATION

4. TYPICAL FLOOR CONSTRUCTION

FLOOR FINISH AS PER BUILDER SPECIFICATION
7/8" T&G SUBFLOOR
11-1/8" FLOOR JOISTS AS PER ENG. FLOOR JOIST LAYOUT

5. TYPICAL FOUNDATION CONSTRUCTION

PAVING (ABOVE GRADE)
DAMP PROOFING (BELOW GRADE)
8" CONC. FOUNDATION WALL W/ 2-10M REBAR TOP, MIDDLE, & BOTTOM ON 18" X 8" CONCRETE STRIP FOOTING R/W 2-15M REBAR
4" DIA WEEPING TILE TO PERIMETER
DAMP-PROOFING TO INTERIOR
2x4 #2 S.P.F @ 24" O.C. WITH R20 FIBERGLASS BATTE INSULATION

6. TYPICAL BASEMENT SLAB CONSTRUCTION

3" CONCRETE SLAB OVER 6MIL VAPOR BARRIER ON 4" COMPACTED GRANULAR FILL

7. TYPICAL GARAGE FOUNDATION

8" CONC. FOUNDATION WALL W/ 2-10M REBAR TOP, MIDDLE, & BOTTOM ON 18" X 8" CONCRETE STRIP FOOTING R/W 2-15M REBAR

8. TYPICAL GARAGE SLAB CONSTRUCTION

4" CONC. SLAB W/ 10M REBAR @ 12" O.C. BOTHWAYS ON 6" COMP. GRANULAR FILL

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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	Sept 18-2023	J
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

THE WHITE HOUSE

1766 S.F

LOT: 17 BLOCK: 3
PLAN: 222 2591
10210 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



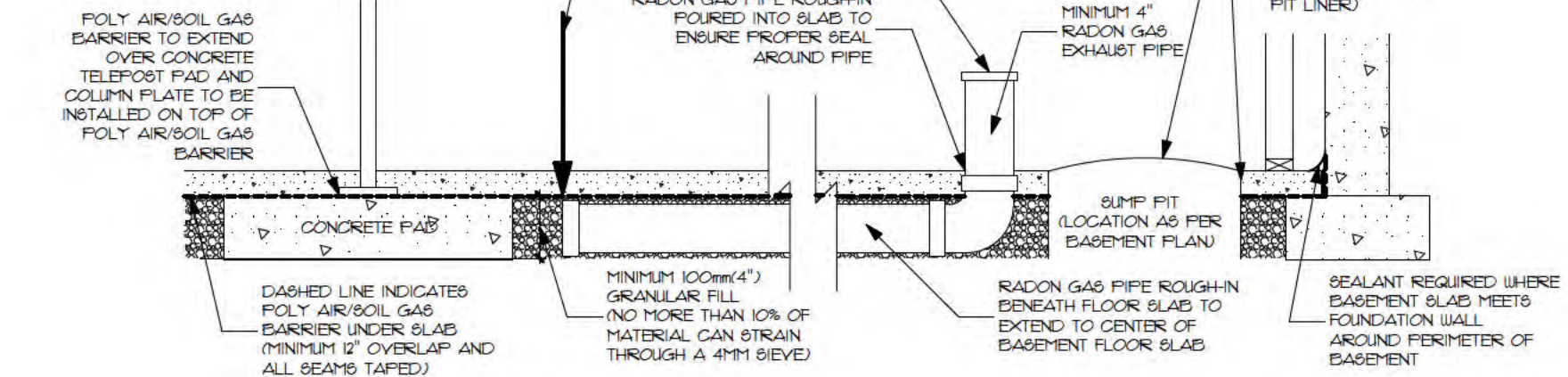
19 SEPT 2023

SECTION

SCALE: 3/16=1'-0"

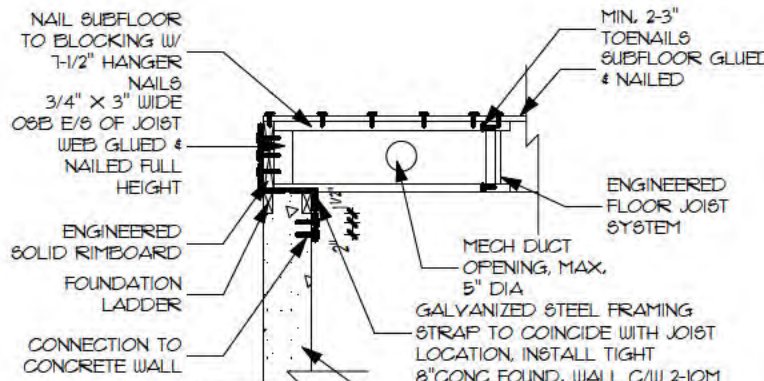
SHEET NO.	9 12
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NOTES:
-ALL PENETRATIONS THROUGH THE BASEMENT SLAB MUST BE SEALED

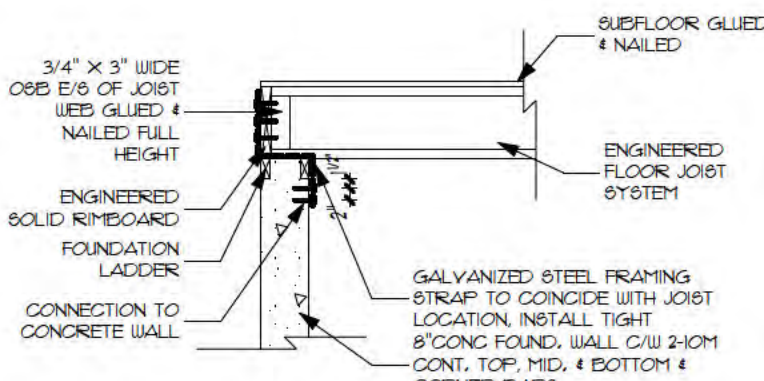


RADON GAS PIPE ROUGH-IN DETAIL

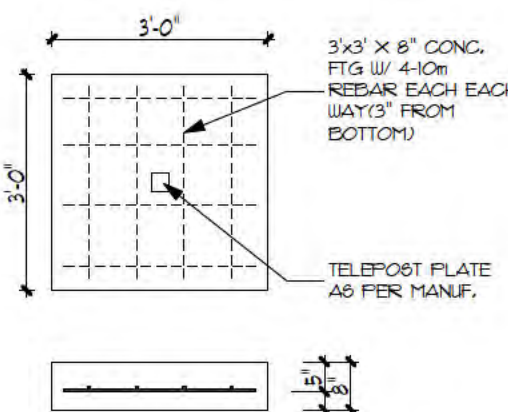
THIS DETAIL AND THE FOLLOWING IMPLEMENTATION IS TO CONFORM TO A.B.C 2014, 9.13.4.2(PROTECTION FROM SOIL GAS INGRESS) AND 9.13.4.3 (PROVIDING FOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM).



LATERAL BLOCKING

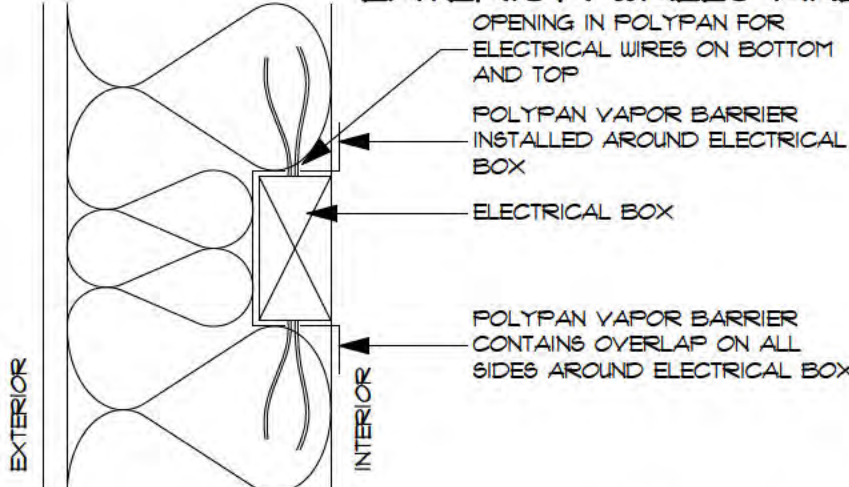


LATERAL BRACING

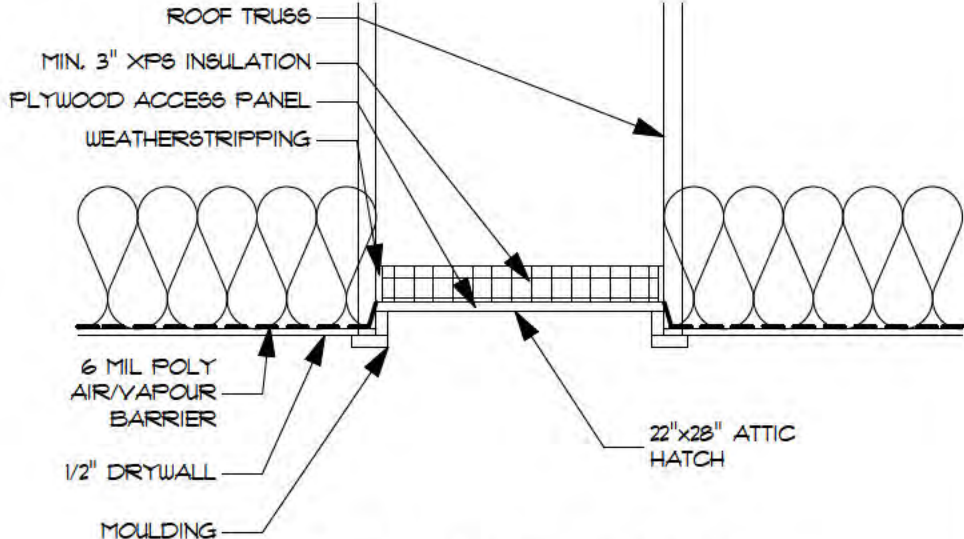


3'X3' TELEPOST PAD

THIS PROCEDURE FOR SEALING ELECTRICAL BOXES APPLIES FOR ANY ELECTRICAL OUTLET BOXES IN EXTERIOR WALLS AND IN THE ATTIC CEILING



ELECTRICAL BOX INTERIOR SEAL DETAIL



ATTIC HATCH DETAIL

NOT TO SCALE

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Report any inconsistencies/ommissions to the builder prior to commencing work

1	Sept 18-2023	J
NO.	DATE	BY
	REVISIONS	

STATEMENT BUILDERS

THE WHITE HOUSE

1766 S.F

LOT: 17 BLOCK: 3
PLAN: 222 2591
10210 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

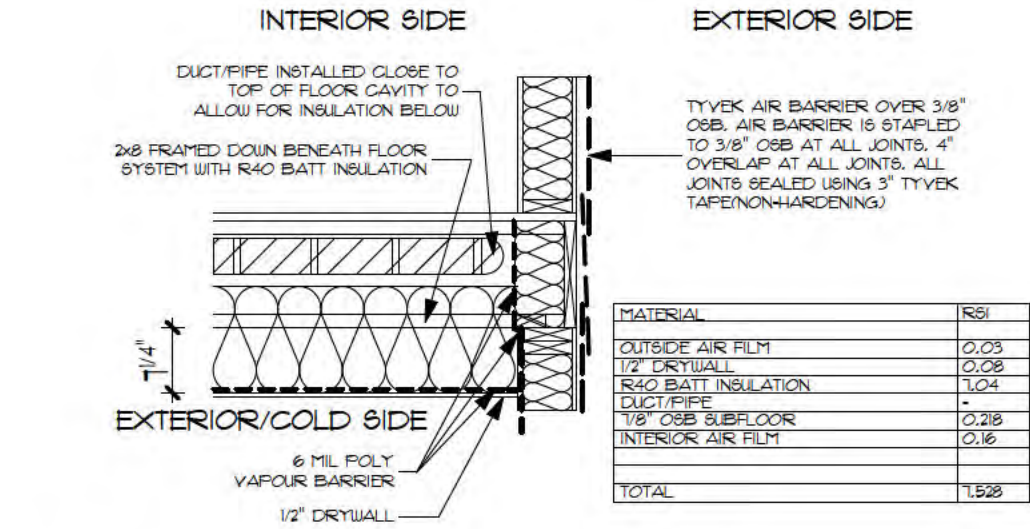


19 SEPT 2023

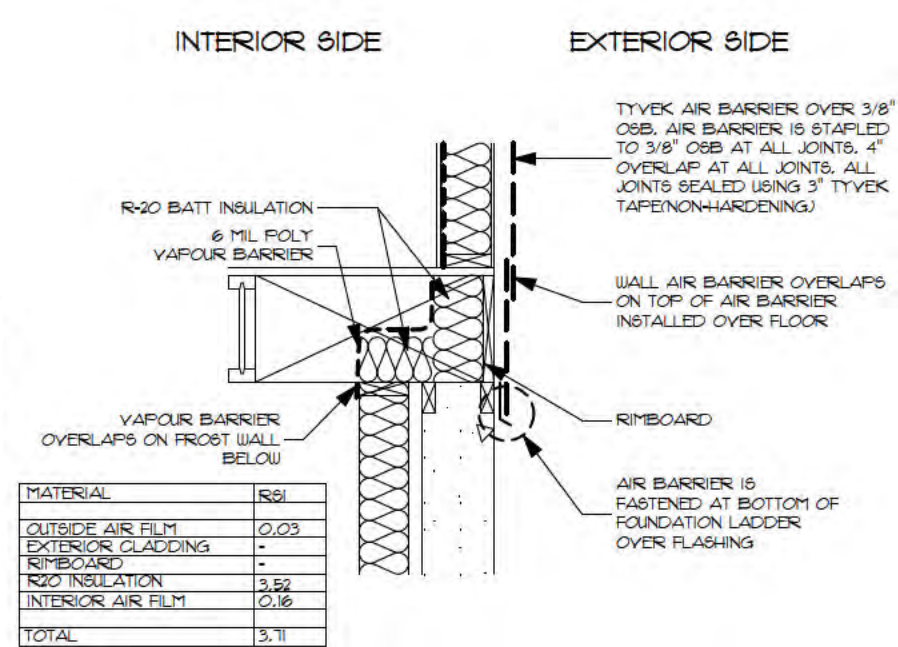
DETAILS

SCALE: 3/16=1'-0"

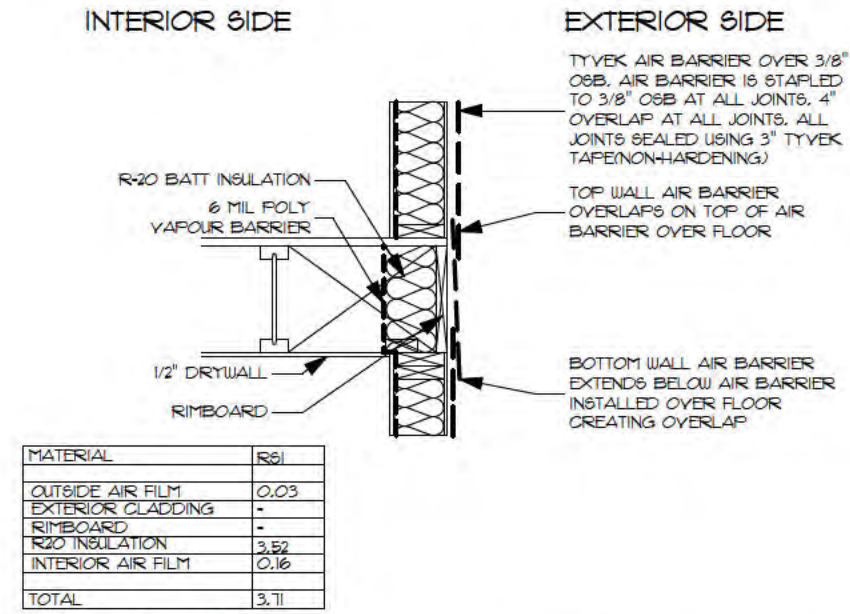
SHEET NO.	10 12
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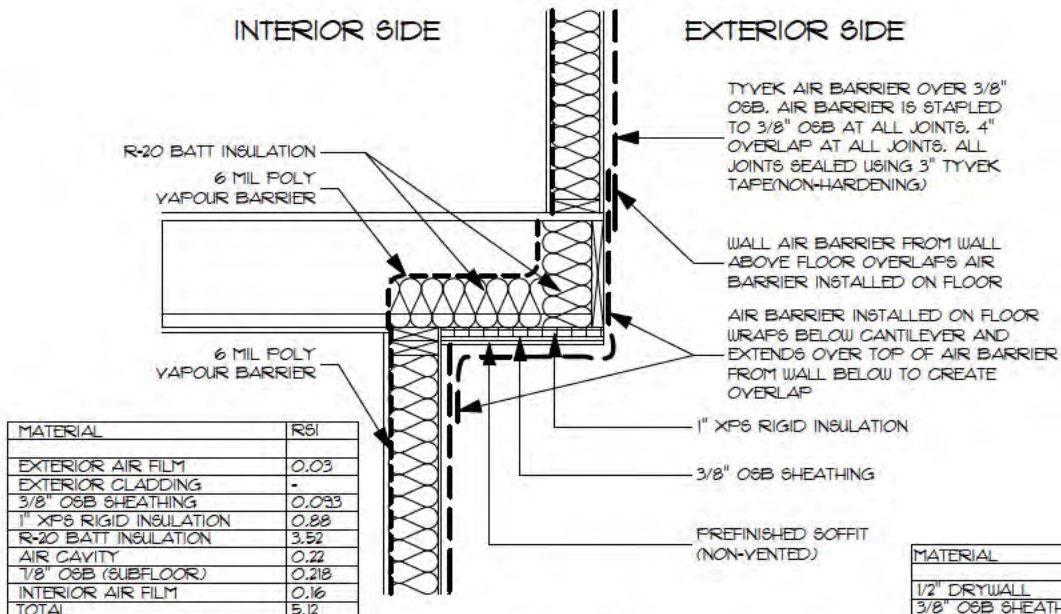
FT1 UNHEATED FLOOR OVER ATTACHED GARAGE
NOT TO SCALE



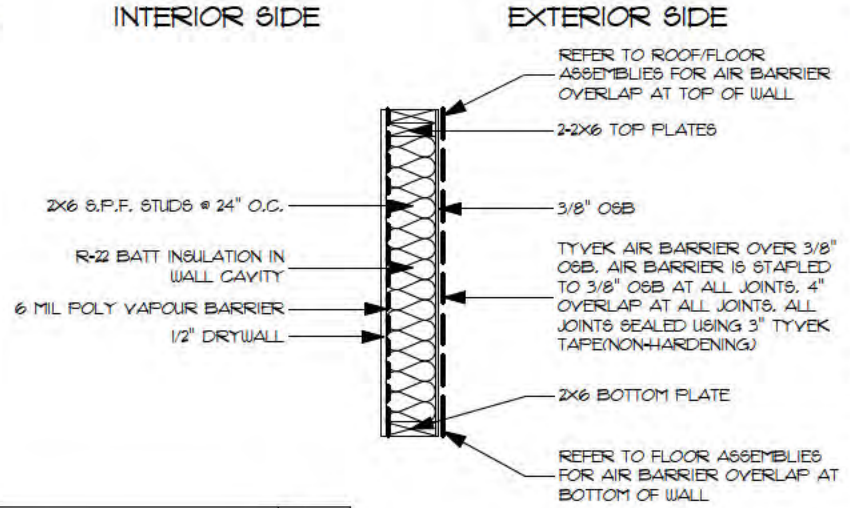
FT2 RIM JOIST BTW FOUNDATION & MFLR
NOT TO SCALE



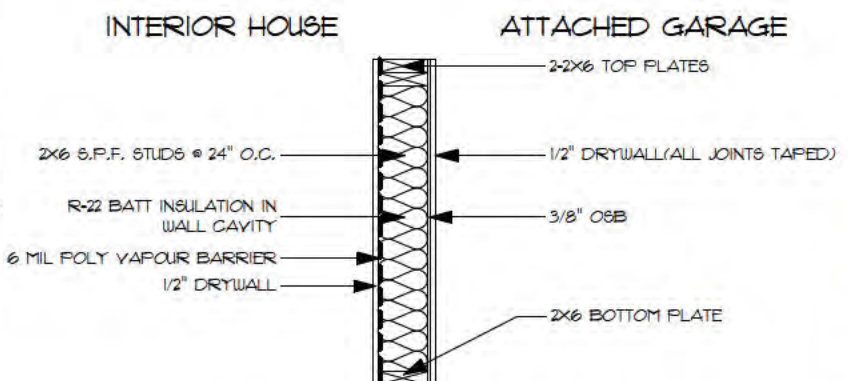
FT3 RIM JOIST BTW STOREYS
NOT TO SCALE



CF1 CANTILEVER FLOOR DETAIL
NOT TO SCALE



EW1 MAIN & UPPER FLR EXTERIOR WALLS
NOT TO SCALE



EW2 HOUSE/ATTACHED GARAGE SEPERATION WALL
NOT TO SCALE
LAST REVISION DATE: FEB 26, 2018

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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	Sept 18-2023	J
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

THE WHITE HOUSE

1766 S.F

LOT: 17 BLOCK: 3
PLAN: 222 2591
10210 WESTWINDS DRIVE

WESTWINDS MORINVILLE, AB



19 SEPT 2023

DETAILS II

SCALE: 3/16=1'-0"

SHEET NO. 11 / 12

The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	Sept 18-2023	J
NO.	DATE	BY
	REVISIONS	

STATEMENT BUILDERS

THE WHITE HOUSE

1766 S.F

LOT: 17 BLOCK: 3
PLAN: 222 2591

10210 WESTWINDS DRIVE

WESTWINDS MORINVILLE, AB

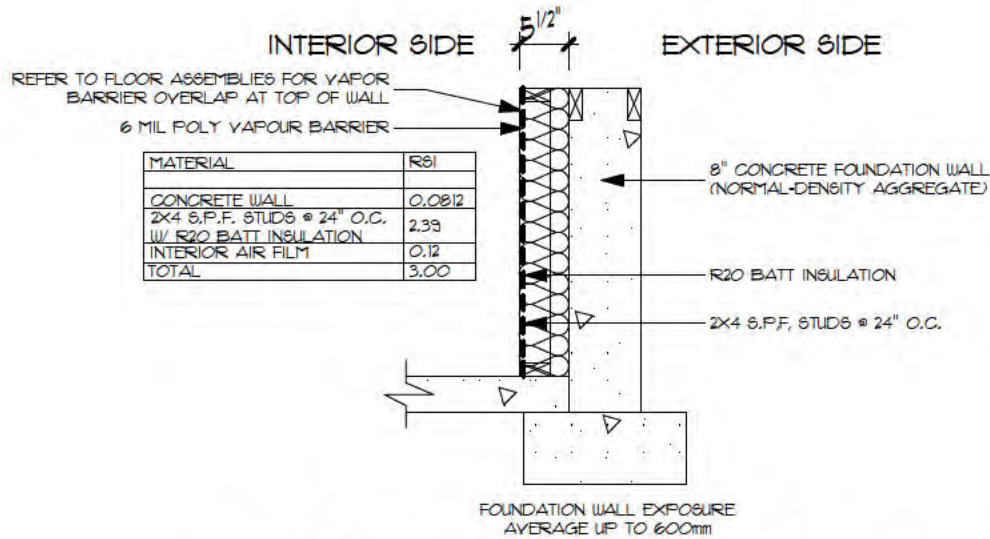


19 SEPT 2023

DETAILS III

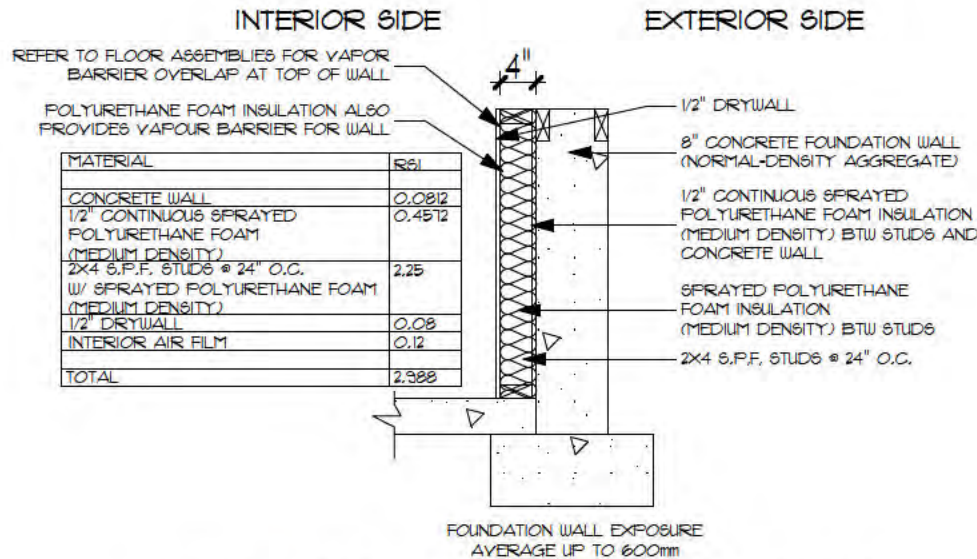
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	12



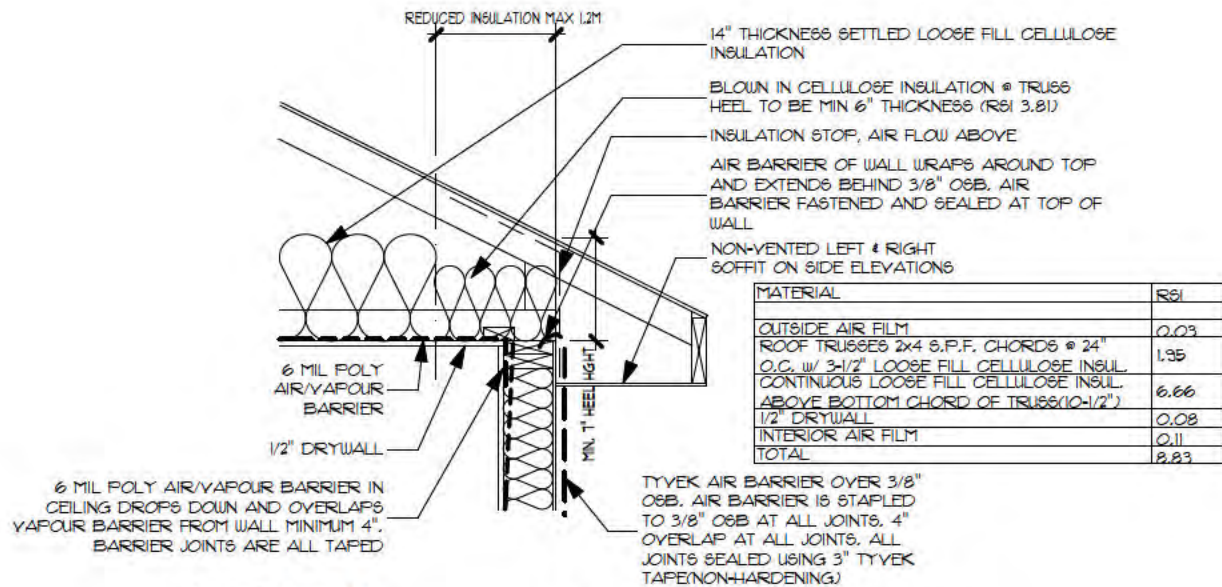
BF1

FOUNDATION WITH FROST WALL
NOT TO SCALE



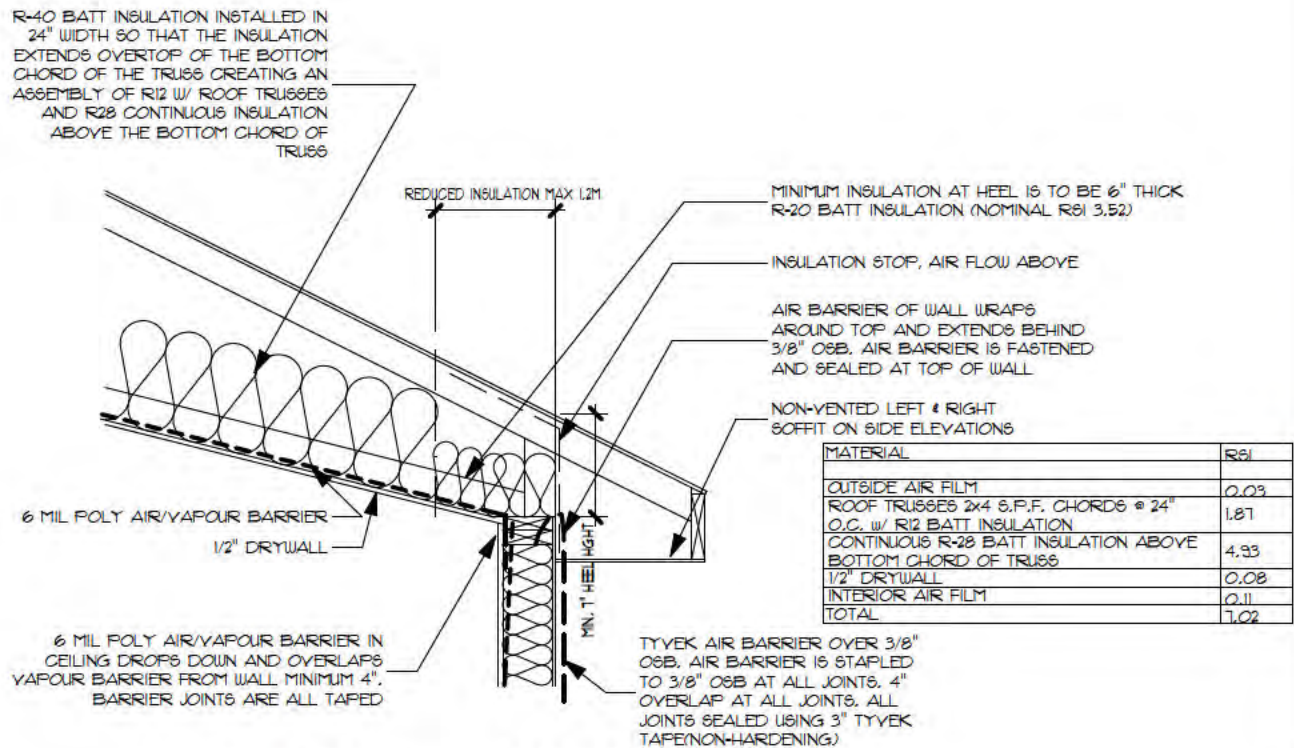
BF2

FOUNDATION WITH MINIMUM
FROST WALL AT STAIRS



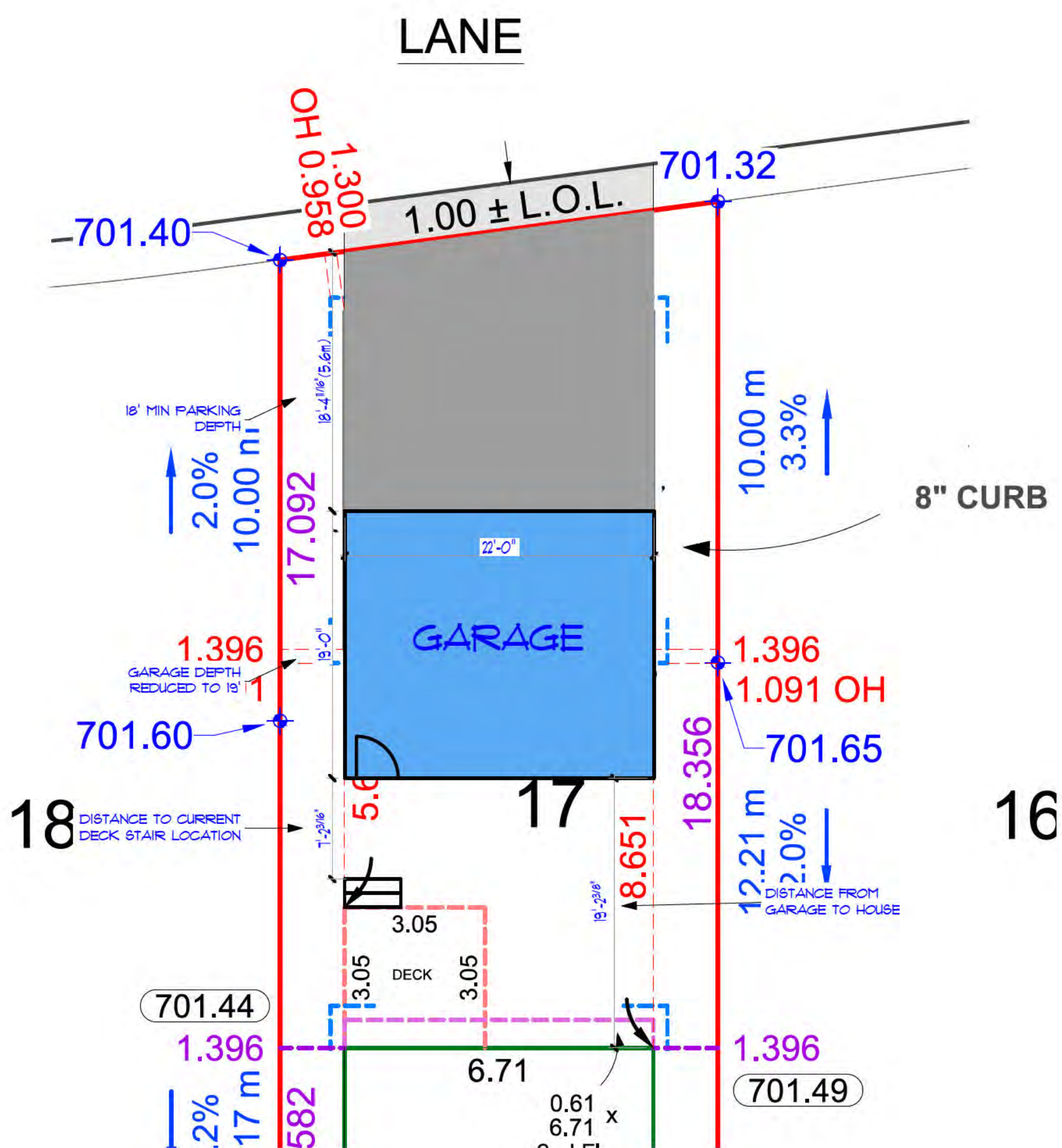
RF1

ROOF OVERHANG/CEILING
NOT TO SCALE
LAST REVISION DATE: FEB 26, 2018



RF2

VAULTED ROOF
CEILING/OVERHANG
NOT TO SCALE







**WRITTEN
SUBMISSIONS
FROM
ADJACENT
LANDOWNER(S) /
AFFECTED PERSONS**

From: [Ashley Sykes](#)
To: [Legislative Officer](#)
Subject: Appeal
Date: September 11, 2024 12:29:52 PM

Hello, I do apologize. I am a few minutes late in getting in my thoughts for Lots 16,17 and 18 in the West Wings subdivision.

I wanted to provide my support for the builder in his appeal to allow for the parking as currently laid out for his three home build projects.

It is my opinion there is sufficient parking on the street in front for a tenant in the basement

Current parking should be reviewed and Mornville should consider following suit with Edmonton and surrounding areas

I am happy to discuss in more detail at the appeal on September 16

Thank you for your time and consideration

Kind regards,



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PLANNING AND ECONOMIC DEVELOPMENT SERVICES

SUBMISSIONS RECEIVED



Development Officer Report to Subdivision and Development Appeal Board

Key Information

File Number: 24-D0091

Legal Description: Lot 17; Block 3; Plan 2222591

Municipal Address: 10210 Westwinds Drive

Land Use District: Residential Mixed Form (R-X)

Appellant(s): Statement Builders Ltd.

Applicant: Statement Builders Ltd.

Owner: Statement Builders Ltd.

Proposed Development: Accessory Dwelling Unit

Use Type: Permitted Use

Recommendation: Uphold Decision

Background

On June 20, 2024, the applicant, Statement Builders Ltd submitted a development permit application to construct an accessory dwelling unit in the basement of an existing single detached dwelling at 10214 Westwinds Drive.

On June 26, 2024, administration emailed the applicant, acknowledged the receipt of the application and requested them to pay the application fee with a deadline of July 5, 2024.

On July 22, 2024, the Development Officer emailed the applicant asking them to pay the application fee and provide on-site parking plan that shows a total of three parking spaces, thus, two for the existing single detached dwelling and one for the proposed accessory dwelling unit. Deadline for the applicant to provide this was July 29, 2024.

On July 25, 2024, the applicant paid the development permit application fee but didn't provide the on-site parking plan requested earlier.

On July 31, 2024, the applicant provided a plot showing two on-site parking spaces and one off-site parking space.

On August 1, 2024, the Development Officer issued a refusal notice of decision as the proposed accessory dwelling unit did not meet the on-site parking requirements of the Land Use Bylaw.

Site Context and Surrounding Uses

The proposed development is located within a newly developing residential subdivision in the westwinds area. The construction of single detached dwellings in the area began in 2023. The proposed development is bordered by single detached residential to the east, north, west and a school site to the south across from the Westwinds Drive.

Relevant Regulations

The Westwinds Area Structure Plan

An Area Structure Plan is a statutory document that is above the Land Use Bylaw in terms of hierarchy in the province of Alberta. It provides a detailed framework for current and future subdivision and development in a defined area. These include things like staging/sequence of development, land uses (residential, commercial, schools etc.) and location of utilities and public transportation. In this case, The Westwinds Area Structure Plan (the ASP) sets out the framework for development for the site which is then regulated through the Land Use Bylaw.

Policy 5.2.3 Effect on Decision Making

a) This ASP, its concepts and provisions shall be used in conjunction with the relevant provision of the MDP and the LUB, particularly in guiding the exercise of discretion in making decisions on subdivision and development permit applications.

The entire subdivision where the proposed development is located has been created through the ASP. The ASP directs the Development Authority to use ASP's concepts and provisions together with the Land Use Bylaw in reviewing and deciding of development permit applications.

Policy 5.2.4 Principles for Decision Making

a) The exercise of discretion or variance in deciding an application or an amendment to this ASP must be both reasonable and defensible within the letter and spirit of this ASP as well as widely accepted planning principles.

d) Any variance or discretion exercised or any amendment made shall be fully documented so that the reasons and rational for the variance or discretion exercised or the amendment are accurately recorded and clearly understood.

Variance is an exception to a specific regulation in the Land Use Bylaw and is requested in a development permit application. The application for the accessory dwelling unit did not include request for variance.

3.3 THE DEVELOPMENT CONCEPT ... The ASP proposes a hierarchical road network for vehicles, bicycles and pedestrians. A collector loop off of Morinville Road serves the ASP area and provides direct access to the commercial sites, school, and the SWMF. The collector road further provides access to the local road network, which in turn connects to the low density residential development.

The proposal to use street as a dedicated private parking does not comply with The Development Concept of the ASP. The road network within the area is primarily for the accommodation of uses

noted in The Development Concept of the ASP as noted in 3.3 above. Street parking is not intended to be permanent parking, it is temporary parking in excess of what is typically required for the use and is limited during snow clearing and street sweeping or as directed by the traffic safety bylaw.

3.2 Specific Land Use Components.

3.2.3 Low Density Residential ...It is important to note all residential subdivisions, both laned and laneless, need to comply with the Town's regulatory standards and provisions, and that the density of the laneless areas will be lower than that of the laned areas.

The proposed development is within a low-density residential subdivision area of the ASP. The current and future development vision in the westwinds area is set by the ASP. The ASP directs the proposed development to comply with the Town's Land Use Bylaw.

The Land Use Bylaw.

The purpose of the Land Use Bylaw is to regulate and control the use and development of land and buildings within the municipality to achieve orderly and economic development of land.

The parcel is zoned as Residential Mixed Form (R-X) land use district under the Land Use Bylaw. In the R-X district, an *accessory dwelling unit* is listed as a *permitted use*.

Part One General – Section 1.3.2.13 defines an accessory dwelling unit as... **self-contained dwelling unit accessory to a principal dwelling unit, contained within a principal building or in an accessory building, which is located on the same parcel of land registered under the same land title as the principal dwelling unit.**

Part One General – Section 1.3.1.82 defines permitted use as...**the use of land or a building provided for in this Bylaw for which a development permit shall be issued, with or without conditions, upon an application having been made provided that the proposed development complies in all respects with this Bylaw in accordance with the Act.**

Part Six, Section 6.2 states, **unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.**

Residential Uses	Minimum Number of Parking Spaces
Accessory dwelling unit	1 space in addition to the parking required for the principal dwelling unit
Single detached dwelling	2 spaces per unit

Part Four, Section 4.2.8 - Parking shall be provided for an accessory dwelling unit in accordance with Part 6 - Parking, Loading and Access Provisions.

The proposed accessory dwelling unit does not comply with the parking requirements of the Land Use Bylaw and shows a 100% variance – thus zero onsite parking space was provided. The proposal intended to use a portion of the street/road right-of-way (Westwinds Drive) as a dedicated parking space for the basement accessory dwelling unit.

This road right-of-way, just like any other municipal roadway is not intended to be a permanent parking and is subject to closure for maintenance, snow removal, street sweeping etc., and therefore cannot be dedicated to a private use.

There are variance provisions that the Development Authority considers based on specific guidelines in the Land Use Bylaw. Variance is an exception to a specific regulation in the Land Use Bylaw and is requested in a development permit application.

Part Two, subsection 2.5.1.1.5 **Subject to the provisions of Subsection 2.0 hereof and any other variance provisions of this Bylaw, the Development Authority shall refuse an application that does not conform to this Bylaw.**

2.0 Variances

2.1 The Development Authority may grant a variance and approve a development permit, with or without conditions, where:

i. the proposed development would not, in the opinion of the Development Authority:

- a. unduly interfere with the amenities of the neighbourhood; or**
- b. materially interfere with or affect the use, enjoyment or value of neighbouring properties; and**

ii. the development conforms to the use prescribed for the subject land or building in this Bylaw.

2.2 In addition to the provisions of Subsection 2.1 hereof, in considering any proposed variance the Development Authority may consider, if relevant to the variance request, any of the following:

i. the development is consistent with the purpose of the Land Use District;

ii. there are practical difficulties in complying with the affected regulation or regulations that are peculiar to the use, character or situation of land or a building which are generally not common to other sites in the same Land Use District;

iii. potential impacts on adjacent developments and measures to mitigate such impacts; and
iv. approval of the variance would not cause non-compliance with the National Building Code – Alberta Edition or any other legislation

The applicant did not request for a variance from the parking requirements. A variance request, among other things, would require proof that there exists a practical difficulty in meeting the requirements of the regulation being varied. Instead of moving the garage pad further into the property to create a driveway/additional parking within rear of the parcel, the applicant chose to submit on-street parking.

As such, based on the information provided by the applicant and after in reviewing the application for conformance with the Land Use Bylaw, the Development Officer issued refusal notice of decision in accordance with the Land Use Bylaw.

It is also worth noting that earlier on October 4, 2023, the Development Officer found that the construction drawing to build the now existing single detached dwelling included an accessory dwelling unit in the basement and therefore advised the applicant that a total of three on-site parking spaces are required. The applicant then chose not to include the basement accessory dwelling unit and confirmed to the Development Officer that they will not be finishing the basement when the principal dwelling was built.

Further, a building inspection report dated June 14, 2024 that was completed for the existing single detached dwelling, indicated that construction of a basement accessory dwelling unit was in progress. The applicant indicated in their development permit application (24-D0091) that the basement accessory dwelling unit was a “New Construction” and didn’t indicate the fact the construction of the accessory dwelling has commenced prior to the development permit application date – this is a misrepresentation. An online advertisement also confirms the existence of the accessory dwelling unit. Had the Development Officer approved this application, this misrepresentation would have been grounds for refusal under Part Two, section 2.6.3.3 of the Land Use Bylaw. Development permit application fee for “Development started without a permit” is double the regular fee as per the fees and charges bylaw.

Conclusion

Municipal roads are public lands and are under the direction, control and management of the municipality. The Traffic Safety Bylaw regulates the use of these roads. It is outside of the scope of the Land Use Bylaw to dedicate a portion public road to a private use. Private parcels are subject to the requirements of their specific land use district in addition to the general requirements of the Land Use Bylaw. The Development Officer therefore recommends the refusal notice of decision be upheld.

Appendices

Exhibit 1 - Notice of Decision

Exhibit 2 - Development Permit Application Package

Exhibit 3 - Site Context and Surrounding Uses

Exhibit 4 - The ASP Area

Exhibit 5 - Policy 5.2.3 - Effect on Decision Making

Exhibit 6 - Policy 5.2.4 Principles for Decision Making

Exhibit 7 - ASP The Development Concept & Collector Road

Exhibit 8 - Specific Land Use Components

Exhibit 9 - Land Use District

Exhibit 10 - Accessory Dwelling Unit Definition

Exhibit 11 - Permitted Use Definition

Exhibit 12 - PART SIX – PARKING, LOADING AND ACCESS PROVISIONS

Exhibit 13 - Accessory Dwelling Unit Parking Requirement

Exhibit 14 - Parking Plan

Exhibit 15 - Variance Provisions

Exhibit 16 - 2023 Correspondence

Exhibit 17 - SFD Building PSR

Exhibit 18 - Online Ad for The Accessory Dwelling Unit

Link to the Land Use Bylaw

<https://www.morinville.ca/Modules/bylaws/Bylaw/Download/e7a715a4-9dad-42e6-9e92-944b15b59740>

Link to the Traffic Safety Bylaw

<https://www.morinville.ca/Modules/bylaws/Bylaw/Download/ddf89157-ce60-4aad-8a7c-c3c7e14f64b7>

Link to the Westwinds Area Structure Plan

<https://www.morinville.ca/Modules/bylaws/Bylaw/Download/8ca18eb7-8835-423b-8648-53677c9632a4>



Statement Builders Ltd.
15022 116 Avenue
Acheson AB T5M 3T4
Attention: Mannu Ahlawat

1 August 2024

NOTICE OF DECISION

RE: Development Permit Application No.: 24-D0091

Proposal: Accessory Dwelling Unit in Basement

Municipal Address: 10210 Westwinds Drive

Legal Description: Lot 17; Block 3; Plan 2222591

Land Use District: Residential Mixed Form (R-X)

You are advised that the above-noted Development Permit Application was **REFUSED** on Thursday, 01 August 2024, in accordance with the Morinville Land Use Bylaw for failure to:

- Meet the On-Site Parking Requirements of the Morinville Land Use Bylaw.

Part Six, Section 6.2, states that unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.

Table 6.1 – requires accessory dwelling units to have a minimum of one (1) space in addition to the parking required for a single detached dwelling. The parking required for a single detached dwelling is two (2) spaces. The submitted parking plan for the accessory dwelling unit is off-site.

As such, the application is deemed refused.

See reverse side for important Development Permit and Appeal information.

Development Officer: Abdikani Elmi

Development Authority

Date of Decision: August 1, 2024

10125 - 100 Avenue Morinville, Alberta T8R 1L6 T 780.939.4361 F 780.939.5633

www.morinville.ca

Appeal Procedure

Pursuant to Morinville Land Use Bylaw 2/2024, Part Two, Section 2.9 – Development Appeals, a decision of the Development Authority may be appealed to the Subdivision and Development Appeal Board (SDAB) pursuant to the Municipal Government Act (MGA) through the SDAB Bylaw. Sections 685(1) - (3) and 686(1) of the MGA state:

685 (1) If a Development Authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

686 (1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board

(a) in the case of an appeal made by a person referred to in section 685(1)

(i) with respect to an application for a development permit,

(A) within 21 days after the date on which the decision is made under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires, ...

or

(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.



PLANNING & ECONOMIC DEVELOPMENT

2nd Floor, 10125 - 100 Ave
Morinville, AB T8R 1L6 T
780.939.4361

DEVELOPMENT PERMIT APPLICATION

220

Land Use Bylaw No. 3/2012

SUBMIT TO:
Development@morinville.ca

Permit No. 24-D0091

Required Fees (024) \$

APPLICANT INFORMATION

Applicant: Stalwart Builders Ltd

Address: 15022-106 Ave
(STREET)

Edmonton
(MUNICIPALITY)

AB
(PROV)

T5M-3T4
(POSTAL CODE)

Phone: [REDACTED]

Email: [REDACTED]

Fax: [REDACTED]

Contact Person/Agent: Mannu Ahlawat

Contact Phone (Cell): [REDACTED]

Registered Landowner: (if same as Applicant, check here: ☒)

Registered Name(s):

Phone:

Address:

(STREET)

(MUNICIPALITY)

(PROV)

(POSTAL CODE)

DEVELOPMENT INFORMATION

Project Address/Location: 10210 Westwinds Drive

Land Use District: Residential Mixed Form (R-X)

Legal Address: Lot 17 Block 3 Plan 222 0591; or, Qtr ____ Sec ____ Twp ____ Range 25 West of 4th Mer.

Proposed Land Use:

Residential Dwelling:

- ☒ New Construction
☐ Addition
☐ Show Home

☐ Accessory Development

☐ Multi-Unit (# of Units: ____)

☐ Other Basement Suite
Legal Suite

Non Residential/Mixed - Land Use:

- ☐ New Construction
☐ Change of Use
☐ Home Occupation

- ☐ Addition or Accessory Development
☐ Sign
☐ Other ____

Ensure appropriate checklist is attached on the reverse of this Application Form.

Use: Permitted: ☒

Discretionary: ☐ DO | MPC ☐

Office Use Only

Variance: ☐

☐ DO | MPC ☐

Project #: 24-0186

Roll #: 224000

NOTES AND DECLARATION

Applicants should refer to the current Morinville Land Use Bylaw for complete development regulations and application information, available at www.morinville.ca/lub.

THIS IS NOT A BUILDING PERMIT APPLICATION. Separate Safety Codes applications may be required for construction projects, contact Morinville for more information.

The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville to process your application, and the information on this form may be used for preparing documents made available to the public and the issuance of permits.

By submitting an application for development I, the Applicant, am allowing right of entry for inspection purposes, and hereby make application and acknowledge all plans and information submitted are, to the best of my knowledge, true and accurate. It is understood that the information submitted is subject to review to confirm it is sufficient to properly evaluate the application prior to acknowledging the application as complete and that additional information may be requested by the Development Authority; and that acknowledgement of a complete application does not indicate permit approval and development may not commence until a development permit is valid. It is understood that a decision on this application, or failure to issue a decision within 40 days of receiving an acknowledgement of a complete application by the Development Authority or for an application deemed to be complete 20 days after submission if no acknowledgement of a complete application is received, may be appealed by filing a Notice of Appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days of the date of the decision or following the aforementioned 40 days. It is further understood that the SDAB may confirm, modify, or revoke the decision of the Development Authority or any condition of development permit approval as a result of an appeal being duly filed, and that any work undertaken prior to the expiry of the appeal period or the determination of the appeal by the SDAB, whichever case applies, is prohibited and the Applicant has no right or claim to compensation from the Municipality or its agents should the appeal result in a permit being modified or revoked. It is further understood that a Development Permit does not relieve the Applicant from full responsibility for ascertaining, complying, and carrying out their development in accordance with applicable Federal and Provincial Statutes and Regulations, and the conditions of any covenant, caveat, easement or other instrument affecting the building or the land. It is further understood that all communication with the town regarding this application, including official notices, may be in an electronic form acceptable to the town.

Applicant Signature: [REDACTED]

Date: June 20, 2024

Landowner Signature: [REDACTED]

Date: June 20, 2024

This checklist must be accompanied by a
Development Permit Application form.

Applications without the required information will not be processed.

Additional information may also be required. An application is not complete until signed below by the Development Officer. Applicants will be contacted if any additional information is required.

Acceptance of a complete application does not indicate permit approval.

RESIDENTIAL DEVELOPMENT CHECKLIST

☒ **Project Description:** Basement Legal Suite

Check ALL that apply:

New Construction:			
<input type="checkbox"/> Single Detached	<input type="checkbox"/> Duplex	<input type="checkbox"/> Manufactured/RTM	<input type="checkbox"/> Other: _____
Total Floor Area: _____ $\frac{\text{m}^2}{\text{ft}^2}$	Building Height: _____ $\frac{\text{m}}{\text{ft}}$	Overhang: _____ $\frac{\text{m}}{\text{ft}}$	
Accessory Development:			
<input type="checkbox"/> Det. Garage	<input type="checkbox"/> Shed	<input type="checkbox"/> Deck	<input checked="" type="checkbox"/> Secondary Suite
<input type="checkbox"/> Hot Tub/Pool	<input type="checkbox"/> Other: _____		
Total Floor Area: _____ $\frac{\text{m}^2}{\text{ft}^2}$	Building Height: _____ $\frac{\text{m}}{\text{ft}}$	Overhang: _____ $\frac{\text{m}}{\text{ft}}$	
If applying for a Deck: <input type="checkbox"/> Uncovered <input type="checkbox"/> Covered <input type="checkbox"/> Enclosed			
If applying for a Secondary Suite: Located within: <input checked="" type="checkbox"/> Principal dwelling unit <input type="checkbox"/> Above detached garage <input type="checkbox"/> Other building			
Floor Area:	Principal dwelling unit: <u>1766</u> $\frac{\text{m}^2}{\text{ft}^2}$	Secondary Suite: <u>661</u> $\frac{\text{m}^2}{\text{ft}^2}$	
Parking Spaces available on-site: _____ (show location on accompanying Site Plan)			

- ☐ **Site Plan (parking shown)** – electronic **OR** 2 copies, - scaled and dimensioned; maximum 11" x 17" paper size
- ☐ **Building Plans** (i.e. floor plans and elevations) – electronic **OR** 2 copies, details sufficient for Building Permit application
- ☐ **Architectural Guidelines** are met (*varies per neighbourhood – check with applicable Developer/Development Officer*)
- ☐ **Other information** deemed necessary or requested by a Development Officer (*contact Municipality for more information*):

Notice of Decision – The Applicant will be notified electronically or in writing of the decision for a development permit application.

Public Notice – Upon Development Permit approval, the following Public Notice will be given for the issuance of Development Permits:

- Permitted uses (development compliant with Morinville Land Use Bylaw in all respects and not requiring a variance/relaxation) – The details of the development will be posted at the reception desk on the 2nd Floor of St. Germain Place.
- Discretionary uses and/or developments requiring a variance – In addition to above, the details of the development will also be advertised in the local newspaper, mailed to adjacent landowners, posted online at www.morinville.ca/PlanningNews, and/or posted on the subject site.

INTAKE INFORMATION (for office use only)

Complete Application:

- ☐ Application Form – complete & landowner signed.
- ☐ Required Information Listed Above.
- ☐ Receipt for Payment of Fees.

Received by: _____
(Name) (Date)

Accepted by: _____
(Name) (Date)

**TOWN OF MORINVILLE**

10125 – 100th Avenue
Morinville, Alberta

T8R 1L6

Phone: 780.939.4361

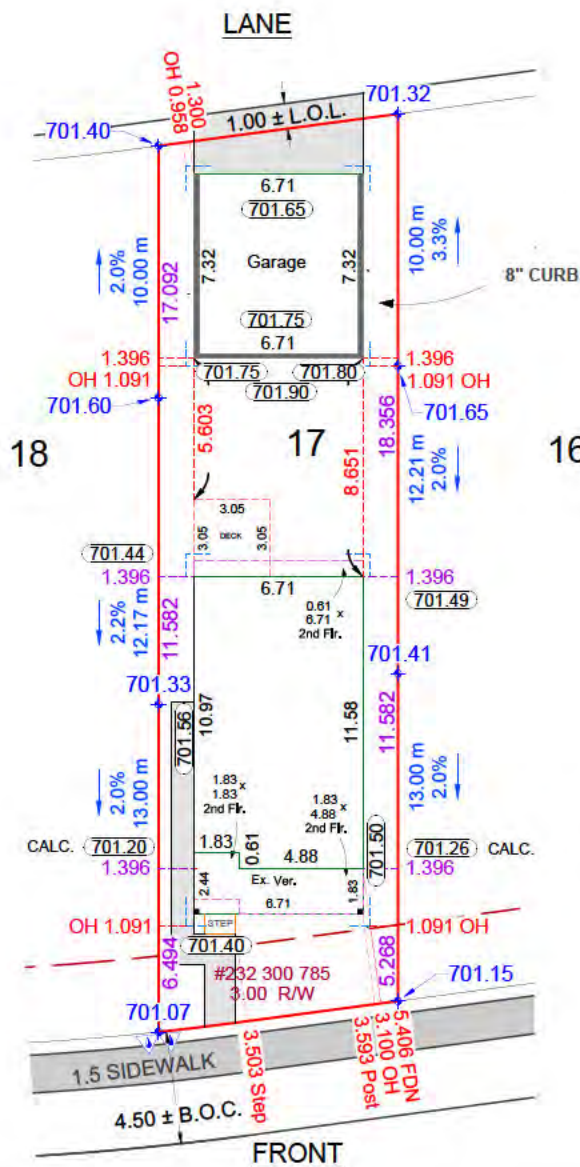
Fax: 780.939.7448

STATEMENT BUILDERS INC
10210 WESTWINDS DRIVE
MORINVILLE, AB

Receipt Number: 794489
GST Number: R108128356
Date: 7/25/2024
Initials: MM

Receipt Type	Account	Quantity	Amount
General	024	Development Permit 24-D0091	N/A
			\$ 300.00
		Subtotal:	\$ 300.00
		GST:	\$ 0.00
		Total Receipt:	\$ 300.00
	VISA		\$ 300.00

Total Monies Received:	\$ 0.00
Rounding:	\$ 0.00
Amount Returned:	\$ 0.00



ELEVATION DETAILS

HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	702.31
BOTTOM OF FOOTING:	699.26
BASEMENT HEIGHT:	8' 4"
FINISHED GRADE AT-FRONT STEP:	701.40
4 RISE, DOWN 4"	
FINISHED GRADE AT-BACK OF HOUSE:	
L- 701.65, M- 701.80, R- 701.70	
GRADE BELOW-BACK/SIDE DOOR SILL:	701.56
GRADE @ SIDE ENTRY	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	702.01
GARAGE FLOOR:	701.65
SANITARY SEWER SERVICE INVERT:	698.32
FOOTING SIZE:	0.20

NOTES

- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.
- BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY
- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.
- RAIN WATER LEADERS NOT REQUIRED.

DETAILS

- LOT AREA: 334.36 m² (3599.0 ft²)
- HOUSE AREA: 94.02 m² (1012.0 ft²)
- HOUSE COVERAGE: 28.12 %
- DECK AREA: 7.43 m² (80.0 ft²)
- DECK COVERAGE: 2.22 %
- GARAGE AREA: 49.05 m² (528.0 ft²)
- GARAGE COVERAGE: 14.67 %
- TOTAL COVERAGE: 42.79 %
- DRIVEWAY AREA: 18.55 m² (199.7 ft²)

LEGEND

PROPOSED CLEAN OUT
PROPOSED STREET LIGHT
PROPOSED C.C. LOCATION
PROPOSED TRANSFORMER



PROPOSED HYDRANT
PROPOSED SERVICE PEDESTAL
PROPOSED POWER SERVICE
PROPOSED FENCE LINE



PROPOSED BACK OF CURB
PROPOSED BACK OF WALK
PROPOSED LIP OF LANE
PROPOSED UTILITY VAULT

B.O.C.
B.O.W.
L.O.L.
V

DESIGN GRADE ELEVATION
AS-BUILT ELEVATION
PROPOSED ELEVATION
CENTERLINE ELEVATION

00.00
+
00.00
00.00
CL 0.0 +

LEGAL INFORMATION

LOT	BLOCK	PLAN NUM.
17	3	222 2591
CIVIC ADDRESS:		
10210 WESTWINDS DRIVE		
LOCATION	SUBDIVISION	
MORINVILLE	WESTWINDS	

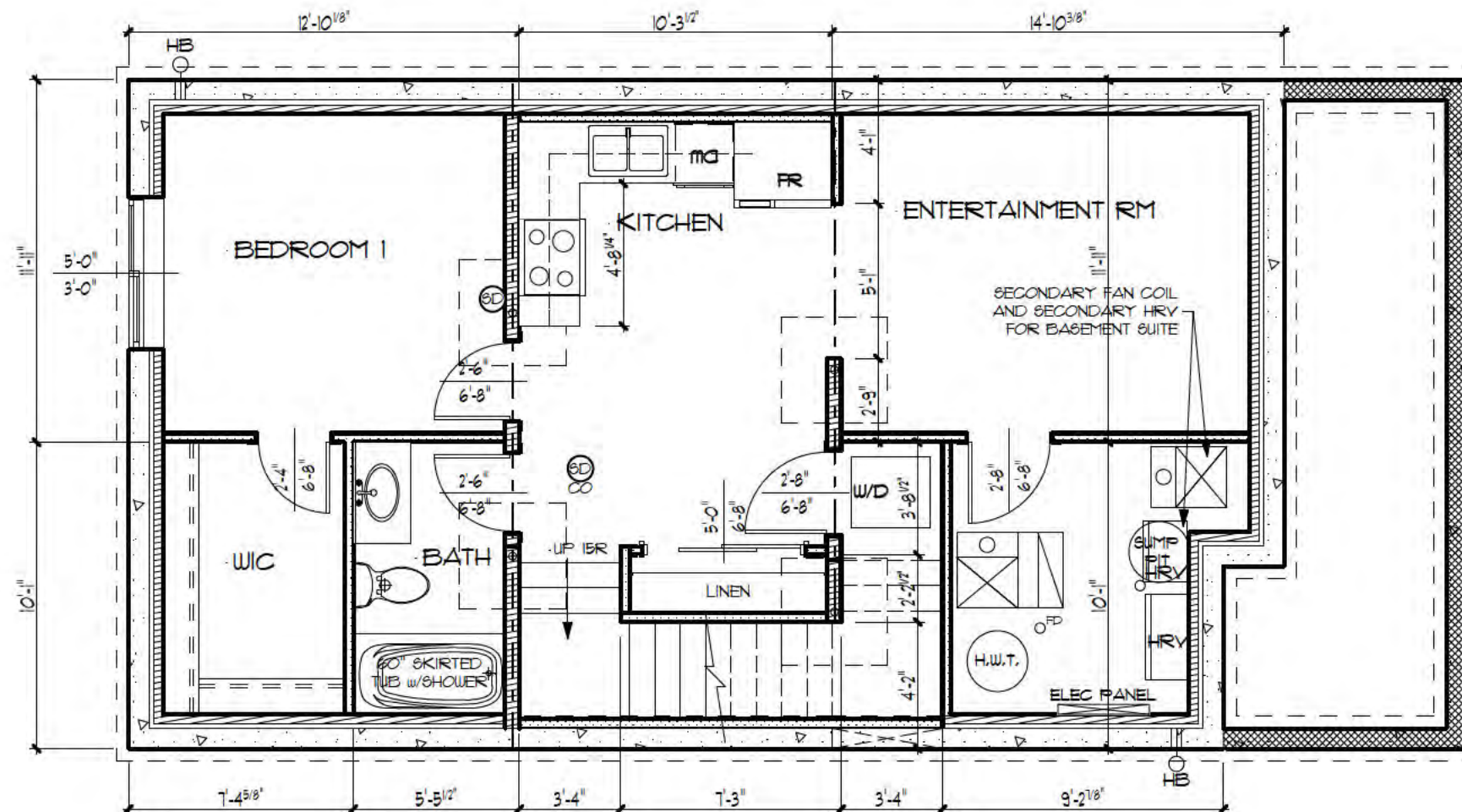
P Pals Geomatics Corp.

EMAIL: PLOTPLAN@PALSGEOMATICS.COM
PHONE: 780-455-3177
FAX: 780-481-1301
10704 - 176TH STREET NW
EDMONTON, ALBERTA T5S 1G7



DWG DETAILS

Rev. No.	Date:	Drafted By:	Description
PP	9/11/23	AMACDONALD	
BUILDER/OWNER: STATEMENT BUILDERS			
MODEL: (STANDARD)			
JOB NUM.:			
LOT ZONING: R-X			
SCALE: 1:300			



BASEMENT SUITE
 AREA: 661 sq ft
 8'-4" HEIGHT BASEMENT FOUNDATION WALLS

LOCATIONS OF MECHANICAL EQUIPMENT IS SUBJECT TO SITE CONDITIONS AND MAY VARY FROM PLAN

© Copyright (2023) by Statement Builders. Any use or reproduction, in whole or in part, without the written consent of Statement Builders is strictly prohibited. Specifications Override Blueprints.

The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	Sept 18-2023	J
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

THE WHITE HOUSE

1766 S.F

LOT: 17 BLOCK: 3
 PLAN: 222 2591
 10210 WESTWINDS DRIVE

WESTWINDS
 MORINVILLE, AB

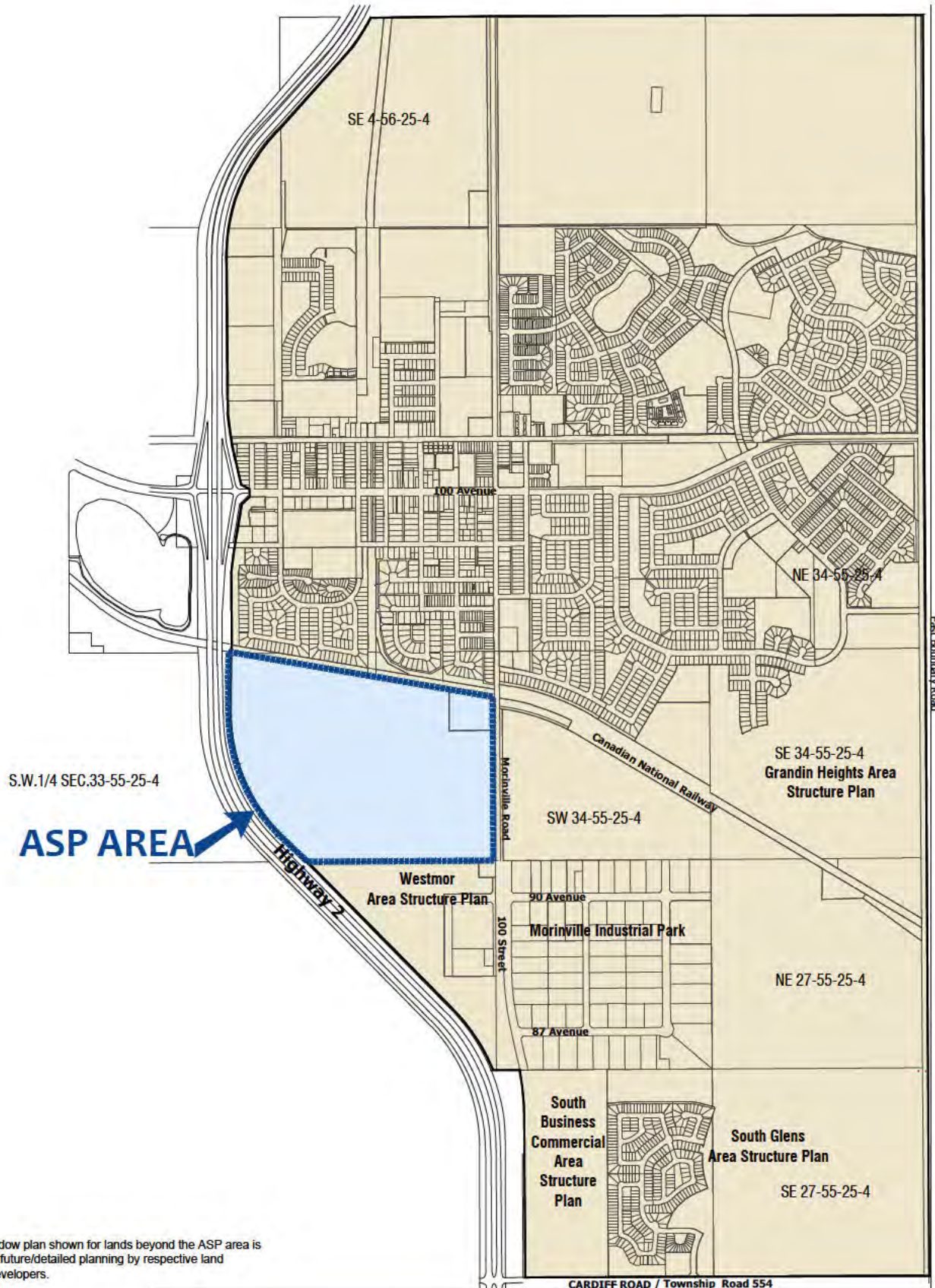


19 SEPT 2023

BASEMENT SUITE

SCALE: 3/16=1'-0"

SHEET NO.	6 / 12
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5. STAGING AND IMPLEMENTATION

5.1 Staging

The staging concept is shown on Figure 7. The first stage of development allows for the implementation of commercial development and a school site in the eastern portion of the Westwinds ASP area. This means that a diversity of uses may be accommodated and the village theme entry features may be implemented to immediately establish the identity of the Westwinds neighbourhood.

Subsequent stages of development are proposed to occur in the north and west portion of the plan area after the commercial and school site have been implemented in stage one. Advancement beyond the first two stages is identified as ‘future development.’

The Land Use Bylaw No. 3/2012 will need to be appropriately amended at the time of subdivision.

5.2 Force and Effect

The Westwinds in Morinville ASP is intended to refine existing general policy direction and land use designations assigned to these lands within the MDP, guide the subsequent assignment and implementation of land use districts to the lands within the LUB as well as establish a sound framework for future decisions on land use, subdivision, servicing and development permits. It must be noted that in making future decisions concerning the use, subdivision and development of the lands within this ASP, the Town will need to remain mindful of and monitor the capacities of both on and off-site services and make any necessary adjustments to uses, densities and lots sizes within this ASP accordingly.

Policy 5.2.1 Decisions Consistent with the Westwinds in Morinville Area Structure Plan

The Town shall ensure that all future land use, subdivision, development and servicing decisions made regarding lands within the Westwinds in Morinville ASP shall comply with all provisions, policies, maps, figures and drawings contained within the Westwinds in Morinville ASP.

Policy 5.2.2 Amendments

- a) If any decision referred to in Policy 5.2.1 would constitute a major change of the provisions of this ASP, an amendment to this ASP shall be required in consideration of Policy 5.2.4. Decisions that would constitute a minor change to the provisions of the ASP may be considered without an amendment, in accordance with Policy 5.2.4, where the owner/developer can demonstrate to the satisfaction of the Town that the change does not substantively alter the intent, force or effect of the provisions of this ASP.
- b) Amendments that may be required to this ASP shall be completed in accordance with the *Municipal Government Act* and all other applicable bylaws, policies and procedures.

Policy 5.2.3 Effect on Decision Making

- a) This ASP, its concepts and provisions shall be used in conjunction with the relevant provision of the MDP and the LUB, particularly in guiding the exercise of discretion in making decisions on subdivision and development permit applications. This ASP will be used to guide any required amendments to the provisions or land use designations in the MDP to ensure consistency with Section 638 of the *Municipal Government Act*.
- b) Specifically tailored land use districts may be prepared and inserted in the LUB to support and facilitate the implementation of this ASP including provisions related to lot size, density, form and character, landscaping, public amenity space, and access and circulation. A specifically tailored direct control land use district may be prepared and adopted to address any unique area or development situation.

Policy 5.2.4**Principles for Decision Making**

- a) The exercise of discretion or variance in deciding an application or an amendment to this ASP must be both reasonable and defensible within the letter and spirit of this ASP as well as widely accepted planning principles.
- b) If a requirement or provision of this ASP is to be deviated from or if an amendment is to be made, it is essential that those making the decision clearly understand the rationale for the requirement or provision they are being asked to vary or amend.
- c) Discretion, variance and amendment shall or should only be considered if it can be demonstrated that the discretion, variance or amendment being considered will, at a minimum, not jeopardize the policies of this ASP and, at best, better serve them.
- d) Any variance or discretion exercised or any amendment made shall be fully documented so that the reasons and rationale for the variance or discretion exercised or the amendment are accurately recorded and clearly understood.

Policy 5.2.5**Repeated Amendment Applications**

Should an owner/developer make repeated applications to amend this ASP once it is in effect, the Town may undertake or require that the owner/developer undertake an overall review of this ASP instead of continuing to make individual, isolated amendment applications so that the implications of the revision to this ASP can be considered and evaluated, at a minimum, in the context of the entire ASP area and, if warranted, beyond this ASP area.

Policy 5.2.6**Development Phasing**

The staging or phasing of development will be determined by market forces and the cost-effective provision of infrastructure. An illustrative Phasing Sequence is shown on Figure 7: Staging. This phasing sequence is illustrative only and may be altered to fit changing circumstances.

Policy 5.2.7**Development Agreement**

As warranted, the Town shall require owners/developers to enter into an agreement with the Town as a condition of any subdivision or development permit application pursuant to the Municipal Development Act.

Policy 5.2.8**Technical Information**

Detailed engineering analysis and other technical information shall be required with respect to geotechnical conditions, roads and servicing (both on- and off-site) in support of decisions at the subdivision and development level. All site preparation, public utilities, public roads, pedestrian walkways and any other public facilities and improvements shall be professionally designed and constructed to the satisfaction of the Town in accordance with the Town's standards.

Policy 5.2.9**Traffic Impact Assessment**

The Town and/or Alberta Transportation may require applicant(s)/ owner(s)/ developer(s)/ proponent(s), at their sole expense, to prepare a Traffic Impact Assessment (TIA) as a condition of subdivision or development approval, as the case may be.

3. THE DEVELOPMENT CONCEPT

The ASP's boundary conditions physically separate the community from the surrounding neighbourhoods and offer the ASP area its own unique identity. The following features of the proposed development will enhance the identity and create a village like ambiance in the plan area. In the context of this ASP, 'village' reflects the following key features:

- Mix of land uses,
- Diversity in housing forms and densities,
- Compatible building forms and architectural styles,
- Common and compatible design elements,
- Safe, pedestrian friendly and walkable environment,
- Green buffer strips with a multi-use trail system,
- Centrally located storm water management facility (SWMF).

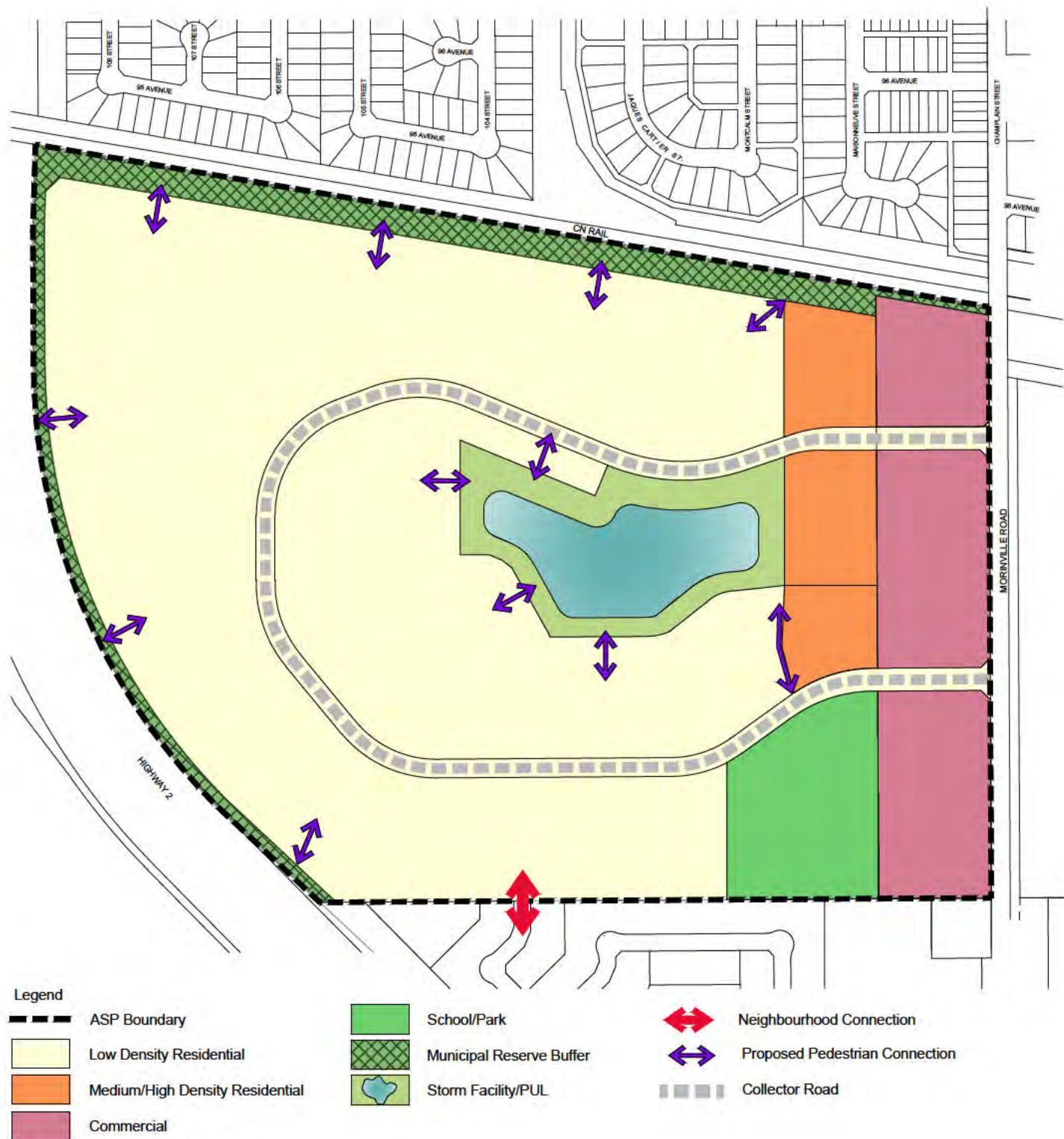
The ASP area will accommodate a mixed-use development providing live-work-play opportunities for its residents. The plan area will allow for corridor commercial development along Morinville Road, various forms of medium and low density residential developments, a school site, and a centrally located SWMF.

The plan area will provide a variety of housing options for diverse age and income groups. Higher density housing forms are proposed closer to Morinville Road, adjacent to the school and commercial sites. Low density housing forms are located in the remaining portion of the plan area, west of the commercial and high density sites. Housing products including duplex, row-housing, and lane accessed small lots provide a transition as density decreases from east to west.

The ASP proposes a hierarchical road network for vehicles, bicycles and pedestrians. A collector loop off of Morinville Road serves the ASP area and provides direct access to the commercial sites, school, and the SWMF. The collector road further provides access to the local road network, which in turn connects to the low density residential development.

The plan area incorporates green linear strips along its north and west edges providing physical separation and noise attenuation buffer between the residential development and Highway 2 and CN Rail line. These green buffers along with walkways, will accommodate a multi-use trail system and contribute to the ASP's MR dedication. The school site will also contribute to the ASP's reserve dedication..

A comprehensively designed SWMF that serves the entire ASP area is also provided within the plan area. This proposed SWMF acts as a focal point and amenity feature for the community, as a multi-use trail will be incorporated around the perimeter to provide active and passive recreational opportunities to the residents in the plan area and surrounding communities.



The laned small lot subdivisions will enhance the aesthetic quality and livability of the Westwinds neighbourhood. They promote interactive streetscapes and safety through 'natural surveillance.' They will also provide a high standard residential environment and housing product, at entry level prices.

In addition, laned subdivisions offer the following features:

- Efficient and easy to maintain as concrete pads are provided in the backs of lots that are accessed off the paved lanes. This allows for better snow removal and permits the homeowner to build a garage on the concrete pad when convenient;
- Reduced front yard setbacks;
- Front sidewalks and yards, as opposed to driveways, increase community interaction and liveability. The streetscape becomes inviting and more attractive to pedestrians. A comprehensive landscaping and architectural approach to designing the streetscape ensures a high aesthetic standard and a cohesive neighbourhood;
- Private amenity space in the front yard by applying proper siting and fencing techniques;
- Eliminates instances of vehicles backing onto collector/local roadways and enhances safety; and,
- Reduced curb-cuts for front driveways enabling more on-street parking.

Compact comprehensively designed laneless subdivisions that display uniform architectural, fencing, and landscaping features, along with elements of good quality design, are increasingly successful in providing entry level housing.

These two forms of low density housing products can be effectively integrated through creative subdivision design and the consistent application of aesthetic features that promote the Westwinds in Morinville village theme. Morinville is well located and strategically positioned to provide this needed type of entry level product in the northwest sector of the Greater Edmonton area. This ASP recognizes the changing market and therefore offers flexibility to respond to the market needs over its full build out duration. Sound subdivision and design principles will create suitable and liveable communities that are capable of maintaining their value over time.

Landrex has a proven track record for ensuring high quality, aesthetically attractive developments, and is prepared to work with the Town in providing architectural details to be applied to the proposed development. It is important to note all residential subdivisions, both laned and laneless, need to comply with the Town's regulatory standards and provisions, and that the density of the laneless areas will be lower than that of the laned areas.

3.2.4 Storm Water Facility

As previously noted, one storm water facility is proposed along the north leg of the collector. This centrally located storm pond will be about 4.88 hectares in size, and will be designed and landscaped to ensure that it functions as an amenity feature, as well as a Public Utility Lot. The pond will provide an attractive entry feature into the community and will result in a significant amenity feature within the heart of Westwinds without compromising safety. The storm water pond will be integrated into the internal pedestrian circulation system with a trail network, and will also be accessed by the collector road.

3.2.5 School Site

Greater St. Albert Catholic Schools has requested that a 3.11 hectare school site be provided in Westwinds. A site is proposed in the south east portion of the plan area, between low and medium/high-density residential developments abutting the corridor commercial sites (see Figure 2 - Development Concept). The school site:

- is located on lands owned by Landrex so that municipal services can be extended to the site within a reasonable time frame (see Section 5 Staging and Implementation);

8.1.11. Residential Mixed Form (R-X) District

1.0 Purpose

The purpose of this District is to provide for a residential development in the form of low-density small lots or mixed housing serviced by rear lane or lane less transportation systems.

2.0 Permitted and Discretionary Uses

2.1. Permitted Uses

- Duplex – side by side
- Duplex – stacked
- Ground-orientated multiple unit dwelling
- Home occupation – minor
- Home office
- Public park
- Accessory dwelling unit
- Single detached dwelling

Buildings and uses accessory to permitted uses

2.2. Discretionary Uses

- Bed and breakfast establishment
- Child day home
- Group home
- Home occupation – major
- Public utility (no office or workshop)
- Show home

Buildings and uses accessory to discretionary uses

3.0 Subdivision Regulations

Minimum site depth	30.0m
Minimum density	In areas without an Area Structure Plan a minimum of 30 dwelling units per net residential ha.

- 3.1. For pie-shaped sites in lane less systems (where the rear line is greater than the front line), the site width shall be measured at 9.0 m from the front line.

4.0 Development Regulations

Maximum site coverage	With Detached Garage: 55% for principal building; and 15% for accessory buildings As long as the total site coverage does not exceed 65% With Attached Garage: 65%
Minimum required front yard setback	3.0 m; 6.0 m to vehicle doors of a garage that faces a road
Minimum required side yard setback	1.2 m; 0.0 m - along a shared building wall; 6.0 m to vehicle doors of a garage that faces a road; 3.0 m on one side yard where a site has vehicular access from the front only and no attached garage or carport is provided; and as required per Section 3.8 for corner sites.
Minimum required corner line setback	3.0 m

car rental agencies, and motorcycle dealerships, but does not include dealerships for the sale of trucks with a gross vehicle weight rating greater than 5500 kg (12,125 lbs.), or the sale of vehicles with either a gross vehicle weight rating greater than 6000 kg (13,227.7 lbs.) or a length greater than 6.7 m (22.0 ft.);

- 12.0 **“automotive body repair and paint shop”** means a development where the bodies of vehicles are serviced and repaired;
- 13.0 **“accessory dwelling unit”** means self-contained dwelling unit accessory to a principal dwelling unit, contained within a principal building or in an accessory building, which is located on the same parcel of land registered under the same land title as the principal dwelling unit;
- 14.0 **“bed and breakfast establishment”** means a development within a building which possesses a dwelling unit, where temporary sleeping accommodations, up to a maximum of four (4) bedrooms, with or without meals, are provided for remuneration to members of the public;
- 15.0 **“boarding and lodging house”** means a development, with or without a dwelling unit, where temporary sleeping accommodations of three (3) or more bedrooms, with or without meals, are provided for remuneration to members of the public;
- 16.0 **“business support services establishment”** means a development providing support services to typical business operations;
- Bylaw 3/2018 17.0 **“cannabis sales”** means a development licensed by the Province of Alberta used for the retail sale to the public of cannabis, as defined in the Cannabis Act (Canada) and its regulations as amended from time to time, and may include the retail sales of related accessory products;
- 18.0 **“car wash”** means a building or structure for use by the general public containing facilities for the washing of motor vehicles for a fee, either by production line methods employing mechanical devices or by hand;
- 19.0 **“casino and gaming establishment”** means a development where games of chance or percentage are the principal use of the facility. Typical uses include bingo halls, but does not include amusement establishments or other facilities that house a bingo or casino on an infrequent basis;
- 20.0 **“cemetery”** means a development for the entombment of the deceased;
- 21.0 **“child care facility”** means a development where care and supervision, but not overnight accommodation, is provided to seven (7) or more children as defined in the Alberta Child Care Licensing Regulation, as amended;
- 22.0 **“child day home”** means a child care facility operated in a private residence and complies with the Alberta Family Day Home Standards but does not include child care programs as defined by the Child Care Licensing Act. This use may be considered under a home occupation – major if it is not a separate use within the Land Use District;

- 75.0 **“parapet wall”** means that part of an exterior wall, party wall, or fire wall extending above the roof line, or a wall which serves as a guard at the edge of a balcony or roof;
- 76.0 **“parcel of land”** means a parcel of land, as defined in the Act;
- 77.0 **“parking area”** means the area set aside for the parking of vehicles. Components of parking areas include parking spaces, loading spaces, aisles, accesses and egresses to the parking area, and traffic islands where they are part of the parking area. A parking area may be within a building, and, if so, is commonly referred to as a parkade and includes a garage;
- 78.0 **“parking space”** means an area set aside for the parking of one (1) vehicle;
- 79.0 **“patio”** means any developed surface usually adjacent to a building which is less than 0.6 m (2.0 ft.) above grade;
- 80.0 **“Peace Officer”** means a member of the Royal Canadian Mounted Police, or a Community Peace Officer of the Municipality, pursuant to the Public Security Peace Officer Program and the Peace Officer Act, as amended;
- 81.0 **“permanent material”** means any exterior finishing material commonly used in building construction that complies with the Safety Codes Act;
- 82.0 **“permitted use”** means the use of land or a building provided for in this Bylaw for which a development permit shall be issued, with or without conditions, upon an application having been made provided that the proposed development complies in all respects with this Bylaw in accordance with the Act;
- 83.0 **“porch”** means any open structure attached to a building with means of passage between the building and the outside that is covered by a roof, and may be partially enclosed with walls, windows or screens, provided that the structure is not entirely enclosed with walls. Roofs may be open to, or provide protection from, the elements. For the purposes of this Bylaw, a veranda shall be considered a porch;
- 84.0 **“prefabricated structure”** means a building normally constructed off-site and transported to the site, or is made of components manufactured off-site and packaged as a commodity for assembly on site, which may be used for storage of goods and materials or other purposes. Prefabricated structures include fabric structures, and shipping containers either new or previously used for shipping cargo, goods and/or materials, but does not include manufactured home units, or recreational vehicles or tents periodically used for camping purposes or open air shelters;
- 85.0 **“principal building”** means a building which:
1. occupies the major or central portion of a site;
 2. is the chief or main building among one or more buildings on the site, or
 3. constitutes by reason of its use the primary purpose for which the site is used.
- 86.0 **“principal use”** means the primary purpose or purposes for which a building or site is used;

6. PART SIX – PARKING, LOADING AND ACCESS PROVISIONS

6.1. INTERPRETIVE PROVISIONS

- 1.0 In the case of a use not specifically mentioned, the required number of on-site parking spaces shall be the same as for a similar use as determined by the Development Authority.
- 2.0 Where a development contains more than one use, the required number of parking spaces shall be the sum of the requirements for each of the uses.
- 3.0 Where a fractional number of parking spaces are required, the next highest number of spaces shall be provided.

6.2. ON-SITE PARKING REQUIREMENTS

Unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.

TABLE 6.1

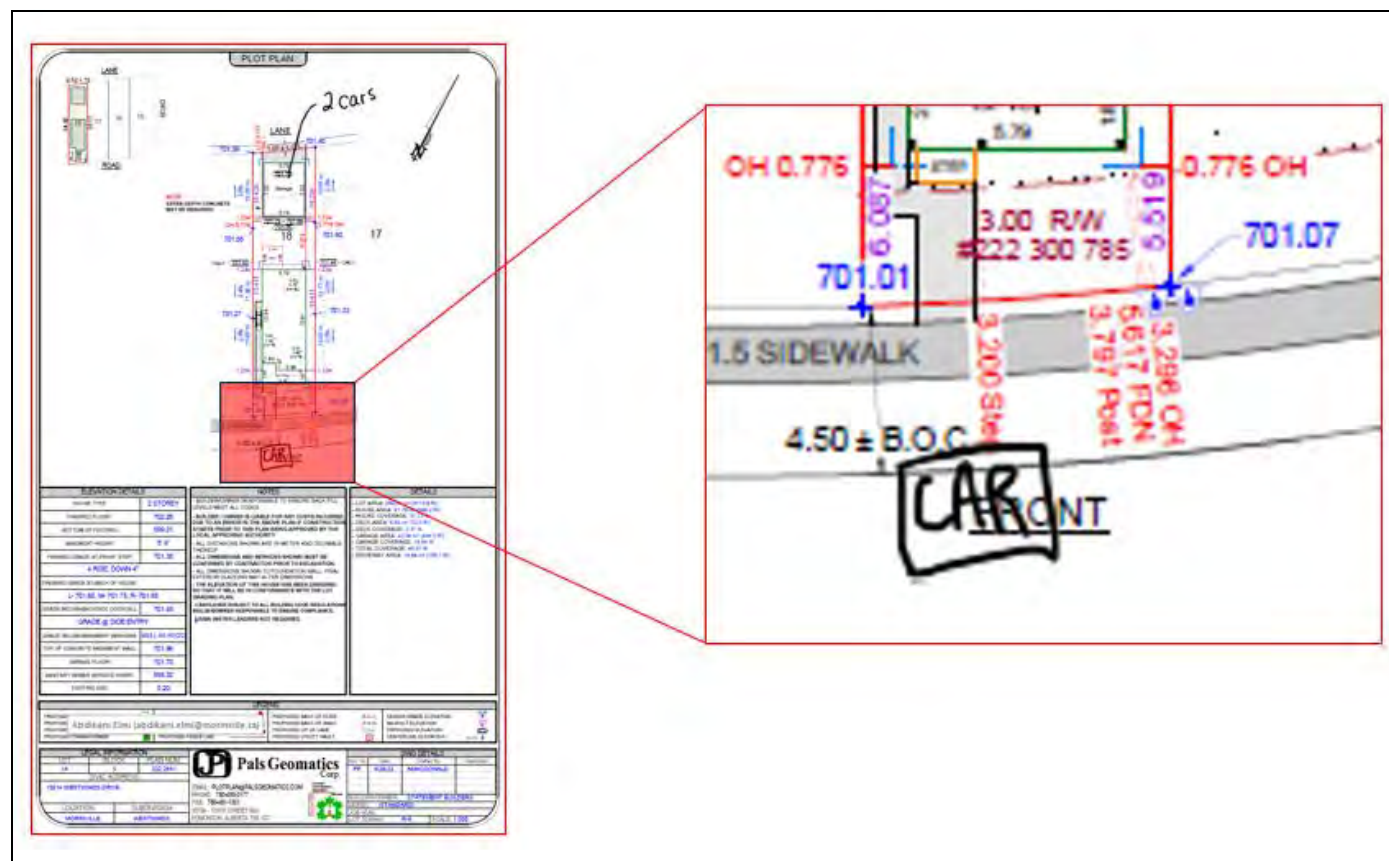
RESIDENTIAL USES	MINIMUM NUMBER OF PARKING SPACES
Apartments and dwelling units contained in mixed-use building	1 space per bachelor suite; plus 1.25 spaces per 1 bedroom unit; plus 1.5 spaces per 2-bedroom unit; plus 2 spaces per 3 or more-bedroom unit; plus 1 space per 7 dwelling units for visitor parking
Duplex – Stacked Duplex – Side-by-side	2 spaces per dwelling unit, plus, if deemed necessary by the Development Authority, 1 space per 7 dwelling units for visitor parking if located within a Comprehensive Site Planning development
Ground-oriented multiple unit dwelling	2 spaces per dwelling unit plus, if deemed necessary by the Development Authority, 1 space per 7 dwelling units for visitor parking
Home office	Not required
Manufactured home park and/or unit	2 spaces per unit plus 1 space per 3 units for visitor parking
Accessory dwelling unit	1 space in addition to the parking required for the principal dwelling unit
Single detached dwelling	2 spaces per unit
Supportive housing	1 space per dwelling unit or 1 space per 5 non-self-contained units; plus 1 space per 7 dwelling units or non-self-contained units for visitor parking

landscaping, matching, or complementing the exterior finish and roof pitch of the principal building on the site.

4.2. ACCESSORY DWELLING UNIT

- 1.0 An accessory dwelling unit shall be accessory to a principal dwelling unit and shall not be allowed on a site unless specifically listed as a permitted or discretionary use in the District within which the site is located. Section 2.5.1.10 shall not apply to any use that may be considered similar to accessory dwelling unit.
- 2.0 Only one (1) accessory dwelling unit may be permitted on a parcel of land, and only where the principal dwelling unit does not have an approved development permit for a bed and breakfast establishment, child day home, group home or major home occupation.
- 3.0 An accessory dwelling unit shall be developed in such a manner that the exterior of the principal building containing the accessory dwelling unit shall appear as a single dwelling unit, and the exterior finish shall comply with Section 3.6 - Architectural Standards.
- 4.0 For an accessory building containing an accessory dwelling unit:
 - 4.1 Notwithstanding Section 4.1.10.1, where an accessory dwelling unit is located above a detached garage the accessory building shall not exceed 7.0 m (23.0 ft.) or two storeys,
 - 4.2 Windows shall be placed and sized such that they minimise visibility into yards and windows of adjacent properties through offsetting, screening with landscaping or fencing, and facing large windows away from abutting parcels of land, and
 - 4.3 No deck, balcony or any similar unenclosed structure shall be allowed on roofs, and where an accessory dwelling unit is located above a detached garage the structure may only face a lane, the principle building, or flanking road abutting the site and, notwithstanding any other provision of this Bylaw to the contrary, shall be included in the calculation of ground floor area.
- 5.0 An accessory dwelling unit shall have a floor area that does not exceed the floor area of the principal dwelling unit. For the purposes of this Subsection, floor area does not include shared mechanical areas, common areas, or the area covered by stairways.
- 6.0 An accessory dwelling unit shall be constructed in accordance with the requirements of all applicable codes and regulations pursuant to the Safety Codes Act.
- 7.0 An accessory dwelling unit shall not be considered in the calculation of densities as outlined in statutory plans.
- 8.0 Parking shall be provided for an accessory dwelling unit in accordance with Part 6 - Parking, Loading and Access Provisions.

Parking Plan



2.5. DECISION PROCESS

1.0 Authority

Bylaw 14/2017

- 1.1 The Development Officer shall review all applications for development permits and, notwithstanding Section 2.4, in the course of reviewing the application, may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.
- 1.2 The Development Officer shall review each application for a development permit to determine what type of use the development constitutes.
- 1.3 The Development Authority may, at its discretion, prior to deciding upon a development permit application for a discretionary use or a variance in regards to either a permitted use or discretionary use, provide public notice through means and to whom it considers necessary that a decision regarding the application is to be made, that an opportunity will be afforded to any interested person to make representation on the application, and that the Development Authority shall take into account but shall not be bound by any such representations made when giving final consideration to the said application. The said public notice shall, at a minimum, provide information regarding the nature of the proposed development, specify the requirements for submitting a representation, identify the deadline for submissions and any other information deemed necessary by the Development Authority.

Bylaw 12/2012

- 1.4 The Development Authority may consider a development permit application for an enlargement, addition, demolition, removal, or structural alteration to be a permitted use only in a situation where:

Bylaw 17/2015

- i. the principal use on the site has a valid development permit at the time of the application under this Subsection;
- ii. the existing development would not be considered a non-conforming use, pursuant to s. 643 of the Municipal Government Act;
- iii. the principal use of the site has not been discontinued for a period of six (6) consecutive months or more;
- iv. the Development Authority is satisfied that the enlargement, addition, demolition, removal, or structural alteration would not result in any change or intensity of any authorised use on the site; and
- v. the Development Authority is satisfied that, from a planning perspective, it is appropriate to proceed under the provisions of this Subsection.
- 1.5 Subject to the provisions of Subsection 2.0 hereof and any other variance provisions of this Bylaw, the Development Authority shall refuse an application that does not conform to this Bylaw.

- 1.6 The Development Officer shall issue a development permit for a permitted use with or without conditions if the application conforms to this Bylaw.
- 1.7 The Development Officer may issue a development permit, with or without conditions, for a use that is identified as “Discretionary Use” if the application conforms to this Bylaw.
- 1.8 The Development Officer shall refer any applications for development within a Direct Control District to Council, with recommendations, unless otherwise indicated in this Bylaw, and Council may issue a development permit, with or without conditions.
- 1.9 The Development Authority may refuse a development permit application for a discretionary use even though it may conform to this Bylaw.
- 1.10 Where a proposed use does not conform to the wording of any land use definition or generally conforms to the wording of two or more land use definitions, the Development Officer may determine that the use is similar to the land use definition that the Development Officer considers to be the most appropriate in character, purpose, intent, and/or impact. In such instances, the use shall be considered a discretionary use regardless of whether or not the similar land use definition is a permitted or discretionary use within the subject land use district.
- 1.11 An application for a development permit shall, at the option of the applicant, be deemed to be refused when a decision is not made within 40 days of receipt of the notice acknowledging that the application is complete pursuant to Subsection 2.4.7.0, or, if said notice was not provided, within 40 days after the prescribed time period which deemed the application to be complete pursuant to Section 2.4.8.0 unless the applicant has entered into a written agreement with the Development Officer to extend the time period beyond the 40-day period.

Bylaw 14/2017

2.0 Variances

Notwithstanding the provisions of Subsection 1.0 hereof, the Development Authority may grant a variance from any development standard prescribed in this Bylaw, subject to the following:

- 2.1 The Development Authority may grant a variance and approve a development permit, with or without conditions, where:
 - i. the proposed development would not, in the opinion of the Development Authority:
 - a. unduly interfere with the amenities of the neighbourhood; or
 - b. materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
 - ii. the development conforms to the use prescribed for the subject land or building in this Bylaw.

- 2.2 In addition to the provisions of Subsection 2.1 hereof, in considering any proposed variance the Development Authority may consider, if relevant to the variance request, any of the following:
- i. the development is consistent with the purpose of the Land Use District;
 - ii. there are practical difficulties in complying with the affected regulation or regulations that are peculiar to the use, character or situation of land or a building which are generally not common to other sites in the same Land Use District;
 - iii. potential impacts on adjacent developments and measures to mitigate such impacts; and
 - iv. approval of the variance would not cause non-compliance with the National Building Code – Alberta Edition or any other legislation.
- 2.3 The Development Authority may approve, with or without conditions, an enlargement, addition to, rebuilding of, or structural alteration to a legal non-conforming building if the non-conforming building complies with the uses prescribed for that land in this Bylaw and the proposed development would not, in the opinion of the Development Authority:
- i. unduly interfere with the amenities of the neighbourhood; or
 - ii. materially interfere with or affect the use, enjoyment or value of neighbouring properties.
- 2.4 The Development Authority does not have authority to vary, waive, or relax a Fundamental Use Provision or a Use definition.
- 2.5 If a variance is granted, the Development Authority shall specifically detail its nature and extent in the associated Development Permit.

Bylaw 17/2015

Abdikani Elmi

From: Construction <[REDACTED]@statementhomebuilders.com>
Sent: Wednesday, October 4, 2023 11:56 AM
To: Abdikani Elmi
Cc: mannu [REDACTED] Development; Mannu Ahlwat
Subject: Re: 23-D0094 | 10210 Westwinds Drive | Application Incomplete
Attachments: 18-03-2222591WW-PP.pdf; 17-03-2222591WW-PP.pdf; 16-03-2222591WW-PP.pdf; WestWinds-Stage4-Lot17Block3-ArchPlans-Sept-19-2023.pdf; WestWinds-Stage4-Lot18Block3-ArchPlans-Oct-1-2023 2.pdf; WestWinds-Stage4-Lot16Block3-ArchPlans-Sept-25-2023.pdf

Hello

Abdikani

See attached plans . As per our conversation today we will not be finishing the basement suites .

Thank you

Statement Builders Ltd
 15022-116ave
 Edmonton AB,T5M 3T4
 [REDACTED]

On Oct 4, 2023, at 10:27 AM, Abdikani Elmi <abdikani.elmi@morinville.ca> wrote:

Hi Mannu,

I see that you have included the Secondary Suite in the basement. Please provide the following no later than October 12, 2023.

- Three (3) on-site parking spaces
- Specify the water meter size.

Thank you,



Abdikani Elmi (BA, ALUP)

Development Officer

Planning and Economic Development

T: 780-939-7658 | E: abdikani.elmi@morinville.ca

www.morinville.ca

From: Abdikani Elmi

Sent: Wednesday, October 4, 2023 10:24 AM

To: mannu [REDACTED] Construction [REDACTED] statementhomebuilders.com>

Cc: Development <development@morinville.ca>

Subject: 23-D0094 | 10210 Westwinds Drive | Application Incomplete

Good morning Mannu,

After a review of your application, some deficiencies need addressing before processing your application.

- You have not included a secondary suite as part of this project in the application form. The construction drawings show a secondary suite. Please clarify this discrepancy.
- If the project includes a secondary suite, three (3) **on-site** parking spaces are required.
- Specify the water meter size that will be used for the dwelling.

Please provide the requested information no later than October 12, 2023.

Thank you,



BUILDING INSPECTION REPORT

Permit Number: 224TIG-23-B0108

Inspection Stage: Final

Permit Issued: 27-Oct-2023

Municipal File No: 23-D0094

APPLICANT INFORMATION

Statement Builders Ltd
15022 116 Ave
Edmonton, ALBERTA T5M 3T4

Phone: [REDACTED] Fax: [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

OWNER INFORMATION

Statement Builders Ltd
15022 116 Ave
Edmonton, ALBERTA T5M 3T4

Phone: [REDACTED] Fax: [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

PROJECT INFORMATION

Project Address:
10210 92 Avenue

Subdivision: Westwinds Drive
Municipality: Town of Morinville

Lot: 17 Block: 3 Plan: 2222591 Legal Address: Q: S: T: R: M:

Directions:

Description of Work: New 2-storey home with a deck and undeveloped basement

Project Type: New Construction Occupancy: Group C Residential occupancies

Building Area (footprint): 824 Square Feet

Height: 2 Storey(s)

Relocatable Industrial Building:

Contractor Permit

Estimated Completion Date: 16-Oct-2023

Project Value: \$250,000

OBSERVATIONS



Site Verified



Weather was overcast and site was uneven. Contractor was on-site.

Single Family Dwelling (SFD) is complete (number of storeys - 2). Basement is a full basement. Exterior cladding is complete. Cladding penetrations were not sealed. Access to the building is in-progress. Bedroom windows did meet egress requirements. Smoke Detectors were installed and functional. Carbon Monoxide Detectors were installed and functional. Kitchen appliances were not installed rough-in was complete, and bath fans were installed and functional. Primary Heating system is forced air heat. Supply air/heat runs were provided. Return air was provided. Sump pump was installed and functional. Exterior was not graded & sloping to drain water away from the foundation. Soil gas R/I is complete. Rear deck was not complete at time of inspection.

Previous deficiencies remain outstanding. Partial VOC was previously submitted, partial VOC's not accepted. Two non-compliant items were removed based on observations during final inspection.

Deficiencies are to be corrected within 35 days of the site inspection, or your file will be closed non-compliant. Correction of deficiencies shall have a completed verification of compliance (VOC) submitted to questions@inspectionsgroup.com. Permits will be automatically closed after 35 days. A reopening fee may be applicable.



Contractor advised the basement has secondary suite development in-progress. Secondary suite development in the basement was observed as in-progress at time of final inspection, permit was issued for an undeveloped basement. A permit must be issued for the unpermitted work.

Basement walls were framed, plumbing rough-in was in-progress.

NON COMPLIANCE ITEMS



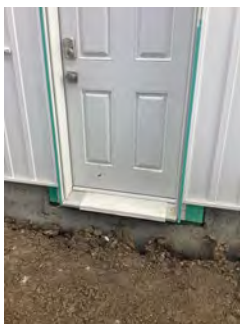
C-2.2.10.1. Secondary suite development in the basement was observed as in-progress at time of final inspection, permit was issued for an undeveloped basement. A permit must be issued for the development of the basement for secondary suite.



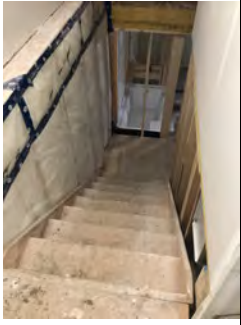
B-9.8.8.3. Install a guard 35-1/4" high with no gaps greater than 4" for the deck surface & open sides of stairs.



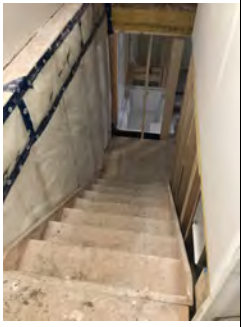
B-9.8. Front entry: Install code compliant stairs to allow for safe access to the building.



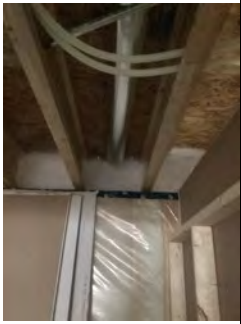
B-9.8. Side door: Install code compliant stairs to allow for safe access to the building.



B-9.25.2.3. Install drywall on walls in stairwell.



B-9.8.7 Install continuous handrails that are between 34"(865mm) to 42.2"(1070mm) in height along the line of flight for main / basement floors.



B-9.10.17.10. Cover all foamed insulation surfaces with a gypsum board / OSB / thermal barrier.



B-9.14.6.1. Grade site to allow water to drain away from the building.



B-9.27.1. Complete Exterior cladding around side entry door and rear window.



B-9.8.8.1. Restrain rear door to open not more than 100mm 4" until landing, stairs, guard are installed.



B-9.27.4.1. Seal penetrations in exterior cladding throughout.



B-9.34.1.1. Complete all electrical installations with covers & controls. North exterior wall



B-9.23.9.7. Install missing hangers on floor joists at front deck.



B-9.25.4.1. Repair vapour barrier in basement area.



B-9.25.2.3. Correct insulation installation where there are gaps between the insulation.



B-9.32.3.13. The distance separating air intakes from building envelope penetrations that are potential sources of contaminants, such as gas vents or oil fill pipes, shall be not less than 900 mm.



B-9.15.3.4 Confirm spread footings are sized to meet area and thickness requirements, OR submit engineers letter of review for foundation.



B-9.33.6.13. Spaces between studs or joists used as return ducts shall be separated from the unused portions of such spaces by tight-fitting metal stops or wood blocking. The return air path for the second floor had multiple spaces open to adjacent unused portions. Particular locations are the joist cavities, the pan for the second floor tub, and the separation to the rim joist.



B-9.33.6.13. Spaces between studs or joists used as return ducts shall be separated from the unused portions of such spaces by tight-fitting metal stops or wood blocking. The return air path for the second floor had multiple spaces open to adjacent unused portions. Particular locations are the joist cavities, the pan for the second floor tub, and the separation to the rim joist.



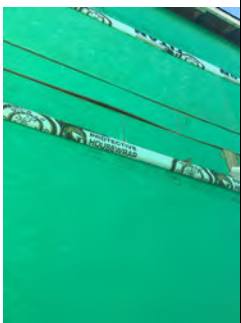
C-2.2.13.6. Submit engineers / site supervisors letter of review for the foundation wall reinforcement. Letter to confirm wall was constructed to the engineered specifications. ALTERNATIVELY Submit B1, B2, and C2 schedules from the professional that worked on the project may be submitted in lieu of a letter of field review.



C-2.2.13.6. Submit engineers / floor manufacturers letter of review for the floor system where a joist has not been installed. It appears that the joist was not installed to allow for a plumbing stack to be installed on the opposing side.



C-2.2.13.6. Submit engineers letter of review for the construction of the tall walls, the construction of the walls does not match the engineered design that was submitted. The design that was submitted stated the wall was to be constructed using 2x6, the observed construction of the wall had LVLs installed for the studs. ALTERNATIVELY Submit B1, B2, and C2 schedules from the professional that worked on the project may be submitted in lieu of a letter of field review.



B-9.23.3.5. Sheathing for the building was observed to not be fastened in multiple areas, areas particularly observed are the north west corner and the east side of the building. All sheathing should be reviewed to ensure there are no other areas that require additional fasteners.

Padraig Kuerbis, 10513

14-Jun-2024

Safety Codes Officer Name and DOP Number

Safety Codes Officer Signature

Inspection Date

Work Compliance: The observed noncompliances must be corrected to meet the intent of the Safety Codes Act. Failure to do so may result in this permit being closed as non-compliant. Further inspection fees may be required., A Verification of Compliance statement to be submitted (see following Verification of Compliance section).

VERIFICATION OF COMPLIANCE

To be completed by the person responsible for the installation. Sign and date and return to The Inspections Group Inc.

I hereby declare that the above noted deficiencies have been completed in accordance with the Safety Codes Act.

Printed Name and signature of

Date

SCO Name and Designation Number

Date of Acceptance

☐ Applicant ☐ Owner ☐ Professional ☐ OtherMeans of Verification: ☐ Written ☐ Site Visit ☐ Other

Listing Description

Discover this brand-new 4-bedroom, 3.5-bathroom custom-built home with 1741 sq. ft. of elegant living space in Morinville. The main floor features a spacious family room that flows into a centrally located modern kitchen, with the dining area situated at the rear near a large window, creating a bright and inviting space. Upstairs, the master suite includes a walk-in closet and an ensuite with a combined shower and tub, dual vanity, and quartz countertops. Two additional bedrooms and a convenient laundry room complete the upper level. The fully finished legal basement suite, with a separate entrance, offers opportunities for rental income or multigenerational living. This home boasts premium features such as extensive pot lighting, upgraded Gerber plumbing, an advanced HRV system, and tankless water heating. Enjoy a \$5,000 appliance credit to customize your kitchen. Located across from an elementary school and near St. Albert, this home combines convenience with a welcoming community feel. (31471442)

Property Summary

Property Type	Building Type	Storeys
Single Family	House	2
Square Footage ⓘ	Neighbourhood Name	Title
1741 sqft	Morinville	Freehold
Built in	Parking Type	Time on REALTOR.ca
2023	Parking Pad	80 days

Legal Description

Plan :- 2222591 Block :- 3 Lot :- 18

Appeal File Number 24-D0091

10210 Westwinds Drive, LOT 17/ BLOCK 3/ PLAN 2222591

Subdivision and Development Appeal Board Hearing
September 16, 2024

Presented by:

Abdikani Elmi

Development Officer

Planning and Economic Development

Proposed Development

Municipal Address: 10210 Westwinds Dr

Land Use District: Residential Mixed Form

Proposed Development: Accessory Dwelling Unit

Use Type: Permitted Use

Appellant(s): Statement Builders Ltd.

Applicant: Statement Builders Ltd.

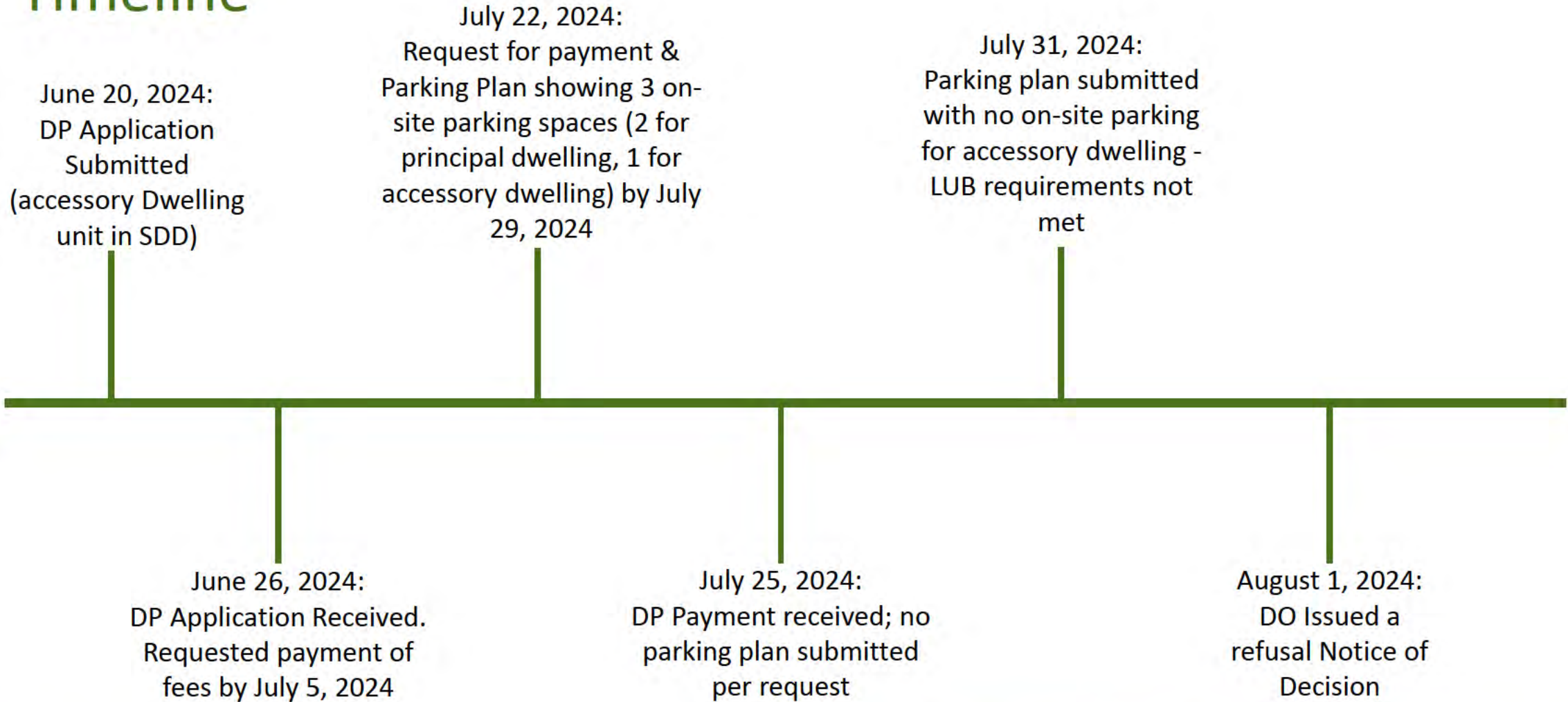
Owner: Statement Builders Ltd.

Administration's Recommendation:

Administration recommends that the Subdivision and Development Appeal Board deem the refusal Notice of Decision for Development Permit File Number 24-D0091, **upheld**, as issued by the Development Authority.



Timeline



Site Context

The site is located in the Westwinds Area Structure Plan

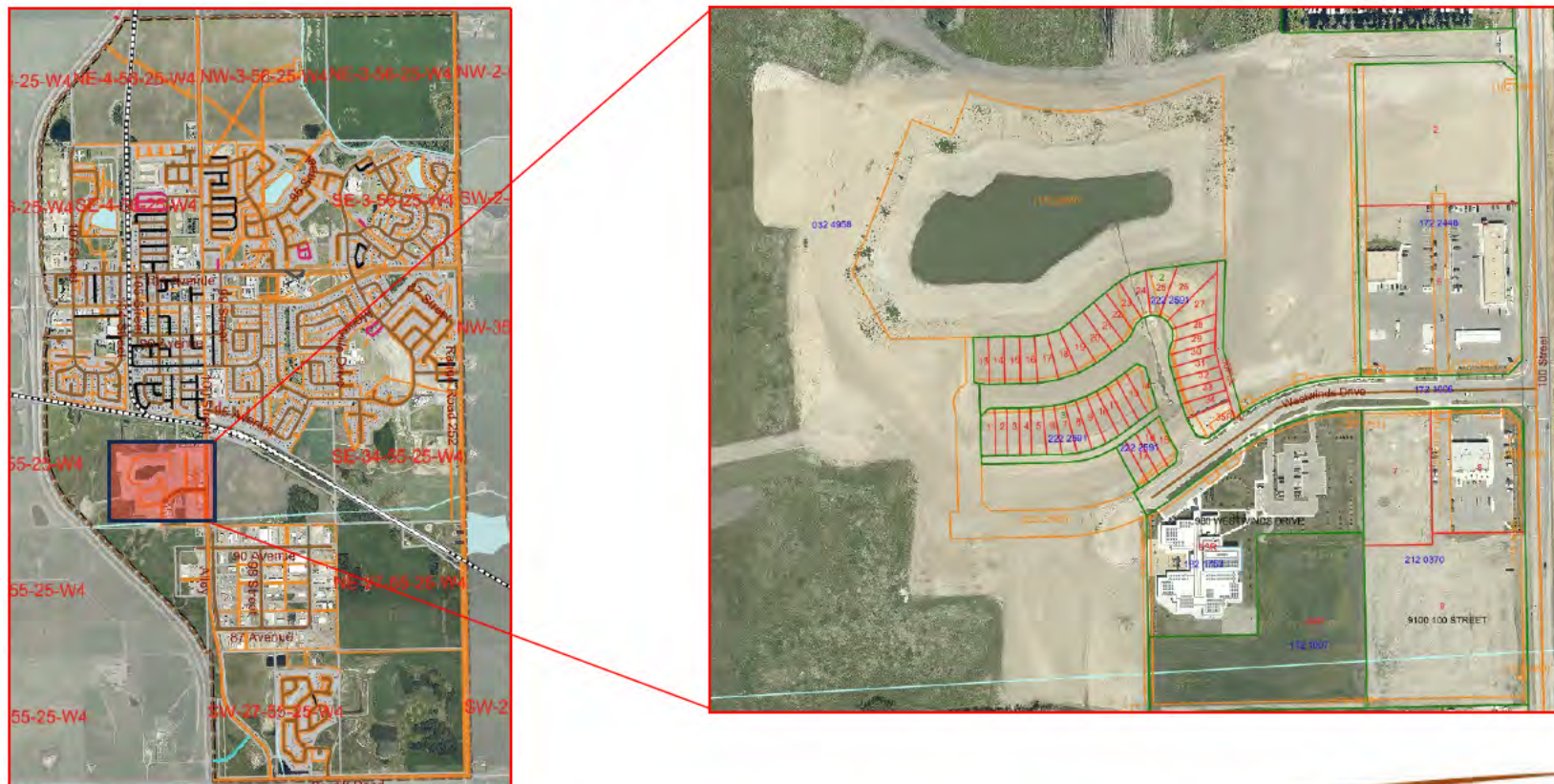


Exhibit 3



Site Context Cont'd

10210 Westwinds Drive, LOT 17/ BLOCK 3/ PLAN 222 2591

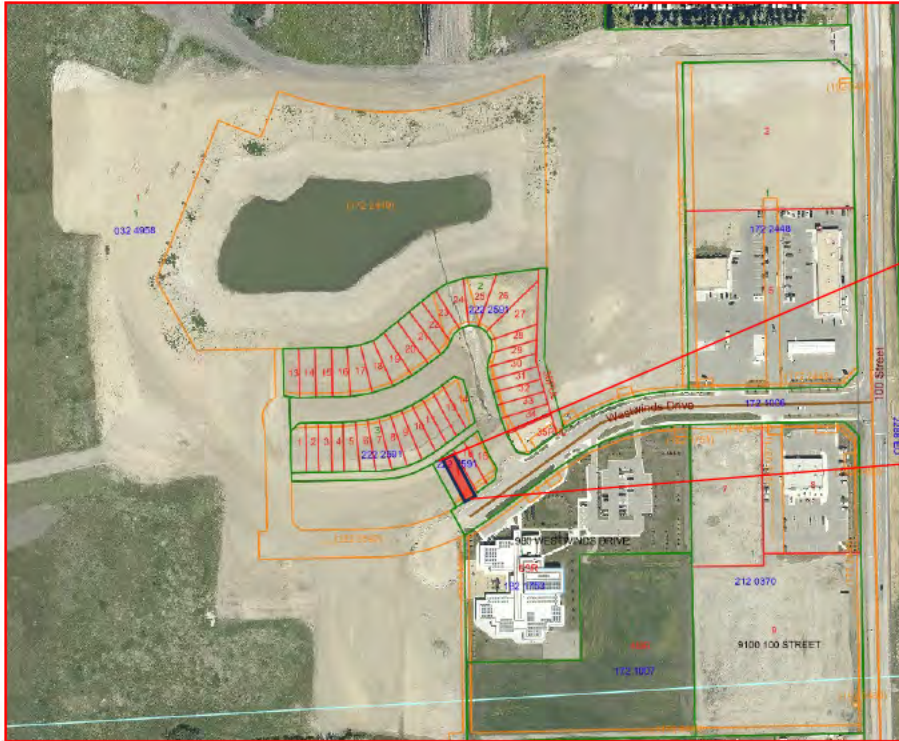


Exhibit 3



Site Context Cont'd

The site is surrounded by single detached residential to the east, north, west and a school site to the south

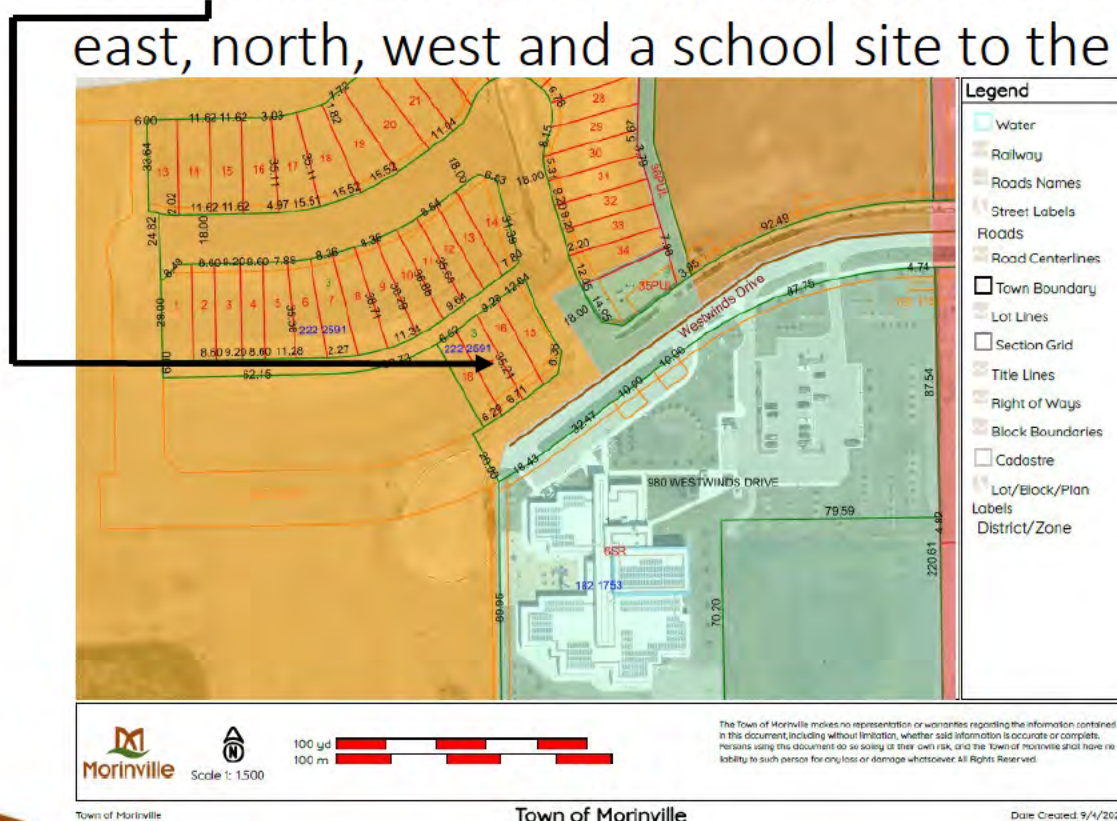


Exhibit 3



Area Structure Plan (ASP) Considerations

The proposed development is within an area that has an approved Area Structure Plan known as the Westwinds Area Structure Plan (the ASP).

- Provides a detailed framework for current and future subdivision and development.
- States staging/sequence of development, land uses (residential, commercial, schools etc.) and location of utilities and public transportation

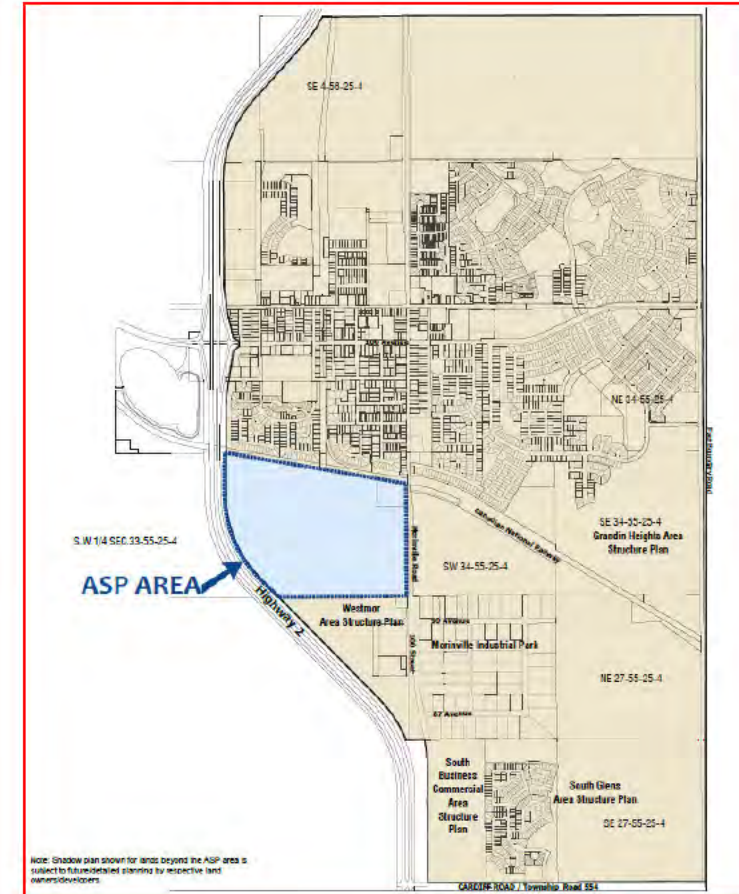


Exhibit 4



Area Structure Plan (ASP) Considerations ...cont'd

Policy 5.2.3 (*Exhibit 5*) Effect on Decision Making. (a) This ASP, its concepts and provisions shall be used in conjunction with the relevant provision of the MDP and the LUB, particularly in guiding the exercise of the discretion in making decisions on subdivision and development permit applications.

- Entire subdivision where the site is located, is a product of the ASP.
- *The ASP directs the Development Authority to use the ASP's concepts and provisions together with the LUB in making decisions.*



Area Structure Plan (ASP) Considerations ...cont'd

Policy 5.2.4 Principles for Decision Making (*Exhibit 6*)

- a) The exercise of discretion or variance in deciding an application or an amendment to this ASP must be both reasonable and defensible within the spirit of this ASP as well as widely accepted planning principles.
- d) Any variance or discretion exercised or any amendment made shall be fully documented so that the reason and rational for the variance or discretion exercised or the amendment are accurately understood.

The application for the accessory dwelling unit did not include request for variance.



Area Structure Plan (ASP) Considerations ...cont'd

3.3 THE DEVELOPMENT CONCEPT

The ASP proposes a hierarchical road network for vehicles, bicycles and pedestrians. A collector loop off of Morinville Road serves the ASP area and provide direct access to the commercial sites, school, and the SWMF. The collector road further provides access to the local road network, which in turn connects to the low-density residential development.



Exhibit 7



Area Structure Plan (ASP) Considerations ... Cont'd

- Allocating private parking space on the collector loop (now Westwinds Drive) does not comply with the transportation development concept of the ASP, since it does not dedicate part of the street to be used as a dedicated parking space.
- Allocating a dedicated parking space on the street, in the opinion of the Development Officer, will hinder snow clearing & maintenance.
- The Traffic Safety Bylaw (4/2023) regulates the use of public streets.



Area Structure Plan (ASP) Considerations ...cont'd

3.2 Specific Land Use Components

3.2.3 Low Density Residential:

...it is important to note all residential subdivisions, both laned and laneless, **need to comply with the Town's regulatory standards and provisions**, and that the density of the laneless area will be lower than that of the laned areas.

Exhibit 8



Area Structure Plan (ASP) Considerations ... Cont'd

The proposed development is within a low-density residential subdivision area of the ASP. The current and future development vision in the Westwinds area is set by the ASP. The ASP directs the proposed development to comply with the Town's Land Use Bylaw.

- The proposed development did not meet the parking provision of the Land Use Bylaw.



8.1.11.**Residential Mixed Form (R-X) District****1.0 Purpose**

The purpose of this District is to provide for a residential development in the form of low-density small lots or mixed housing serviced by rear lane or lane less transportation systems.

2.0 Permitted and Discretionary Uses**2.1. Permitted Uses**

- Duplex – side by side
 - Duplex – stacked
 - Ground-orientated multiple unit dwelling
 - Home occupation – minor
 - Home office
 - Public park
 - Accessory dwelling unit
 - Single detached dwelling
- Buildings and uses accessory to permitted uses

2.2. Discretionary Uses

- Bed and breakfast establishment
 - Child day home
 - Group home
 - Home occupation – major
 - Public utility (no office or workshop)
 - Show home
- Buildings and uses accessory to discretionary uses

3.0 Subdivision Regulations

Minimum site depth	30.0m
Minimum density	In areas without an Area Structure Plan a minimum of 30 dwelling units per net residential ha.

- 3.1. For pie-shaped sites in lane less systems (where the rear line is greater than the front line), the site width shall be measured at 9.0 m from the front line.

4.0 Development Regulations

Maximum site coverage	With Detached Garage: 55% for principal building; and 15% for accessory buildings As long as the total site coverage does not exceed 65% With Attached Garage: 65%
Minimum required front yard setback	3.0 m; 6.0 m to vehicle doors of a garage that faces a road
Minimum required side yard setback	1.2 m; 0.0 m - along a shared building wall; 6.0 m to vehicle doors of a garage that faces a road; 3.0 m on one side yard where a site has vehicular access from the front only and no attached garage or carport is provided; and as required per Section 3.8 for corner sites.
Minimum required corner line setback	3.0 m

Land Use Bylaw Considerations

- The purpose of the Land Use Bylaw (2/2024, as amended) is to regulate and control development of land and buildings within the Municipality to achieve orderly and economic development of land.
- The property is zoned as Residential Mixed Form (R-X) District.
- **Part 8, Section 8.1.11.2.1 - Accessory dwelling unit is a permitted use in the R-X District**

Land Use Bylaw Considerations ... Cont'd

- Part One – Section 1.3.2.13 defines Accessory dwelling unit as self contained dwelling unit accessory to a principal dwelling unit, contained with a principal building or in an accessory building, which is located on the same parcel of land registered under the same land title as the principal dwelling Unit.

Proposal meets the definition of Accessory dwelling unit.

car rental agencies, and motorcycle dealerships, but does not include dealerships for the sale of trucks with a gross vehicle weight rating greater than 5500 kg (12,125 lbs.), or the sale of vehicles with either a gross vehicle weight rating greater than 6000 kg (13,227.7 lbs.) or a length greater than 6.7 m (22.0 ft.);

12.0 "automotive body repair and paint shop" means a development where the bodies of vehicles are serviced and repaired;

13.0 "accessory dwelling unit" means self-contained dwelling unit accessory to a principal dwelling unit, contained within a principal building or in an accessory building, which is located on the same parcel of land registered under the same land title as the principal dwelling unit;

14.0 "bed and breakfast establishment" means a development within a building which possesses a dwelling unit, where temporary sleeping accommodations, up to a maximum of four (4) bedrooms, with or without meals, are provided for remuneration to members of the public;

15.0 "boarding and lodging house" means a development, with or without a dwelling unit, where temporary sleeping accommodations of three (3) or more bedrooms, with or without meals, are provided for remuneration to members of the public;

16.0 "business support services establishment" means a development providing support services to typical business operations;

Bylaw 3/2018 17.0 "cannabis sales" means a development licensed by the Province of Alberta used for the retail sale to the public of cannabis, as defined in the Cannabis Act (Canada) and its regulations as amended from time to time, and may include the retail sales of related accessory products;

18.0 "car wash" means a building or structure for use by the general public containing facilities for the washing of motor vehicles for a fee, either by production line methods employing mechanical devices or by hand;

19.0 "casino and gaming establishment" means a development where games of chance or percentage are the principal use of the facility. Typical uses include bingo halls, but does not include amusement establishments or other facilities that house a bingo or casino on an infrequent basis;

20.0 "cemetery" means a development for the entombment of the deceased;

21.0 "child care facility" means a development where care and supervision, but not overnight accommodation, is provided to seven (7) or more children as defined in the Alberta Child Care Licensing Regulation, as amended;

22.0 "child day home" means a child care facility operated in a private residence and complies with the Alberta Family Day Home Standards but does not include child care programs as defined by the Child Care Licensing Act. This use may be considered under a home occupation – major if it is not a separate use within the Land Use District;

Land Use Bylaw Considerations ... Cont'd

- Part One – Section 1.3.1.82 defines Permitted Use as The use of land or a building provided for in this Bylaw for which a development permit shall be issued, with or without conditions, upon an application having been made provided that the proposed development complies in all respects with this Bylaw in accordance with the Act.

An Accessory Dwelling Unit is permitted in the RX District. However, the proposal does not comply with the Land Use Bylaw in respect to the parking requirements.

- 75.0 "parapet wall" means that part of an exterior wall, party wall, or fire wall extending above the roof line, or a wall which serves as a guard at the edge of a balcony or roof;
- 76.0 "parcel of land" means a parcel of land, as defined in the Act;
- 77.0 "parking area" means the area set aside for the parking of vehicles. Components of parking areas include parking spaces, loading spaces, aisles, accesses and egresses to the parking area, and traffic islands where they are part of the parking area. A parking area may be within a building, and, if so, is commonly referred to as a parkade and includes a garage;
- 78.0 "parking space" means an area set aside for the parking of one (1) vehicle;
- 79.0 "patio" means any developed surface usually adjacent to a building which is less than 0.6 m (2.0 ft.) above grade;
- 80.0 "Peace Officer" means a member of the Royal Canadian Mounted Police, or a Community Peace Officer of the Municipality, pursuant to the Public Security Peace Officer Program and the Peace Officer Act, as amended;
- 81.0 "permanent material" means any exterior finishing material commonly used in building construction that complies with the Safety Codes Act;
- 82.0 "permitted use" means the use of land or a building provided for in this Bylaw for which a development permit shall be issued, with or without conditions, upon an application having been made provided that the proposed development complies in all respects with this Bylaw in accordance with the Act;
- 83.0 "porch" means any open structure attached to a building with means of passage between the building and the outside that is covered by a roof, and may be partially enclosed with walls, windows or screens, provided that the structure is not entirely enclosed with walls. Roofs may be open to, or provide protection from, the elements. For the purposes of this Bylaw, a veranda shall be considered a porch;
- 84.0 "prefabricated structure" means a building normally constructed off-site and transported to the site, or is made of components manufactured off-site and packaged as a commodity for assembly on site, which may be used for storage of goods and materials or other purposes. Prefabricated structures include fabric structures, and shipping containers either new or previously used for shipping cargo, goods and/or materials, but does not include manufactured home units, or recreational vehicles or tents periodically used for camping purposes or open air shelters;
- 85.0 "principal building" means a building which:
1. occupies the major or central portion of a site;
 2. is the chief or main building among one or more buildings on the site, or
 3. constitutes by reason of its use the primary purpose for which the site is used.
- 86.0 "principal use" means the primary purpose or purposes for which a building or site is used;

Land Use Bylaw Considerations ... Cont'd

- Accessory Dwelling Unit must comply in all respects with the Land Use Bylaw for it to be approved
- **Part 4, Section 4.2.8** – Parking shall be provided for an accessory dwelling unit in accordance with *Part 6 – Parking, Loading and Access Provisions*.
- Part 6, Section 6.2, *Unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1*
- **Part 6, Section 6.2 – Table 1**- Accessory Dwelling Units require 1 parking space provided on-site



Land Use Bylaw Considerations ... Cont'd

- No on-site parking space was provided for the accessory dwelling unit
- The applicant proposed using street parking on the public right of way for the accessory dwelling unit (not permitted)
- Proposed development does not meet the requirement of Part Six, Section 6.2, Table 6.1

6.2. ON-SITE PARKING REQUIREMENTS

Unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.

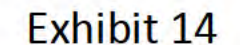
TABLE 6.1

RESIDENTIAL USES	MINIMUM NUMBER OF PARKING SPACES
Apartments and dwelling units contained in mixed-use building	1 space per bachelor suite; plus 1.25 spaces per 1 bedroom unit; plus 1.5 spaces per 2-bedroom unit; plus 2 spaces per 3 or more-bedroom unit; plus 1 space per 7 dwelling units for visitor parking
Duplex – Stacked Duplex – Side-by-side	2 spaces per dwelling unit, plus, if deemed necessary by the Development Authority, 1 space per 7 dwelling units for visitor parking if located within a Comprehensive Site Planning development
Ground-oriented multiple unit dwelling	2 spaces per dwelling unit plus, if deemed necessary by the Development Authority, 1 space per 7 dwelling units for visitor parking
Home office	Not required
Manufactured home park and/or unit	2 spaces per unit plus 1 space per 3 units for visitor parking
Accessory dwelling unit	1 space in addition to the parking required for the principal dwelling unit
Single detached dwelling	2 spaces per unit

Exhibit 12



Parking plan showing street parking



Land Use Bylaw Considerations ... Cont'd

- Part Two, Subsection 2.5.1.1.5 Subject to the provisions of Subsection 2.0 hereof and any other variance provisions of this Bylaw, the Development Authority shall refuse an application that does not conform to this Bylaw.

The proposed development didn't conform to the parking requirement of the Land Use Bylaw, hence refusal decision issued.

Variance is an exception to a specific regulation in the Land Use Bylaw and is requested in a development permit application.



Land Use Bylaw Considerations ...cont'd

2.0 Variances

2.1 The Development Authority may grant a variance and approve a development permit, with or without conditions, where:

- i. the proposed development would not, in the opinion of the Development Authority:
 - a. unduly interfere with the amenities of the neighbourhood; or
 - b. materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
- ii. the development conforms to the use prescribed for the subject land or building in this Bylaw.



Land Use Bylaw Considerations ... Cont'd

2.2 In addition to the provisions of Subsection 2.1 hereof, in considering any proposed variance the Development Authority may consider, if relevant to the variance request, any of the following:

- i. the development is consistent with the purpose of the Land Use District;
- ii. there are practical difficulties in complying with the affected regulation or regulations that are peculiar to the use, character or situation of land or a building which are generally not common to other sites in the same Land Use District;
- iii. potential impacts on adjacent developments and measures to mitigate such impacts; and iv. approval of the variance would not cause non-compliance with the National Building Code – Alberta Edition or any other legislation



Land Use Bylaw Considerations ... Cont'd

- The application did not include a request to vary the parking requirement for the Development Officer to consider.
- No hardship or practical difficulty was demonstrated by the applicant for consideration.
- Instead of moving the garage pad further into the property to create rear parking space (at least 6.0m (19.7 ft. deep), applicant chose to submit off-site parking.



Other Considerations

- Applicant was informed of the parking requirement on October 4, 2023.
- Applicant confirmed that they “*will not be finishing the basement suites*”.

Abdikani Elmi

From: Construction [REDACTED] <[REDACTED]@statementhomebuilders.com>
Sent: Wednesday, October 4, 2023 11:56 AM
To: Abdikani Elmi
Cc: mannu [REDACTED] development; Mannu Ahlwat
Subject: Re: 23-D0094 | 10210 Westwinds Drive | Application Incomplete
Attachments: 18-03-2222591WW-PP.pdf; 17-03-2222591WW-PP.pdf; 16-03-2222591WW-PP.pdf; WestWinds-Stage4-Lot17Block3-ArchPlans-Sept-19-2023.pdf; WestWinds-Stage4-Lot18Block3-ArchPlans-Oct-1-2023 2.pdf; WestWinds-Stage4-Lot16Block3-ArchPlans-Sept-25-2023.pdf

Hello

Abdikani

See attached plans . As per our conversation today **we will not be finishing the basement suites** .

Thank you

Statement Builders Ltd
15022-116ave
Edmonton AB, T5M 3T4
[REDACTED]

On Oct 4, 2023, at 10:27 AM, Abdikani Elmi <abdikani.elmi@morinville.ca> wrote:

Hi Mannu,

I see that you have included the Secondary Suite in the basement. Please provide the following no later than October 12, 2023.

- **Three (3) on-site parking spaces**
- Specify the water meter size.

Exhibit 16



Other Considerations ... Cont'd

- Accessory Dwelling Unit development was already in progress as of June 14, 2024.
- Applicant applied for a development permit on June 20, 2024 as *New Construction*.
- Regular fee was charged instead of double the regular fee as per the Fees and Charges Bylaw.
- Misrepresentation occurred.

 <p>PLANNING & ECONOMIC DEVELOPMENT</p>	<p>The Inspections Group Inc. 101E, 14310 111 Avenue Edmonton AB T5M 3Z7 Phone: 780.454.5048, 1.866.554.5048 Fax: 780.454.5222, 1.866.454.5222 questions@inspectionsgroup.com</p> 
	<p>Contractor advised the basement has secondary suite development in-progress. Secondary suite development in the basement was observed as in-progress at time of final inspection, permit was issued for an undeveloped basement. A permit must be issued for the unpermitted work.</p> <p>Basement walls were framed, plumbing rough-in was in-progress.</p>
NON COMPLIANCE ITEMS	
	<p>C-2.2.10.1. Secondary suite development in the basement was observed as in-progress at time of final inspection, permit was issued for an undeveloped basement. A permit must be issued for the development of the basement for secondary suite.</p>
	<p>B-9.8.8.3. Install a guard 35-1/4" high with no gaps greater than 4" for the deck surface & open sides of stairs.</p>
	<p>B-9.8. Front entry: Install code compliant stairs to allow for safe access to the building.</p>

Exhibit 17



Other Considerations ... Cont'd

- Accessory Dwelling Unit being advertised as a fully finished legal basement.
- Advertised parking type is *parking pad* not the street.
- Applicant is aware all 3 parking spaces be *on-site*.
- The advertisement has been up for the past 80 days as of September 10, 2024.

Listing Description

Discover this brand-new 4-bedroom, 3.5-bathroom custom-built home with a loft and 1868 sq. ft. of elegant living space in Morinville. The main floor features a spacious family room that flows into the modern kitchen and dining area, ideal for entertaining. Large windows flood the main floor with natural light, creating an airy ambiance. Upstairs, find a luxurious master suite with a walk-in closet and spa-like ensuite, featuring a dual vanity, soaker tub, quartz countertops, and tiled shower. Two additional bedrooms, a loft area, and a convenient laundry room complete the upper level. **The fully finished legal basement suite**, with a separate entrance, offers opportunities for rental income or multigenerational living. This home boasts premium features such as extensive pot lighting, upgraded Gerber plumbing, an advanced HRV system, and tankless water heating. Enjoy a \$5,000 appliance credit to customize your kitchen. (31471439)

Property Summary

Property Type	Building Type	Storeys
Single Family	House	2
Square Footage	Neighbourhood Name	Title
1868 sqft	Morinville	Freehold
Built in	Parking Type	Time on REALTOR.ca
2023	Parking Pad	81 days

Legal Description

Plan :- 2222591 Block :- 3 Lot :- 17

Source: <https://www.realtor.ca/real-estate/27077581/10210-westwinds-dr-morinville-morinville>

Exhibit 18

Source: Realtor.ca



Conclusion

- Municipal roads are under the direction control and management of the municipality.
- It is outside the scope of the Land Use Bylaw and the Development Authority to dedicate any portion of a public road right-of-way for a private use.
- Street parking is banned during certain operational periods such as street sweeping and snow clearing, and regulations may change in future.
- Construction started without a development permit.
- Decision was based on the submitted plans with no variance request from the applicant.

Administration's Recommendation:

Administration recommends that the Subdivision and Development Appeal Board deem the refusal Notice of Decision for Development Permit File Number 24-D0090, **upheld**, as issued by the Development Authority.



THANK YOU

Questions?

Appeal File Number 24-D0091

10210 Westwinds Drive, LOT 17/ BLOCK 3/ PLAN 222 2591

Exhibit 1:
Notice of
Decision



Statement Builders Ltd.
15022 116 Avenue
Acheson AB T5M 3T4
Attention: Mannu Ahlawat

1 August 2024

NOTICE OF DECISION

RE: Development Permit Application No.: 24-D0091
Proposal: Accessory Dwelling Unit in Basement
Municipal Address: 10210 Westwinds Drive
Legal Description: Lot 17; Block 3; Plan 2222591
Land Use District: Residential Mixed Form (R-X)

You are advised that the above-noted Development Permit Application was **REFUSED** on Thursday, 01 August 2024, in accordance with the Morinville Land Use Bylaw for failure to:

- Meet the On-Site Parking Requirements of the Morinville Land Use Bylaw.

Part Six, Section 6.2, states that unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.

Table 6.1 – requires accessory dwelling units to have a minimum of one (1) space in addition to the parking required for a single detached dwelling. The parking required for a single detached dwelling is two (2) spaces. The submitted parking plan for the accessory dwelling unit is off-site.

As such, the application is deemed refused.


Appeal Procedure

Pursuant to Morinville Land Use Bylaw 2/2024, Part Two, Section 2.9 – Development Appeals, a decision of the Development Authority may be appealed to the Subdivision and Development Appeal Board (SDAB) pursuant to the Municipal Government Act (MGA) through the SDAB Bylaw. Sections 685(1) - (3) and 686(1) of the MGA state:

- 685 (1) If a Development Authority:
- (a) fails or refuses to issue a development permit to a person,
 - (b) issues a development permit subject to conditions, or
 - (c) issues an order under section 645,
- the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.
- (2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.
- (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

- 686 (1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board
- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the decision is made under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires, ...
- or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.


See reverse side for important Development Permit and Appeal information.

Development Officer: Abdikani Elmi  Date of Decision: August 1, 2024
Development Authority

10225 - 300 Avenue Morinville, Alberta T8R 1L6 T 780.939.4361 F 780.939.5633

www.morinville.ca

Exhibit 2: Application Package



Morinville
PLANNING & ECONOMIC DEVELOPMENT

2nd Floor, 10125 - 100 Ave
Morinville, AB T8R 1L6 T
780.939.4361

DEVELOPMENT PERMIT APPLICATION
Land Use Bylaw No. 3/2012

SUBMIT TO:
Development@morinville.ca

Permit No. **24-D0091**

Required Fees (T8): \$

APPLICANT INFORMATION

Applicant: Stalwart Builders Ltd Phone: [REDACTED]

Address: 15022-100 Ave Email: [REDACTED]

(STREET)

Edmonton AB T5M-3T4 Fax: [REDACTED]

(MUNICIPALITY) (PROV) (POSTAL CODE)

Contact Person/Agent: Munir Ahlwan Contact Phone (Cell): [REDACTED]

Registered Landowner: (if same as Applicant, check here: ☒)

Registered Name(s): _____ Phone: _____

Address: _____

(STREET) (MUNICIPALITY) (PROV) (POSTAL CODE)

DEVELOPMENT INFORMATION

Project Address/Location: 10210 Westhills Drive Land Use District: Residential Mixed Form (R-X)

Legal Address: Lot 17 Block 3 Plan 222 0541 or, Ctr _____ Sec _____ Twp _____ Range 25 West of 4th Mer.

Proposed Land Use:

Residential Dwelling:

☒ New Construction

☐ Addition

☐ Show Home

Accessory Development:

☐ Multi-Unit (# of Units: _____)

☐ Other Basement Suite

Non Residential/Mixed - Land Use:

☐ New Construction

☐ Change of Use

☐ Home Occupation

Addition or Accessory Development:

☐ Sign

☐ Other _____

Ensure appropriate checklist is attached on the reverse of this Application Form.

Use Permitted: ☒ Discretionary: ☐ DD | MPC ☐ Variance: ☐ DD | MPC ☐

Office Use Only

Project #: 24-0186

Roll #: 224000

NOTES AND DECLARATION

Applicants should refer to the current Morinville Land Use Bylaw for complete development regulations and application information, available at www.morinville.ca/ulb.


THIS IS NOT A BUILDING PERMIT APPLICATION. Separate Safety Codes applications may be required for construction projects, contact Morinville for more information.

The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville to process your application, and the information on this form may be used for preparing documents made available to the public and the issuance of permits.

By submitting an application for development, the Applicant, an allowing right of entry for inspection purposes, and hereby make application and acknowledge all plans and information submitted are, to the best of my knowledge, true and accurate. It is understood that the information submitted is subject to review to confirm it is sufficient to properly evaluate the application prior to acknowledging the application as complete and that additional information may be requested by the Development Authority; and that acknowledgement of a complete application does not indicate permit approval and development may not commence until a development permit is valid. It is understood that a decision on this application, or failure to issue a decision within 40 days of receiving an acknowledgement of a complete application by the Development Authority or for an application deemed to be complete 20 days after submission if no acknowledgement of a complete application is received, may be appealed by filing a Notice of Appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days of the date of the decision or following the aforementioned 40 days. It is further understood that the SDAB may confirm, modify, or revoke the decision of the Development Authority or any condition of development permit approval as a result of an appeal being duly filed, and that any work undertaken prior to the expiry of the appeal period or the determination of the appeal by the SDAB, whichever case applies, is prohibited and the Applicant has no right or claim to compensation from the Municipality or its agents should the appeal result in a permit being modified or revoked. It is further understood that a Development Permit does not relieve the Applicant from full responsibility for ascertaining, complying, and carrying out their development in accordance with applicable Federal and Provincial Statutes and Regulations, and the conditions of any covenant, caveat, easement or other instrument affecting the building or the land. It is further understood that all communication with the town regarding this application, including official notices, may be in an electronic form.

Applicant Signature: _____ Date: June 20, 2024

Landowner Signature: _____ Date: June 20, 2024



Morinville
PLANNING & ECONOMIC DEVELOPMENT

10125 - 100 Avenue
Morinville, AB T8R 1L6
T 780.939.4361
F 780.939.5633
www.morinville.ca

This checklist must be accompanied by a Development Permit Application form.

Applications without the required information will not be processed.

Additional information may also be required. An application is not complete until signed below by the Development Officer. Applicants will be contacted if any additional information is required.

Acceptance of a complete application does not indicate permit approval.

RESIDENTIAL DEVELOPMENT CHECKLIST

☒ Project Description: Basement Legal Suite

Check ALL that apply:

New Construction: ☐ Single Detached ☐ Duplex ☐ Manufactured/RTM ☐ Other: _____

Total Floor Area: _____ m² Building Height: _____ m Overhang: _____ m

Accessory Development: ☐ Det. Garage ☐ Shed ☐ Deck ☒ Secondary Suite ☐ Hot Tub/Pool ☐ Other: _____

Total Floor Area: _____ m² Building Height: _____ m Overhang: _____ m

If applying for a Deck: ☐ Uncovered ☐ Covered ☐ Enclosed

If applying for a Secondary Suite: Located within: ☒ Principal dwelling unit ☐ Above detached garage ☐ Other building

Floor Area: _____ m² Principal dwelling unit: 1766 m² Secondary Suite: 661 m²

Parking Spaces available on-site: _____ (show location on accompanying Site Plan)

☐ Site Plan (parking shown) - electronic OR 2 copies, - scaled and dimensioned; maximum 11" x 17" paper size

☐ Building Plans (i.e. floor plans and elevations) - electronic OR 2 copies, details sufficient for Building Permit application

☐ Architectural Guidelines are met (varies per neighbourhood - check with applicable Developer/Development Officer)

☐ Other information deemed necessary or requested by a Development Officer (contact Municipality for more information): _____

Notice of Decision - The Applicant will be notified electronically or in writing of the decision for a development permit application.

Public Notice - Upon Development Permit approval, the following Public Notice will be given for the issuance of Development Permits:

- Permitted uses (development compliant with Morinville Land Use Bylaw in all respects and not requiring a variance/relaxation) - The details of the development will be posted at the reception desk on the 2nd floor of St. Germain Place.
- Discretionary uses and/or developments requiring a variance - In addition to above, the details of the development will also be advertised in the local newspaper, mailed to adjacent landowners, posted online at www.morinville.ca/PlanningNews and/or posted on the subject site.

INTAKE INFORMATION (for office use only)

Complete Application:

☐ Application Form - complete & landowner signed.

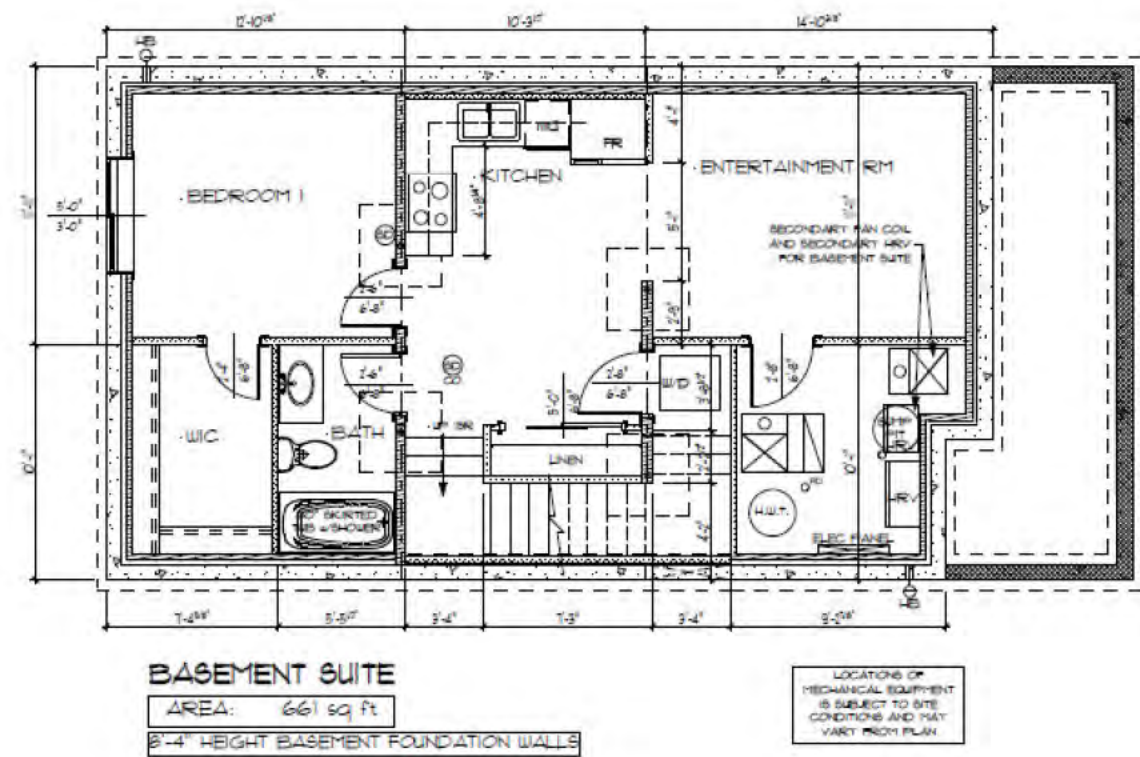
☐ Required Information Listed Above.

☐ Receipt for Payment of Fees.

Received by: _____ (Name) _____ (Date)

Accepted by: _____ (Name) _____ (Date)

Exhibit 2: Application Package Cont'd



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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction.

Report any inconsistencies/omissions to the builder prior to commencing work.

NO.	DATE	BY
1	10/10/2023	RY
REVISIONS		

STATEMENT BUILDERS

THE WHITE HOUSE

1766 S.F.

LOT: 17 BLOCK: 3
PLAN: 222 2591
10210 WESTWINDS DRIVE

WESTWINDS
MORRISVILLE, AB



19 SEPT 2023

BASEMENT SUITE

SCALE: 3/16"=1'-0"

SHEET NO. 6 / 12

Exhibit 5: Policy 5.2.3 Effect on Decision Making

5. STAGING AND IMPLEMENTATION

5.1 Staging

The staging concept is shown on Figure 7. The first stage of development allows for the implementation of commercial development and a school site in the eastern portion of the Westwinds ASP area. This means that a diversity of uses may be accommodated and the village theme entry features may be implemented to immediately establish the identity of the Westwinds neighbourhood.

Subsequent stages of development are proposed to occur in the north and west portion of the plan area after the commercial and school site have been implemented in stage one. Advancement beyond the first two stages is identified as 'future development.'

The Land Use Bylaw No. 3/2012 will need to be appropriately amended at the time of subdivision.

5.2 Force and Effect

The Westwinds in Morinville ASP is intended to refine existing general policy direction and land use designations assigned to these lands within the MDP, guide the subsequent assignment and implementation of land use districts to the lands within the LUB as well as establish a sound framework for future decisions on land use, subdivision, servicing and development permits. It must be noted that in making future decisions concerning the use, subdivision and development of the lands within this ASP, the Town will need to remain mindful of and monitor the capacities of both on and off-site services and make any necessary adjustments to uses, densities and lots sizes within this ASP accordingly.

Policy 5.2.1 Decisions Consistent with the Westwinds in Morinville Area Structure Plan

The Town shall ensure that all future land use, subdivision, development and servicing decisions made regarding lands within the Westwinds in Morinville ASP shall comply with all provisions, policies, maps, figures and drawings contained within the Westwinds in Morinville ASP.

Policy 5.2.2 Amendments

- a) If any decision referred to in Policy 5.2.1 would constitute a major change of the provisions of this ASP, an amendment to this ASP shall be required in consideration of Policy 5.2.4. Decisions that would constitute a minor change to the provisions of the ASP may be considered without an amendment, in accordance with Policy 5.2.4, where the owner/developer can demonstrate to the satisfaction of the Town that the change does not substantively alter the intent, force or effect of the provisions of this ASP.
- b) Amendments that may be required to this ASP shall be completed in accordance with the *Municipal Government Act* and all other applicable bylaws, policies and procedures.

Policy 5.2.3 Effect on Decision Making

- a) This ASP, its concepts and provisions shall be used in conjunction with the relevant provision of the MDP and the LUB, particularly in guiding the exercise of discretion in making decisions on subdivision and development permit applications. This ASP will be used to guide any required amendments to the provisions or land use designations in the MDP to ensure consistency with Section 638 of the *Municipal Government Act*.
- b) Specifically tailored land use districts may be prepared and inserted in the LUB to support and facilitate the implementation of this ASP including provisions related to lot size, density, form and character, landscaping, public amenity space, and access and circulation. A specifically tailored direct control land use district may be prepared and adopted to address any unique area or development situation.



Exhibit 6: Policy 5.2.4 Effect on Decision Making

Policy 5.2.4

Principles for Decision Making

- a) The exercise of discretion or variance in deciding an application or an amendment to this ASP must be both reasonable and defensible within the letter and spirit of this ASP as well as widely accepted planning principles.
- b) If a requirement or provision of this ASP is to be deviated from or if an amendment is to be made, it is essential that those making the decision clearly understand the rationale for the requirement or provision they are being asked to vary or amend.
- c) Discretion, variance and amendment shall or should only be considered if it can be demonstrated that the discretion, variance or amendment being considered will, at a minimum, not jeopardize the policies of this ASP and, at best, better serve them.
- d) Any variance or discretion exercised or any amendment made shall be fully documented so that the reasons and rationale for the variance or discretion exercised or the amendment are accurately recorded and clearly understood.

Policy 5.2.5

Repeated Amendment Applications

Should an owner/developer make repeated applications to amend this ASP once it is in effect, the Town may undertake or require that the owner/developer undertake an overall review of this ASP instead of continuing to make individual, isolated amendment applications so that the implications of the revision to this ASP can be considered and evaluated, at a minimum, in the context of the entire ASP area and, if warranted, beyond this ASP area.

Policy 5.2.6

Development Phasing

The staging or phasing of development will be determined by market forces and the cost-effective provision of infrastructure. An illustrative Phasing Sequence is shown on Figure 7: Staging. This phasing sequence is illustrative only and may be altered to fit changing circumstances.

Policy 5.2.7

Development Agreement

As warranted, the Town shall require owners/developers to enter into an agreement with the Town as a condition of any subdivision or development permit application pursuant to the Municipal Development Act.

Policy 5.2.8

Technical Information

Detailed engineering analysis and other technical information shall be required with respect to geotechnical conditions, roads and servicing (both on- and off-site) in support of decisions at the subdivision and development level. All site preparation, public utilities, public roads, pedestrian walkways and any other public facilities and improvements shall be professionally designed and constructed to the satisfaction of the Town in accordance with the Town's standards.

Policy 5.2.9

Traffic Impact Assessment

The Town and/or Alberta Transportation may require applicant(s)/ owner(s)/ developer(s)/ proponent(s), at their sole expense, to prepare a Traffic Impact Assessment (TIA) as a condition of subdivision or development approval, as the case may be.



Exhibit 8: Specific Land Use Components (ASP Considerations)

The laned small lot subdivisions will enhance the aesthetic quality and livability of the Westwinds neighbourhood. They promote interactive streetscapes and safety through 'natural surveillance.' They will also provide a high standard residential environment and housing product, at entry level prices.

In addition, laned subdivisions offer the following features:

- Efficient and easy to maintain as concrete pads are provided in the backs of lots that are accessed off the paved lanes. This allows for better snow removal and permits the homeowner to build a garage on the concrete pad when convenient;
- Reduced front yard setbacks;
- Front sidewalks and yards, as opposed to driveways, increase community interaction and liveability. The streetscape becomes inviting and more attractive to pedestrians. A comprehensive landscaping and architectural approach to designing the streetscape ensures a high aesthetic standard and a cohesive neighbourhood;
- Private amenity space in the front yard by applying proper siting and fencing techniques;
- Eliminates instances of vehicles backing onto collector/local roadways and enhances safety; and,
- Reduced curb-cuts for front driveways enabling more on-street parking.

Compact comprehensively designed laneless subdivisions that display uniform architectural, fencing, and landscaping features, along with elements of good quality design, are increasingly successful in providing entry level housing.

These two forms of low density housing products can be effectively integrated through creative subdivision design and the consistent application of aesthetic features that promote the Westwinds in Morinville village theme. Morinville is well located and strategically positioned to provide this needed type of entry level product in the northwest sector of the Greater Edmonton area. This ASP recognizes the changing market and therefore offers flexibility to respond to the market needs over its full build out duration. Sound subdivision and design principles will create suitable and liveable communities that are capable of maintaining their value over time.

Landrex has a proven track record for ensuring high quality, aesthetically attractive developments, and is prepared to work with the Town in providing architectural details to be applied to the proposed development. It is important to note all residential subdivisions, both laned and laneless, need to comply with the Town's regulatory standards and provisions, and that the density of the laneless areas will be lower than that of the laned areas.

3.2.4 Storm Water Facility

As previously noted, one storm water facility is proposed along the north leg of the collector. This centrally located storm pond will be about 4.88 hectares in size, and will be designed and landscaped to ensure that it functions as an amenity feature, as well as a Public Utility Lot. The pond will provide an attractive entry feature into the community and will result in a significant amenity feature within the heart of Westwinds without compromising safety. The storm water pond will be integrated into the internal pedestrian circulation system with a trail network, and will also be accessed by the collector road.

3.2.5 School Site

Greater St. Albert Catholic Schools has requested that a 3.11 hectare school site be provided in Westwinds. A site is proposed in the south east portion of the plan area, between low and medium/high-density residential developments abutting the corridor commercial sites (see Figure 2 - Development Concept). The school site:

- is located on lands owned by Landrex so that municipal services can be extended to the site within a reasonable time frame (see Section 5 Staging and Implementation);



landscaping, matching, or complementing the exterior finish and roof pitch of the principal building on the site.

Exhibit 13: Accessory Dwelling Unit Parking Requirement

4.2. ACCESSORY DWELLING UNIT

- 1.0 An accessory dwelling unit shall be accessory to a principal dwelling unit and shall not be allowed on a site unless specifically listed as a permitted or discretionary use in the District within which the site is located. Section 2.5.1.10 shall not apply to any use that may be considered similar to accessory dwelling unit.
- 2.0 Only one (1) accessory dwelling unit may be permitted on a parcel of land, and only where the principal dwelling unit does not have an approved development permit for a bed and breakfast establishment, child day home, group home or major home occupation.
- 3.0 An accessory dwelling unit shall be developed in such a manner that the exterior of the principal building containing the accessory dwelling unit shall appear as a single dwelling unit, and the exterior finish shall comply with Section 3.6 - Architectural Standards.
- 4.0 For an accessory building containing an accessory dwelling unit:
 - 4.1 Notwithstanding Section 4.1.10.1, where an accessory dwelling unit is located above a detached garage the accessory building shall not exceed 7.0 m (23.0 ft.) or two storeys,
 - 4.2 Windows shall be placed and sized such that they minimise visibility into yards and windows of adjacent properties through offsetting, screening with landscaping or fencing, and facing large windows away from abutting parcels of land, and
 - 4.3 No deck, balcony or any similar unenclosed structure shall be allowed on roofs, and where an accessory dwelling unit is located above a detached garage the structure may only face a lane, the principle building, or flanking road abutting the site and, notwithstanding any other provision of this Bylaw to the contrary, shall be included in the calculation of ground floor area.
- 5.0 An accessory dwelling unit shall have a floor area that does not exceed the floor area of the principal dwelling unit. For the purposes of this Subsection, floor area does not include shared mechanical areas, common areas, or the area covered by stairways.
- 6.0 An accessory dwelling unit shall be constructed in accordance with the requirements of all applicable codes and regulations pursuant to the Safety Codes Act.
- 7.0 An accessory dwelling unit shall not be considered in the calculation of densities as outlined in statutory plans.
- 8.0 Parking shall be provided for an accessory dwelling unit in accordance with Part 6 - Parking, Loading and Access Provisions.



Exhibit 15: Variance Provisions

PART TWO – DEVELOPMENT PERMITS, RULES, AND PROCEDURES		36
2.5. DECISION PROCESS		
1.0 Authority		
Bylaw 14/2017	1.1	The Development Officer shall review all applications for development permits and, notwithstanding Section 2.4, in the course of reviewing the application, may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.
	1.2	The Development Officer shall review each application for a development permit to determine what type of use the development constitutes.
	1.3	The Development Authority may, at its discretion, prior to deciding upon a development permit application for a discretionary use or a variance in regards to either a permitted use or discretionary use, provide public notice through means and to whom it considers necessary that a decision regarding the application is to be made, that an opportunity will be afforded to any interested person to make representation on the application, and that the Development Authority shall take into account but shall not be bound by any such representations made when giving final consideration to the said application. The said public notice shall, at a minimum, provide information regarding the nature of the proposed development, specify the requirements for submitting a representation, identify the deadline for submissions and any other information deemed necessary by the Development Authority.
Bylaw 12/2012	1.4	The Development Authority may consider a development permit application for an enlargement, addition, demolition, removal, or structural alteration to be a permitted use only in a situation where:
Bylaw 17/2015	i.	the principal use on the site has a valid development permit at the time of the application under this Subsection;
	ii.	the existing development would not be considered a non-conforming use, pursuant to s. 643 of the Municipal Government Act;
	iii.	the principal use of the site has not been discontinued for a period of six (6) consecutive months or more;
	iv.	the Development Authority is satisfied that the enlargement, addition, demolition, removal, or structural alteration would not result in any change or intensity of any authorised use on the site; and
	v.	the Development Authority is satisfied that, from a planning perspective, it is appropriate to proceed under the provisions of this Subsection.
	1.5	Subject to the provisions of Subsection 2.0 hereof and any other variance provisions of this Bylaw, the Development Authority shall refuse an application that does not conform to this Bylaw.

PART TWO – DEVELOPMENT PERMITS, RULES, AND PROCEDURES		37
	1.6	The Development Officer shall issue a development permit for a permitted use with or without conditions if the application conforms to this Bylaw.
	1.7	The Development Officer may issue a development permit, with or without conditions, for a use that is identified as “Discretionary Use” if the application conforms to this Bylaw.
	1.8	The Development Officer shall refer any applications for development within a Direct Control District to Council, with recommendations, unless otherwise indicated in this Bylaw, and Council may issue a development permit, with or without conditions.
	1.9	The Development Authority may refuse a development permit application for a discretionary use even though it may conform to this Bylaw.
	1.10	Where a proposed use does not conform to the wording of any land use definition or generally conforms to the wording of two or more land use definitions, the Development Officer may determine that the use is similar to the land use definition that the Development Officer considers to be the most appropriate in character, purpose, intent, and/or impact. In such instances, the use shall be considered a discretionary use regardless of whether or not the similar land use definition is a permitted or discretionary use within the subject land use district.
Bylaw 14/2017	1.11	An application for a development permit shall, at the option of the applicant, be deemed to be refused when a decision is not made within 40 days of receipt of the notice acknowledging that the application is complete pursuant to Subsection 2.4.7.0, or, if said notice was not provided, within 40 days after the prescribed time period which deemed the application to be complete pursuant to Section 2.4.8.0 unless the applicant has entered into a written agreement with the Development Officer to extend the time period beyond the 40-day period.
2.0 Variances		
Notwithstanding the provisions of Subsection 1.0 hereof, the Development Authority may grant a variance from any development standard prescribed in this Bylaw, subject to the following:		
	2.1	The Development Authority may grant a variance and approve a development permit, with or without conditions, where:
	i.	the proposed development would not, in the opinion of the Development Authority:
	a.	unduly interfere with the amenities of the neighbourhood; or
	b.	materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
	ii.	the development conforms to the use prescribed for the subject land or building in this Bylaw.

PART TWO – DEVELOPMENT PERMITS, RULES, AND PROCEDURES		38
	2.2	In addition to the provisions of Subsection 2.1 hereof, in considering any proposed variance the Development Authority may consider, if relevant to the variance request, any of the following:
	i.	the development is consistent with the purpose of the Land Use District;
	ii.	there are practical difficulties in complying with the affected regulation or regulations that are peculiar to the use, character or situation of land or a building which are generally not common to other sites in the same Land Use District;
	iii.	potential impacts on adjacent developments and measures to mitigate such impacts; and
	iv.	approval of the variance would not cause non-compliance with the National Building Code – Alberta Edition or any other legislation.
Bylaw 17/2015	2.3	The Development Authority may approve, with or without conditions, an enlargement, addition to, rebuilding of, or structural alteration to a legal non-conforming building if the non-conforming building complies with the uses prescribed for that land in this Bylaw and the proposed development would not, in the opinion of the Development Authority:
	i.	unduly interfere with the amenities of the neighbourhood; or
	ii.	materially interfere with or affect the use, enjoyment or value of neighbouring properties.
	2.4	The Development Authority does not have authority to vary, waive, or relax a Fundamental Use Provision or a Use definition.
	2.5	If a variance is granted, the Development Authority shall specifically detail its nature and extent in the associated Development Permit.



3.3 Development Appeal 024-STU-001

Development Permit Application Number: 24-D0092

Appellant/Applicant: Mannu Ahlawat for Statement Builders Ltd.

**Property Subject of Appeal: 10206 Westwinds Drive / Lot 16; Block 3;
Plan 222 2591**

**Against the decision of the Town of Morinville Development Officer
to refuse Development Permit Application Number 24-D0092 for the
creation of an Accessory Dwelling Unit (basement suite).**

Notice of Decision



Statement Builders Ltd.
15022 116 Avenue
Acheson AB T5M 3T4
Attention: Mannu Ahlawat

1 August 2024

NOTICE OF DECISION

RE: Development Permit Application No.: 24-D0092

Proposal: Accessory Dwelling Unit in Basement

Municipal Address: 10206 Westwinds Drive

Legal Description: Lot 16; Block 3; Plan 2222591

Land Use District: Residential Mixed Form (R-X)

You are advised that the above-noted Development Permit Application was **REFUSED** on Thursday, 01 August 2024, in accordance with the Morinville Land Use Bylaw for failure to:

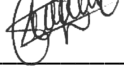
- Meet the On-Site Parking Requirements of the Morinville Land Use Bylaw.

Part Six, Section 6.2, states that unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.

Table 6.1 – requires accessory dwelling units to have a minimum of one (1) space in addition to the parking required for a single detached dwelling. The parking required for a single detached dwelling is two (2) spaces. The submitted parking plan for the accessory dwelling unit is off-site.

As such, the application is deemed refused.

See reverse side for important Development Permit and Appeal information.

Development Officer: Abdikani Elmi 
Development Authority

Date of Decision: August 1, 2024

10125 - 100 Avenue Morinville, Alberta T8R 1L6 T 780.939.4361 F 780.939.5633

www.morinville.ca

Appeal Procedure

Pursuant to Morinville Land Use Bylaw 2/2024, Part Two, Section 2.9 – Development Appeals, a decision of the Development Authority may be appealed to the Subdivision and Development Appeal Board (SDAB) pursuant to the Municipal Government Act (MGA) through the SDAB Bylaw. Sections 685(1) - (3) and 686(1) of the MGA state:

685 (1) If a Development Authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

686 (1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board

(a) in the case of an appeal made by a person referred to in section 685(1)

(i) with respect to an application for a development permit,

(A) within 21 days after the date on which the decision is made under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires, ...

or

(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

APPLICANT INFORMATION

Applicant: Statement Builders Ltd Phone: [REDACTED]
 Address: 15022-146 Ave Email: [REDACTED]
 (STREET)
Edmonton AB T5M-3T4 Fax: [REDACTED]
 (MUNICIPALITY) (PROV) (POSTAL CODE)
 Contact Person/Agent: Mannu Ahluwat Contact Phone (Cell): [REDACTED]
 Registered Landowner: (if same as Applicant, check here: ☒
 Registered Name(s): _____ Phone: _____
 Address: _____
 (STREET) (MUNICIPALITY) (PROV) (POSTAL CODE)

DEVELOPMENT INFORMATION

Project Address/Location: 10206 Westwinds Drive Land Use District: Residential Mixed Form (R-X)
 Legal Address: Lot 16 Block 3 Plan 222 2591; or, Qtr _____ Sec _____ Twp _____ Range 25 West of 4th Mer.
 Proposed Land Use:
 Residential Dwelling: ☒ New Construction ☐ Accessory Development
☐ Addition ☐ Multi-Unit (# of Units: _____)
☐ Show Home ☐ Other Basement Suite
Legal Suite
 Non Residential/Mixed – Land Use: ☐ New Construction ☐ Addition or Accessory Development
☐ Change of Use ☐ Sign
☐ Home Occupation ☐ Other _____
 Ensure appropriate checklist is attached on the reverse of this Application Form.

Use: Permitted: ☒ Office Use Only Project #: 24-0187
 Discretionary: ☐ DO ☐ MPC Variance: _____ ☐ DO ☐ MPC Roll #: 225000

NOTES AND DECLARATION

Applicants should refer to the current Morinville Land Use Bylaw for complete development regulations and application information, available at www.morinville.ca/lub.

THIS IS NOT A BUILDING PERMIT APPLICATION. Separate Safety Codes applications may be required for construction projects, contact Morinville for more information.

The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville to process your application, and the information on this form may be used for preparing documents made available to the public and the issuance of permits.

By submitting an application for development I, the Applicant, am allowing right of entry for inspection purposes, and hereby make application and acknowledge all plans and information submitted are, to the best of my knowledge, true and accurate. It is understood that the information submitted is subject to review to confirm it is sufficient to properly evaluate the application prior to acknowledging the application as complete and that additional information may be requested by the Development Authority; and that acknowledgement of a complete application does not indicate permit approval and development may not commence until a development permit is valid. It is understood that a decision on this application, or failure to issue a decision within 40 days of receiving an acknowledgement of a complete application by the Development Authority or for an application deemed to be complete 20 days after submission if no acknowledgement of a complete application is received, may be appealed by filing a Notice of Appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days of the date of the decision or following the aforementioned 40 days. It is further understood that the SDAB may confirm, modify, or revoke the decision of the Development Authority or any condition of development permit approval as a result of an appeal being duly filed, and that any work undertaken prior to the expiry of the appeal period or the determination of the appeal by the SDAB, whichever case applies, is prohibited and the Applicant has no right or claim to compensation from the Municipality or its agents should the appeal result in a permit being modified or revoked. It is further understood that a Development Permit does not relieve the Applicant from full responsibility for ascertaining, complying, and carrying out their development in accordance with applicable Federal and Provincial Statutes and Regulations, and the conditions of any covenant, caveat, easement or other instrument affecting the building or the land. It is further understood that all communication with the town regarding this application, including official notices, may be in an electronic form acceptable to the town.

Applicant Signature: [REDACTED] Date: June 20, 2024
 Landowner Signature: [REDACTED] Date: June 20, 2024

Applications without the required information will not be processed.

Additional information may also be required. An application is not complete until signed below by the Development Officer. Applicants will be contacted if any additional information is required.

Acceptance of a complete application does not indicate permit approval.

RESIDENTIAL DEVELOPMENT CHECKLIST

☒ **Project Description:** Basement Legal Suite

Check ALL that apply:

New Construction:			
<input type="checkbox"/> Single Detached	<input type="checkbox"/> Duplex	<input type="checkbox"/> Manufactured/RTM	<input type="checkbox"/> Other: _____
Total Floor Area: _____	<input type="checkbox"/> m ² <input type="checkbox"/> ft ²	Building Height: _____	<input type="checkbox"/> m <input type="checkbox"/> ft
		Overhang: _____	<input type="checkbox"/> m <input type="checkbox"/> ft
Accessory Development:			
<input type="checkbox"/> Det. Garage	<input type="checkbox"/> Shed	<input type="checkbox"/> Deck	<input checked="" type="checkbox"/> Secondary Suite
		<input type="checkbox"/> Hot Tub/Pool	<input type="checkbox"/> Other: _____
Total Floor Area: _____	<input type="checkbox"/> m ² <input type="checkbox"/> ft ²	Building Height: _____	<input type="checkbox"/> m <input type="checkbox"/> ft
		Overhang: _____	<input type="checkbox"/> m <input type="checkbox"/> ft
<i>If applying for a Deck:</i> <input type="checkbox"/> Uncovered <input type="checkbox"/> Covered <input type="checkbox"/> Enclosed			
<i>If applying for a Secondary Suite:</i> Located within: <input checked="" type="checkbox"/> Principal dwelling unit <input type="checkbox"/> Above detached garage <input type="checkbox"/> Other building			
Floor Area:	Principal dwelling unit: <u>1745</u> <input checked="" type="checkbox"/> m ² <input checked="" type="checkbox"/> ft ²	Secondary Suite: <u>730</u> <input checked="" type="checkbox"/> m ² <input checked="" type="checkbox"/> ft ²	
Parking Spaces available on-site: _____ (show location on accompanying Site Plan)			

- ☐ **Site Plan (parking shown)** – electronic **OR** 2 copies, - scaled and dimensioned; maximum 11" x 17" paper size
- ☐ **Building Plans** (i.e. floor plans and elevations) – electronic **OR** 2 copies, details sufficient for Building Permit application
- ☐ **Architectural Guidelines** are met (*varies per neighbourhood – check with applicable Developer/Development Officer*)
- ☐ **Other information** deemed necessary or requested by a Development Officer (*contact Municipality for more information*):

Notice of Decision – The Applicant will be notified electronically or in writing of the decision for a development permit application.

Public Notice – Upon Development Permit approval, the following Public Notice will be given for the issuance of Development Permits:

- Permitted uses (development compliant with Morinville Land Use Bylaw in all respects and not requiring a variance/relaxation) – The details of the development will be posted at the reception desk on the 2nd Floor of St. Germain Place.
- Discretionary uses and/or developments requiring a variance – In addition to above, the details of the development will also be advertised in the local newspaper, mailed to adjacent landowners, posted online at www.morinville.ca/PlanningNews, and/or posted on the subject site.

INTAKE INFORMATION (for office use only)

Complete Application:

- ☐ Application Form – complete & landowner signed.
- ☐ Required Information Listed Above.
- ☐ Receipt for Payment of Fees.

Received by: _____
(Name) (Date)

Accepted by: _____
(Name) (Date)

**TOWN OF MORINVILLE**

10125 – 100th Avenue
Morinville, Alberta

T8R 1L6

Phone: 780.939.4361

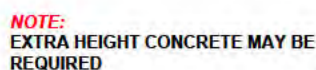
Fax: 780.939.7448

STATEMENT BUILDERS INC.
10206 WESTWINDS DRIVE
MORINVILLE, AB

Receipt Number: 794488
GST Number: R108128356
Date: 7/25/2024
Initials: MM

Receipt Type	Account	Quantity	Amount
General	024	Development Permit 24-D0092	N/A
			\$ 300.00
		Subtotal:	\$ 300.00
		GST:	\$ 0.00
		Total Receipt:	\$ 300.00
	VISA		\$ 300.00

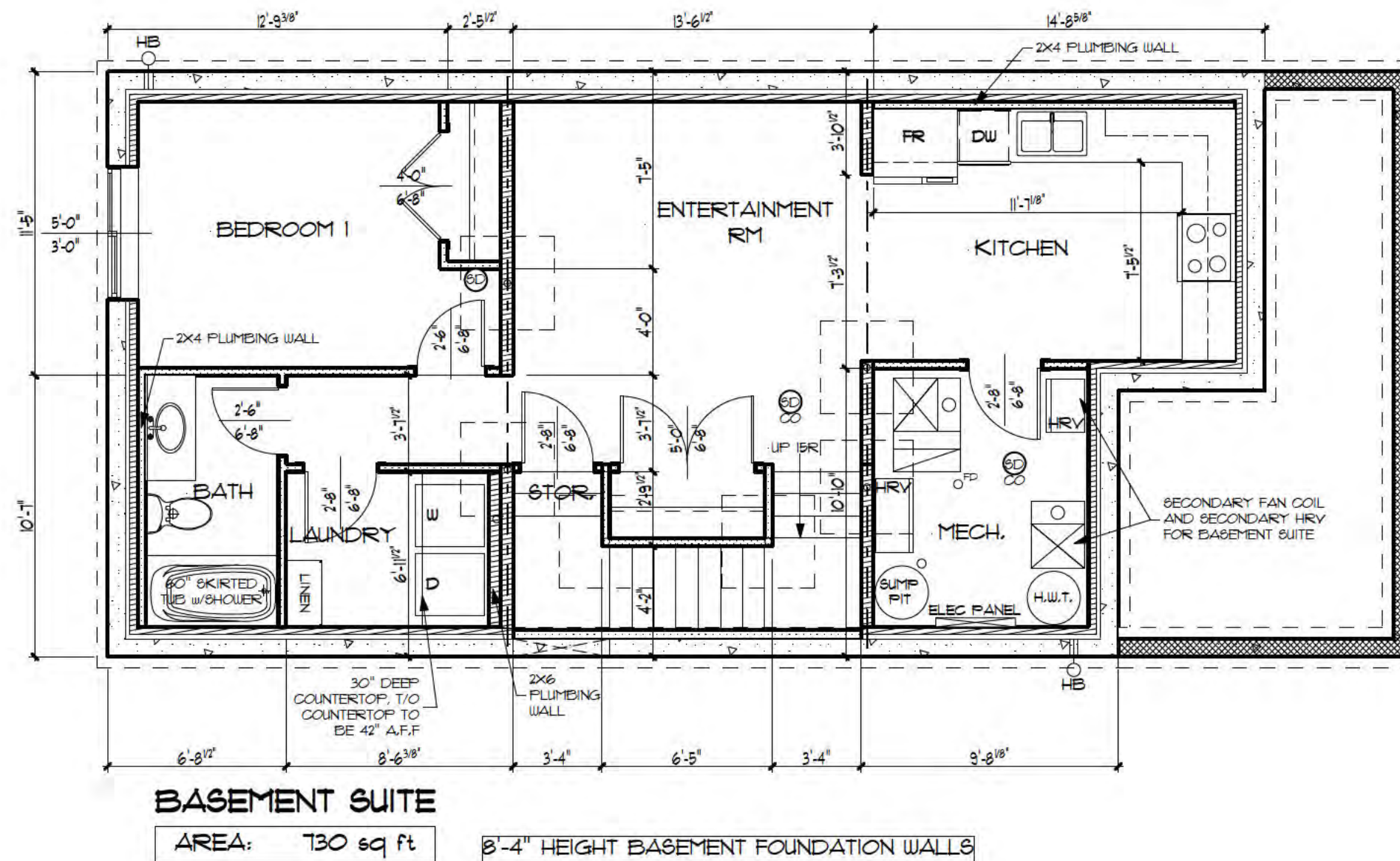
Total Monies Received:	\$ 0.00
Rounding:	\$ 0.00
Amount Returned:	\$ 0.00



DETAILS

- LOT AREA: 323.84 m² (3485.7 ft²)
- HOUSE AREA: 100.15 m² (1078.0 ft²)
- HOUSE COVERAGE: 30.93 %
- DECK AREA: 9.29 m² (100.0 ft²)
- DECK COVERAGE: 2.87 %
- GARAGE AREA: 49.05 m² (528.0 ft²)
- GARAGE COVERAGE: 15.15 %
- TOTAL COVERAGE: 46.07 %
- DRIVEWAY AREA: 18.55 m² (199.7 ft²)

DWG DETAILS			
Rev. No.	Date:	Drafted By:	Description
PP	10/2/23	AWANG	
BUILDER/OWNER: STATEMENT BUILDERS			
MODEL: NIAGARA FALLS (STANDARD)			
JOB NUM.:			
LOT ZONING:		R-X	SCALE: 1:300



© Copyright (2023) by Statement Builders. Any use or reproduction, in whole or in part, without the written consent of Statement Builders is strictly prohibited. Specifications Override Blueprints.

The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	XXXXXX	XX
NO.	DATE	BY
REVISIONS		


STATEMENT BUILDERS

NIAGARA FALLS
MODEL w/ MF
FULL BATH

1745 S.F

LOT: 16 BLOCK: 3
PLAN: 222 2591
10206 WESTWINDS
DRIVE

WESTWINDS
MORINVILLE, AB


STATEMENT BUILDERS
BUILDING BELO STATEMENTS

3 JAN 2024

BASEMENT
SUITE

SCALE: 3/16=1'-0"

SHEET NO. 5a

Notice of Appeal



Morinville

PLANNING & ECONOMIC DEVELOPMENT

10125 - 100 Avenue
Morinville, AB T8R 1L6
T 780.939.4361
F 780.939.5633
www.morinville.ca

NOTICE OF APPEAL

TO THE

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Required Fees (86) \$

APPELLANT INFORMATION

Appellant: Statement builders Ltd

Phone: [REDACTED]

Address: 17848-106 Ave

Postal C

Email: [REDACTED]

Fax: [REDACTED]

Contact Person/Agent: Mannu Ahlawat

Contact Phone (Cell): [REDACTED]

PROPERTY INFORMATION

I/We, the Appellant, wish to appeal against the following order/decision of the Westwinds Authority of the municipality:
(SUBDIVISION / DEVELOPMENT)

Notice Dated: Aug 1, 2024

File No: 24-D0092

in which the aforementioned Planning Authority: ☐ APPROVED | ☐ APPROVED SUBJECT TO CONDITIONS | ☒ REFUSED | an application for:

Brief Description of Matter Being Appealed: Failure to meet the on-site parking Requirements of the Morinville Land use Bylaw

Located at: (Property Address/Location) 10206 Westwinds Drive

Legal Address: Lot 16 Block 3 Plan 222 2541; or, Qtr Sec Twp Range 25 West of 4th Meridian

GROUND FORS APPEAL

My/Our reasons or grounds for filing an appeal are as follows: (Please be specific and attach additional sheets if necessary)

DECLARATION AND NOTES

I/We, the Appellant, hereby give this notice of appeal to the Subdivision and Development Appeal Board accompanied by the fee established by Council, and declare that all information provided by me/us is, to the best of my/our knowledge, true and accurate in all respects.

Appellant(s) Signature: [REDACTED]

Date: Aug 19, 2024

(Note: Agents and representatives must provide written authorization from the Appellant prior to the appeal hearing.)

The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville.

INTAKE INFORMATION

EITHER MAIL, COURIER OR DELIVER THIS NOTICE WITH FEES TO:

Clerk of the SDAB
Town of Morinville
10125 - 100 Avenue
Morinville, AB T8R 1L6

SO, IN EITHER EVENT, AS TO REACH THE CLERK NO LATER THAN BY 4:30 PM ON THE DATE STATED ON THE NOTICE OF DECISION FROM THE PLANNING AUTHORITY.

OFFICE USE ONLY:

Received by: _____

Receipt #: _____

Application #: _____

Date of Hearing: _____

Date Received
Stamp

From: [Mannu](#)
To: [Legislative Officer](#)
Subject: Re: 10206/10210/10214 denied DP due to limited parking .
Date: August 22, 2024 12:34:59 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello


Good day

To be added to all 3 applications D240090/91/92:

My / our reasons or grounds for filing an appeal are as follows :

- we were never notified by the development officer on the original building permit that we would not be able to do a basement suite due to the parking requirements . At the planning stages the design could have been changed to accommodate the by law rules.
- the main reason we purchased these lots from the developer was we were told by them and by the development officer that basement suites are excepted.
- we've put almost 250,000.00 dollars of investment (basement suites) into these 3 houses and to now be told we cant do basement suites will not only hurt our company but could put us into bankruptcy.
- we would like to have the front street/ rear apron considered as parking for the basement suite. The front street can easily accommodate 3 cars for each home. Totalling 9 parking spots in front.
- we are looking forward to building more homes in morinville and look forward to building out the community. But this wont allow us to continue if its not considered.

Thank you

Statement Builders ltd
15022-116ave
Edmonton AB,T5M 3T4




TOWN OF MORINVILLE
 10125 – 100th Avenue
 Morinville, Alberta
 T8R 1L6
 Phone: 780.939.4361
 Fax: 780.939.7448

Staement Home Builders
 10206 Westwinds Drive
 Morinville, AB

Receipt Number: 795192
 GST Number: R108128356
 Date: 8/22/2024
 Initials: DM

Receipt Type	Account	Quantity	Amount
General	GL	Other Revenue	N/A
			\$ 300.00
		Subtotal:	\$ 300.00
		GST:	\$ 0.00
		Total Receipt:	\$ 300.00
	VISA		\$ 300.00

Total Monies Received: \$ 0.00
 Rounding: \$ 0.00
 Amount Returned: \$ 0.00

APPELLANT SUBMISSIONS RECEIVED

From: Blair
Sent: Wednesday, September 11, 2024 9:35 AM
To: Legislative Officer
Cc: Mannu
Subject: 10206 westwinds drive further comments / info for appeal hearing sept 16

Hello

Good morning

Attachments are :

- approved development permit of the construction plans , rear garage pad , future basement suite with side entrance.
- approved building permit for the construction of the house
- picture of the house with concrete sidewalk poured to the side entrance for the basement suite .
- picture of the garage slab poured as per approved design
- proposed new plot plan extending the garage into the property further cutting the yard to a very small yard.

Comments :

- we have taken advantage of the government cmhc program and this was part of our financing qualifications. 3 homes side by each with 3 basement suites totaling 6 dwellings. We were approved for financing based on our DP/BP being approved by the town.
- statement Builders was approved for the Development permit / Building permit with a clear intention that the basements are to be a secondary suite with a side entrance.
- we can change the design of the rear pad to extend into the yard giving us an 18' driveway in rear alley way. This will cost us an additional 10-13k to modify existing. And aesthetically this will look terrible and affect our warranty and sales of the homes.
- example situation : on a front attached home with a secondary suite there would be a driveway for the person living in the basement suite to park (3rd parking spot). It would be highly likely the person would park on the street anyways so that they don't block the people who live on the main floor from getting out of the garage. How would that be any different from our situation where the basement suite has parking on the street.
- we have invested a ton of money and resources to get these houses started And approved through the cmhc government program. We would greatly appreciate an approval on the appeal and grant us the development permit.

Thank you very much

BUILDING PERMIT APPLICATION FORM

Business Licence Number: 796561553

Permit Number: 224TIG-23-B0107

Application Date: 09/28/2023

Estimated Project Completion Date: 10/16/2023

Applicant Type: ☐ Homeowner ☒ Contractor

Cost of Installation (Labour & Material) \$250000

The Permit Holder hereby certifies that this installation will be completed in accordance with the Alberta Safety Codes Act. A permit may expire if the undertaking to which it applies: (a) is not commenced within 90 days of issue of the permit, (b) is suspended or abandoned for a period of 120 days. An extension can be considered when applied for in writing prior to permit expiry date.

2 Sets of plans / specifications OR 1 set of PDF plans / specifications & payment must accompany this application (Residential projects require New Home Warranty)

☐ Check if Owner is the same as Applicant

Owner Name: ~~landrex~~ Same as below

Mailing Address: ~~see letter~~

City: _____ Prov: _____ Postal Code: _____ Phone: _____ Fax: _____

Cell: _____ Email: _____

Owner's Signature / Declaration (Single Family Residential Only)

"I hereby declare I am the owner of the premises in which the work will be conducted, and reside or will reside on the property. I am doing the work myself, and assume responsibility for compliance with the applicable Act and Regulations" New Home Buyer Registration #: in progress

Status: ☒ Approved ☐ Authorized / Exempt

Applicant: ☒ Owner ☐ Contractor ☐ Lawyer ☐ Other

☐ Check if Contractor is the same as Applicant

Company Name: STATEMENT BUILDERS LTD

Mailing Address: 15022-116AVE

City: EDMONTON Prov: AB Postal Code: T5M 3T4 Phone: _____ Fax: _____

Cell: _____ Email: _____

MANNU AHLAWAT

Contractor/Architect/Engineer Name

Project Location in the Town of Morinville:

Work: ☒ not started ☒ in progress ☐ complete

Street Address: 10206-92AVE

Legal Subdivision: Part of: _____ Section: _____ Township: _____ Range: _____ West of: _____

Subdivision Name: WESTWINDS DRIVE Lot: 16 Block: 3 Plan: 222 2591

Directions: _____

BUILDING TYPE:

- ☒ Dwelling Unit
☒ Detached/Attached Garage
☐ Accessory Building
☐ Basement Development
☐ Deck
☐ Wood Burning Stove/Fireplace

Certification # _____

Foundation Type

CONCRETE

Other (specify)

POURED GARAGE SLAB ONLY

TYPE OF WORK:

- ☒ New Construction
☐ Relocation
☐ Addition
☐ Renovation
☐ Demolition
☐ Change of Occupancy
☐ Manufactured Home*

Development # 23-D0099

Modular Home*

*CSA # _____ AB#: _____

Make: _____ Model: _____

S/N: _____

BUILDING USE:

- ☐ Farm
☒ Single/Multi Residential
☐ Commercial
☐ Industrial
☐ Institutional
☐ Oil & Gas
☐ Other (specify) _____

BUILDING AREA IN SQ. FT.:

Number of stories 2
Main area 902
2nd floor 843
Basement UNFINISHED
Garage SLAB ONLY
Total Area 1745
Deck 10X10
Basement developed at time of construction?
☐ Yes ☒ No

Description of Work: ~~NEW HOME CONSTRUCTION~~ New 2-storey home with a deck and undeveloped basement

Energy Compliance Method: ☐ Performance ☐ Trade-Off ☒ Prescriptive

*Manufactured Home - transportable in single or multiple sections; is ready for residential occupancy upon completion of setup.

*Modular Home - assembled at site in sections; sections have no chassis, running gear nor its own wheels.

Payment Type: ☐ Cash ☐ Cheque ☒ Interac ☐ M/C ☐ Visa

Permit Fee: \$ 1275.80

+ SCC Levy: \$ 51.03

Total Cost: \$ 1326.83

Receipt #: JG00366

*\$4.50 or 4% of the permit fee maximum \$560.00

AUTHORIZATION

Issuing Officer's Name: Steven Capps

Issuing Officer's Signature: _____

Designation Number: 10780

Permit Issue Date: _____

PLEASE CONTACT THE INSPECTIONS GROUP INC. FOR INSPECTIONS ALLOWING TWO TO FIVE WORKING DAYS NOTICE & PROVIDE SAFE ACCESS.

FOUNDATION/WEAVING TILE, FRAMING AND FINAL INSPECTIONS ARE REQUIRED PRIOR TO OCCUPANCY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL FOR APPROPRIATE INSPECTIONS.

The personal information provided as part of this application is collected under the Safety Codes Act and the Municipal Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, safety codes compliance verification and monitoring, and property assessment purposes. The name of the permit holder and the nature of the permit is available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact the Municipality.

PLAN REVIEW REPORT

Date:	October 26, 2023	Permit No.:	224TIG-23-B0107
Code Classification:	Part 9 Building	Municipality:	Town of Morinville
Occupancy Classification:	Group C	Project Description:	New SFD c/w
Building Area:	902 ft ²		Undevelopment Basement
Building Height:	2 Storey		and Deck
Streets:	One		

Plans and specifications submitted for a building permit have been reviewed for compliance to the National Building Code – Alberta Edition 2019 (NBC – AE 2019).

- A. All work and materials shall comply with the requirements of the National Building Code – Alberta Edition 2019.
- B. For design carried out in accordance with Part 4 of Division B, the *designer* shall be a *professional engineer or registered architect* licensed to practice in Alberta and skilled in the *work* concerned. [Div. C, 2.4.2.2]. **Permit does require professional involvement for specific engineered design.**
- C. **Municipal Quality Management Plan does not require overall professional involvement.**
- D. All requirements of the Plumbing, Gas, Electrical and Fire Authorities shall be met. The owner is responsible to ensure that permits are in place for all applicable scopes of work regardless of whether they are listed in this item. Permits are required prior to the commencement of work.

Required Permits: **Electrical** ☒ **Plumbing** ☒ **Gas** ☒ **Private Sewage** ☐

- E. Permit is ***not valid until*** there is ***final approval from your local Development Authority*** in the form of an approved Development Permit. Starting construction prior to obtaining an Approved Development Permit ***may void the issuance of this Building Permit.***

If you occupy your project prior to completion of construction, additional inspections with associated fees may be required. Please contact our office to discuss should you have any questions regarding this.

Municipal Quality Management Plan requires final inspection be called for within 730 days from permit issuance.

Required Inspections (3):

- 1) Foundation (Prior to Backfill)
- 2) Framing (prior to insulation and vapour barrier)
- 3) Final

It is the responsibility of the applicant to call for inspections. Additional inspections are available for a fee.

SPECIFIC CONDITIONS

As a result of our review, we have noted a number of code references and in some instances provided a brief comment where the drawings are unclear or appear to deviate from the requirements of the code. Items listed below have comments/requirements identified immediately followed by the referenced Article from the applicable section(s) of the National Building Code – Alberta Edition 2019 italicized in square brackets. All code references are from Division B, unless noted otherwise.

- In the Town of Morinville, the firefighting response time is greater than 10 minutes as per the local fire department. The building will be treated as though the distance to the property line is half of the actual distance and spatial separation requirements will be calculated and applied based on this distance. [9.10.15.3.]
- The soffit on the left & right side(s) of the building shall be unvented and conform to CAN/CGSB-93.2 if a metal soffit is used, or be a material listed under Clause 3.2.3.6.(5)(b). [9.10.15.5.(11)]

- **You will require an site superintendent's/engineer's field review and a letter of compliance for the engineered foundation and tall wall.** B1, B2, and C2 schedules from the professional that worked on the project may be submitted in lieu of a letter of field review. *[Div. C, 2.2.13.6.]*
- You will require soil gas mitigation system rough-in. This means the sub-strata below the basement concrete floor must be washed rock, and a minimum 4" dia. pipe. The portion of the pipe below the basement slab shall allow effective depressurization of the space between the air barrier and the ground. The extraction opening(s) in the pipe shall not be blocked and shall be arranged such that air can be extracted from the entire space between the air barrier and the ground. It is required to have an air-tight lid that is clearly marked "Radon Gas Removal ONLY" and the 4" pipe is required to be centered in the floor of the basement or be piped below the slab, from the center to another point inside the basement. *[9.13.4.]*

GENERAL CONDITIONS

Responsibility for Compliance

- Any changes to the submitted package of drawings and specifications shall be submitted, in writing, to The Inspection Group Inc. as soon as possible and the permit will be reviewed to see if the submitted revisions require the plan review be altered to reflect changes to the project. Deviations from the submitted plans and specifications require prior written approval from The Inspections Group Inc. *[Div. C, 2.2.10.6]*
- Neither the issuance of a permit, nor the inspections made by the authority having jurisdiction, shall in any way relieve an owner of a building from full responsibility for carrying out the construction or having the construction carried out in accordance with the requirements of the Safety Codes Act and its regulations, this Code, or the permit, including compliance with any special conditions required by the authority having jurisdiction. *[Div. C, 2.2.10.9]*
- Prior to the commencement of construction a Fire Safety Plan must be submitted to the local Fire Authority Having Jurisdiction. *[8.1.1.1.]*
- The Public shall not be exposed to any hazards of the construction process. Provide adequate protection of the construction site to protect the public in conformance with all requirements of the National Building Code – Alberta Edition 2019 *[8.1.1.1.]*

Foundation

- If concrete is installed when the temperature is below 5 degrees Celsius, the concrete shall be protected from freezing at 10 degrees for 72 hrs. *[9.3.1.9.]*
- Granular material placed beneath floors-on-ground shall be not less than 100 mm depth of coarse clean material containing not more than 10% of material that will pass a 4 mm sieve. *[9.16.2.1.]*
- Footings shall be placed on undisturbed soil or construction shall be reviewed by an engineer who provides a letter of compliance upon completion. *[9.15.3.2.]*
- Columns and the pads supporting them shall be designed to support all the loads imposed on them. *[9.17.1.1.]*
- Concrete foundation walls shall meet the requirements for lateral support reinforcements for lateral concrete forms. *[9.15.4.]*
- Foundation damp-proofing shall be installed in accordance with manufacturer's instructions with regard to surface priming, conditions during application, application quantity and rate, and curing times. *[9.13.2.4.]*
- Dampproofing material shall be installed below concrete slab floor. *[9.13.2.6.]*

Framing Requirements

- The installation of manufactured floor joists, beams and roof trusses must be done in strict conformance with the manufacturer's details and specifications. *[9.4.1.1.]*
- Steel teleposts shall have bearing plates that support the full width of a wooden beam. *[9.17.3.2.]*

- Unpreserved wood shall not be placed within 150mm / 6" of grade or it is required to be protected with 0.15mm poly or type-S roll roofing or a listed wood preservative for site applications. [9.23.2.3.]

Life Safety

- A carbon monoxide alarm shall be installed in every bedroom or within 5m of every bedroom door. The alarm must be installed to manufacturer's installation instruction. [9.32.3.9.]
- Smoke alarms shall be installed on every floor level, inside of every bedroom, and every corridor serving a bedroom. They shall be installed on or near the ceiling and be interconnected throughout the building. [9.10.19.3.]
- ICF walls and Spray foam within a dwelling shall be covered with an approved thermal barrier such as 1/2" drywall or 3/8" OSB. [9.10.17.10.]
- Bedroom windows must be sized so that they can be used as a direction of escape in case of fire. Each bedroom must have a window that opens from the inside without the use of keys, tools or special knowledge and without the removal of sashes. The window shall have an unobstructed area when open of at least 0.35m² (542 in²) with minimum dimension of opening of 380mm (15") for width or height. [9.9.10.1.]
- Bedroom windows in basements that require a window well shall have a clearance of not less than 760mm (29.9") in front of the arc of the window. [9.9.10.1.]

HVAC

- Your submitted plans do not indicate a heating system. In the absence of plans it is assumed that a forced-air supply and natural gas fueled appliance system is being installed. If this is not the case inform us immediately as other systems used as heat sources typically require the involvement of an engineer or specially certified designer. [6.1]
- A forced air furnace is required to comply with the minimum energy efficiency rating of not less than 92%. [9.36.3.10.]
- Service water heaters (hot water tank) are required to be 67% minimum efficiency. [9.36.4.2.]
- Hot and cold water lines attached to the hot water tank both need to be insulated for 2m (6.5') from the tank. [9.36.4.4.]
- **You have indicated a heat-recovery ventilator will be installed.** Heat-recovery ventilators are required to have a sensible heat-recovery efficiency of at least 55%. [9.36.3.9.]
- The National Building Code – Alberta Edition 2019 stipulates that adequate ventilation must be provided for all rooms and spaces in any building. You must provide ventilation to every room not served by a forced air heating system. [9.32.1.2.]
- The principal ventilation system shall have a manual switch and conform to all the other requirements of [9.32.3.3.]
- The exhaust from kitchen or bathroom fans must be ducted outside and when the ducts pass through an unheated area, they must be insulated. [9.32.3.11.]
- The outdoor air supply shall be connected a minimum 3m/9.8' from the furnace connection to the cold-air return ductwork. [9.32.3.4.]

Insulation and Vapour Barrier

- Attic insulation needs to reach required depth within 1.2 m (4') of the outside wall. [9.36.2.6.(3)]
- Windows and doors must be designed for climate zone 7A with a MAXIMUM thermal transmittance rating of USI 1.60 (U 0.28). [9.36.2.7.]
- One exterior door is permitted to have an overall thermal transmittance up to USI 2.6 (U 0.46). [9.36.2.7.]
- Air Barrier Systems shall conform to [9.25.3.2.]
- Insulated wall/ceiling assemblies shall have a vapour barrier installed. [9.25.4.1.]
- Ensure the continuity of the vapor barrier is maintained; this includes locations like behind the electrical panel. [9.25.4.3.]

- Attic ventilation to provide 1/300 (slope of 1 in 6) or 1/150 (slope less than 1 in 6) of the insulated ceiling area of venting. Required vents shall be distributed with not less than 25% of the required openings located at both the top and with not less than 25% at the bottom of the space. [9.19.1.2.]
- The attic access opening must be a minimum of .32m² (3.44ft²) with no dimension less than 500mm. (20") [9.19.2.1.] and shall be fitted with weather stripped doors or covers. [9.25.3.3.]
- Insulation and vapour barrier in the following areas in the basement must be protected by a covering such as gypsum board or equivalent to prevent mechanical damage:
 - insulated walls around the area intended for storage, doing laundry and/or to receive the washer/dryer,
 - insulated walls within 1200mm (4') of a furnace or hot water heater, and
 - insulated walls adjacent to stairs and landing. [9.25.2.3.]

Building Envelope

- Flashing shall be installed at every horizontal junction between cladding elements, every horizontal offset in the cladding, and every horizontal line where the cladding substrates change. [9.27.3.8.]
- Flashing shall be installed over exterior wall openings where the vertical distance from the bottom of the eave to the top of the trim is more than one-quarter of the horizontal overhang of the eave. [9.27.3.8.]
- Flashing shall extend not less than 50 mm upward inboard of the sheathing membrane or sheathing installed in lieu of the sheathing membrane. Flashing shall have a slope of not less than 6% toward the exterior and terminate at each end with an end-dam not less than 25 mm high. [9.27.3.8.]
- House wrap shall be installed with special attention given to areas around window(s), door(s), vent(s), to prevent the penetration of water into the building envelope. Siding / cladding, and roof intersections also require attention to prevent the penetration of water into the building envelope. This will include the application of caulking where required by installation instructions. [9.27.3.1.]

Landings, Guards and Handrails

Exterior:

- A landing shall be provided at the top and bottom of stairs or ramps with more than 3 risers [9.8.6.2.]
- Stairs shall be protected by guards on each side that is not protected by a wall where the walking surfaces adjacent to each other exceed 600mm (24"). [9.8.8.1.]
- Exterior guards around surfaces with an elevation difference of more than 600mm (24"), shall have a minimum height of 900mm (35.5"). If the elevation difference is more than 1.8m (71"), the minimum height is 1070mm (42"). [9.8.8.3.]
- Spacing of the openings in the guard shall not allow passage of a sphere having a diameter of 100mm (4"). [9.8.8.5.] Note: Lattice panel is not permitted.
- Handrails are required for stairs and ramps where exterior stairs have more than 3 risers or ramps with a rise more than 400mm (16"). Only one handrail is required on exterior stairs with more than 3 risers. [9.8.7.1.]
- Required handrails shall be installed at 865mm (34") to 1070mm (42") height. Handrails installed in addition to required handrails need not comply with height requirement. [9.8.7.4.]

Interior:

- A landing shall be provided at the top & bottom of stairs or ramps in attached garages with more than 2 risers (one step) (9.8.6.2) Where a door at the top of a stair within a dwelling unit swings away from the stair, no landing is required between the doorway and the stair. [9.8.6.2.(2)]
- Stairs shall be protected by guards on each side that is not protected by a wall where the walking surfaces adjacent to each other exceed 600mm (24"). [9.8.8.1.]
- Guards within dwelling units shall have a minimum height of 900mm (35.5"). [9.8.8.3.]
- Spacing of the openings in the guard shall not allow passage of a sphere having a diameter of 100mm (4"). [9.8.8.5.]

-
- Handrails are required for stairs and ramps where interior stairs have more than 2 risers or ramps with a rise more than 400mm (16"). [9.8.7.1.]
 - Required handrails shall be installed at 865mm (34") to 1070mm (42") height. Handrails installed in addition to required handrails need not comply with height requirement. [9.8.7.4.]

You are to provide written clarification and any required drawings or information requested in this Plans Review to the Safety Codes Officer on how compliance will be achieved for the above noted deficiencies without delay.

For information on common code infractions go to the 'Permits & Compliance' book available for free download or print at www.inspectionsgroup.com under the 'Resources' tab / General.

Sincerely,

Steven Capps
Building Safety Codes Officer
Designation Number D 10780

Residential Protection Program
Government of Alberta
16th Floor, Commerce Place
10155 - 102 Street
Edmonton, Alberta T5J 4L4
Tel 1-866-421-6929



Registration Form ID: 23RF2979660
Status: Approved
Approval Date (YYYY-MM-DD): 2023-10-20
Builder's Legal Name: Statement Builders Ltd.
Address: 15022 - 116 Ave Edmonton Alberta T5M 3T4
Phone Number: [REDACTED]
Website:

Licence Information:

Licence Number	Licence Status	Licence Class	Licence Expiry Date
23BL29256521	New	General Contractor	2024-10-19

Warranty Provider: Progressive Home Warranty Ltd – Trisura Guarantee Insurance Company
Phone Number: (866) 996-9776
Website: www.progressivewarranty.com

Building Information:

Building Type: Single-Family Detached
Total Number of Units: 1
Warrantable Common Property : No
Additional Warranty on Building Envelope: No

Unit ID	Civic Address	Legal Description	LINC
23RU2623726	10206 Westwinds Drive, Morinville, T8R 2R4	Lot/Block/Plan: 16-3-2222591	

New Home Buyer Protection Approved on 2023-10-20



This remains on record as compliance or non-compliance with provisions of the New Home Buyer Protection Act and Regulations. Pursuant to the New Home Buyer Protection Act, the "Owner Builder" and/ or the "Residential Builder" are responsible for meeting the requirements of the Act.



BUILDING DOP D10/
25 Oct 2023



Statement Builders Ltd
15022 116 Avenue
Edmonton AB T5M 3T4
Attention: Manu Ahlawat

16 October 2023

NOTICE OF DECISION

RE: Development Permit Application No.: 23-D0099

Proposal: Single Detached Dwelling with Uncovered Rear Deck and a Garage Pad

Municipal Address: 10206 Westwinds Drive

Legal Description: Lot 16; Block 3; Plan 2222591

Land Use District: Residential Mixed Form (R-X)

You are advised that the above-noted Development Permit Application was **APPROVED** on Monday, 16 October 2023, in accordance with Morinville Land Use Bylaw 3/2012 subject to the following conditions:

- 1) The development that is subject of the permit to be commenced within twelve (12) months of the issue date of the development permit and be completed within twenty four (24) months.
- 2) All abutting boulevards and site areas not previously landscaped or covered with buildings, sidewalks & parking areas shall be sodded with grass or alternative landscaping to the satisfaction of the Development Authority within twelve (12) months from the date of issuance of a Building PSR, or commencement of the use of the building, whichever occurs first, weather permitting.
- 3) Site grading and drainage, including the placing of topsoil, shall be designed and built in accordance with the Municipality's engineering standards.
- 4) Off-street parking spaces and access thereto shall be hard-surfaced with concrete, asphalt, or paving stone to the satisfaction of the Development Authority.
- 5) No part of Town of Morinville owned land shall be used as a staging area for the build unless expressly approved by the Town.
- 6) The applicant shall be responsible for obtaining road closure permit for any whole or partial obstruction of right of way for any duration and shall be responsible for any remedial action.
- 7) The applicant shall not access the building site over a Public Utility Lot (PUL) unless expressly approved by the town. In the event temporary access is granted, release of any damage deposit paid under this permit shall be subject to satisfactory inspection of the PUL.
- 8) The applicant is responsible for ascertaining and shall comply with all applicable federal, provincial and municipal enactments and any other law with respect to the use and development of the land and buildings and shall as and when required thereunder obtain any and all permits, licences and approvals. The applicant shall also be responsible for complying with the condition of any easement, covenant, building scheme or development agreement affecting the site.

Abdikani Elmi

October 16, 2023

Development Permit Notes

- 1) All construction shall be in accordance with this Development Permit approval which includes the above noted conditions and the approved plans that form part of this application.
- 2) Approval of this permit is only for the proposed projects listed above. Any changes, amendments, or additions to this development permit shall require a new application including but not limited to change of use or addition to thereof.
- 3) This development permit does not come into effect until 22 days after the Notice of Decision is issued by the Development Authority. Any commencement of construction prior to the expiry of this period is done solely at the risk of the landowner/applicant.
- 4) A valid Development Permit does not relieve a person from their full responsibility for ascertaining, complying, and carrying out the development in accordance with any Municipal Bylaws and regulations, Provincial or Federal statutes and regulations, or the conditions of any covenant, caveat, easement or other instrument affecting the building or the land.
- 5) A building permit is required prior to commencing construction of any building(s), and other Safety Code Permits (gas, plumbing, electrical) may also be required.
- 6) This is not a Business Licence. If this development permit is for a business, a business licence is required prior to commencement of operation.

Appeal Procedure

Pursuant to Morinville Land Use Bylaw 3/2012, Part Two, Section 2.9 – Development Appeals, a decision of the Development Authority may be appealed to the Subdivision and Development Appeal Board (SDAB) pursuant to the Municipal Government Act (MGA) through the SDAB Bylaw. Sections 685(1) - (3) and 686(1) of the MGA state:

685 (1) If a Development Authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

- (2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.
- (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

686 (1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board

- (a) in the case of an appeal made by a person referred to in section 685(1)

- (i) with respect to an application for a development permit,

- (A) within 21 days after the date on which the decision is made under section 642, or

- (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires, ...

or

- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.



Permit No. 23-D0099

Required Fees (024) \$ _____

APPLICANT INFORMATION

Applicant: Statement Builders Ltd

Phone: _____

Address: 15022-116 Ave Edm
(STREET)

Email: _____

Edmonton

(MUNICIPALITY)

AB

(PROV)

T5M-3T4

(POSTAL CODE)

Fax: _____

Contact Person/Agent: Mannu Ahlawat

Contact Phone (Cell): _____

Registered Landowner: (if same as Applicant, check here: ☐)

Registered Name(s): Landay See letter

Phone: _____

Address: _____

(STREET)

(MUNICIPALITY)

(PROV)

(POSTAL CODE)

DEVELOPMENT INFORMATION

Project Address/Location: 10206 West Wind Drive

Land Use District: Residential Mixed Form (RX)

Legal Address: Lot 16 Block 3 Plan 222-2591; or, Qtr _____ Sec _____ Twp _____ Range 25 West of 4th Mer.

Proposed Land Use:

Residential Dwelling:

- ☒ New Construction
☐ Addition
☐ Show Home

- ☐ Accessory Development
☐ Multi-Unit (# of Units: _____)
☐ Other _____

Non Residential/Mixed - Land Use:

- ☐ New Construction
☐ Change of Use
☐ Home Occupation
☐ Addition or Accessory Development
☐ Sign
☐ Other _____

Ensure appropriate checklist is attached on the reverse of this Application Form.

Use: Permitted: ☒

Discretionary: ☐ DO ☐ MPC ☐ Variance:

Office Use Only

Project #: 23-0188

☐ DO ☐ MPC ☐ Variance:

Roll #: 225000

NOTES AND DECLARATION

Applicants should refer to the current Morinville Land Use Bylaw for complete development regulations and application information, available at www.morinville.ca/lub.

THIS IS NOT A BUILDING PERMIT APPLICATION. Separate Safety Codes applications may be required for construction projects, contact Morinville for more information.

The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville to process your application, and the information on this form may be used for preparing documents made available to the public and the issuance of permits.

By submitting an application for development I, the Applicant, am allowing right of entry for inspection purposes, and hereby make application and acknowledge all plans and information submitted are, to the best of my knowledge, true and accurate. It is understood that the information submitted is subject to review to confirm it is sufficient to properly evaluate the application prior to acknowledging the application as complete and that additional information may be requested by the Development Authority; and that acknowledgement of a complete application does not indicate permit approval and development may not commence until a development permit is valid. It is understood that a decision on this application, or failure to issue a decision within 40 days of receiving an acknowledgement of a complete application by the Development Authority or for an application deemed to be complete 20 days after submission if no acknowledgement of a complete application is received, may be appealed by filing a Notice of Appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days of the date of the decision or following the aforementioned 40 days. It is further understood that the SDAB may confirm, modify, or revoke the decision of the Development Authority or any condition of development permit approval as a result of an appeal being duly filed, and that any work undertaken prior to the expiry of the appeal period or the determination of the appeal by the SDAB, whichever case applies, is prohibited and the Applicant has no right or claim to compensation from the Municipality or its agents should the appeal result in a permit being modified or revoked. It is further understood that a Development Permit does not relieve the Applicant from full responsibility for ascertaining, complying, and carrying out their development in accordance with applicable Federal and Provincial Statutes and Regulations, and the conditions of any covenant, caveat, easement or other instrument affecting the building or the land. It is further understood that all communication with the town regarding this application, including official notices, may be in an electronic form acceptable to the town.

Applicant Signature: _____

Date: Sept 26, 2023

Landowner Signature: _____

Date: _____

Applications without the required information will not be processed.

Additional information may also be required. An application is not complete until signed below by the Development Officer. Applicants will be contacted if any additional information is required.

Acceptance of a complete application does not indicate permit approval.

RESIDENTIAL DEVELOPMENT CHECKLIST

☒ **Project Description:** New home Build

Check ALL that apply:

New Construction:			
<input checked="" type="checkbox"/> Single Detached	<input type="checkbox"/> Duplex	<input type="checkbox"/> Manufactured/RTM	<input type="checkbox"/> Other: _____
Total Floor Area: <u>1745</u> <input type="checkbox"/> m ² <input checked="" type="checkbox"/> ft ²	Building Height: <u>23'5 1/2"</u> <input type="checkbox"/> m <input checked="" type="checkbox"/> ft	Overhang: <u>2'</u> <input type="checkbox"/> m <input checked="" type="checkbox"/> ft	
Accessory Development:			
<input checked="" type="checkbox"/> Det. Garage	<input type="checkbox"/> Shed	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Secondary Suite <input type="checkbox"/> Hot Tub/Pool <input type="checkbox"/> Other: _____
Total Floor Area: _____ <input type="checkbox"/> m ² <input type="checkbox"/> ft ²	Building Height: _____ <input type="checkbox"/> m <input type="checkbox"/> ft	Overhang: _____ <input type="checkbox"/> m <input type="checkbox"/> ft	
If applying for a Deck: <input checked="" type="checkbox"/> Uncovered <input type="checkbox"/> Covered <input type="checkbox"/> Enclosed			
If applying for a Secondary Suite: Located within: <input type="checkbox"/> Principal dwelling unit <input type="checkbox"/> Above detached garage <input type="checkbox"/> Other building			
Floor Area:	Principal dwelling unit: _____ <input type="checkbox"/> m ² <input type="checkbox"/> ft ²	Secondary Suite: _____ <input type="checkbox"/> m ² <input type="checkbox"/> ft ²	
Parking Spaces available on-site: <u>5</u> (show location on accompanying Site Plan)			

- ☒ **Site Plan (parking shown)** – electronic OR 2 copies, - scaled and dimensioned; maximum 11" x 17" paper size
- ☒ **Building Plans** (i.e. floor plans and elevations) – electronic OR 2 copies, details sufficient for Building Permit application
- ☒ **Architectural Guidelines** are met (varies per neighbourhood – check with applicable Developer/Development Officer)
- ☐ **Other information** deemed necessary or requested by a Development Officer (contact Municipality for more information):

SUBMIT to Development Officer

Notice of Decision – The Applicant will be notified electronically or in writing of the decision for a development permit application.

Public Notice – Upon Development Permit approval, the following Public Notice will be given for the issuance of Development Permits:

- Permitted uses (development compliant with Morinville Land Use Bylaw in all respects and not requiring a variance/relaxation) – The details of the development will be posted at the reception desk on the 2nd Floor of St. Germain Place.
- Discretionary uses and/or developments requiring a variance – In addition to above, the details of the development will also be advertised in the local newspaper, mailed to adjacent landowners, posted online at www.morinville.ca/PlanningNews, and/or posted on the subject site.

INTAKE INFORMATION (for office use only)

Complete Application:

- ☐ Application Form – complete & landowner signed.
- ☐ Required Information Listed Above.
- ☐ Receipt for Payment of Fees.

Received by: _____ (Name) (Date)

Accepted by: _____ (Name) (Date)



September 20, 2023

Town of Morinville
10125 – 100th Avenue
Edmonton, Alberta
T8R 1L6

Attention: Building Permits


**Subject: Building Permit Applications – Statement Builders Ltd.
Westwinds Stage 4 – Plan 222 2591
Lots 16, 17 & 18, Block 3**

This letter is to confirm that Statement Builders Ltd. has purchased the above lots from Landrex Inc. We therefore authorize that they may submit building permit applications for the construction of single family dwellings.

Thank you.

Sincerely,

Landrex Inc.

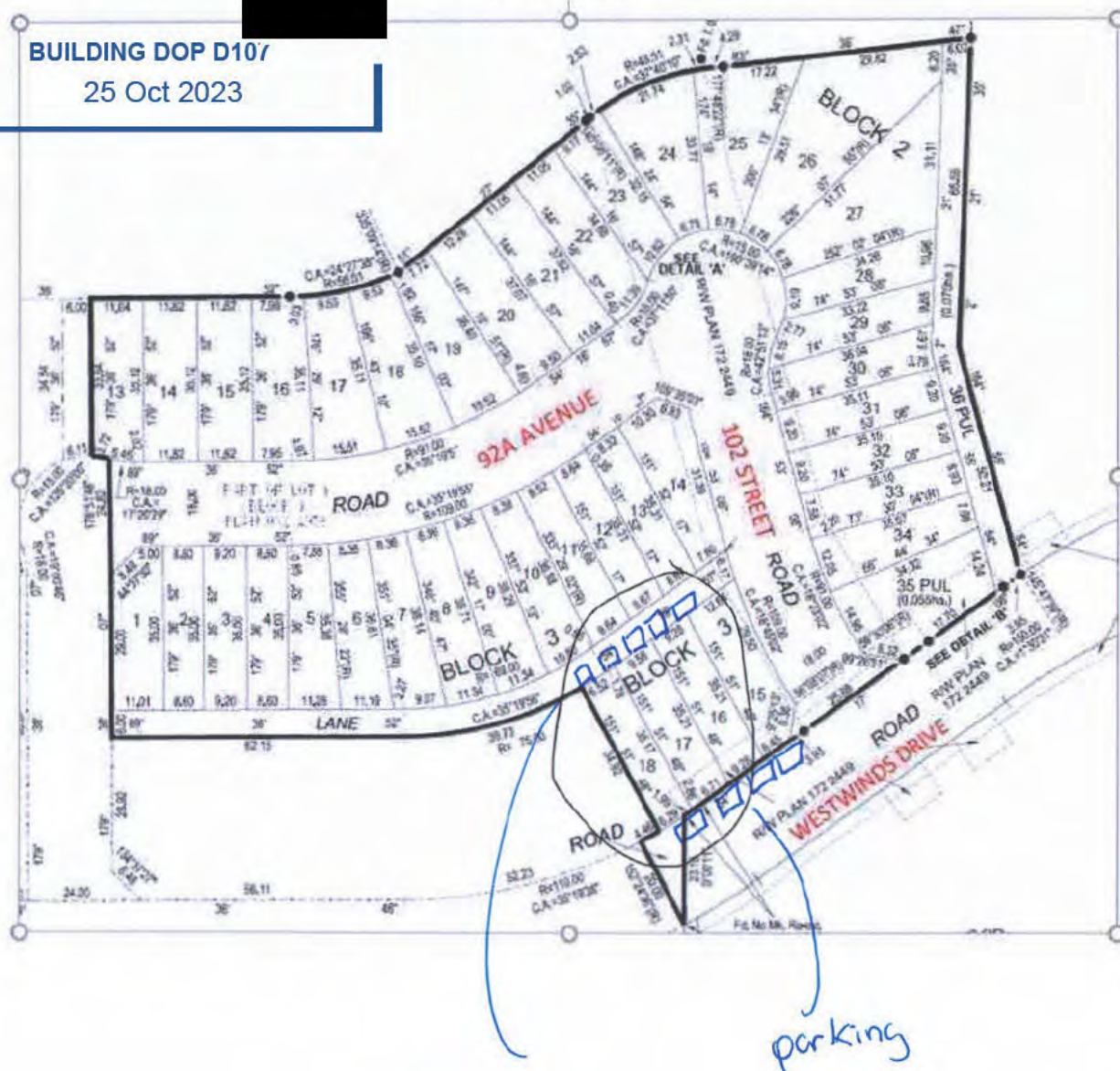


Heather McLeod
Project Coordinator
/hm

<https://niglobalppn.sharepoint.com/sites/pwa/WW4/Shared Documents/Sales/Builder and Purchaser Information/Authorization Letter for Building Permits/ttr to town re building permits Statement Homes.doc>

Address Map

BUILDING DOP D107
25 Oct 2023

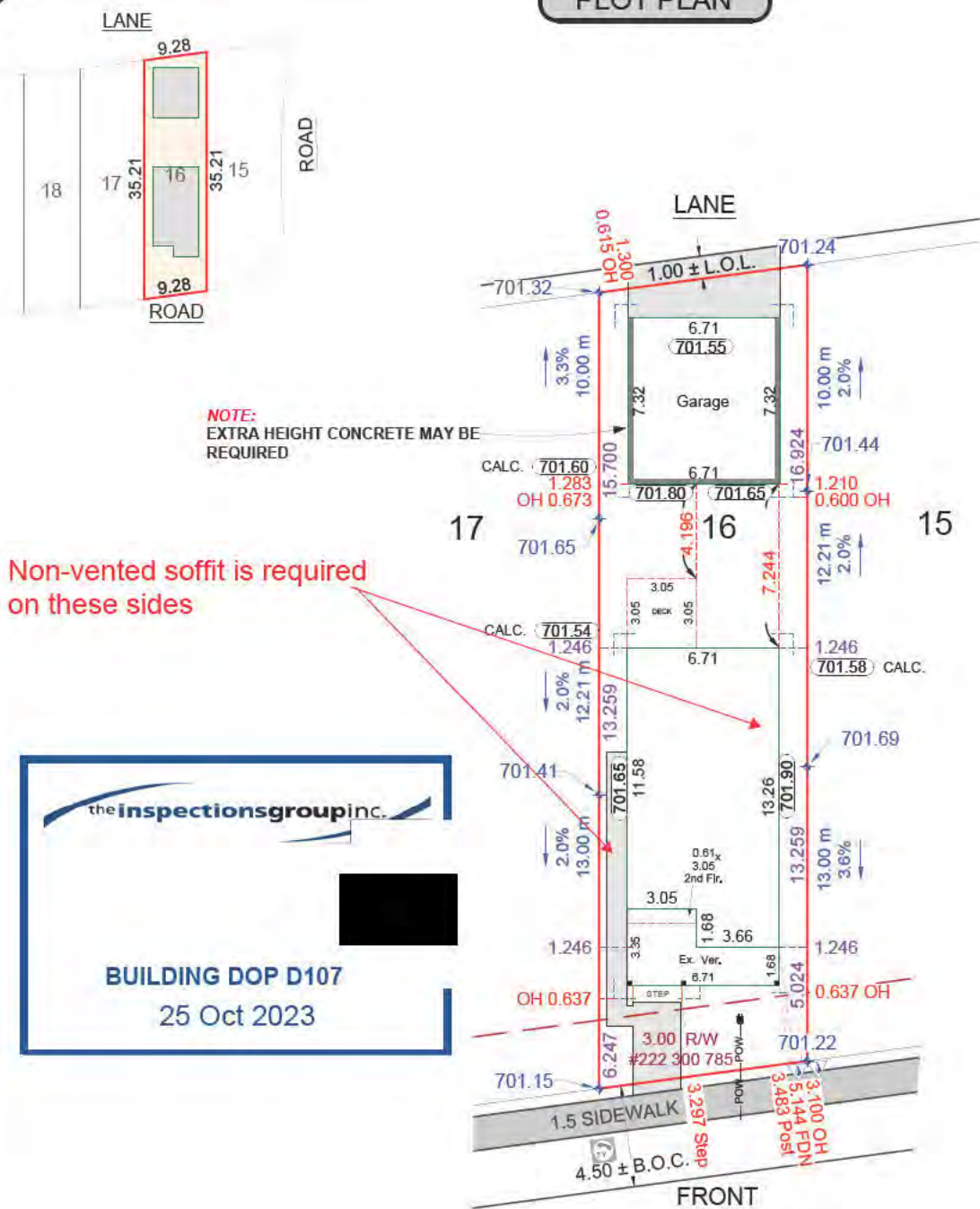


Alternate parking

parking

Approval of this development permit does not include any off-site parking spaces. A.E

West Winds



ELEVATION DETAILS

HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	702.41
BOTTOM OF FOOTING:	699.36
BASEMENT HEIGHT:	8'4"
FINISHED GRADE AT-FRONT STEP:	701.50
4 RISE, DOWN 4"	
FINISHED GRADE AT-BACK OF HOUSE:	
L-701.75, M-701.85, R-701.80	
GRADE BELOW-BACK/SIDE DOOR SILL:	701.65
GRADE AT SIDE ENTRY	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	702.11
GARAGE FLOOR:	701.55
SANITARY SEWER SERVICE INVERT:	698.47
FOOTING SIZE:	0.20

NOTES

- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.
- BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY
- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.
- RAIN WATER LEADERS NOT REQUIRED.
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.

DETAILS

- LOT AREA: 323.84 m² (3485.7 ft²)
- HOUSE AREA: 100.15 m² (1078.0 ft²)
- HOUSE COVERAGE: 30.93 %
- DECK AREA: 9.29 m² (100.0 ft²)
- DECK COVERAGE: 2.87 %
- GARAGE AREA: 49.05 m² (528.0 ft²)
- GARAGE COVERAGE: 15.15 %
- TOTAL COVERAGE: 46.07 %
- DRIVEWAY AREA: 18.55 m² (199.7 ft²)

LEGEND

PROPOSED CLEAN OUT
PROPOSED STREET LIGHT
PROPOSED C.C. LOCATION
PROPOSED TRANSFORMER



PROPOSED HYDRANT
PROPOSED SERVICE PEDESTAL
PROPOSED POWER SERVICE
PROPOSED FENCE LINE



PROPOSED BACK OF CURB
PROPOSED BACK OF WALK
PROPOSED LIP OF LANE
PROPOSED UTILITY VAULT

B.O.C.
B.O.W.
L.O.L.
V

DESIGN GRADE ELEVATION
AS-BUILT ELEVATION
PROPOSED ELEVATION
CENTERLINE ELEVATION

00.00
+
00.00
00.00
CL 0.0 +

LEGAL INFORMATION

LOT	BLOCK	PLAN NUM.
16	3	222 2591
CIVIC ADDRESS:		
10206 WESTWINDS DRIVE		
LOCATION	SUBDIVISION	
MORINVILLE	WESTWINDS	

P Pals Geomatics Corp.

EMAIL: PLOTPLAN@PALSGEOMATICS.COM
PHONE: 780-455-3177
FAX: 780-481-1301
10704 - 176TH STREET NW
EDMONTON, ALBERTA T5S 1G7



DWG DETAILS

Rev. No.	Date:	Drafted By:	Description
PP	10/2/23	AWANG	
BUILDER/OWNER: STATEMENT BUILDERS			
MODEL: NIAGARA FALLS (STANDARD)			
JOB NUM.:			
LOT ZONING: R-X		SCALE: 1:300	

Single Family Site-Built Enrolment Notification

30-222117
274

This document confirms enrollment of the named property in the Progressive Home Warranty Ltd O/A PHW Warranty Program. Some conditions and/or exclusions to coverage's may exist and are identified below as well as in the Limited Warranty Certificate. Warranties commence on the Commencement Date and are activated only after the Completion Certificate is completed and forwarded to PHW. For complete details of coverages please request a copy of the Limited Warranty Certificate. It is the Members responsibility to notify the Reader of any changes in this Enrollment's status.

Registration Information:

Registration Date: 10/20/2023

Member Code: STAT232

Registration Number: 30-222117

Member Information:

Statement Builders Ltd

15022 116 Avenue Edmonton, AB T5M 3T4

Phone:

Fax:

Property Details:

Provincial ID

Civic Address

10206 Westwinds Drive, Morinville AB T8R 2R4

Legal Description

Lot 16 block 3 plan 222 2591

Homeowner

Partial Warranty

False

Partial Text

Coverage Details: SBS-32-12 (Site Built Single - [2][5E])

The Product mentioned above has the coverages listed. Please be aware that coverages may be provided by multiple providers and detailed coverage information will be provided at the time of completion (if applicable) with further contact information.

Coverage Type	Term
Materials & Labour Defect Warranty	1
Delivery & Distribution Systems Defect Warranty	2
Building Envelope Defect Warranty	5
Structural Coverage	10

Assessment Details:

These are the Assessments that have been created as required by the program and the inspection rating level of your Membership. Please refer to the Scheduled Dates, if construction timelines change please call our office to change the Scheduled date.

Assessment type

Scheduled Date

Framing Assessment

1/21/2024

Building Envelope Assessment

3/21/2024

Exclusions:

No Exclusions from the Enrollment Notification



Progressive
HOME WARRANTY

Progressive Home Warranty Ltd O/A PHW

325 Carleton Drive St Albert, AB T8N 7L1

Authorized Signature: _____



STRUCTURAL ENGINEERING DRAWINGS

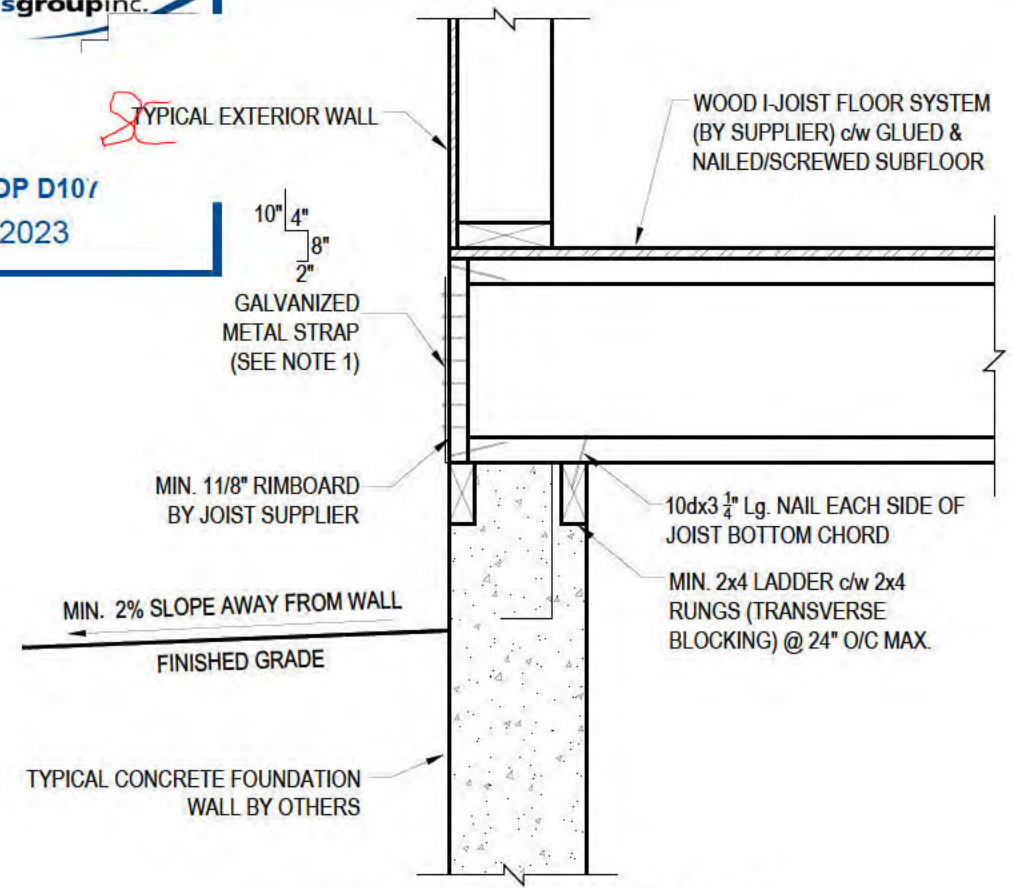
LOT 16, BLOCK 3, PLAN 222 2591
10206 WESTWINDS DRIVE
MORINVILLE, ALBERTA

ISSUED FOR BUILDING PERMIT
FILE NO.: S10-6608

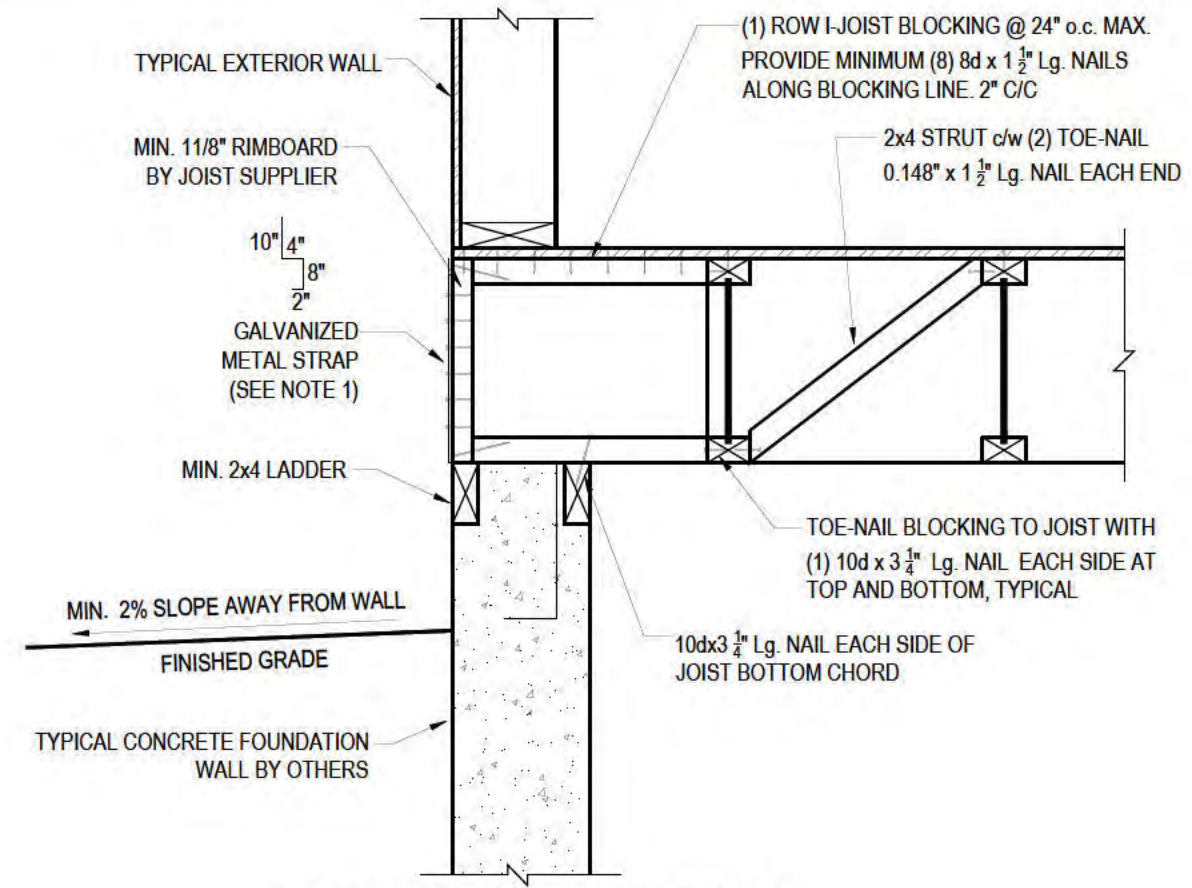
LIST OF DRAWINGS

- COVER SHEET
- S1 - LATERAL BRACING DETAILS
- S2 - FOUNDATION WALL WINDOW REINFORCEMENT
- S3 - FOUNDATION WALL STAIRWALL REINFORCEMENT
- S4 - PILE DESIGN
- S5 - TALL WALL DESIGN
- S6 - TALL WALL CONNECTION DETAILS

BUILDING DOP D10/
25 Oct 2023



SECTION AT EXTERIOR WALL
PERPENDICULAR TO JOISTS (TYP)



SECTION AT EXTERIOR WALL
PARALLEL TO JOISTS (TYP)

NOTES:

1. 1 1/4" x 24" 20 ga. GALVANIZED METAL STRAP @ MAX 24" O/C TO BE NAILED TO RIMBOARD WITH MIN. (7) 10d x 1 1/2" Lg. NAILS.
2. FOUNDATION WALL DESIGN ONLY ACCOUNTS FOR LOADS IMPOSED BY DRAINED SOIL (ASIDE FROM GRAVITY LOADS). DRAINED SOIL IS ASSUMED TO HAVE AN EQUIVALENT FLUID LATERAL PRESSURE OF 30 PCF (480 kg/m³). FOUNDATION WALL DESIGN DO NOT ACCOUNTS FOR SURCHARGES FROM SATURATED SOIL OR ADDITIONAL LOADS FROM HEAVY OBJECTS LOCATED NEAR THE WALL. IF THE SOIL IS NOT RELIABLE, THE OWNER/CONTRACTOR SHALL SEEK THE ADVICE OF PROFESSIONAL GEOTECHNICAL CONSULTANT.
3. LATERAL BRACING NOT REQUIRED AT WINDOW AND STAIR OPENINGS. PROVIDE ADDITIONAL STRAPS BESIDE WINDOW AND STAIR OPENINGS AS PER REINFORCEMENT DETAILS.
4. MAXIMUM BACKFILL ASSUMED TO BE 7'-9"

LATERAL BRACING DETAILS

Statement Builders
Lot 16, Block 3, Plan 222 2591
10206 Westwinds Drive
Morinville, Alberta

LATERAL BRACING DETAILS

OCT 2, 2023 SCALE: NTS DWG. NO: S1 DWN BY: CM

PERMIT TO PRACTICE
OASIS ENGINEERING GROUP LTD.
SIGNATURE: [REDACTED]
RM APEGA ID#: 83132
DATE: OCT 2, 2023
PERMIT NUMBER: P14651
THE ASSOCIATION OF PROFESSIONAL
ENGINEERS AND GEOSCIENTISTS OF ALBERTA

NOTES:
THESE STRUCTURAL DRAWINGS ARE TO BE INTERPRETED AND FOLLOWED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, FLOOR AND TRUSS LAYOUTS AND PLOT PLAN. ALL CONSTRUCTION WORK TO BE DONE IN ACCORDANCE NATIONAL BUILDING CODE-2019 ALBERTA EDITION BUILDING REQUIREMENTS.
IF ONSITE CONDITIONS PROHIBIT THESE DRAWINGS FROM BEING CONSTRUCTED AS SHOWN, PLEASE CONTACT OUR OFFICE IMMEDIATELY PRIOR TO COMMENCE CONSTRUCTION

OASIS
ENGINEERING
780 757 8220
1 800 758 2654
contact@oasisengineering.ca
202, 10335 - 178 Street
Edmonton, AB
T5S 1S2

BUILDING DOP D10

25 Oct 2023

2 LAYERS 15M
HORIZONTALS ABOVE
AND BELOW WINDOW TO
EXTEND MIN. 24" PASS
OPENING EACH SIDE

DOUBLE GALVANIZED METAL
STRAP (SAME TYPE AS TYPICAL
STRAP)

ENG. RIMBOARD, FLOOR BEAM AND
HANGERS BY SUPPLIER AS REQ.

ALLOWABLE WINDOW OPENING SIZES:
60"x36" WINDOW OPENING.

1 1/2" CONCRETE COVER
AROUND OPENING, TYPICAL

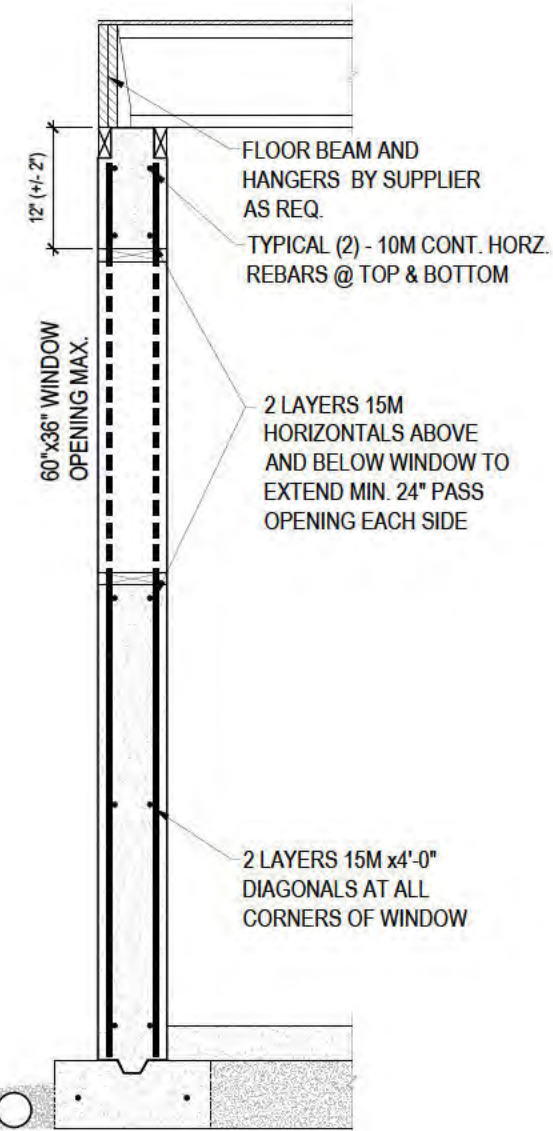
2 LAYERS 15M x4'-0" DIAGONALS
AT ALL CORNERS OF WINDOW

2 LAYERS (INTERIOR AND
EXTERIOR FACE)

STRIP FOOTING BY OTHERS

FOUNDATION WALL WINDOW OPENING
ADDITIONAL REINFORCEMENT

NOTE:
REINFORCING DETAIL SHOWN REPRESENTS **ADDITIONAL**
REINFORCEMENT REQUIREMENTS AROUND WINDOW
OPENING. REFER TO FOUNDATION WALL STANDARD
REINFORCEMENT BY OTHERS FOR MORE DETAILS



FOUNDATION WALL WINDOW OPENING
ADDITIONAL REINFORCEMENT

Statement Builders
Lot 16, Block 3, Plan 222 2591
10206 Westwinds Drive
Morinville, Alberta

FOUNDATION WALL WINDOW REINFORCEMENT

OCT 2, 2023 SCALE: NTS DWG. NO: S2 DWN BY: CM

PERMIT TO PRACTICE
OASIS ENGINEERING GROUP LTD.

SIGNATURE: _____

FORM APEGA ID#: _____

DATE: OCT 2, 2023

PERMIT NUMBER: P14651

THE ASSOCIATION OF PROFESSIONAL
ENGINEERS AND GEOSCIENTISTS OF ALBERTA

NOTES:

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ALBERTA EDITION BUILDING REQUIREMENTS.

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OASIS
ENGINEERING

780 757 8220

1 800 758 2654

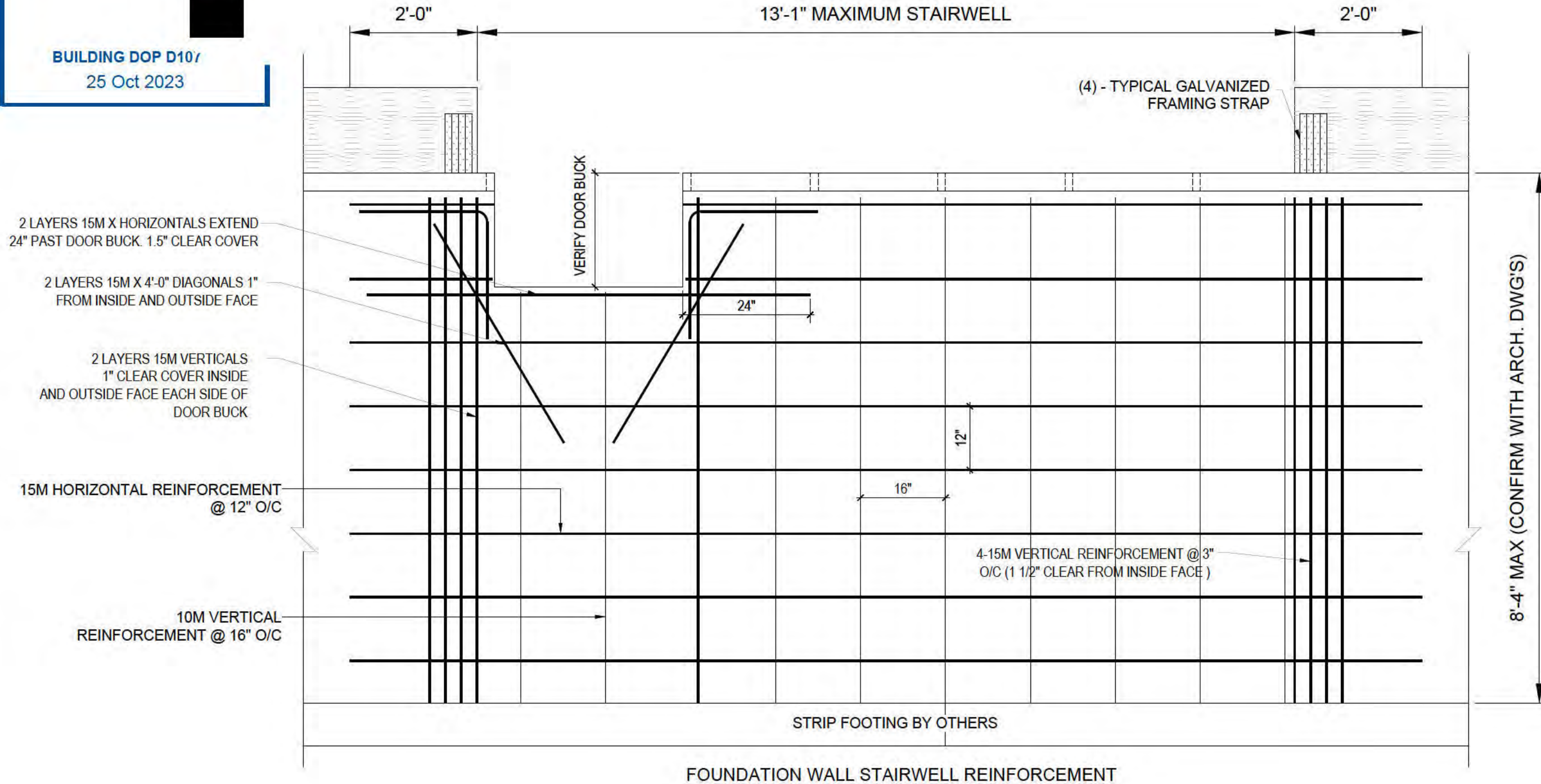
contact@oasisengineering.ca

202, 10335 - 178 Street

Edmonton, AB

T5S 1S2


BUILDING DOP D10/
25 Oct 2023



Statement Builders
Lot 16, Block 3, Plan 222 2591
10206 Westwinds Drive
Morinville, Alberta

FOUNDATION WALL STAIRWELL REINFORCEMENT

OCT 2, 2023 SCALE: NTS DWG. NO: S3 DWN BY: CM

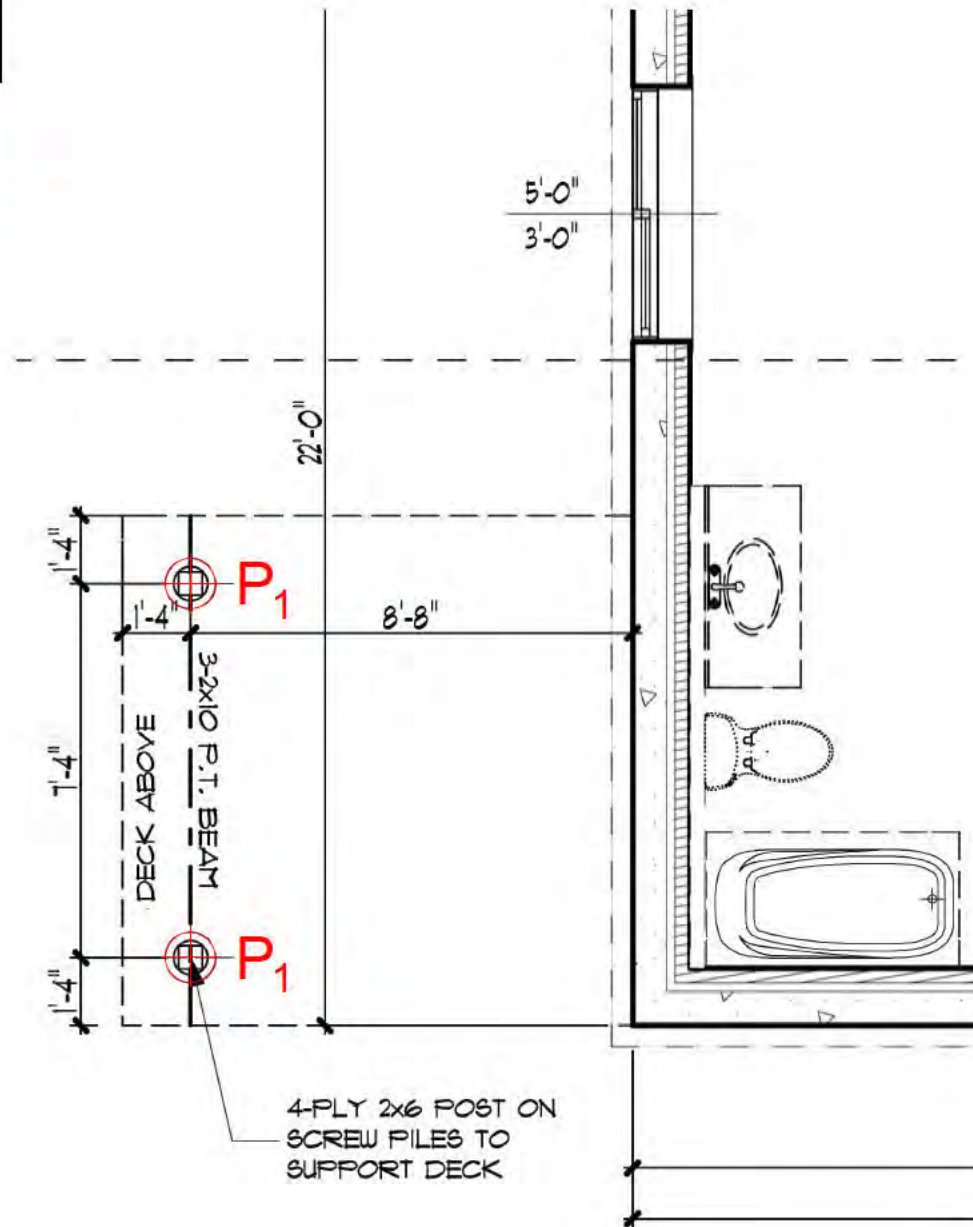
PERMIT TO PRACTICE
OASIS ENGINEERING GROUP LTD.
SIGNATURE: 
RM APEGA ID#: 83132
DATE: OCT 2, 2023
PERMIT NUMBER: P14651
THE ASSOCIATION OF PROFESSIONAL
ENGINEERS AND GEOSCIENTISTS OF ALBERTA

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BUILDING DOP D10/
25 Oct 2023



LAYOUT FOR REFERENCE ONLY.
FRAMING DESIGN BY OTHERS

ENGINEERED SCREW PILES NOTES

- Screw pile shall be designed by the piling contractor for the factored resistance required indicated on structural drawings and shall conform with the latest codes and standards.
- Screw piles shall have a minimum embedment depth of the uppermost helix at least five times helix diameter or deeper than the maximum frost penetration depth to ensure uplift and or frost jacking resistance.
- Each pile shall be designed to meet corrosion service life of 50 years.
- Screw pile shaft to meet or exceed ASTM structural grade pipe standards.
- Helix structural quality steel to conform per latest CSA Standards W40.21, ASTM A36.
- Welding to be performed by shop qualified to CSA Standard W47.1.
- The pile design shall take into account such pile spacing, soil stratification, corrosion and strain compatibility issues as are present for the project.
- The piles shall be designed such that maximum test load for residential and commercial structure piles does not exceed 80% of the manufacturer's rated ultimate mechanical strength of any pile component or load transfer device. the maximum test load for industrial piles should not exceed 95% of the manufacturer's rated ultimate mechanical strength of any pile component or load transfer device.
- The installing contractor and/or pile designer shall submit to the owner or owner's representative pile design documentation including engineered screw pile shop drawings reviewed and stamped by a qualified engineer registered in the province of Alberta. The screw pile shop drawings shall include:
 - Calculated theoretical geotechnical capacity of piles minimum effective torsional resistance criteria.
 - Maximum allowable installation torque of pile.
 - Minimum embedment lengths and such other site specific embedment depth requirements as may be appropriate for the site soil profiles.
 - Inclination angle and location tolerance requirements.

SCREW PILE SCHEDULE

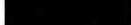
MARK	FACTORED AXIAL RESISTANCE
P1	6,000 LBS. (MINIMUM)

Statement Builders
Lot 16, Block 3, Plan 222 2591
10206 Westwinds Drive
Morinville, Alberta

PILE DESIGN

OCT 2, 2023 SCALE: NTS DWG. NO: S4 DWN BY: CM

PERMIT TO PRACTICE
OASIS ENGINEERING GROUP LTD.

SIGNATURE: 
RM APEGA ID#: 83132
DATE: OCT 2, 2023
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THE ASSOCIATION OF PROFESSIONAL
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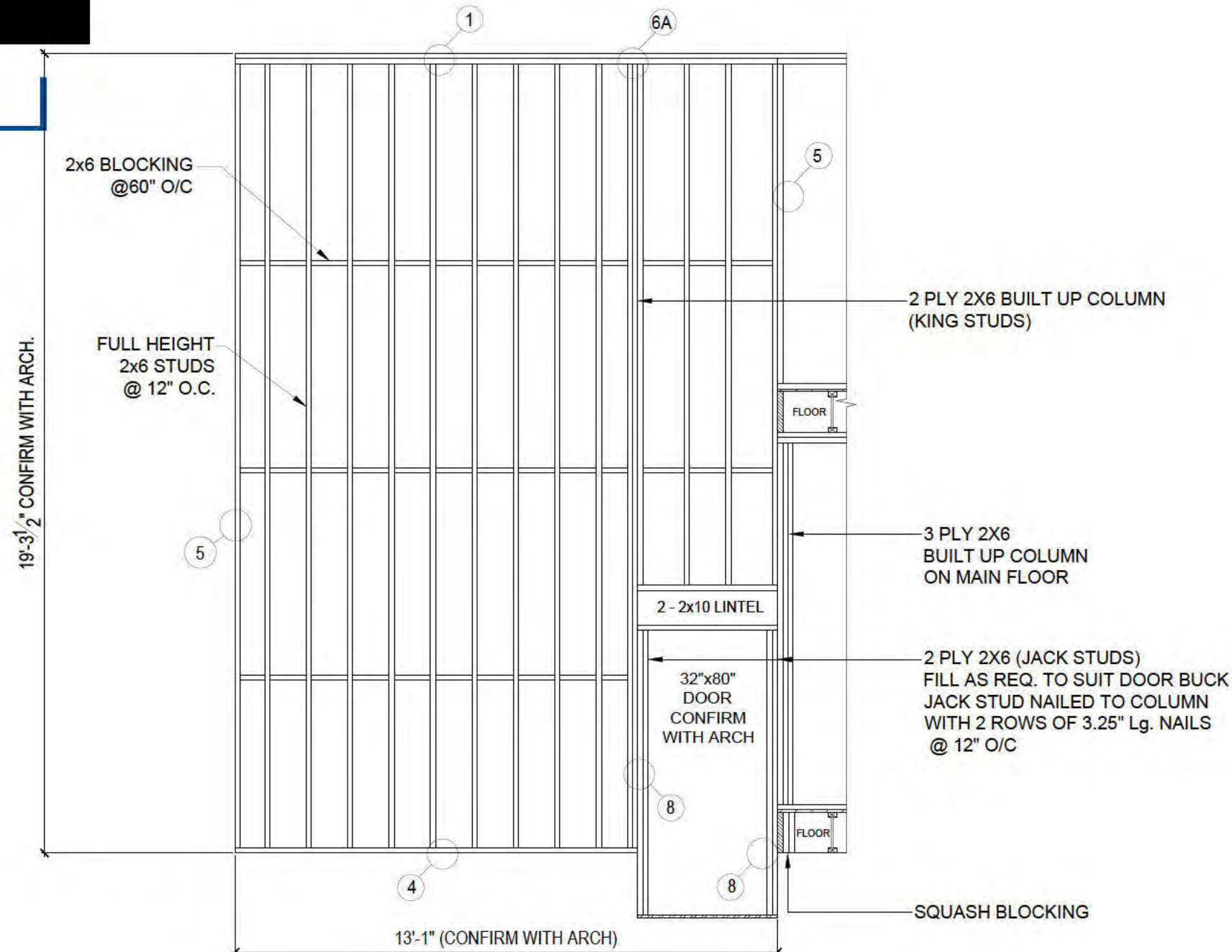
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BUILDING DOP D10/
25 Oct 2023



STAIR TALL WALL DESIGN

TALL WALL GENERAL NOTES

- Structural wood framing, material and construction shall conform to National Building Code- 2019 Alberta Edition.
- The structural drawings are intended to be used in conjunction with architectural drawings.
- Studs, wall plates and blocking to SPF No.2 or better, conforming to NLGA 124-C.
- Studs to be nailed to wall plates with minimum three (3) 12d x 3 1/4" Lg. nails at top and bottom unless noted on the drawings.
- Built-Up columns to be nailed to wall plates with minimum two (2) 12d "x3 1/4" Lg. nails per ply at top and bottom unless noted otherwise.
- Lintels to be nailed to columns with minimum 12d x3 1/4" Lg. nails (3) each side per ply unless noted otherwise.
- Window sills to be toe-nailed to at each end with 12d x 3 1/4" Lg. nails (3) per ply.
- Double wall plates to be laminated with 2-rows 12d x3 1/4" Lg. nails at 6" o/c unless noted otherwise.
- Wall plates splice to have minimum 4'-0" lap.
- All wall intersecting wall plates to have a minimum four (4) 12d x3 1/4" Lg. nails connection.
- All wall studs, plates, lintels, and jamb members are assumed to be spf #2 grade or better sheathed on the exterior with min 3/8" osb or plywood. nailed with 2 1/2" common nails at 6" o/c at edges and 12" o/c elsewhere u.n.o. see note L. for sheathing alternative where required
- Provide blocking @ 4'-0" o/c min. 1/2" thk densglass or equiv. gypsum sheathing nailed with 11ga, 1 1/2" lg. galv. nails at 4" o/c at edges, 8" o/c elsewhere. 1 3/4" lg. nails for 5/8" thick sheathing.
- All nails specified on the drawings to be Common Wire Nails.
- Provide a 4-ply 2x6 built up column for direct girder/beam support. maximum factored load of 5,000lbs. supplier to provide SCL columns for reactions greater than 5,000lbs.

BUILDER TO CONFIRM DOOR AND WINDOW ROUGH OPENING SIZES

Statement Builders
Lot 16, Block 3, Plan 222 2591
10206 Westwinds Drive
Morinville, Alberta

TALL WALL DESIGN

OCT 2, 2023 SCALE: NTS DWG. NO: S5 DWN BY: CM

PERMIT TO PRACTICE
OASIS ENGINEERING GROUP LTD.

NATURE:
APEGA ID#: 83132
E: OCT 2, 2023
PERMIT NUMBER: P14651
THE ASSOCIATION OF PROFESSIONAL
ENGINEERS AND GEOSCIENTISTS OF ALBERTA

NOTES:

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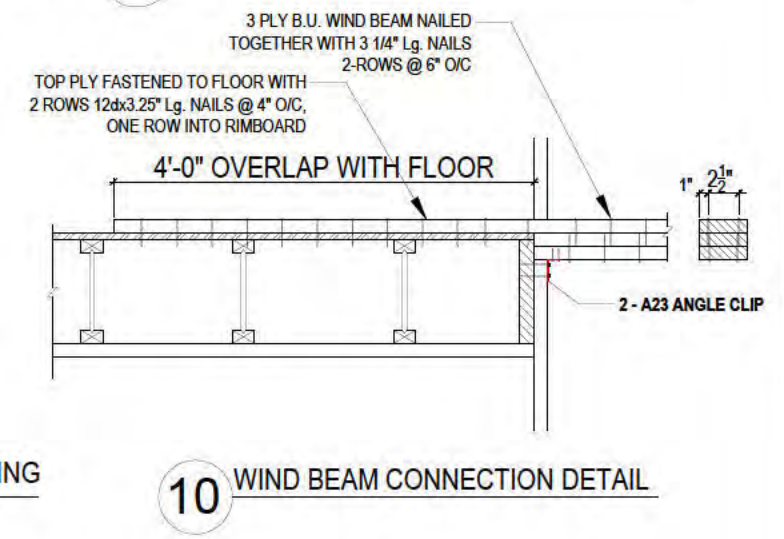
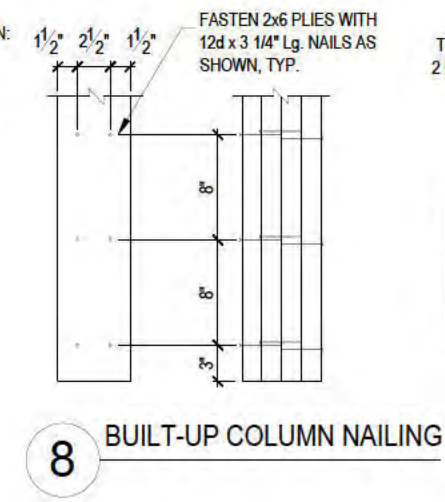
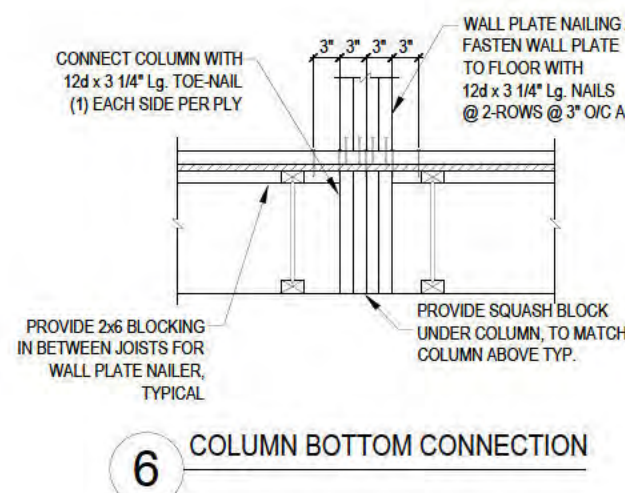
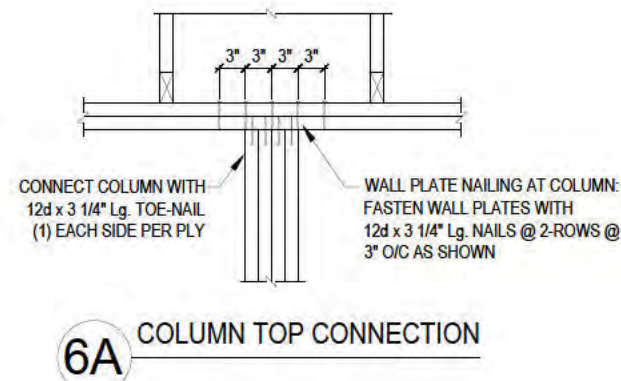
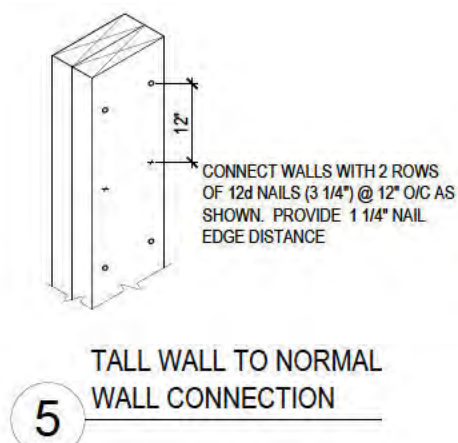
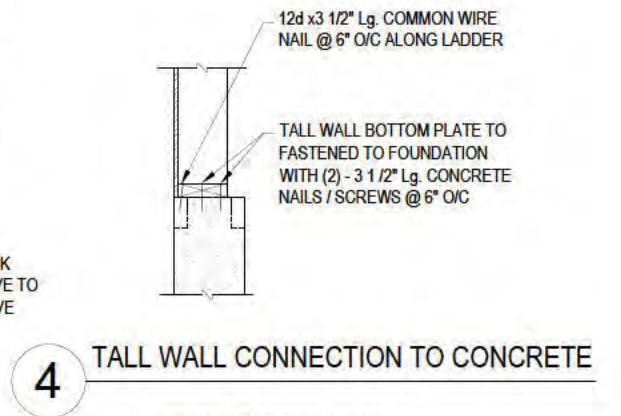
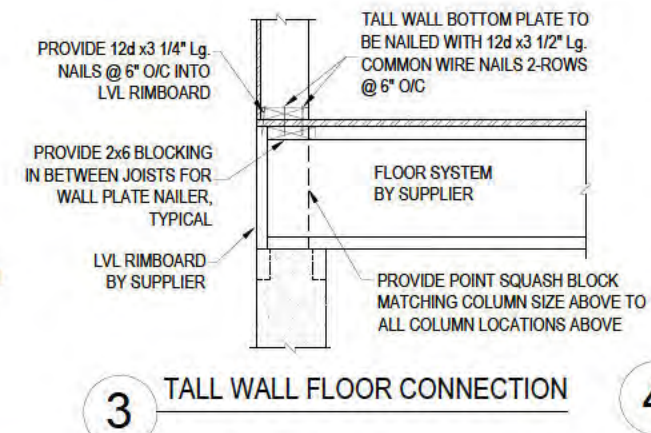
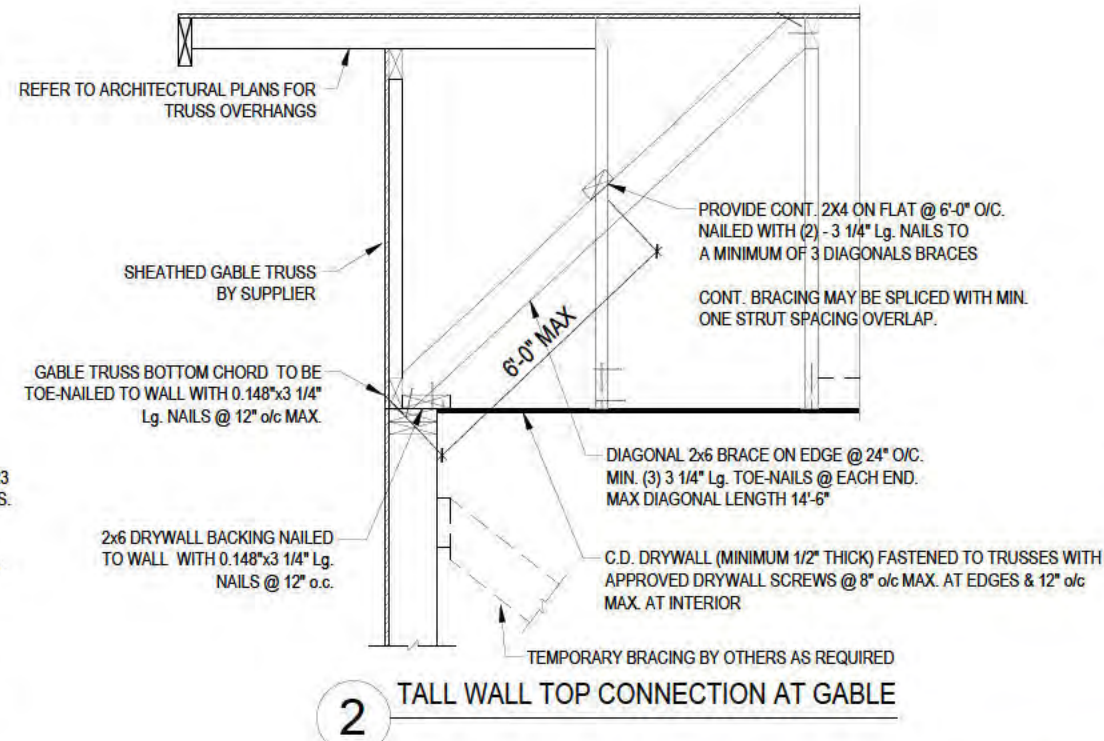
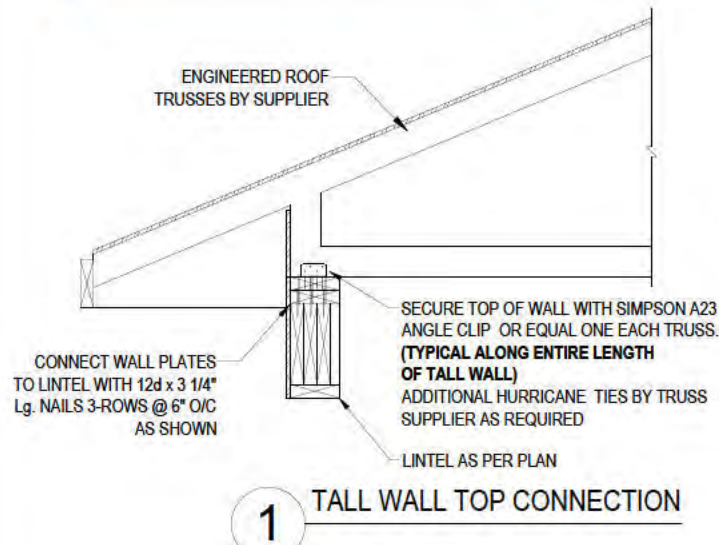
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780 757 8220
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contact@oasisengineering.ca

202, 10335 - 178 Street
Edmonton, AB
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BUILDING DOP D1
25 Oct 2023



Statement Builders
Lot 16, Block 3, Plan 222 2591
10206 Westwinds Drive
Morinville, Alberta

TALL WALL CONNECTION DETAILS

OCT 2, 2023 SCALE: NTS DWG. NO: S6 DWN BY: CM

PERMIT TO PRACTICE
OASIS ENGINEERING GROUP LTD.

SIGNATURE: _____
RM APEGA ID#: 83132
DATE: OCT 2, 2023
PERMIT NUMBER: P14651
THE ASSOCIATION OF PROFESSIONAL
ENGINEERS AND GEOSCIENTISTS OF ALBERTA

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OASIS
ENGINEERING

780 757 8220
1 800 758 2654
contact@oasisengineering.ca

202, 10335 - 178 Street
Edmonton, AB
T5S 1S2

Statement Builders Ltd.
15022 – 116 Avenue
Edmonton, AB
T5M 3T4

Date: October 2, 2023
File No.: S10-6608

Attention: Project Manager

Re: Manufactured Stone Cladding recommendation

Site Address: 10206 Westwinds Drive
Legal Address: Lot 16, Block 3, Plan 222 2591

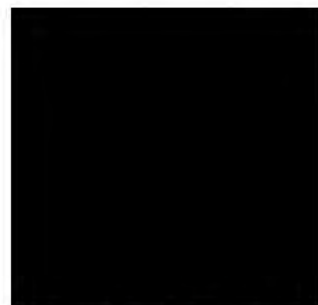
I, Sikander Singh, P.Eng., on behalf of Oasis Engineering Group Ltd. (OEGL) has reviewed the Manufactured Stone Cladding detail for the proposed building to be constructed in Morinville, Alberta. The results of the structural review are presented herein.

1. The subject residence is a proposed two-storey structure to be built with wood frame construction and supported on concrete foundation walls.
2. The builder has confirmed the use of MANUFACTURED CULTURED STONE (Style/color yet to be decided) as exterior finishing material on the front face of the building.

Based on the structural review of the manufactured stone cladding at the above noted residence, the recommendations are as follows:

The manufactured stone should be installed as per the manufacturer's specifications; Galvanized steel flashing angle may be fixed at the bottom of the first course with fasteners. Ensure the contractor has an understanding of moisture control methods and protects against moisture and water ingress as required. Also ensure the contractor makes provisions for thermal expansion and movement control.

Please note the content of this letter, and the liability OEGL is limited to, is specific to the Manufactured Stone Cladding installation only. Should you require additional information on this matter, please do not hesitate to contact the undersigned at (780) 757-8220.



Sikander Singh, P.Eng.
Oasis Engineering Group Ltd.
Permit #: 14651
Member ID #: 83132

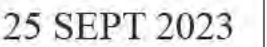


STATEMENT BUILDERS

1745 S.F

10206 WESTWINDS
DRIVE

WESTWINDS
MORINVILLE, AB



**FRONT
ELEVATION**

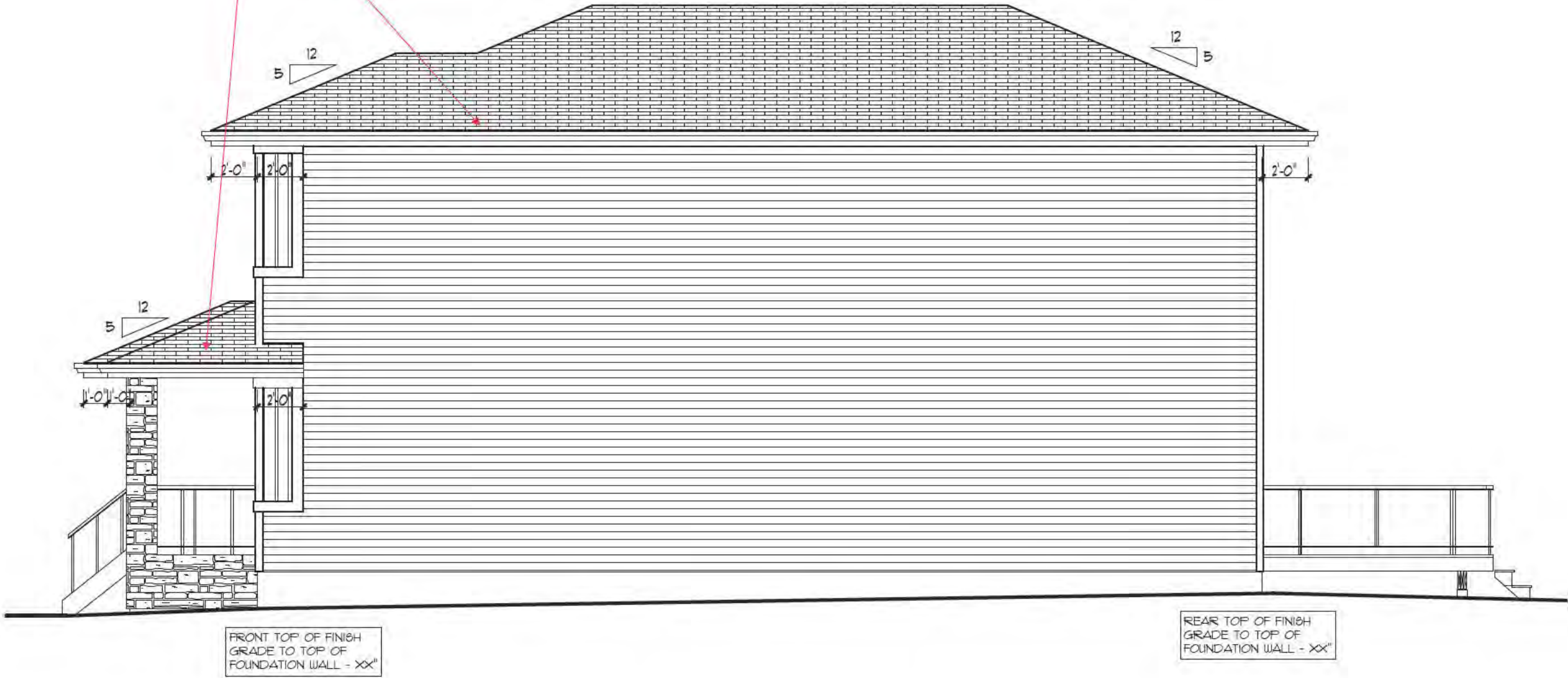
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11

Non-vented soffit is required on this side



BUILDING DOP D107

25 Oct 2023



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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	XXXXXX	XX
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

NIAGARA FALLS MODEL

1745 S.F

LOT: 16 BLOCK: 3
PLAN: 222 2591

10206 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



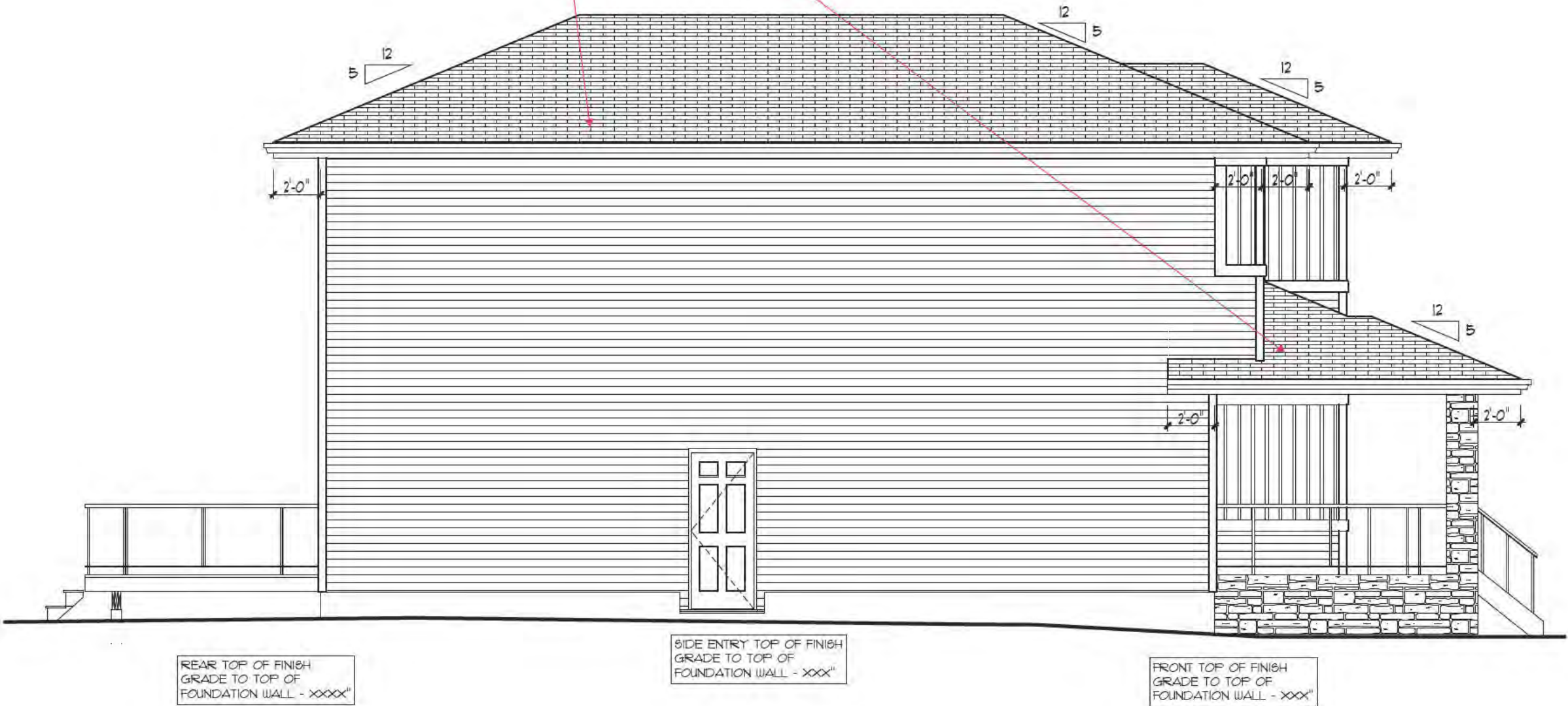
25 SEPT 2023

RIGHT ELEVATION

SCALE: 3/16=1'-0"

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NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

NIAGARA FALLS MODEL

1745 S.F

LOT: 16 BLOCK: 3
PLAN: 222 2591

10206 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

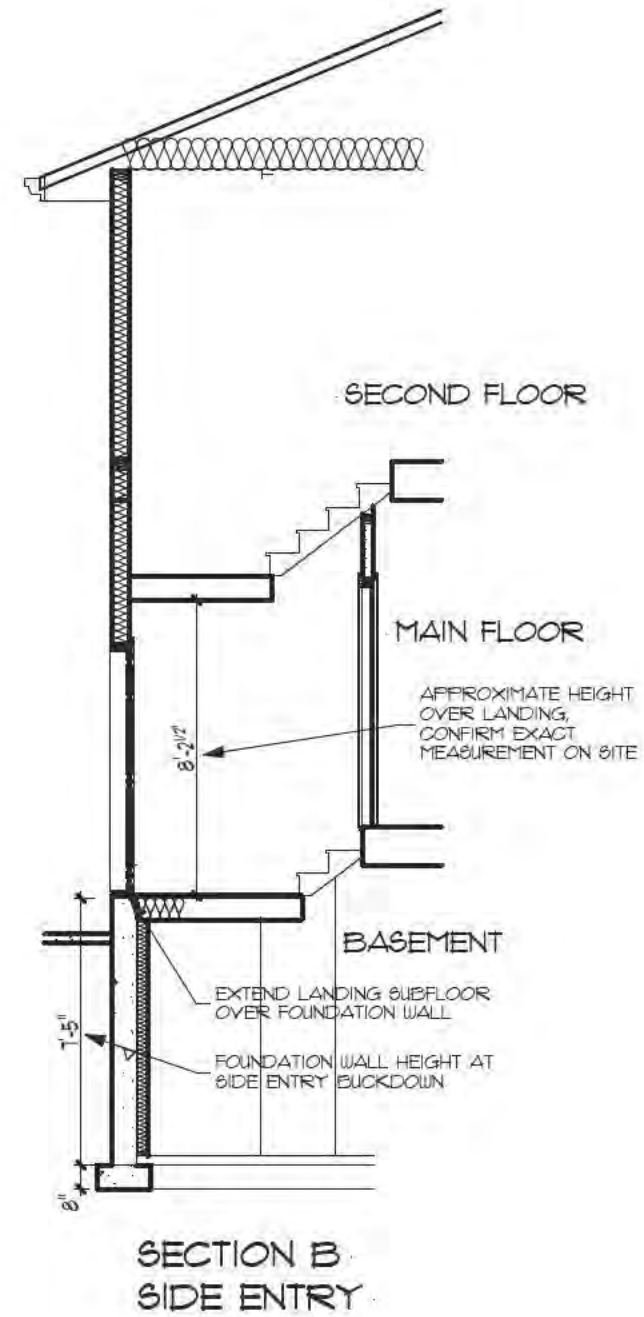
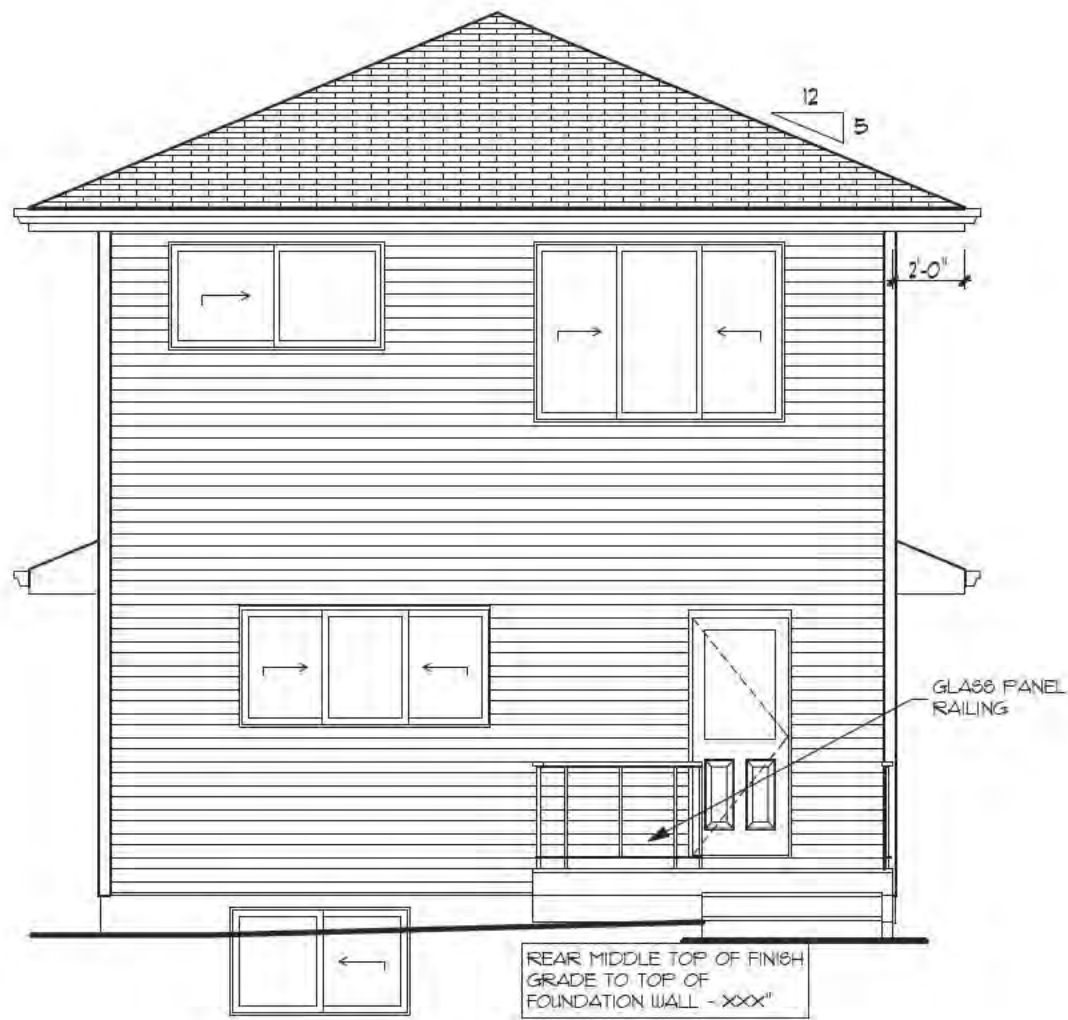


25 SEPT 2023

LEFT ELEVATION

SCALE: 3/16=1'-0"

SHEET NO.	3 11
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STATEMENT BUILDERS

NIAGARA FALLS MODEL

1745 S.F

LOT: 16 BLOCK: 3
PLAN: 222 2591

10206 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



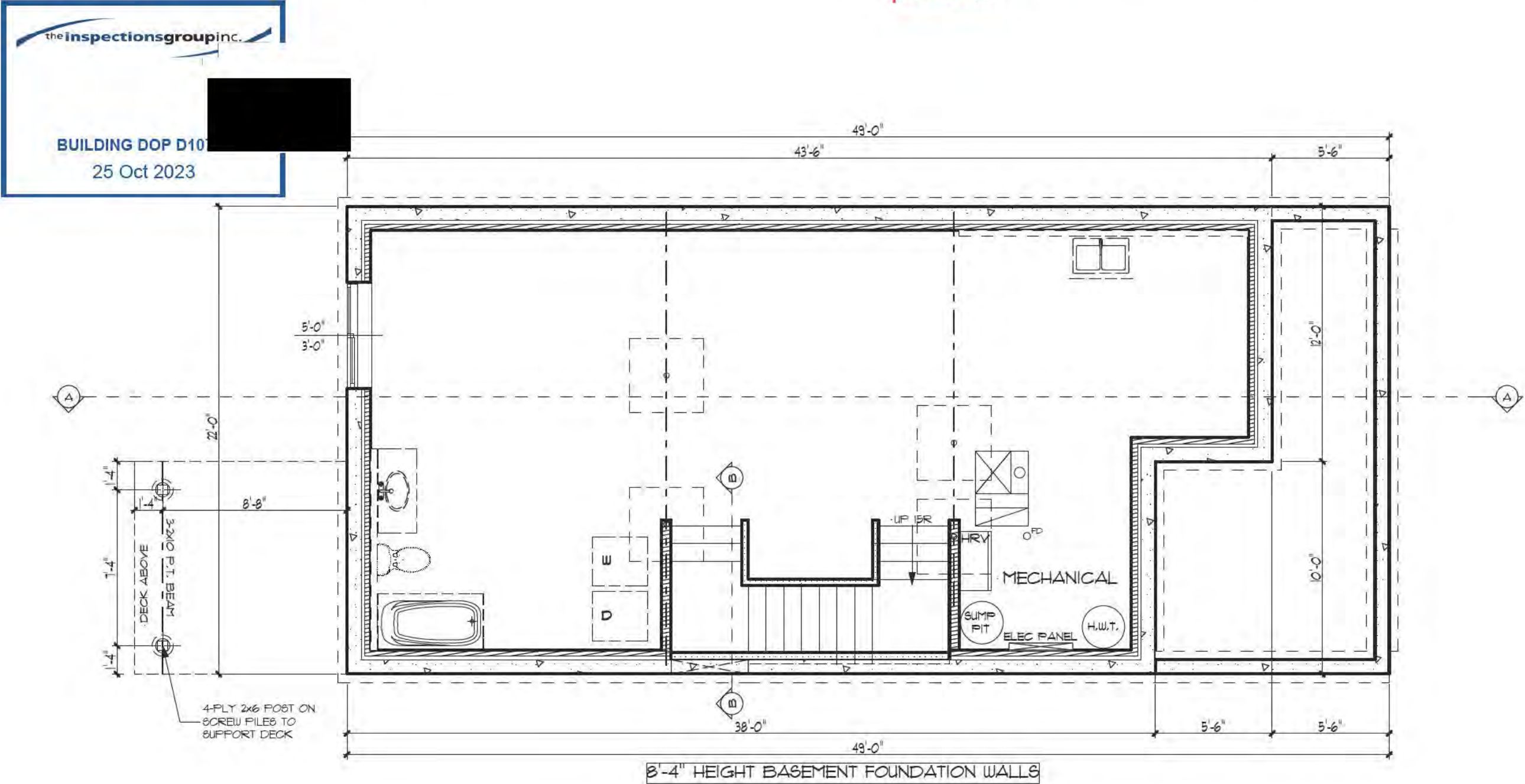
25 SEPT 2023

REAR
ELEVATION &
SECTION

SCALE: 3/16=1'-0"

Soil gas control and a radon rough-in is required.

Future development will require new permits.



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REVISIONS		

STATEMENT BUILDERS

NIAGARA FALLS MODEL

1745 S.F

LOT: 16 BLOCK: 3
PLAN: 222 2591
10206 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



25 SEPT 2023

BASEMENT

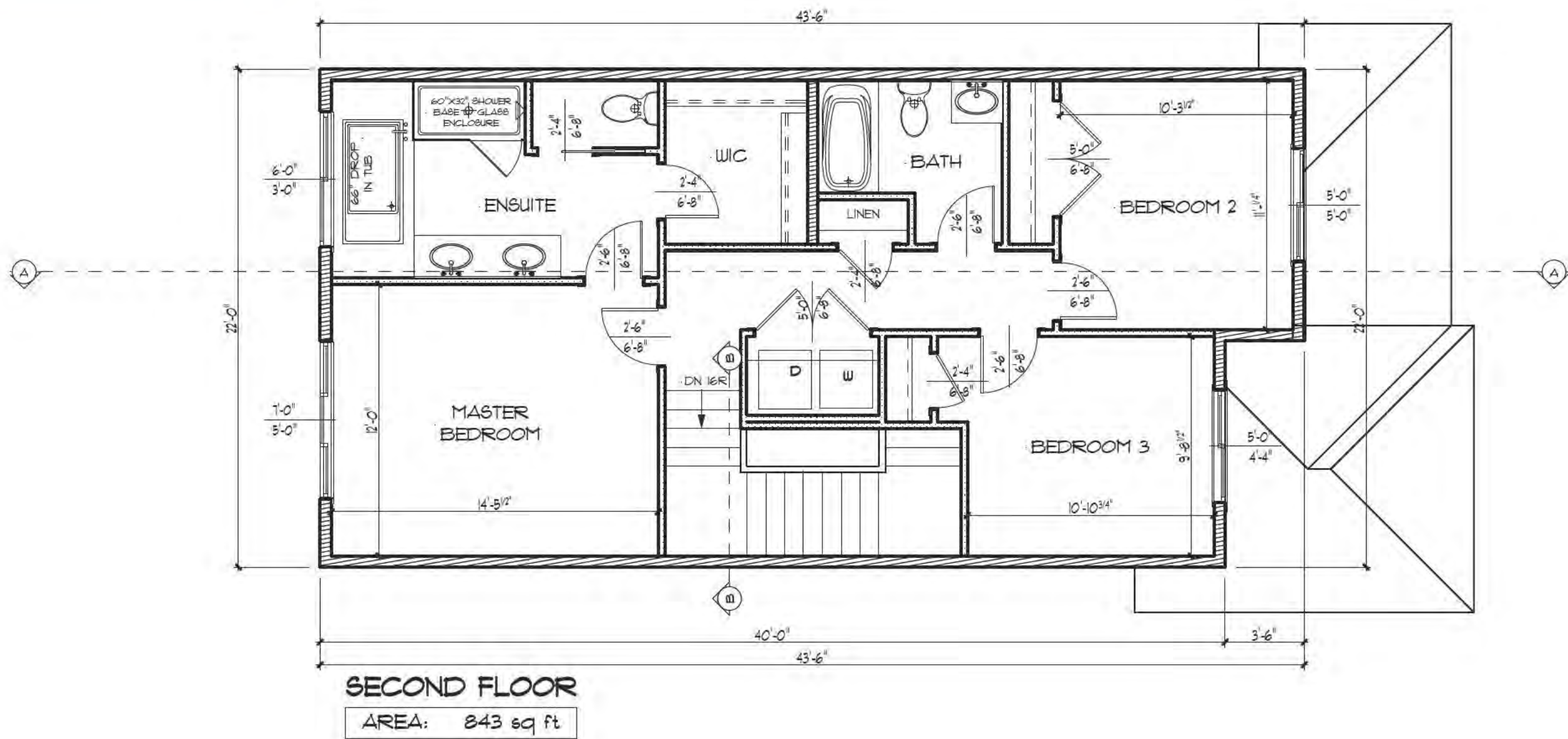
SCALE: 3/16=1'-0"

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Report any inconsistencies/ommissions to the builder prior to commencing work

SHEET NO.	6 11
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REVISIONS		

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NIAGARA FALLS MODEL

1745 S.F

LOT: 16 BLOCK: 3
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WESTWINDS
MORINVILLE, AB

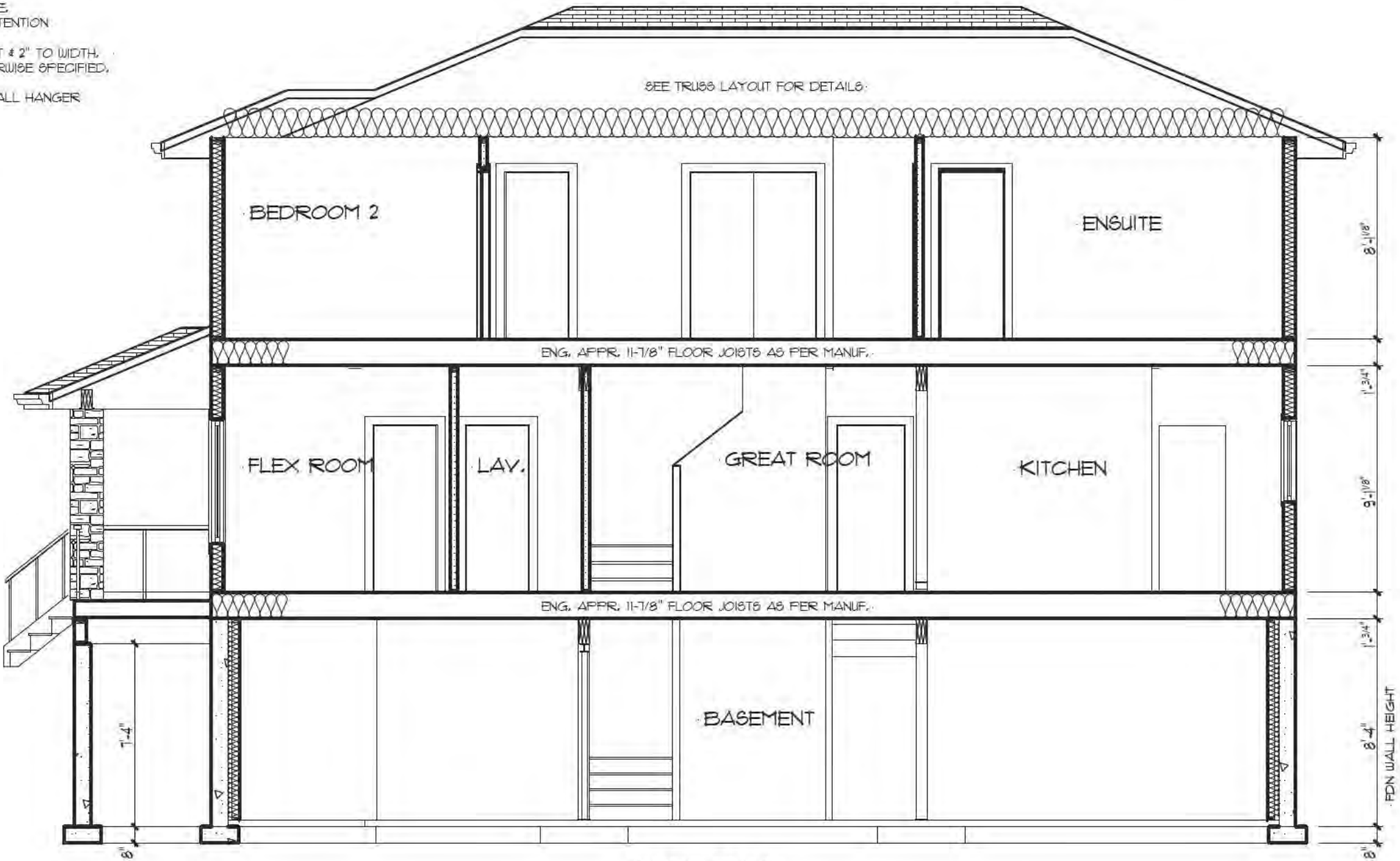


25 SEPT 2023

SECOND FLOOR

SCALE: 3/16=1'-0"

FRAMER PLEASE NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION
OF THE DESIGNER.
R.O. FOR ALL SWING DOORS - ADD 2.5" TO HEIGHT & 2" TO WIDTH.
ALLOW HEADERS TO BE 2x10'S DRY UNLESS OTHERWISE SPECIFIED.
CUT AND TACK 2x4 BACKING FOR TRUSS.
JOIST HANGERS MUST BE SECURED PROPERLY - ALL HANGER
HOLES TO BE NAILED.



SECTION A

1. TYPICAL ROOF CONSTRUCTION

ROOF FINISH AS PER BUILDER SPECIFICATION
ROOF CONSTRUCTION AS PER ROOF TRUSS LAYOUT
R50 LOOSEFILL INSULATION(R40 FIBERGLASS BATTE IN VAULTED AREAS)

2. TYPICAL EAVE CONSTRUCTION

PREFINISHED METAL EAVESTROUGH
PREFINISHED METAL FASCIA OVER 2x8 WOOD BACKING
PREFINISHED VENTILATED METAL SOFFIT

3.TYPICAL EXTERIOR WALL CONSTRUCTION

2x6 #2 S.P.F @ 24" O.C WITH R22 FIBERGLASS BATTE INSULATION

4.TYPICAL FLOOR CONSTRUCTION

FLOOR FINISH AS PER BUILDER SPECIFICATION
7/8" T&G SUBFLOOR
11-7/8" FLOOR JOISTS AS PER ENG. FLOOR JOIST LAYOUT

5.TYPICAL FOUNDATION CONSTRUCTION

PARGING(ABOVE GRADE)
DAMP PROOFING(BELOW GRADE)
8" CONC. FOUNDATION WALL W/ 2-10M REBAR TOP, MIDDLE, & BOTTOM ON 18" X 8" CONCRETE STRIP FOOTING R/W 2-15M REBAR
4" DIA WEEPING TILE TO PERIMETER
DAMP-PROOFING TO INTERIOR
2x4 #2 S.P.F @ 24" O.C. WITH R20 FIBERGLASS BATTE INSULATION

6. TYPICAL BASEMENT SLAB CONSTRUCTION

3" CONCRETE SLAB OVER 6MIL VAPOR BARRIER ON 4" COMPACTED GRANULAR FILL

7.TYPICAL GARAGE FOUNDATION

8" CONC. FOUNDATION WALL W/ 2-10M REBAR TOP, MIDDLE, & BOTTOM ON 18" X 8" CONCRETE STRIP FOOTING R/W 2-15M REBAR

8.TYPICAL GARAGE SLAB CONSTRUCTION

4" CONC. SLAB W/ 10M REBAR @ 12" O.C, BOTHWAYS ON 6" COMP. GRANULAR FILL

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NO.	DATE	BY
	REVISIONS	

STATEMENT BUILDERS

NIAGARA FALLS MODEL

1745 S.F

LOT: 16 BLOCK: 3
PLAN: 222 2591

10206 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



25 SEPT 2023

SECTION

SCALE: 3/16=1'-0"

SHEET NO.	8 11
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Supplier's Letter for Building Permit Application 291

Attention City of Morinville planning and development office.



Timber Wolf Truss Ltd

3801 - 52nd Avenue , Lacombe, AB T4L 1X4

Phone: (403) 782-0304

September 28,
2023

Statement Builders - 10206 Westwinds Drive

This letter is to confirm that Timber Wolf Truss Ltd has been selected to supply the following products for this residential project:

Roof – Trusses & LVL Beams

Floor – Joists, LVL Beams and Steel Posts

The engineered wood products supplied have been designed using Version 8.6.3 MiTek Engineering and MiTek Sapphire programs with the snow and floor loads in accordance with the current Building Code (ABC 2019). This project has been designed by personnel trained in the use of the design software. The design criteria used as follows:

Roof

Ground Snow Load (PSF) - 39.682

Floor

Live Load - 40 PSF

Dead Load -15 PSF

Joists LL deflection L/480

Joists TL deflection L/240

All web bracing, squash blocks, cantilever reinforcement and web stiffeners must be installed as per the roof and floor layouts and details submitted and sent to site.

John deRegt
Timber Wolf Truss



* It is the responsibility of the building designer to determine appropriate head size for the beam support.

LIGHT / MEDIUM DUTY MINI SERIES

Series	Maximum Height		Allowable Working Loads (Unfactored)		Limit States Design Values (Factored)		Column/ Base Plate	Head Dimensions (Adjustment Range 4.5")	Lateral Loading AWL/LSD	Label Colour Code
	Feet	Meters	Lbs	kN	Lbs	kN	Dimensions	Lag Bolts Included		
WMNA	7'-0"	2.13	10,500	46.6	15,200	67.6	2.5" x 2.5" Base 6" x 6"	Top 3.5" x 5.25" LVL	800/1200	Magenta
	8'-0"	2.44	10,000	44.5	14,500	64.5				
	9'-0"	2.74	9,600	42.7	13,920	61.8				
WMB	7'-6"	2.29	14,000	62.5	20,400	90.7	2.5" x 2.5" Base 6" x 6"	Top 3.5" x 5.25" LVL	800/1200	Yellow
	8'-0"	2.44	13,000	57.7	18,800	83.6				
	8'-6"	2.59	12,000	53.0	17,300	76.9				
	9'-0"	2.74	11,000	48.9	15,950	71.0				
	9'-6"	2.90	10,100	44.9	14,645	65.1				
WMC	10'-0"	3.05	9,375	41.7	13,600	60.5	2.5" x 2.5" Base 6" x 6"	Top 3.5" x 5.25" LVL	800/1200	Black
	7'-6"	2.29	16,000	71.1	23,200	103.2				
	8'-0"	2.44	15,500	68.9	22,475	100.0				
	8'-6"	2.59	14,000	62.3	20,300	90.3				
	9'-0"	2.74	13,000	57.8	18,850	83.9				
WMD	9'-6"	2.90	12,000	53.4	17,400	77.4	3" x 3" Base 6" x 6"	Top 6" x 7" LVL	1275/1900	Lime Green
	10'-0"	3.05	11,500	51.2	16,675	74.2				
	7'-6"	2.29	25,500	113.4	37,000	164.6				
	8'-0"	2.44	24,000	106.8	34,800	154.8				
	8'-6"	2.59	22,000	97.9	32,000	142.4				
WME	9'-0"	2.74	20,500	91.2	29,800	132.6	3" x 3" Base 6" x 6"	Top 6" x 8" LVL	1600/2320	Purple
	9'-6"	2.90	19,500	88.7	28,300	125.9				
	10'-0"	3.05	18,000	80.1	26,100	116.1				
	11'-0"	3.35	15,800	72.3	22,900	101.8				
	12'-0"	3.65	13,675	60.8	19,840	88.3				

MEDIUM DUTY SADDLE SERIES

Series	Maximum Height		Allowable Working Loads (Unfactored)		Limit States Design Values (Factored)		Column/ Base Plate	Saddle Head Dimensions (Adjustment Range 5.5")	Lateral Loading AWL/LSD	Label Colour Code
	Feet	Meters	Lbs	kN	Lbs	kN	Dimensions	In Matched Sets		
WS1	7'-5.5"	2.27	18,500	82.3	26,825	119.3	2.5" x 2.5" Base 6" x 6"	2 ply LVL 6" x 3.625" x 7.5"	925/1385	Light Blue
	8'-5.5"	2.58	16,000	71.2	23,200	103.2		3 ply LVL 6" x 5.375" x 6.1875"		
	9'-5.5"	2.88	13,500	60.1	19,575	87.1		4 ply DIM 6" x 6.25" x 6.125"		
	10'-5.5"	3.19	11,500	51.2	16,675	74.2		Flat Top 4" x 6"		
WS2	8'-5.5"	2.58	24,000	106.8	34,800	154.8	3" x 3" Base 6" x 6"	2 ply LVL 8" x 3.625" x 7.5"	1200/1800	Orange
	9'-5.5"	2.88	20,500	91.2	29,725	132.2		3 ply LVL 8" x 5.375" x 6.825"		
	10'-5.5"	3.19	18,000	80.1	26,100	116.1		4 ply DIM 8" x 6.25" x 6.125"		
	12'-5.5"	3.79	13,750	61.2	19,950	88.8		4 ply LVL 8" x 7.375" x 5.625" Flat Top 6" x 8"		
WS2.5	8'-5.5"	2.58	34,000	151.3	49,300	219.3	3" x 3" Base 8" x 8" 4 x 0.625" Ø for anchor bolts 1" in from each edge of plate to center of hole	2 ply LVL 8" x 3.625" x 7.5"	1700/2550	Blue Grey
	9'-5.5"	2.88	29,000	129.0	42,000	186.8		3 ply LVL 8" x 5.375" x 6.825"		
	10'-5.5"	3.19	25,000	111.2	36,250	161.3		4 ply DIM 8" x 6.25" x 6.125"		
	12'-5.5"	3.79	19,000	84.5	27,550	122.6		4 ply LVL 8" x 7.375" x 5.625"		
	14'-5.5"	4.40	14,750	65.6	21,390	95.0		Flat Top 6" x 8"		

HEAVY / SUPER DUTY SADDLE SERIES

Series	Maximum Height		Allowable Working Loads (Unfactored)		Limit States Design Values (Factored)		Column/ Base Plate	Saddle Head Dimensions (Adjustment Range 5.5")	Lateral Loading AWL/LSD	Label Colour Code
	Feet	Meters	Lbs	kN	Lbs	kN	Dimensions	In Matched Sets		
WS3	8'-5.5"	2.58	41,000	182.4	59,450	264.5	3" x 3" Base 8" x 8" 4 x 0.625" Ø for anchor bolts 1" in from each edge of plate to center of hole	2 ply LVL 13" x 3.625" x 6" 3 ply LVL 13" x 5.375" x 6" 4 ply DIM 13" x 6.375" x 6" 4 ply LVL 13" x 7.375" x 6" Flat Top 6" x 8"	2050/3075	Dark Blue
	9'-5.5"	2.88	35,500	157.9	51,475	229.0				
	10'-5.5"	3.19	30,500	135.7	44,225	196.7				
	12'-5.5"	3.79	23,000	102.3	33,350	148.4				
	14'-5.5"	4.4	18,000	80.1	26,100	116.1				
	16'-5.5"	5.02	14,000	62.3	20,300	90.3				
WS4	8'-5.5"	2.58	61,000	271.4	88,450	393.5	4" x 4" Base 8" x 8" 4 x 0.625" Ø for anchor bolts 1" in from each edge of plate to center of hole	2 ply LVL 13" x 3.625" x 6" 3 ply LVL 13" x 5.375" x 6" 4 ply DIM 13" x 6.375" x 6" 4 ply LVL 13" x 7.375" x 6" Flat Top 8" x 10"	3050/4575	Red
	9'-5.5"	2.88	55,500	246.9	80,500	358.1				
	10'-5.5"	3.19	50,000	222.4	72,500	322.5				
	12'-5.5"	3.79	40,500	180.2	58,750	261.3				
	14'-5.5"	4.4	33,000	146.8	47,850	212.9				
	16'-5.5"	5.02	27,000	120.1	39,150	174.2				
	20'-5.5"	6.24	18,500	82.3	26,825	119.3				
	24'-5.5"	7.45	13,500	60.1	19,575	87.1				
WS5	8'-5.5"	2.58	90,000	400.4	130,500	580.5	5" x 5" Base 10" x 10" 4 x 0.625" Ø for anchor bolts 1" in from each edge of plate to center of hole	2 ply LVL 13" x 3.625" x 6" 3 ply LVL 13" x 5.375" x 6" 4 ply DIM 13" x 6.375" x 6" 4 ply LVL 13" x 7.375" x 6" 5 ply LVL 13" x 9" x 6" Flat Top as required	4500/6750	Brown
	12'-5.5"	3.79	67,500	300.3	97,875	435.4				
	16'-5.5"	5.02	48,500	215.7	70,325	312.8				
	20'-5.5"	6.24	35,000	155.7	50,750	225.8				
	24'-5.5"	7.45	26,000	115.7	37,700	167.7				
	WS6	8'-5.5"	2.58	150,000	667.3	217,500				
12'-5.5"		3.79	124,500	553.8	180,525	803.0				
16'-5.5"		5.02	95,000	422.6	137,750	612.8				
20'-5.5"		6.24	72,000	320.3	104,400	464.4				
24'-5.5"		7.45	55,000	244.7	79,750	354.8				

FOOTING PAD REQUIREMENT(S) & SPECIFICATION(S):

Allowable Soil
Bearing Capacity:

25 Oct 2023

2900 lbs./ft² (2800 lbs./ft² factored)

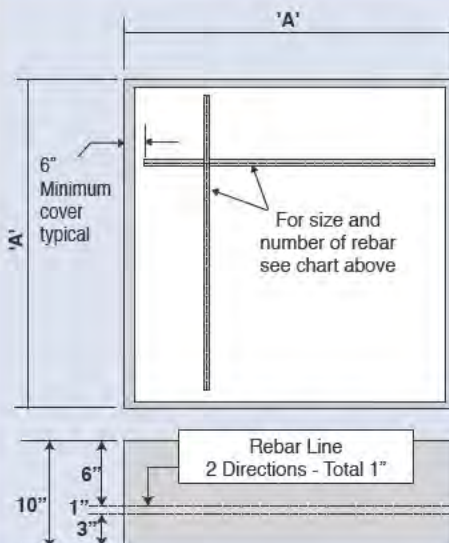
2500 lbs./ft² (3500 lbs./ft² factored)

3000 lbs./ft² (4200 lbs./ft² factored)

Maximum Footing Capacity

Footing Dimensions (L x W x D)	Number & Size of Rebar	Allowable Working Loads (Unfactored)		Limit State Design (Factored)		Allowable Working Loads (Unfactored)		Limit State Design (Factored)		Allowable Working Loads (Unfactored)		Limit State Design (Factored)	
		lbs	kN	lbs	kN	lbs	kN	lbs	kN	lbs	kN	lbs	kN
24" x 24" x 10"	4-10M E/W	7,500	33.36	10,700	47.60	9,500	42.26	13,500	60.05	11,500	51.15	16,300	72.51
30" x 30" x 10"	4-10M E/W	11,719	52.13	16,719	74.37	14,844	66.03	21,094	93.83	17,969	79.93	25,469	113.29
36" x 36" x 10"	5-10M E/W	16,875	75.06	24,075	107.09	21,375	95.08	30,375	135.11	25,875	115.10	36,675	163.14
42" x 42" x 10"	6-10M E/W	22,969	102.17	32,769	145.76	29,094	129.42	41,344	183.91	35,219	156.66	49,919	222.05
48" x 48" x 10"	7-10M E/W	30,000	133.45	42,800	190.38	38,000	169.03	54,000	240.20	46,000	204.62	65,200	290.02
54" x 54" x 11"	8-10M E/W	37,716	167.77	53,916	239.83	47,841	212.81	68,091	302.88	57,966	257.85	82,266	365.94
60" x 60" x 12"	10-10M E/W	46,250	205.73	66,250	294.69	58,750	261.33	83,750	372.54	71,250	316.94	101,250	450.38
66" x 66" x 12"	6-15M E/W	55,963	248.94	80,163	356.58	71,088	316.22	101,338	450.77	86,213	383.49	122,513	544.96
72" x 72" x 14"	7-15M E/W	65,700	292.25	94,500	420.36	83,700	372.32	119,700	532.45	101,700	452.38	144,900	644.55
78" x 78" x 14"	8-15M E/W	77,106	342.98	110,906	493.33	98,231	436.95	140,481	624.89	119,356	530.92	170,056	756.45
84" x 84" x 16"	9-15M E/W	88,200	392.33	127,400	566.70	112,700	501.31	161,700	719.28	137,200	610.30	196,000	871.85
90" x 90" x 16"	10-15M E/W	101,250	450.38	146,250	650.55	129,375	575.49	185,625	825.70	157,500	700.59	225,000	1000.85
96" x 96" x 18"	12-15M E/W	113,600	505.32	164,800	733.07	145,600	647.66	209,600	932.35	177,600	790.00	254,400	1131.63
102" x 102" x 18"	12-15M E/W	128,244	570.46	186,044	827.56	164,369	731.15	236,619	1052.53	200,494	891.84	287,194	1277.50
108" x 108" x 20"	14-15M E/W	141,750	630.54	206,550	918.78	182,250	810.69	263,250	1170.99	222,750	990.84	319,950	1423.21
114" x 114" x 20"	15-15M E/W	157,938	702.54	230,138	1023.70	203,063	903.27	293,313	1304.72	248,188	1104.00	356,488	1585.74

** The WESURE Support Systems suggested Footing design is designed for use with WESURE columns only. It is not compatible with other products.



Notes:

- Concrete to be a minimum of 3000p.s.i. (20Mpa), normal portland cement type 10 or type 50 as required, maximum 3/4" (20mm) aggregate, 3" (75MM) slump.
- All rebar to be tied at intersections. Follow position diagram.
- Footing meets or exceeds National and Alberta Building Code Section 9.
- Load to be applied in the middle of the pad. Eccentric loading will significantly reduce the capacity of the footing.
- Wesure Support Systems is not responsible for compliance or application of charts (charts supplied as information only).
- The minimum 254mm footing thickness is Government (code) mandated.
- The soil bearing load capacities have been adjusted to show the load on the columns alone. The total soil bearing capacity has been reduced by the self weight of the footing itself.
- Determine the footing size according to Load. You must verify soil bearing capacity with engineer testing.



Structural Support Systems

1-800-223-8806

www.wesure.com

WESURE™ is a registered trademark of Western Sulfur Remelters Ltd.

This information is accurate as of the date of publication. Please refer to www.wesure.com for the most current specifications.

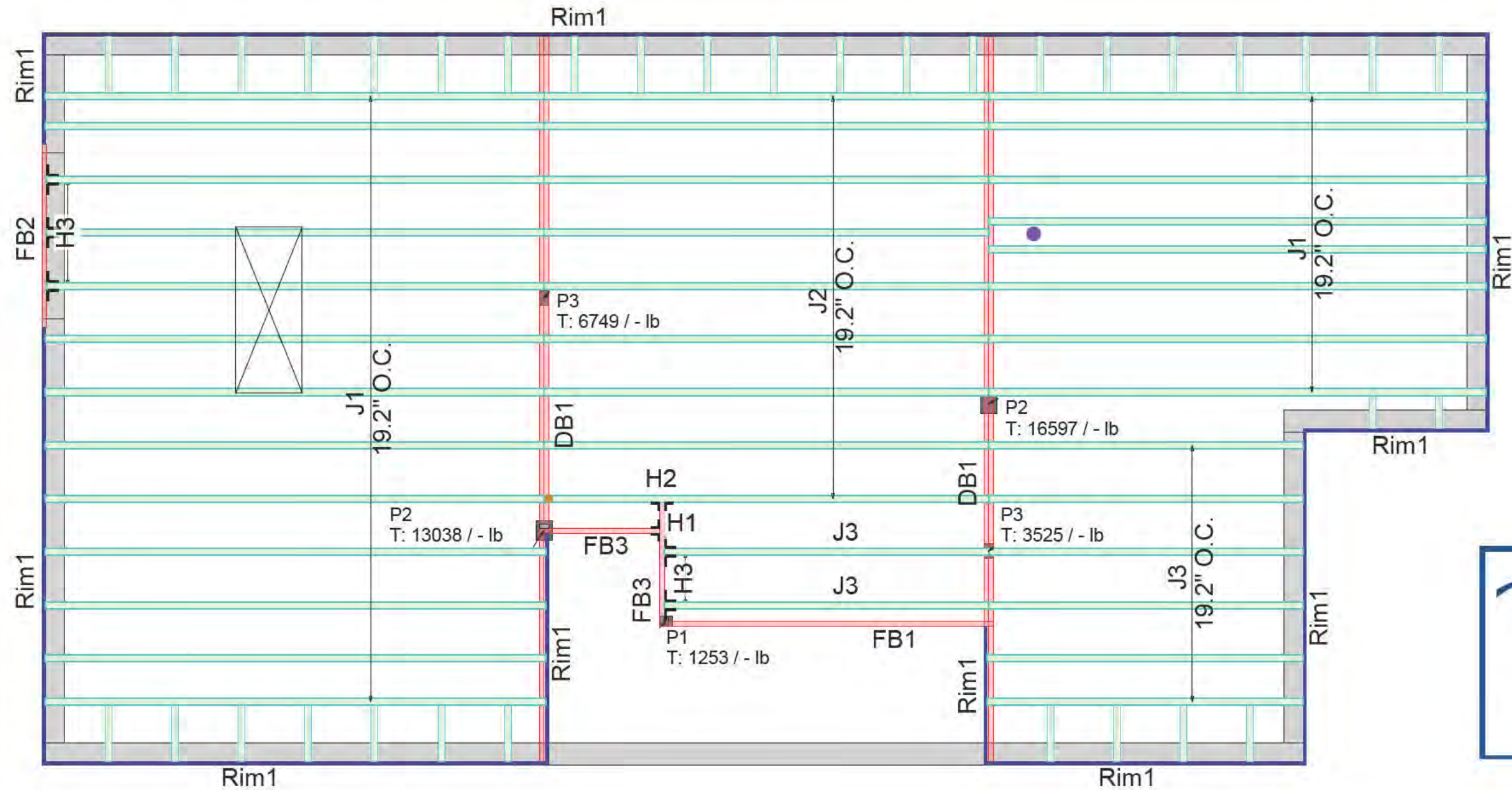
Printed October 2010



- GENERAL NOTES:**
1. All Floor Sheathing Shall be Glued and Nailed to Floor Joists and Girders
 2. Point Loads and Interior Bearing Walls From Above Shall be Solid Blocked (Squash Blocks) to Bearing Below (Supplied By Others)
 3. Rimboard Must be Placed Flush With the Edge of Top Plate, so 3/8" Wall Sheathing Can Run Past
 4. Joist on the Main Floor That are Parallel to Exposed Exterior Walls Require Solid Blocking @ 2' o/c
 5. Double Joists Require Web Fillers(Supplied By Others)
 6. Post Heights Are to be Adjusted On Site If Required
 7. All beams and headers not in the legend, are not designed or supplied by TWT
 8. PBO (Post By Others)
 9. All Load Bearing Cantilevers Require Solid Blocking Along Exterior Bearing Walls
 10. Minimum End Bearings for Joists Shall be 1-3/4" (Minimum Intermediate Bearing is 3-1/2")
 - 11.Refer to Installation Guide for all Construction Details
 - 12.If Design Assumptions Include Drywall Ceilings and Drywall is Not Being Used, 1x4 Strapping @ 24" o/c Must be Nailed to the Bottom Flange of All Joists
 - 13.An Extra Joist Will be Supplied to Allow For Plumbing Drops, Unless They Are Shown on the Layout. It is the Framer's Responsibility to Verify Plumbing Drop Locations
 - 14.WITHOUT PRE-AUTHORIZATION, BACK CHARGES WILL NOT BE ACCEPTED
 - 15.All Loads Shown on Layout are UNFACTORED



Main Floor Framing
Job Number:264764
Statement Builders
10206 Westwinds Drive
Morinville
Date:2023-09-27
Designer: Chad P.



BUILDING DOP D107
25 Oct 2023

Products				
PlotID	Length	Product	Plies	Net Qty
Bk1	2-00-00	11 7/8 PKI20	1	34
DB1	22-00-00	1 3/4" x 9 1/2" (1.8E 3000) WestFraser LVL	2	4
FB1	10-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
FB2	6-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
FB3	4-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	2
J1	16-00-00	11 7/8 PKI20	1	21
J2	14-00-00	11 7/8 PKI20	1	9
J3	10-00-00	11 7/8 PKI20	1	8
P2	10-00-00	Steel - WMD - 10'	1	2
P3	9-00-00	Steel - WMB -9'	1	2
Rim1	12-00-00	1 1/8" x 11 7/8" APA Rim Board Plus	1	11

Connector Summary						
PlotID	Qty	Manuf	Product	Supported Mbr Fasteners	Top Nails	Supporting Mbr Fasteners
H1	1	MiTek	HUS179	10- 16d	-	30- 16d
H2	1	MiTek	HUS179	-	-	-
H3	5	MiTek	IHFL25112	-	-	10- 10d

DESIGN ASSUMPTIONS

Loads (Un-Factored):
T/C Live: 40.0 lb/ft²
T/C Dead: 15.0 lb/ft²
Deflection Criteria:
L/480,000 Live L/240,000 Total
Building Code: NBCC 2015

Canadian Vibration Criteria
Sheathing: 23/32 OSB
Ceiling: None
Blocking: None

Building Type: Residential - HSB (NBCC Part 9)

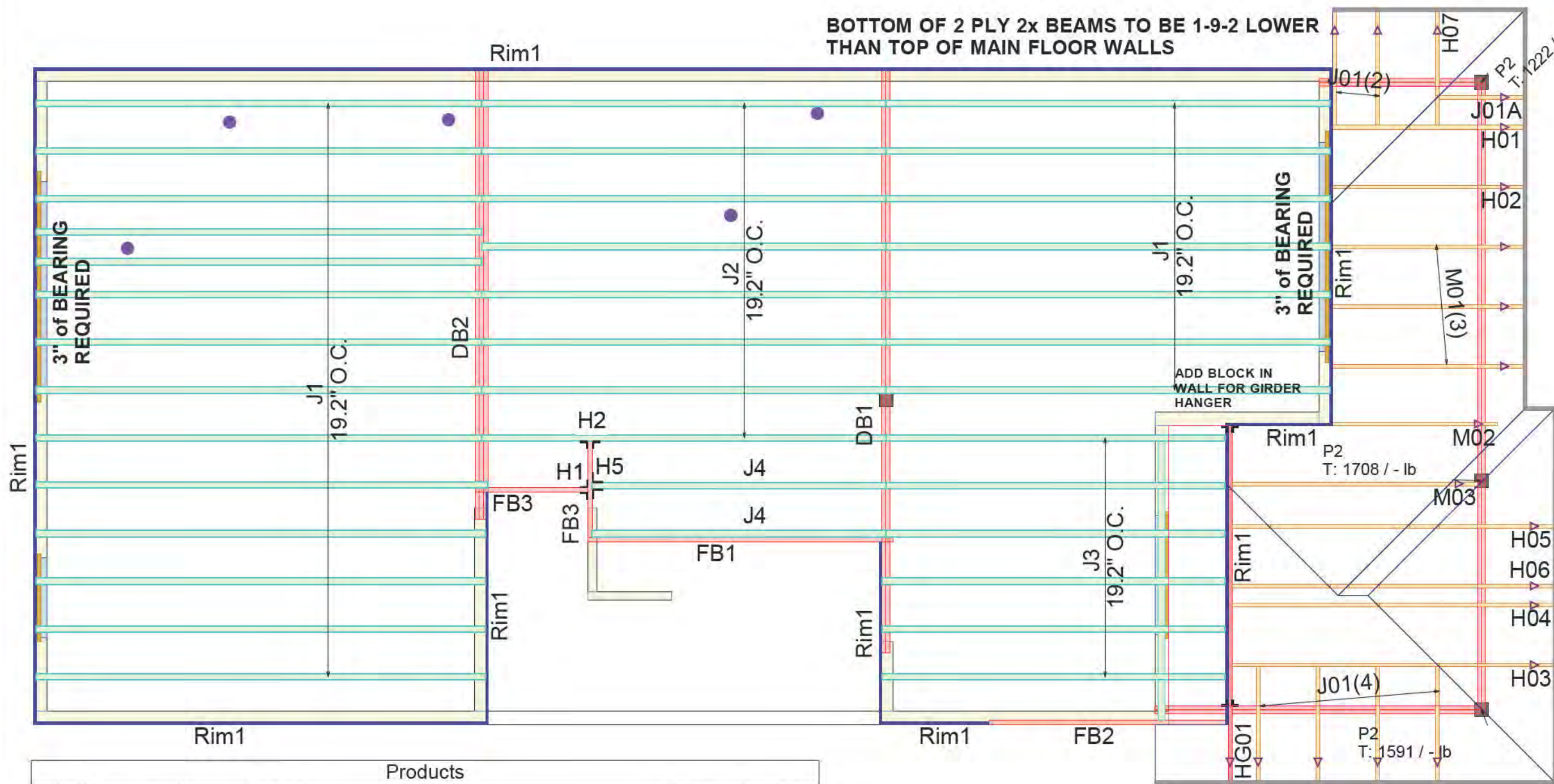


- GENERAL NOTES:**
1. All Floor Sheathing Shall be Glued and Nailed to Floor Joists and Girders
 2. Point Loads and Interior Bearing Walls From Above Shall be Solid Blocked (Squash Blocks) to Bearing Below (Supplied By Others)
 3. Rimboard Must be Placed Flush With the Edge of Top Plate, so 3/8" Wall Sheathing Can Run Past
 4. Joist on the Main Floor That are Parallel to Exposed Exterior Walls Require Solid Blocking @ 2' o/c
 5. Double Joists Require Web Fillers(Supplied By Others)
 6. Post Heights Are to be Adjusted On Site If Required
 7. All beams and headers not in the legend, are not designed or supplied by TWT
 8. PBO (Post By Others)
 9. All Load Bearing Cantilevers Require Solid Blocking Along Exterior Bearing Walls
 10. Minimum End Bearings for Joists Shall be 1-3/4" (Minimum Intermediate Bearing is 3-1/2")
 11. Refer to Installation Guide for all Construction Details
 12. If Design Assumptions Include Drywall Ceilings and Drywall is Not Being Used, 1x4 Strapping @ 24" o/c Must be Nailed to the Bottom Flange of All Joists
 13. An Extra Joist Will be Supplied to Allow For Plumbing Drops, Unless They Are Shown on the Layout. It is the Framers Responsibility to Verify Plumbing Drop Locations
 14. WITHOUT PRE-AUTHORIZATION, BACK CHARGES WILL NOT BE ACCEPTED
 15. All Loads Shown on Layout are UNFACTORED



Second Floor Framing
Job Number: 264764
Statement Builders
10206 Westwinds Drive
Morinville
Date: 2023-09-27
Designer: Chad P.

BOTTOM OF 2 PLY 2x BEAMS TO BE 1-9-2 LOWER THAN TOP OF MAIN FLOOR WALLS



Products				
PlotID	Length	Product	Plies	Net Qty
Bk2	2-00-00	11 7/8 PKI20	1	6
DB1	20-00-00	1 3/4" x 9 1/2" (1.8E 3000) WestFraser LVL	2	2
DB2	16-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	3	3
FB1	11-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
FB2	8-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	1
FB3	4-00-00	1 3/4" x 11 7/8" (1.8E 3000) WestFraser LVL	1	2
J1	16-00-00	11 7/8 PKI20	1	21
J2	14-00-00	11 7/8 PKI20	1	8
J3	12-00-00	11 7/8 PKI20	1	6
J4	10-00-00	11 7/8 PKI20	1	2
P1	9-00-00	Post By Others	1	1
P2	8-00-00	Post By Others	1	3
Rim1	12-00-00	1 1/8" x 11 7/8" APA Rim Board Plus	1	11

Connector Summary							
PlotID	Qty	Manuf	Product	Supported Mbr Fasteners	Top Nails	Supporting Mbr Fasteners	
H1	1	MiTek	HUS179	10- 16d	-	30- 16d	
H2	1	MiTek	HUS179	-	-	-	
H5	1	MiTek	IHFL25112	-	-	10- 10d	

Truss Connector Total List		
Manuf	Product	Qty
MiTek	HUS26	2

the inspections group inc.

BUILDING DOP D107
25 Oct 2023

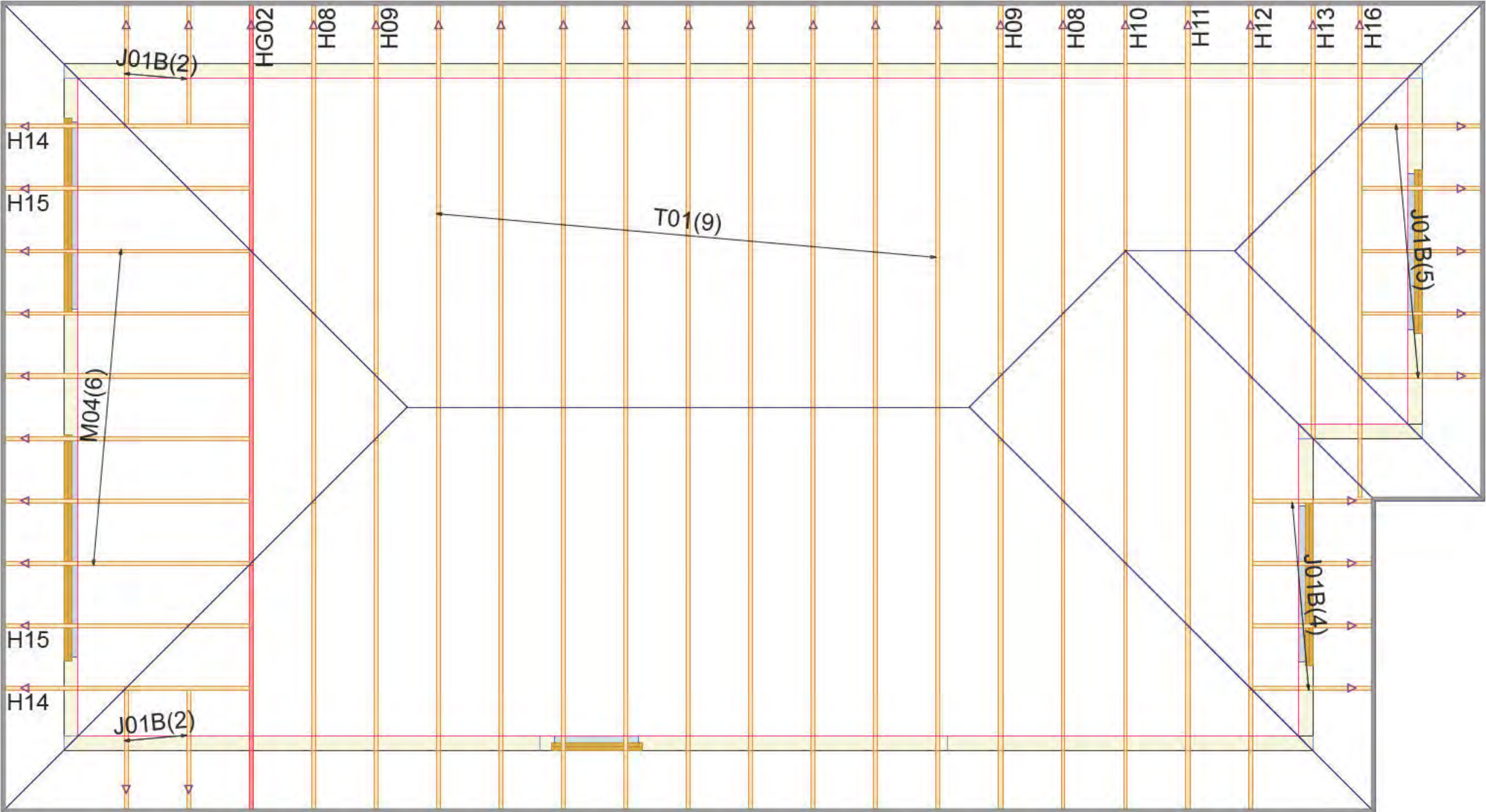
DESIGN ASSUMPTIONS

Loads (Un-Factored):
T/C Live: 40.0 lb/ft²
T/C Dead: 15.0 lb/ft²

Deflection Criteria:
L/480,000 Live L/240,000 Total
Building Code: NBCC 2015

Building Type: Residential - HSB (NBCC Part 9)

Canadian Vibration Criteria
Sheathing: 23/32 OSB
Ceiling: None
Blocking: None



TIMBER WOLF TRUSS WILL NOT ACCEPT ANY BACK CHARGES WITHOUT PRE-AUTHORIZATION AND P.O.#

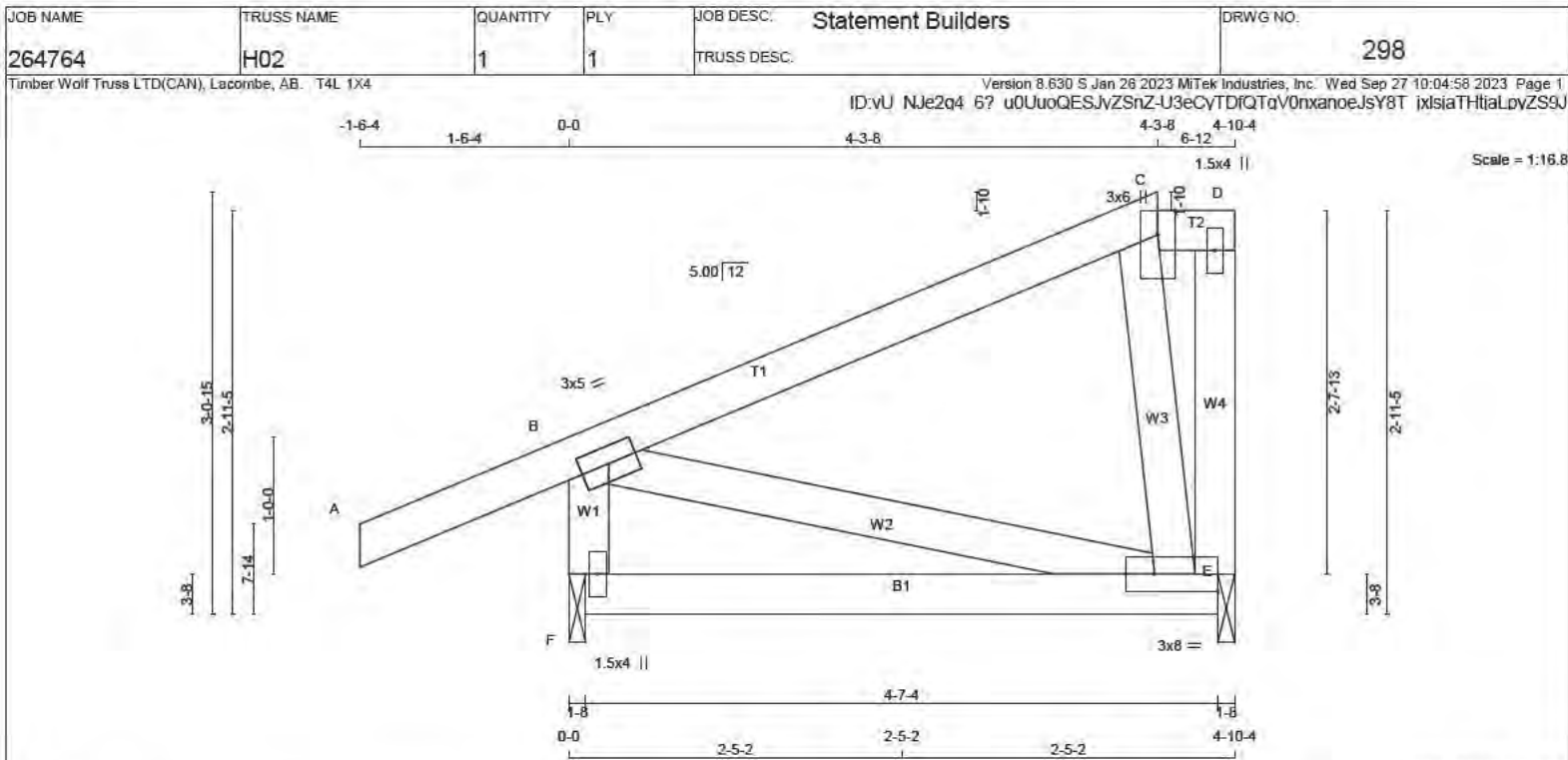
DENOTES LEFT END OF TRUSS



Roof Area: 1548 ft²
Ridge Lines: 22.5
Valley Lines: 21 ft
Hip Lines: 122 ft
Horizontal OH: 196 ft
Raked OH: 11 ft

Roof Framing
Job Number: 264764
Statement Builders
10206 Westwinds Drive
Morinville
Date: 2023-09-27
Designer: Chad P.





LUMBER

N. L. G. A. RULES

CHORDS	SIZE	LUMBER	DESCR.
A - C	2x4	DRY No.2	SPF
C - D	2x4	DRY No.2	SPF
E - D	2x4	DRY No.2	SPF
F - B	2x4	DRY No.2	SPF
F - E	2x4	DRY No.2	SPF
ALL WEBS	2x4	DRY No.2	SPF

DRY: SEASONED LUMBER.

PLATES (table is in inches)

JT	TYPE	PLATES	W	LEN	Y	X
B	TMVW-t	MT20	3.0	5.0		
C	TTW+p	MT20	3.0	6.0	Edge	
D	TMV+p	MT20	1.5	4.0		
E	BMVWW1-t	MT20	3.0	8.0	1.50	Edge
F	BMV1+p	MT20	1.5	4.0		

Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS

	FACTORED GROSS REACTION	MAXIMUM FACTORED GROSS REACTION	INPUT BRG	REQD BRG
JT	VERT	HORZ	DOWN	HORZ
E	235	0	235	0
F	360	0	360	0

UNFACTORED REACTIONS							
1ST LCASE		MAX./MIN. COMPONENT REACTIONS					
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
E	185	116 / 0	0 / 0	0 / 0	0 / 0	49 / 0	0 / 0
F	250	192 / 0	0 / 0	0 / 0	0 / 0	58 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) E, F

BRACING
TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

LOADING

TOTAL LOAD CASES: (4)

CHORDS					WEBS				
MAX. FACTORED		FACTORED			MAX. FACTORED				
MEMB.	FORCE	VERT. LOAD	LC1 MAX	MAX.	MEMB.	FORCE	MAX		
	(LBS)	(PLF)	CSI (LC)	UNBRAC		(LBS)	CSI (LC)		
FR-TO		FROM TO		LENGTH	FR-TO				
A-B	0 / 24	-79.2	-79.2	0.14 (1)	10.00	B-E	0 / 38	0.01 (1)	
B-C	-40 / 0	-79.2	-79.2	0.25 (1)	6.25	C-E	-181 / 0	0.02 (1)	
C-D	0 / 0	-79.2	-79.2	0.00 (1)	10.00				
E-D	-22 / 0	0.0	0.0	0.00 (1)	7.81				
F-B	-317 / 0	0.0	0.0	0.03 (1)	7.81				
F-E	0 / 0	-17.5	-17.5	0.12 (4)	10.00				

DESIGN CRITERIA

SPECIFIED LOADS:
TOP CH. LL = 23.9 PSF
DL = 3.0 PSF
BOT CH. LL = 0.0 PSF
DL = 7.0 PSF
TOTAL LOAD = 33.9 PSF

SPACING = 24.0 IN./C

LOADING IN FLAT SECTION BASED ON A SLOPE OF 2.00/12 MINIMUM

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2015

THIS DESIGN COMPLIES WITH:
- PART 9 OF CBC 2018, NBC-2018AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 088-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(TL)= L/360 (0.19")
CALCULATED VERT. DEFL.(TL)= L/ 999 (0.02")

CSI: TC=0.25/1.00 (B-C-1), BC=0.12/1.00 (E-F-4), WB=0.02/1.00 (C-E-1), SSI=0.12/1.00 (B-C-1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS= 1.10

COMPANION LIVE LOAD FACTOR = 1.00

AUTOSOLVE RIGHT HEEL ONLY

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES

PLATE	GRIP(DRY) (PSI)	SHEAR (PLI)	SECTION (PLI)
MT20	650	371	1747 788 1987 1873

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.40 (E) (INPUT = 0.90)

JSI METAL= 0.07 (E) (INPUT = 1.00)



Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4 Version 8.630 S Jan 26 2023 MiTek Industries, Inc. Wed Sep 27 10:04:59 2023 Page 1



TOTAL WEIGHT = 36 lb

1) C1: A SUITABLE HANGER/MECHANICAL CONNECTION IS REQUIRED.

JSI GRIP= 0.64 (B) (INPUT = 0.90)
JSI METAL= 0.11 (B) (INPUT = 1.00)

Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4

Version 8.630 S Jan 26 2023 MiTek Industries, Inc. Wed Sep 27 10:05:00 2023 Page 1



TOTAL WEIGHT = 38 lb

Edge - INDICATES REFERENCE CORNER OF PLATE
TOUCHES EDGE OF CHORD.

CHORDS				WEBS				
MAX. FACTORED		FACTORED		MAX. FACTORED				
MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	LC1 MAX. CSI (LC)	MAX. UNBRAC LENGTH	MEMB.	FORCE (LBS)	MAX. CSI (LC)	
FR-TO		FROM TO			FR-TO			
A-B	0 / 39	-79.2	-79.2	0.36 (1)	10.00	F-C	-147 / 13	0.02 (1)
B-C	-290 / 0	-79.2	-79.2	0.36 (1)	6.25	F-D	0 / 282	0.05 (1)
C-D	-250 / 0	-79.2	-79.2	0.33 (1)	6.25	B-F	0 / 265	0.04 (1)
E-D	-329 / 0	0.0	0.0	0.05 (1)	7.81			
G-B	-619 / 0	0.0	0.0	0.07 (1)	7.81			
G-F	0 / 0	-17.5	-17.5	0.10 (4)	10.00			
F-E	0 / 0	-17.5	-17.5	0.10 (4)	10.00			

JSI GRIP= 0.58 (B) (INPUT = 0.90)
JSI METAL= 0.12 (B) (INPUT = 1.00)

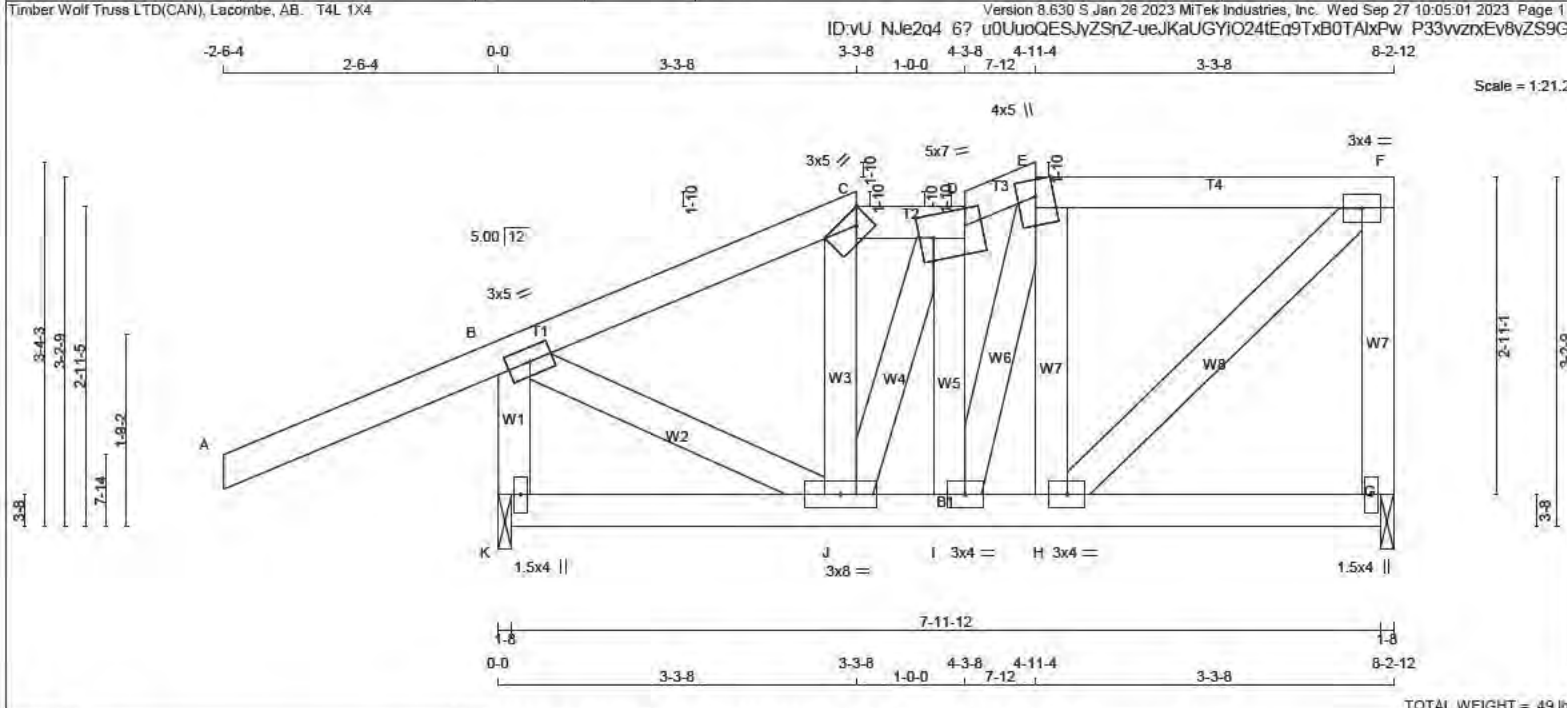


Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4

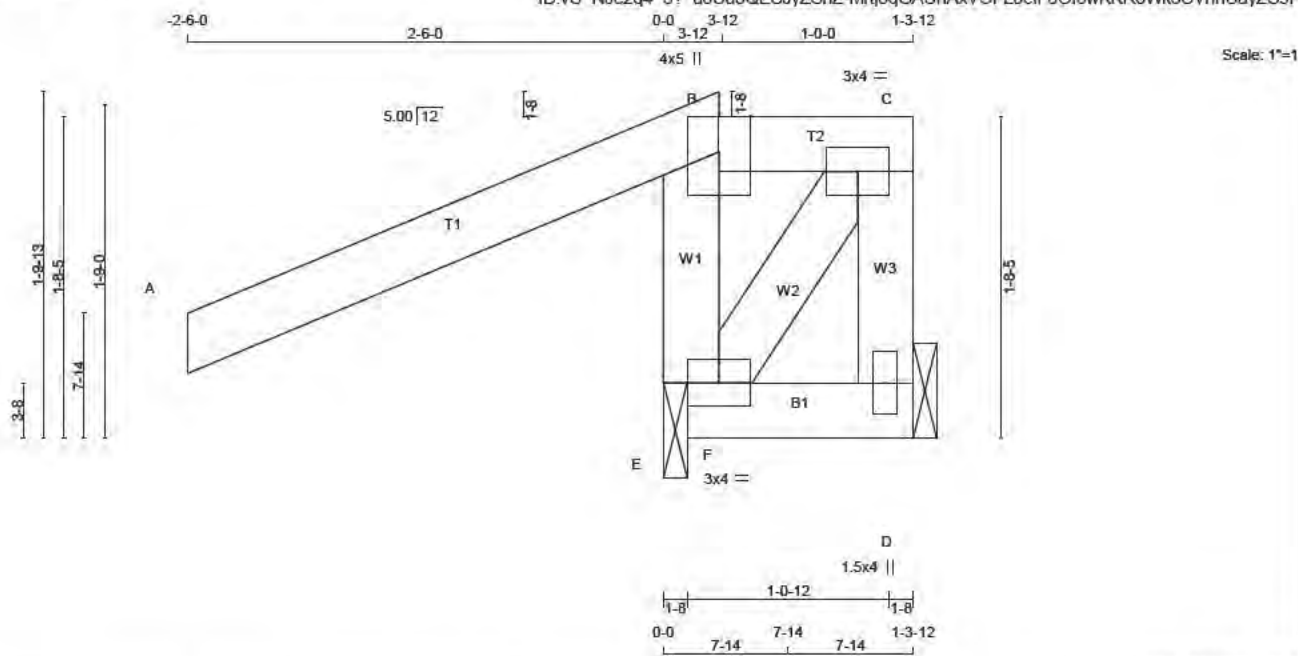


JSI GRIP= 0.60 (G) (INPUT = 0.90)
JSI METAL= 0.10 (G) (INPUT = 1.00)





LUMBER N. L. G. A. RULES CHORDS SIZE LUMBER DESCR.					DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER BEARINGS										DESIGN CRITERIA			
A - C	2x4	DRY	No.2	SPF	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG		REQRD BRG		SPECIFIED LOADS:					
C - D	2x4	DRY	No.2	SPF	JT	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX	TOP CH. LL = 23.9 PSF					
D - E	2x4	DRY	No.2	SPF	G	366	0	366	0	0	1-8	1-8	DL = 3.0 PSF					
E - F	2x4	DRY	No.2	SPF	K	634	0	634	0	0	1-8	1-8	BOT CH. LL = 0.0 PSF					
G - F	2x4	DRY	No.2	SPF									DL = 7.0 PSF					
K - B	2x4	DRY	No.2	SPF									TOTAL LOAD = 33.9 PSF					
K - G	2x4	DRY	No.2	SPF														
ALL WEBS 2x4 DRY No.2 SPF					UNFACTORED REACTIONS										SPACING = 24.0 IN. C/C			
DRY: SEASONED LUMBER.					1ST LCASE MAX./MIN. COMPONENT REACTIONS													
					JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL						
					G	257	178 / 0	0 / 0	0 / 0	0 / 0	80 / 0	0 / 0						
					K	440	339 / 0	0 / 0	0 / 0	0 / 0	100 / 0	0 / 0						
					BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) G, K													
					BRACING													
					TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.													
					MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.													
					ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.													
					LOADING													
					TOTAL LOAD CASES: (4)													
					CHORDS WEBS													
					MAX. FACTORED		FACTORED		MAX. UNBRACED		MAX. FACTORED							
					MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	MAX. CSI (LC)	MEMB.	FORCE (LBS)	MAX. CSI (LC)							
					FR-TO		FROM TO		FR-TO									
					A-B	0 / 39	-79.2 -79.2	0.36 (1)	10.00	J-C	0 / 24	0.01 (4)						
					B-C	-279 / 0	-79.2 -79.2	0.36 (1)	6.25	J-D	-43 / 9	0.01 (1)						
					C-D	-232 / 0	-79.2 -79.2	0.01 (1)	6.25	I-D	-132 / 0	0.02 (1)						
					D-E	-277 / 0	-79.2 -79.2	0.01 (1)	6.25	H-E	-136 / 0	0.02 (1)						
					E-F	-225 / 0	-79.2 -79.2	0.15 (1)	6.25	H-F	0 / 307	0.05 (1)						
					G-F	-344 / 0	0.0 0.0	0.06 (1)	7.81	B-J	0 / 254	0.04 (1)						
					K-B	-610 / 0	0.0 0.0	0.07 (1)	7.81	I-E	0 / 94	0.02 (1)						
					K-J	0 / 0	-17.5 -17.5	0.04 (4)	10.00									
					J-I	0 / 249	-17.5 -17.5	0.06 (1)	10.00									
					I-H	0 / 232	-17.5 -17.5	0.06 (1)	10.00									
					H-G	0 / 0	-17.5 -17.5	0.04 (4)	10.00									
					Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.													
					CS: TC=0.36/1.00 (A-B-1), BC=0.06/1.00 (H-I-1), WB=0.05/1.00 (F-H-1), SSI=0.15/1.00 (B-C-1)													
					DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10 COMP=1.10 SHEAR=1.10 TENS= 1.10													
					COMPANION LIVE LOAD FACTOR = 1.00													
					AUTOSOLVE RIGHT HEEL ONLY													
					TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.													
					NAIL VALUES													
					PLATE GRIP(DRY) SHEAR SECTION (PSI) (PLI) (PLI)													



LUMBER N. L. G. A. RULES CHORDS SIZE LUMBER DESCR.									
A - B	2x4	DRY	No.2	SPF					
B - C	2x4	DRY	No.2	SPF					
D - C	2x4	DRY	No.2	SPF					
E - B	2x4	DRY	No.2	SPF					
E - D	2x4	DRY	No.2	SPF					
ALL WEBS	2x4	DRY	No.2	SPF					
DRY: SEASONED LUMBER.									
 PLATES (table is in inches)									
JT	TYPE	PLATES	W	LEN	Y	X			
B	TTV+p	MT20	4.0	5.0	Edge				
C	TMVW-t	MT20	3.0	4.0					
D	BMV1+p	MT20	1.5	4.0					
E	BMVW1-t	MT20	3.0	4.0					
Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.									

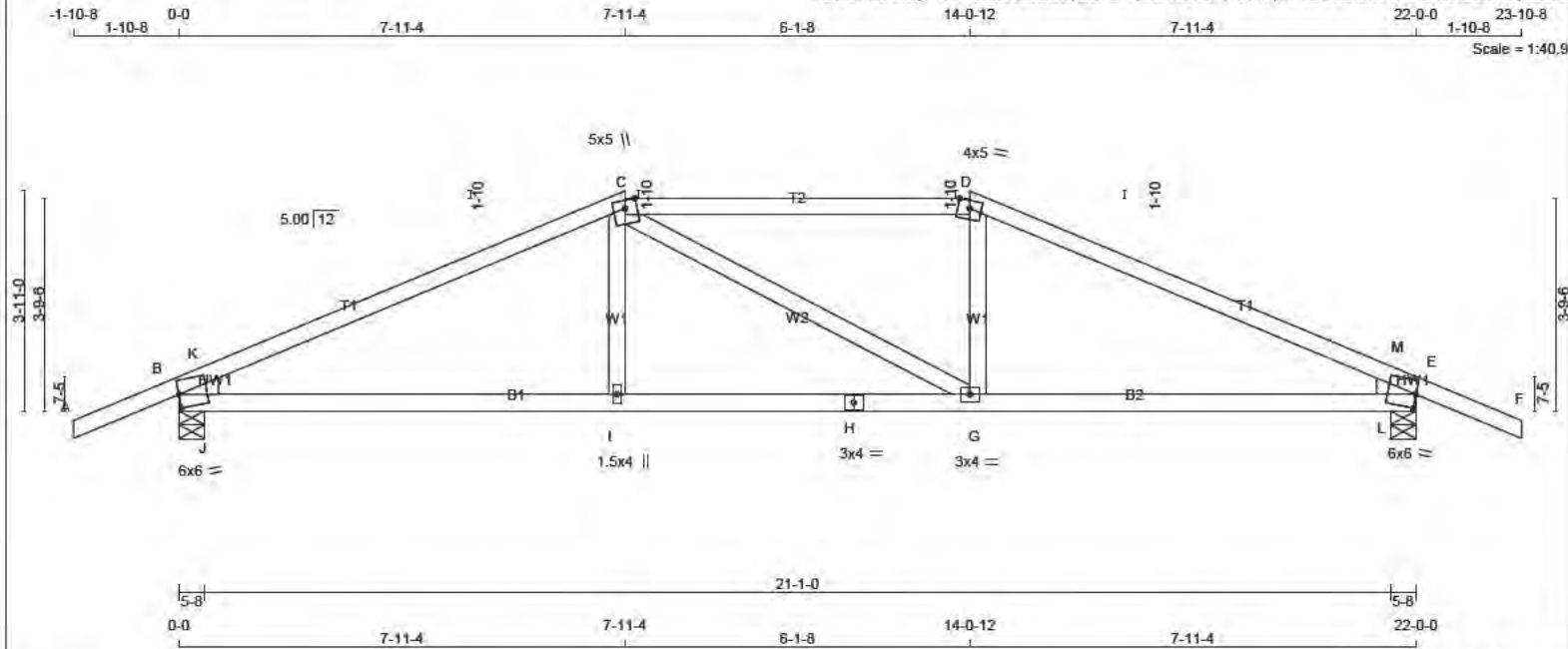
DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER									
BEARINGS									
	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG	REQRD BRG			
JT	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX		
D	110	0	110	0	0	1-8	1-8		
E	215	0	215	0	0	1-8	1-8		
SEE MITEK STANDARD DETAIL MSD2015-H FOR CONNECTION TO JOINT(S) D									
UNFACTORED REACTIONS									
	1ST LCASE	MAX./MIN. COMPONENT REACTIONS							
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL		
D	76	60 / 0	0 / 0	0 / 0	0 / 0	16 / 0	0 / 0		
E	147	125 / 0	0 / 0	0 / 0	0 / 0	22 / 0	0 / 0		
BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) E									
BRACING									
TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.									
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.									
ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.									
LOADING									
TOTAL LOAD CASES: (9)									
	CHORDS MAX. FACTORED		FACTORED		WEBS MAX. FACTORED				
MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	MAX. LC1	MAX. LC2	MEMB.	FORCE (LBS)	MAX. LC1	MAX. LC2	
FR-TO		FROM TO			FR-TO				
A-B	0 / 42	-79.2	-79.2	0.44 (1)	10.00	E-C	0 / 76	0.01 (1)	
B-C	-52 / 0	-79.2	-79.2	0.01 (1)	6.25				
D-C	-99 / 0	0.0	0.0	0.01 (1)	7.81				
E-B	-264 / 0	0.0	0.0	0.03 (1)	7.81				
E-F	0 / 0	-17.5	-17.5	0.01 (4)	10.00				
F-D	0 / 0	-17.5	-17.5	0.01 (4)	10.00				
FACTORED CONCENTRATED LOADS (LBS)									
JT	LOC.	LC1	MAX-	MAX+	FACE	DIR.	TYPE	HEEL	CONN.
B	3-8	4	1	125	BACK	VERT	TOTAL	---	C1
F	4-8	1	1	17	BACK	VERT	TOTAL	---	C1
CONNECTION REQUIREMENTS									
1) C1: A SUITABLE HANGER/MECHANICAL CONNECTION IS REQUIRED.									
CANTILEVER ANALYSIS HAS BEEN CONSIDERED IN THIS DESIGN									
PATTERN-LOADING CHECK APPLIED TO THIS TRUSS.									

DESIGN CRITERIA				
SPECIFIED LOADS:				
TOP CH.	LL	=	23.9	PSF
	DL	=	3.0	PSF
BOT CH.	LL	=	0.0	PSF
	DL	=	7.0	PSF
TOTAL LOAD	=	33.9	PSF	
SPACING = 24.0 IN. C/C				
LOADING IN FLAT SECTION BASED ON A SLOPE OF 2.00/12 MINIMUM				
THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2015				
THIS DESIGN COMPLIES WITH:				
- PART 9 OF BCBC 2018, NBC-2018AE				
- PART 9 OF OBC 2012 (2019 AMENDMENT)				
- CSA 088-14				
- TPIC 2014				
(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD				
ALLOWABLE DEFL.(LL)= L/360 (0.19")				
CALCULATED VERT. DEFL.(LL) = L/999 (0.00")				
ALLOWABLE DEFL.(TL)= L/360 (0.19")				
CALCULATED VERT. DEFL.(TL) = L/999 (0.00")				
CSI: TC=0.44/1.00 (A-B:1), BC=0.01/1.00 (D-E:4), WB=0.01/1.00 (C-E:1), SS=0.16/1.00 (A-B:1)				
DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10				
COMP=1.10 SHEAR=1.10 TENS=1.10				
COMPANION LIVE LOAD FACTOR = 1.00				
AUTOSOLVE RIGHT HEEL ONLY				
TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.				
NAIL VALUES				
PLATE	GRIP(DRY)	SHEAR	SECTION	
	(PSI)	(PLI)	(PLI)	
	MAX MIN	MAX MIN	MAX MIN	
MT20	650 371	1747 788	1987 1873	

JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC:	Statement Builders	DRWG NO.
264764	H08	2	1	TRUSS DESC:		304

Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4

Version 8.630 S Jan 28 2023 MiTek Industries, Inc. Wed Sep 27 10:05:03 2023 Page 1
ID:vU NJe2q4 6? u0UuoQESJyZSnZ-r1R5?AHoF?Io7YqXaLDUzbrDnka3XzICR8QL00yZSS9E



TOTAL WEIGHT = 2 X 74 = 147 lb
(MIF)

LUMBER			
N. L. G. A. RULES	CHORDS	SIZE	LUMBER
A - C	2x4	DRY	No.2
C - D	2x4	DRY	No.2
D - F	2x4	DRY	No.2
B - H	2x4	DRY	No.2
H - E	2x4	DRY	No.2
ALL WEBS	2x4	DRY	No.2
SPF			
DRY: SEASONED LUMBER.			

PLATES (table is in inches)					
JT	TYPE	PLATES	W	LEN	Y X
B	TMBMH1-m	MT20	6.0	6.0	3.00
C	TTWW+m	MT20	5.0	5.0	Edge
D	TTWW-m	MT20	4.0	5.0	Edge
E	TMBMH1-m	MT20	6.0	6.0	3.00
G	BMWW-t	MT20	3.0	4.0	
H	BS-t	MT20	3.0	4.0	
I	BMWW-w	MT20	1.5	4.0	

Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS		FACTORED	MAXIMUM FACTORED	INPUT	REQD
JT	VERT	GROSS REACTION	GROSS REACTION	BRG	HEEL
B	1217	0	1217	0	2x4 L
E	1217	0	1217	0	2x4 R

UNFACTORED REACTIONS

1ST LCASE	MAX/MIN. COMPONENT REACTIONS						
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
B	850	618 / 0	0 / 0	0 / 0	0 / 0	232 / 0	0 / 0
E	850	618 / 0	0 / 0	0 / 0	0 / 0	232 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) B, E

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 4.35 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

LOADING

TOTAL LOAD CASES: (4)

CHORDS		FACTORED		WEBS		FACTORED	
MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	MAX. CS1 (LC)	MEMB.	FORCE (LBS)	MAX. CS1 (LC)	
FR-TO		FROM	TO	FR-TO			
A-B	0 / 19	-79.2	-79.2 0.20 (1)	10.00	I-C	0 / 147	0.03 (4)
B-K	-1706 / 0	-79.2	-79.2 0.41 (1)	4.62	C-G	0 / 0	0.00 (1)
K-C	-1696 / 0	-79.2	-79.2 0.63 (1)	4.35	G-D	0 / 147	0.03 (4)
C-D	-1547 / 0	-79.2	-79.2 0.42 (1)	4.82	J-K	-140 / 180	0.00 (1)
D-M	-1696 / 0	-79.2	-79.2 0.63 (1)	4.35	L-M	-140 / 180	0.00 (1)
M-E	-1706 / 0	-79.2	-79.2 0.41 (1)	4.62			
E-F	0 / 19	-79.2	-79.2 0.20 (1)	10.00			
B-J	0 / 1553	-17.5	-17.5 0.38 (1)	10.00			
J-I	0 / 1553	-17.5	-17.5 0.43 (1)	10.00			
I-H	0 / 1547	-17.5	-17.5 0.39 (1)	10.00			
H-G	0 / 1547	-17.5	-17.5 0.39 (1)	10.00			
G-L	0 / 1554	-17.5	-17.5 0.43 (1)	10.00			
L-E	0 / 1554	-17.5	-17.5 0.38 (1)	10.00			

DESIGN CRITERIA

SPECIFIED LOADS:
TOP CH. LL = 23.9 PSF
DL = 3.0 PSF
BOT CH. LL = 0.0 PSF
DL = 7.0 PSF
TOTAL LOAD = 33.9 PSF

SPACING = 24.0 IN. C/C

LOADING IN FLAT SECTION BASED ON A SLOPE OF 2.00/12 MINIMUM

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2015

THIS DESIGN COMPLIES WITH:
- PART 9 OF BCBC 2018, NBC-2018AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.73")
CALCULATED VERT. DEFL.(LL) = L/999 (0.09")
ALLOWABLE DEFL.(TL)= L/360 (0.73")
CALCULATED VERT. DEFL.(TL) = L/999 (0.18")

CS1: TC=0.63/1.00 (C-K:1), BC=0.43/1.00 (L-J:1), WB=0.03/1.00 (D-G:4), SS1=0.39/1.00 (E-M:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS=1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES
PLATE GRIP(DRY) SHEAR SECTION (PSI) (PLI) (PLI)
MAX MIN MAX MIN MAX MIN
MT20 650 371 1747 788 1987 1873

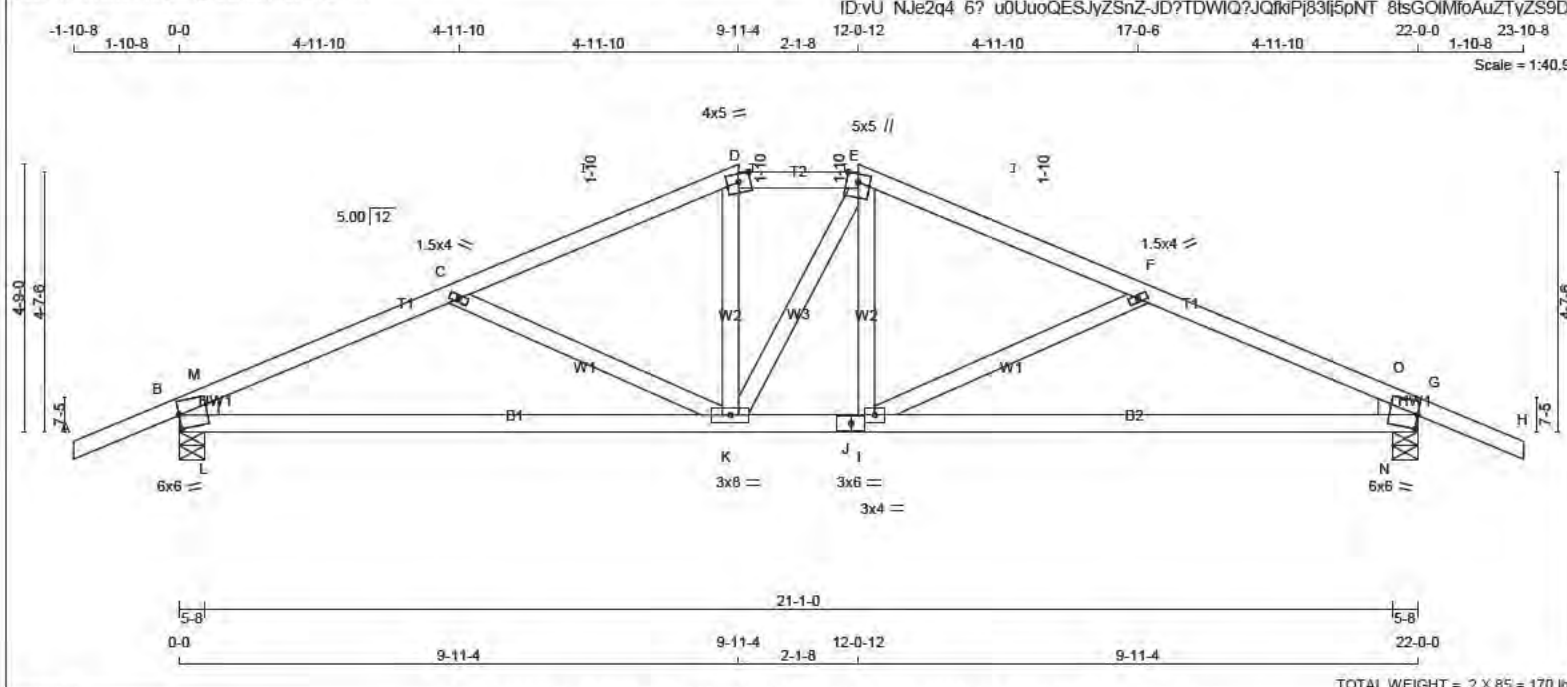
PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.81 (E) (INPUT = 0.90)
JSI METAL= 0.49 (H) (INPUT = 1.00)



BUILDING DOP D107
25 Oct 2023



LUMBER				DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER										DESIGN CRITERIA			
N. L. G. A. RULES														SPECIFIED LOADS:			
CHORDS														TOP CH. LL = 23.9 PSF			
SIZE														DL = 3.0 PSF			
A - D	2x4	DRY	No.2	SPF	FACTORED		MAXIMUM FACTORED		INPUT		REQD		BOT CH. LL = 0.0 PSF				
D - E	2x4	DRY	No.2	SPF	GROSS REACTION		GROSS REACTION		BRG		BRG		DL = 7.0 PSF				
E - H	2x4	DRY	No.2	SPF	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX		TOTAL LOAD = 33.9 PSF				
B - J	2x4	DRY	No.2	SPF	JT		1217	0	0	5-8	5-8		2x4 L				
J - G	2x4	DRY	No.2	SPF	G		1217	0	0	5-8	5-8		2x4 R				
ALL WEBS 2x4 DRY				No.2	SPF											SPACING = 24.0 IN. C/C	
DRY: SEASONED LUMBER.																	
				UNFACTORED REACTIONS													
				1ST CASE MAY MIN. COMPONENT REACTIONS													

1ST CASE							MAX./MIN. COMPONENT REACTIONS			
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL			
B	850	618 / 0	0 / 0	0 / 0	0 / 0	232 / 0	0 / 0			
G	850	618 / 0	0 / 0	0 / 0	0 / 0	232 / 0	0 / 0			

LOADING IN PLATE SECTION BASED ON A SLOPE OF 2.00/12 MINIMUM

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2015

THIS DESIGN COMPLIES WITH:
- PART 9 OF CBC 2018 , NBC-2018AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.73")
CALCULATED VERT. DEFL.(LL) = L/ 999 (0.10")
ALLOWABLE DEFL.(TL)= L/360 (0.73")
CALCULATED VERT. DEFL.(TL) = L/ 999 (0.17")

CSI: TC=0.28/1.00 (C-D:1), BC=0.52/1.00 (G-N:1),
WB=0.17/1.00 (F-I:1), SSI=0.29/1.00 (G-N:4)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS= 1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT .

NAIL VALUES
PLATE GRIP(DRY) SHEAR SECTION
(PSI) (PLI) (PLI)
MAX MIN MAX MIN MAX MIN
MT20 850 371 1747 788 1987 1873

PLATE PLACEMENT TOL. = 0.250 inches

CHORDS												WEBS											
MAX. FACTORED						FACTORED						MAX. FACTORED											
MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	LC1	MAX. CSI (LC)	MAX. UNBRAC	MEMB.	FORCE (LBS)	MAX. CSI (LC)															
FR-TO			FROM TO			LENGTH	FR-TO																
A-B	0 / 19	-79.2	-79.2	0.20 (1)	10.00	C-K	-458 / 0	0.17 (1)															
B-M	-2215 / 0	-79.2	-79.2	0.25 (1)	4.35	K-D	0 / 288	0.05 (1)															
M-C	-1909 / 0	-79.2	-79.2	0.25 (1)	4.64	K-E	0 / 1	0.00 (1)															
C-D	-1461 / 0	-79.2	-79.2	0.28 (1)	5.12	I-E	0 / 287	0.05 (1)															
D-E	-1335 / 0	-79.2	-79.2	0.06 (1)	5.56	J-F	-458 / 0	0.17 (1)															
E-F	-1460 / 0	-79.2	-79.2	0.28 (1)	5.13	L-M	0 / 434	0.00 (1)															
F-O	-1908 / 0	-79.2	-79.2	0.25 (1)	4.64	N-O	0 / 436	0.00 (1)															
O-G	-2216 / 0	-79.2	-79.2	0.25 (1)	4.35																		
G-H	0 / 19	-79.2	-79.2	0.20 (1)	10.00																		
B-L	0 / 1757	-17.5	-17.5	0.52 (1)	10.00																		
L-K	0 / 1757	-17.5	-17.5	0.52 (1)	10.00																		
K-J	0 / 1335	-17.5	-17.5	0.33 (4)	10.00																		
J-I	0 / 1335	-17.5	-17.5	0.33 (4)	10.00																		
I-N	0 / 1757	-17.5	-17.5	0.52 (1)	10.00																		
N-G	0 / 1757	-17.5	-17.5	0.52 (1)	10.00																		

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) B, G.

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 4.35 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

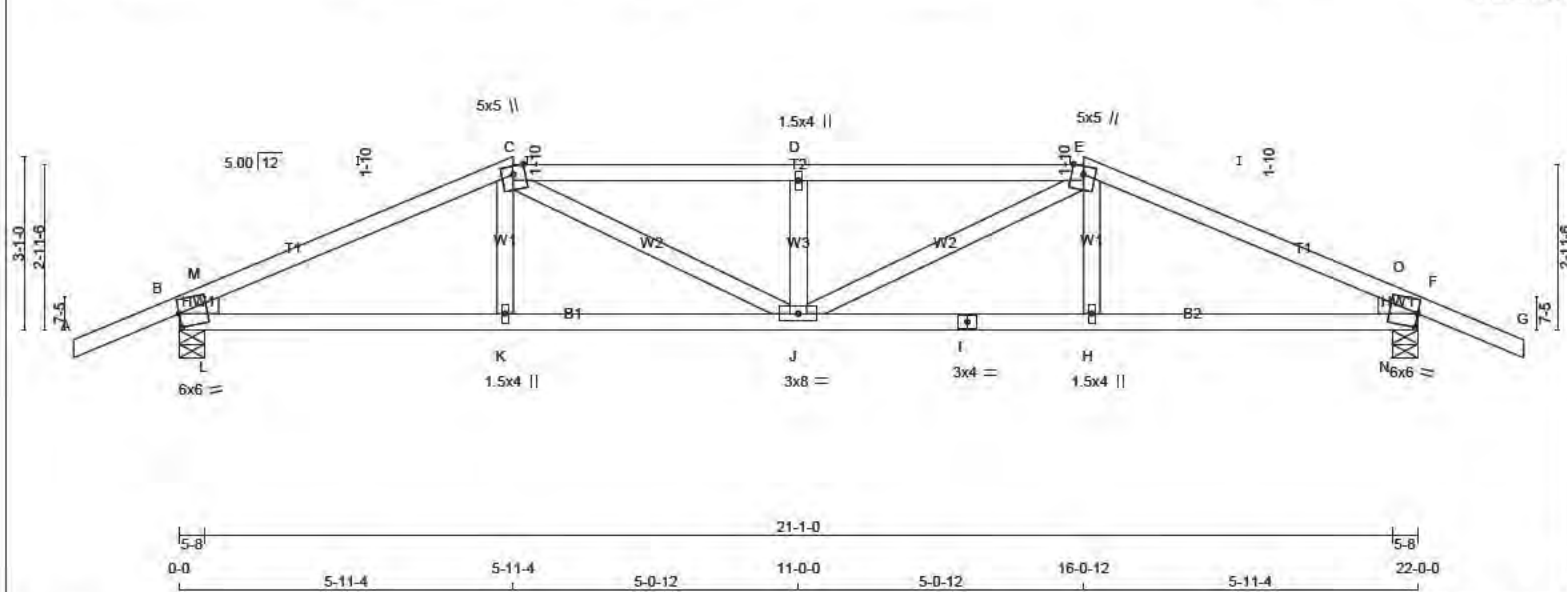
LOADING

TOTAL LOAD CASES: (4)



JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	DRWG NO.
264764	H10	1	1	Statement Builders	306

Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4				Version 8.630 S Jan 26 2023 MiTek Industries, Inc. Wed Sep 27 10:05:05 2023 Page 1	
				ID:vU NJe2q4 67 u0UuoQESJyZSnZ-nQZrQsJ2mcyWMr wimGye0wdfYGY?szVuSvR5vyZS9C	
				Scale = 1:40.9	



				TOTAL WEIGHT = 79 lb	
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LUMBER				DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER				DESIGN CRITERIA			
N. L. G. A. RULES				BEARINGS				SPECIFIED LOADS:			
CHORDS	SIZE	LUMBER	DESCR.	FACTORED	MAXIMUM FACTORED	INPUT	REQRD	TOP CH.	LL	=	23.9 PSF
A - C	2x4	DRY	No.2	GROSS REACTION	GROSS REACTION	BRG	BRG	DL	=	3.0 PSF	
C - E	2x4	DRY	No.2	VERT	HORZ	DOWN	UP	BOT CH.	LL	=	0.0 PSF
E - G	2x4	DRY	No.2	1217	0	1217	0	DL	=	7.0 PSF	
B - I	2x4	DRY	No.2	1217	0	1217	0	TOTAL LOAD	=	33.9 PSF	
I - F	2x4	DRY	No.2					SPACING = 24.0 IN./C			
ALL WEBS	2x4	DRY	No.2	UNFACTORED REACTIONS				LOADING IN FLAT SECTION BASED ON A SLOPE OF 2.00/12 MINIMUM			
DRY: SEASONED LUMBER.				1ST LCASE	MAX./MIN. COMPONENT REACTIONS			THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2015			
				JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
				B	850	618 / 0	0 / 0	0 / 0	0 / 0	232 / 0	0 / 0
				F	850	618 / 0	0 / 0	0 / 0	0 / 0	232 / 0	0 / 0

PLATES (table is in inches)				BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) B, F			
JT	TYPE	PLATES	W	LEN	Y	X	
B	TMBMH1-m	MT20	6.0	6.0	3.00		
C	TTWW+m	MT20	5.0	5.0	Edge		
D	TMW+w	MT20	1.5	4.0			
E	TTWW+m	MT20	5.0	5.0	Edge		
F	TMBMH1-m	MT20	6.0	6.0	3.00		
H	BMW+w	MT20	1.5	4.0			
I	BS-I	MT20	3.0	4.0			
J	BMW/WW-f	MT20	3.0	8.0			
K	BMW+w	MT20	1.5	4.0			

Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.

CHORDS				WEBS			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. FACTORED LC1 (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. FACTORED LC1 (LC)	
FR-TO		FROM	TO	FR-TO			
A-B	0 / 19	-79.2	-79.2 0.20 (1)	K-C	0 / 95	0.02 (4)	
B-M	-2032 / 0	-79.2	-79.2 0.33 (1)	C-J	0 / 681	0.11 (1)	
M-C	-1859 / 0	-79.2	-79.2 0.35 (1)	J-D	-547 / 0	0.07 (1)	
C-D	-2302 / 0	-79.2	-79.2 0.31 (1)	D-E	0 / 681	0.11 (1)	
D-E	-2302 / 0	-79.2	-79.2 0.31 (1)	E-H	0 / 95	0.02 (4)	
E-O	-1859 / 0	-79.2	-79.2 0.35 (1)	H-M	0 / 191	0.00 (1)	
O-F	-2032 / 0	-79.2	-79.2 0.33 (1)	M-N	0 / 191	0.00 (1)	
F-G	0 / 19	-79.2	-79.2 0.20 (1)				

CHORDS				WEBS			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. FACTORED LC1 (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. FACTORED LC1 (LC)	
FR-TO		FROM	TO	FR-TO			
B-L	0 / 1705	-17.5	-17.5 0.37 (1)	L-K	0 / 1705	-17.5 0.37 (1)	10.00
L-K	0 / 1705	-17.5	-17.5 0.37 (1)	K-J	0 / 1701	-17.5 0.33 (1)	10.00
K-J	0 / 1701	-17.5	-17.5 0.33 (1)	J-I	0 / 1701	-17.5 0.33 (1)	10.00
J-I	0 / 1701	-17.5	-17.5 0.33 (1)	I-H	0 / 1701	-17.5 0.33 (1)	10.00
I-H	0 / 1701	-17.5	-17.5 0.33 (1)	H-N	0 / 1705	-17.5 0.37 (1)	10.00
H-N	0 / 1705	-17.5	-17.5 0.37 (1)	N-F	0 / 1705	-17.5 0.37 (1)	10.00

CS: TC=0.35/1.00 (C-M:1), BC=0.37/1.00 (B-L:1), WB=0.11/1.00 (C-J:1), SSI=0.30/1.00 (B-M:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10 COMP=1.10 SHEAR=1.10 TENS=1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES

PLATE GRIP(DRY) SHEAR SECTION (PSI) (PLI) (PLI)

MAX MIN MAX MIN MAX MIN

MT20 650 371 1747 788 1987 1873

PLATE PLACEMENT TOL. = 0.250 inches

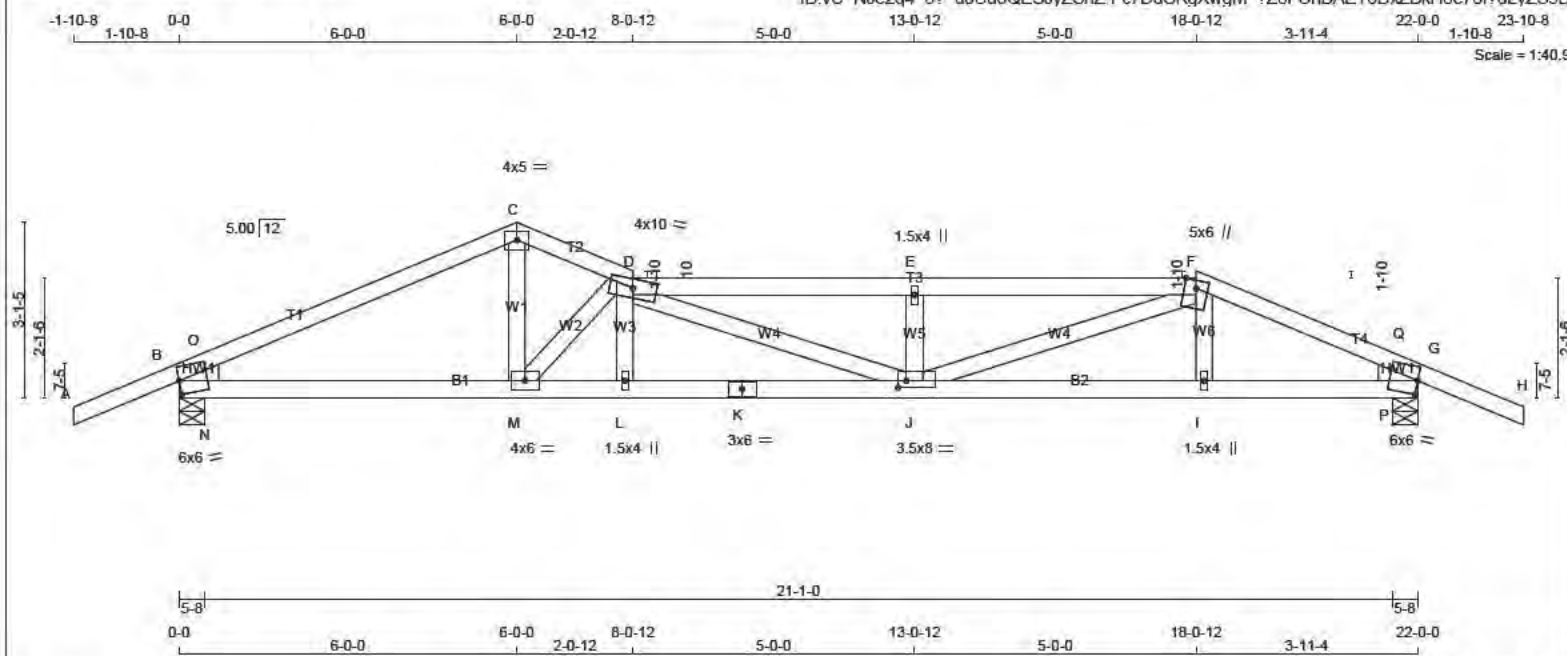
PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.88 (I) (INPUT= 0.90)

JSI METAL= 0.58 (I) (INPUT= 1.00)

BUILDING DOP D107

25 Oct 2023



TOTAL WEIGHT = 81 lb

LUMBER			
N L G A	RULES		
CHORDS	SIZE	LUMBER	DESCR
A - C	2x4	DRY	No.2
C - D	2x4	DRY	No.2
D - F	2x4	DRY	No.2
F - H	2x4	DRY	No.2
B - K	2x4	DRY	No.2
K - G	2x4	DRY	No.2
ALL WEBS	2x4	DRY	No.2
DRY: SEASONED	LUMBER		SPF

PLATES (table is in inches)					
JT	TYPE	PLATES	W	LEN	Y X
B	TMBMH1-m	MT20	6.0	6.0	3.00
C	TTW-p	MT20	4.0	5.0	
D	TTVVWV-m	MT20	4.0	10.0	
E	TMW-w	MT20	1.5	4.0	
F	TTVVW+m	MT20	5.0	6.0	Edge
G	TMBMH1-m	MT20	6.0	6.0	3.00
I	BMW-w	MT20	1.5	4.0	
J	BMVWW-t	MT20	3.5	8.0	1.50 1.75
K	BS-t	MT20	3.0	6.0	
L	BMW-w	MT20	1.5	4.0	
M	BMVWW-t	MT20	4.0	6.0	

Edge - INDICATES REFERENCE CORNER OF PLATE
TOUCHES EDGE OF CHORD.

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BUILDING BEARINGS

	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG	REQRD BRG	HEEL WEDGE
JT	VERT	HORZ.	DOWN	HORZ	UPLIFT	IN-SX	
B	1217	0	1217	0	0	5-8	2x4 L
G	1217	0	1217	0	0	5-8	2x4 R

UNFACTORED REACTIONS

1ST LCASE		MAX./MIN. COMPONENT REACTIONS					
JT	COMBINED	SNOW	LIVE	PERMLIVE	WIND	DEAD	SOIL
B	850	618 / 0	0 / 0	0 / 0	0 / 0	232 / 0	0 / 0
G	850	618 / 0	0 / 0	0 / 0	0 / 0	232 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) B. G

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 3.63 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE LATERALLY RESTRAINED

LOADING

TOTAL LOAD CASES: (4)

CHORDS					WEBS				
MAX. FACTORED		FACTORED			MAX. FACTORED				
MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	LC1	MAX. CSI (LC)	MAX. UNBRAC	MEMB.	FORCE (LBS)	MAX. CSI (LC)	
FR-TO		FROM TO			LENGTH	FR-TO			
A-B	0 / 19	-79.2	-79.2	0.20 (1)	10.00	M-C	0 / 1182	0.19 (1)	
B-O	-1983 / 0	-79.2	-79.2	0.32 (1)	4.47	M-D	-1662 / 0	0.21 (1)	
O-C	-1815 / 0	-79.2	-79.2	0.34 (1)	4.64	L-D	0 / 62	0.02 (4)	
C-D	-1816 / 0	-79.2	-79.2	0.08 (1)	4.92	D-J	0 / 361	0.06 (1)	
D-E	-3220 / 0	-79.2	-79.2	0.36 (1)	3.63	J-E	-554 / 0	0.06 (1)	
E-F	-3220 / 0	-79.2	-79.2	0.36 (1)	3.63	J-F	0 / 1512	0.24 (1)	
F-Q	-1966 / 0	-79.2	-79.2	0.28 (1)	4.55	I-F	-3 / 58	0.07 (4)	
Q-G	-2248 / 0	-79.2	-79.2	0.28 (1)	4.29	N-Q	0 / 185	0.00 (1)	
G-H	0 / 19	-79.2	-79.2	0.20 (1)	10.00	P-Q	0 / 433	0.00 (1)	
B-N	0 / 1659	-17.5	-17.5	0.34 (1)	10.00				
N-M	0 / 1659	-17.5	-17.5	0.34 (1)	10.00				
M-L	0 / 2886	-17.5	-17.5	0.47 (1)	10.00				
L-K	0 / 2882	-17.5	-17.5	0.53 (1)	10.00				
K-J	0 / 2882	-17.5	-17.5	0.53 (1)	10.00				
J-I	0 / 1804	-17.5	-17.5	0.39 (1)	10.00				
I-P	0 / 1804	-17.5	-17.5	0.53 (1)	10.00				
P-G	0 / 1804	-17.5	-17.5	0.53 (1)	10.00				

DESIGN CRITERIA

SPECIFIED LOADS:			
TOP CH.	LL =	23.9	PSF
	DL =	3.0	PSF
BOT CH.	LL =	0.0	PSF
	DL =	7.0	PSF
TOTAL LOAD =		33.9	PSF

SPACING = 24.0 IN. C/C

LOADING IN ALL FLAT SECTIONS BASED ON A
SLOPE OF 2.00/12 MINIMUM.

THIS TRUSS IS DESIGNED FOR RESIDENTIAL
OR SMALL BUILDING REQUIREMENTS OF PART
9, NBCC 2015

THIS DESIGN COMPLIES WITH:

- PART 9 OF BCBC 2018 , NBC-2019AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.73")
CALCULATED VERT. DEFL.(LL) = L/ 999 (0.18")
ALLOWABLE DEFL.(TL)= L/360 (0.73")
CALCULATED VERT. DEFL.(TL) = L/ 811 (0.33")

CSI: TC=0.36/1.00 (D-E:1), BC=0.53/1.00 (J-L:1)
WB=0.24/1.00 (F-J:1), SSI=0.29/1.00 (B-O:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS=1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

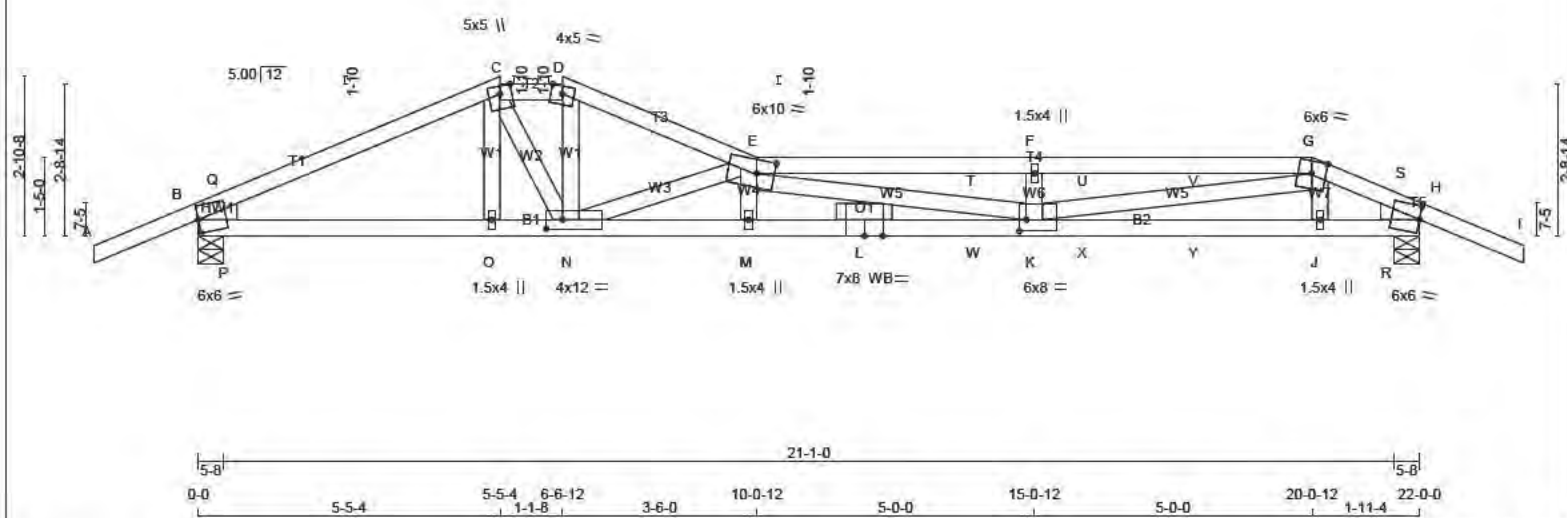
NAIL VALUES						
PLATE	GRIP(DRY)		SHEAR		SECTION	
	(PSI)		(PLI)		(PLI)	
	MAX	MIN	MAX	MIN	MAX	MIN
MT20	650	371	1747	788	1987	1873

PLATE PLACEMENT TOL = 0.250 inches

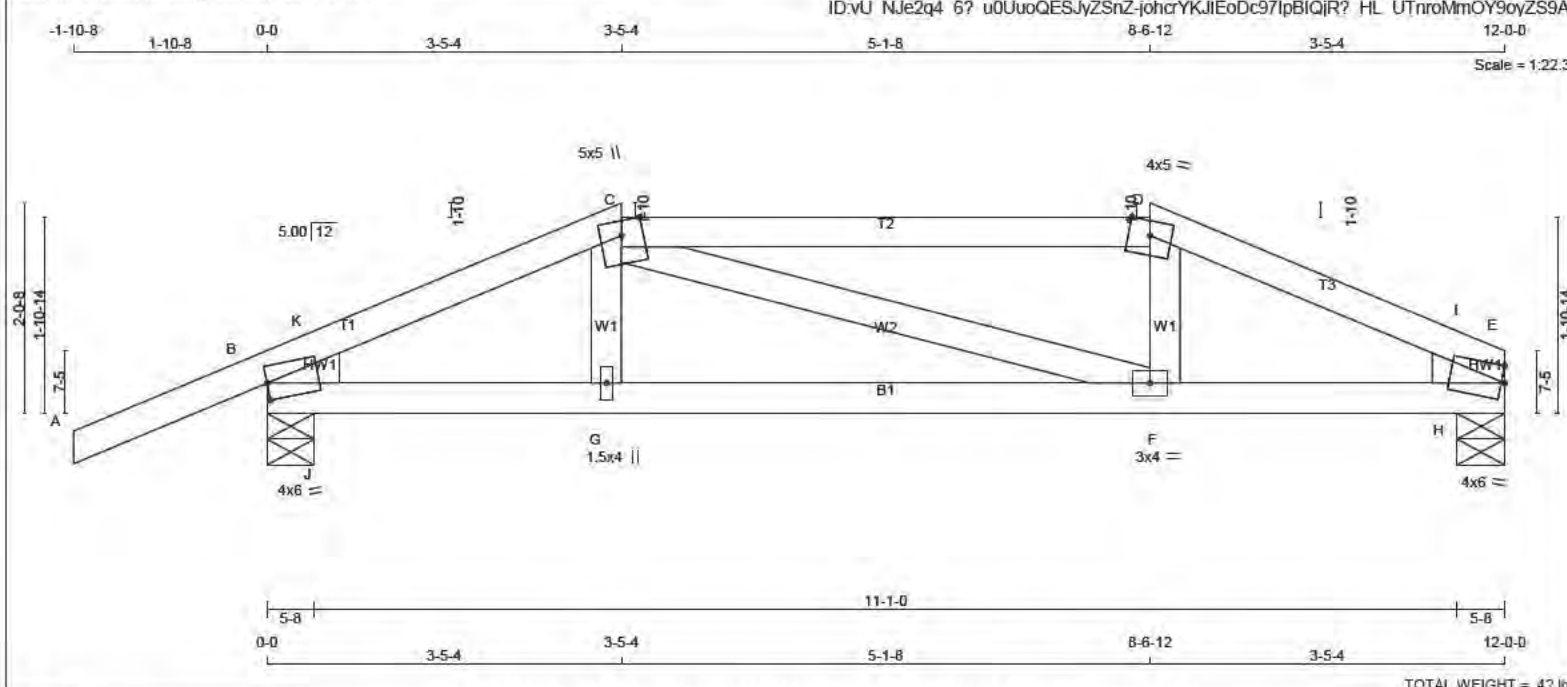
PLATE ROTATION TOL = 5.0 Deg

JSI GRIP= 0.89 (C) (INPUT = 0.90)
JSI METAL= 0.94 (K) (INPUT = 1.00)





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LUMBER					DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER										DESIGN CRITERIA			
N L G A. RULES		CHORDS		SIZE	LUMBER	DESCR.	BEARINGS				SPECIFIED LOADS:							
A - C	2x4	DRY	No.2	SPF	FACTORED		MAXIMUM FACTORED		INPUT	REQRD	HEEL							
C - D	2x4	DRY	No.2	SPF	GROSS REACTION		GROSS REACTION		BRG	BRG	WEDGE							
D - E	2x4	DRY	No.2	SPF	JT	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX						
B - E	2x4	DRY	No.2	SPF	E	580	0	580	0	0	5-8	5-8	2x4 R					
					B	733	0	733	0	0	5-8	5-8	2x4 L					
ALL WEBS 2x4 DRY: SEASONED LUMBER.					No.2	SPF									TOTAL LOAD = 33.9 PSF			

UNFACTORED REACTIONS				BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) E, B			
1ST LCASE	MAX./MIN. COMPONENT REACTIONS						
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
E	407	287 / 0	0 / 0	0 / 0	0 / 0	120 / 0	0 / 0
B	511	379 / 0	0 / 0	0 / 0	0 / 0	132 / 0	0 / 0

CHORDS				WEBS			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. CS1 (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. CS1 (LC)	
FR-TO		FROM	TO	FR-TO			
A-B	0 / 19	-79.2	-79.2 0.20 (1)	10.00	G-C	0 / 82	0.02 (4)
B-K	-1068 / 0	-79.2	-79.2 0.12 (1)	5.97	C-F	0 / 0	0.00 (1)
K-C	-936 / 0	-79.2	-79.2 0.12 (1)	6.25	F-D	0 / 82	0.02 (4)
C-D	-853 / 0	-79.2	-79.2 0.28 (1)	6.25	H-I	0 / 139	0.00 (1)
D-I	-936 / 0	-79.2	-79.2 0.12 (1)	6.25	J-K	0 / 139	0.00 (1)
I-E	-1068 / 0	-79.2	-79.2 0.12 (1)	5.97			
B-J	0 / 858	-17.5	-17.5 0.21 (1)	10.00			
J-G	0 / 858	-17.5	-17.5 0.21 (1)	10.00			
G-F	0 / 853	-17.5	-17.5 0.21 (1)	10.00			
F-H	0 / 858	-17.5	-17.5 0.21 (1)	10.00			
H-E	0 / 858	-17.5	-17.5 0.21 (1)	10.00			

Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.

BUILDING DOP D107

25 Oct 2023

Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4

Version 8.630 S Jan 26 2023 MiTek Industries, Inc. Wed Sep 27 10:05:08 2023 Page 1
ID: vU NJe2q4 62 u0UuoQES, yZSnZ-B?E 2uI x3Xw4D, lIVNvpfGfYAwll hCfKxaQ86fEvZS99



TOTAL WEIGHT = $2 \times 23 = 46$ lb

PLATES (table is in inches)			W	LEN	Y	X
JT	TYPE	PLATES				
B	TMBMH1-m	MT20	3.5	4.0	1.75	
C	TTW-m	MT20	4.0	5.0	Edge	
D	TMVW+p	MT20	3.5	4.0		
E	BMV1+p	MT20	1.5	4.0		
F	BMVW+t	MT20	3.5	4.0		

Edge - INDICATES REFERENCE CORNER OF PLATE
TOUCHES EDGE OF CHORD

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BUILDING BEARINGS

JT	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION			INPUT BRG	REQRD BRG	HEEL WEDGE
	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX	
E	263	0	263	0	0	1-8	1-8	
B	467	0	467	0	0	5-8	5-8	2x4 L

UNFACTORED REACTIONS

1ST CASE		MAX./MIN. COMPONENT REACTIONS					
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
E	185	127 / 0	0 / 0	0 / 0	0 / 0	58 / 0	0 / 0
B	323	249 / 0	0 / 0	0 / 0	0 / 0	74 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) E. B

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED

LOADING

TOTAL LOAD CASES: (7)

CHORDS					WEBS				
MAX. FACTORED		FACTORED			MAX. FACTORED				
MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	LC1	MAX. CSI (LC)	MAX. UNBRAC LENGTH	MEMB.	FORCE (LBS)	MAX. CSI (LC)	
FR-TO		FROM	TO			FR-TO			
A-B	0 / 19	-79.2	-79.2	0.20 (1)	10.00	F-C	-84 / 33	0.01 (1)	
B-H	-486 / 0	-79.2	-79.2	0.20 (1)	6.25	F-D	0 / 271	0.04 (1)	
H-C	-281 / 4	-79.2	-79.2	0.07 (1)	6.25	G-H	0 / 230	0.00 (1)	
C-I	-263 / 0	-79.2	-79.2	0.22 (1)	6.25				
I-D	-263 / 0	-79.2	-79.2	0.22 (1)	6.25				
E-D	-225 / 0	0.0	0.0	0.02 (1)	7.81				
B-G	-9 / 252	-17.5	-17.5	0.15 (1)	10.00				
G-F	-9 / 252	-17.5	-17.5	0.15 (1)	10.00				
F-J	0 / 0	-17.5	-17.5	0.07 (4)	10.00				
J-E	0 / 0	-17.5	-17.5	0.07 (4)	10.00				

FACTORED CONCENTRATED LOADS (LBS)

JT	LOC.	LC1	MAX-	MAX+	FACE	DIR.	TYPE	HEEL	CONN.
C	1-11-4	-2	-2	94	FRONT	VERT	TOTAL	---	C1
F	2-0-0	1	1	44	FRONT	VERT	TOTAL	---	C1
I	4-0-0	1	1	96	FRONT	VERT	TOTAL	---	C1
J	4-0-0	1	1	44	FRONT	VERT	TOTAL	---	C1

CONNECTION REQUIREMENTS

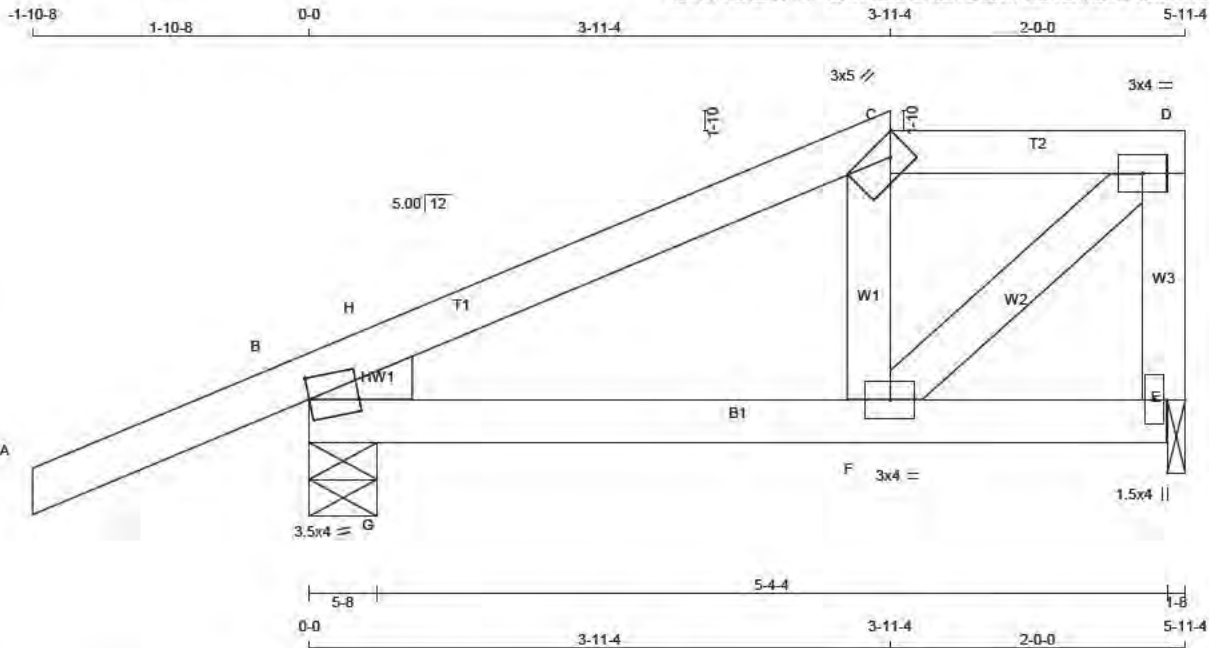
1) C1: A SUITABLE HANGER/MECHANICAL CONNECTION IS REQUIRED



JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC:	Statement Builders	DRWG NO.
264764	H15	2	1	TRUSS DESC:		311

Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4

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ID: vU NJe2q4 67 u0UuoQES.vZSnZ-fBoMGDMZqr2xrTHhxcKuoss5Lu9ILxhu5p4tfEqyZS98



TOTAL WEIGHT = 2 X 23 = 47 lb

LUMBER				LUMBER	DESCR.
N L G A. RULES	CHORDS	SIZE			
A - C	2x4	DRY	No.2	SPF	
C - D	2x4	DRY	No.2	SPF	
E - D	2x4	DRY	No.2	SPF	
B - E	2x4	DRY	No.2	SPF	
ALL WEBS	2x4	DRY	No.2	SPF	
DRY: SEASONED LUMBER.					

PLATES (table is in inches)					
JT	TYPE	PLATES	W	LEN	Y X
B	TMBMH1-m	MT20	3.5	4.0	1.75
C	TTW-m	MT20	3.0	5.0	Edge 1.50
D	TMVW-t	MT20	3.0	4.0	
E	BMV1-p	MT20	1.5	4.0	
F	BMWW-t	MT20	3.0	4.0	

Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS

JT	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG		REQRD BRG		HEEL WEDGE
	VERT	HORZ	DOWN	HORZ	IN-SX	IN-SX	IN-SX	IN-SX	
E	287	0	287	0	0	1-8	1-8		
B	440	0	440	0	0	5-8	5-8		2x4 L

UNFACTORED REACTIONS

1ST LCASE		MAX./MIN. COMPONENT REACTIONS					
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
E	201	142 / 0	0 / 0	0 / 0	0 / 0	59 / 0	0 / 0
B	305	234 / 0	0 / 0	0 / 0	0 / 0	71 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) E, B

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

LOADING

TOTAL LOAD CASES: (4)

CHORDS				WEBS			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. FACTORED CS (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. FACTORED CS (LC)	
FR-TO		FROM	TO	FR-TO			
A-B	0 / 19	-79.2	-79.2 0.20 (1)	10.00	F-C	-104 / 8	0.01 (1)
B-H	-265 / 0	-79.2	-79.2 0.06 (1)	6.25	F-D	0 / 310	0.05 (1)
H-C	-251 / 0	-79.2	-79.2 0.13 (1)	6.25	G-H	-114 / 30	0.00 (1)
C-D	-237 / 0	-79.2	-79.2 0.05 (1)	6.25			
E-D	-287 / 0	0.0	0.0 0.03 (1)	7.81			
B-G	0 / 229	-17.5	-17.5 0.12 (1)	10.00			
G-F	0 / 229	-17.5	-17.5 0.12 (1)	10.00			
F-E	0 / 0	-17.5	-17.5 0.06 (1)	10.00			

DESIGN CRITERIA

SPECIFIED LOADS:

TOP CH.	LL	=	23.9	PSF
	DL	=	3.0	PSF
BOT CH.	LL	=	0.0	PSF
	DL	=	7.0	PSF
TOTAL LOAD		=	33.9	PSF

SPACING = 24.0 IN./C

LOADING IN FLAT SECTION BASED ON A SLOPE OF 2.00/12 MINIMUM

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2015

THIS DESIGN COMPLIES WITH:

- PART 9 OF BCBC 2018, NBC-2018AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.20")
CALCULATED VERT. DEFL.(LL) = L/ 999 (0.01")
ALLOWABLE DEFL.(TL)= L/360 (0.20")
CALCULATED VERT. DEFL.(TL) = L/ 999 (0.01")

CSI: TC=0.20/1.00 (A-B:1), BC=0.12/1.00 (B-G:1), WB=0.05/1.00 (D-F:1), SSI=0.12/1.00 (A-B:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS=1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES

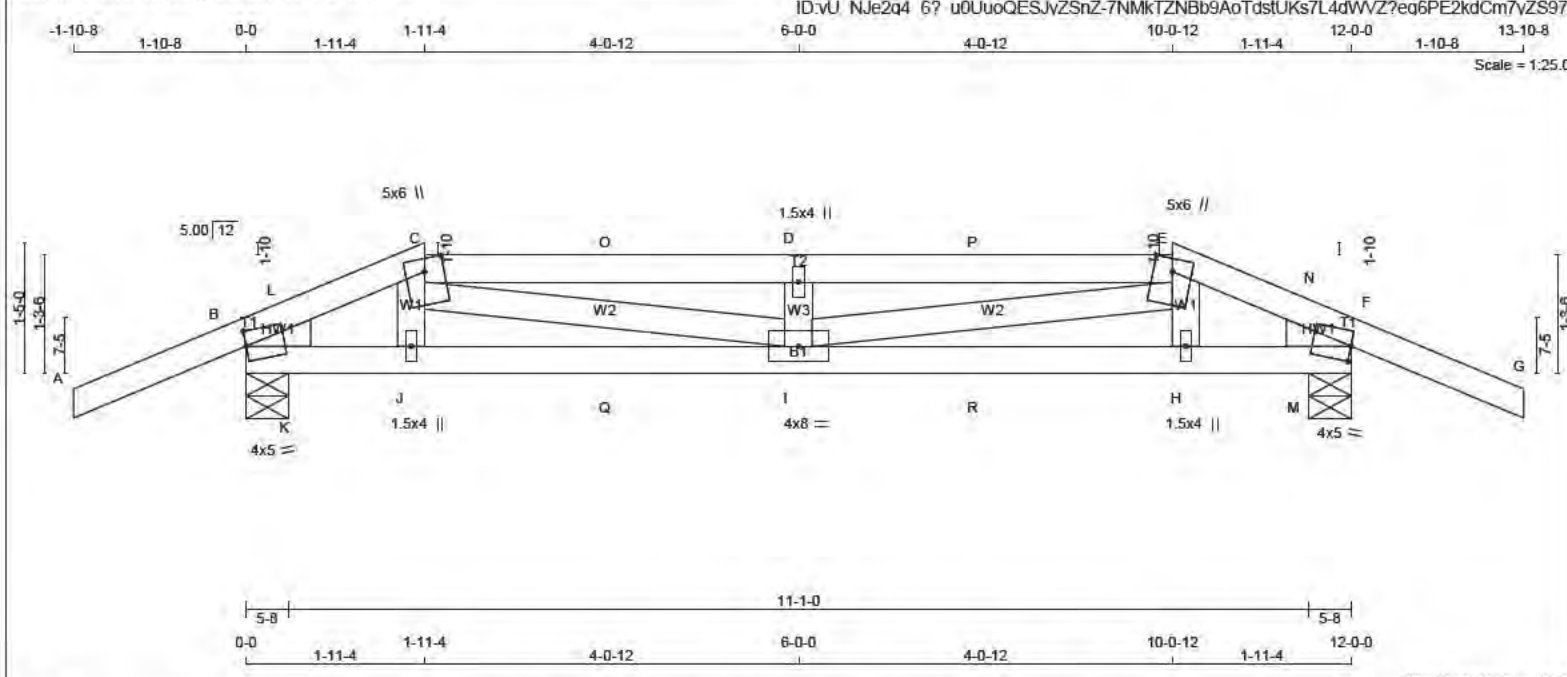
PLATE	GRIP(DRY)	SHEAR (PSI)	SECTION (PLI)
MT20	850	371	1747 788 1987 1873

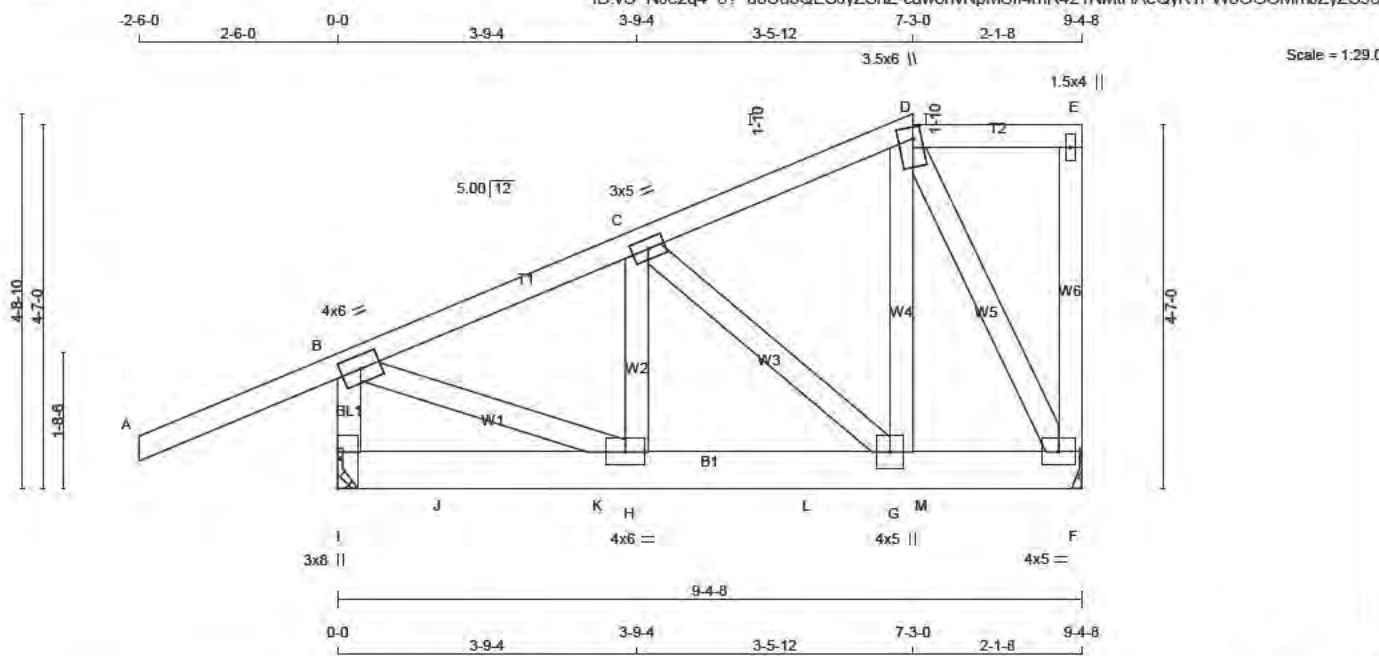
PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.71 (B) (INPUT = 0.90)
JSI METAL= 0.12 (B) (INPUT = 1.00)







LUMBER				
N L G A RULES	CHORDS	SIZE	LUMBER	DESCR.
A - D	2x4	DRY	No.2	SPF
D - E	2x4	DRY	No.2	SPF
F - E	2x4	DRY	No.2	SPF
I - F	2x6	DRY	No.2	SPF
BEARING BLOCKS				
BL1	2x4	DRY	No.2	SPF
ALL WEBS 2x4 DRY SEASONED LUMBER.				
	2x4	DRY	No.2	SPF

PLATES (table is in inches)					
JT	TYPE	PLATES	W	LEN	Y X
B	TMKW-t	MT20	4.0	6.0	
C	TMWW-t	MT20	3.0	5.0	
D	TTWW+mt	MT20	3.5	6.0	1.75 1.25
E	TMV+p	MT20	1.5	4.0	
F	BMVW-t	MT20	4.0	5.0	
G	BMWW-t	MT20	4.0	5.0	
H	BMWW-t	MT20	4.0	6.0	
I	BMK1-t	MT20	3.0	8.0	5.50

BUILDING DOP D107

25 Oct 2023

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS		FACTORED GROSS REACTION	MAXIMUM FACTORED GROSS REACTION	INPUT BRG	REQRD BRG
JT	VERT	HORZ	DOWN	HORZ	UPLIFT
F	1266	0	1266	0	0
I	1581	0	1581	0	0

A SUITABLE HANGER/MECHANICAL CONNECTION IS REQUIRED AT JOINT F, I. MINIMUM BEARING LENGTH AT JOINT F = 1-8, JOINT I = 3-0.

UNFACTORED REACTIONS		1ST LCASE	MAX /MIN. COMPONENT REACTIONS					
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL	
F	885	643 / 0	0 / 0	0 / 0	0 / 0	242 / 0	0 / 0	
I	1098	835 / 0	0 / 0	0 / 0	0 / 0	263 / 0	0 / 0	

BRACING
TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 5.32 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 6.25 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

LOADING
TOTAL LOAD CASES: (7)

CHORDS				WEBS			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. CS1 (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. CS1 (LC)	
FR-TO		FROM	TO	FR-TO			
A-B	0 / 39	-79.2	-79.2 0.39 (1)	10.00	H-C	-61 / 507	0.09 (1)
B-C	-1360 / 0	-79.2	-79.2 0.20 (1)	5.32	C-G	-871 / 0	0.20 (1)
C-D	-866 / 0	-79.2	-79.2 0.19 (5)	6.25	G-D	0 / 1191	0.21 (1)
D-E	0 / 0	-79.2	-79.2 0.07 (1)	10.00	D-F	-1272 / 0	0.32 (1)
F-E	-84 / 0	0.0	0.0 0.03 (1)	7.81	B-H	0 / 1498	0.26 (1)
I-B	-1351 / 0	0.0	0.0 0.15 (1)	6.94			
I-J	-149 / 0	-17.5	-17.5 0.21 (1)	6.25			
J-K	-149 / 0	-17.5	-17.5 0.21 (1)	6.25			
K-H	-149 / 0	-17.5	-17.5 0.21 (1)	6.25			
H-L	0 / 1266	-17.5	-17.5 0.30 (1)	10.00			
L-G	0 / 1266	-17.5	-17.5 0.30 (1)	10.00			
G-M	0 / 567	-17.5	-17.5 0.13 (1)	10.00			
M-F	0 / 567	-17.5	-17.5 0.13 (1)	10.00			

FACTORED CONCENTRATED LOADS (LBS)							
JT	LOC.	LC1	MAX-	MAX+	FACE	DIR.	TYPE
H	4-0-4	-349	-349	—	TOP	VERT	TOTAL
J	1-4-8	-314	-314	209	TOP	VERT	TOTAL
K	3-4-8	-349	-349	—	TOP	VERT	TOTAL
L	6-0-4	-349	-349	—	TOP	VERT	TOTAL
M	7-5-4	-381	-381	—	TOP	VERT	TOTAL

CONNECTION REQUIREMENTS

- 1) C1: A SUITABLE HANGER/MECHANICAL CONNECTION IS REQUIRED.

DESIGN CRITERIA

SPECIFIED LOADS:
TOP CH. LL = 23.9 PSF
DL = 3.0 PSF
BOT CH. LL = 0.0 PSF
DL = 7.0 PSF
TOTAL LOAD = 33.9 PSF

SPACING = 24.0 IN. C/C

LOADING IN FLAT SECTION BASED ON A SLOPE OF 2.00/12 MINIMUM

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2015

THIS DESIGN COMPLIES WITH:
- PART 9 OF BCBC 2018, NBC-2018AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.31")
CALCULATED VERT. DEFL.(LL) = L/ 999 (0.02")
ALLOWABLE DEFL.(TL)= L/360 (0.31")
CALCULATED VERT. DEFL.(TL) = L/ 999 (0.03")

CSI: TC=0.39/1.00 (A-B:1), BC=0.30/1.00 (G-H:1), WB=0.32/1.00 (D-F:1), SSI=0.32/1.00 (H-I:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.00 COMP=1.00 SHEAR=1.00 TENS=1.00

COMPANION LIVE LOAD FACTOR = 1.00

AUTOSOLVE RIGHT HEEL ONLY

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES
PLATE GRIP(DRY) SHEAR SECTION (PSI) (PLI) (PLI)
MAX MIN MAX MIN MAX MIN
MT20 650 371 1747 788 1987 1873

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.79 (C) (INPUT = 0.90)
JSI METAL= 0.34 (B) (INPUT = 1.00)

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JSI GRIP= 0.88 (C) (INPUT = 0.90)
JSI METAL= 0.88 (I) (INPUT = 1.00)

Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4

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TOTAL WEIGHT = $6 \times 8 = 48$ lb

DRY: SEASONED LUMBER.

PLATES (table is in inches)

BEARINGS

SEE MITEK STANDARD DETAIL MSD2015-H FOR CONNECTION TO JOINT(S) E, C, D

UNFACTORED REACTIONS

BRACING

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE LATERALLY RESTRAINED.

LOADING

TOTAL LOAD CASES: (5)

CANTILEVER ANALYSIS HAS BEEN CONSIDERED IN THIS DESIGN

PATTERN-LOADING CHECK APPLIED TO THIS TRUSS.



DESIGN CRITERIA

SPECIFIED LOADS:

SPACING = 24.0 IN. C/C

THIS DESIGN COMPLIES WITH:-
- PART 9 OF BCBC 2018 , NBC-2019AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

DESIGN ASSUMPTIONS
-OVERHANG NOT TO BE ALTERED OR CUT OFF.

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.19")
CALCULATED VERT. DEFL.(LL) = L/ 999 (0.00")
ALLOWABLE DEFL.(TL)= L/360 (0.19")
CALCULATED VERT. DEFL.(TL) = L/ 999 (0.00")

CSI: TC=0.36/1.00 (A-B:1), BC=0.07/1.00 (D-E:5), WB=0.00/1.00 (n/a:0), SSI=0.15/1.00 (B-C:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS=1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES						
PLATE	GRIP(DRY)		SHEAR		SECTION	
	(PSI)		(PLI)		(PLI)	
	MAX	MIN	MAX	MIN	MAX	MIN
MT20	650	371	1747	788	1987	1873

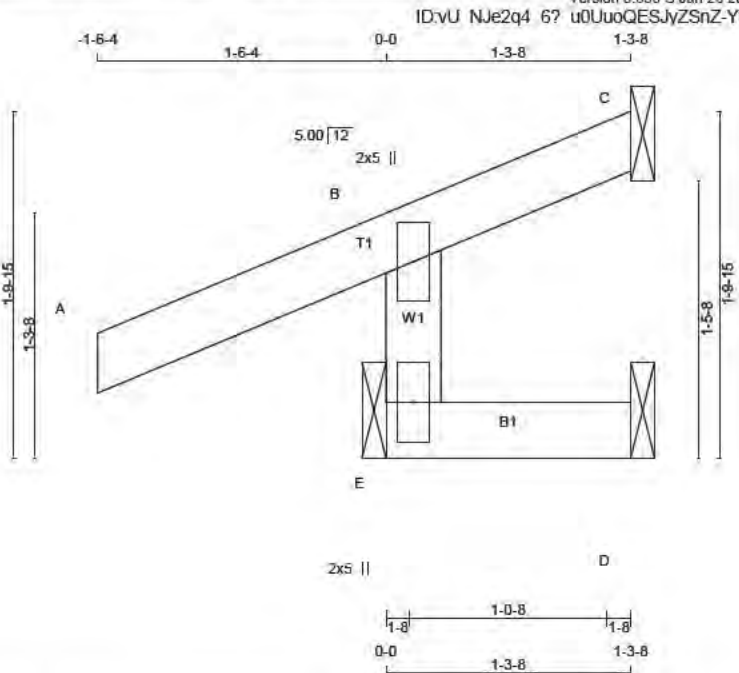
PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.16 (B) (INPUT = 0.90)
JSI METAL= 0.15 (B) (INPUT = 1.00)

Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4

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TOTAL WEIGHT = 6 lb

LUMBER				
N. L. G. A. RULES				
CHORDS	SIZE	LUMBER	DESCR.	
E - B	2x4	DRY	No.2	SPF
A - C	2x4	DRY	No.2	SPF
E - D	2x4	DRY	No.2	SPF

DRY: SEASONED LUMBER.

PLATES (table is in inches)					
JT	TYPE	PLATES	W	LEN	Y X
B	TMV+p	MT20	2.0	5.0	
E	BMV1+p	MT20	2.0	5.0	

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS		FACTORED		MAXIMUM FACTORED		INPUT		REQ'D	
		GROSS REACTION		GROSS REACTION		BRG		BRG	
JT		VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX	
E		264	0	264	0	0	1-8	1-8	
C		-8	0	0	0	-53	1-8	1-8	
D		-6	0	10	0	-11	1-8	1-8	

SEE MI TEK STANDARD DETAIL MSD2015-H FOR CONNECTION TO JOINT(S) E, C, D

PROVIDE ANCHORAGE AT BEARING JOINT C FOR 150 LBS. FACTORED UPLIFT
PROVIDE ANCHORAGE AT BEARING JOINT D FOR 150 LBS. FACTORED UPLIFT

UNFACTORED REACTIONS

1ST LCASE		MAX/MIN. COMPONENT REACTIONS							
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL		
E	181	152 / 0	0 / 0	0 / 0	0 / 0	28 / 0	0 / 0		
C	-5	0 / -34	0 / 0	0 / 0	0 / 0	0 / -0	0 / 0		
D	-3	0 / -12	0 / 0	0 / 0	0 / 0	7 / 0	0 / 0		

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

LOADING

TOTAL LOAD CASES: (5)

CHORDS		FACTORED		WEBS		FACTORED	
MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	MAX. CSI (LC)	MEMB.	FORCE (LBS)	MAX. CSI (LC)	
FR-TO		FROM TO		FR-TO			
E-B	-235 / 0	0.0 0.0	0.03 (5)	7.81			
A-B	0 / 24	-79.2 -79.2	0.14 (1)	10.00			
B-C	-23 / 0	-79.2 -79.2	0.10 (1)	6.25			
E-D	0 / 0	-17.5 -17.5	0.03 (5)	10.00			

CANTILEVER ANALYSIS HAS BEEN CONSIDERED IN THIS DESIGN

PATTERN-LOADING CHECK APPLIED TO THIS TRUSS.

DESIGN CRITERIA

SPECIFIED LOADS:

TOP CH.	LL =	23.9	PSF
	DL =	3.0	PSF
BOT CH.	LL =	0.0	PSF
	DL =	7.0	PSF
TOTAL LOAD	=	33.9	PSF

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2015

THIS DESIGN COMPLIES WITH:
- PART 9 OF BCBC 2018 , NBC-2019AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

DESIGN ASSUMPTIONS

-OVERHANG NOT TO BE ALTERED OR CUT OFF.

(55 % OF 39.7 P.S.F. , G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.19")
CALCULATED VERT. DEFL.(LL) = L/ 999 (0.00")
ALLOWABLE DEFL.(TL)= L/360 (0.19")
CALCULATED VERT. DEFL.(TL) = L/ 999 (0.00")

CSI: TC=0.14/1.00 (A-B:1) , BC=0.03/1.00 (D-E:5) , WB=0.00/1.00 (n/a:0) , SSI=0.09/1.00 (A-B:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS= 1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT .

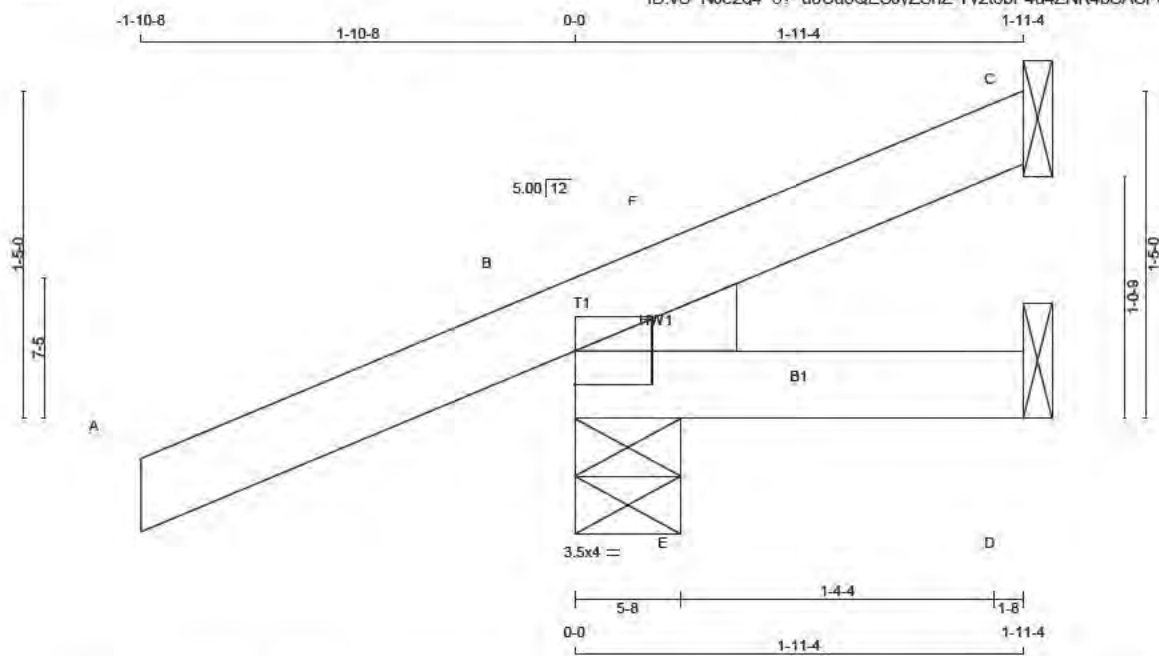
NAIL VALUES		PLATE GRIP(DRY)		SHEAR		SECTION	
(PSI)	(PLI)	(PSI)	(PLI)	(PSI)	(PLI)	(PSI)	(PLI)
MAX	MIN	MAX	MIN	MAX	MIN	MAX	MIN
MT20	650	371	1747	788	1937	1873	

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.09 (B) (INPUT = 0.90)
JSI METAL= 0.08 (B) (INPUT = 1.00)





Scale = 1:10.0

TOTAL WEIGHT = 13 X 8 = 102 lb

LUMBER				
N. L. G. A. RULES	CHORDS	SIZE	LUMBER	DESCR.
A - C	2x4	DRY	No.2	SPF
B - D	2x4	DRY	No.2	SPF

DRY: SEASONED LUMBER.

PLATES (table is in inches)				
JT	TYPE	PLATES	W	LEN Y X
B	TMBMH1-J	MT20	3.5	4.0

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS		FACTORED GROSS REACTION	MAXIMUM FACTORED GROSS REACTION	INPUT BRG IN-SX	REQRD BRG IN-SX	HEEL WEDGE
JT	VERT	HORZ	DOWN	HORZ	UPLIFT	
C	36	0	36	0	-21	1-8
B	323	0	323	0	0	5-8
D	-19	0	12	0	-38	1-8

SEE MITEK STANDARD DETAIL MSD2015-H FOR CONNECTION TO JOINT(S) C, D

PROVIDE ANCHORAGE AT BEARING JOINT C FOR 150 LBS. FACTORED UPLIFT
PROVIDE ANCHORAGE AT BEARING JOINT D FOR 150 LBS. FACTORED UPLIFT

UNFACTORED REACTIONS		1ST LCASE	MAX/MIN. COMPONENT REACTIONS			
JT	COMBINED	SNOW	LIVE	PERMLIVE	WIND	DEAD
C	25	20 / -16	0 / 0	0 / 0	0 / 0	5 / 0
B	221	185 / 0	0 / 0	0 / 0	0 / 0	37 / 0
D	-11	0 / -30	0 / 0	0 / 0	0 / 0	9 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) B, D

BRACING
TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

LOADING
TOTAL LOAD CASES: (5)

CHORDS		MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. FACTORED VERT. LOAD (PLF)	MAX. FACTORED VERT. LOAD (PLF)	MAX. FACTORED VERT. LOAD (PLF)	MAX. FACTORED VERT. LOAD (PLF)	MAX. FACTORED VERT. LOAD (PLF)	MAX. FACTORED VERT. LOAD (PLF)
MEMB.	FR-TO								
A-B	0 / 19	-79.2	-79.2	0.20 (1)	10.00				
B-F	-161 / 0	-79.2	-79.2	0.20 (1)	6.25				
F-C	-10 / 0	-79.2	-79.2	0.05 (5)	10.00				
B-E	0 / 0	-17.5	-17.5	0.09 (5)	10.00				
E-D	0 / 0	-17.5	-17.5	0.09 (5)	10.00				

CANTILEVER ANALYSIS HAS BEEN CONSIDERED IN THIS DESIGN

PATTERN-LOADING CHECK APPLIED TO THIS TRUSS.

DESIGN CRITERIA

SPECIFIED LOADS:			
TOP CH.	LL	=	23.9 PSF
DL	=	3.0	PSF
BOT CH.	LL	=	0.0 PSF
DL	=	7.0	PSF
TOTAL LOAD	=	33.9	PSF

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2015

THIS DESIGN COMPLIES WITH:
- PART 9 OF BCBC 2018 , NBC-2019AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

DESIGN ASSUMPTIONS
-OVERHANG NOT TO BE ALTERED OR CUT OFF.

(55 % OF 39.7 P.S.F. , G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.19")
CALCULATED VERT. DEFL.(LL) = L/ 999 (0.00")
ALLOWABLE DEFL.(TL)= L/360 (0.19")
CALCULATED VERT. DEFL.(TL) = L/ 999 (0.00")

CSI: TC=0.20/1.00 (A-B:1) , BC=0.09/1.00 (B-E:5) , WB=0.00/1.00 (E-F:1) , SSI=0.14/1.00 (B-F:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS= 1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES			
PLATE	GRIP(DRY)	SHEAR	SECTION
(PSI)	(PLI)	(PLI)	(PLI)
MAX	MIN	MAX	MIN
MT20	650	371	1747

PLATE PLACEMENT TOL. = 0.250 inches

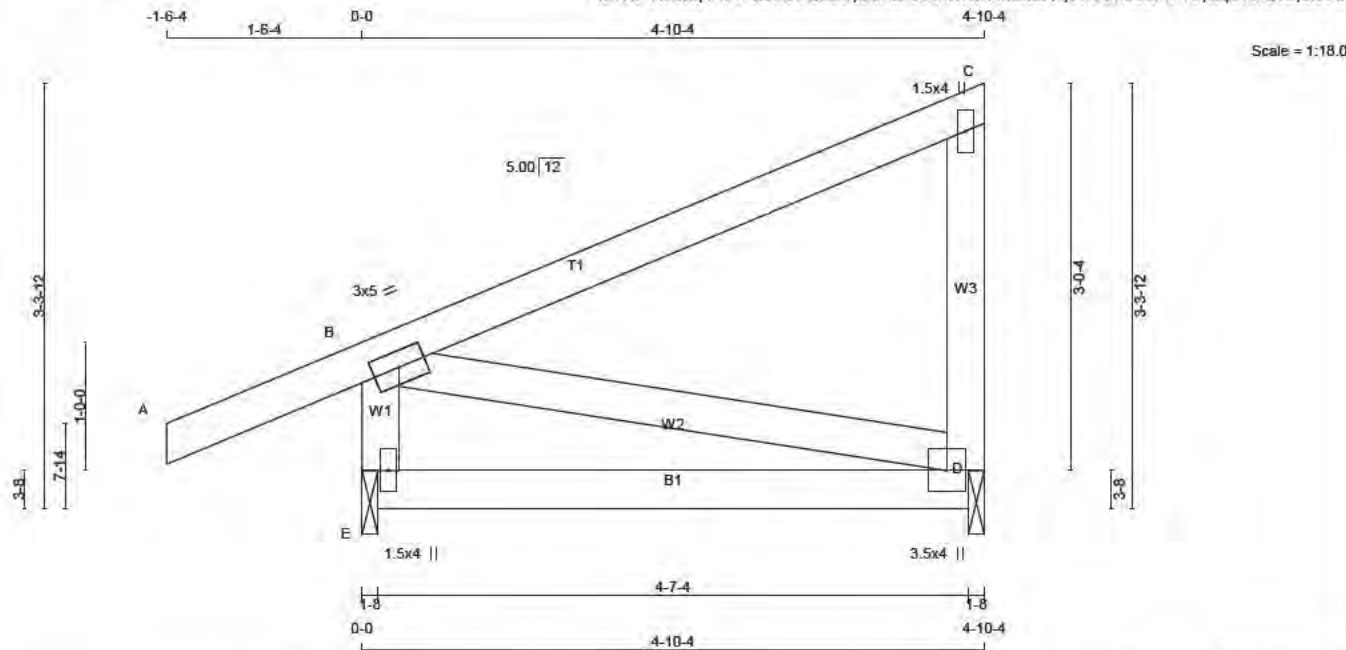
PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.78 (B) (INPUT = 0.90)
JSI METAL= 0.05 (B) (INPUT = 1.00)



Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4

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TOTAL WEIGHT = $3 \times 22 = 67$ lb

LUMBER					
N L G A	RULES				
CHORDS	SIZE			LUMBER	DESCR
A - C	2x4	DRY	No.2		SPF
D - C	2x4	DRY	No.2		SPF
E - B	2x4	DRY	No.2		SPF
E - D	2x4	DRY	No.2		SPF
ALL WEBS	2x4	DRY	No.2		SPF
DRY: SEASONED LUMBER.					

PLATES (table is in inches)						
JT	TYPE	PLATES	W	LEN	Y	X
B	TMVW-t	MT20	3.0	5.0		
C	TMV+p	MT20	1.5	4.0		
D	BMVW1+p	MT20	3.5	4.0		
E	BMV1-p	MT20	1.5	4.0		

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS

JT	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION			INPUT BRG	REQD BRG
	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX
D	235	0	235	0	0	1-8	1-8
E	360	0	360	0	0	1-8	1-8

UNFACTORED REACTIONS

1ST CASE		MAX./MIN. COMPONENT REACTIONS					
JT	COMBINED	SNOW	LIVE	PERM. LIVE	WIND	DEAD	SOIL
D	165	116 / 0	0 / 0	0 / 0	0 / 0	49 / 0	0 / 0
E	250	192 / 0	0 / 0	0 / 0	0 / 0	58 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) D, E

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 10.00 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE LATERALLY RESTRAINED

LOADING

LOADING
TOTAL LOAD CASES: (4)

CHORDS				WEBS				
MAX. FACTORED		FACTORED		MAX. FACTORED				
MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	LC1 MAX. CSI (LC)	MAX. UNBRAC. LENGTH	MEMB.	FORCE (LBS)	MAX. CSI (LC)	
FR-TO		FROM TO			FR-TO			
A-B	0/24	-79.2	-79.2	0.14 (1)	10.00	B-D	0/0	0.00 (1)
B-C	0/0	-79.2	-79.2	0.32 (1)	10.00			
D-C	-192/0	0.0	0.0	0.03 (1)	7.81			
E-B	-317/0	0.0	0.0	0.03 (1)	7.81			
E-D	0/0	-17.5	-17.5	0.12 (4)	10.00			

DESIGN CRITERIA

SPECIFIED LOADS

SPECIFIED LOADS:				
TOP	CH.	LL =	23.9	PSF
		DL =	3.0	PSF
BOT	CH.	LL =	0.0	PSF
		DL =	7.0	PSF
TOTAL LOAD =			33.9	PSF

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL
OR SMALL BUILDING REQUIREMENTS OF PART
9, NBCC 2015

THIS DESIGN COMPLIES WITH:

- PART 9 OF BCBC 2018 , NBC-2019AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD.

ALLOWABLE DEFL.(TL)= $L/360$ (0.19")
CALCULATED VERT. DEFL.(TL) = $L/999$ (0.02")

CSI: TC=0.32/1.00 (B-C:1), BC=0.12/1.00 (D-E:4),
WB=0.00/1.00 (B-D:1), SSI=0.14/1.00 (B-C:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS=1.10

COMPANION LIVE LOAD FACTOR = 1.00

AUTOSOLVE RIGHT HEEL ONLY

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT

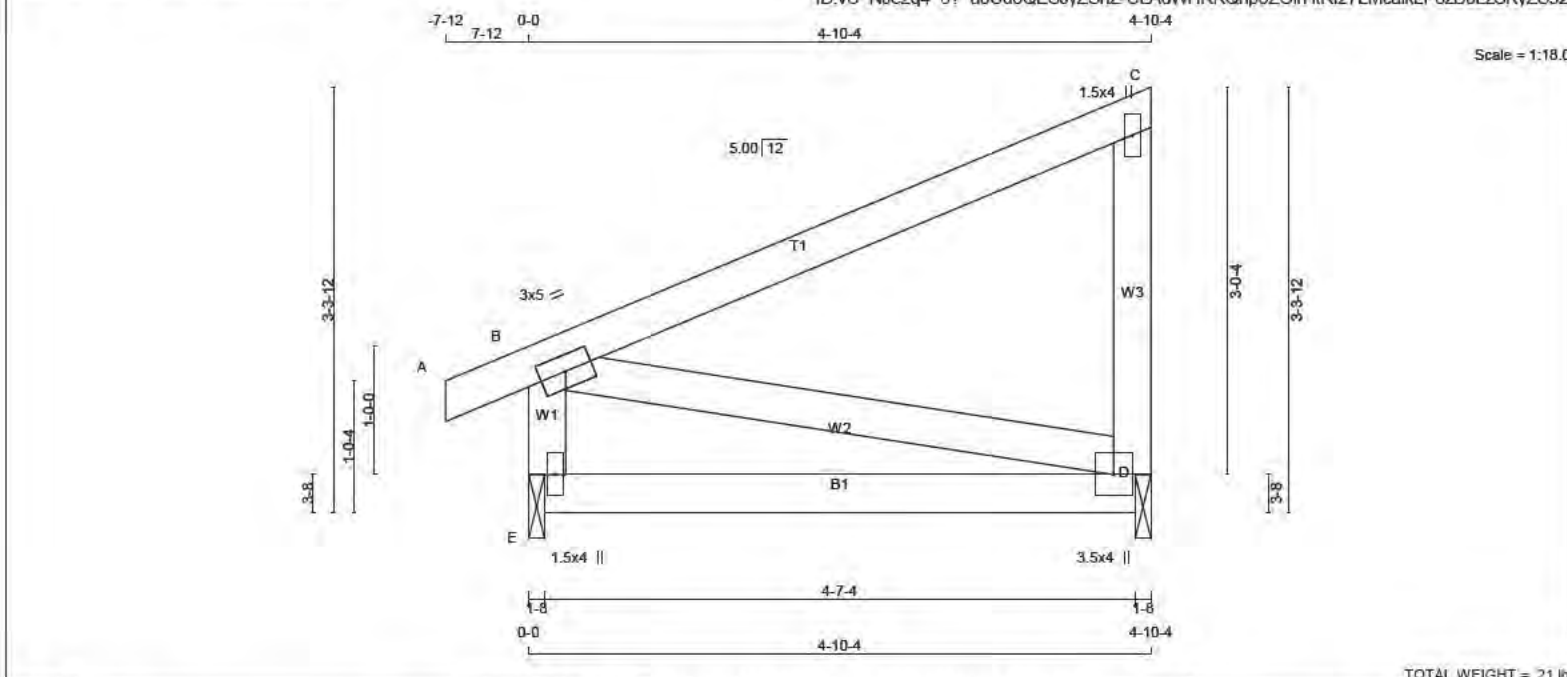
NAIL VALUES					
PLATE	GRIP(DRY)		SHEAR		SECTION
	(PSI)		(PLI)		(PLI)
	MAX	MIN	MAX	MIN	MAX MIN
MT20	650	371	1747	788	1987 187

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL = 5.0 Deg

JSI GRIP= 0.30 (B) (INPUT = 0.90)
JSI METAL= 0.09 (C) (INPUT = 1.00)





LUMBER					DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER					DESIGN CRITERIA				
N. L. G. A. RULES	CHORDS	SIZE	DRY	LUMBER	BEARINGS					SPECIFIED LOADS:				
A - C	2x4	DRY	No.2	SPF	FACTORED					TOP CH. LL = 23.9 PSF				
D - C	2x4	DRY	No.2	SPF	GROSS REACTION					DL = 3.0 PSF				
E - B	2x4	DRY	No.2	SPF	DOWN					BOT CH. LL = 0.0 PSF				
E - D	2x4	DRY	No.2	SPF	UP					DL = 7.0 PSF				
ALL WEBS 2x4 DRY: SEASONED LUMBER.					TOTAL LOAD = 33.9 PSF					SPACING = 24.0 IN. C/C				

PLATES (table is in inches)					UNFACTORED REACTIONS					THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2015				
JT	TYPE	PLATES	W	LEN	1ST LCASE	MAX/MIN. COMPONENT REACTIONS	LIVE	PERM. LIVE	WIND	THIS DESIGN COMPLIES WITH:				
B	TMVW-t	MT20	3.0	5.0	D	185	116 / 0	0 / 0	0 / 0	- PART 9 OF BCBC 2018 , NBC-2019AE				
C	TMV+p	MT20	1.5	4.0	E	202	150 / 0	0 / 0	0 / 0	- PART 9 OF OBC 2012 (2019 AMENDMENT)				
D	BMVW1+p	MT20	3.5	4.0						- CSA 086-14				
E	BMV1+p	MT20	1.5	4.0						- TPIC 2014				

LOADING					BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) D, E					(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD.				
TOTAL LOAD CASES: (4)					BRACING					ALLOWABLE DEFL.(TL)= L/360 (0.19")				
					TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 10.00 FT.					CALCULATED VERT. DEFL.(TL) = L/ 999 (0.02")				
					MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.					CSI: TC=0.32/1.00 (B-C-1) , BC=0.12/1.00 (D-E-4) , WB=0.00/1.00 (B-D-1) , SSI=0.14/1.00 (B-C-1)				
					ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.					DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10 COMP=1.10 SHEAR=1.10 TENS= 1.10				

CHORDS					WEBS					COMPANION LIVE LOAD FACTOR = 1.00				
MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	MAX. CSI (LC)	MAX. UNBRACED LENGTH	MEMB.	FORCE (LBS)	MAX. CSI (LC)	MAX. UNBRACED LENGTH	MEMB.	AUTOSOLVE RIGHT HEEL ONLY				
FR-TO					FR-TO				FR-TO	TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT .				
A-B	0 / 11	-79.2	-79.2	0.03 (1)	B-D	0 / 0	0.00	10.00	B-D	NAIL VALUES				
B-C	0 / 0	-79.2	-79.2	0.32 (1)						PLATE GRIP(DRY) SHEAR SECTION (PSI) (PLI) (PLI)				
D-C	-192 / 0	0.0	0.0	0.03 (1)						MAX MIN MAX MIN MAX MIN				
E-B	-248 / 0	0.0	0.0	0.03 (1)						MT20 650 371 1747 786 1987 1873				
E-D	0 / 0	-17.5	-17.5	0.12 (4)						PLATE PLACEMENT TOL = 0.250 inches				

BUILDING DOP D107

25 Oct 2023

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Timber Wolf Truss LTD(CAN), Lacombe, AB. T4L 1X4

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PLATES (table is in inches)		W	LEN	Y	X
JT	TYPE	PLATES			
A	TMV+p	MT20	1.5	4.0	
B	TMWV-t	MT20	3.5	4.0	1.50 1.00
C	TMV+p	MT20	1.5	4.0	
D	BMVW1-t	MT20	3.0	4.0	
E	BMVW1-t	MT20	3.0	4.0	

TOTAL LOAD CASES: (4)

CHORDS					WEBS				
MAX. FACTORED		FACTORED			MAX. FACTORED		FACTORED		
MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	LC1	MAX CSI (LC)	MAX. UNBRAC	MEMB.	FORCE (LBS)	MAX CSI (LC)	
FR-TO		FROM TO			LENGTH	FR-TO			
A-B	0 / 15	-79.2	-79.2	0.22 (1)	10.00	B-D	-370 / 0	0.11 (1)	
B-C	-15 / 0	-79.2	-79.2	0.17 (1)	6.25	E-B	-375 / 0	0.10 (1)	
D-C	-128 / 0	0.0	0.0	0.05 (1)	7.81				
E-A	-119 / 0	0.0	0.0	0.01 (1)	7.81				
E-D	0 / 313	-17.5	-17.5	0.36 (4)	10.00				

JSI GRIP= 0.53 (E) (INPUT = 0.90)
JSI METAL= 0.11 (E) (INPUT = 1.00)





Statement Builders Ltd
15022 116 Avenue
Edmonton AB T5M 3T4
Attention: Manu Ahlawat

16 October 2023

NOTICE OF DECISION

RE: Development Permit Application No.: 23-D0099

Proposal: Single Detached Dwelling with Uncovered Rear Deck and a Garage Pad

Municipal Address: 10206 Westwinds Drive

Legal Description: Lot 16; Block 3; Plan 2222591

Land Use District: Residential Mixed Form (R-X)

You are advised that the above-noted Development Permit Application was **APPROVED** on Monday, 16 October 2023, in accordance with Morinville Land Use Bylaw 3/2012 subject to the following conditions:

- 1) The development that is subject of the permit to be commenced within twelve (12) months of the issue date of the development permit and be completed within twenty four (24) months.
- 2) All abutting boulevards and site areas not previously landscaped or covered with buildings, sidewalks & parking areas shall be sodded with grass or alternative landscaping to the satisfaction of the Development Authority within twelve (12) months from the date of issuance of a Building PSR, or commencement of the use of the building, whichever occurs first, weather permitting.
- 3) Site grading and drainage, including the placing of topsoil, shall be designed and built in accordance with the Municipality's engineering standards.
- 4) Off-street parking spaces and access thereto shall be hard-surfaced with concrete, asphalt, or paving stone to the satisfaction of the Development Authority.
- 5) No part of Town of Morinville owned land shall be used as a staging area for the build unless expressly approved by the Town.
- 6) The applicant shall be responsible for obtaining road closure permit for any whole or partial obstruction of right of way for any duration and shall be responsible for any remedial action.
- 7) The applicant shall not access the building site over a Public Utility Lot (PUL) unless expressly approved by the town. In the event temporary access is granted, release of any damage deposit paid under this permit shall be subject to satisfactory inspection of the PUL.
- 8) The applicant is responsible for ascertaining and shall comply with all applicable federal, provincial and municipal enactments and any other law with respect to the use and development of the land and buildings and shall as and when required thereunder obtain any and all permits, licences and approvals. The applicant shall also be responsible for complying with the condition of any easement, covenant, building scheme or development agreement affecting the site.

Abdikani Elmi

October 16, 2023

Development Permit Notes

- 1) All construction shall be in accordance with this Development Permit approval which includes the above noted conditions and the approved plans that form part of this application.
- 2) Approval of this permit is only for the proposed projects listed above. Any changes, amendments, or additions to this development permit shall require a new application including but not limited to change of use or addition to thereof.
- 3) This development permit does not come into effect until 22 days after the Notice of Decision is issued by the Development Authority. Any commencement of construction prior to the expiry of this period is done solely at the risk of the landowner/applicant.
- 4) A valid Development Permit does not relieve a person from their full responsibility for ascertaining, complying, and carrying out the development in accordance with any Municipal Bylaws and regulations, Provincial or Federal statutes and regulations, or the conditions of any covenant, caveat, easement or other instrument affecting the building or the land.
- 5) A building permit is required prior to commencing construction of any building(s), and other Safety Code Permits (gas, plumbing, electrical) may also be required.
- 6) This is not a Business Licence. If this development permit is for a business, a business licence is required prior to commencement of operation.

Appeal Procedure

Pursuant to Morinville Land Use Bylaw 3/2012, Part Two, Section 2.9 – Development Appeals, a decision of the Development Authority may be appealed to the Subdivision and Development Appeal Board (SDAB) pursuant to the Municipal Government Act (MGA) through the SDAB Bylaw. Sections 685(1) - (3) and 686(1) of the MGA state:

685 (1) If a Development Authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

- (2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.
- (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

686 (1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board

- (a) in the case of an appeal made by a person referred to in section 685(1)

- (i) with respect to an application for a development permit,

- (A) within 21 days after the date on which the decision is made under section 642, or

- (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires, ...

or

- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

DEVELOPMENT PERMIT APPLICATION

Land Use Bylaw No. 3/2012



PLANNING & ECONOMIC DEVELOPMENT

10125 - 100 Avenue
Morinville, AB T8R 1L6
T 780.939.4361
F 780.939.5633
www.morinville.ca

Permit No. 23-D0099

Required Fees (024) \$

APPLICANT INFORMATION

Applicant: Statement Builders Ltd

Phone: [REDACTED]

Address: 15022-116 Ave Edm
(STREET)

Email: [REDACTED]

Edmonton AB T5M-3T4
(MUNICIPALITY) (PROV) (POSTAL CODE)

Fax: _____

Contact Person/Agent: Mannu Ahlawat

Contact Phone (Cell): [REDACTED]

Registered Landowner: (if same as Applicant, check here: ☐)

Registered Name(s): Landmark See letter

Phone: _____

Address: _____
(STREET) (MUNICIPALITY) (PROV) (POSTAL CODE)

DEVELOPMENT INFORMATION

Project Address/Location: 10206 West Wind Drive Land Use District: Residential Mixed Form (RX)

Legal Address: Lot 16 Block 3 Plan 222-2591; or, Qtr _____ Sec _____ Twp _____ Range 25 West of 4th Mer.

Proposed Land Use:

Residential Dwelling:

- ☒ New Construction
☐ Addition
☐ Show Home
☐ Accessory Development
☐ Multi-Unit (# of Units: _____)
☐ Other _____

Non Residential/Mixed - Land Use:

- ☐ New Construction
☐ Change of Use
☐ Home Occupation
☐ Addition or Accessory Development
☐ Sign
☐ Other _____

Ensure appropriate checklist is attached on the reverse of this Application Form.

Use: Permitted: ☒

Discretionary: ☐ DO ☐ MPC ☐ Variance: _____

Office Use Only

Project #: 23-0188

Roll #: 225000

NOTES AND DECLARATION

Applicants should refer to the current Morinville Land Use Bylaw for complete development regulations and application information, available at www.morinville.ca/lub.

THIS IS NOT A BUILDING PERMIT APPLICATION. Separate Safety Codes applications may be required for construction projects, contact Morinville for more information.

The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville to process your application, and the information on this form may be used for preparing documents made available to the public and the issuance of permits.

By submitting an application for development I, the Applicant, am allowing right of entry for inspection purposes, and hereby make application and acknowledge all plans and information submitted are, to the best of my knowledge, true and accurate. It is understood that the information submitted is subject to review to confirm it is sufficient to properly evaluate the application prior to acknowledging the application as complete and that additional information may be requested by the Development Authority; and that acknowledgement of a complete application does not indicate permit approval and development may not commence until a development permit is valid. It is understood that a decision on this application, or failure to issue a decision within 40 days of receiving an acknowledgement of a complete application by the Development Authority or for an application deemed to be complete 20 days after submission if no acknowledgement of a complete application is received, may be appealed by filing a Notice of Appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days of the date of the decision or following the aforementioned 40 days. It is further understood that the SDAB may confirm, modify, or revoke the decision of the Development Authority or any condition of development permit approval as a result of an appeal being duly filed, and that any work undertaken prior to the expiry of the appeal period or the determination of the appeal by the SDAB, whichever case applies, is prohibited and the Applicant has no right or claim to compensation from the Municipality or its agents should the appeal result in a permit being modified or revoked. It is further understood that a Development Permit does not relieve the Applicant from full responsibility for ascertaining, complying, and carrying out their development in accordance with applicable Federal and Provincial Statutes and Regulations, and the conditions of any covenant, caveat, easement or other instrument affecting the building or the land. It is further understood that all communication with the town regarding this application, including official notices, may be in an electronic form acceptable to the town.

Applicant Signature: [Signature] Date: Sept 26, 2023

Landowner Signature: _____ Date: _____

Applications without the required information will not be processed.

Additional information may also be required. An application is not complete until signed below by the Development Officer. Applicants will be contacted if any additional information is required.

Acceptance of a complete application does not indicate permit approval.

RESIDENTIAL DEVELOPMENT CHECKLIST

☒ **Project Description:** New home Build

Check ALL that apply:

New Construction:			
<input checked="" type="checkbox"/> Single Detached	<input type="checkbox"/> Duplex	<input type="checkbox"/> Manufactured/RTM	<input type="checkbox"/> Other: _____
Total Floor Area: <u>1745</u> <input checked="" type="checkbox"/> m ² / <input type="checkbox"/> ft ²	Building Height: <u>23'5 1/2"</u> <input checked="" type="checkbox"/> m / <input type="checkbox"/> ft	Overhang: <u>2'</u> <input type="checkbox"/> m / <input type="checkbox"/> ft	
Accessory Development:			
<input checked="" type="checkbox"/> Det. Garage	<input type="checkbox"/> Shed	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Secondary Suite <input type="checkbox"/> Hot Tub/Pool <input type="checkbox"/> Other: _____
Total Floor Area: _____ <input type="checkbox"/> m ² / <input type="checkbox"/> ft ²	Building Height: _____ <input type="checkbox"/> m / <input type="checkbox"/> ft	Overhang: _____ <input type="checkbox"/> m / <input type="checkbox"/> ft	
If applying for a Deck: <input checked="" type="checkbox"/> Uncovered <input type="checkbox"/> Covered <input type="checkbox"/> Enclosed			
If applying for a Secondary Suite: Located within: <input type="checkbox"/> Principal dwelling unit <input type="checkbox"/> Above detached garage <input type="checkbox"/> Other building			
Floor Area:	Principal dwelling unit: _____ <input type="checkbox"/> m ² / <input type="checkbox"/> ft ²	Secondary Suite: _____ <input type="checkbox"/> m ² / <input type="checkbox"/> ft ²	
Parking Spaces available on-site: <u>5</u> (show location on accompanying Site Plan)			

- ☒ **Site Plan (parking shown)** – electronic OR 2 copies, - scaled and dimensioned; maximum 11" x 17" paper size
- ☒ **Building Plans** (i.e. floor plans and elevations) – electronic OR 2 copies, details sufficient for Building Permit application
- ☒ **Architectural Guidelines** are met (varies per neighbourhood – check with applicable Developer/Development Officer)
- ☐ **Other information** deemed necessary or requested by a Development Officer (contact Municipality for more information):

SUBMIT to Development Officer

Notice of Decision – The Applicant will be notified electronically or in writing of the decision for a development permit application.

Public Notice – Upon Development Permit approval, the following Public Notice will be given for the issuance of Development Permits:

- Permitted uses (development compliant with Morinville Land Use Bylaw in all respects and not requiring a variance/relaxation) – The details of the development will be posted at the reception desk on the 2nd Floor of St. Germain Place.
- Discretionary uses and/or developments requiring a variance – In addition to above, the details of the development will also be advertised in the local newspaper, mailed to adjacent landowners, posted online at www.morinville.ca/PlanningNews, and/or posted on the subject site.

INTAKE INFORMATION (for office use only)

Complete Application:

- ☐ Application Form – complete & landowner signed.
☐ Required Information Listed Above.
☐ Receipt for Payment of Fees.

Received by: _____
(Name) (Date)

Accepted by: _____
(Name) (Date)



September 20, 2023

Town of Morinville
10125 – 100th Avenue
Edmonton, Alberta
T8R 1L6

Attention: Building Permits

**Subject: Building Permit Applications – Statement Builders Ltd.
Westwinds Stage 4 – Plan 222 2591
Lots 16, 17 & 18, Block 3**

This letter is to confirm that Statement Builders Ltd. has purchased the above lots from Landrex Inc. We therefore authorize that they may submit building permit applications for the construction of single family dwellings.

Thank you.

Sincerely,

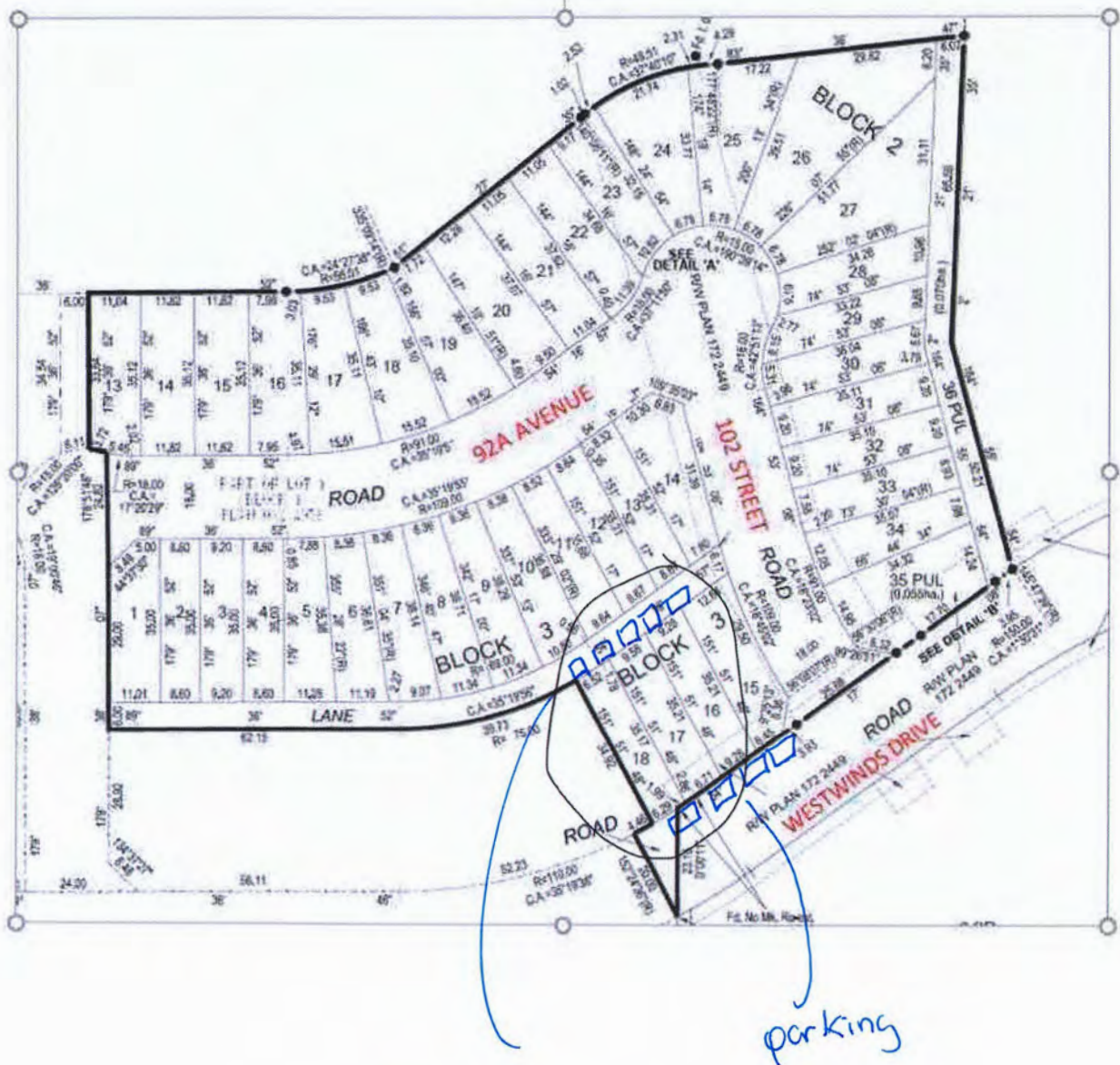
Landrex Inc.



Heather McLeod
Project Coordinator
/hm

[https://triglobalppm.sharepoint.com/sites/pwa/VWV4/Shared Documents/Sales/Builder and Purchaser Information/Authorization Letter for Building Permits/tr to town re building permits Statement Homes.doc](https://triglobalppm.sharepoint.com/sites/pwa/VWV4/Shared%20Documents/Sales/Builder%20and%20Purchaser%20Information/Authorization%20Letter%20for%20Building%20Permits/Tr%20to%20town%20re%20building%20permits%20Statement%20Homes.doc)

Address Map

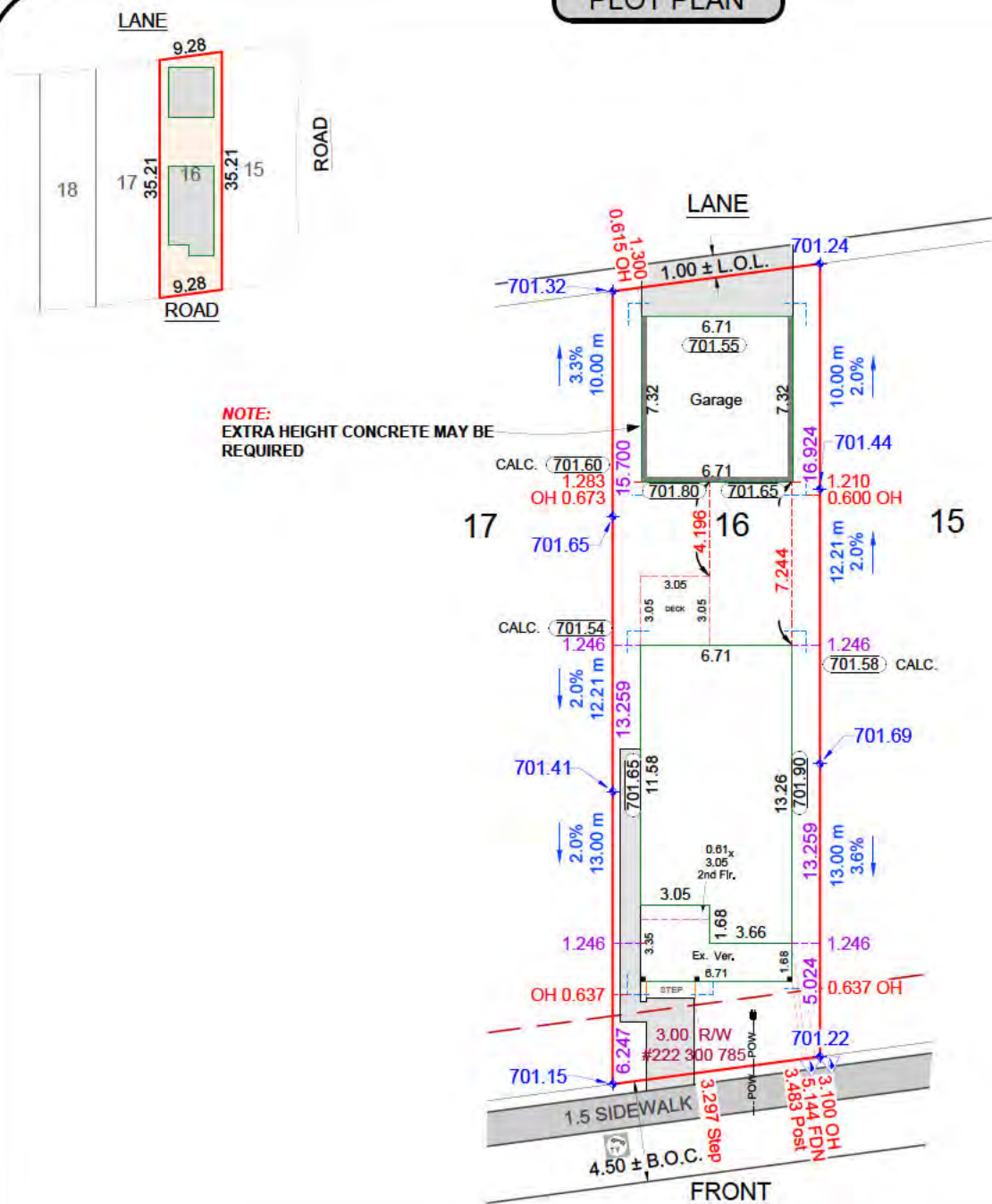


Alternate
parking

parking

Approval of this development permit does not include any off-site parking spaces. A.E

West Winds



ELEVATION DETAILS

HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	702.41
BOTTOM OF FOOTING:	699.36
BASEMENT HEIGHT:	8'4"
FINISHED GRADE AT-FRONT STEP:	701.50
4 RISE, DOWN 4"	
FINISHED GRADE AT-BACK OF HOUSE:	
L-701.75, M-701.85, R-701.80	
GRADE BELOW-BACK/SIDE DOOR SILL:	701.65
GRADE AT SIDE ENTRY	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	702.11
GARAGE FLOOR:	701.55
SANITARY SEWER SERVICE INVERT:	698.47
FOOTING SIZE:	0.20

NOTES

- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.
- BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY
- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.
- RAIN WATER LEADERS NOT REQUIRED.
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.

DETAILS

- LOT AREA: 323.84 m² (3485.7 ft²)
- HOUSE AREA: 100.15 m² (1078.0 ft²)
- HOUSE COVERAGE: 30.93 %
- DECK AREA: 9.29 m² (100.0 ft²)
- DECK COVERAGE: 2.87 %
- GARAGE AREA: 49.05 m² (528.0 ft²)
- GARAGE COVERAGE: 15.15 %
- TOTAL COVERAGE: 46.07 %
- DRIVEWAY AREA: 18.55 m² (199.7 ft²)

LEGEND

PROPOSED CLEAN OUT
PROPOSED STREET LIGHT
PROPOSED C.C. LOCATION
PROPOSED TRANSFORMER



PROPOSED HYDRANT
PROPOSED SERVICE PEDESTAL
PROPOSED POWER SERVICE
PROPOSED FENCE LINE



PROPOSED BACK OF CURB
PROPOSED BACK OF WALK
PROPOSED LIP OF LANE
PROPOSED UTILITY VAULT

B.O.C.
B.O.W.
L.O.L.
V

DESIGN GRADE ELEVATION
AS-BUILT ELEVATION
PROPOSED ELEVATION
CENTERLINE ELEVATION

00.00
+
00.00
00.00
CL 0.0 +

LEGAL INFORMATION

LOT	BLOCK	PLAN NUM.
16	3	222 2591
CIVIC ADDRESS:		
10206 WESTWINDS DRIVE		
LOCATION		
MORINVILLE	SUBDIVISION	
	WESTWINDS	

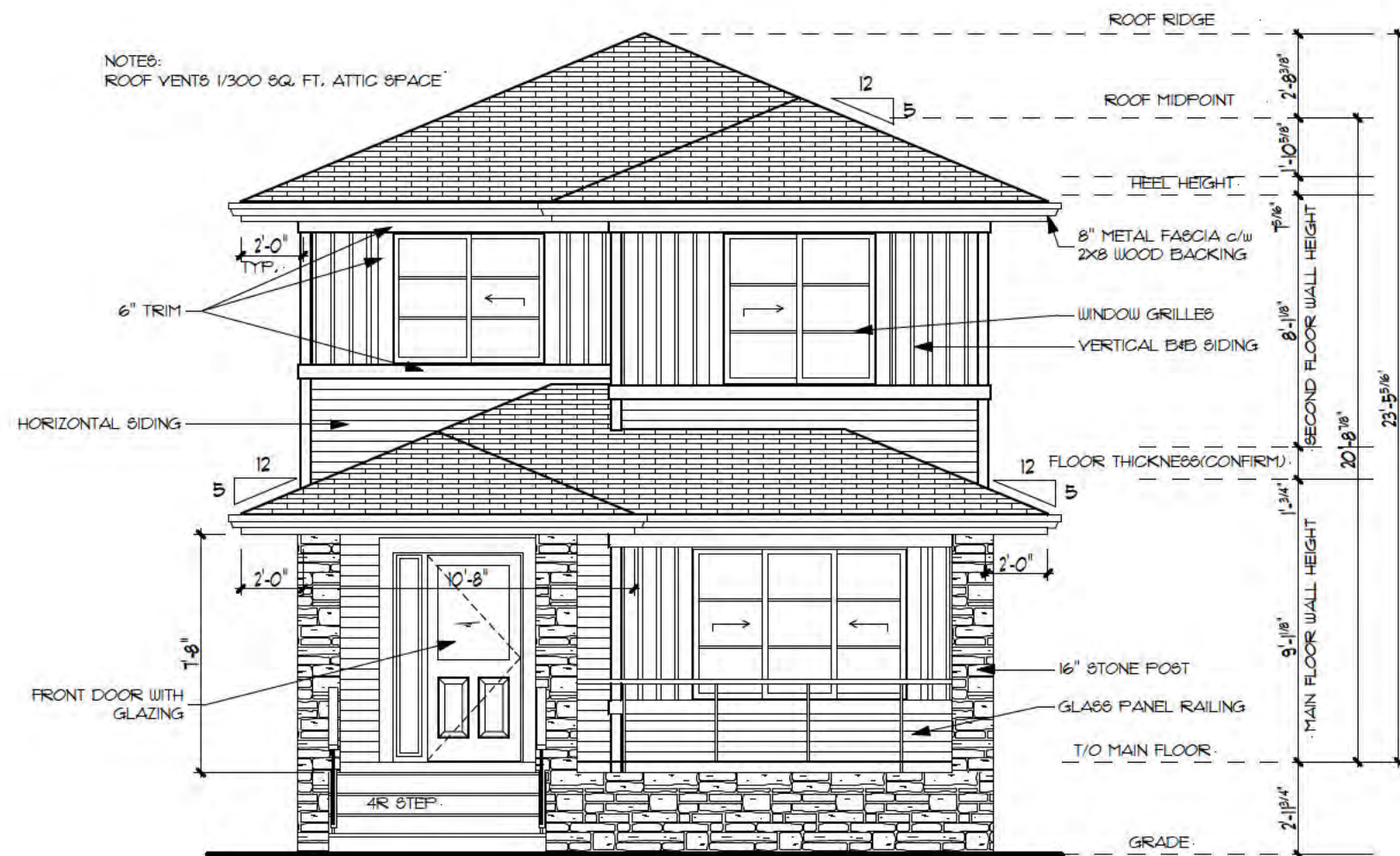
P Pals Geomatics Corp.

EMAIL: PLOTPLAN@PALSGEOMATICS.COM
PHONE: 780-455-3177
FAX: 780-481-1301
10704 - 176TH STREET NW
EDMONTON, ALBERTA T5S 1G7



DWG DETAILS

Rev. No.	Date:	Drafted By:	Description
PP	10/2/23	AWANG	
BUILDER/OWNER: STATEMENT BUILDERS			
MODEL: NIAGARA FALLS (STANDARD)			
JOB NUM.:			
LOT ZONING: R-X		SCALE: 1:300	



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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	XXXXXX	XX
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

NIAGARA FALLS MODEL

1745 S.F

LOT: 16 BLOCK: 3
PLAN: 222 2591
10206 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



25 SEPT 2023

FRONT ELEVATION

SCALE: 3/16=1'-0"

SHEET NO.	1 / 11
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NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

NIAGARA FALLS MODEL

1745 S.F

LOT: 16 BLOCK: 3
PLAN: 222 2591

10206 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

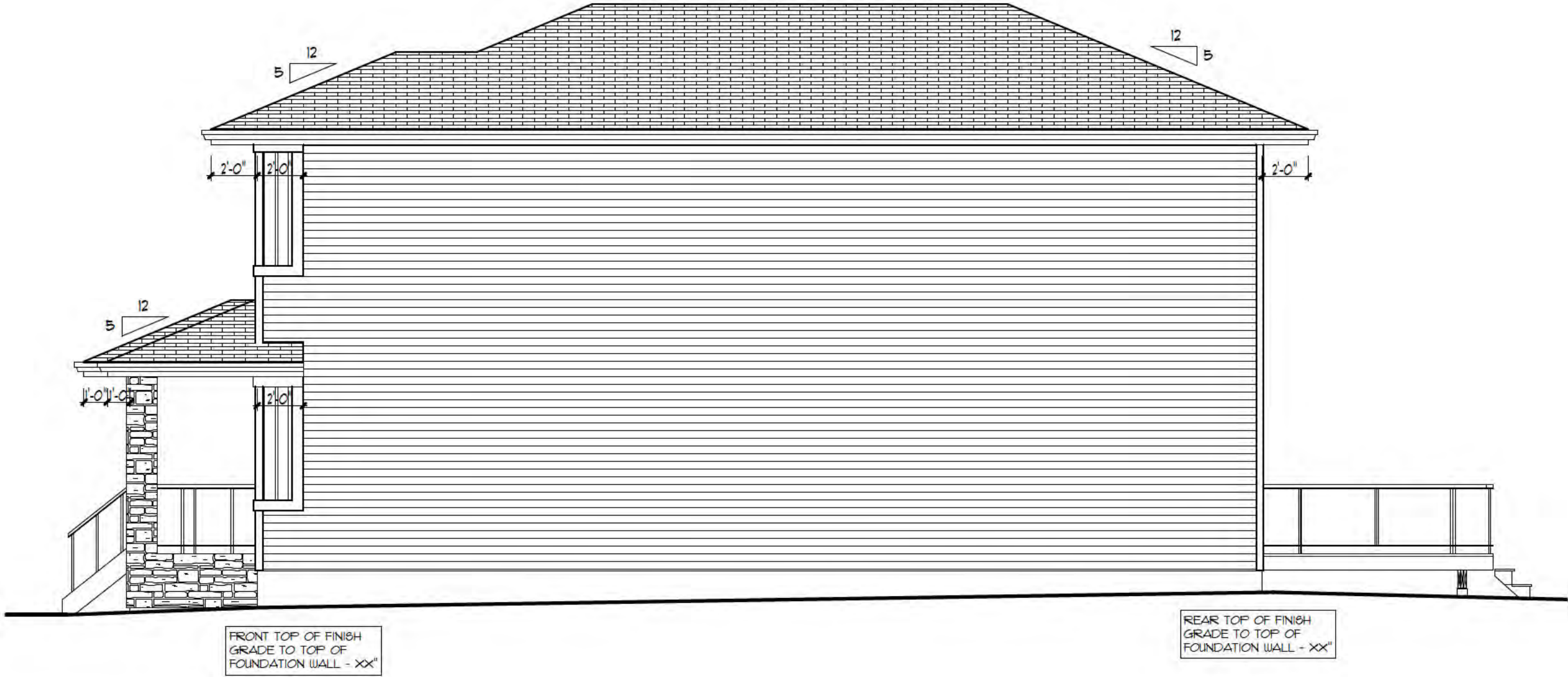


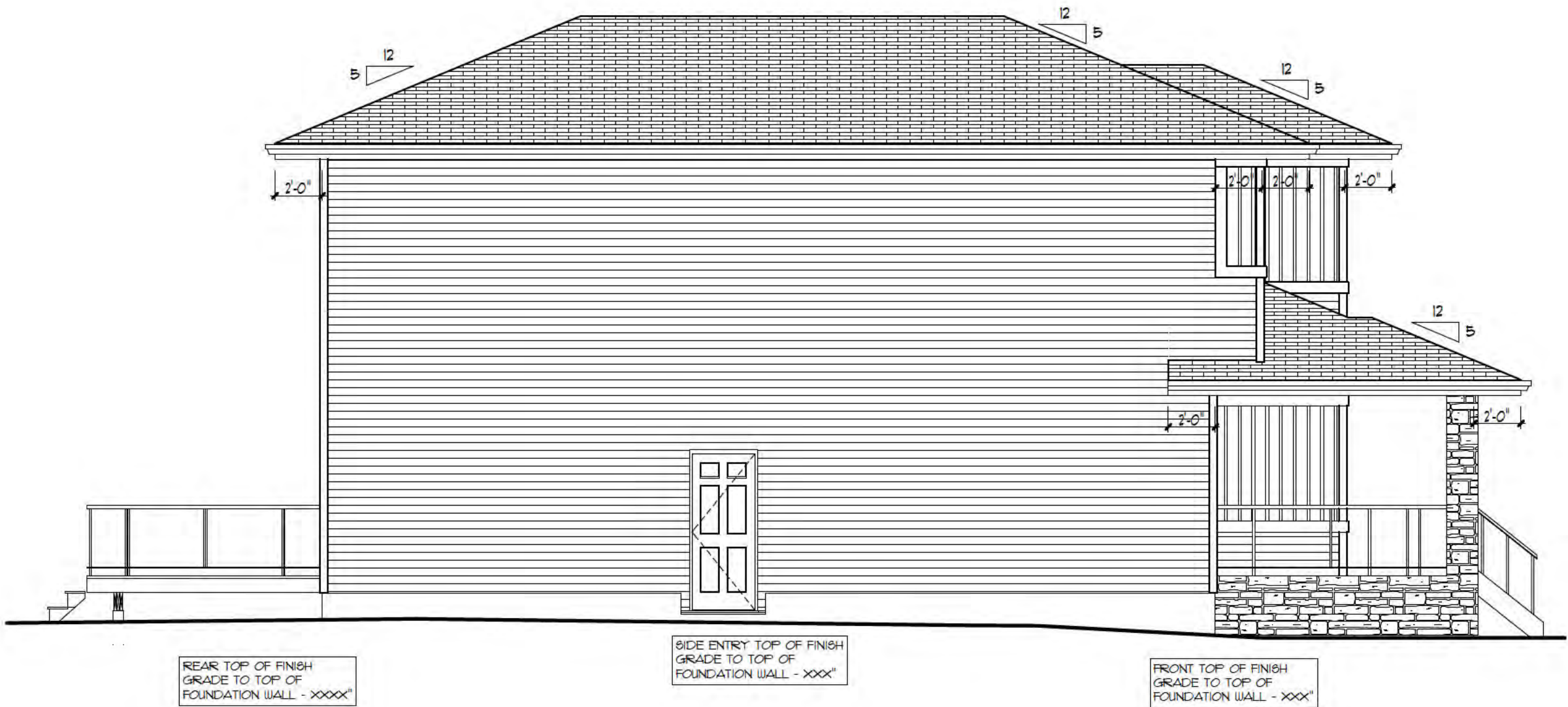
25 SEPT 2023

RIGHT ELEVATION

SCALE: 3/16=1'-0"

SHEET NO.	2 11
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NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

NIAGARA FALLS MODEL

1745 S.F

LOT: 16 BLOCK: 3
PLAN: 222 2591

10206 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

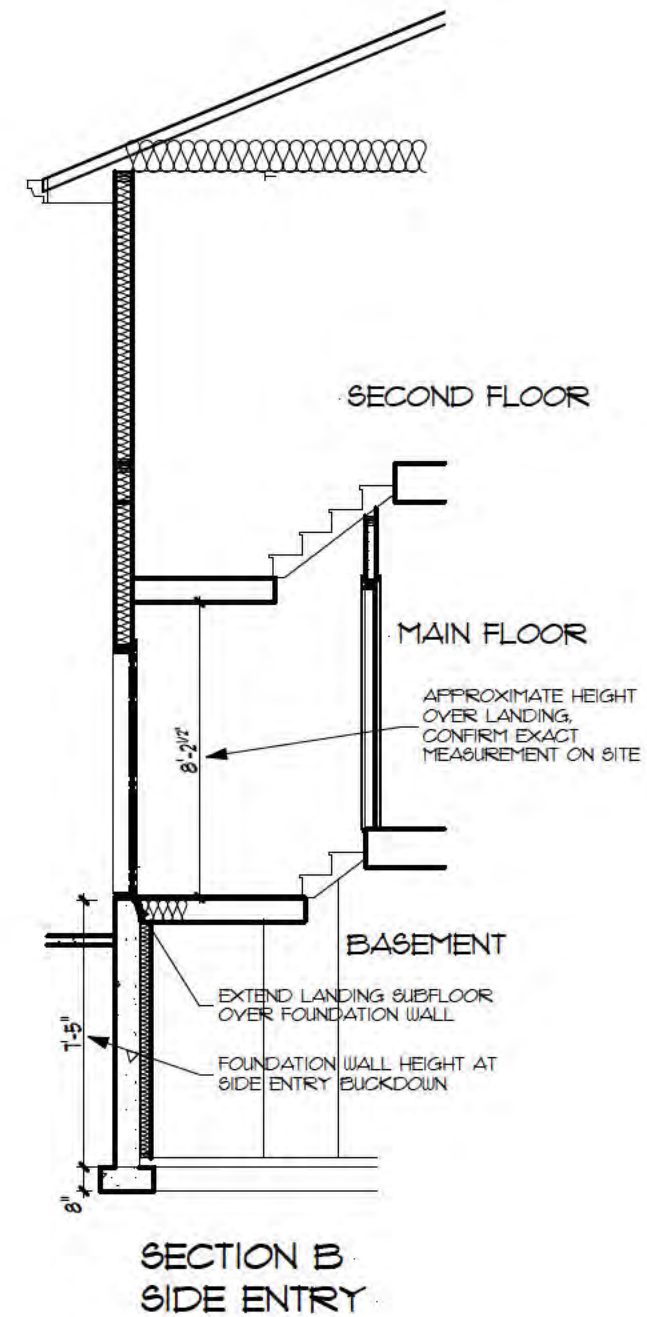
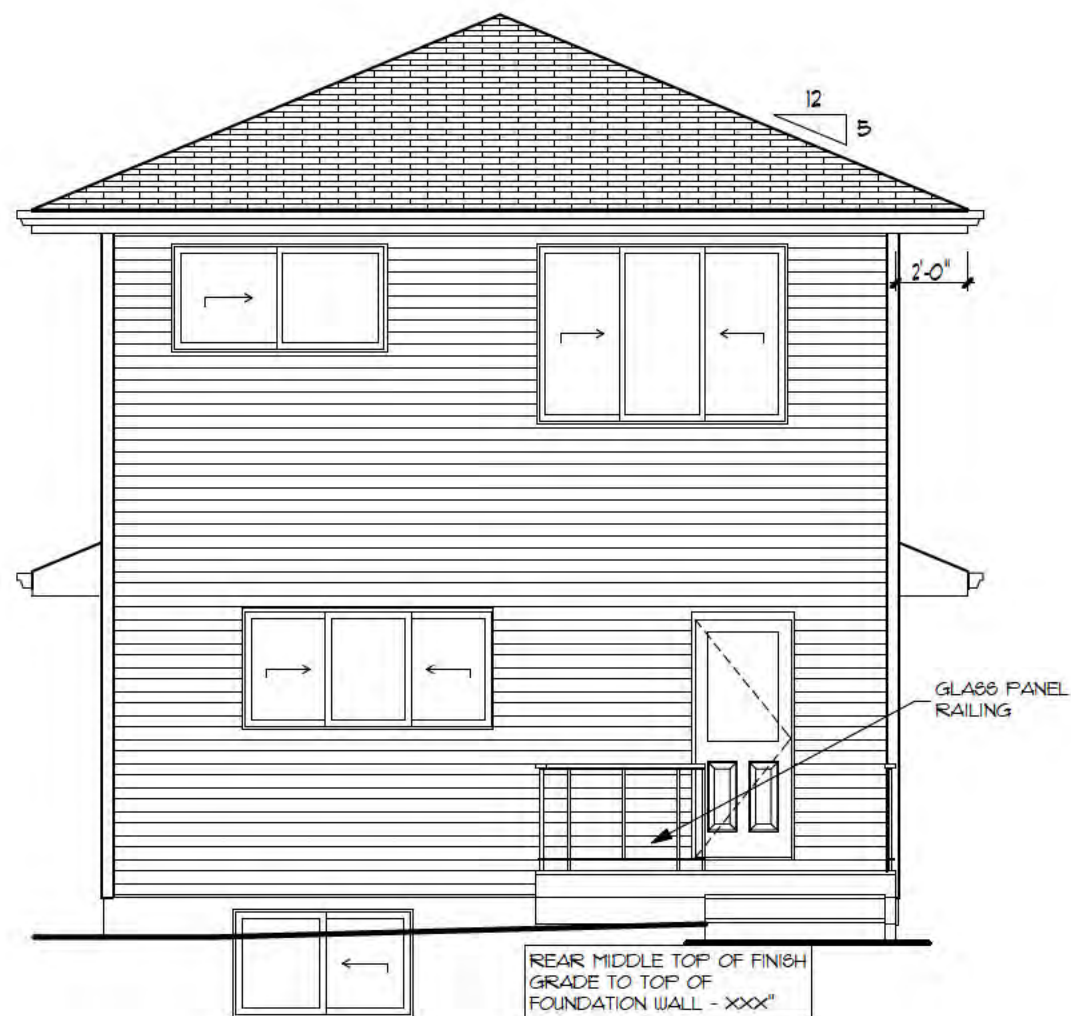


25 SEPT 2023

LEFT
ELEVATION

SCALE: 3/16=1'-0"

SHEET NO.	3 11
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REVISIONS		

STATEMENT BUILDERS

NIAGARA FALLS MODEL

1745 S.F

LOT: 16 BLOCK: 3
PLAN: 222 2591

10206 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

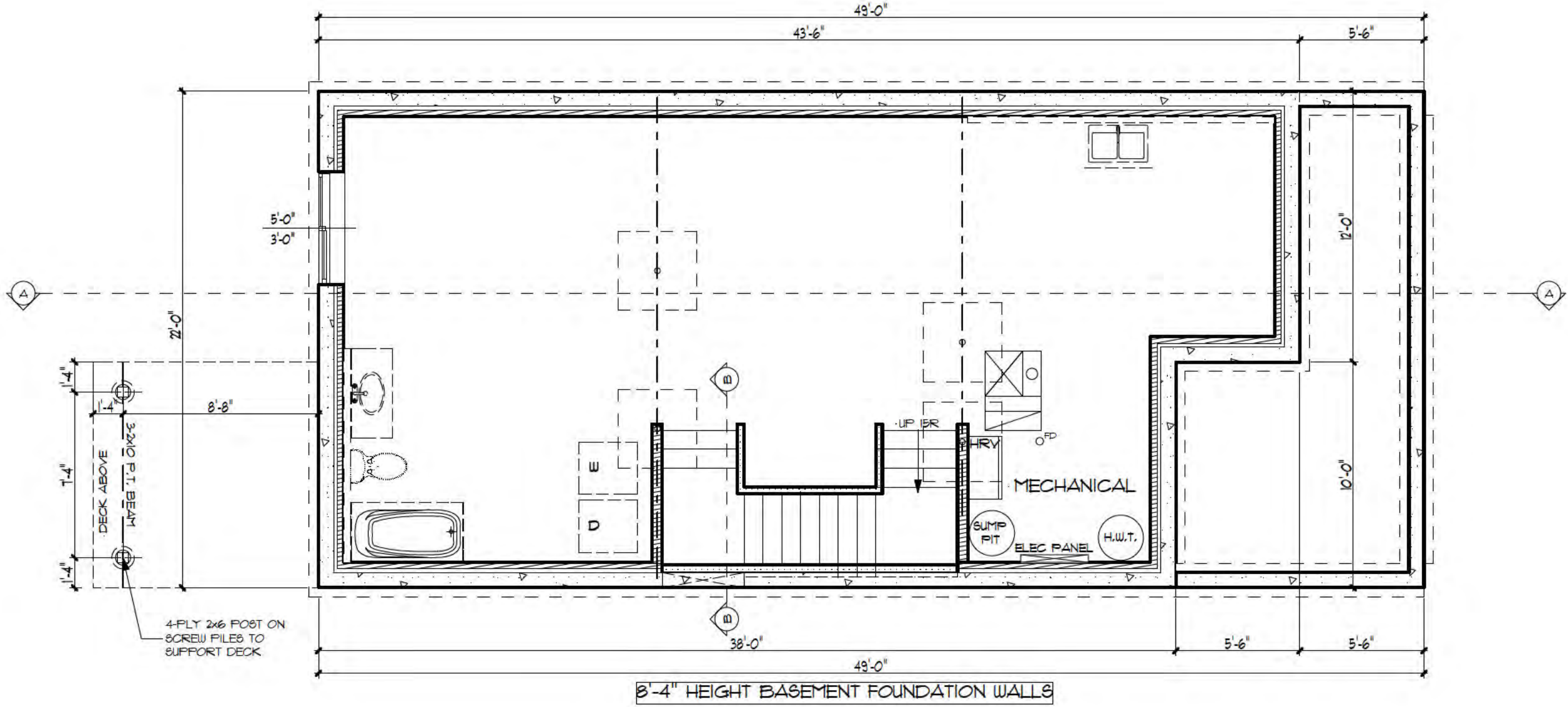


25 SEPT 2023

REAR
ELEVATION &
SECTION

SCALE: 3/16=1'-0"

SHEET NO.	4 11
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1	XXXXXX	XX
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

NIAGARA FALLS MODEL

1745 S.F

LOT: 16 BLOCK: 3
PLAN: 222 2591

10206 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

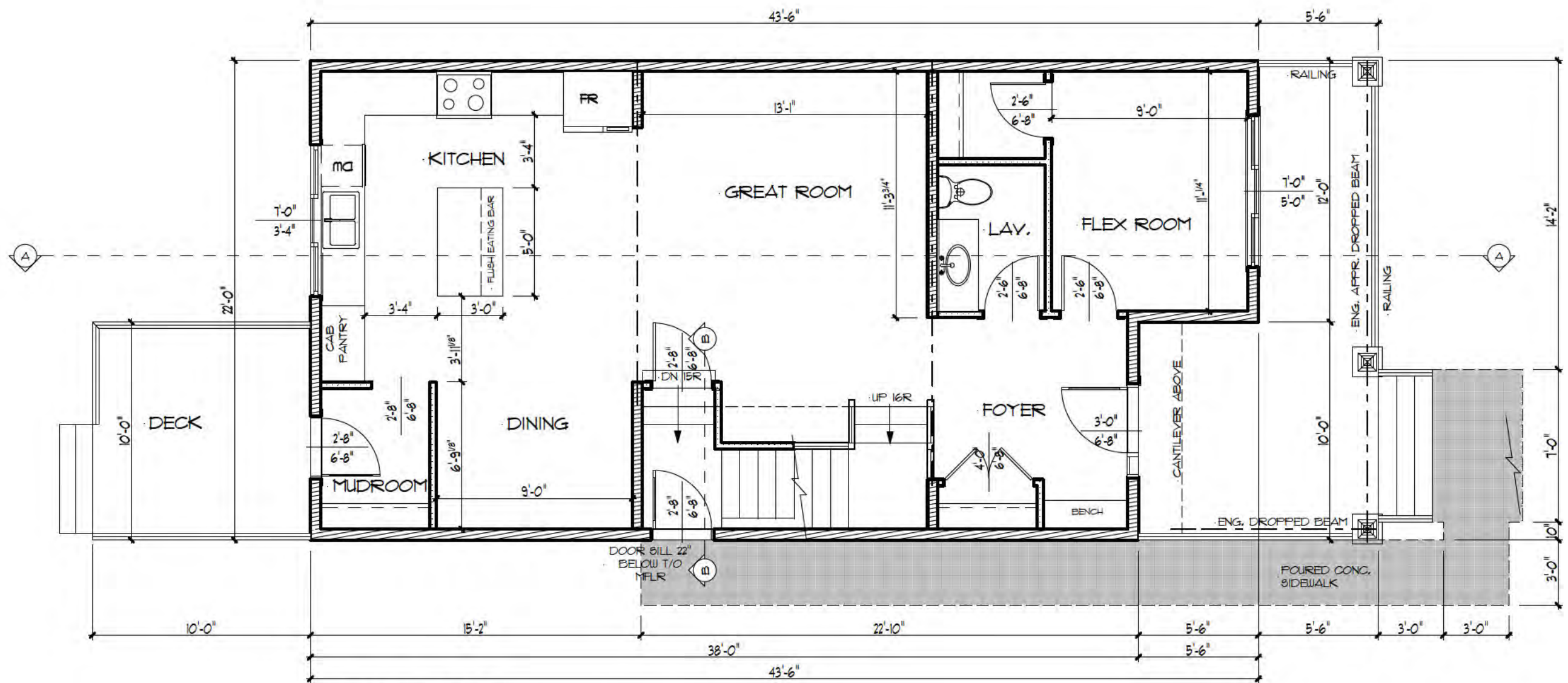


25 SEPT 2023

BASEMENT

SCALE: 3/16=1'-0"

SHEET NO.	5 11
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MAIN FLOOR

AREA: 902 sq ft

HT: 9'-1 1/8"

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NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

NIAGARA FALLS MODEL

1745 S.F

LOT: 16 BLOCK: 3
PLAN: 222 2591
10206 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB

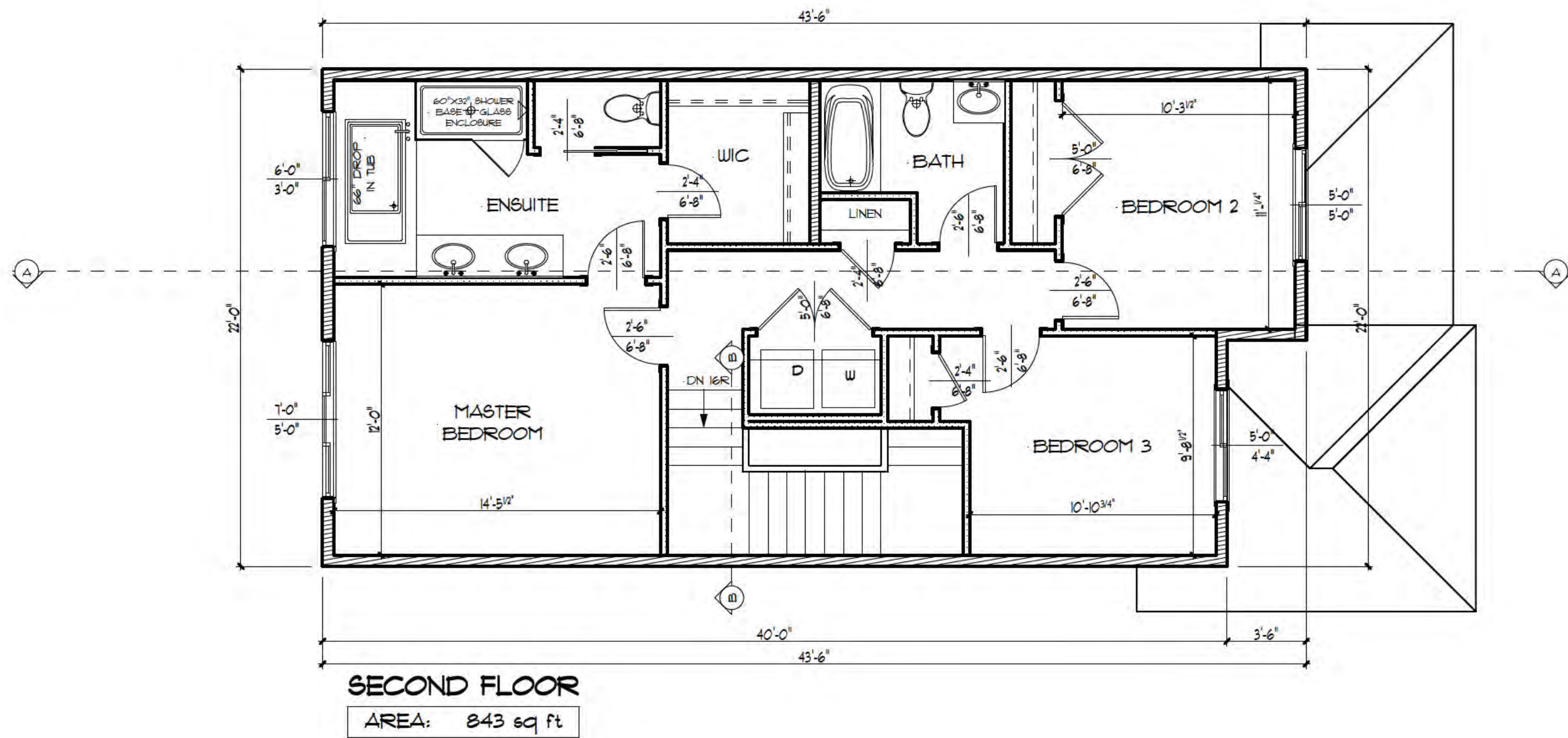


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MAIN FLOOR

SCALE: 3/16=1'-0"

SHEET NO.	6 11
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NO.	DATE	BY
	REVISIONS	

STATEMENT BUILDERS

NIAGARA FALLS MODEL

1745 S.F

LOT: 16 BLOCK: 3
 PLAN: 222 2591
 10206 WESTWINDS DRIVE

WESTWINDS
 MORINVILLE, AB



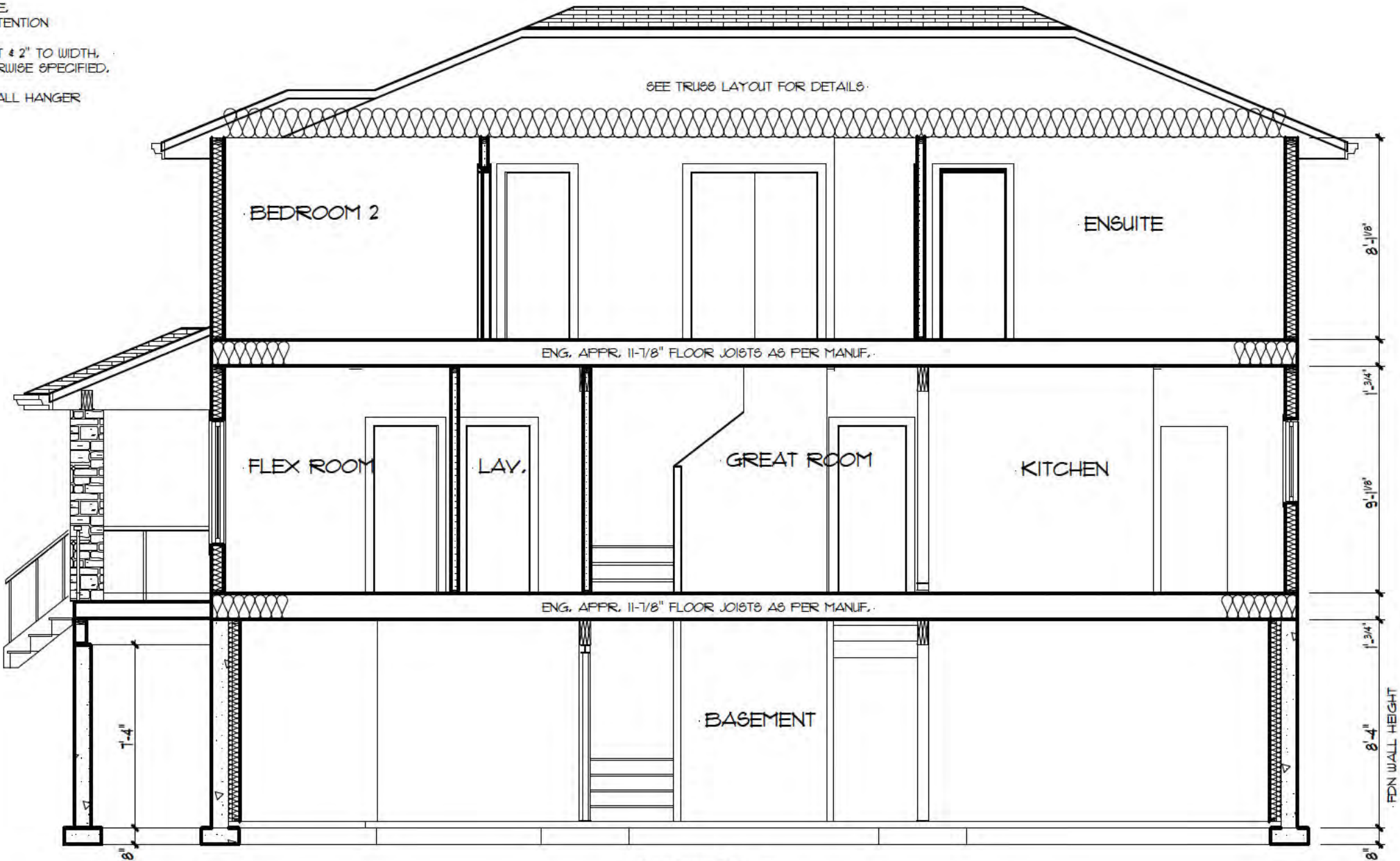
25 SEPT 2023

SECOND FLOOR

SCALE: 3/16=1'-0"

SHEET NO.	7 11
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FRAMER PLEASE NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION
OF THE DESIGNER.
R.O. FOR ALL SWING DOORS - ADD 2.5" TO HEIGHT & 2" TO WIDTH,
ALLOW HEADERS TO BE 2x10'S DRY UNLESS OTHERWISE SPECIFIED,
CUT AND TACK 2x4 BACKING FOR TRUSS,
JOIST HANGERS MUST BE SECURED PROPERLY - ALL HANGER
HOLES TO BE NAILED.



SECTION A

1. TYPICAL ROOF CONSTRUCTION

ROOF FINISH AS PER BUILDER SPECIFICATION
ROOF CONSTRUCTION AS PER ROOF TRUSS LAYOUT
R50 LOOSEFILL INSULATION (R40 FIBERGLASS BATTE IN VAULTED AREAS)

2. TYPICAL EAVE CONSTRUCTION

PREFINISHED METAL EAVESTROUGH
PREFINISHED METAL FASCIA OVER 2x8 WOOD BACKING
PREFINISHED VENTILATED METAL SOFFIT

3. TYPICAL EXTERIOR WALL CONSTRUCTION

2x6 #2 S.P.F @ 24" O.C WITH R22 FIBERGLASS BATTE INSULATION

4. TYPICAL FLOOR CONSTRUCTION

FLOOR FINISH AS PER BUILDER SPECIFICATION
7/8" T&G SUBFLOOR
11-1/8" FLOOR JOISTS AS PER ENG. FLOOR JOIST LAYOUT

5. TYPICAL FOUNDATION CONSTRUCTION

PAVING (ABOVE GRADE)
DAMP PROOFING (BELOW GRADE)
8" CONC. FOUNDATION WALL W/ 2-10M REBAR TOP, MIDDLE, & BOTTOM ON 18" X 8" CONCRETE STRIP FOOTING R/W 2-15M REBAR
4" DIA WEEPING TILE TO PERIMETER
DAMP-PROOFING TO INTERIOR
2x4 #2 S.P.F @ 24" O.C. WITH R20 FIBERGLASS BATTE INSULATION

6. TYPICAL BASEMENT SLAB CONSTRUCTION

3" CONCRETE SLAB OVER 6MIL VAPOR BARRIER ON 4" COMPACTED GRANULAR FILL

7. TYPICAL GARAGE FOUNDATION

8" CONC. FOUNDATION WALL W/ 2-10M REBAR TOP, MIDDLE, & BOTTOM ON 18" X 8" CONCRETE STRIP FOOTING R/W 2-15M REBAR

8. TYPICAL GARAGE SLAB CONSTRUCTION

4" CONC. SLAB W/ 10M REBAR @ 12" O.C. BOTHWAYS ON 6" COMP. GRANULAR FILL

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Report any inconsistencies/ommissions to the builder prior to commencing work

1	XXXXXX	XX
NO.	DATE	BY
	REVISIONS	

STATEMENT BUILDERS

NIAGARA FALLS MODEL

1745 S.F

LOT: 16 BLOCK: 3
PLAN: 222 2591

10206 WESTWINDS DRIVE

WESTWINDS
MORINVILLE, AB



25 SEPT 2023

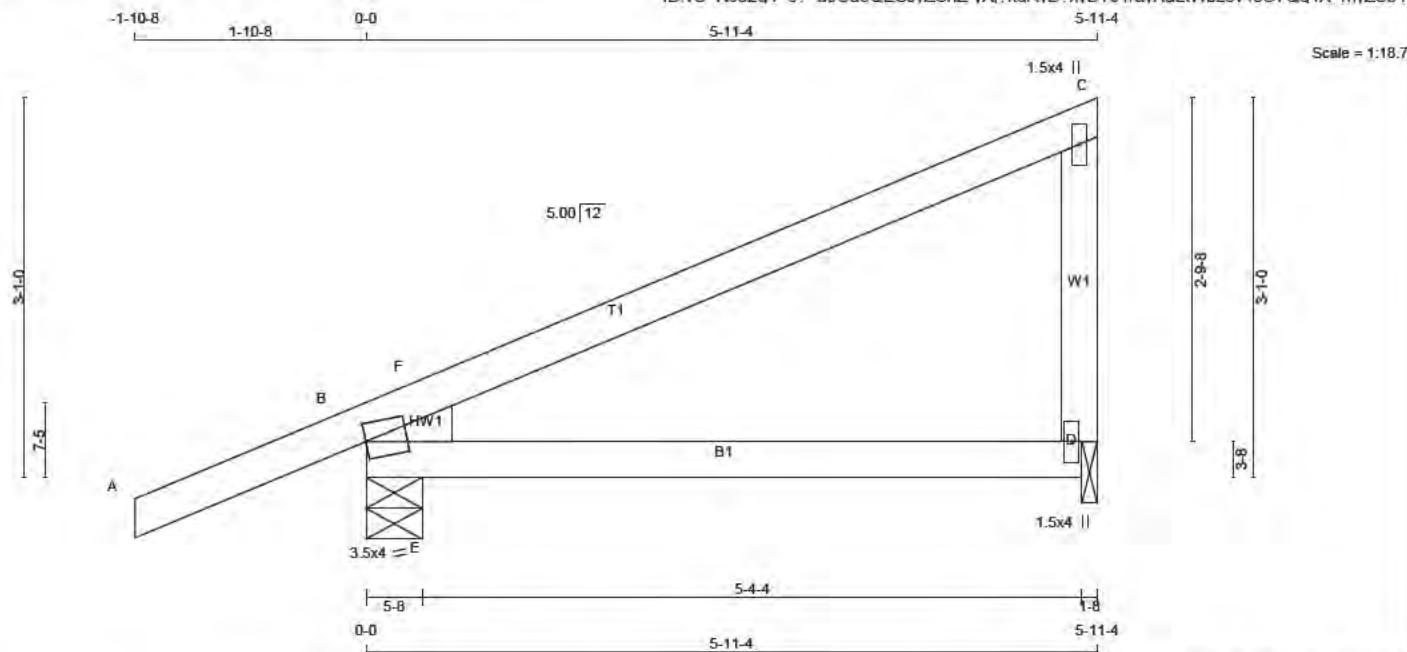
SECTION

SCALE: 3/16=1'-0"

SHEET NO.	8 11
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JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC:	Statement Builders	DRWG NO.
264764	M04	6	1	TRUSS DESC:		336

Version 8.630 S Jan 26 2023 MiTek Industries, Inc. Wed Sep 27 10:05:16 2023 Page 1
ID: vU NJe2q4 67 u0UuoQESJyZSnZ-yX?kdRyB?xyBYJ1rayXaLiWbz3v4sO7Qq4X myZS9



TOTAL WEIGHT = $6 \times 20 = 120$ lb

LUMBER					
N.	L.	G.	A.	RULES	
CHORDS			SIZE	LUMBER	DESCR.
A	-	C	2x4	DRY	No.2 SPF
D	-	C	2x4	DRY	No.2 SPF
B	-	D	2x4	DRY	No.2 SPF

DRY: SEASONED LUMBER.

PLATES (table is in inches)						
JT	TYPE	PLATES	W	LEN	Y	X
B	TMBMH1-m	MT20	3.5	4.0	1.75	
C	TMV+p	MT20	1.5	4.0		
D	BMV1+p	MT20	1.5	4.0		

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS

JT	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION			INPUT BRG	REQRD BRG	HEEL WEDGE
	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX	
D	287	0	287	0	0	1-8	1-8	
B	440	0	440	0	0	5-8	5-8	2x4 L

UNFACTORED REACTIONS

1ST LCASE		MAX./MIN. COMPONENT REACTIONS					
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
D	201	142/0	0/0	0/0	0/0	59/0	0/0
B	305	234/0	0/0	0/0	0/0	71/0	0/0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) D. B

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

LOADING

TOTAL LOAD CASES: (4)

CHORDS					WEBBS				
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	CS1 (LC)	MAX UNBRAC	MEMB.	MAX. FACTORED FORCE (LBS)	MAX CS1 (LC)		
FR-TO		FROM TO		LENGTH	FR-TO				
A-B	0 / 19	-79.2	-79.2	0.20 (1)	10.00				
B-F	-47 / 57	-79.2	-79.2	0.07 (4)	6.25	E-F	-324 / 49		
F-C	-3 / 3	-79.2	-79.2	0.37 (1)	10.00		0.00 (1)		
D-C	-207 / 0	0.0	0.0	0.03 (1)	7.81				
B-E	0 / 0	-17.5	-17.5	0.24 (1)	10.00				
E-D	0 / 0	-17.5	-17.5	0.25 (1)	10.00				



DESIGN CRITERIA

SPECIFIED LOADS

TOP	CH.	LL	=	23.9	PSF
		DL	=	3.0	PSF
BOT	CH.	LL	=	0.0	PSF
		DL	=	7.0	PSF
TOTAL LOAD				=	33.9 PSF

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL
OR SMALL BUILDING REQUIREMENTS OF PART
9, NBCC 2015

THIS DESIGN COMPLIES WITH:

- PART 9 OF BCBC 2018 , NBC-2019AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD.

ALLOWABLE DEFL.(LL)= $L/360$ (0.20")
 CALCULATED VERT. DEFL.(LL) = $L/999$ (0.07")
 ALLOWABLE DEFL.(TL)= $L/360$ (0.20")
 CALCULATED VERT. DEFL.(TL) = $L/538$ (0.13")

CSI: TC=0.37/1.00 (C-F:1), BC=0.25/1.00 (D-E:1),
WB=0.00/1.00 (E-F:1), SSI=0.27/1.00 (B-E:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS= 1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT .

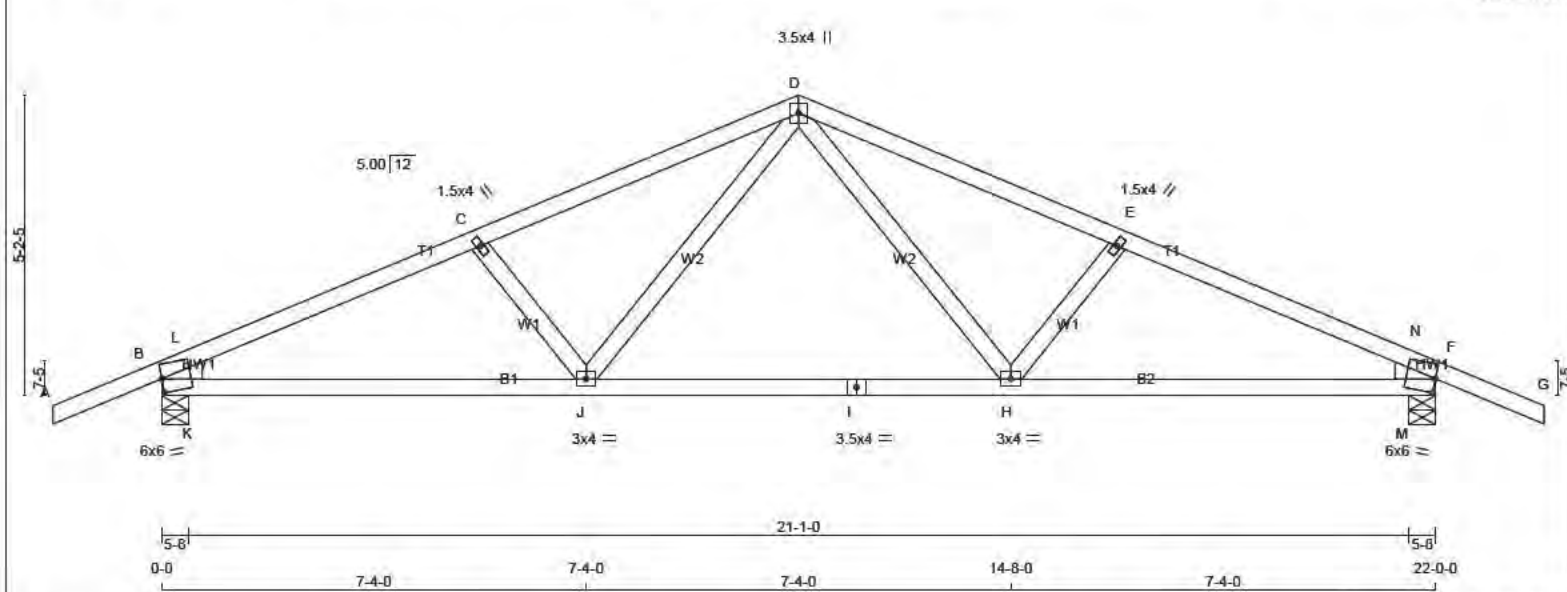
NAIL VALUES

PLATE	GRIP(DRY)		SHEAR		SECTION	
	(PSI)	(PLI)	(PSI)	(PLI)	(PSI)	(PLI)
MT20	650	371	1747	788	1987	1873

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.71 (B) (INPUT = 0.90)
JSI METAL= 0.10 (C) (INPUT = 1.00)



LUMBER

N L G A. RULES

CHORDS	SIZE	LUMBER	DESCR.
A - D	2x4	DRY	No.2
D - G	2x4	DRY	No.2
B - I	2x4	DRY	No.2
I - F	2x4	DRY	No.2

ALL WEBS 2x4 DRY: SEASONED LUMBER.

DESIGN CRITERIA

SPECIFIED LOADS:

TOP CH.	LL	PSF
DL	=	3.0
BOT CH. <th>LL</th> <th>PSF</th>	LL	PSF
DL	=	0.0
DL	=	7.0
TOTAL LOAD	=	33.9

SPACING = 24.0 IN./C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2015

THIS DESIGN COMPLIES WITH:

- PART 9 OF CBC 2018, NBC-2019AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 39.7 P.S.F. G.S.L. PLUS 2.1 P.S.F. RAIN LOAD) EQUALS 23.9 P.S.F. SPECIFIED ROOF LIVE LOAD.

ALLOWABLE DEFL.(LL)= L/360 (0.73")

CALCULATED VERT. DEFL.(LL) = L/ 999 (0.12")

ALLOWABLE DEFL.(TL)= L/360 (0.73")

CALCULATED VERT. DEFL.(TL) = L/ 999 (0.23")

CSI: TC=0.35/1.00 (C-D:1), BC=0.48/1.00 (J-K:1), WB=0.09/1.00 (D-H:1), SSI=0.26/1.00 (B-L:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10 COMP=1.10 SHEAR=1.10 TENS=1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES

PLATE	GRIP(DRY)	SHEAR	SECTION
(PSI)	(PLI)	(PLI)	(PLI)
MAX MIN	MAX MIN	MAX MIN	MAX MIN
MT20	650 371	1747 788	1987 1873

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.89 (D) (INPUT = 0.90)

JSI METAL= 0.48 (F) (INPUT = 1.00)

N. L. G. A. RULES										BUILDING DESIGNER										DESIGN CRITERIA							
CHORDS		SIZE	LUMBER		DESCR.		BEARINGS				FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT	REQRD	SPECIFIED LOADS:										
																		TOP	CH.	LL		PSF					
A	-	D	2x4	DRY	No.2	SPF														DL <td>=</td> <td>3.0</td>	=	3.0					
D	-	G	2x4	DRY	No.2	SPF														DL <td>=</td> <td>3.0</td>	=	3.0					
B	-	I	2x4	DRY	No.2	SPF	JT	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX						DL <td>=</td> <td>0.0</td>	=	0.0					
I	-	F	2x4	DRY	No.2	SPF	B	1217	0	1217	0	0	5-8	5-8						DL <td>=</td> <td>3.0</td>	=	3.0					
							F	1217	0	1217	0	0	5-8	5-8						DL <td>=</td> <td>7.0</td>	=	7.0					
																							TOTAL	LOAD	=	33.9	
ALL WEBS			2x4	DRY	No.2	SPF																					
RECY. SEASONED LUMBER																											

UNFACTORED REACTIONS									
JT	1ST LCASE		MAX./MIN. COMPONENT REACTIONS						
	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL		
B	850	618 / 0	0 / 0	0 / 0	0 / 0	232 / 0	0 / 0		
F	850	618 / 0	0 / 0	0 / 0	0 / 0	232 / 0	0 / 0		

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) B, F

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 4.34 FT.

MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

LOADING

TOTAL LOAD CASES: (4)

CHORDS					WEBS				
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	LOAD LC1	MAX. MAX. UNBRAC LENGTH	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. MAX. UNBRAC LENGTH	MEMB.	MAX. FACTORED FORCE (LBS)
FR-TO					FR-TO			FR-TO	
A-B	0 / 19	-79.2	-79.2	0.20 (1)	10.00	D-H	0 / 555	0.09 (1)	
B-L	-2172 / 0	-79.2	-79.2	0.29 (1)	4.34	H-E	-418 / 0	0.06 (1)	
L-C	-1912 / 0	-79.2	-79.2	0.30 (1)	4.59	J-D	0 / 555	0.09 (1)	
C-D	-1654 / 0	-79.2	-79.2	0.35 (1)	4.80	C-J	-416 / 0	0.06 (1)	
D-E	-1654 / 0	-79.2	-79.2	0.35 (1)	4.80	K-L	0 / 349	0.00 (1)	
E-N	-1912 / 0	-79.2	-79.2	0.30 (1)	4.59	M-N	0 / 349	0.00 (1)	
N-F	-2172 / 0	-79.2	-79.2	0.29 (1)	4.34				
F-G	0 / 19	-79.2	-79.2	0.20 (1)	10.00				
B-K	0 / 1762	-17.5	-17.5	0.48 (1)	10.00				
K-J	0 / 1762	-17.5	-17.5	0.48 (1)	10.00				
J-I	0 / 1182	-17.5	-17.5	0.29 (1)	10.00				
I-H	0 / 1182	-17.5	-17.5	0.29 (1)	10.00				
H-M	0 / 1762	-17.5	-17.5	0.48 (1)	10.00				
M-F	0 / 1762	-17.5	-17.5	0.48 (1)	10.00				

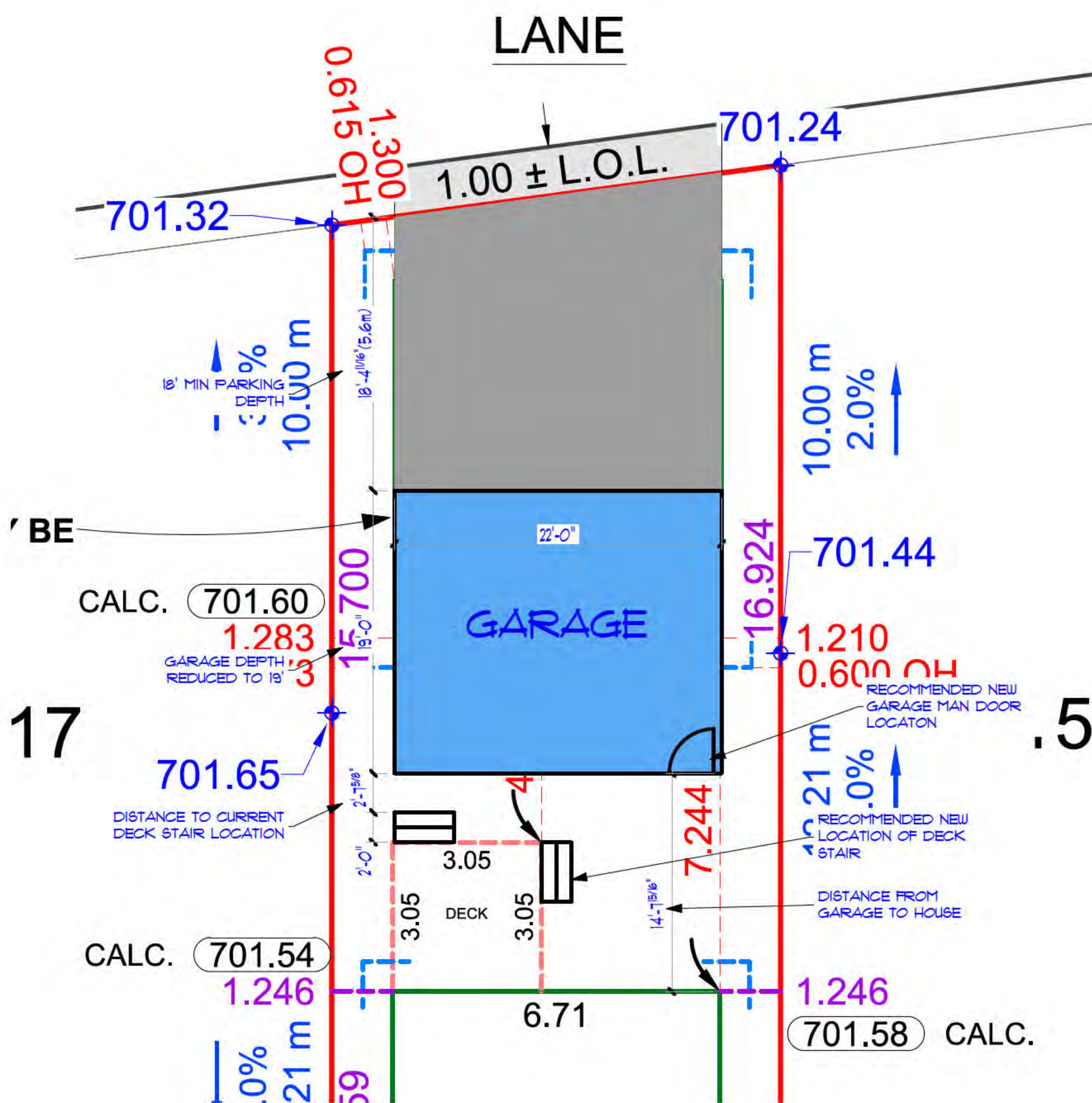
Page 435 of 516

BUILDING DOP D107

25 Oct 2023

Scale = 1:39.8

TOTAL WEIGHT = 9 X 78 = 711 lb







**WRITTEN
SUBMISSIONS
FROM
ADJACENT
LANDOWNER(S) /
AFFECTED PERSONS**

From: [Ashley Sykes](#)
To: [Legislative Officer](#)
Subject: Appeal
Date: September 11, 2024 12:29:52 PM

Hello, I do apologize. I am a few minutes late in getting in my thoughts for Lots 16,17 and 18 in the West Wings subdivision.

I wanted to provide my support for the builder in his appeal to allow for the parking as currently laid out for his three home build projects.

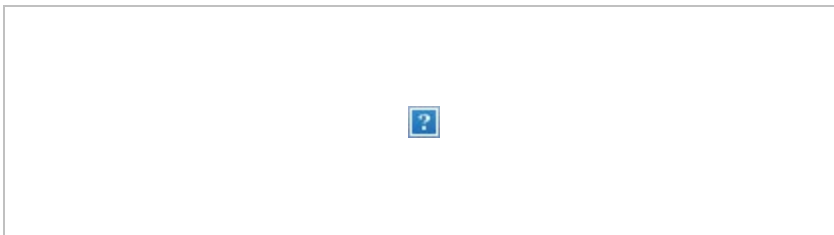
It is my opinion there is sufficient parking on the street in front for a tenant in the basement

Current parking should be reviewed and Mornville should consider following suit with Edmonton and surrounding areas

I am happy to discuss in more detail at the appeal on September 16

Thank you for your time and consideration

Kind regards,



This email originated from outside the of the organization. Do not click links or open attachments unless you have confirmed the content is safe.

PLANNING AND ECONOMIC DEVELOPMENT SERVICES

SUBMISSIONS RECEIVED



Development Officer Report to Subdivision and Development Appeal Board

Key Information

File Number: 24-D0092

Legal Description: Lot 16; Block 3; Plan 2222591

Municipal Address: 10206 Westwinds Drive

Land Use District: Residential Mixed Form (R-X)

Appellant(s): Statement Builders Ltd.

Applicant: Statement Builders Ltd.

Owner: Statement Builders Ltd.

Proposed Development: Accessory Dwelling Unit

Use Type: Permitted Use

Recommendation: Uphold Decision

Background

On June 20, 2024, the applicant, Statement Builders Ltd submitted a development permit application to construct an accessory dwelling unit in the basement of an existing single detached dwelling at 10214 Westwinds Drive.

On June 26, 2024, administration emailed the applicant, acknowledged the receipt of the application and requested them to pay the application fee with a deadline of July 5, 2024.

On July 22, 2024, the Development Officer emailed the applicant asking them to pay the application fee and provide on-site parking plan that shows a total of three parking spaces, thus, two for the existing single detached dwelling and one for the proposed accessory dwelling unit. Deadline for the applicant to provide this was July 29, 2024.

On July 25, 2024, the applicant paid the development permit application fee but didn't provide the on-site parking plan requested earlier.

On July 31, 2024, the applicant provided a plot showing two on-site parking spaces and one off-site parking space.

On August 1, 2024, the Development Officer issued a refusal notice of decision as the proposed accessory dwelling unit did not meet the on-site parking requirements of the Land Use Bylaw.

Site Context and Surrounding Uses

The proposed development is located within a newly developing residential subdivision in the westwinds area. The construction of single detached dwellings in the area began in 2023. The proposed development is bordered by single detached residential to the east, north, west and a school site to the south across from the Westwinds Drive.

Relevant Regulations

The Westwinds Area Structure Plan

An Area Structure Plan is a statutory document that is above the Land Use Bylaw in terms of hierarchy in the province of Alberta. It provides a detailed framework for current and future subdivision and development in a defined area. These include things like staging/sequence of development, land uses (residential, commercial, schools etc.) and location of utilities and public transportation. In this case, The Westwinds Area Structure Plan (the ASP) sets out the framework for development for the site which is then regulated through the Land Use Bylaw.

Policy 5.2.3 Effect on Decision Making

a) This ASP, its concepts and provisions shall be used in conjunction with the relevant provision of the MDP and the LUB, particularly in guiding the exercise of discretion in making decisions on subdivision and development permit applications.

The entire subdivision where the proposed development is located has been created through the ASP. The ASP directs the Development Authority to use ASP's concepts and provisions together with the Land Use Bylaw in reviewing and deciding of development permit applications.

Policy 5.2.4 Principles for Decision Making

a) The exercise of discretion or variance in deciding an application or an amendment to this ASP must be both reasonable and defensible within the letter and spirit of this ASP as well as widely accepted planning principles.

d) Any variance or discretion exercised or any amendment made shall be fully documented so that the reasons and rational for the variance or discretion exercised or the amendment are accurately recorded and clearly understood.

Variance is an exception to a specific regulation in the Land Use Bylaw and is requested in a development permit application. The application for the accessory dwelling unit did not include request for variance.

3.3 THE DEVELOPMENT CONCEPT ... The ASP proposes a hierarchical road network for vehicles, bicycles and pedestrians. A collector loop off of Morinville Road serves the ASP area and provides direct access to the commercial sites, school, and the SWMF. The collector road further provides access to the local road network, which in turn connects to the low density residential development.

The proposal to use street as a dedicated private parking does not comply with The Development Concept of the ASP. The road network within the area is primarily for the accommodation of uses

noted in The Development Concept of the ASP as noted in 3.3 above. Street parking is not intended to be permanent parking, it is temporary parking in excess of what is typically required for the use and is limited during snow clearing and street sweeping or as directed by the traffic safety bylaw.

3.2 Specific Land Use Components.

3.2.3 Low Density Residential ...It is important to note all residential subdivisions, both laned and laneless, need to comply with the Town's regulatory standards and provisions, and that the density of the laneless areas will be lower than that of the laned areas.

The proposed development is within a low-density residential subdivision area of the ASP. The current and future development vision in the westwinds area is set by the ASP. The ASP directs the proposed development to comply with the Town's Land Use Bylaw.

The Land Use Bylaw.

The purpose of the Land Use Bylaw is to regulate and control the use and development of land and buildings within the municipality to achieve orderly and economic development of land.

The parcel is zoned as Residential Mixed Form (R-X) land use district under the Land Use Bylaw. In the R-X district, an *accessory dwelling unit* is listed as a *permitted use*.

Part One General – Section 1.3.2.13 defines an accessory dwelling unit as... **self-contained dwelling unit accessory to a principal dwelling unit, contained within a principal building or in an accessory building, which is located on the same parcel of land registered under the same land title as the principal dwelling unit.**

Part One General – Section 1.3.1.82 defines permitted use as...**the use of land or a building provided for in this Bylaw for which a development permit shall be issued, with or without conditions, upon an application having been made provided that the proposed development complies in all respects with this Bylaw in accordance with the Act.**

Part Six, Section 6.2 states, **unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.**

Residential Uses	Minimum Number of Parking Spaces
Accessory dwelling unit	1 space in addition to the parking required for the principal dwelling unit
Single detached dwelling	2 spaces per unit

Part Four, Section 4.2.8 - Parking shall be provided for an accessory dwelling unit in accordance with Part 6 - Parking, Loading and Access Provisions.

The proposed accessory dwelling unit does not comply with the parking requirements of the Land Use Bylaw and shows a 100% variance – thus zero onsite parking space was provided. The proposal intended to use a portion of the street/road right-of-way (Westwinds Drive) as a dedicated parking space for the basement accessory dwelling unit.

This road right-of-way, just like any other municipal roadway is not intended to be a permanent parking and is subject to closure for maintenance, snow removal, street sweeping etc., and therefore cannot be dedicated to a private use.

There are variance provisions that the Development Authority considers based on specific guidelines in the Land Use Bylaw. Variance is an exception to a specific regulation in the Land Use Bylaw and is requested in a development permit application.

Part Two, subsection 2.5.1.1.5 **Subject to the provisions of Subsection 2.0 hereof and any other variance provisions of this Bylaw, the Development Authority shall refuse an application that does not conform to this Bylaw.**

2.0 Variances

2.1 The Development Authority may grant a variance and approve a development permit, with or without conditions, where:

i. the proposed development would not, in the opinion of the Development Authority:

- a. unduly interfere with the amenities of the neighbourhood; or**
- b. materially interfere with or affect the use, enjoyment or value of neighbouring properties; and**

ii. the development conforms to the use prescribed for the subject land or building in this Bylaw.

2.2 In addition to the provisions of Subsection 2.1 hereof, in considering any proposed variance the Development Authority may consider, if relevant to the variance request, any of the following:

- i. the development is consistent with the purpose of the Land Use District;**
- ii. there are practical difficulties in complying with the affected regulation or regulations that are peculiar to the use, character or situation of land or a building which are generally not common to other sites in the same Land Use District;**
- iii. potential impacts on adjacent developments and measures to mitigate such impacts; and**
- iv. approval of the variance would not cause non-compliance with the National Building Code – Alberta Edition or any other legislation**

The applicant did not request for a variance from the parking requirements. A variance request, among other things, would require proof that there exists a practical difficulty in meeting the requirements of the regulation being varied. Instead of moving the garage pad further into the property to create a driveway/additional parking within rear of the parcel, the applicant chose to submit on-street parking.

As such, based on the information provided by the applicant and after in reviewing the application for conformance with the Land Use Bylaw, the Development Officer issued refusal notice of decision in accordance with the Land Use Bylaw.

It is also worth noting that earlier on October 4, 2023, the Development Officer found that the construction drawing to build the now existing single detached dwelling included an accessory dwelling unit in the basement and therefore advised the applicant that a total of three on-site parking spaces are required. The applicant then chose not to include the basement accessory dwelling unit and confirmed to the Development Officer that they will not be finishing the basement when the principal dwelling was built.

Further, a building inspection report dated June 14, 2024 that was completed for the existing single detached dwelling, indicated that construction of a basement accessory dwelling unit was in progress. The applicant indicated in their development permit application (24-D0092) that the basement accessory dwelling unit was a “New Construction” and didn’t indicate the fact the construction of the accessory dwelling has commenced prior to the development permit application date – this is a misrepresentation. An online advertisement also confirms the existence of the accessory dwelling unit. Had the Development Officer approved this application, this misrepresentation would have been grounds for refusal under Part Two, section 2.6.3.3 of the Land Use Bylaw. Development permit application fee for “Development started without a permit” is double the regular fee as per the fees and charges bylaw.

Conclusion

Municipal roads are public lands and are under the direction, control and management of the municipality. The Traffic Safety Bylaw regulates the use of these roads. It is outside of the scope of the Land Use Bylaw to dedicate a portion public road to a private use. Private parcels are subject to the requirements of their specific land use district in addition to the general requirements of the Land Use Bylaw. The Development Officer therefore recommends the refusal notice of decision be upheld.

Appendices

Exhibit 1 - Notice of Decision

Exhibit 2 - Development Permit Application Package

Exhibit 3 - Site Context and Surrounding Uses

Exhibit 4 - The ASP Area

Exhibit 5 - Policy 5.2.3 - Effect on Decision Making

Exhibit 6 - Policy 5.2.4 Principles for Decision Making

Exhibit 7 - ASP The Development Concept & Collector Road

Exhibit 8 - Specific Land Use Components

Exhibit 9 - Land Use District

Exhibit 10 - Accessory Dwelling Unit Definition

Exhibit 11 - Permitted Use Definition

Exhibit 12 - PART SIX – PARKING, LOADING AND ACCESS PROVISIONS

Exhibit 13 - Accessory Dwelling Unit Parking Requirement

Exhibit 14 - Parking Plan

Exhibit 15 - Variance Provisions

Exhibit 16 - 2023 Correspondence

Exhibit 17 - SFD Building PSR

Exhibit 18 - Online Ad for The Accessory Dwelling Unit

Link to the Land Use Bylaw

<https://www.morinville.ca/Modules/bylaws/Bylaw/Download/e7a715a4-9dad-42e6-9e92-944b15b59740>

Link to the Traffic Safety Bylaw

<https://www.morinville.ca/Modules/bylaws/Bylaw/Download/ddf89157-ce60-4aad-8a7c-c3c7e14f64b7>

Link to the Westwinds Area Structure Plan

<https://www.morinville.ca/Modules/bylaws/Bylaw/Download/8ca18eb7-8835-423b-8648-53677c9632a4>



Statement Builders Ltd.
15022 116 Avenue
Acheson AB T5M 3T4
Attention: Mannu Ahlawat

1 August 2024

NOTICE OF DECISION

RE: Development Permit Application No.: 24-D0092

Proposal: Accessory Dwelling Unit in Basement

Municipal Address: 10206 Westwinds Drive

Legal Description: Lot 16; Block 3; Plan 2222591

Land Use District: Residential Mixed Form (R-X)

You are advised that the above-noted Development Permit Application was **REFUSED** on Thursday, 01 August 2024, in accordance with the Morinville Land Use Bylaw for failure to:

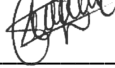
- Meet the On-Site Parking Requirements of the Morinville Land Use Bylaw.

Part Six, Section 6.2, states that unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.

Table 6.1 – requires accessory dwelling units to have a minimum of one (1) space in addition to the parking required for a single detached dwelling. The parking required for a single detached dwelling is two (2) spaces. The submitted parking plan for the accessory dwelling unit is off-site.

As such, the application is deemed refused.

See reverse side for important Development Permit and Appeal information.

Development Officer: Abdikani Elmi 
Development Authority

Date of Decision: August 1, 2024

10125 - 100 Avenue Morinville, Alberta T8R 1L6 T 780.939.4361 F 780.939.5633

www.morinville.ca

Appeal Procedure

Pursuant to Morinville Land Use Bylaw 2/2024, Part Two, Section 2.9 – Development Appeals, a decision of the Development Authority may be appealed to the Subdivision and Development Appeal Board (SDAB) pursuant to the Municipal Government Act (MGA) through the SDAB Bylaw. Sections 685(1) - (3) and 686(1) of the MGA state:

685 (1) If a Development Authority:

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

686 (1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board

(a) in the case of an appeal made by a person referred to in section 685(1)

(i) with respect to an application for a development permit,

(A) within 21 days after the date on which the decision is made under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires, ...

or

(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

APPLICANT INFORMATION

Applicant: Statement Builders Ltd Phone: _____

Address: 15022-146 Ave Email: _____
(STREET)

Edmonton AB T5M-3T4 Fax: _____
(MUNICIPALITY) (PROV) (POSTAL CODE)

Contact Person/Agent: Mannu Ahlawat Contact Phone (Cell): _____

Registered Landowner: (if same as Applicant, check here: ☒)

Registered Name(s): _____ Phone: _____

Address: _____
(STREET) (MUNICIPALITY) (PROV) (POSTAL CODE)

DEVELOPMENT INFORMATION

Project Address/Location: 10206 Westwinds Drive Land Use District: Residential Mixed Form (R-X)

Legal Address: Lot 16 Block 3 Plan 222 2591; or, Qtr _____ Sec _____ Twp _____ Range 25 West of 4th Mer.

Proposed Land Use:

Residential Dwelling:	Non Residential/Mixed – Land Use:	
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Accessory Development	<input type="checkbox"/> New Construction
<input type="checkbox"/> Addition	<input type="checkbox"/> Multi-Unit (# of Units: _____)	<input type="checkbox"/> Change of Use
<input type="checkbox"/> Show Home	<input type="checkbox"/> Other <u>Basement Suite</u>	<input type="checkbox"/> Home Occupation
	<input type="checkbox"/> Legal Suite	<input type="checkbox"/> Addition or Accessory Development
		<input type="checkbox"/> Sign
		<input type="checkbox"/> Other _____

Ensure appropriate checklist is attached on the reverse of this Application Form.

Use: Permitted: <input checked="" type="radio"/>	Office Use Only	Project #: <u>24-0187</u>
Discretionary: <input type="radio"/> DO <input type="radio"/> MPC <input type="radio"/> Variance: _____	<input type="radio"/> DO <input type="radio"/> MPC <input type="radio"/>	Roll #: <u>225000</u>

NOTES AND DECLARATION

Applicants should refer to the current Morinville Land Use Bylaw for complete development regulations and application information, available at www.morinville.ca/lub.

THIS IS NOT A BUILDING PERMIT APPLICATION. Separate Safety Codes applications may be required for construction projects, contact Morinville for more information.

The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville to process your application, and the information on this form may be used for preparing documents made available to the public and the issuance of permits.

By submitting an application for development I, the Applicant, am allowing right of entry for inspection purposes, and hereby make application and acknowledge all plans and information submitted are, to the best of my knowledge, true and accurate. It is understood that the information submitted is subject to review to confirm it is sufficient to properly evaluate the application prior to acknowledging the application as complete and that additional information may be requested by the Development Authority; and that acknowledgement of a complete application does not indicate permit approval and development may not commence until a development permit is valid. It is understood that a decision on this application, or failure to issue a decision within 40 days of receiving an acknowledgement of a complete application by the Development Authority or for an application deemed to be complete 20 days after submission if no acknowledgement of a complete application is received, may be appealed by filing a Notice of Appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days of the date of the decision or following the aforementioned 40 days. It is further understood that the SDAB may confirm, modify, or revoke the decision of the Development Authority or any condition of development permit approval as a result of an appeal being duly filed, and that any work undertaken prior to the expiry of the appeal period or the determination of the appeal by the SDAB, whichever case applies, is prohibited and the Applicant has no right or claim to compensation from the Municipality or its agents should the appeal result in a permit being modified or revoked. It is further understood that a Development Permit does not relieve the Applicant from full responsibility for ascertaining, complying, and carrying out their development in accordance with applicable Federal and Provincial Statutes and Regulations, and the conditions of any covenant, caveat, easement or other instrument affecting the building or the land. It is further understood that all communication with the town regarding this application, including official notices, may be in an electronic form acceptable to the town.

Applicant Signature: _____ Date: June 20, 2024

Landowner Signature: _____ Date: June 20, 2024

Applications without the required information will not be processed.

Additional information may also be required. An application is not complete until signed below by the Development Officer. Applicants will be contacted if any additional information is required.

Acceptance of a complete application does not indicate permit approval.

RESIDENTIAL DEVELOPMENT CHECKLIST

☒ **Project Description:** Basement Legal Suite

Check ALL that apply:

New Construction:				<input type="checkbox"/> Single Detached	<input type="checkbox"/> Duplex	<input type="checkbox"/> Manufactured/RTM	<input type="checkbox"/> Other: _____
Total Floor Area: _____		<input type="checkbox"/> m ² <input type="checkbox"/> ft ²	Building Height: _____		<input type="checkbox"/> m <input type="checkbox"/> ft	Overhang: _____	
Overhang: _____		<input type="checkbox"/> m <input type="checkbox"/> ft					
Accessory Development:				<input type="checkbox"/> Det. Garage	<input type="checkbox"/> Shed	<input type="checkbox"/> Deck	<input checked="" type="checkbox"/> Secondary Suite
				<input type="checkbox"/> Hot Tub/Pool	<input type="checkbox"/> Other: _____		
Total Floor Area: _____		<input type="checkbox"/> m ² <input type="checkbox"/> ft ²	Building Height: _____		<input type="checkbox"/> m <input type="checkbox"/> ft	Overhang: _____	
Overhang: _____		<input type="checkbox"/> m <input type="checkbox"/> ft					
If applying for a Deck:				<input type="checkbox"/> Uncovered	<input type="checkbox"/> Covered	<input type="checkbox"/> Enclosed	
If applying for a Secondary Suite: Located within:				<input checked="" type="checkbox"/> Principal dwelling unit	<input type="checkbox"/> Above detached garage	<input type="checkbox"/> Other building	
Floor Area:		Principal dwelling unit: <u>1745</u>	<input checked="" type="checkbox"/> m ² <input type="checkbox"/> ft ²	Secondary Suite: <u>730</u>		<input checked="" type="checkbox"/> m ² <input type="checkbox"/> ft ²	
Parking Spaces available on-site: _____ (show location on accompanying Site Plan)							

- ☐ **Site Plan (parking shown)** – electronic **OR** 2 copies, - scaled and dimensioned; maximum 11" x 17" paper size
- ☐ **Building Plans** (i.e. floor plans and elevations) – electronic **OR** 2 copies, details sufficient for Building Permit application
- ☐ **Architectural Guidelines** are met (*varies per neighbourhood – check with applicable Developer/Development Officer*)
- ☐ **Other information** deemed necessary or requested by a Development Officer (*contact Municipality for more information*):

Notice of Decision – The Applicant will be notified electronically or in writing of the decision for a development permit application.

Public Notice – Upon Development Permit approval, the following Public Notice will be given for the issuance of Development Permits:

- Permitted uses (development compliant with Morinville Land Use Bylaw in all respects and not requiring a variance/relaxation) – The details of the development will be posted at the reception desk on the 2nd Floor of St. Germain Place.
- Discretionary uses and/or developments requiring a variance – In addition to above, the details of the development will also be advertised in the local newspaper, mailed to adjacent landowners, posted online at www.morinville.ca/PlanningNews, and/or posted on the subject site.

INTAKE INFORMATION (for office use only)

Complete Application:

- ☐ Application Form – complete & landowner signed.
- ☐ Required Information Listed Above.
- ☐ Receipt for Payment of Fees.

Received by: _____
(Name) (Date)

Accepted by: _____
(Name) (Date)

**TOWN OF MORINVILLE**

10125 – 100th Avenue
Morinville, Alberta

T8R 1L6

Phone: 780.939.4361

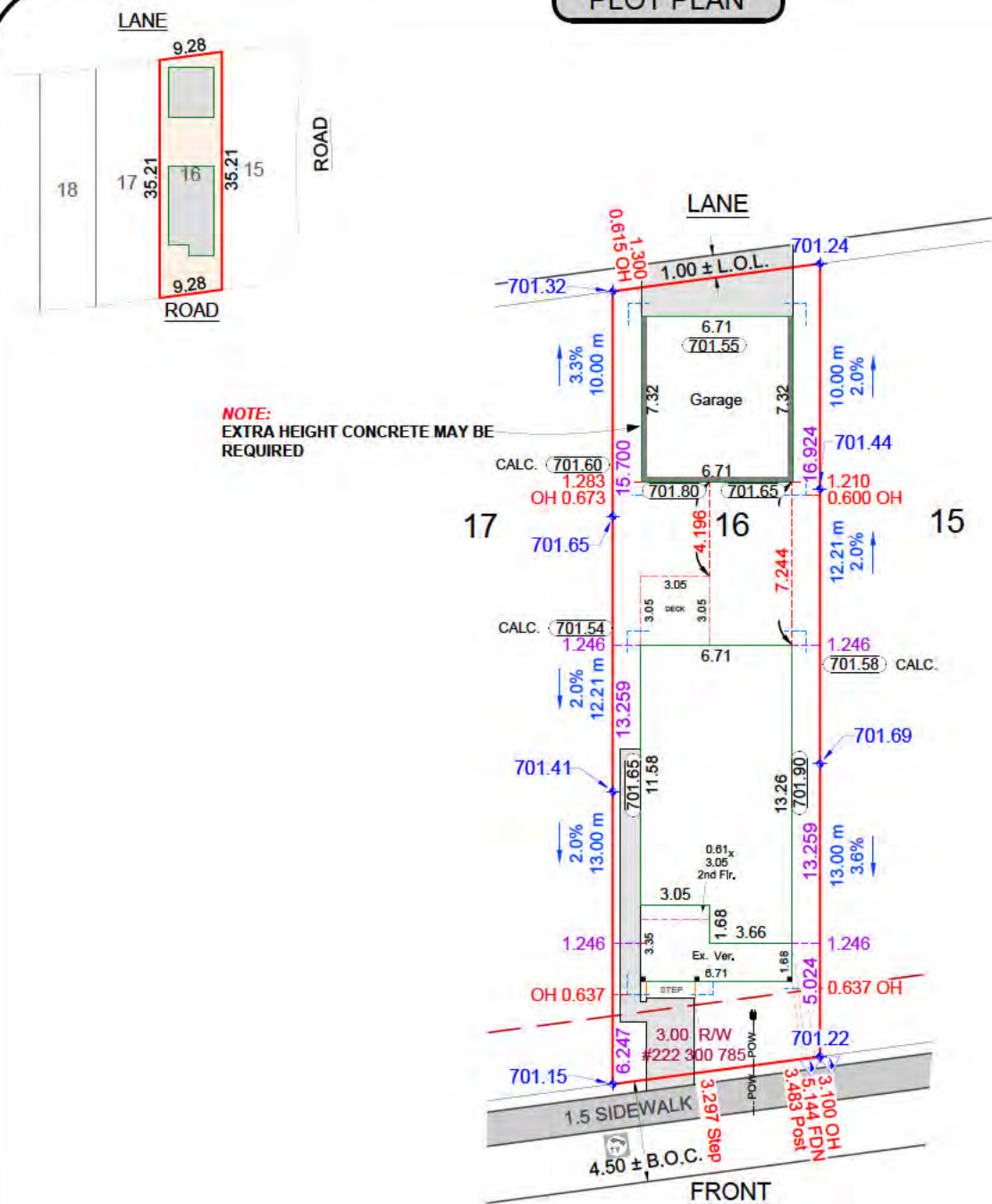
Fax: 780.939.7448

STATEMENT BUILDERS INC.
10206 WESTWINDS DRIVE
MORINVILLE, AB

Receipt Number: 794488
GST Number: R108128356
Date: 7/25/2024
Initials: MM

Receipt Type	Account		Quantity	Amount
General	024	Development Permit 24-D0092	N/A	\$ 300.00
			Subtotal:	\$ 300.00
			GST:	\$ 0.00
			Total Receipt:	\$ 300.00
	VISA			\$ 300.00

Total Monies Received:	\$ 0.00
Rounding:	\$ 0.00
Amount Returned:	\$ 0.00



ELEVATION DETAILS

HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	702.41
BOTTOM OF FOOTING:	699.36
BASEMENT HEIGHT:	8'4"
FINISHED GRADE AT-FRONT STEP:	701.50
4 RISE, DOWN 4"	
FINISHED GRADE AT-BACK OF HOUSE:	
L-701.75, M-701.85, R-701.80	
GRADE BELOW-BACK/SIDE DOOR SILL:	701.65
GRADE AT SIDE ENTRY	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	702.11
GARAGE FLOOR:	701.55
SANITARY SEWER SERVICE INVERT:	698.47
FOOTING SIZE:	0.20

NOTES

- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.
- BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY
- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.
- RAIN WATER LEADERS NOT REQUIRED.
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.

DETAILS

- LOT AREA: 323.84 m² (3485.7 ft²)
- HOUSE AREA: 100.15 m² (1078.0 ft²)
- HOUSE COVERAGE: 30.93 %
- DECK AREA: 9.29 m² (100.0 ft²)
- DECK COVERAGE: 2.87 %
- GARAGE AREA: 49.05 m² (528.0 ft²)
- GARAGE COVERAGE: 15.15 %
- TOTAL COVERAGE: 46.07 %
- DRIVEWAY AREA: 18.55 m² (199.7 ft²)

LEGEND

PROPOSED CLEAN OUT
PROPOSED STREET LIGHT
PROPOSED C.C. LOCATION
PROPOSED TRANSFORMER



PROPOSED HYDRANT
PROPOSED SERVICE PEDESTAL
PROPOSED POWER SERVICE
PROPOSED FENCE LINE



PROPOSED BACK OF CURB
PROPOSED BACK OF WALK
PROPOSED LIP OF LANE
PROPOSED UTILITY VAULT

B.O.C.
B.O.W.
L.O.L.
V

DESIGN GRADE ELEVATION
AS-BUILT ELEVATION
PROPOSED ELEVATION
CENTERLINE ELEVATION

00.00
+
00.00
00.00
CL 0.0 +

LEGAL INFORMATION

LOT	BLOCK	PLAN NUM.
16	3	222 2591
CIVIC ADDRESS:		
10206 WESTWINDS DRIVE		
LOCATION		
MORINVILLE	SUBDIVISION	
	WESTWINDS	

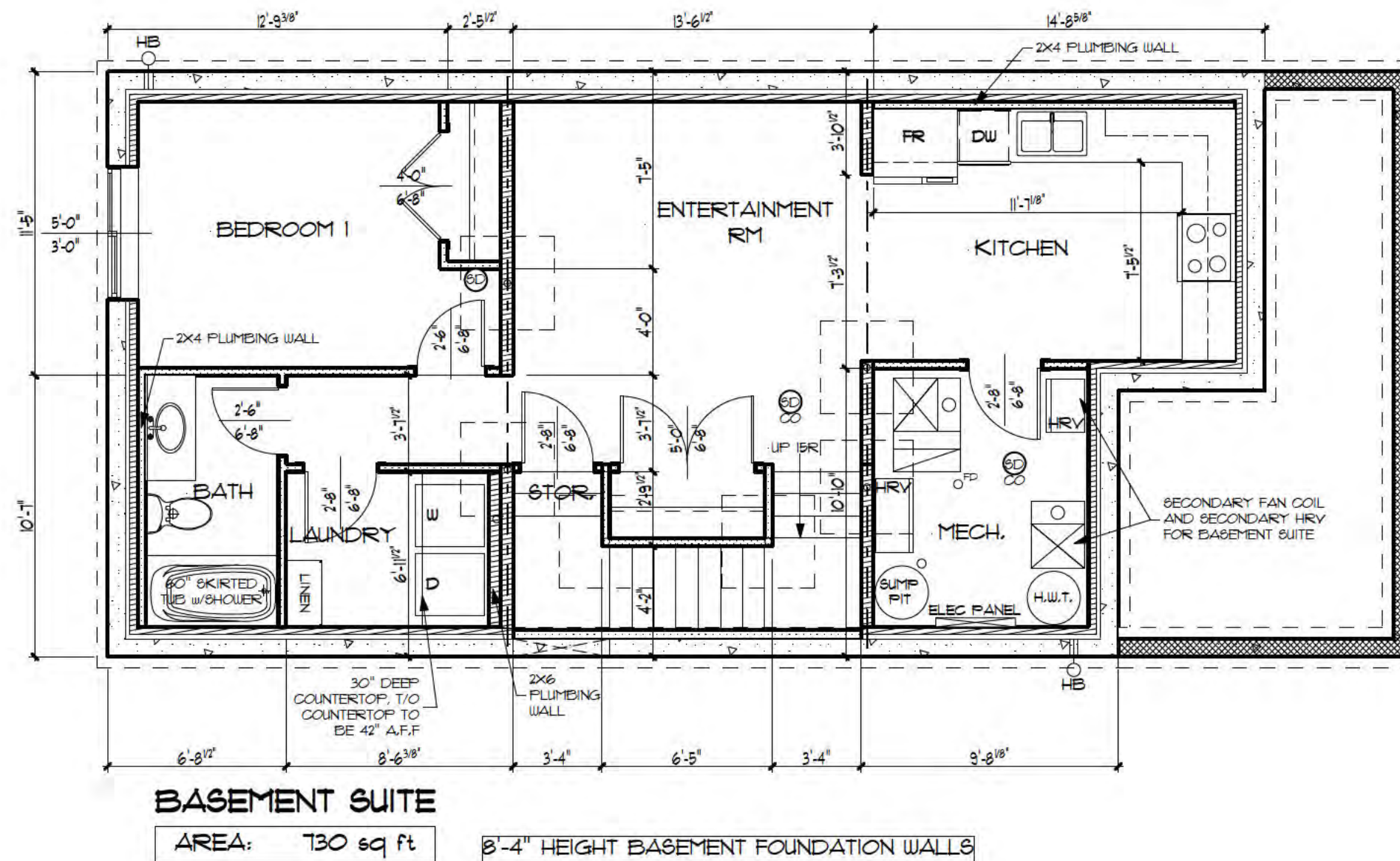
P Pals Geomatics Corp.

EMAIL: PLOTPLAN@PALSGEOMATICS.COM
PHONE: 780-455-3177
FAX: 780-481-1301
10704 - 176TH STREET NW
EDMONTON, ALBERTA T5S 1G7



DWG DETAILS

Rev. No.	Date:	Drafted By:	Description
PP	10/2/23	AWANG	
BUILDER/OWNER: STATEMENT BUILDERS			
MODEL: NIAGARA FALLS (STANDARD)			
JOB NUM.:			
LOT ZONING: R-X			
SCALE: 1:300			



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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction

Report any inconsistencies/ommissions to the builder prior to commencing work

1	XXXXXX	XX
NO.	DATE	BY
REVISIONS		

STATEMENT BUILDERS

NIAGARA FALLS
MODEL w/ MF
FULL BATH

1745 S.F

LOT: 16 BLOCK: 3
PLAN: 222 2591

10206 WESTWINDS
DRIVE

WESTWINDS
MORINVILLE, AB



3 JAN 2024

BASEMENT
SUITE

SCALE: 3/16=1'-0"

SHEET NO.	5a
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Site Context and Surrounding Uses

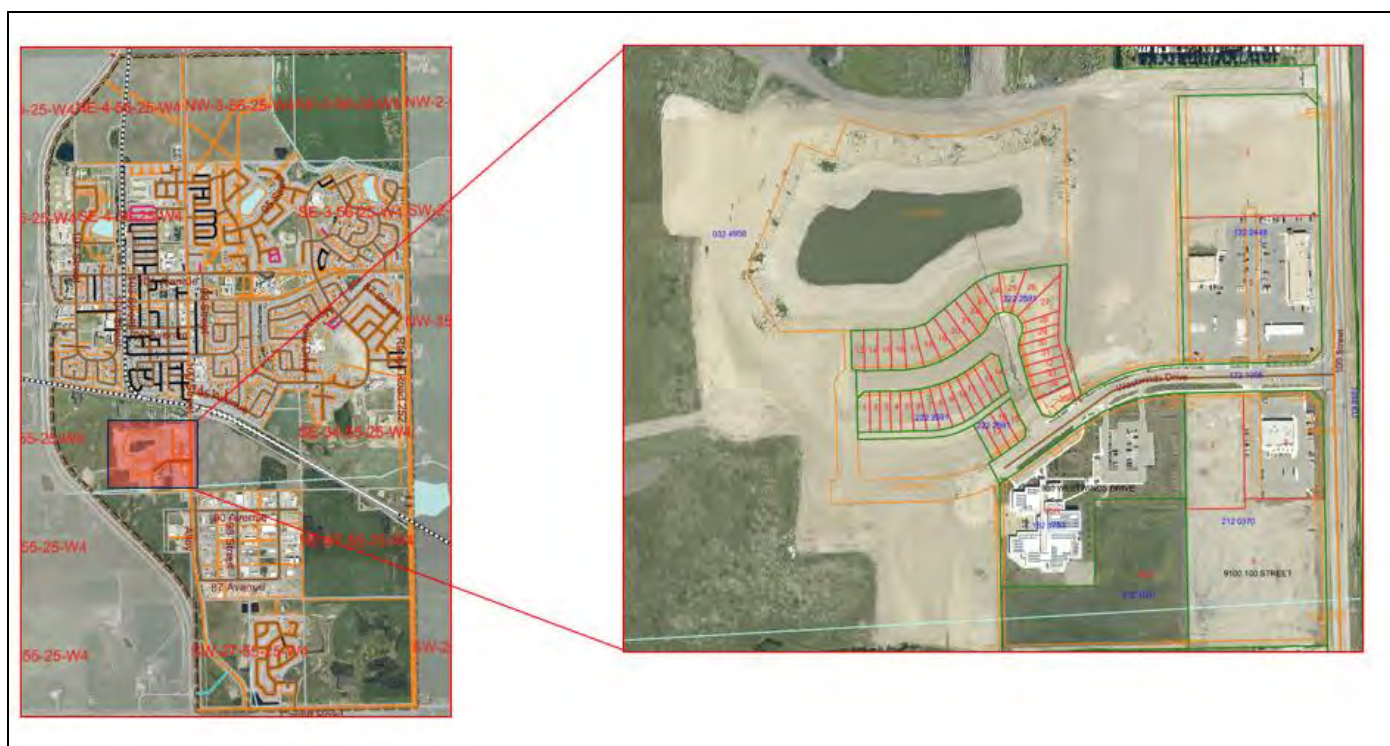


Figure 1

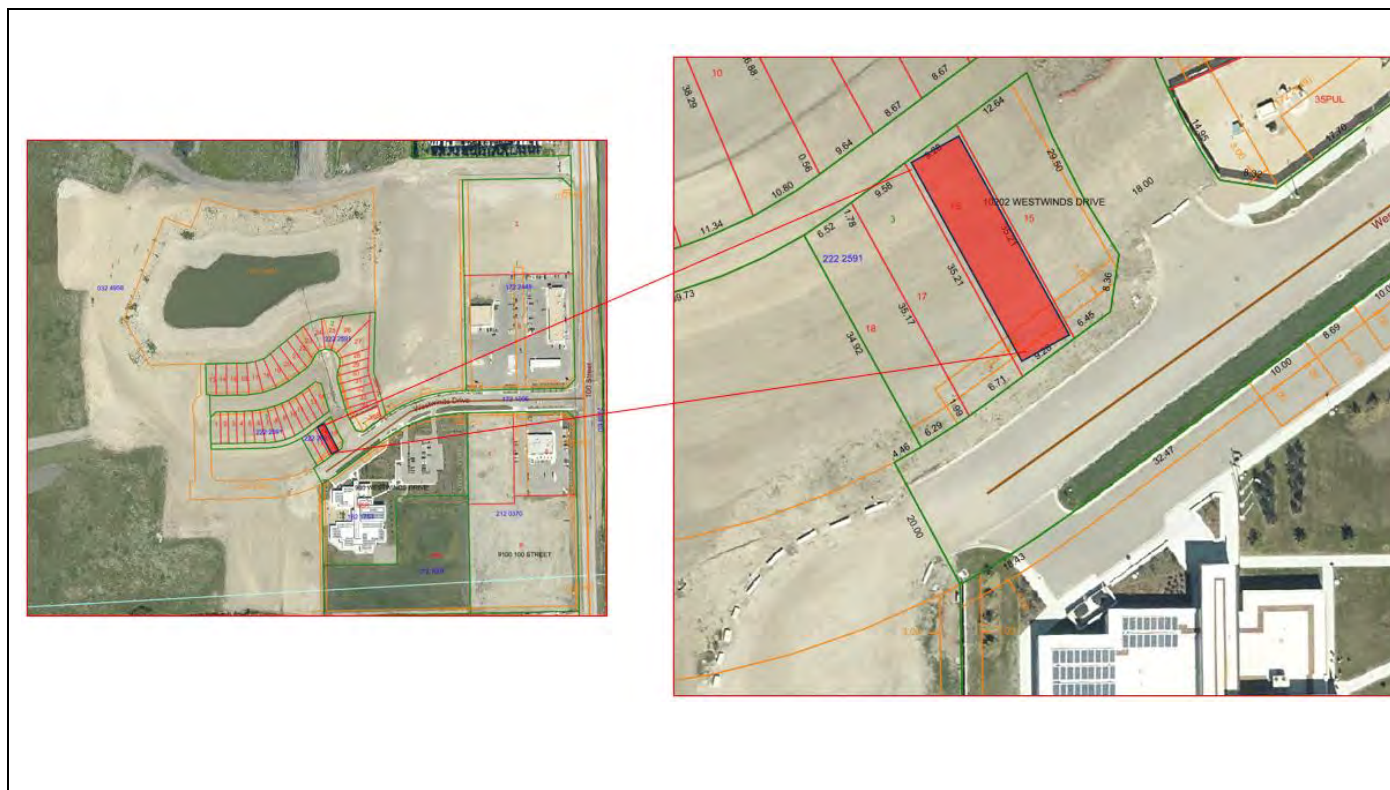


Figure 2

EXHIBIT 3

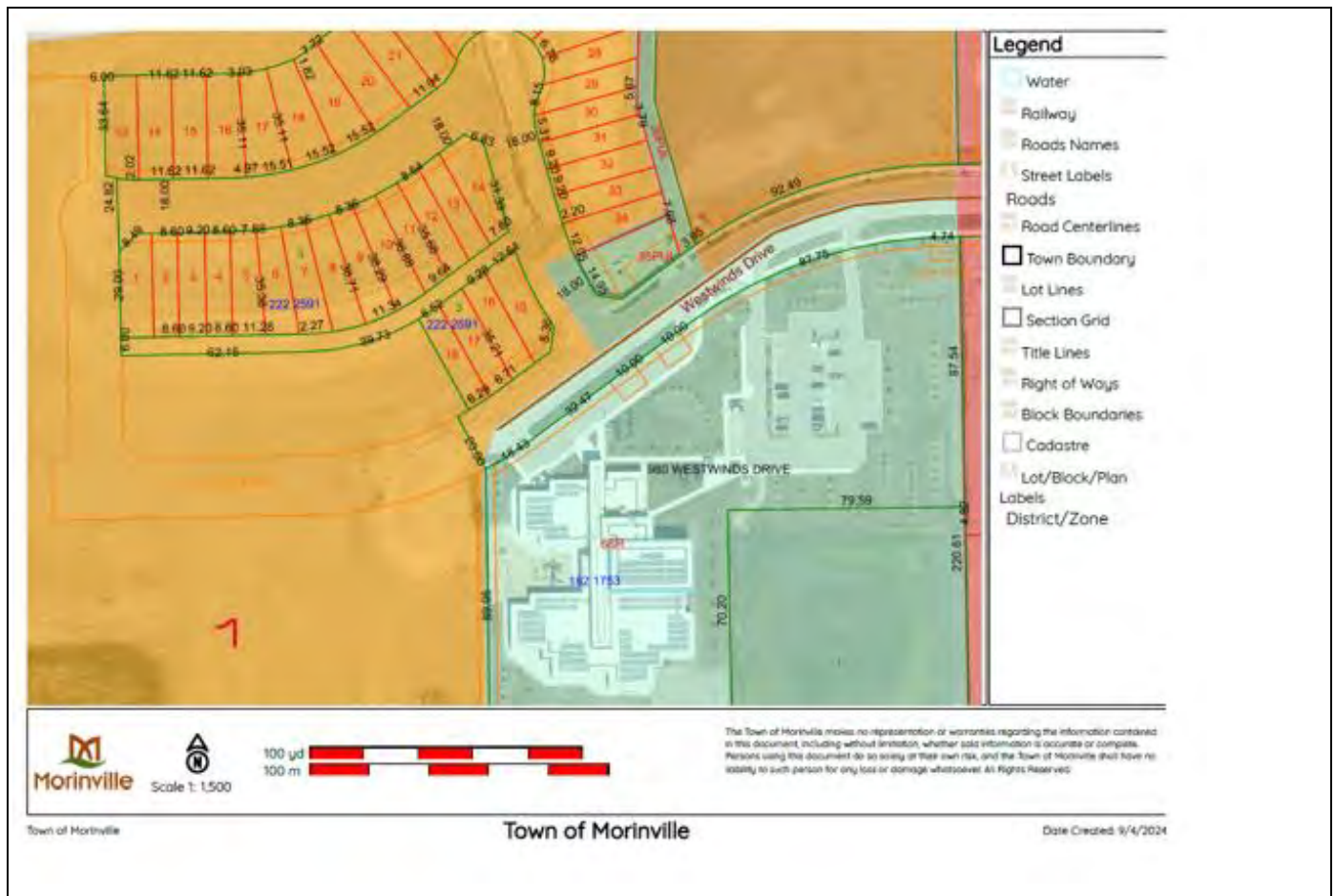
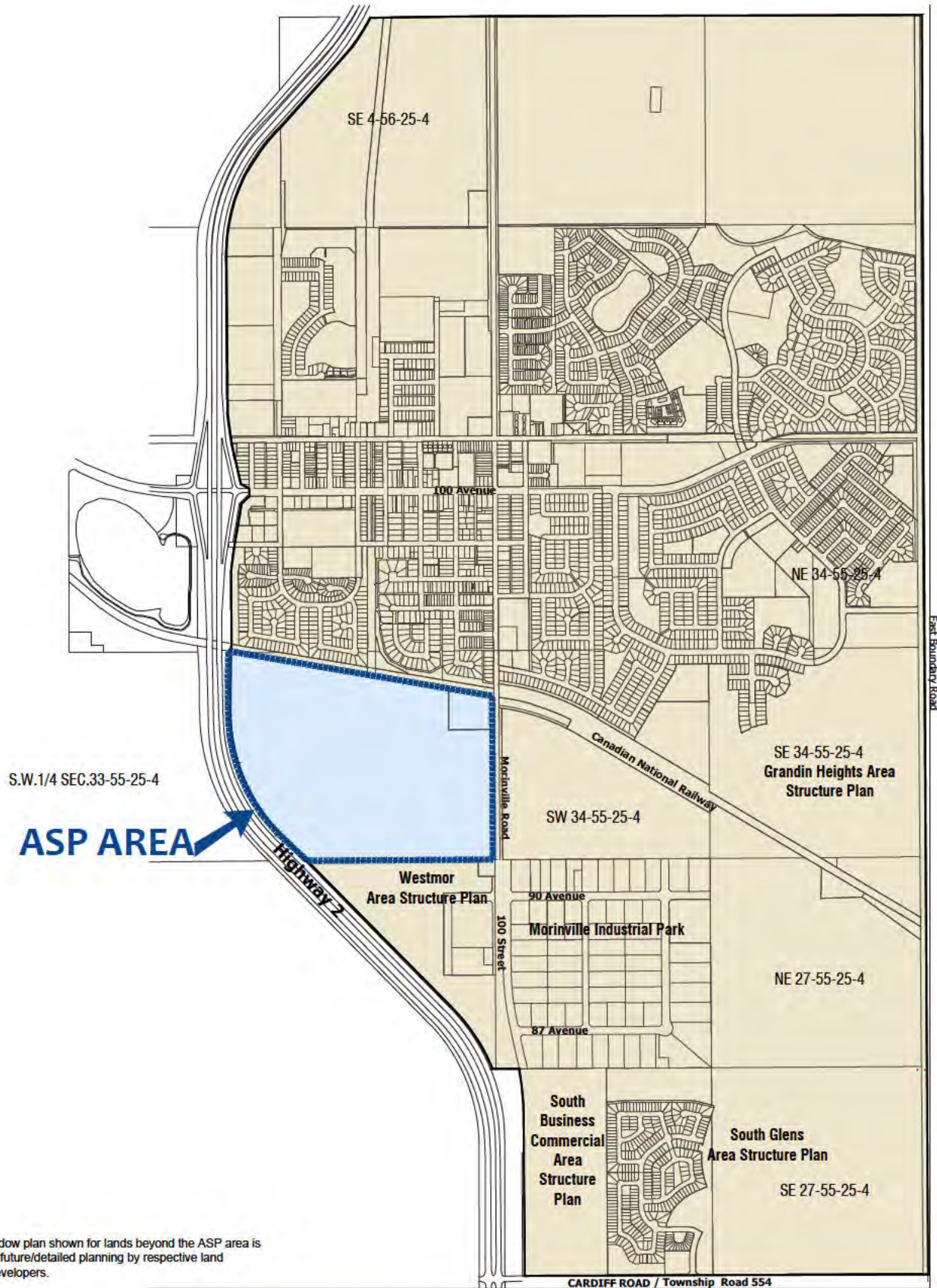


Figure 3



5. STAGING AND IMPLEMENTATION

5.1 Staging

The staging concept is shown on Figure 7. The first stage of development allows for the implementation of commercial development and a school site in the eastern portion of the Westwinds ASP area. This means that a diversity of uses may be accommodated and the village theme entry features may be implemented to immediately establish the identity of the Westwinds neighbourhood.

Subsequent stages of development are proposed to occur in the north and west portion of the plan area after the commercial and school site have been implemented in stage one. Advancement beyond the first two stages is identified as 'future development.'

The Land Use Bylaw No. 3/2012 will need to be appropriately amended at the time of subdivision.

5.2 Force and Effect

The Westwinds in Morinville ASP is intended to refine existing general policy direction and land use designations assigned to these lands within the MDP, guide the subsequent assignment and implementation of land use districts to the lands within the LUB as well as establish a sound framework for future decisions on land use, subdivision, servicing and development permits. It must be noted that in making future decisions concerning the use, subdivision and development of the lands within this ASP, the Town will need to remain mindful of and monitor the capacities of both on and off-site services and make any necessary adjustments to uses, densities and lots sizes within this ASP accordingly.

Policy 5.2.1 Decisions Consistent with the Westwinds in Morinville Area Structure Plan

The Town shall ensure that all future land use, subdivision, development and servicing decisions made regarding lands within the Westwinds in Morinville ASP shall comply with all provisions, policies, maps, figures and drawings contained within the Westwinds in Morinville ASP.

Policy 5.2.2 Amendments

- a) If any decision referred to in Policy 5.2.1 would constitute a major change of the provisions of this ASP, an amendment to this ASP shall be required in consideration of Policy 5.2.4. Decisions that would constitute a minor change to the provisions of the ASP may be considered without an amendment, in accordance with Policy 5.2.4, where the owner/developer can demonstrate to the satisfaction of the Town that the change does not substantively alter the intent, force or effect of the provisions of this ASP.
- b) Amendments that may be required to this ASP shall be completed in accordance with the *Municipal Government Act* and all other applicable bylaws, policies and procedures.

Policy 5.2.3 Effect on Decision Making

- a) This ASP, its concepts and provisions shall be used in conjunction with the relevant provision of the MDP and the LUB, particularly in guiding the exercise of discretion in making decisions on subdivision and development permit applications. This ASP will be used to guide any required amendments to the provisions or land use designations in the MDP to ensure consistency with Section 638 of the *Municipal Government Act*.
- b) Specifically tailored land use districts may be prepared and inserted in the LUB to support and facilitate the implementation of this ASP including provisions related to lot size, density, form and character, landscaping, public amenity space, and access and circulation. A specifically tailored direct control land use district may be prepared and adopted to address any unique area or development situation.

Policy 5.2.4 Principles for Decision Making

- a) The exercise of discretion or variance in deciding an application or an amendment to this ASP must be both reasonable and defensible within the letter and spirit of this ASP as well as widely accepted planning principles.
- b) If a requirement or provision of this ASP is to be deviated from or if an amendment is to be made, it is essential that those making the decision clearly understand the rationale for the requirement or provision they are being asked to vary or amend.
- c) Discretion, variance and amendment shall or should only be considered if it can be demonstrated that the discretion, variance or amendment being considered will, at a minimum, not jeopardize the policies of this ASP and, at best, better serve them.
- d) Any variance or discretion exercised or any amendment made shall be fully documented so that the reasons and rationale for the variance or discretion exercised or the amendment are accurately recorded and clearly understood.

Policy 5.2.5 Repeated Amendment Applications

Should an owner/developer make repeated applications to amend this ASP once it is in effect, the Town may undertake or require that the owner/developer undertake an overall review of this ASP instead of continuing to make individual, isolated amendment applications so that the implications of the revision to this ASP can be considered and evaluated, at a minimum, in the context of the entire ASP area and, if warranted, beyond this ASP area.

Policy 5.2.6 Development Phasing

The staging or phasing of development will be determined by market forces and the cost-effective provision of infrastructure. An illustrative Phasing Sequence is shown on Figure 7: Staging. This phasing sequence is illustrative only and may be altered to fit changing circumstances.

Policy 5.2.7 Development Agreement

As warranted, the Town shall require owners/developers to enter into an agreement with the Town as a condition of any subdivision or development permit application pursuant to the Municipal Development Act.

Policy 5.2.8 Technical Information

Detailed engineering analysis and other technical information shall be required with respect to geotechnical conditions, roads and servicing (both on- and off-site) in support of decisions at the subdivision and development level. All site preparation, public utilities, public roads, pedestrian walkways and any other public facilities and improvements shall be professionally designed and constructed to the satisfaction of the Town in accordance with the Town's standards.

Policy 5.2.9 Traffic Impact Assessment

The Town and/or Alberta Transportation may require applicant(s)/ owner(s)/ developer(s)/ proponent(s), at their sole expense, to prepare a Traffic Impact Assessment (TIA) as a condition of subdivision or development approval, as the case may be.

3. THE DEVELOPMENT CONCEPT

The ASP's boundary conditions physically separate the community from the surrounding neighbourhoods and offer the ASP area its own unique identity. The following features of the proposed development will enhance the identity and create a village like ambiance in the plan area. In the context of this ASP, 'village' reflects the following key features:

- Mix of land uses,
- Diversity in housing forms and densities,
- Compatible building forms and architectural styles,
- Common and compatible design elements,
- Safe, pedestrian friendly and walkable environment,
- Green buffer strips with a multi-use trail system,
- Centrally located storm water management facility (SWMF).

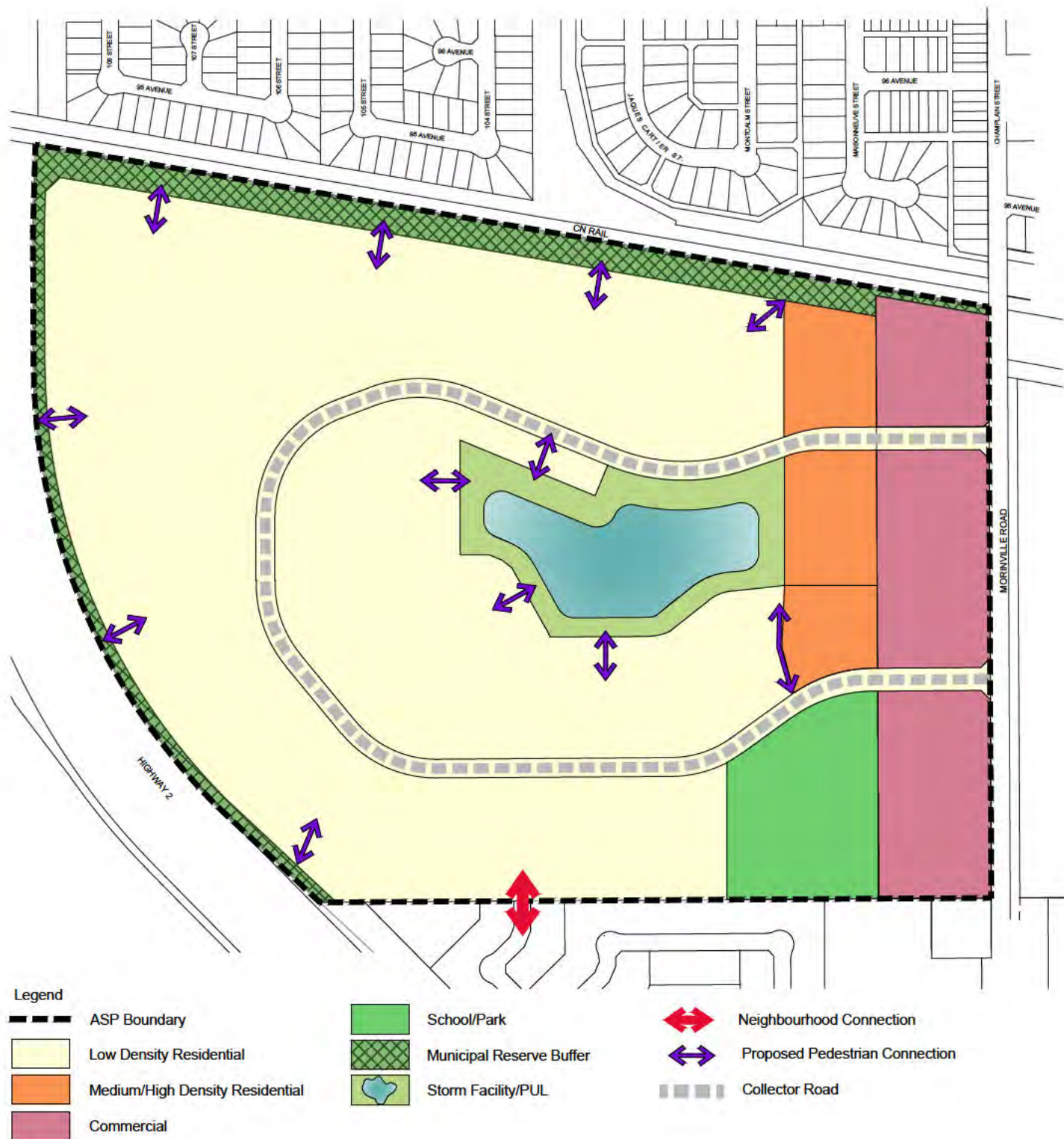
The ASP area will accommodate a mixed-use development providing live-work-play opportunities for its residents. The plan area will allow for corridor commercial development along Morinville Road, various forms of medium and low density residential developments, a school site, and a centrally located SWMF.

The plan area will provide a variety of housing options for diverse age and income groups. Higher density housing forms are proposed closer to Morinville Road, adjacent to the school and commercial sites. Low density housing forms are located in the remaining portion of the plan area, west of the commercial and high density sites. Housing products including duplex, row-housing, and lane accessed small lots provide a transition as density decreases from east to west.

The ASP proposes a hierarchical road network for vehicles, bicycles and pedestrians. A collector loop off of Morinville Road serves the ASP area and provides direct access to the commercial sites, school, and the SWMF. The collector road further provides access to the local road network, which in turn connects to the low density residential development.

The plan area incorporates green linear strips along its north and west edges providing physical separation and noise attenuation buffer between the residential development and Highway 2 and CN Rail line. These green buffers along with walkways, will accommodate a multi-use trail system and contribute to the ASP's MR dedication. The school site will also contribute to the ASP's reserve dedication..

A comprehensively designed SWMF that serves the entire ASP area is also provided within the plan area. This proposed SWMF acts as a focal point and amenity feature for the community, as a multi-use trail will be incorporated around the perimeter to provide active and passive recreational opportunities to the residents in the plan area and surrounding communities.



The laned small lot subdivisions will enhance the aesthetic quality and livability of the Westwinds neighbourhood. They promote interactive streetscapes and safety through 'natural surveillance.' They will also provide a high standard residential environment and housing product, at entry level prices.

In addition, laned subdivisions offer the following features:

- Efficient and easy to maintain as concrete pads are provided in the backs of lots that are accessed off the paved lanes. This allows for better snow removal and permits the homeowner to build a garage on the concrete pad when convenient;
- Reduced front yard setbacks;
- Front sidewalks and yards, as opposed to driveways, increase community interaction and liveability. The streetscape becomes inviting and more attractive to pedestrians. A comprehensive landscaping and architectural approach to designing the streetscape ensures a high aesthetic standard and a cohesive neighbourhood;
- Private amenity space in the front yard by applying proper siting and fencing techniques;
- Eliminates instances of vehicles backing onto collector/local roadways and enhances safety; and,
- Reduced curb-cuts for front driveways enabling more on-street parking.

Compact comprehensively designed laneless subdivisions that display uniform architectural, fencing, and landscaping features, along with elements of good quality design, are increasingly successful in providing entry level housing.

These two forms of low density housing products can be effectively integrated through creative subdivision design and the consistent application of aesthetic features that promote the Westwinds in Morinville village theme. Morinville is well located and strategically positioned to provide this needed type of entry level product in the northwest sector of the Greater Edmonton area. This ASP recognizes the changing market and therefore offers flexibility to respond to the market needs over its full build out duration. Sound subdivision and design principles will create suitable and liveable communities that are capable of maintaining their value over time.

Landrex has a proven track record for ensuring high quality, aesthetically attractive developments, and is prepared to work with the Town in providing architectural details to be applied to the proposed development. It is important to note all residential subdivisions, both laned and laneless, need to comply with the Town's regulatory standards and provisions, and that the density of the laneless areas will be lower than that of the laned areas.

3.2.4 Storm Water Facility

As previously noted, one storm water facility is proposed along the north leg of the collector. This centrally located storm pond will be about 4.88 hectares in size, and will be designed and landscaped to ensure that it functions as an amenity feature, as well as a Public Utility Lot. The pond will provide an attractive entry feature into the community and will result in a significant amenity feature within the heart of Westwinds without compromising safety. The storm water pond will be integrated into the internal pedestrian circulation system with a trail network, and will also be accessed by the collector road.

3.2.5 School Site

Greater St. Albert Catholic Schools has requested that a 3.11 hectare school site be provided in Westwinds. A site is proposed in the south east portion of the plan area, between low and medium/high-density residential developments abutting the corridor commercial sites (see Figure 2 - Development Concept). The school site:

- is located on lands owned by Landrex so that municipal services can be extended to the site within a reasonable time frame (see Section 5 Staging and Implementation);

8.1.11. Residential Mixed Form (R-X) District

1.0 Purpose

The purpose of this District is to provide for a residential development in the form of low-density small lots or mixed housing serviced by rear lane or lane less transportation systems.

2.0 Permitted and Discretionary Uses

2.1. Permitted Uses

- Duplex – side by side
- Duplex – stacked
- Ground-orientated multiple unit dwelling
- Home occupation – minor
- Home office
- Public park
- Accessory dwelling unit
- Single detached dwelling

Buildings and uses accessory to permitted uses

2.2. Discretionary Uses

- Bed and breakfast establishment
- Child day home
- Group home
- Home occupation – major
- Public utility (no office or workshop)
- Show home

Buildings and uses accessory to discretionary uses

3.0 Subdivision Regulations

Minimum site depth	30.0m
Minimum density	In areas without an Area Structure Plan a minimum of 30 dwelling units per net residential ha.

3.1. For pie-shaped sites in lane less systems (where the rear line is greater than the front line), the site width shall be measured at 9.0 m from the front line.

4.0 Development Regulations

Maximum site coverage	With Detached Garage: 55% for principal building; and 15% for accessory buildings As long as the total site coverage does not exceed 65% With Attached Garage: 65%
Minimum required front yard setback	3.0 m; 6.0 m to vehicle doors of a garage that faces a road
Minimum required side yard setback	1.2 m; 0.0 m - along a shared building wall; 6.0 m to vehicle doors of a garage that faces a road; 3.0 m on one side yard where a site has vehicular access from the front only and no attached garage or carport is provided; and as required per Section 3.8 for corner sites.
Minimum required corner line setback	3.0 m

car rental agencies, and motorcycle dealerships, but does not include dealerships for the sale of trucks with a gross vehicle weight rating greater than 5500 kg (12,125 lbs.), or the sale of vehicles with either a gross vehicle weight rating greater than 6000 kg (13,227.7 lbs.) or a length greater than 6.7 m (22.0 ft.);

- 12.0 **“automotive body repair and paint shop”** means a development where the bodies of vehicles are serviced and repaired;
- 13.0 **“accessory dwelling unit”** means self-contained dwelling unit accessory to a principal dwelling unit, contained within a principal building or in an accessory building, which is located on the same parcel of land registered under the same land title as the principal dwelling unit;
- 14.0 **“bed and breakfast establishment”** means a development within a building which possesses a dwelling unit, where temporary sleeping accommodations, up to a maximum of four (4) bedrooms, with or without meals, are provided for remuneration to members of the public;
- 15.0 **“boarding and lodging house”** means a development, with or without a dwelling unit, where temporary sleeping accommodations of three (3) or more bedrooms, with or without meals, are provided for remuneration to members of the public;
- 16.0 **“business support services establishment”** means a development providing support services to typical business operations;
- Bylaw 3/2018 17.0 **“cannabis sales”** means a development licensed by the Province of Alberta used for the retail sale to the public of cannabis, as defined in the Cannabis Act (Canada) and its regulations as amended from time to time, and may include the retail sales of related accessory products;
- 18.0 **“car wash”** means a building or structure for use by the general public containing facilities for the washing of motor vehicles for a fee, either by production line methods employing mechanical devices or by hand;
- 19.0 **“casino and gaming establishment”** means a development where games of chance or percentage are the principal use of the facility. Typical uses include bingo halls, but does not include amusement establishments or other facilities that house a bingo or casino on an infrequent basis;
- 20.0 **“cemetery”** means a development for the entombment of the deceased;
- 21.0 **“child care facility”** means a development where care and supervision, but not overnight accommodation, is provided to seven (7) or more children as defined in the Alberta Child Care Licensing Regulation, as amended;
- 22.0 **“child day home”** means a child care facility operated in a private residence and complies with the Alberta Family Day Home Standards but does not include child care programs as defined by the Child Care Licensing Act. This use may be considered under a home occupation – major if it is not a separate use within the Land Use District;

- 75.0 **“parapet wall”** means that part of an exterior wall, party wall, or fire wall extending above the roof line, or a wall which serves as a guard at the edge of a balcony or roof;
- 76.0 **“parcel of land”** means a parcel of land, as defined in the Act;
- 77.0 **“parking area”** means the area set aside for the parking of vehicles. Components of parking areas include parking spaces, loading spaces, aisles, accesses and egresses to the parking area, and traffic islands where they are part of the parking area. A parking area may be within a building, and, if so, is commonly referred to as a parkade and includes a garage;
- 78.0 **“parking space”** means an area set aside for the parking of one (1) vehicle;
- 79.0 **“patio”** means any developed surface usually adjacent to a building which is less than 0.6 m (2.0 ft.) above grade;
- 80.0 **“Peace Officer”** means a member of the Royal Canadian Mounted Police, or a Community Peace Officer of the Municipality, pursuant to the Public Security Peace Officer Program and the Peace Officer Act, as amended;
- 81.0 **“permanent material”** means any exterior finishing material commonly used in building construction that complies with the Safety Codes Act;
- 82.0 **“permitted use”** means the use of land or a building provided for in this Bylaw for which a development permit shall be issued, with or without conditions, upon an application having been made provided that the proposed development complies in all respects with this Bylaw in accordance with the Act;
- 83.0 **“porch”** means any open structure attached to a building with means of passage between the building and the outside that is covered by a roof, and may be partially enclosed with walls, windows or screens, provided that the structure is not entirely enclosed with walls. Roofs may be open to, or provide protection from, the elements. For the purposes of this Bylaw, a veranda shall be considered a porch;
- 84.0 **“prefabricated structure”** means a building normally constructed off-site and transported to the site, or is made of components manufactured off-site and packaged as a commodity for assembly on site, which may be used for storage of goods and materials or other purposes. Prefabricated structures include fabric structures, and shipping containers either new or previously used for shipping cargo, goods and/or materials, but does not include manufactured home units, or recreational vehicles or tents periodically used for camping purposes or open air shelters;
- 85.0 **“principal building”** means a building which:
1. occupies the major or central portion of a site;
 2. is the chief or main building among one or more buildings on the site, or
 3. constitutes by reason of its use the primary purpose for which the site is used.
- 86.0 **“principal use”** means the primary purpose or purposes for which a building or site is used;

6. PART SIX – PARKING, LOADING AND ACCESS PROVISIONS

6.1. INTERPRETIVE PROVISIONS

- 1.0 In the case of a use not specifically mentioned, the required number of on-site parking spaces shall be the same as for a similar use as determined by the Development Authority.
- 2.0 Where a development contains more than one use, the required number of parking spaces shall be the sum of the requirements for each of the uses.
- 3.0 Where a fractional number of parking spaces are required, the next highest number of spaces shall be provided.

6.2. ON-SITE PARKING REQUIREMENTS

Unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.

TABLE 6.1

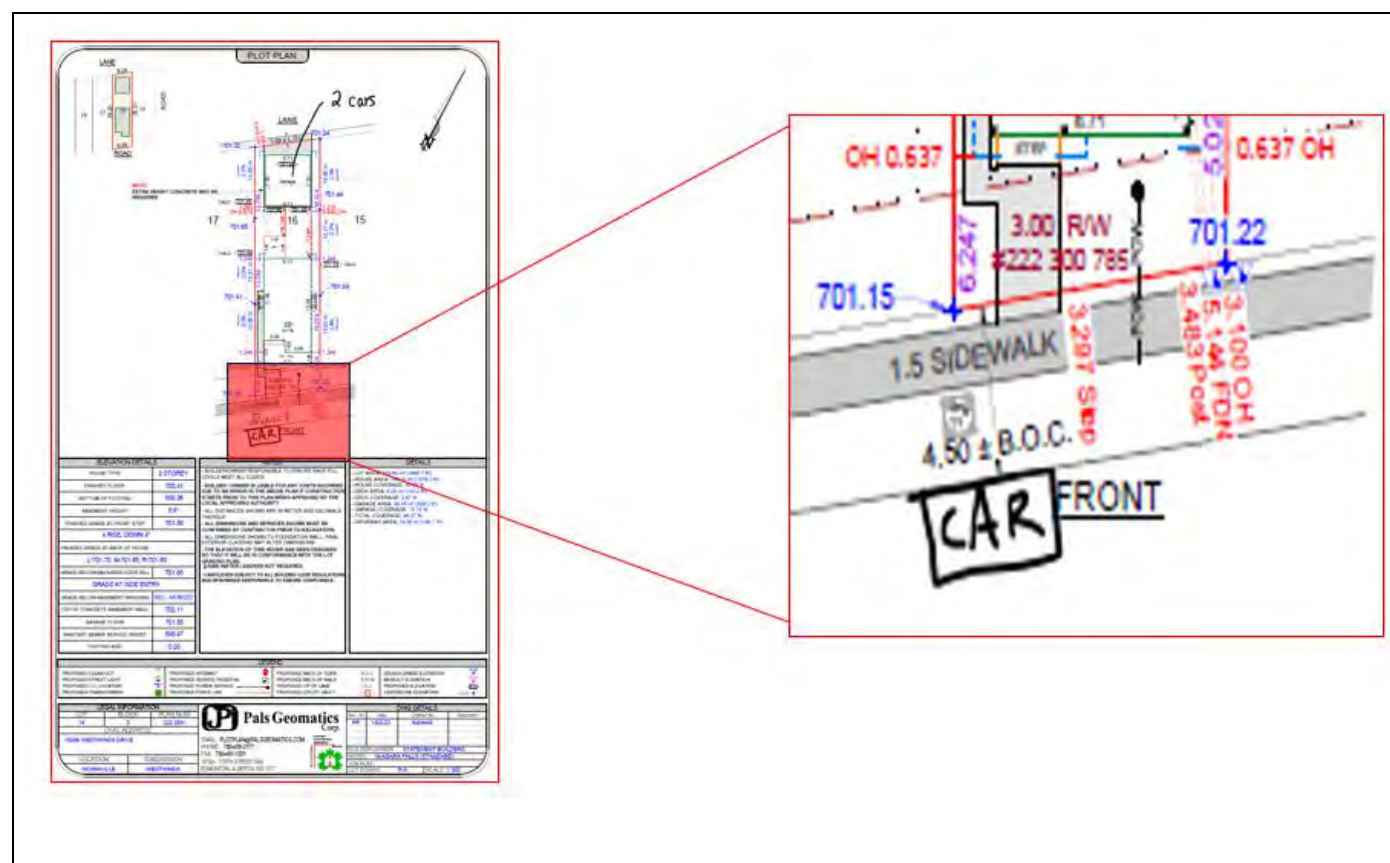
RESIDENTIAL USES	MINIMUM NUMBER OF PARKING SPACES
Apartments and dwelling units contained in mixed-use building	1 space per bachelor suite; plus 1.25 spaces per 1 bedroom unit; plus 1.5 spaces per 2-bedroom unit; plus 2 spaces per 3 or more-bedroom unit; plus 1 space per 7 dwelling units for visitor parking
Duplex – Stacked Duplex – Side-by-side	2 spaces per dwelling unit, plus, if deemed necessary by the Development Authority, 1 space per 7 dwelling units for visitor parking if located within a Comprehensive Site Planning development
Ground-oriented multiple unit dwelling	2 spaces per dwelling unit plus, if deemed necessary by the Development Authority, 1 space per 7 dwelling units for visitor parking
Home office	Not required
Manufactured home park and/or unit	2 spaces per unit plus 1 space per 3 units for visitor parking
Accessory dwelling unit	1 space in addition to the parking required for the principal dwelling unit
Single detached dwelling	2 spaces per unit
Supportive housing	1 space per dwelling unit or 1 space per 5 non-self-contained units; plus 1 space per 7 dwelling units or non-self-contained units for visitor parking

landscaping, matching, or complementing the exterior finish and roof pitch of the principal building on the site.

4.2. ACCESSORY DWELLING UNIT

- 1.0 An accessory dwelling unit shall be accessory to a principal dwelling unit and shall not be allowed on a site unless specifically listed as a permitted or discretionary use in the District within which the site is located. Section 2.5.1.10 shall not apply to any use that may be considered similar to accessory dwelling unit.
- 2.0 Only one (1) accessory dwelling unit may be permitted on a parcel of land, and only where the principal dwelling unit does not have an approved development permit for a bed and breakfast establishment, child day home, group home or major home occupation.
- 3.0 An accessory dwelling unit shall be developed in such a manner that the exterior of the principal building containing the accessory dwelling unit shall appear as a single dwelling unit, and the exterior finish shall comply with Section 3.6 - Architectural Standards.
- 4.0 For an accessory building containing an accessory dwelling unit:
 - 4.1 Notwithstanding Section 4.1.10.1, where an accessory dwelling unit is located above a detached garage the accessory building shall not exceed 7.0 m (23.0 ft.) or two storeys,
 - 4.2 Windows shall be placed and sized such that they minimise visibility into yards and windows of adjacent properties through offsetting, screening with landscaping or fencing, and facing large windows away from abutting parcels of land, and
 - 4.3 No deck, balcony or any similar unenclosed structure shall be allowed on roofs, and where an accessory dwelling unit is located above a detached garage the structure may only face a lane, the principle building, or flanking road abutting the site and, notwithstanding any other provision of this Bylaw to the contrary, shall be included in the calculation of ground floor area.
- 5.0 An accessory dwelling unit shall have a floor area that does not exceed the floor area of the principal dwelling unit. For the purposes of this Subsection, floor area does not include shared mechanical areas, common areas, or the area covered by stairways.
- 6.0 An accessory dwelling unit shall be constructed in accordance with the requirements of all applicable codes and regulations pursuant to the Safety Codes Act.
- 7.0 An accessory dwelling unit shall not be considered in the calculation of densities as outlined in statutory plans.
- 8.0 Parking shall be provided for an accessory dwelling unit in accordance with Part 6 - Parking, Loading and Access Provisions.

Parking Plan



2.5. DECISION PROCESS

1.0 Authority

- Bylaw 14/2017
- 1.1 The Development Officer shall review all applications for development permits and, notwithstanding Section 2.4, in the course of reviewing the application, may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.
- 1.2 The Development Officer shall review each application for a development permit to determine what type of use the development constitutes.
- 1.3 The Development Authority may, at its discretion, prior to deciding upon a development permit application for a discretionary use or a variance in regards to either a permitted use or discretionary use, provide public notice through means and to whom it considers necessary that a decision regarding the application is to be made, that an opportunity will be afforded to any interested person to make representation on the application, and that the Development Authority shall take into account but shall not be bound by any such representations made when giving final consideration to the said application. The said public notice shall, at a minimum, provide information regarding the nature of the proposed development, specify the requirements for submitting a representation, identify the deadline for submissions and any other information deemed necessary by the Development Authority.
- Bylaw 12/2012
- 1.4 The Development Authority may consider a development permit application for an enlargement, addition, demolition, removal, or structural alteration to be a permitted use only in a situation where:
- Bylaw 17/2015
- i. the principal use on the site has a valid development permit at the time of the application under this Subsection;
 - ii. the existing development would not be considered a non-conforming use, pursuant to s. 643 of the Municipal Government Act;
 - iii. the principal use of the site has not been discontinued for a period of six (6) consecutive months or more;
 - iv. the Development Authority is satisfied that the enlargement, addition, demolition, removal, or structural alteration would not result in any change or intensity of any authorised use on the site; and
 - v. the Development Authority is satisfied that, from a planning perspective, it is appropriate to proceed under the provisions of this Subsection.
- 1.5 Subject to the provisions of Subsection 2.0 hereof and any other variance provisions of this Bylaw, the Development Authority shall refuse an application that does not conform to this Bylaw.

- 1.6 The Development Officer shall issue a development permit for a permitted use with or without conditions if the application conforms to this Bylaw.
- 1.7 The Development Officer may issue a development permit, with or without conditions, for a use that is identified as “Discretionary Use” if the application conforms to this Bylaw.
- 1.8 The Development Officer shall refer any applications for development within a Direct Control District to Council, with recommendations, unless otherwise indicated in this Bylaw, and Council may issue a development permit, with or without conditions.
- 1.9 The Development Authority may refuse a development permit application for a discretionary use even though it may conform to this Bylaw.
- 1.10 Where a proposed use does not conform to the wording of any land use definition or generally conforms to the wording of two or more land use definitions, the Development Officer may determine that the use is similar to the land use definition that the Development Officer considers to be the most appropriate in character, purpose, intent, and/or impact. In such instances, the use shall be considered a discretionary use regardless of whether or not the similar land use definition is a permitted or discretionary use within the subject land use district.
- 1.11 An application for a development permit shall, at the option of the applicant, be deemed to be refused when a decision is not made within 40 days of receipt of the notice acknowledging that the application is complete pursuant to Subsection 2.4.7.0, or, if said notice was not provided, within 40 days after the prescribed time period which deemed the application to be complete pursuant to Section 2.4.8.0 unless the applicant has entered into a written agreement with the Development Officer to extend the time period beyond the 40-day period.

Bylaw 14/2017

2.0 Variances

Notwithstanding the provisions of Subsection 1.0 hereof, the Development Authority may grant a variance from any development standard prescribed in this Bylaw, subject to the following:

- 2.1 The Development Authority may grant a variance and approve a development permit, with or without conditions, where:
 - i. the proposed development would not, in the opinion of the Development Authority:
 - a. unduly interfere with the amenities of the neighbourhood; or
 - b. materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
 - ii. the development conforms to the use prescribed for the subject land or building in this Bylaw.

- 2.2 In addition to the provisions of Subsection 2.1 hereof, in considering any proposed variance the Development Authority may consider, if relevant to the variance request, any of the following:
- i. the development is consistent with the purpose of the Land Use District;
 - ii. there are practical difficulties in complying with the affected regulation or regulations that are peculiar to the use, character or situation of land or a building which are generally not common to other sites in the same Land Use District;
 - iii. potential impacts on adjacent developments and measures to mitigate such impacts; and
 - iv. approval of the variance would not cause non-compliance with the National Building Code – Alberta Edition or any other legislation.
- 2.3 The Development Authority may approve, with or without conditions, an enlargement, addition to, rebuilding of, or structural alteration to a legal non-conforming building if the non-conforming building complies with the uses prescribed for that land in this Bylaw and the proposed development would not, in the opinion of the Development Authority:
- i. unduly interfere with the amenities of the neighbourhood; or
 - ii. materially interfere with or affect the use, enjoyment or value of neighbouring properties.
- 2.4 The Development Authority does not have authority to vary, waive, or relax a Fundamental Use Provision or a Use definition.
- 2.5 If a variance is granted, the Development Authority shall specifically detail its nature and extent in the associated Development Permit.

Bylaw 17/2015

Abdikani Elmi

From: Construction [REDACTED] <[REDACTED]@statementhomebuilders.com>
Sent: Wednesday, October 4, 2023 11:56 AM
To: Abdikani Elmi
Cc: mannu [REDACTED] Development; Mannu Ahlwat
Subject: Re: 23-D0094 | 10210 Westwinds Drive | Application Incomplete
Attachments: 18-03-2222591WW-PP.pdf; 17-03-2222591WW-PP.pdf; 16-03-2222591WW-PP.pdf; WestWinds-Stage4-Lot17Block3-ArchPlans-Sept-19-2023.pdf; WestWinds-Stage4-Lot18Block3-ArchPlans-Oct-1-2023 2.pdf; WestWinds-Stage4-Lot16Block3-ArchPlans-Sept-25-2023.pdf

Hello

Abdikani

See attached plans . As per our conversation today we will not be finishing the basement suites .

Thank you

Statement Builders Ltd
15022-116ave
Edmonton AB T5M 3T4
[REDACTED]

On Oct 4, 2023, at 10:27 AM, Abdikani Elmi <abdikani.elmi@morinville.ca> wrote:

Hi Mannu,

I see that you have included the Secondary Suite in the basement. Please provide the following no later than October 12, 2023.

- Three (3) on-site parking spaces
- Specify the water meter size.

Thank you,



Abdikani Elmi (BA, ALUP)
 Development Officer
 Planning and Economic Development

From: Abdikani Elmi
Sent: Wednesday, October 4, 2023 10:24 AM
To: mannu [REDACTED] Construction <[REDACTED]@atementhomebuilders.com>
Cc: Development <development@morinville.ca>
Subject: 23-D0094 | 10210 Westwinds Drive | Application Incomplete

Good morning Mannu,

After a review of your application, some deficiencies need addressing before processing your application.

- You have not included a secondary suite as part of this project in the application form. The construction drawings show a secondary suite. Please clarify this discrepancy.
- If the project includes a secondary suite, three (3) **on-site** parking spaces are required.
- Specify the water meter size that will be used for the dwelling.

Please provide the requested information no later than October 12, 2023.

Thank you,



BUILDING INSPECTION REPORT

Permit Number: **224TIG-23-B0107**

Inspection Stage: **Final**

Permit Issued: **27-Oct-2023**

Municipal File No: **23-D0099**

APPLICANT INFORMATION

Statement Builders Ltd
15022 116 Ave
Edmonton, ALBERTA T5M 3T4

Phone: [REDACTED] Fax: [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

OWNER INFORMATION

Statement Builders Ltd
15022 116 Ave
Edmonton, ALBERTA T5M 3T4

Phone: [REDACTED] Fax: [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

PROJECT INFORMATION

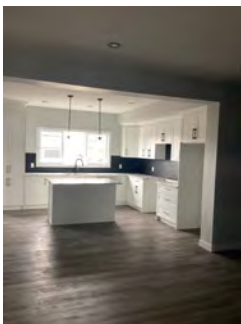
Project Address: **10206 92 Avenue** Subdivision: **Westwinds Drive**
Municipality: **Town of Morinville**
Lot: **16** Block: **3** Plan: **2222591** Legal Address: **Q: S: T: R: M:**
Directions:

Description of Work: **New 2-storey home with a deck and undeveloped basement**
Project Type: **New Construction** Occupancy: **Group C Residential occupancies**
Building Area (footprint): **902 Square Feet** Height: **2 Storey(s)** Relocatable Industrial Building:
Contractor Permit Estimated Completion Date: **16-Oct-2023** Project Value: **\$250,000**

OBSERVATIONS



Site Verified



Weather was overcast and site was uneven. Contractor was on-site.

Single Family Dwelling (SFD) is complete (number of storeys - 2). Basement is a full basement. Exterior cladding is complete. Cladding penetrations were not sealed. Access to the building is in-progress. Bedroom windows did meet egress requirements. Smoke Detectors were installed and functional. Carbon Monoxide Detectors were installed and functional. Kitchen appliances were not installed rough-in was complete, and bath fans were installed and functional. Primary Heating system is forced air heat. Supply air/heat runs were provided. Return air was provided. Sump pump was installed and functional. Exterior was not graded & sloping to drain water away from the foundation. Soil gas R/I is complete. Rear deck was not complete at time of inspection.

Deficiencies are to be corrected within 35 days of the site inspection, or your file will be closed non-compliant. Correction of deficiencies shall have a completed verification of compliance (VOC) submitted to questions@inspectionsgroup.com. Permits will be automatically closed after 35 days. A reopening fee may be applicable.



Secondary suite development in the basement was observed as in-progress at time of final inspection, permit was issued for an undeveloped basement. A permit must be issued for the unpermitted work.

Basement walls were framed, plumbing rough-in was complete, HVAC rough-in was complete with second furnace and kitchen exhaust ducting.

NON COMPLIANCE ITEMS



C-2.2.10.1. Secondary suite development in the basement was observed as in-progress at time of final inspection, permit was issued for an undeveloped basement. A permit must be issued for the development of the basement for secondary suite.



B-9.8.8.3. Install a guard 35-1/4" high with no gaps greater than 4" for the deck surface & open sides of stairs.



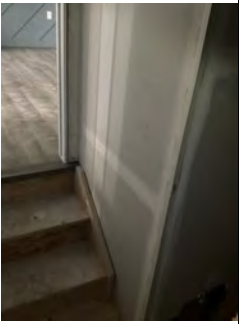
B-9.8. Front entry: Install code compliant stairs to allow for safe access to the building.



B-9.8. Side door: Install code compliant stairs to allow for safe access to the building.



B-9.25.2.3. Install drywall on walls in stairwell.



B-9.8.7 Install continuous handrails that are between 34"(865mm) to 42.2"(1070mm) in height along the line of flight for main / basement floors.



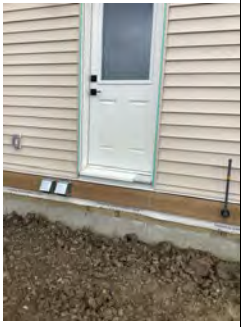
B-9.10.17.10. Cover all foamed insulation surfaces with a gypsum board / OSB / thermal barrier.



B-9.14.6.1. Grade site to allow water to drain away from the building.



B-9.27.1. Complete Exterior cladding around side entry door and rear window.



B-9.8.8.1. Restrain rear door to open not more than 100mm 4" until landing, stairs, guard are installed.



B-9.27.4.1. Seal penetrations in exterior cladding throughout.



B-9.34.1.1. Complete all electrical installations with covers & controls. North exterior wall



B-9.23.9.7. Install missing hangers on floor joists at front deck.



B-9.25.4.1. Repair vapour barrier in basement area.



B-9.32.3.13. The distance separating air intakes from building envelope penetrations that are potential sources of contaminants, such as gas vents or oil fill pipes, shall be not less than 900 mm.

INSPECTING SAFETY CODES OFFICER



Padraig Kuerbis, 10513

14-Jun-2024

Safety Codes Officer Name and DOP Number

Safety Codes Officer Signature

Inspection Date

Work Compliance: The observed noncompliances must be corrected to meet the intent of the Safety Codes Act. Failure to do so may result in this permit being closed as non-compliant. Further inspection fees may be required., A Verification of Compliance statement to be submitted (see following Verification of Compliance section).

VERIFICATION OF COMPLIANCE

To be completed by the person responsible for the installation. Sign and date and return to The Inspections Group Inc.

I hereby declare that the above noted deficiencies have been completed in accordance with the Safety Codes Act.

Printed Name and signature of

Date

SCO Name and Designation Number

Date of Acceptance

☐ Applicant ☐ Owner ☐ Professional ☐ Other

Means of Verification: ☐ Written ☐ Site Visit ☐ Other

Listing Description

Welcome to this exquisite 4+1 bedrooms, 4 FULL bathrooms custom-built gem with 1854. ft. of luxurious living space in the heart of Morinville. The main floor features a spacious family room flowing into a stylish kitchen and dining area, perfect for entertaining. A versatile flex room with a large window is ideal for a den or an additional bedroom. The upper floor boasts a master suite with a walk-in closet and a lavish ensuite, including a dual vanity, soaker tub, quartz countertops, and a tiled shower. Two additional bedrooms and a full-sized laundry room complete the upper level. The fully finished legal basement suite, with a separate entrance, offers income potential or multigenerational living. Exceptional features include extensive pot lights, upgraded Gerber plumbing, an advanced HRV system, tankless water heating and much more! Enjoy a \$5,000 appliance credit to personalize your kitchen. Located across from an elementary school and close to St. Albert, this home offers convenience and community! (30716018)

Property Summary

Property Type	Building Type	Storeys
Single Family	House	2
Square Footage ⓘ	Neighbourhood Name	Title
1854 sqft	Morinville	Freehold
Built in	Parking Type	Time on REALTOR.ca
2023	Parking Pad	275 days

Legal Description

Plan :- 2222591 Block :- 3 Lot :- 16

Source: <https://www.realtor.ca/real-estate/26348442/10206-westwinds-dr-morinville-morinville>

Appeal File Number 24-D0092

10206 Westwinds Drive, LOT 16/ BLOCK 3/ PLAN 222 2591

Subdivision and Development Appeal Board Hearing
September 16, 2024

Presented by:

Abdikani Elmi

Development Officer

Planning and Economic Development

Proposed Development

Municipal Address: 10206 Westwinds Dr

Land Use District: Residential Mixed Form

Proposed Development: Accessory Dwelling Unit

Use Type: Permitted Use

Appellant(s): Statement Builders Ltd.

Applicant: Statement Builders Ltd.

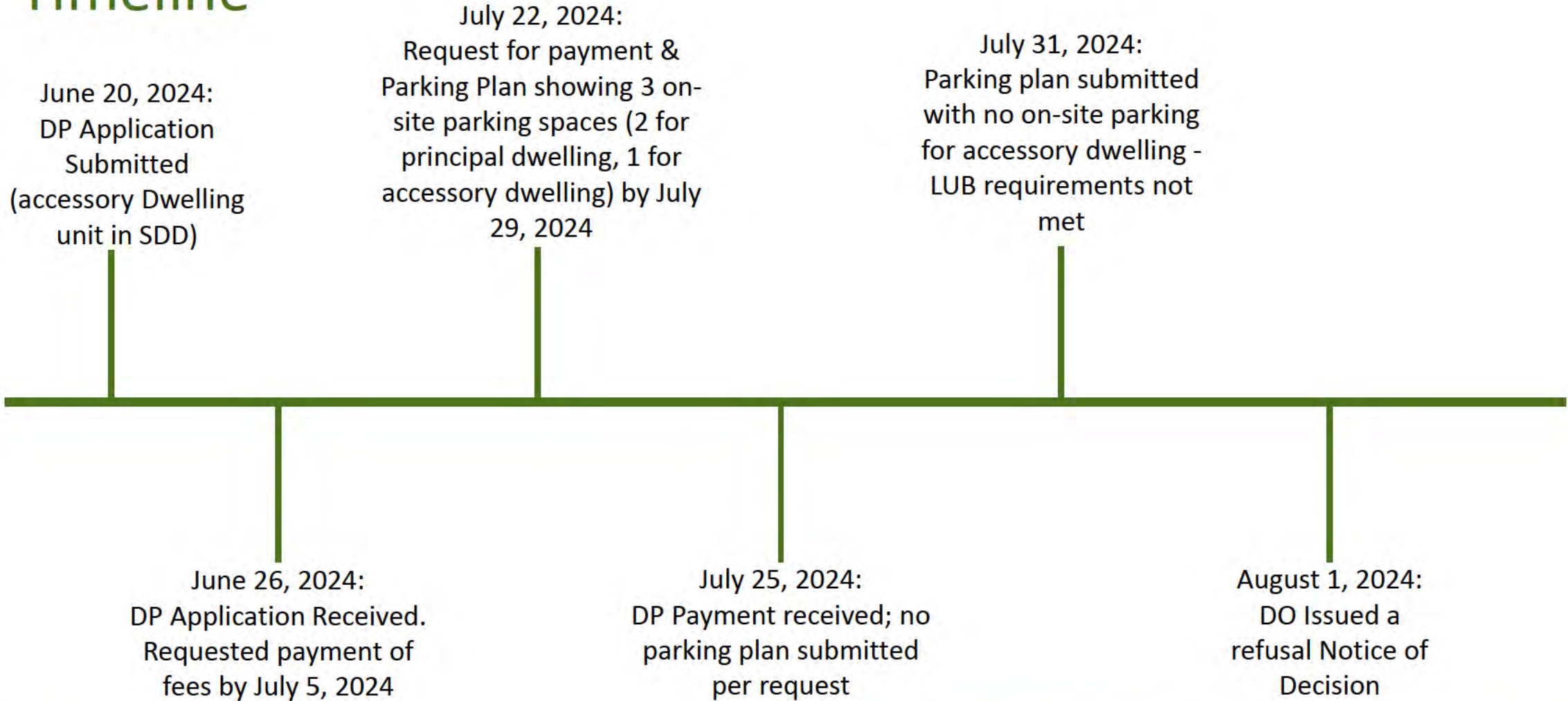
Owner: Statement Builders Ltd.

Administration's Recommendation:

Administration recommends that the Subdivision and Development Appeal Board deem the refusal Notice of Decision for Development Permit File Number 24-D0092, **upheld**, as issued by the Development Authority.



Timeline



Site Context

The site is located in the Westwinds Area Structure Plan

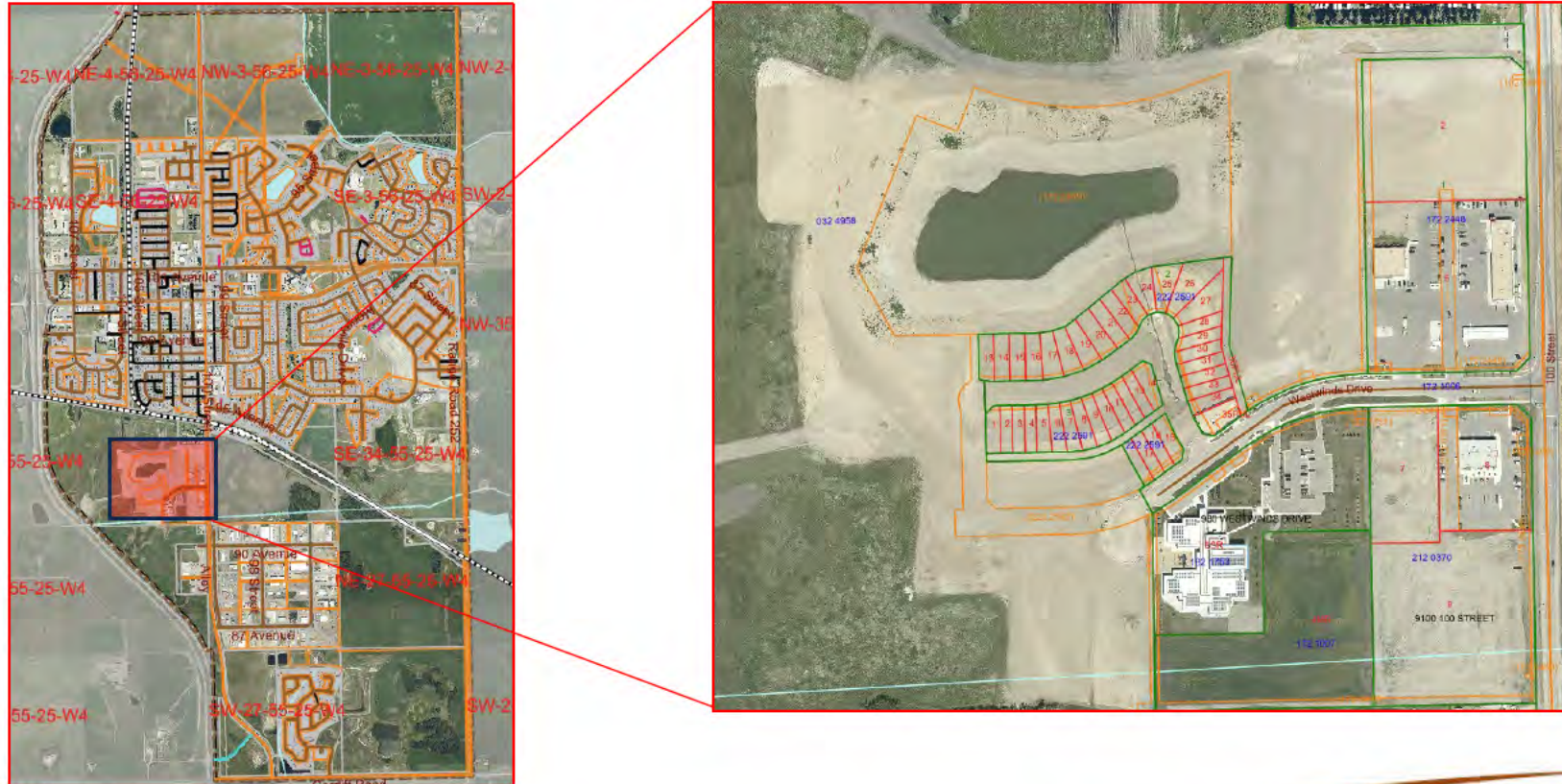


Exhibit 3



Site Context Cont'd

10206 Westwinds Drive, LOT 16/ BLOCK 3/ PLAN 222 2591

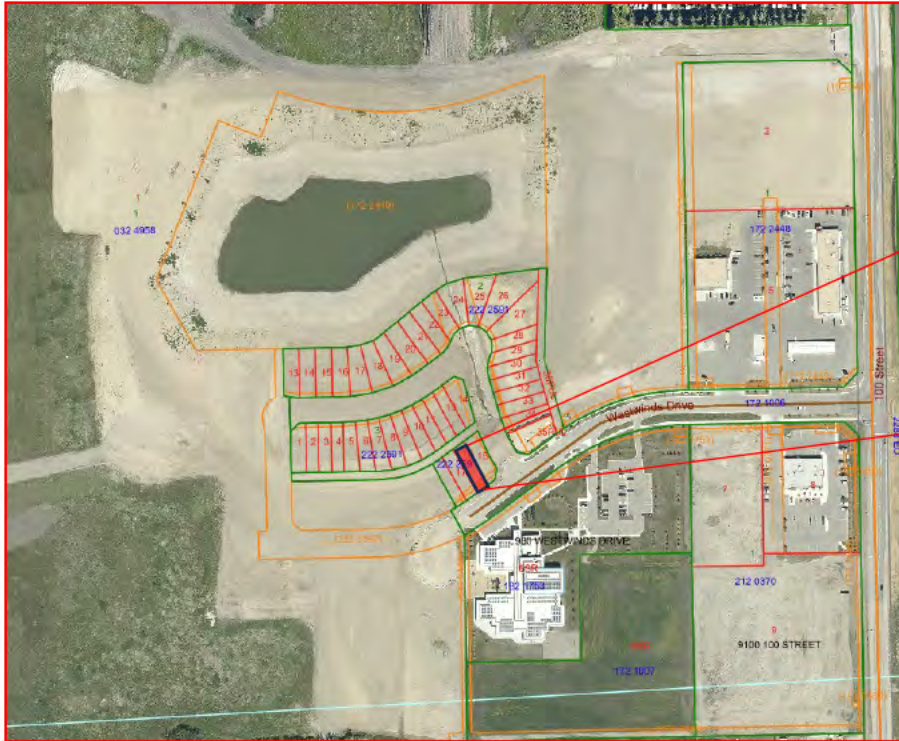
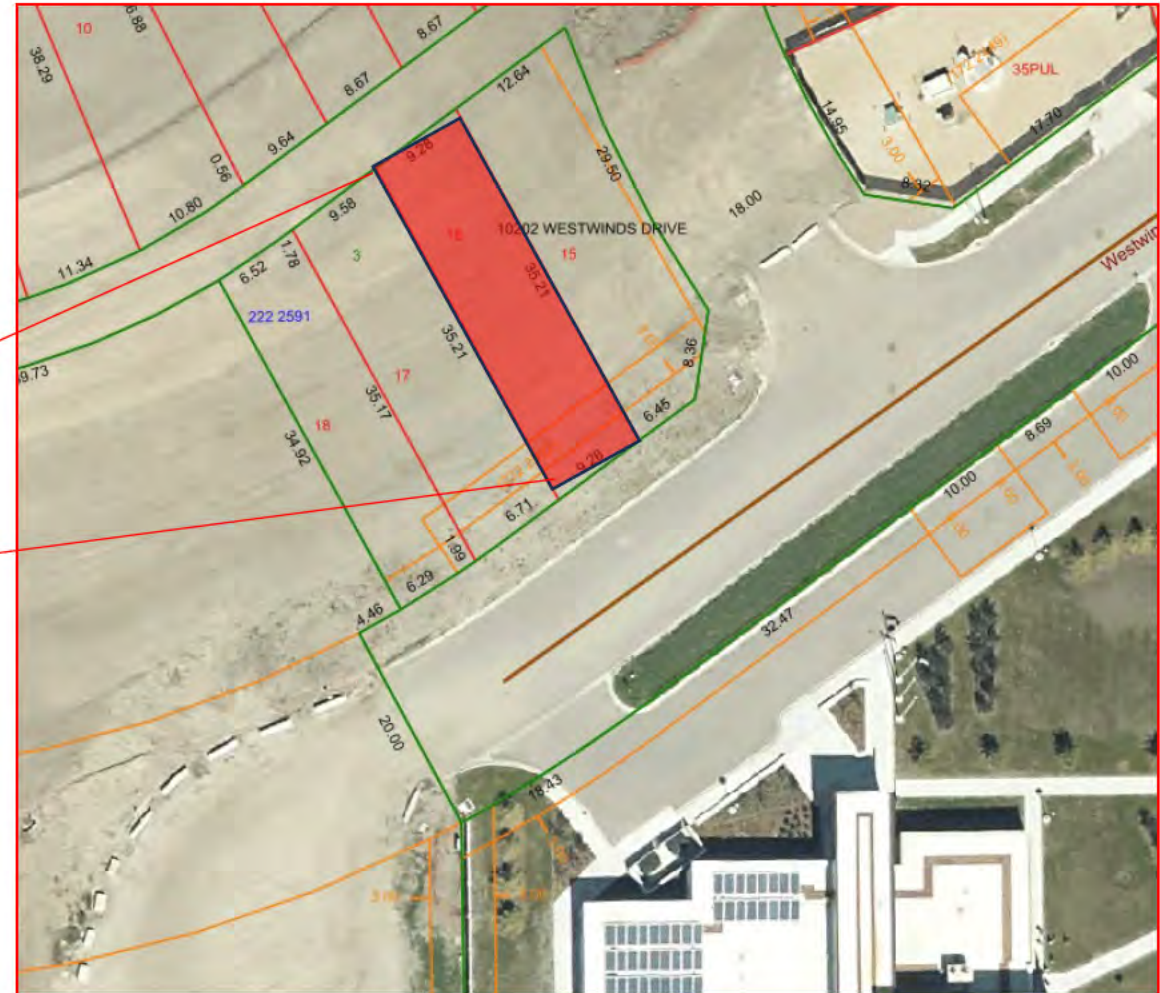


Exhibit 3



Site Context Cont'd

The site is surrounded by single detached residential to the east, north, west and a school site to the south

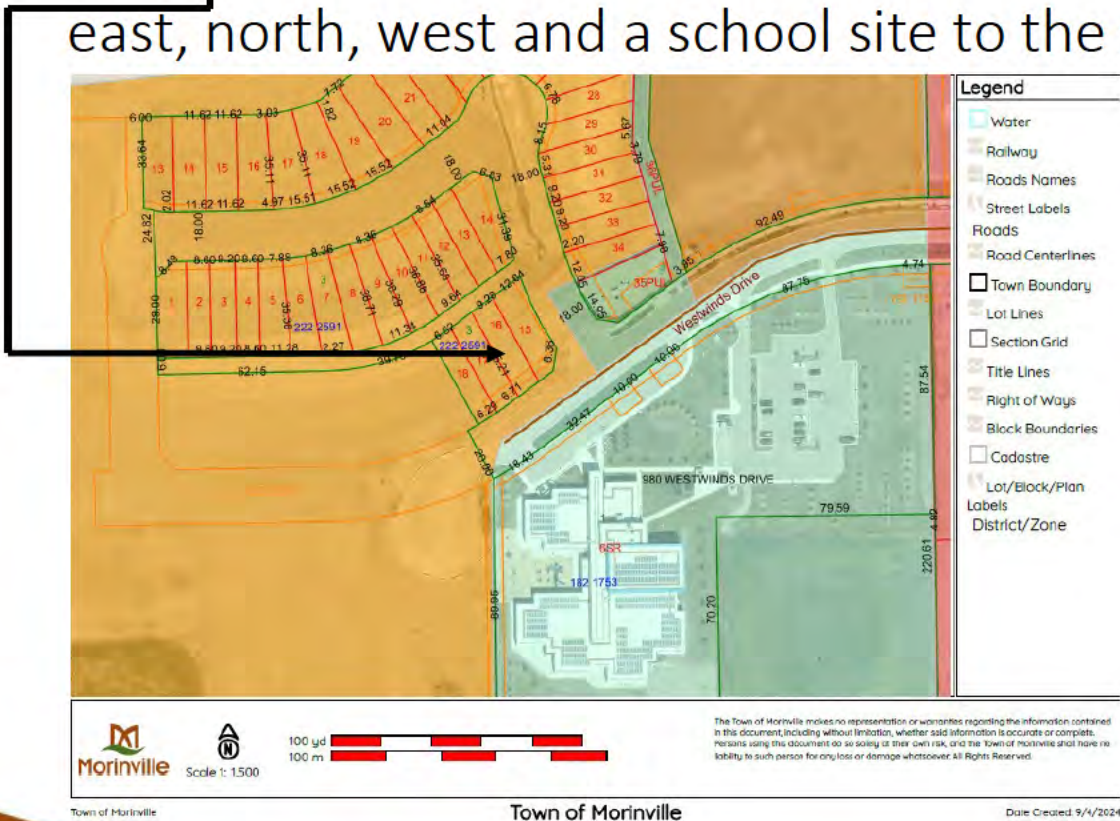


Exhibit 3



Area Structure Plan (ASP) Considerations

The proposed development is within an area that has an approved Area Structure Plan known as the Westwinds Area Structure Plan (the ASP).

- Provides a detailed framework for current and future subdivision and development.
- States staging/sequence of development, land uses (residential, commercial, schools etc.) and location of utilities and public transportation

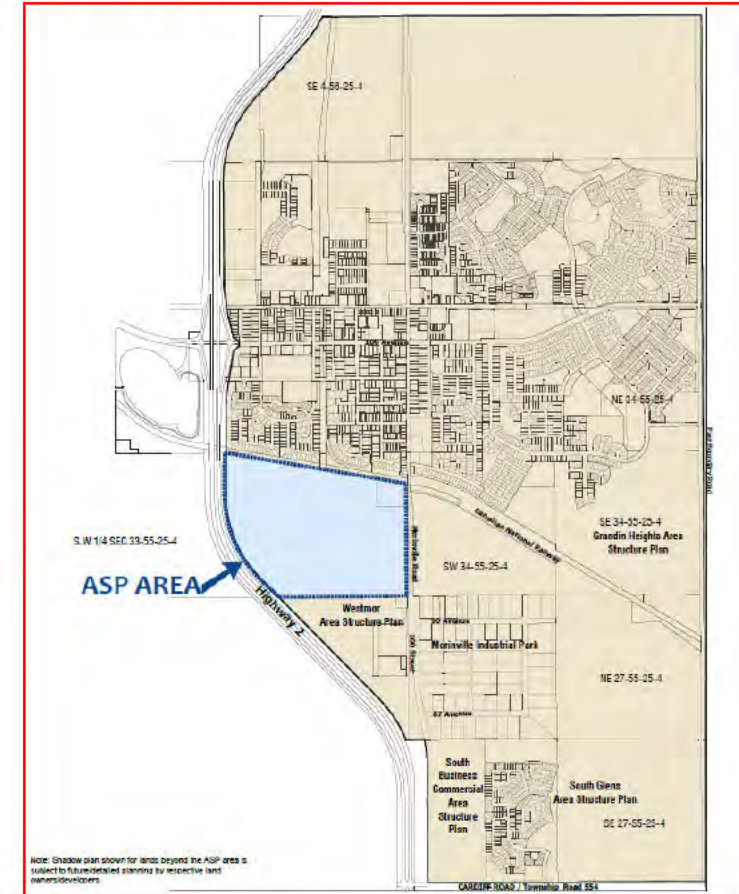


Exhibit 4



Area Structure Plan (ASP) Considerations ... Cont'd

Policy 5.2.3 (*Exhibit 5*) Effect on Decision Making. (a) This ASP, its concepts and provisions shall be used in conjunction with the relevant provision of the MDP and the LUB, particularly in guiding the exercise of the discretion in making decisions on subdivision and development permit applications.

- Entire subdivision where the site is located, is a product of the ASP.
- *The ASP directs the Development Authority to use the ASP's concepts and provisions together with the LUB in making decisions.*



Area Structure Plan (ASP) Considerations ... Cont'd

Policy 5.2.4 Principles for Decision Making (*Exhibit 6*)

- a) The exercise of discretion or variance in deciding an application or an amendment to this ASP must be both reasonable and defensible within the spirit of this ASP as well as widely accepted planning principles.
- d) Any variance or discretion exercised or any amendment made shall be fully documented so that the reason and rational for the variance or discretion exercised or the amendment are accurately understood.

The application for the accessory dwelling unit did not include request for variance.



Area Structure Plan (ASP) Considerations ... Cont'd

3.3 THE DEVELOPMENT CONCEPT

The ASP proposes a hierarchical road network for vehicles, bicycles and pedestrians. A collector loop off of Morinville Road serves the ASP area and provide direct access to the commercial sites, school, and the SWMF. The collector road further provides access to the local road network, which in turn connects to the low-density residential development.

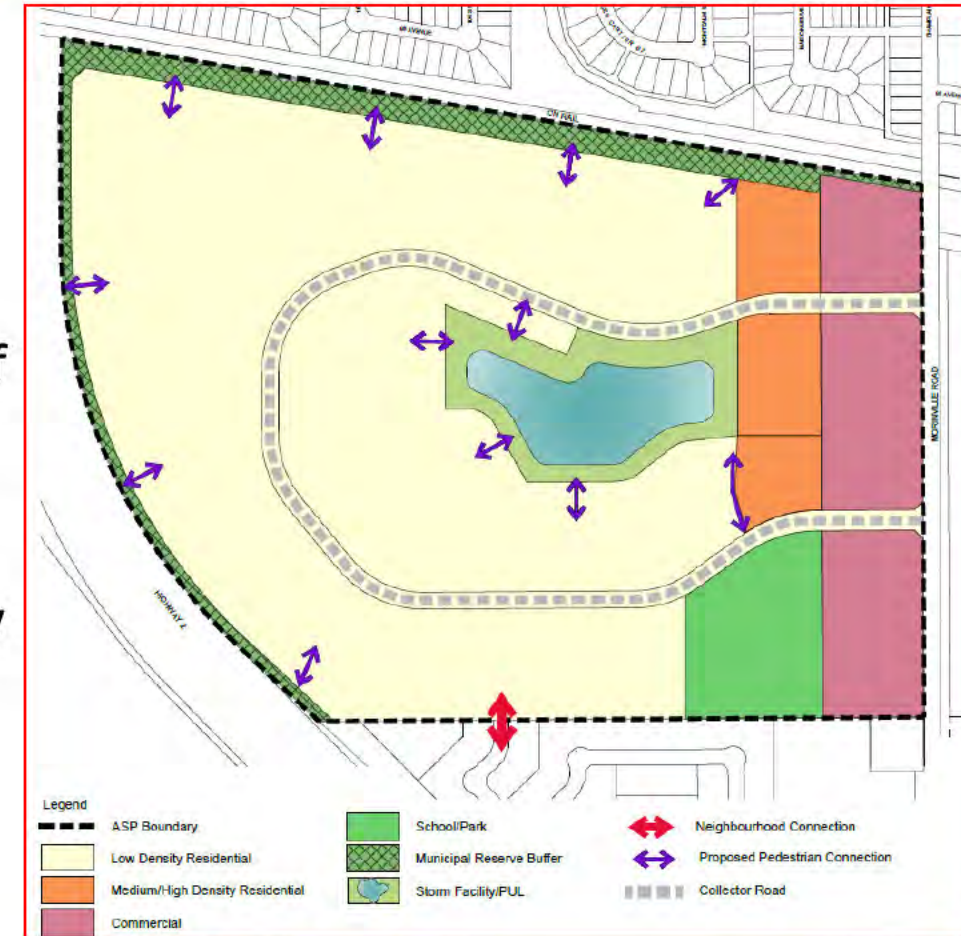


Exhibit 7



Area Structure Plan (ASP) Considerations ... Cont'd

- Allocating private parking space on the collector loop (now Westwinds Drive) does not comply with the transportation development concept of the ASP, since it does not dedicate part of the street to be used as a dedicated parking space.
- Allocating a dedicated parking space on the street, in the opinion of the Development Officer, will hinder snow clearing & maintenance.
- The Traffic Safety Bylaw (4/2023) regulates the use of public streets.



Area Structure Plan (ASP) Considerations ...cont'd

3.2 Specific Land Use Components

3.2.3 Low Density Residential:

...it is important to note all residential subdivisions, both laned and laneless, **need to comply with the Town's regulatory standards and provisions**, and that the density of the laneless area will be lower than that of the laned areas.

Exhibit 8



Area Structure Plan (ASP) Considerations ... Cont'd

The proposed development is within a low-density residential subdivision area of the ASP. The current and future development vision in the Westwinds area is set by the ASP. The ASP directs the proposed development to comply with the Town's Land Use Bylaw.

- The proposed development did not meet the parking provision of the Land Use Bylaw.



8.1.11.**Residential Mixed Form (R-X) District****1.0 Purpose**

The purpose of this District is to provide for a residential development in the form of low-density small lots or mixed housing serviced by rear lane or lane less transportation systems.

2.0 Permitted and Discretionary Uses**2.1. Permitted Uses**

- Duplex – side by side
 - Duplex – stacked
 - Ground-orientated multiple unit dwelling
 - Home occupation – minor
 - Home office
 - Public park
 - Accessory dwelling unit
 - Single detached dwelling
- Buildings and uses accessory to permitted uses

2.2. Discretionary Uses

- Bed and breakfast establishment
 - Child day home
 - Group home
 - Home occupation – major
 - Public utility (no office or workshop)
 - Show home
- Buildings and uses accessory to discretionary uses

3.0 Subdivision Regulations

Minimum site depth	30.0m
Minimum density	In areas without an Area Structure Plan a minimum of 30 dwelling units per net residential ha.

- 3.1. For pie-shaped sites in lane less systems (where the rear line is greater than the front line), the site width shall be measured at 9.0 m from the front line.

4.0 Development Regulations

Maximum site coverage	With Detached Garage: 55% for principal building; and 15% for accessory buildings As long as the total site coverage does not exceed 65% With Attached Garage: 65%
Minimum required front yard setback	3.0 m; 6.0 m to vehicle doors of a garage that faces a road
Minimum required side yard setback	1.2 m; 0.0 m - along a shared building wall; 6.0 m to vehicle doors of a garage that faces a road; 3.0 m on one side yard where a site has vehicular access from the front only and no attached garage or carport is provided; and as required per Section 3.8 for corner sites.
Minimum required corner line setback	3.0 m

Land Use Bylaw Considerations

- The purpose of the Land Use Bylaw (2/2024, as amended) is to regulate and control development of land and buildings within the Municipality to achieve orderly and economic development of land.
- The property is zoned as Residential Mixed Form (R-X) District.
- **Part 8, Section 8.1.11.2.1 - Accessory dwelling unit is a permitted use in the R-X District**

Land Use Bylaw Considerations ... Cont'd

- Part One – Section 1.3.2.13 defines Accessory dwelling unit as self contained dwelling unit accessory to a principal dwelling unit, contained with a principal building or in an accessory building, which is located on the same parcel of land registered under the same land title as the principal dwelling Unit.

Proposal meets the definition of Accessory dwelling unit.

car rental agencies, and motorcycle dealerships, but does not include dealerships for the sale of trucks with a gross vehicle weight rating greater than 5500 kg (12,125 lbs.), or the sale of vehicles with either a gross vehicle weight rating greater than 6000 kg (13,227.7 lbs.) or a length greater than 6.7 m (22.0 ft.);

12.0 "automotive body repair and paint shop" means a development where the bodies of vehicles are serviced and repaired;

13.0 "accessory dwelling unit" means self-contained dwelling unit accessory to a principal dwelling unit, contained within a principal building or in an accessory building, which is located on the same parcel of land registered under the same land title as the principal dwelling unit;

14.0 "bed and breakfast establishment" means a development within a building which possesses a dwelling unit, where temporary sleeping accommodations, up to a maximum of four (4) bedrooms, with or without meals, are provided for remuneration to members of the public;

15.0 "boarding and lodging house" means a development, with or without a dwelling unit, where temporary sleeping accommodations of three (3) or more bedrooms, with or without meals, are provided for remuneration to members of the public;

16.0 "business support services establishment" means a development providing support services to typical business operations;

Bylaw 3/2018 17.0 "cannabis sales" means a development licensed by the Province of Alberta used for the retail sale to the public of cannabis, as defined in the Cannabis Act (Canada) and its regulations as amended from time to time, and may include the retail sales of related accessory products;

18.0 "car wash" means a building or structure for use by the general public containing facilities for the washing of motor vehicles for a fee, either by production line methods employing mechanical devices or by hand;

19.0 "casino and gaming establishment" means a development where games of chance or percentage are the principal use of the facility. Typical uses include bingo halls, but does not include amusement establishments or other facilities that house a bingo or casino on an infrequent basis;

20.0 "cemetery" means a development for the entombment of the deceased;

21.0 "child care facility" means a development where care and supervision, but not overnight accommodation, is provided to seven (7) or more children as defined in the Alberta Child Care Licensing Regulation, as amended;

22.0 "child day home" means a child care facility operated in a private residence and complies with the Alberta Family Day Home Standards but does not include child care programs as defined by the Child Care Licensing Act. This use may be considered under a home occupation – major if it is not a separate use within the Land Use District;

Land Use Bylaw Considerations ... Cont'd

- Part One – Section 1.3.1.82 defines Permitted Use as The use of land or a building provided for in this Bylaw for which a development permit shall be issued, with or without conditions, upon an application having been made provided that the proposed development complies in all respects with this Bylaw in accordance with the Act.

An Accessory Dwelling Unit is permitted in the RX District. However, the proposal does not comply with the Land Use Bylaw in respect to the parking requirements.

- 75.0 "parapet wall" means that part of an exterior wall, party wall, or fire wall extending above the roof line, or a wall which serves as a guard at the edge of a balcony or roof;
- 76.0 "parcel of land" means a parcel of land, as defined in the Act;
- 77.0 "parking area" means the area set aside for the parking of vehicles. Components of parking areas include parking spaces, loading spaces, aisles, accesses and egresses to the parking area, and traffic islands where they are part of the parking area. A parking area may be within a building, and, if so, is commonly referred to as a parkade and includes a garage;
- 78.0 "parking space" means an area set aside for the parking of one (1) vehicle;
- 79.0 "patio" means any developed surface usually adjacent to a building which is less than 0.6 m (2.0 ft.) above grade;
- 80.0 "Peace Officer" means a member of the Royal Canadian Mounted Police, or a Community Peace Officer of the Municipality, pursuant to the Public Security Peace Officer Program and the Peace Officer Act, as amended;
- 81.0 "permanent material" means any exterior finishing material commonly used in building construction that complies with the Safety Codes Act;
- 82.0 "permitted use" means the use of land or a building provided for in this Bylaw for which a development permit shall be issued, with or without conditions, upon an application having been made provided that the proposed development complies in all respects with this Bylaw in accordance with the Act;
- 83.0 "porch" means any open structure attached to a building with means of passage between the building and the outside that is covered by a roof, and may be partially enclosed with walls, windows or screens, provided that the structure is not entirely enclosed with walls. Roofs may be open to, or provide protection from, the elements. For the purposes of this Bylaw, a veranda shall be considered a porch;
- 84.0 "prefabricated structure" means a building normally constructed off-site and transported to the site, or is made of components manufactured off-site and packaged as a commodity for assembly on site, which may be used for storage of goods and materials or other purposes. Prefabricated structures include fabric structures, and shipping containers either new or previously used for shipping cargo, goods and/or materials, but does not include manufactured home units, or recreational vehicles or tents periodically used for camping purposes or open air shelters;
- 85.0 "principal building" means a building which:
1. occupies the major or central portion of a site;
 2. is the chief or main building among one or more buildings on the site, or
 3. constitutes by reason of its use the primary purpose for which the site is used.
- 86.0 "principal use" means the primary purpose or purposes for which a building or site is used;

Land Use Bylaw Considerations ... Cont'd

- Accessory Dwelling Unit must comply in all respects with the Land Use Bylaw for it to be approved
- **Part 4, Section 4.2.8** – Parking shall be provided for an accessory dwelling unit in accordance with *Part 6 – Parking, Loading and Access Provisions*.
- Part 6, Section 6.2, *Unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1*
- **Part 6, Section 6.2 – Table 1**- Accessory Dwelling Units require 1 parking space provided on-site



Land Use Bylaw Considerations ... Cont'd

- No on-site parking space was provided for the accessory dwelling unit
- The applicant proposed using street parking on the public right of way for the accessory dwelling unit (not permitted)
- Proposed development does not meet the requirement of Part Six, Section 6.2, Table 6.1

6.2. ON-SITE PARKING REQUIREMENTS

Unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.

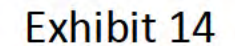
TABLE 6.1

RESIDENTIAL USES	MINIMUM NUMBER OF PARKING SPACES
Apartments and dwelling units contained in mixed-use building	1 space per bachelor suite; plus 1.25 spaces per 1 bedroom unit; plus 1.5 spaces per 2-bedroom unit; plus 2 spaces per 3 or more-bedroom unit; plus 1 space per 7 dwelling units for visitor parking
Duplex – Stacked Duplex – Side-by-side	2 spaces per dwelling unit, plus, if deemed necessary by the Development Authority, 1 space per 7 dwelling units for visitor parking if located within a Comprehensive Site Planning development
Ground-oriented multiple unit dwelling	2 spaces per dwelling unit plus, if deemed necessary by the Development Authority, 1 space per 7 dwelling units for visitor parking
Home office	Not required
Manufactured home park and/or unit	2 spaces per unit plus 1 space per 3 units for visitor parking
Accessory dwelling unit	1 space in addition to the parking required for the principal dwelling unit
Single detached dwelling	2 spaces per unit

Exhibit 12



Parking plan showing street parking



Land Use Bylaw Considerations ... Cont'd

- Part Two, Subsection 2.5.1.1.5 Subject to the provisions of Subsection 2.0 hereof and any other variance provisions of this Bylaw, the Development Authority shall refuse an application that does not conform to this Bylaw.

The proposed development didn't conform to the parking requirement of the Land Use Bylaw, hence refusal decision issued.

Variance is an exception to a specific regulation in the Land Use Bylaw and is requested in a development permit application.



Land Use Bylaw Considerations ...cont'd

2.0 Variances

2.1 The Development Authority may grant a variance and approve a development permit, with or without conditions, where:

- i. the proposed development would not, in the opinion of the Development Authority:
 - a. unduly interfere with the amenities of the neighbourhood; or
 - b. materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
- ii. the development conforms to the use prescribed for the subject land or building in this Bylaw.



Land Use Bylaw Considerations ... Cont'd

2.2 In addition to the provisions of Subsection 2.1 hereof, in considering any proposed variance the Development Authority may consider, if relevant to the variance request, any of the following:

- i. the development is consistent with the purpose of the Land Use District;
- ii. there are practical difficulties in complying with the affected regulation or regulations that are peculiar to the use, character or situation of land or a building which are generally not common to other sites in the same Land Use District;
- iii. potential impacts on adjacent developments and measures to mitigate such impacts; and iv. approval of the variance would not cause non-compliance with the National Building Code – Alberta Edition or any other legislation



Land Use Bylaw Considerations ... Cont'd

- The application did not include a request to vary the parking requirement for the Development Officer to consider.
- No hardship or practical difficulty was demonstrated by the applicant for consideration.
- Instead of moving the garage pad further into the property to create rear parking space (at least 6.0m (19.7 ft. deep), applicant chose to submit off-site parking.



Other Considerations

- Applicant was informed of the parking requirement on October 4, 2023.
- Applicant confirmed that they “*will not be finishing the basement suites*”.

Abdikani Elmi

From: Construction [REDACTED] <[REDACTED]@statementhomebuilders.com>
Sent: Wednesday, October 4, 2023 11:56 AM
To: Abdikani Elmi
Cc: mannu [REDACTED] <[REDACTED]>; Mannu Ahlwat
Subject: Re: 23-D0094 | 10210 Westwinds Drive | Application Incomplete
Attachments: 18-03-2222591WW-PP.pdf; 17-03-2222591WW-PP.pdf; 16-03-2222591WW-PP.pdf; WestWinds-Stage4-Lot17Block3-ArchPlans-Sept-19-2023.pdf; WestWinds-Stage4-Lot18Block3-ArchPlans-Oct-1-2023 2.pdf; WestWinds-Stage4-Lot16Block3-ArchPlans-Sept-25-2023.pdf

Hello

Abdikani

See attached plans . As per our conversation today **we will not be finishing the basement suites** .

Thank you

Statement Builders Ltd
15022-116ave
Edmonton AB T5M 3T4
[REDACTED]

On Oct 4, 2023, at 10:27 AM, Abdikani Elmi <abdikani.elmi@morinville.ca> wrote:

Hi Mannu,

I see that you have included the Secondary Suite in the basement. Please provide the following no later than October 12, 2023.

- **Three (3) on-site parking spaces**
- Specify the water meter size.

Exhibit 16



Other Considerations ... Cont'd

- Accessory Dwelling Unit development was already in progress as of June 14, 2024.
- Applicant applied for a development permit on June 20, 2024 as *New Construction*.
- Regular fee was charged instead of double the regular fee as per the Fees and Charges Bylaw.
- Misrepresentation occurred.



Secondary suite development in the basement was observed as in-progress at time of final inspection, permit was issued for an undeveloped basement. A permit must be issued for the unpermitted work.

Basement walls were framed, plumbing rough-in was complete, HVAC rough-in was complete with second furnace and kitchen exhaust ducting.

NON COMPLIANCE ITEMS



C-2.2.10.1. Secondary suite development in the basement was observed as in-progress at time of final inspection, permit was issued for an undeveloped basement. A permit must be issued for the development of the basement for secondary suite.



B-9.8.8.3. Install a guard 35-1/4" high with no gaps greater than 4" for the deck surface & open sides of stairs.



B-9.8. Front entry: Install code compliant stairs to allow for safe access to the building.



B-9.8. Side door: Install code compliant stairs to allow for safe access to the building.

Other Considerations ... Cont'd

- Accessory Dwelling Unit being advertised as a fully finished legal basement.
- Advertised parking type is *parking pad* not the street.
- Applicant is aware all 3 parking spaces be *on-site*.
- The advertisement has been up for the past 80 days as of September 10, 2024.

Listing Description

Welcome to this exquisite 4+1 bedrooms, 4 FULL bathrooms custom-built gem with 1854. ft. of luxurious living space in the heart of Morinville. The main floor features a spacious family room flowing into a stylish kitchen and dining area, perfect for entertaining. A versatile flex room with a large window is ideal for a den or an additional bedroom. The upper floor boasts a master suite with a walk-in closet and a lavish ensuite, including a dual vanity, soaker tub, quartz countertops, and a tiled shower. Two additional bedrooms and a full-sized laundry room complete the upper level. **The fully finished legal basement suite**, with a separate entrance, offers income potential or multigenerational living. Exceptional features include extensive pot lights, upgraded Gerber plumbing, an advanced HRV system, tankless water heating and much more! Enjoy a \$5,000 appliance credit to personalize your kitchen. Located across from an elementary school and close to St. Albert, this home offers convenience and community! (30716018)

Property Summary

Property Type	Building Type	Storeys
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1854 sqft	Morinville	Freehold
Built in	Parking Type	Time on REALTOR.ca
2023	Parking Pad	275 days

Legal Description

Plan :- 2222591 Block :- 3 Lot :- 16

Exhibit 18

Source: Realtor.ca

Conclusion

- Municipal roads are under the direction control and management of the municipality.
- It is outside the scope of the Land Use Bylaw and the Development Authority to dedicate any portion of a public road right-of-way for a private use.
- Street parking is banned during certain operational periods such as street sweeping and snow clearing, and regulations may change in future.
- Construction started without a development permit.
- Decision was based on the submitted plans with no variance request from the applicant.

Administration's Recommendation:

Administration recommends that the Subdivision and Development Appeal Board deem the refusal Notice of Decision for Development Permit File Number 24-D0090, **upheld**, as issued by the Development Authority.



THANK YOU

Questions?

Appeal File Number 24-D0092

10206 Westwinds Drive, LOT 16/ BLOCK 3/ PLAN 222 2591

Exhibit 1: Notice of Decision



Statement Builders Ltd.
15022 116 Avenue
Acheson AB T5M 3T4
Attention: Mannu Ahlawat

1 August 2024

NOTICE OF DECISION

RE: Development Permit Application No.: 24-D0092
Proposal: Accessory Dwelling Unit in Basement
Municipal Address: 10206 Westwinds Drive
Legal Description: Lot 16; Block 3; Plan 2222591
Land Use District: Residential Mixed Form (R-X)

You are advised that the above-noted Development Permit Application was **REFUSED** on Thursday, 01 August 2024, in accordance with the Morinville Land Use Bylaw for failure to:

- Meet the On-Site Parking Requirements of the Morinville Land Use Bylaw.

Part Six, Section 6.2, states that unless otherwise approved by the Development Authority, each development shall provide on its site a parking area containing, at a minimum, the number of parking spaces as calculated in Table 6.1.

Table 6.1 – requires accessory dwelling units to have a minimum of one (1) space in addition to the parking required for a single detached dwelling. The parking required for a single detached dwelling is two (2) spaces. The submitted parking plan for the accessory dwelling unit is off-site.


As such, the application is deemed refused.

Appeal Procedure

Pursuant to Morinville Land Use Bylaw 2/2024, Part Two, Section 2.9 – Development Appeals, a decision of the Development Authority may be appealed to the Subdivision and Development Appeal Board (SDAB) pursuant to the Municipal Government Act (MGA) through the SDAB Bylaw. Sections 685(1) - (3) and 686(1) of the MGA state:

- 685 (1)** If a Development Authority:
- (a) fails or refuses to issue a development permit to a person,
 - (b) issues a development permit subject to conditions, or
 - (c) issues an order under section 645,
- the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.
- (2)** In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.
- (3)** Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).
- 686 (1)** A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board
- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the decision is made under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires, ...
- or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

See reverse side for Important Development Permit and Appeal Information.

Development Officer: Abdikani Elmi  Date of Decision: August 1, 2024
Development Authority

10225-100 Avenue Morinville, Alberta T5R 1L6 T 780.938.4361 F 780.938.5633

www.morinville.ca

Exhibit 2: Application Package


Morinville
PLANNING & ECONOMIC DEVELOPMENT

2nd Floor, 10125 - 100 Ave
Morinville, AB T8R 1L6 T
780.939.4363

DEVELOPMENT PERMIT APPLICATION
Land Use Bylaw No. 3/2012

SUBMIT TO:
Development@morinville.ca

Permit No. 24-D0092

Required fees (334) \$:

APPLICANT INFORMATION

Applicant: Statenant Builders Ltd Phone: [REDACTED]
Address: 15022-100 Ave Email: [REDACTED]
(STREET)
Edmonton AB T5M-3T4 Fax: [REDACTED]
(MUNICIPALITY) (PROV) (POSTAL CODE)
Contact Person/Agent: Marnel Ahlswat Contact Phone (Cell): [REDACTED]
Registered Landowner: (If same as Applicant, check here: ☒
Registered Name(s): Phone:
Address: (STREET) (MUNICIPALITY) (PROV) (POSTAL CODE)

DEVELOPMENT INFORMATION

Project Address/Location: 10206 Westwinds Drive Land Use District: Residential Mixed Form (R-X)
Legal Address: Lot 16 Block 3 Plan 222 2591; or, Qtr Sec Twp Range 25 West of 4th Mer.
Proposed Land Use:
Residential Dwelling: ☒ New Construction ☐ Accessory Development ☐ Non Residential/Mixed - Land Use:
Addition ☐ Multi-Unit (# of Units: 1) ☐ New Construction ☐ Addition or Accessory Development
☐ Show Home ☐ Other Basement Suite ☐ Change of Use ☐ Sign
☐ Home Occupation ☐ Other

Ensure appropriate checklist is attached on the reverse of this Application Form.

Use Permitted: ☒ Discretionary: ☐ DO | MPC ☐ Variance: ☐ DO | MPC ☐
Office Use Only Project #: 24-0187
Roll #: 225000

NOTES AND DECLARATION

Applicants should refer to the current Morinville Land Use Bylaw for complete development regulations and application information, available at www.morinville.ca/ub.

THIS IS NOT A BUILDING PERMIT APPLICATION. Separate Safety Codes applications may be required for construction projects; contact Morinville for more information.

The information on this form is collected under Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The FOIP Act regulates the collection and disclosure of personal information. The privacy of personal information requested in this form is protected by the FOIP Act and is collected for the sole use of the Town of Morinville to process your application, and the information on this form may be used for preparing documents made available to the public and the issuance of permits.

By submitting an application for development, the Applicant, am allowing right of entry for inspection purposes, and hereby make application and acknowledge all plans and information submitted are, to the best of my knowledge, true and accurate. It is understood that the information submitted is subject to review to confirm it is sufficient to properly evaluate the application prior to acknowledging the application as complete and that additional information may be requested by the Development Authority; and that acknowledgement of a complete application does not indicate permit approval and development may not commence until a development permit is valid. It is understood that a decision on this application, or failure to issue a decision within 40 days of receiving an acknowledgement of a complete application by the Development Authority or for an application deemed to be complete 20 days after submission if no acknowledgement of a complete application is received, may be appealed by filing a Notice of Appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days of the date of the decision or following the aforementioned 40 days. It is further understood that the SDAB may confirm, modify, or revoke the decision of the Development Authority or any condition of development permit approval as a result of an appeal being duly filed, and that any work undertaken prior to the expiry of the appeal period or the determination of the appeal by the SDAB, whichever case applies, is prohibited and the Applicant has no right or claim to compensation from the Municipality or its agents should the appeal result in a permit being modified or revoked. It is further understood that a Development Permit does not relieve the Applicant from full responsibility for ascertaining, complying, and carrying out their development in accordance with applicable Federal and Provincial Statutes and Regulations, and the conditions of any covenant, caveat, easement or other instrument affecting the building or the land. It is further understood that all communication with the town regarding this application, including official notices, may be in an electronic form acceptable to the town.

Applicant Signature: [REDACTED] Date: June 20, 2024
Landowner Signature: [REDACTED] Date: June 20, 2024


Morinville
PLANNING & ECONOMIC DEVELOPMENT

10125 - 100 Avenue
Morinville, AB T8R 1L6
T 780.939.4363
F 780.939.5633
www.morinville.ca

This checklist must be accompanied by a Development Permit Application form.

Applications without the required information will not be processed.

Additional information may also be required. An application is not complete until signed below by the Development Officer. Applicants will be contacted if any additional information is required.

Acceptance of a complete application does not indicate permit approval.

RESIDENTIAL DEVELOPMENT CHECKLIST

☒ Project Description: Basement Legal Suite

Check ALL that apply:

New Construction: ☐ Single Detached ☐ Duplex ☐ Manufactured/RTM ☐ Other: _____
Total Floor Area: _____ m² ft² Building Height: _____ m ft Overhang: _____ m ft
Accessory Development: ☐ Det. Garage ☐ Shed ☐ Deck ☒ Secondary Suite ☐ Hot Tub/Pool ☐ Other: _____
Total Floor Area: _____ m² ft² Building Height: _____ m ft Overhang: _____ m ft
If applying for a Deck: ☐ Uncovered ☐ Covered ☐ Enclosed
If applying for a Secondary Suite: Located within: ☒ Principal dwelling unit ☐ Above detached garage ☐ Other building
Floor Area: Principal dwelling unit: 1345 m² ft² Secondary Suite: 730 m² ft²
Parking Spaces available on-site: _____ (show location on accompanying Site Plan)

- ☐ Site Plan (parking shown) - electronic OR 2 copies, - scaled and dimensioned; maximum 11" x 17" paper size.
- ☐ Building Plans (i.e. floor plans and elevations) - electronic OR 2 copies, details sufficient for Building Permit application
- ☐ Architectural Guidelines are met (varies per neighbourhood - check with applicable Developer/Development Officer)
- ☐ Other information deemed necessary or requested by a Development Officer (contact Municipality for more information):

Notice of Decision - The Applicant will be notified electronically or in writing of the decision for a development permit application.

Public Notice - Upon Development Permit approval, the following Public Notice will be given for the issuance of Development Permits:

- Permitted uses (development compliant with Morinville Land Use Bylaw in all respects and not requiring a variance/relaxation) - The details of the development will be posted at the reception desk on the 2nd Floor of St. Germain Place.
- Discretionary uses and/or developments requiring a variance - In addition to above, the details of the development will also be advertised in the local newspaper, mailed to adjacent landowners, posted online at www.morinville.ca/PlanningNews, and/or posted on the subject site.

INTAKE INFORMATION (for office use only)

Complete Application:
☐ Application Form - complete & landowner signed.
☐ Required information listed above.
☐ Receipt for Payment of Fees.

Received by: _____ (Name) _____ (Date)
Accepted by: _____ (Name) _____ (Date)

Exhibit 2: Application Package Cont'd



Morinville
Growing Together

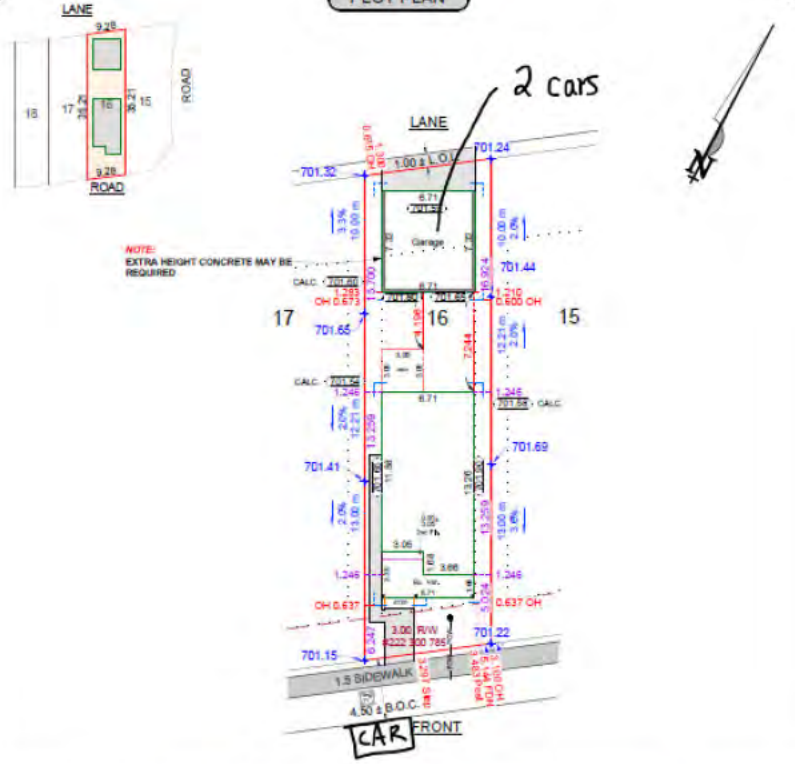
TOWN OF MORINVILLE
10125 - 100th Avenue
Morinville, Alberta
T8R 1L6
Phone: 780.939.4361
Fax: 780.939.7448

STATEMENT BUILDERS INC.
10206 WESTWINDS DRIVE
MORINVILLE, AB

Receipt Number: 794488
GST Number: R108128356
Date: 7/25/2024
Initials: MM

Receipt Type	Account		Quantity	Amount
General	024	Development Permit 24-D0092	N/A	\$ 300.00
			Subtotal:	\$ 300.00
			GST:	\$ 0.00
			Total Receipt:	<u>\$ 300.00</u>
	VISA			<u>\$ 300.00</u>

Total Monies Received: \$ 0.00
Rounding: \$ 0.00
Amount Returned: \$ 0.00



NOTE: EXTRA HEIGHT CONCRETE MAY BE REQUIRED

2 cars

CAR FRONT

ELEVATION DETAILS		NOTES	DETAILS
HOUSE TYPE	2 STOREY	- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES	- LOT AREA: 329.84 m ² (3465.7 ft ²)
FINISHED FLOOR	702.41	- BUILDER/OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY	- HOUSE AREA: 100.19 m ² (1076.0 ft ²)
BOTTOM OF FOOTING	699.36	- ALL DISTANCES SHOWN ARE IN METERS AND DECIMALS THEREOF	- HOUSE COVERAGE: 30.63 %
BASEMENT HEIGHT	5'4"	- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION	- DECK AREA: 9.29 m ² (100.0 ft ²)
FINISHED GRADE AT FRONT STEP	701.50	- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS	- DECK COVERAGE: 2.87 %
4 RISE, DOWN 4"		- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN	- GARAGE AREA: 43.05 m ² (462.0 ft ²)
FINISHED GRADE AT BACK OF HOUSE	L-701.75, M-701.65, R-701.60	- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE	- GARAGE COVERAGE: 15.15 %
GRADE BELOW BACKSIDE DOOR SILL	701.65		- TOTAL COVERAGE: 46.07 %
GRADE AT SIDE ENTRY			- DRIVEWAY AREA: 18.95 m ² (204.7 ft ²)
GRADE BELOW BASEMENT WINDOWS	WELL AS REQD		
TOP OF CONCRETE BASEMENT WALL	702.11		
GARAGE FLOOR	701.55		
SANITARY SEWER SERVICE INVERT	698.47		
FOOTING SIZE	0.20		

LEGEND

PROPOSED CLEAN OUT	PROPOSED HYDRANT	PROPOSED BACK OF CURB	S.O.C.	DESIGN GRADE ELEVATION
PROPOSED STREET LIGHT	PROPOSED SERVICE PEDESTAL	PROPOSED BACK OF WALK	S.O.W.	AS-BUILT ELEVATION
PROPOSED C.C. LOCATION	PROPOSED POWER SERVICE	PROPOSED UP OF LAKE	L.O.L.	PROPOSED ELEVATION
PROPOSED TRANSFORMER	PROPOSED FENCE LINE	PROPOSED UTILITY VUL.T		CENTERLINE ELEVATION

LEGAL INFORMATION

LOT	BLOCK	PLAN NUM
16	9	332 2591
CIVIC ADDRESS		
12006 WESTWINDS DRIVE		
LOCATION	SUBDIVISION	
MORINVILLE	WESTWINDS	

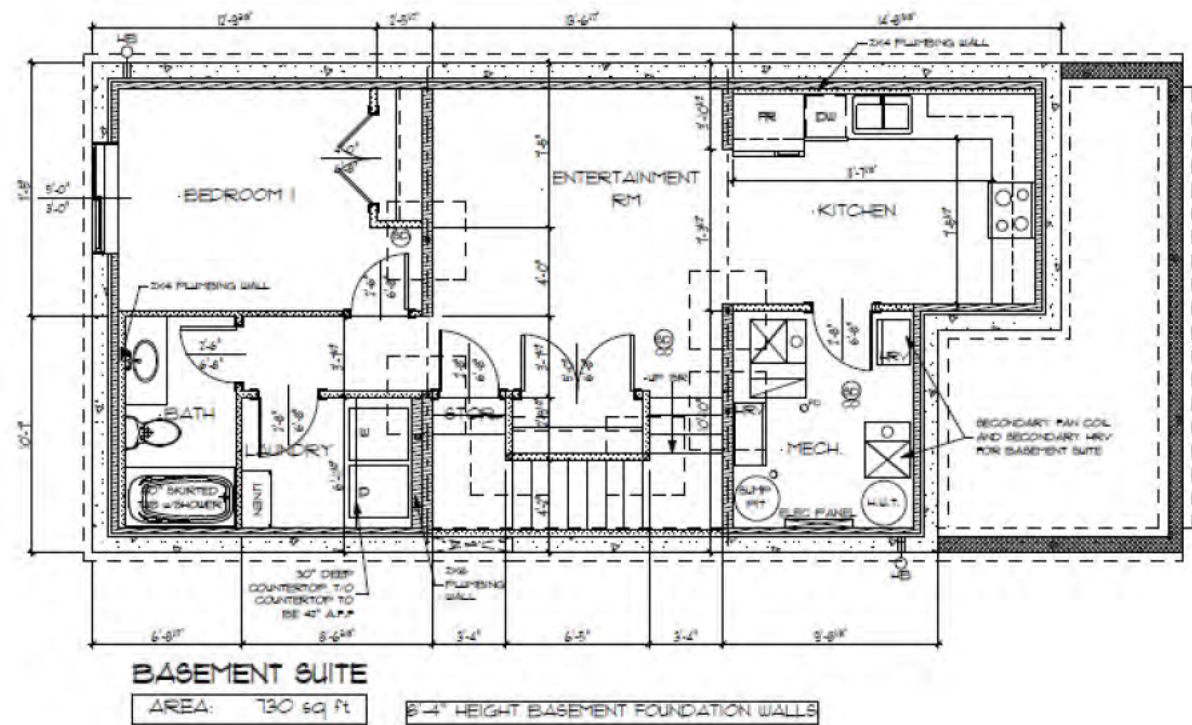
EMAIL: plotplan@palsgeomatics.com
PHONE: 780-455-3177
FAX: 780-481-1301
10704 - 117TH STREET NW
EDMONTON, ALBERTA T5G 1G7

Pals Geomatics Corp.

OWG DETAILS

Rev. No.	Date	Drawn By	Description
PP	10/2/23	ANANG	
BUILDER/OWNER: STATEMENT BUILDERS			
SCOPE: NIAGARA FALLS STAGNARD			
JOB NUM.			
LOT ZONING	R-X	SCALE: 1:300	

Exhibit 2: Application Package Cont'd



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The contractor must verify all details and dimensions and is responsible for following the governing building codes in effect at time of construction.

Report any inconsistencies/discrepancies to the builder prior to commencing work.

NO.	REVISION	DATE


STATEMENT BUILDERS

NIAGARA FALLS
MODEL w/ MF
FULL BATH

1745 S.F.

LOT: 16 BLOCK: 3
PLAN: 222 2591
10206 WESTWINDS DRIVE

WESTWINDS
MORNVILLE, AB



STATEMENT BUILDERS
CONSTRUCTION INC.

3 JAN 2024

BASEMENT
SUITE

SCALE: 3/16=1'-0"

SHEET NO.	5a
-----------	----

Exhibit 5: Policy 5.2.3 Effect on Decision Making

5. STAGING AND IMPLEMENTATION

5.1 Staging

The staging concept is shown on Figure 7. The first stage of development allows for the implementation of commercial development and a school site in the eastern portion of the Westwinds ASP area. This means that a diversity of uses may be accommodated and the village theme entry features may be implemented to immediately establish the identity of the Westwinds neighbourhood.

Subsequent stages of development are proposed to occur in the north and west portion of the plan area after the commercial and school site have been implemented in stage one. Advancement beyond the first two stages is identified as 'future development.'

The Land Use Bylaw No. 3/2012 will need to be appropriately amended at the time of subdivision.

5.2 Force and Effect

The Westwinds in Morinville ASP is intended to refine existing general policy direction and land use designations assigned to these lands within the MDP, guide the subsequent assignment and implementation of land use districts to the lands within the LUB as well as establish a sound framework for future decisions on land use, subdivision, servicing and development permits. It must be noted that in making future decisions concerning the use, subdivision and development of the lands within this ASP, the Town will need to remain mindful of and monitor the capacities of both on and off-site services and make any necessary adjustments to uses, densities and lots sizes within this ASP accordingly.

Policy 5.2.1 Decisions Consistent with the Westwinds in Morinville Area Structure Plan

The Town shall ensure that all future land use, subdivision, development and servicing decisions made regarding lands within the Westwinds in Morinville ASP shall comply with all provisions, policies, maps, figures and drawings contained within the Westwinds in Morinville ASP.

Policy 5.2.2 Amendments

- a) If any decision referred to in Policy 5.2.1 would constitute a major change of the provisions of this ASP, an amendment to this ASP shall be required in consideration of Policy 5.2.4. Decisions that would constitute a minor change to the provisions of the ASP may be considered without an amendment, in accordance with Policy 5.2.4, where the owner/developer can demonstrate to the satisfaction of the Town that the change does not substantively alter the intent, force or effect of the provisions of this ASP.
- b) Amendments that may be required to this ASP shall be completed in accordance with the *Municipal Government Act* and all other applicable bylaws, policies and procedures.

Policy 5.2.3 Effect on Decision Making

- a) This ASP, its concepts and provisions shall be used in conjunction with the relevant provision of the MDP and the LUB, particularly in guiding the exercise of discretion in making decisions on subdivision and development permit applications. This ASP will be used to guide any required amendments to the provisions or land use designations in the MDP to ensure consistency with Section 638 of the *Municipal Government Act*.
- b) Specifically tailored land use districts may be prepared and inserted in the LUB to support and facilitate the implementation of this ASP including provisions related to lot size, density, form and character, landscaping, public amenity space, and access and circulation. A specifically tailored direct control land use district may be prepared and adopted to address any unique area or development situation.



Exhibit 6: Policy 5.2.4 Effect on Decision Making

Policy 5.2.4

Principles for Decision Making

- a) The exercise of discretion or variance in deciding an application or an amendment to this ASP must be both reasonable and defensible within the letter and spirit of this ASP as well as widely accepted planning principles.
- b) If a requirement or provision of this ASP is to be deviated from or if an amendment is to be made, it is essential that those making the decision clearly understand the rationale for the requirement or provision they are being asked to vary or amend.
- c) Discretion, variance and amendment shall or should only be considered if it can be demonstrated that the discretion, variance or amendment being considered will, at a minimum, not jeopardize the policies of this ASP and, at best, better serve them.
- d) Any variance or discretion exercised or any amendment made shall be fully documented so that the reasons and rationale for the variance or discretion exercised or the amendment are accurately recorded and clearly understood.

Policy 5.2.5

Repeated Amendment Applications

Should an owner/developer make repeated applications to amend this ASP once it is in effect, the Town may undertake or require that the owner/developer undertake an overall review of this ASP instead of continuing to make individual, isolated amendment applications so that the implications of the revision to this ASP can be considered and evaluated, at a minimum, in the context of the entire ASP area and, if warranted, beyond this ASP area.

Policy 5.2.6

Development Phasing

The staging or phasing of development will be determined by market forces and the cost-effective provision of infrastructure. An illustrative Phasing Sequence is shown on Figure 7: Staging. This phasing sequence is illustrative only and may be altered to fit changing circumstances.

Policy 5.2.7

Development Agreement

As warranted, the Town shall require owners/developers to enter into an agreement with the Town as a condition of any subdivision or development permit application pursuant to the Municipal Development Act.

Policy 5.2.8

Technical Information

Detailed engineering analysis and other technical information shall be required with respect to geotechnical conditions, roads and servicing (both on- and off-site) in support of decisions at the subdivision and development level. All site preparation, public utilities, public roads, pedestrian walkways and any other public facilities and improvements shall be professionally designed and constructed to the satisfaction of the Town in accordance with the Town's standards.

Policy 5.2.9

Traffic Impact Assessment

The Town and/or Alberta Transportation may require applicant(s)/ owner(s)/ developer(s)/ proponent(s), at their sole expense, to prepare a Traffic Impact Assessment (TIA) as a condition of subdivision or development approval, as the case may be.



Exhibit 8: Specific Land Use Components (ASP Considerations)

The laned small lot subdivisions will enhance the aesthetic quality and livability of the Westwinds neighbourhood. They promote interactive streetscapes and safety through 'natural surveillance.' They will also provide a high standard residential environment and housing product, at entry level prices.

In addition, laned subdivisions offer the following features:

- Efficient and easy to maintain as concrete pads are provided in the backs of lots that are accessed off the paved lanes. This allows for better snow removal and permits the homeowner to build a garage on the concrete pad when convenient;
- Reduced front yard setbacks;
- Front sidewalks and yards, as opposed to driveways, increase community interaction and liveability. The streetscape becomes inviting and more attractive to pedestrians. A comprehensive landscaping and architectural approach to designing the streetscape ensures a high aesthetic standard and a cohesive neighbourhood;
- Private amenity space in the front yard by applying proper siting and fencing techniques;
- Eliminates instances of vehicles backing onto collector/local roadways and enhances safety; and,
- Reduced curb-cuts for front driveways enabling more on-street parking.

Compact comprehensively designed laneless subdivisions that display uniform architectural, fencing, and landscaping features, along with elements of good quality design, are increasingly successful in providing entry level housing.

These two forms of low density housing products can be effectively integrated through creative subdivision design and the consistent application of aesthetic features that promote the Westwinds in Morinville village theme. Morinville is well located and strategically positioned to provide this needed type of entry level product in the northwest sector of the Greater Edmonton area. This ASP recognizes the changing market and therefore offers flexibility to respond to the market needs over its full build out duration. Sound subdivision and design principles will create suitable and liveable communities that are capable of maintaining their value over time.

Landrex has a proven track record for ensuring high quality, aesthetically attractive developments, and is prepared to work with the Town in providing architectural details to be applied to the proposed development. It is important to note all residential subdivisions, both laned and laneless, need to comply with the Town's regulatory standards and provisions, and that the density of the laneless areas will be lower than that of the laned areas.

3.2.4 Storm Water Facility

As previously noted, one storm water facility is proposed along the north leg of the collector. This centrally located storm pond will be about 4.88 hectares in size, and will be designed and landscaped to ensure that it functions as an amenity feature, as well as a Public Utility Lot. The pond will provide an attractive entry feature into the community and will result in a significant amenity feature within the heart of Westwinds without compromising safety. The storm water pond will be integrated into the internal pedestrian circulation system with a trail network, and will also be accessed by the collector road.

3.2.5 School Site

Greater St. Albert Catholic Schools has requested that a 3.11 hectare school site be provided in Westwinds. A site is proposed in the south east portion of the plan area, between low and medium/high-density residential developments abutting the corridor commercial sites (see Figure 2 - Development Concept). The school site:

- is located on lands owned by Landrex so that municipal services can be extended to the site within a reasonable time frame (see Section 5 Staging and Implementation);



landscaping, matching, or complementing the exterior finish and roof pitch of the principal building on the site.

Exhibit 13: Accessory Dwelling Unit Parking Requirement

4.2. ACCESSORY DWELLING UNIT

- 1.0 An accessory dwelling unit shall be accessory to a principal dwelling unit and shall not be allowed on a site unless specifically listed as a permitted or discretionary use in the District within which the site is located. Section 2.5.1.10 shall not apply to any use that may be considered similar to accessory dwelling unit.
- 2.0 Only one (1) accessory dwelling unit may be permitted on a parcel of land, and only where the principal dwelling unit does not have an approved development permit for a bed and breakfast establishment, child day home, group home or major home occupation.
- 3.0 An accessory dwelling unit shall be developed in such a manner that the exterior of the principal building containing the accessory dwelling unit shall appear as a single dwelling unit, and the exterior finish shall comply with Section 3.6 - Architectural Standards.
- 4.0 For an accessory building containing an accessory dwelling unit:
 - 4.1 Notwithstanding Section 4.1.10.1, where an accessory dwelling unit is located above a detached garage the accessory building shall not exceed 7.0 m (23.0 ft.) or two storeys,
 - 4.2 Windows shall be placed and sized such that they minimise visibility into yards and windows of adjacent properties through offsetting, screening with landscaping or fencing, and facing large windows away from abutting parcels of land, and
 - 4.3 No deck, balcony or any similar unenclosed structure shall be allowed on roofs, and where an accessory dwelling unit is located above a detached garage the structure may only face a lane, the principle building, or flanking road abutting the site and, notwithstanding any other provision of this Bylaw to the contrary, shall be included in the calculation of ground floor area.
- 5.0 An accessory dwelling unit shall have a floor area that does not exceed the floor area of the principal dwelling unit. For the purposes of this Subsection, floor area does not include shared mechanical areas, common areas, or the area covered by stairways.
- 6.0 An accessory dwelling unit shall be constructed in accordance with the requirements of all applicable codes and regulations pursuant to the Safety Codes Act.
- 7.0 An accessory dwelling unit shall not be considered in the calculation of densities as outlined in statutory plans.
- 8.0 Parking shall be provided for an accessory dwelling unit in accordance with Part 6 - Parking, Loading and Access Provisions.



Exhibit 15: Variance Provisions

PART TWO – DEVELOPMENT PERMITS, RULES, AND PROCEDURES		36
2.5. DECISION PROCESS		
1.0 Authority		
Bylaw 14/2017	1.1	The Development Officer shall review all applications for development permits and, notwithstanding Section 2.4, in the course of reviewing the application, may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.
	1.2	The Development Officer shall review each application for a development permit to determine what type of use the development constitutes.
	1.3	The Development Authority may, at its discretion, prior to deciding upon a development permit application for a discretionary use or a variance in regards to either a permitted use or discretionary use, provide public notice through means and to whom it considers necessary that a decision regarding the application is to be made, that an opportunity will be afforded to any interested person to make representation on the application, and that the Development Authority shall take into account but shall not be bound by any such representations made when giving final consideration to the said application. The said public notice shall, at a minimum, provide information regarding the nature of the proposed development, specify the requirements for submitting a representation, identify the deadline for submissions and any other information deemed necessary by the Development Authority.
Bylaw 12/2012	1.4	The Development Authority may consider a development permit application for an enlargement, addition, demolition, removal, or structural alteration to be a permitted use only in a situation where:
Bylaw 17/2015	i.	the principal use on the site has a valid development permit at the time of the application under this Subsection;
	ii.	the existing development would not be considered a non-conforming use, pursuant to s. 643 of the Municipal Government Act;
	iii.	the principal use of the site has not been discontinued for a period of six (6) consecutive months or more;
	iv.	the Development Authority is satisfied that the enlargement, addition, demolition, removal, or structural alteration would not result in any change or intensity of any authorised use on the site; and
	v.	the Development Authority is satisfied that, from a planning perspective, it is appropriate to proceed under the provisions of this Subsection.
	1.5	Subject to the provisions of Subsection 2.0 hereof and any other variance provisions of this Bylaw, the Development Authority shall refuse an application that does not conform to this Bylaw.
Morinville Land Use Bylaw 2/2024		Office Consolidation

PART TWO – DEVELOPMENT PERMITS, RULES, AND PROCEDURES		37
	1.6	The Development Officer shall issue a development permit for a permitted use with or without conditions if the application conforms to this Bylaw.
	1.7	The Development Officer may issue a development permit, with or without conditions, for a use that is identified as “Discretionary Use” if the application conforms to this Bylaw.
	1.8	The Development Officer shall refer any applications for development within a Direct Control District to Council, with recommendations, unless otherwise indicated in this Bylaw, and Council may issue a development permit, with or without conditions.
	1.9	The Development Authority may refuse a development permit application for a discretionary use even though it may conform to this Bylaw.
	1.10	Where a proposed use does not conform to the wording of any land use definition or generally conforms to the wording of two or more land use definitions, the Development Officer may determine that the use is similar to the land use definition that the Development Officer considers to be the most appropriate in character, purpose, intent, and/or impact. In such instances, the use shall be considered a discretionary use regardless of whether or not the similar land use definition is a permitted or discretionary use within the subject land use district.
Bylaw 14/2017	1.11	An application for a development permit shall, at the option of the applicant, be deemed to be refused when a decision is not made within 40 days of receipt of the notice acknowledging that the application is complete pursuant to Subsection 2.4.7.0, or, if said notice was not provided, within 40 days after the prescribed time period which deemed the application to be complete pursuant to Section 2.4.8.0 unless the applicant has entered into a written agreement with the Development Officer to extend the time period beyond the 40-day period.
2.0 Variances		
Notwithstanding the provisions of Subsection 1.0 hereof, the Development Authority may grant a variance from any development standard prescribed in this Bylaw, subject to the following:		
	2.1	The Development Authority may grant a variance and approve a development permit, with or without conditions, where:
	i.	the proposed development would not, in the opinion of the Development Authority:
	a.	unduly interfere with the amenities of the neighbourhood; or
	b.	materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
	ii.	the development conforms to the use prescribed for the subject land or building in this Bylaw.
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	2.2	In addition to the provisions of Subsection 2.1 hereof, in considering any proposed variance the Development Authority may consider, if relevant to the variance request, any of the following:
	i.	the development is consistent with the purpose of the Land Use District;
	ii.	there are practical difficulties in complying with the affected regulation or regulations that are peculiar to the use, character or situation of land or a building which are generally not common to other sites in the same Land Use District;
	iii.	potential impacts on adjacent developments and measures to mitigate such impacts; and
	iv.	approval of the variance would not cause non-compliance with the National Building Code – Alberta Edition or any other legislation.
Bylaw 17/2015	2.3	The Development Authority may approve, with or without conditions, an enlargement, addition to, rebuilding of, or structural alteration to a legal non-conforming building if the non-conforming building complies with the uses prescribed for that land in this Bylaw and the proposed development would not, in the opinion of the Development Authority:
	i.	unduly interfere with the amenities of the neighbourhood; or
	ii.	materially interfere with or affect the use, enjoyment or value of neighbouring properties.
	2.4	The Development Authority does not have authority to vary, waive, or relax a Fundamental Use Provision or a Use definition.
	2.5	If a variance is granted, the Development Authority shall specifically detail its nature and extent in the associated Development Permit.
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