

SUBDIVISION & DEVELOPMENT APPEAL BOARD (SDAB)



AGENDA

Tuesday, September 1, 2026, at 1:00 P.M.
Council Chambers – City of Fort Saskatchewan City Hall

APPEAL TO BE HEARD:

NOTICE OF APPEAL: CONDITIONS OF APPROVED DEVELOPMENT PERMIT (PLRES20260569)

APPLICANT: MALCOLM MUNROE

APPELLANT: TERRA & RYAN CURRIE

CIVIC ADDRESS (OF DEVELOPMENT): 10220 109 STREET

LEGAL ADDRESS: LOT 10 BLOCK 41 PLAN 5134HW

CALL TO ORDER: 1:00 PM.

- 1. Appointment of Chair**
- 2. Introductions**
 - (a) Board Chair**
 - (b) Board Introductions**
 - (c) SDAB Administrative Staff Introductions**
- 3. Adopt Agenda of September 1, 2026**
- 4. Announce Case (Secretary)**
- 5. Introduction of the Parties to the Appeal**
 - (a) Development Authority**
 - (b) Appellant**
 - (c) Applicant**
- 6. Objections to Board**
- 7. Hearing Process**
- 8. Hearing of Appeal**
 - (a) Presentation of the Development Authority**
 - (b) Presentation of the Appellant**
 - (c) Presentation of the Applicant**
 - (d) Presentations of others in favour of the appeal**
 - (e) Presentations of others opposed to the appeal**
 - (f) Read into the record additional information**
 - (g) Additional Board questions**
 - (h) Other questions**
- 9. Summaries**
 - (a) Development Authority's final comments**
 - (b) Appellant's final comments**
 - (c) Applicant's final comments**
 - (d) Potential Conditions**
 - (e) Fairness**
 - (f) Conclusion - Announcement that the Board's decision will be made within fifteen (15) days upon conclusion of the Hearing and that those affected will be notified of the decision and reasons for it by mail.**
- 10. Close of Hearing**

SUBDIVISION & DEVELOPMENT APPEAL BOARD (SDAB)



Exhibit List

Tuesday, September 1, 2026, at 1:00 PM.

Council Chambers – City of Fort Saskatchewan City Hall

Exhibit Designation	Page(s)	Item Description
Exhibit “A”	3-6	Notice of Appeal
Exhibit “B”	7-59	Development Authority Submission
B-1	8-30	<i>Accessory Building Development Permit Application</i>
B-2	31-44	<i>Development Authority Report</i>
B-3	45	<i>Map – Property Location</i>
B-4	46-59	<i>Development Authority Presentation</i>
Exhibit “C”	60-76	Appellant Submission
C-1	61-62	<i>Appellant Notice of Appeal</i>
C-2	63-76	<i>Appellant’s Written Submission</i>
Exhibit “D”	77-79	Applicant Submission
Exhibit “E”	80-82	Written Submission 10224 109 St. & 10227 109 St.
Exhibit “F”	83-84	Written Submission 10222 109 St.
Exhibit “G”	85-90	Hearing Notification Mailing Information

Exhibit “A”

Notice of Appeal



NOTICE OF APPEAL

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:		Appeal Fee: (highlight applicable fee)	
Municipal Address of site: 10220 109 street		Development Appeal: \$150.00 (Residential) \$450.00 (Commercial, Industrial, Institutional, DC – Affected Party) \$650.00 (Commercial, Industrial, Institutional, DC – Applicant, Appellant, S.O.)	
Legal land description of site: Lot 10, Block 41, Plan S134HW		Subdivision Appeal: \$650.00 (Residential) \$650.00 (Commercial, Industrial, Institutional, DC – Affected Party) \$1,000.00 (Commercial, Industrial, Institutional, DC – Applicant, Appellant)	
Development Permit number or Subdivision Application number: PLRES20260569			
Appellant Information:			
Name: Terra and Ryan Currie		Phone: [REDACTED]	Agent Name: (if applicable)
Mailing Address: 10225-109 st		City, Province: Fort Sask	
Postal Code: T8L 2K7		Email: [REDACTED]	
APPEAL AGAINST (Check ONE Box Only) for multiple appeals you must submit another Notice of Appeal			
Development Permit		Subdivision Application	
☐ Approval		☐ Approval	
☒ Conditions of Approval		☐ Conditions of Approval	
☐ Refusal		☐ Refusal	
		Stop Order ☐ Stop Order	
REASON(S) FOR APPEAL Sections 678 and 686 of the <i>Municipal Government Act</i> require that the written Notice of Appeal must contain specific reasons for the appeal.			
Bylaw 2.3.1 (a) provision mandatory - complied with. 6.2.2 (a) not exceed 5.0m (b) 3.0m external wall ~ 3 variances against bylaws of an accessory building the variances are excessive and not congruent with an accessory garage. 24.82% of ground covered variance almost 10% more than allotted 15% as well as (2) wall variances. Effectively building a house on the property.			
This personal information is being collected under the authority of Section 33 (c) of the <i>Freedom of Information and Protection of Privacy Act</i> and will be used for the Subdivision and Development Appeal Board hearing process. It will be managed in accordance with the privacy protection provisions of Part 2 of the <i>Freedom of Information and Protection of Privacy Act</i> . If you have any questions about the collection, contact the FOIP Coordinator for the City of Fort Saskatchewan at 780-992-6200. This information will form part of a public record.			
Name and Signature of Appellant or Agent:			
Name (Print): Terra Currie		Signature: [Signature]	Date: Aug 4, 2026
OFFICE USE ONLY			
SDAB Appeal Number:	Appeal Fee Paid: ☒ Yes ☐ No \$ 150.00		Date Received: Aug 4, 2026

APPEAL SUBMISSION INFORMATION

The Notice of Appeal must be received by the Subdivision and Development Appeal Board, no later than the final date of the appeal, as specified in the *Municipal Government Act*. Otherwise, the appeal may be found invalid by the Board.

FILING INFORMATION

If the Notice of Appeal is being sent via mail, it must be received on or before the final date of appeal or it will not be processed and a hearing before the Board will not occur.

MAIL OR DELIVER TO:

Secretary to the Subdivision & Development Appeal Board
10005 - 102 Street
Fort Saskatchewan, AB T8L 2C5

NOTE: A Notice of Appeal is not deemed complete until payment of the corresponding appeal fee is paid, as set out within the City's *Fees and Charges Bylaw*.

APPEAL PROCESS AND FAQ

Who can file an appeal? In accordance with the *Municipal Government Act*, an appeal to the Subdivision and Development Appeal Board can be filed by:

Subdivision Appeals:

- The applicant for a subdivision approval;
- Government department if the application is required by the subdivision and development regulations to be referred to that department
- By the council of the municipality in which the land to be subdivided is located if the council, a designated officer of the municipality or the municipal planning commission of the municipality is not the subdivision authority, or
- By a school board with respect to the allocation of municipal reserve and school reserve or money in place of the reserve, the location of school reserve allocated to it, or the amount of school reserve or money in place of the reserve.

Note: Adjacent land owners are entitled to notification of a subdivision and the ability to attend and speak at a hearing, but are not granted a right to appeal the subdivision.

Development Appeals: Appeals can be made to the SDAB if the Development Authority:

- Fails or refuses to issue a development permit to a person,
- Issues a development permit subject to conditions, or
- Issues a stop order pursuant to section 645 of the *Municipal Government Act*.

In addition to the rights to appeal developments above, any person affected by an order, decision or development permit made or issued by a Development Authority may appeal the decision **except** where a development permit was issued for a permitted use and the *Land Use Bylaw* was not varied, relaxed or misinterpreted.

When will the hearing take place? In accordance with the *Municipal Government Act*, a hearing must commence within 30 days of receiving a Notice of Appeal. Hearings are scheduled based on the availability of the board members.

If you require additional information regarding the Appeal deadlines and procedures of the Board, please contact the Secretary of the Subdivision and Development Appeal Board at:

Phone: 780.992.6200
Email: sdab@fortsask.ca



10005-102 ST
City of Fort Saskatchewan
AB T8L 2C5
780-992-6200

finance@fortsask.ca

Finance

Invoice/Receipt

124060203 RT0001

Transaction	770596
Transaction Date	2026-Aug-04 3:37:35 PM
Reference	

\$

Residential Subdivision Appeals : Terra/Ryan

Currie cheque# 001

1.00	@	\$150.00	\$150.00
------	---	----------	----------

Discount.....	\$0.00
---------------	--------

Subtotal.....	\$150.00
---------------	----------

Tax.....	\$0.00
----------	--------

Total Sales Amount.....	\$150.00
-------------------------	----------

Payment Received

Cheque	\$150.00
--------	----------

Processed By: Mary

X

.....

Exhibit “B”

Development Authority Submission



CITY OF
FORT SASKATCHEWAN

ACCESSORY BUILDING DEVELOPMENT PERMIT APPLICATION
(EXISTING RESIDENTIAL)

Planning & Development

10002 105 St Fort Saskatchewan AB T8L 2C5

780.992.6198 Fortplanning@fortsask.ca

OFFICE USE ONLY

Application Number: PLRES _____ Land Use District: _____

Lot: 10 Block: 41 Plan: 5134 HW Tax Roll: _____

Project Address

Municipal Address: 10220 109 STREET FORT SASKATCHEWAN

Applicant Information—All correspondence will be provided to the applicants email.

Applicant: MALCOLM MUNROE Email: _____

Contact Name: MALCOLM MUNROE Phone: _____

Address: 10220 109 STREET City: FORT SASKATCHEWAN Postal Code: T8L 2K8

Property Owner Information—Fill out if the property owner is not the Applicant.

Property Owner: _____ Email: _____

Contact Name: _____ Phone: _____

Address: _____ City: _____ Postal Code: _____

Proposed Development

TYPE OF ACCESSORY

Work Area and Construction Value

Scope of Work - Check all applicable items for this application.

☐ Shed ☒ Detached Garage
☐ Gazebo ☐ Pergola
☐ Private Play Structure ☐ Decorative Ponds

TOTAL AREA: _____

Construction Value: \$90,000.00

Other: _____

Applicant Signature Malden K. Munroe Date: JUNE 29 2026

Owner Signature (if not the applicant) Malden K. Munroe Date: JUNE 29 2026

IMPORTANT NOTICE: This Application does not permit you to commence any development until such time as the Development Authority has issued a Development Permit. If a decision has not been issued within 40 days of the date of this Application being deemed complete, the applicant may file an appeal to the Subdivision and Development Appeal Board (SDAB).

This personal information is being collected and used under the authority of Section 4(c) of the Protection of Privacy Act for the purpose of this Development Permit. If you have questions about the collection, contact the Access to Information Coordinator for the City of Fort Saskatchewan at 780-992-6200.



SUBMISSION CHECKLIST

Accessory Building - Residential

Please complete the application form(s) to the best of your ability. If we have questions about your submission, we will contact you during the initial review. For further assistance, contact Planning & Development at 780-992-6198

This type of project will require two types of permits which can be applied for at the same time or separately.

Part 1 - Development Permit Submission

- ☐ **Development Permit application form**
 - Please ensure you are or have owner authorization to apply for the permits
 - Completed and signed
- ☐ **One (1) site plan**
 - A complete site plan must include the proposed building dimensions and its distance from property lines and any other structures on the property (e.g., dwelling, shed, detached garage). If you have a recent Real Property Report (RPR) or Builder Plot Plan, you can sketch the building location and setbacks directly onto it.
- ☐ **One (1) elevation drawing**
 - Show the design and wall/building height
- ☐ **Absence of abandoned wells declaration form**
 - Required for developments resulting in a structure over 47m²

Part 2 - Building Permit Submission - This can be completed at the same time as part 1 or at a later date.

- ☐ **An approved Development Permit**
 - Including all approved documents and drawings. *If you apply for the building permit at the same time as your development permit these documents will be forwarded to us by the development team.*
- ☐ **Building permit application form**
 - Completed and signed.
 - After your building permit is approved, subcontractors can apply for electrical, plumbing, or gas permits. Contractors need a business license to work in Fort Saskatchewan, which can be applied for with their permit applications.
- ☐ **Fire safety plan**
 - Only necessary if the construction value of your project is over \$5000.

Incomplete submissions will not be processed



Fire Safety Codes Officer Review

Post plan with a copy of the approval letter issued by the Safety Codes Officer

City of Fort Saskatchewan Fire Department

Return Fire Plan to: The Planning and Development Department

Small Buildings

CONSTRUCTION, DEMOLITION AND/OR RENOVATION SITE
EVACUATION PLAN

Post on Construction Site

Estimated Start and End Date: JULY 15 2026 - JULY 15 2027

Job Type: Construction (new / addition) ☒ Demolition ☐ Renovation ☐

Job Description: GARAGE

Civic Address: 10220 109 ST FORT SASKATCHEWAN AB

Legal Land Description:

Plan 5134HW Block 41 Lot 10

Applicant Name: MALCOLM MURRAY

Applicant phone number: [REDACTED]

Applicant email address: [REDACTED]

Emergency Contact person/phone number: [REDACTED]

Muster Point: FRONT YARD

Requirements for Adjacent Property Protection

Provide an outline of what option(s) are to be used for the protection of adjacent property as per National Fire Code - Alberta Edition 2019 Sentence 5.6.1.2.

*Adjacent Property Protection product used: FIREBARRIER AND SHEETING
(eg. exterior fire retardant sheathing, fire retardant tarps.)

*Not applicable to internal residential renovations

NOTE: This personal information is being collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIPPA) and will be used in relation to this Construction, Demolition and/or Renovation Site Evacuation Plan to process the Application and may be used to provide statistical data. It will be treated in accordance with the privacy protection provisions of Part 2 of the FOIPPA Act. If you have any questions about the collection, contact the FOIP Coordinator for the City of Fort Saskatchewan at 780-992-6580.

FIRE EMERGENCY

Upon Discovery of Fire:

- Leave fire area immediately.
- Close all doors behind you turn off equipment if safe to do so.
- Notify occupants verbally or sound horn or activate fire alarm system.
- Call the Fire Department **9-1-1** (from a safe location).
- Use nearest exit, do not use man lifts or elevators.
- Try to extinguish a very small fire only
- Go to mustering point, stay there until instructed to do otherwise
- A supervisor must await the arrival of the Fire Department at the main access point.

Upon Hearing of a Fire Condition:

- Turn off equipment.
- Use nearest exit, do not use man lifts.
- Close doors behind you where practical.
- Go to mustering point, be accounted for
- Do not leave the mustering point until instructed to do so.
- Designates must account for all people expected to be on site.

Emergency Numbers Fire, Ambulance, RCMP 9-1-1

POWER (Fortis): 780-310-9473

WATER: 780-992-6248 (Mon–Fri 8am to 4:30pm)
780-439-7574 (After Hours)

GAS (ATCO): 780-420-5585

CONSTRUCTION FIRE SAFETY GUIDELINES

The primary purpose of these guidelines is to protect life and property. These guidelines are aimed mainly at contractors managing smaller work sites. Most issues at construction sites can be dealt with using simple precautions.

Street address of the site is to be posted and **clearly visible at all times** for all emergency response personnel including police, fire and ambulance. Address numbers should be affixed in a visible location at a level of about 2 m from the ground, or taped to the inside of a front facing window. The address must be in conformance with City of Fort Saskatchewan Bylaw #C1-21 and visible from the access lane.

Smoking shall not be permitted in areas where conditions are hazardous or potential of ignition exists.

Fire Department Access is to be maintained at ALL times from start to completion of construction. Blocking or obstruction of access roads or hydrants with construction materials, equipment or excavation materials is not permitted.

Construction Heaters shall be connected so as to minimize danger of mechanical damage and upset and be installed on a solid level base. Temporary heaters must be placed at least 5 m from combustible tarpaulins or similar coverings. Tarps must be securely fastened to prevent wind from blowing where they could upset the heater or be set on fire.

Piping, tubing, hose and fittings shall be supported, secured and protected from damage and strain. Propane regulators shall be properly fastened within the protective cover.

CITY OF
FORT SASKATCHEWAN**BUILDING PERMIT****Accessory Building or Detached Garage**

780-992-6207 or inspectors@fortsask.ca

Project Address: _____

Applicant Information:Applicant Name/Business: MALCOLM MUNROE

Email: _____

Address: 10220 109ST

Phone: _____

City & Postal Code: FORT SASKATCHEWAN T8L2K8Contractor Permit? Yes ☐ No ☐**Property Owner Information:**Same as above: ☒

Owner Name: _____

Email: _____

Address: _____

Phone: _____

City & Postal Code: _____

Project Information

Work related to this permit shall not commence prior to permit approval and issuance

Description of Work: GARAGEConstruction value: \$ 90,000Is the work existing or new? Existing ☐ New ☒Size of Work Area (SF or M²): 1296

I (am) (represent) * the owner of the land and (will be) (represent) * the owner of the building for which I am submitting this permit application.
I have read and understand the statements printed on the reverse side of this form. I agree to conform to all applicable laws in this jurisdiction.

APPLICANT SIGNATURE: Malcolm MunroeDATE: JUNE 29 2026

This personal information is being collected and used under the Safety Codes Act and the authority of Section 4(c) of the Protection of Privacy Act for the purpose of issuing permits, safety codes compliance verification, monitoring, property assessment purposes, and may be used or provided for statistical data. The name of the permit holder and the nature of the permit is available to the public upon request. If you have questions about the collection, contact the Access to Information Coordinator for the City of Fort Saskatchewan at 780-992-6200.

OFFICE USE ONLYApplication Number: PR

Base Fee: _____

Development Permit: _____

SCC (\$4.50 or 4%): _____

Fire Plan: _____

Tax Roll - Lot - Block - Plan

Total: _____

PERMIT APPROVAL

Conditions attached if applicable

Issued By: _____

Permit Number Issued:

Designation No.: _____

Issuers Signature: _____

Date Issued: _____

Contact: inspectors@fortsask.ca or 780-992-6207 to arrange inspection



BUILDING PERMIT INFORMATION

For questions about your permit or inspections, please contact:

780-992-6207 or inspectors@fortsask.ca

- This permit is valid for one year as long as work begins within 90 days of issuance and isn't paused or abandoned for more than 120 days once started.
- The owner of the building is fully responsible for carrying out the work or having the work carried out in accordance with the requirements of the Safety Codes Act and pursuant regulations.
- This permit does not cover zoning or development; separate permits are needed for that work.
- Building permits will include a plan review that contains important building code information and additional conditions related to your project.
- You will receive an emailed list of required inspections and instructions on how to schedule them with your approved permit. After a site visit, a Safety Codes Officer may ask for extra inspections beyond the initial list. If you're unsure about needed inspections, contact us by email or phone at the top of this page. Please have your project address and permit number ready.
- If you need an extension, you may apply before the permit expires. Only one extension is allowed per permit. To request an application form, contact us by email or phone at the top of this page, and have your project address and permit number ready.
- Any amendments or revisions to the approved scope of work must be submitted to the City of Fort Saskatchewan in writing for review. If approved fees may apply.
- A Safety Codes Officer may suspend or revoke a permit if it was issued by mistake, based on incorrect information, if conditions were violated, or if fees are unpaid.
- The applicant grants permission for necessary inspections to be conducted with the signing of this form.
- Full and safe access to the site and building must be provided and maintained.
- Re-inspections due to no access, unsafe access, not being ready for inspection or deficiencies are subject to re-inspection fees, as determined by the fees and charges bylaw, and must be paid prior to the next inspection being scheduled.
- Should a permit be cancelled, the holder of the permit must submit a written request to the City of Fort Saskatchewan. The City of Fort Saskatchewan will refund as follows:
 - i.) To the permit holder, if there has not been an inspection - holdback of 50% or \$70.00, which ever is greater. Safety Code and Fire Safety Fees and Non-Refundable
 - ii.) To the permit holder if there has been an inspection - No refunds

CITY OF
FORT SASKATCHEWAN**GAS PERMIT****Residential Renovations & Improvement**780-992-6207 or inspectors@fortsask.ca

Project Address:

10220 109 STREET FORT SASKATCHEWAN AB

Applicant Information:

Applicant and/or Business Name: MALCOLM MUNROE

Address: 10220 109 STREET FORT SASKATCHEWAN

Email: [REDACTED]
Phone: [REDACTED]**Property Owner Information:**Same As Applicant Information: ☒

Owner Name: _____

Address: _____

Email: _____

Phone: _____

Installer Information:

This section NOT required for a homeowner permit

Please note "same as above" if the business name & contact info matches the applicant info

Installer Business Name: _____

Installer Email & Phone: _____

Required

Installer Name: _____

Installer Master No.: _____

Installer Signature: _____

Project Information

Work related to this permit shall not commence prior to permit approval and issuance

No. of Outlets:Furnace: _____ Water Heater: 1 Fireplace: _____ Range: 2

Dryer: _____ Unit Heater: _____ Boiler: _____ BBQ: _____

Other: _____ Future Outlet: 2Total: 3

Total BTU: _____

Cost of Installation: \$ _____

Description of Work: _____

I (am) (represent) * the owner of the land and (will be) (represent) * the owner of the building for which I am submitting this permit application. I have read and understand the statements printed on the reverse side of this form. I agree to conform to all applicable laws in this jurisdiction.

APPLICANT SIGNATURE: Malcolm H. MunroeDATE: JUNE 29 2026

This personal information is being collected and used under the Safety Codes Act and the authority of Section 4(c) of the Protection of Privacy Act for the purpose of issuing permits, safety codes compliance verification, monitoring, property assessment purposes, and may be used or provided for statistical data. The name of the permit holder and the nature of the permit is available to the public upon request. If you have questions about the collection, contact the Access to Information Coordinator for the City of Fort Saskatchewan at 780-992-6200.

OFFICE USE ONLY

Application Number: PR _____

Base Fee: _____

Building Permit: _____

SCC (\$4.50 or 4%): _____

Total: _____

Tax Roll - Lot - Block - Plan

PERMIT APPROVAL

Conditions attached if applicable

Issued By: _____

Designation No.: _____

Issuers Signature: _____

Date Issued: _____

Permit Number Issued:

Contact: inspectors@fortsask.ca or 780-992-6207 to arrange inspection

CITY OF
FORT SASKATCHEWAN**ELECTRICAL PERMIT****Residential Renovations & Improvement**780-992-6207 or inspectors@fortsask.ca

Project Address:

10220 109 STREET FORT SASKATCHEWAN**Applicant Information:**Applicant and/or Business Name: MALCOLM MURDOEEmail: [REDACTED]Address: 10220 109 ST FORT SASKATCHEWAN
T8L 2K8Phone: [REDACTED]**Property Owner Information:**Same As Applicant Information: ☒

Owner Name: _____

Email: _____

Address: _____

Phone: _____

Installer Information:

This section is NOT required for a homeowner permit

Please note "Same as above" if the business name & contact info matches the applicant info

Required

Installer Business Name: _____

Installer Name: _____

Installer Email & Phone: _____

Installer Master No.: _____

Installer Signature: _____

Project Information

Work related to this permit shall not commence prior to permit approval and issuance

Description of Work: COMPLETE ELECTRICAL INSTALL ON NEW GARAGECost of Installation: \$ 2000.00Rating of service - Amperes: 200

A homeowner applicant must own and reside, or intend to reside, in the single-family dwelling served exclusively by the system. If the service rating is over 100 Amps a contractor must pull this permit. A load calculation may be requested. Separate Electrical Permit required for underground or service line work.

I (am) (represent) * the owner of the land and (will be) (represent) * the owner of the building for which I am submitting this permit application. I have read and understand the statements printed on the reverse side of this form. I agree to conform to all applicable laws in this jurisdiction.

APPLICANT SIGNATURE: Malcolm MurdoeDATE: JUNE 29 2026

This personal information is being collected and used under the Safety Codes Act and the authority of Section 4(c) of the Protection of Privacy Act for the purpose of issuing permits, safety codes compliance verification, monitoring, property assessment purposes, and may be used or provided for statistical data. The name of the permit holder and the nature of the permit is available to the public upon request. If you have questions about the collection, contact the Access to Information Coordinator for the City of Fort Saskatchewan at 780-992-6200.

OFFICE USE ONLYApplication Number: PR

Base Fee: _____

Building Permit: _____

SCC (\$4.50 or 4%): _____

Total: _____

Tax Roll - Lot - Block - Plan

PERMIT APPROVAL

Conditions attached if applicable

Issued By: _____

Permit Number Issued:

Designation No.: _____

Issuers Signature: _____

Date Issued: _____

Contact: inspectors@fortsask.ca or 780-992-6207 to arrange inspection

CITY OF
FORT SASKATCHEWAN**PLUMBING PERMIT****Residential Renovations & Improvement**780-992-6207 or inspectors@fortsask.ca

Project Address:

10220 109 STREET FORTSASKATCHEWAN**Applicant Information:**Applicant and/or Business Name: MALCOLM MUROEEmail: [REDACTED]Address: 10220 109 STREET FORTSASKATCHEWANPhone: [REDACTED]**Property Owner Information:**Same As Applicant Information: ☒

Owner Name: _____

Email: _____

Address: _____

Phone: _____

Installer Information:

This section NOT required for homeowner permit

Please note "same as above" if the business name & contact info matches the applicant info

Required

Installer Business Name: _____

Installer Name: _____

Installer Email & Phone: _____

Installer Master No.: _____

Installer Signature: _____

Project Information

Work related to this permit shall not commence prior to permit approval and issuance

No. of Fixtures:Kitchen Sinks: 1 Toilets: 2 Basins: 2Floor Drains: 1 Showers: 1 Bathtubs: _____Laundry: _____ Other: _____ **Total:** 7Cost of Installation: \$ 2000.00Description of Work: CONNECT NEW
GARAGE SEWER + WATER TO
HOUSE +

I (am) (represent) * the owner of the land and (will be) (represent) * the owner of the building for which I am submitting this permit application. I have read and understand the statements printed on the reverse side of this form. I agree to conform to all applicable laws in this jurisdiction.

APPLICANT SIGNATURE:[Signature]**DATE:**JUNE 28 2026

This personal information is being collected and used under the Safety Codes Act and the authority of Section 4(c) of the Protection of Privacy Act for the purpose of issuing permits, safety codes compliance verification, monitoring, property assessment purposes, and may be used or provided for statistical data. The name of the permit holder and the nature of the permit is available to the public upon request. If you have questions about the collection, contact the Access to Information Coordinator for the City of Fort Saskatchewan at 780-992-6200.

OFFICE USE ONLYApplication Number: **PR** _____

Base Fee: \$ _____

Building Permit: _____

SCC (\$4.50 or 4%): \$ _____

Total: \$ _____

Tax Roll - Lot - Block - Plan _____

PERMIT APPROVAL

Conditions attached if applicable

Issued By: _____

Permit Number Issued:

Designation No.: _____

Issuers Signature: _____

Date Issued: _____

Contact: inspectors@fortsask.ca or 780-992-6207 to arrange inspection



CITY OF
FORT SASKATCHEWAN
ALBERTA

Planning & Development
10005 102 Street
Fort Saskatchewan, AB T8L 2C5
(780)-992-6198

ABSENCE OF ABANDONED WELLS DECLARATION

Subject Parcel

Municipal Address: 10220 109 ST FORT SASKATCHEWAN AB

Lot: 10 Block: 41 Plan: 5134 HW

OR

Quarter: _____ Section: _____ Township: _____ Range: _____ West of 4th Meridian

Declaration

I, MALCOLM MUNROE, have reviewed information from the Energy Resource and Conservation Board ("ERCB") and can advise that the information shows the absence of any abandoned wells on the parcel that is the subject of the attached application for Development Permit.

MALCOLM MUNROE

Printed Name

Malcolm Munroe

Signature

JUNE 29 2026

Date

This personal information is being collected and used under the authority of Section 4(c) of the Protection of Privacy Act for the purpose of this Development Permit. If you have questions about the collection, contact the Access to Information Coordinator for the City of Fort Saskatchewan at 780-992-6200.



CITY OF
FORT SASKATCHEWAN
ALBERTA

Why do I need to disclose information about abandoned wells on my parcel?

The Municipal Government Act's Subdivision and Development Regulations requires applicants to provide documents either confirming the absence of abandoned wells, or identifying the location(s) of well(s) within the parcel. An application for a development permit for:

- (a) a new building that will be larger than 47 square meters; or
- (b) an addition to or an alteration of an existing building that will result in the building being larger than 47 square meters

must include:

Information provided by the Alberta Energy Regulator (AER) [formerly Energy Resources Conservation Board (ERCB)] identifying the location or confirming the absence of any abandoned wells within the parcel on which the building is to be constructed, or, in the case of an addition, presently exists.

This information can be obtained by either contacting the Alberta Energy Regulator Customer Contact Centre at 1-855-297-8311 (toll free) or using the Abandoned Well Map Viewer at: <https://extmapviewer.aer.ca/AERAbandonedWells/Index.html> to confirm whether an abandoned well is located on your property.

If you do not have an abandoned well site on your property:

You will be required to fill out the "Absence of Abandoned Wells Declaration" form and include it with your development application submissions.

If you do have an abandoned well on your property:

You will be required to meet the requirements as set out in AER's Directive 079.

Further Information

Information Bulletin, Alberta Municipal Affairs:

http://www.municipalaffairs.alberta.ca/documents/msb/information_Bulletin_05_12.pdf

AER Directive:

<https://static.aer.ca/prd/documents/directives/Directive079.pdf>

This personal information is being collected and used under the authority of Section 4(c) of the Protection of Privacy Act for the purpose of this Development Permit. If you have questions about the collection, contact the Access to Information Coordinator for the City of Fort Saskatchewan at 780-992-6200.

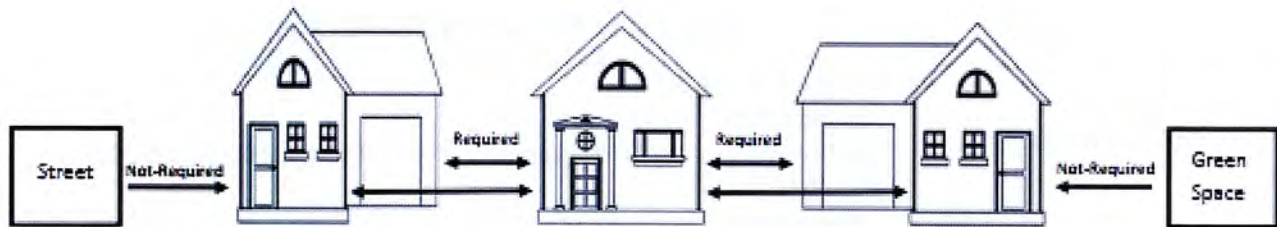


City Of Fort Saskatchewan Fire Department

Fire Station 1 – 10099 93 Ave., Fort Saskatchewan, AB, T8L-1N5

Phone: 780.998.4858 Email: fsfd@fortsask.ca

Adjacent Property Protection Guidelines



Single Attached & Detached Homes

Always require Adjacent Property Protection on all walls and gables that face another structure or potential future structure even if that wall is a jut in from the main exterior wall, APP is required, see diagram above.

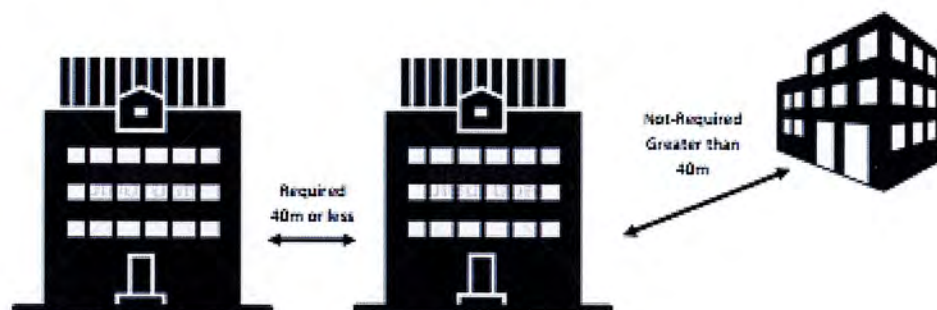
The only time Adjacent Property Protection is not required is if there is a street or green space on that side of the structure



Row Housing & Semi-Detached Homes

Always require Adjacent Property Protection if any structure or potential future structure is within 20 meters

This includes any walls or gables on the side of the structure that are within the 20 meter distance of another structure



Structures less than 4 stories

Always require Adjacent Property Protection if any other structure or potential future structure is within 40 meters

This includes any walls or gables on the side of the structure that are within the 40 meter distance of another structure



City Of Fort Saskatchewan Fire Department

Fire Station 1 – 10099 93 Ave., Fort Saskatchewan, AB, T8L-1N5

Phone: 780.998.4858 Email: fsfd@fortsask.ca

ADJACENT PROPERTY PROTECTION FLOW CHART

Type of Structure	Adjacent Property Protection		
	Minimum Distance to another Structure or POTENTIAL Structure	Required	Sides Requiring Protection
Single Family	No Minimum Distance *Always Required		Side(s) Adjacent to Structure(s)
Duplex Style	No Minimum Distance *Always Required		Side(s) Adjacent to Structure(s)
Row / Town Housing	20 meters	Yes	All Sides
3 Stories or Less	40 meters	Yes	All Sides
4 Stories and More	Refer to NFPA 80a	Yes	All Sides

***Note:**

If a Single Family or Duplex Style structure is located beside a street or green space, then Adjacent Property Protection is not required on the side facing said street or green space.



City Of Fort Saskatchewan Fire Department

Fire Station 1 – 10099 93 Ave., Fort Saskatchewan, AB, T8L-1N5

Phone: 780.998.4858 Email: fsfd@fortsask.ca

PROTECTION OF ADJACENT PROPERTIES REQUIRED DURING CONSTRUCTION SINGLE ATTACHED AND DETACHED HOMES— ALBERTA FIRE CODE 2023

To meet the requirements of the Alberta Fire Code 2023, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered. The options listed below are based on the assumption that the site supervisor has implemented fire prevention initiatives to reduce the risk of fire. A Fire Safety Codes Officer may visit the construction site to evaluate the method of protection of adjacent properties. Acceptable methods of protection may be achieved by application of the following measures:

1. Install sheathing with a factory applied fire resistant coating on the exterior surface of all side yard walls and gables located less than 20 m from a building or adjacent properties that have potential of hosting a structure. The sheathing criteria are as follows;
 - a. sheathing must be listed, or the manufacturer must have the authority to mark indicating that the material complies with CAN/ULC-S102 (Standard Method of Test for Surface Burning Characteristics of Building Materials and Assemblies) having a flame spread rating of < 25. Confirmation of listing or authority to mark is required. (Listed or authority to mark means the mark of a third-party certified body accredited by the Standards Council of Canada)
 - b. The wall assembly with the sheathing must also have a fire resistance rating, minimum of 15 minutes tested to a CAN/ULC-S101 (Standard Methods of Fire Endurance Tests of Building Construction and Materials) standard. The Pilot Scale test (6ft. 0in. x 4ft. 0in. sample) is acceptable for meeting this requirement. The Pilot Scale test shall also have an ongoing follow up program to ensure continued consistency with the test sample. The Authority Having Jurisdiction recognizes the Pilot Scale test will not qualify for the authorization to mark or listing as required with CAN/ULCS102 (Standard Method of Test for Surface Burning Characteristics of Building Materials and Assemblies) test.
2. Install fire resistant panels/sheathing that meet the CAN/ULC standards as above on all vertical surfaces adjacent to a side yard property line.

OR

1. For redevelopment or infill projects where a building is removed and replaced by a new structure the fire resistant treatment shall face inside the building or be inherently fire resistant as indicated in item #2.

Note; All products or methods used to achieve the adjacent property protection must not contradict requirements of the National Building Code - 2023 Alberta Edition.

This information is being provided for the construction industry in an effort to reduce the risk of fire exposure to buildings adjacent to new construction. It is the sole responsibility of the owner or representatives of the owner to be aware of all regulations within the jurisdiction and to carry out or make provisions to adhere to the various codes and standards applicable to their project or business

Outdoor Refuse Containers shall be kept at least 3 meters from a combustible building and any building overhang or opening. Combustible waste materials in and around buildings shall not be permitted to accumulate in quantities or locations that will constitute a fire hazard. Burning of waste material at construction sites is **NOT PERMITTED**.

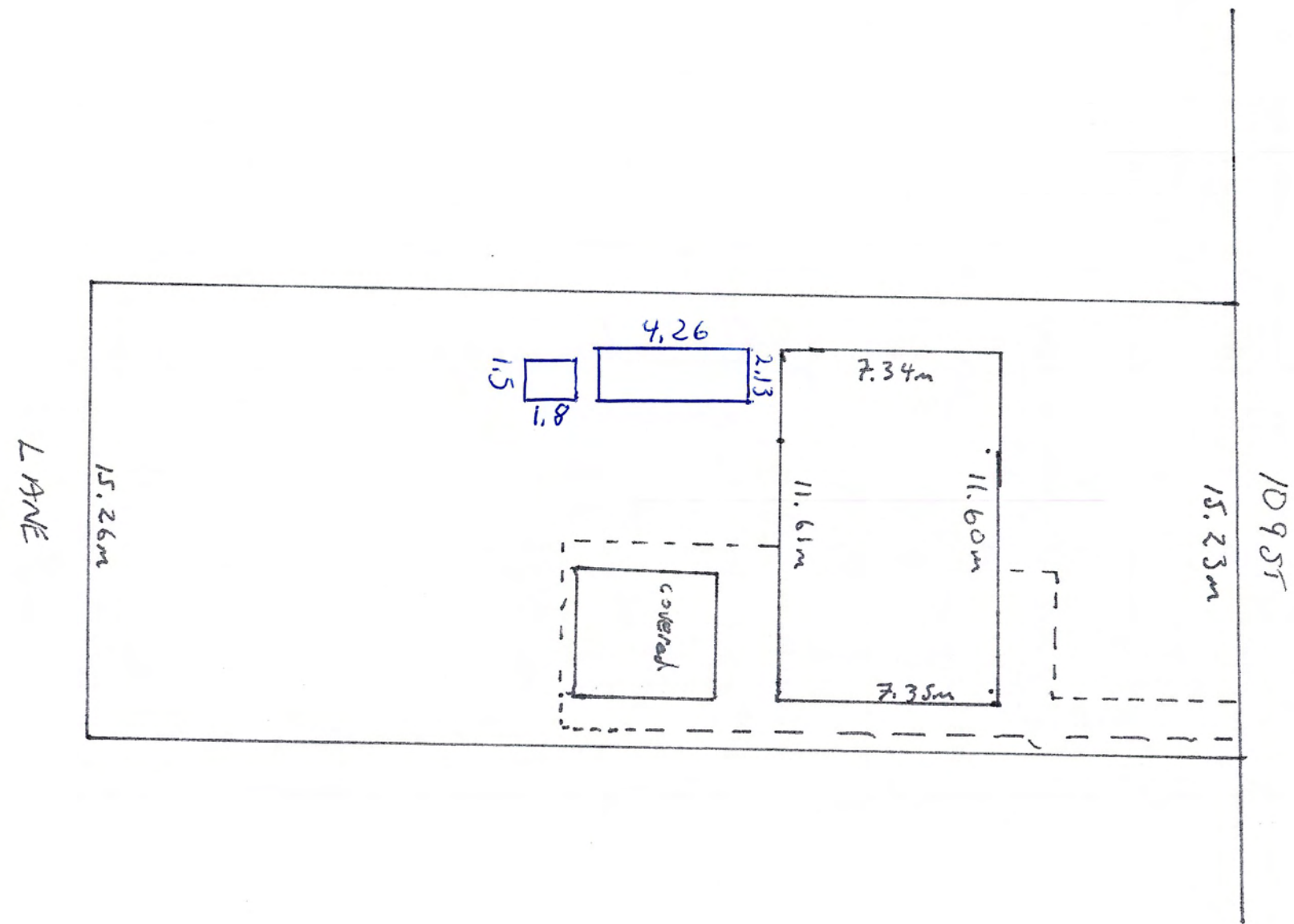
Hot works shall be performed only by personnel trained in the safe use of hot work equipment. A fire watch shall be provided for a period of not less than 60 minutes after its completion. At least one 4-A:40-B:C portable extinguisher and a pail of water shall be provided in the hot work area.

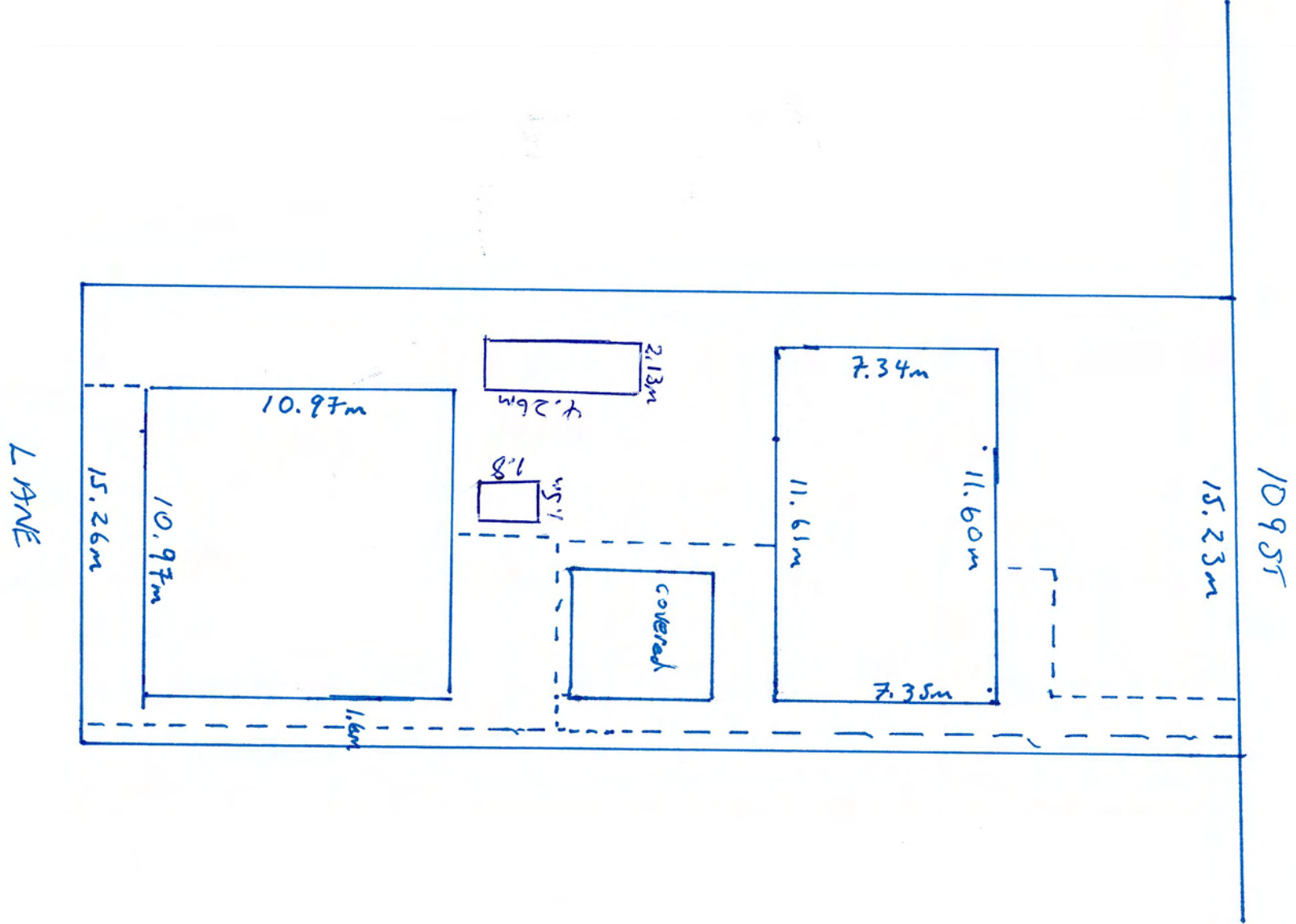
If fire breaks out the alarm should be raised as soon as the person discovers it and should be heard by everyone working on the site. **Immediately Dial 911. Provide the operator with a street address and a description of the emergency.**

For further information call: 780 998-4858

I have read and understand the requirements of the fire plan,

Name (print): MALCOLM MURDOE Signature: Melcolm Murdoe Date: JUNE 29 2026







CUSTOM CHANGES

ReDesign HP

ORIGINAL DESIGN

Associated Designs, Inc.

This plan is a derivative work as defined by the Copyright Act of 1976, and is the property of Associated Designs, Inc. It is not to be reproduced, copied, or otherwise used without the written permission of Associated Designs, Inc. in its entirety and subject to payment of the applicable fee.

COPYRIGHT

This or drawings are the exclusive property of Associated Designs, Inc. Reproduction in whole or in part without the written permission of Associated Designs, Inc. is prohibited and subject to payment of the applicable fee.

LIMITED LICENSE

This may not be used for the construction of any and only one house as depicted by the plans. This license is non-transferable.

This may change or modify the plans. By changing or modifying the plans, you license ReDesign HP and Associated Designs, Inc. in all liability associated with the modified design and plans.

Building codes are subject to change and interpretation. The professional is responsible for compliance with all local and national building codes, ordinances, and regulations. The professional is not responsible for any liability associated with the use of the plans. A limited license does not include the right to use the plans for multiple projects or for resale.

These drawings are the property of the professional and are not to be used for any other purpose without the written permission of the professional. The professional is not responsible for any liability associated with the use of the plans. A limited license does not include the right to use the plans for multiple projects or for resale.

This may be used as part of the plans to the extent that the professional is responsible for compliance with all local and national building codes, ordinances, and regulations. The professional is not responsible for any liability associated with the use of the plans. A limited license does not include the right to use the plans for multiple projects or for resale.

Associated Designs, Inc. retains copyright ownership of the original plans and drawings. The professional is not responsible for any liability associated with the use of the plans. A limited license does not include the right to use the plans for multiple projects or for resale.

This drawing is not a copy of the plans, as the design they depict is not a copy of the design of the professional. The professional is not responsible for any liability associated with the use of the plans. A limited license does not include the right to use the plans for multiple projects or for resale.

The drawing is not a copy of the plans, as the design they depict is not a copy of the design of the professional. The professional is not responsible for any liability associated with the use of the plans. A limited license does not include the right to use the plans for multiple projects or for resale.

WIND ZONE NOTES

1. VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION. AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS.
2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IBC/IRC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IEC 1609.

HEADER SPANS FOR LOAD BEARING WALLS:

- 2 PLY 2X6 4'-2" MAX
- 2 PLY 2X8 5'-4" MAX
- 2 PLY 2X10 7'-8" MAX

- 2 STORY
- 2 PLY 2X6 3'-7" MAX
- 2 PLY 2X8 4'-9" MAX
- 2 PLY 2X10 6'-2" MAX

- 2 PLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS
- ONE BETWEEN ALL HEADER FLIES
- NO BOXED HEADERS

REFER TO IRC R602.7 (1) AND (2) FOR ADDITIONAL HEADER AND ORDER SPANS

NOTE

ROOF OVERHANG ON NEW CONSTRUCTION TYPICAL 12" FROM FACE OF BRICK UNLESS OTHERWISE NOTED

GENERAL CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION BUILDING SYSTEMS PER IRC CODE (SECTION R906) SYSTEMS TO BE USED TO MEET ROOF VENTILATION REQUIREMENTS ARE AS FOLLOWS: CONTINUOUS RIDGE VENTS POWER VENTS, BOX VENTS AND GABLED QUAD VENTS WHEN APPROVED BY OWNER

SOFFIT VENTS TO BE USED ONLY IN ACCORDANCE WITH IRC CODE (SECTION R302 AND TABLE R302.1) TO ACCOMMODATE APPROPRIATE FIRE SEPARATION DISTANCES

GENERAL MATERIALS:

1. EXTERIOR WALLS
 - BRICK VENEER
 - REINFORCED CEMENTITIOUS SIDING
 - 1/2" GYPSUM BOARD INTERIOR
 - 1/2" GYPSUM BOARD ON BOTH SIDES
2. INTERIOR WALLS
 - 1/2" GYPSUM BOARD
 - 1/2" GYPSUM BOARD
3. CEILING
 - 1/2" GYPSUM BOARD
 - 1/2" GYPSUM BOARD
4. ROOF SYSTEM
 - 30 YEAR FIBERGLASS SHINGLES
 - 1/2" GYPSUM BOARD
 - 2X8 RAFTERS @ 24" O.C. (CONFIRM W/ LOCAL CODE)

NOTE: ALL ROOFING PRODUCTS MATERIALS AND INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION

PROTECTION AGAINST TERMITES:

1. SUBTERRANEAN TERMITE CONTROL: IN AREAS FAVORABLE TO TERMITE DAMAGE METHOD OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT. PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS) OR ANY COMBINATION OF THESE METHODS.
2. CHEMICAL SOIL TREATMENT: THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL.
3. PRESSURE-TREATED AND NATURALLY RESISTANT WOOD: HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER.
4. FIELD TREATMENT: FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4.

AREA CALCULATION	
GARAGE	864 SQ. FEET
CARPORT	432 SQ. FEET
STORAGE	561 SQ. FEET
TOTAL AREA	1857 SQ. FEET

WINDOW EGRESS NOTES

1. R311.1 - MEANS OF EGRESS: DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
2. R310.2.1 - MINIMUM OPENING AREA: EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (530 SQ. INCHES). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM). EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (465 SQ. INCHES).
3. R310.2.3 - WINDOW SILL HEIGHT: WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.4.1.
4. R310.4.1 - WINDOW WELLS: THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (836 SQ. INCHES) WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.4.2 SHALL BE PERMITTED TO ENROACH NOT MORE THAN 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
5. R310.4.2 - LADDER AND STEPS: WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.1. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM). SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 16 INCHES (407 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
6. R312.2 - WINDOW FALL PROTECTION: WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.3.1 AND R312.3.2.
7. R312.3.1 - WINDOW OPENING HEIGHT: IN DWELLING UNITS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
 1. OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4-INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION.
 2. OPERABLE WINDOWS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
8. R312.3.2 - EMERGENCY ESCAPE AND RESCUE OPENINGS: WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTIONS R310.2.1 AND R310.2.2.

GENERAL NOTES:

1. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
3. ATTIC SPACES MUST PROVIDE 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF AREA UNLESS CONDITIONED SPACE (ATTICS R 906).
4. ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
5. ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
7. DRYER VENT MUST HAVE MAX LENGTH 35'.
8. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
9. ALL WOOD FRAMING SHALL BE NO. 2 GRADE - SOUTHERN PINE LUMBER. ALL CEILING JOIST SPANS ARE BASED ON TABLE R302.3.1 (2) OF THE I.R.C. 2021 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE (REFER TO ELEVATION SHEET FOR SPANS).
10. RE SEC. 308 GLAZING IN HAZARDOUS LOCATIONS & TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 2'-0" OF THE DOOR IN THE CLOSED POSITION. PROVIDING THE WINDOW IS LESS THAN 8'-0" ABOVE THE FLOOR (R302.3.1 (2)).
11. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 32" ON CENTER HORIZONTALLY AND 2'-0" VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2 BT 50 FEET OF WALL PER SECTION R703.6.1.1 IF APPLICABLE.
12. VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.

CODE DISCLAIMER:

1. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
3. ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOIST SIZES LABELED IF PRESENT WERE SIZED USING THE 2021 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
4. ALL FOUNDATION AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

DRAWING INDEX	
C.S.	COVER SHEET
A1.0	FOUNDATION, FIRST FLOOR PLAN, ROOF, FIRST FLOOR ELECTRICAL PLAN & SECTION
A1.1	ELEVATIONS
REF-1	REFERENCE DRAWING

Malcolm Munroe

DATE : JUNE 19 2026

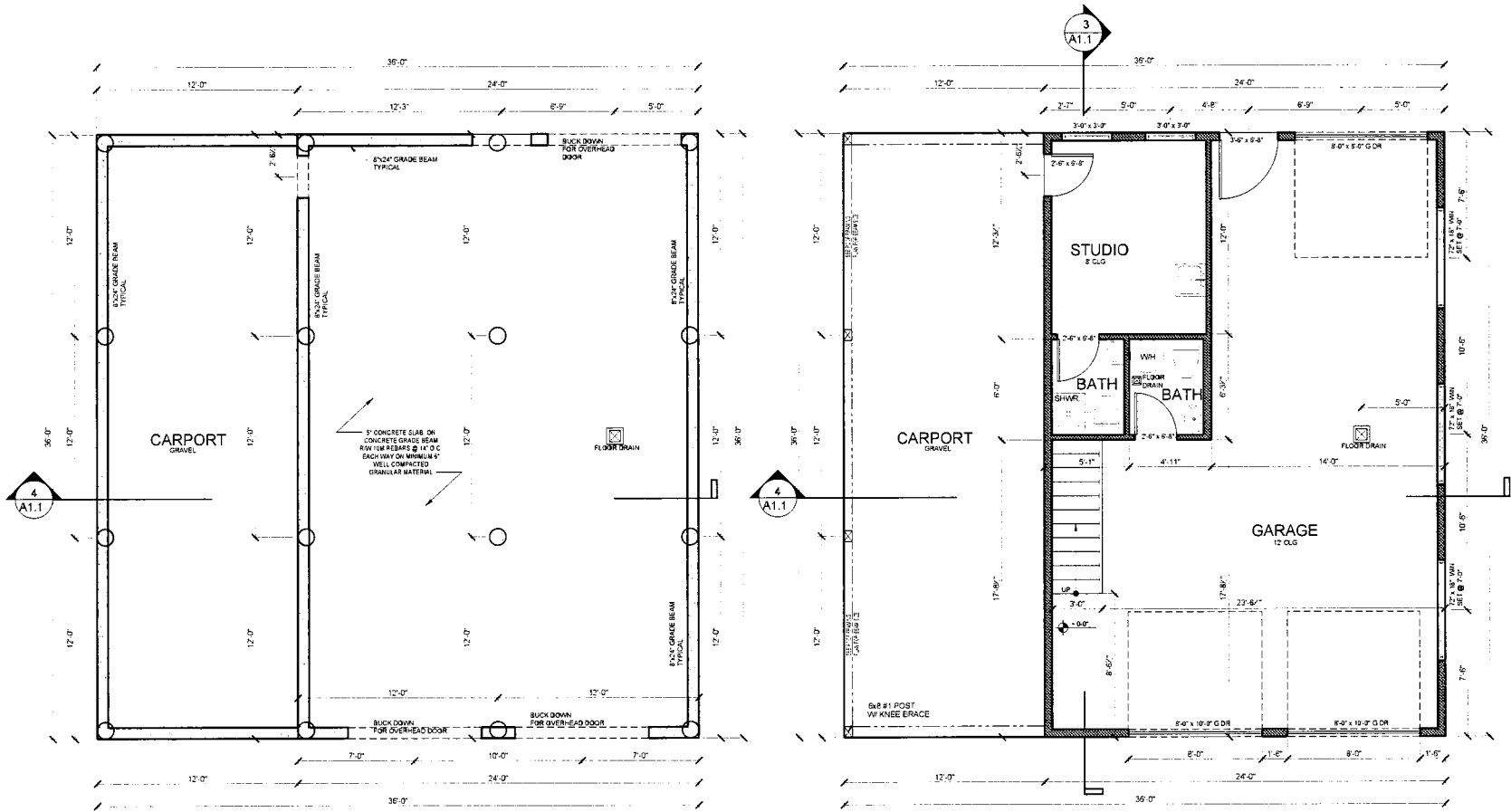
SCALE : AS NOTED

DRAWN BY: _____

PROJECT : Malcolm Munroe

SHEET

C.S.



1 SLAB FOUNDATION PLAN
 A1.0 SCALE:- 1/4" = 1'-0"

2 FIRST FLOOR PLAN
 A1.0 SCALE:- 1/4" = 1'-0"

- NOTES:**
- EXTERIOR WALL HEADERS TO BE 4x8 UNLESS NOTED OTHERWISE.
 - INTERIOR BEARING WALL HEADERS TO BE 4x8 UNLESS NOTED OTHERWISE.
 - SOLID BLOCKING OF POSTS AT BEAM, HEADER AND POINT LOADS TO BE 3x8 STUDS, NAILED TOGETHER TO MATCH THE WIDTH OF THE SUPPORTING MEMBER ABOVE. (EX. (1) 3x8 STUDS @ 4" BEAM, (2) 2x STUDS @ 8" BEAM, ETC.) UNLESS NOTED OTHERWISE.
 - COORDINATE PREHIRE FOR TV, STEREO, TELEPHONE AND SECURITY SYSTEM WITH OWNER.
 - MECHANICAL SYSTEM TO BE DESIGNED BY MECHANICAL CONTRACTOR TO MEET OWNERS NEEDS AND COMPLY WITH LOCAL CODES.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - TYPICAL ANGLE IS 45° UNLESS NOTED OTHERWISE.
 - ALL WALLS TO BE IN COMPLIANCE WITH TABLE 601.10 OR 601.11.
 - LOCAL PROFESSIONAL TO VERIFY STRUCTURAL MEMBERS CAPACITY TO SUPPORT LOADS AS REQUIRED BY SITE CONDITIONS AND LOCATION PRIOR TO CONSTRUCTION.
- NOTES:**
- USE METAL FASTENERS AT ALL BEAM TO SUPPORT MEMBERS. TYPICAL ROOF PITCH IS 8" IN 12". SOLID BLOCKING OF POSTS AT BEAM HEADERS AND POINT LOADS TO BE 3x8 STUDS, NAILED TOGETHER TO MATCH THE WIDTH OF THE SUPPORTING MEMBER ABOVE. (EX. (1) 3x8 STUDS @ 4" BEAM, (2) 2x STUDS @ 8" BEAM, ETC.) (EX. (1) 3x8 STUDS @ 4" BEAM, (2) 2x STUDS @ 8" BEAM, ETC.)
 - TRUSS AND TO VERIFY ALL DIMENSIONS PRIOR TO TRUSS ASSEMBLY. PROVIDE 2x12 ATTC ACCESS TO ANY ATTIC AREA WITH CLEAR HEIGHT GREATER THAN 12".
 - ALL BUILDING TO BE IN COMPLIANCE WITH TABLE 601.10 OR 601.11.
 - LOCAL PROFESSIONAL TO VERIFY STRUCTURAL MEMBERS CAPACITY TO SUPPORT LOADS AS REQUIRED BY SITE CONDITIONS AND LOCATION PRIOR TO CONSTRUCTION.
- LIGHTING LEGEND:**
- 2x4" LED FIXTURE
 - UNDER CABINET LED LIGHTING
 - CEILING LIGHT
 - RECESSED CEILING LIGHT
 - RECESSED EYEBALL CEILING LIGHT
 - HANGING CEILING LIGHT
 - WALL MOUNTED LIGHT
 - SMOKE DETECTOR
 - FAN (VENT TO OUTSIDE)
 - WALL OUTLET
 - SPLIT WIRED SWITCHED OUTLET
 - WALL OUTLET, GROUND FAULT INTERRUPT
 - WALL OUTLET, WATER PROOF GROUND FAULT INTERRUPT
 - SWITCH
 - 3 WAY SWITCH
 - TELEVISION CABLE JACK
 - TELEPHONE JACK
 - GARAGE DOOR OPENER
 - PHOTOCELL
 - FLOOD LIGHTS - OPTIONAL MOTION DETECTORS AS PER OWNER
- NOTES:**
- GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110VOLT SINGLE PHASE. 15 & 20 AMP OUTLETS INSTALLED OUTSIDE IN GARAGE, BATHROOMS, WITHIN 22" OF KITCHEN SINK OR ABOVE KITCHEN COUNTERS.
 - COORDINATE PREHIRE FOR STEREO, TELEVISION, TELEPHONE AND SECURITY SYSTEM WITH OWNER.
 - MECHANICAL SYSTEM TO BE DESIGNED BY MECHANICAL CONTRACTOR TO MEET OWNERS NEEDS AND COMPLY WITH LOCAL CODES.

AREA CALCULATION	
GARAGE	864 SQ.FEET
CARPORT	432 SQ.FEET
STORAGE	561 SQ.FEET
TOTAL AREA	1857 SQ.FEET



CUSTOM CHANGES

Addendum 10P

ORIGINAL DESIGN

Associated Designs, Inc.

This plan is a derivative work has been modified by
 Addendum 10P from the original Associated Designs, Inc. "as shown" plan.

COPYRIGHT

These drawings are the exclusive property of
 Associated Designs, Inc. and shall remain the property of
 Associated Designs, Inc. in all respects and shall be subject
 to the copyright laws of the United States.

LIMITED LICENSE

This plan is for the use of the architect only and
 shall not be used for any other purpose without the
 written consent of the architect.

This plan is for the use of the architect only and
 shall not be used for any other purpose without the
 written consent of the architect.

Building codes are subject to change and
 interpretation. The architect is responsible for compliance
 with all local and national building codes, ordinances, and
 regulations. The architect is not responsible for the design
 of the building or the building's performance.

The architect is not responsible for the design
 of the building or the building's performance. The architect
 is not responsible for the design of the building or the
 building's performance.

The architect is not responsible for the design
 of the building or the building's performance. The architect
 is not responsible for the design of the building or the
 building's performance.

Associated Designs, Inc. reserves copyright ownership of the
 entire plan and design. The architect is not responsible for
 the design of the building or the building's performance.

The architect is not responsible for the design
 of the building or the building's performance. The architect
 is not responsible for the design of the building or the
 building's performance.

The architect is not responsible for the design
 of the building or the building's performance. The architect
 is not responsible for the design of the building or the
 building's performance.

Malcolm Munroe

DATE: JUNE 19, 2026

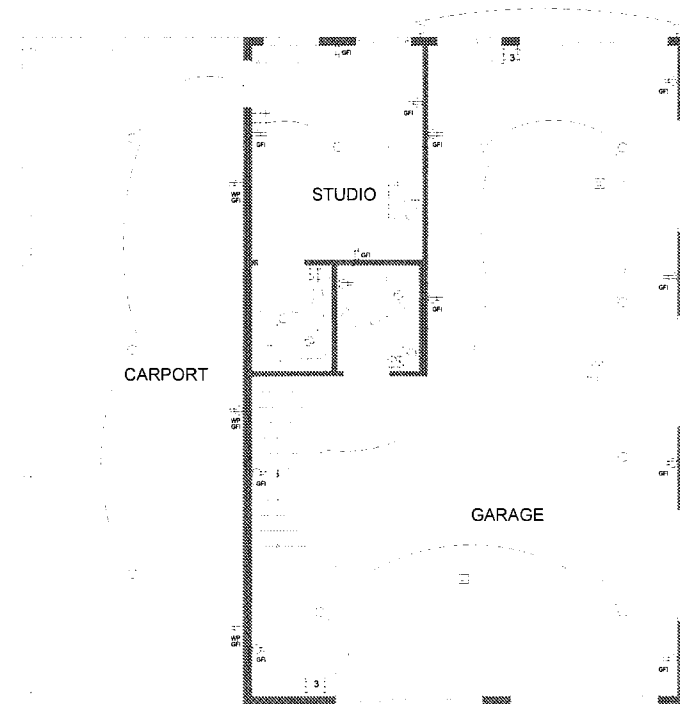
SCALE: AS NOTED

DRAWN BY:

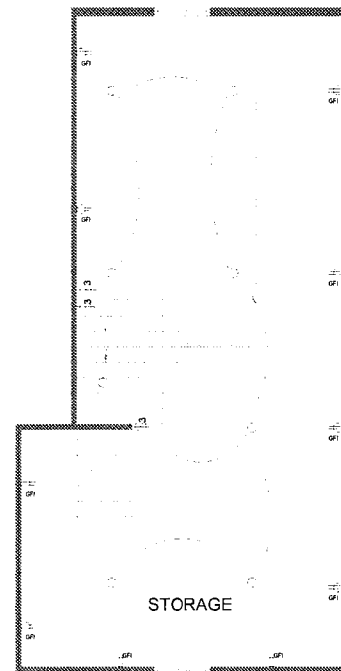
PROJECT: Malcolm Munroe

SHEET

A1.0



1 FIRST FLOOR ELECTRICAL PLAN
A2.0 SCALE:- 1/4" = 1'-0"



2 STORAGE FLOOR ELECTRICAL PLAN
A2.0 SCALE:- 1/4" = 1'-0"

STANDARD CONSTRUCTION NOTES

General

- 1) All construction, plumbing, electrical and mechanical will comply with the 2021 IRC One and two Family Dwelling Code and State, County and Municipal Codes.
- 2) Local registered design professional to verify all structural members capacity to support loads as required by site specific conditions and station prior to construction.
- 3) Wall bracing requirements shall be as reviewed by local design professional to meet minimum RDCS 12.0 as applicable. Design shall be designed by local registered design professional.
- 4) Construction shall comply with all Covenants, Conditions and Restrictions recorded against the land.
- 5) General contractor and all subcontractors will review plans for accuracy and verify all dimensions and compliance with above codes (shall print) prior to the start of construction. Items submitted will be according to such review.
- 6) Safety case of adjacent properties during construction and compliance with all applicable safety regulations is, and shall be, the contractors and subcontractors responsibility.
- 7) All trees to be protected from damage of construction process and machines unless approved for removal by owner.
- 8) It is the responsibility of the builder / contractor to provide proper waterproofing for the structure.

Concrete-

1. Concrete shall be 5-7% air entrained with a minimum compressive strength of a) 3500 psi for basement walls and foundations not exposed to weather and for basement slabs and interior walls on a grade b) 4000 psi for basement foundations, exterior walls and other vertical work exposed to weather c) 3500 psi for carport, porches and steps exposed to weather and garage floor slabs d) 4000 psi for basement slabs on grade
2. All concrete form work to be adequately tied together and brace to form a true line, square corners and plumb walls
3. Facing and steel reinforcement shall comply with Sections R203.1.3.5 through R203.1.3.5.4. Steel reinforcement shall comply with requirements of ASTM A615 or A636M. ASTM A636 bars produced from cold steel shall be type R. The minimum yield strength of reinforcing steel shall be 40,000 psi (Grade 40/4778 MPa).
4. Poured footing to be poured on level (less than 1" in 10' sloped).
undisclosed use
5. Install 3"x3"x0.238 galvanized plate wallbrakers between foundation slabs and nut

Metal.

- 1 All flooring to be 24 ga G I metal Gravel sprints and beam caps to be 22 ga G I metal
- 2 All framing connections to be Simpson Company or approved equivalent
- 3 Framing:
 - 1) Insulation wooded to the exterior grade CXX Nails 6" on edge 12" in field unless noted otherwise
 - 2) All dimension lumber to be Douglas Fir-Larch, 2x4 standard or better all other #2 or better unless noted otherwise
- 4 All walls to be double palled, and palled joints will not be less than 48" apart Top plate of interior partitions shall be full into exterior wall plate
- 5 Provide operable egress windows at basement and every sleeping room with a minimum clear opening of 5 7/8" (Ground floor egress window 5 1/2") Least operable wall height shall be 24" (Ground floor operable wall shall be 36") If height shall not be more than 44" above the floor (#3130 1)
- 6 Level changes at entries to be minimum 1/2" maximum 7 1/2"
- 7 Exterior bearing wall headers as per framing plans
- 7 Interior beams wall headers to be #2x2 if unless noted
- 8 Plumbing walls to be 2x8 minimum unless approved by plumbing contractor
- 9 Provide blocking for backing Shower rad 84" height Tower rad 42" height Curtain rad. each side of all windows
- 10 All pre-wiring for telephone, TV, Stereo etc. to be coordinated with owner
- 11 All trades to be per manufacturers engineering specifications Trades details to be provided upon framing inspection Trades manufacturer to verify all spans and configurations prior to truck installation
- 12 Trusses shall not bear on interior partitions unless so designed
- 13 Insulation batts to be CXX plywood (or approved equal), no text paper allowed. Use local's & best prices

Thermal Protection-Optional at unconditioned spaces

- 1 Energy efficiency requirements to be reviewed for compliance with Chapter 11 as based on climate zones defined by Figure N1107.1. Local codes may supersede base IRC code. Local design professionals to review plans for compliance.
- 2 Prescriptive envelope requirements (1) a) Below N1101.1 (1)

Interior walls above grade	R-13	1/2" rigid foam insulation
Exterior walls below grade	R-19	R-19 1" rigid framed cavity
Flat ceilings	R-15	R-15 1" rigid foam (50 psf R)
Roofing	R-30	2" rigid foam (50 psf R) 2" R-30
Unvented ceilings (50% or greater)	R-30	2" rigid foam (50 psf R) 2" R-30
Unvented roofs	R-30	2" rigid foam (50 psf R) 2" R-30
Sub-slab perimeter	R-15	1/2" rigid foam 2" above or below grade
- 3 Ground surface of the under-floor space to be covered by Class C vapor retarder or other approved material meeting not less than 12" at joints; at extended not less than 12" up perimeter foundation.
- 4 Insual Class C vapor retarder on the warm in winter side of the insulation in a basement and on roof and roofline and on exterior walls in the thermal envelope.

Finish:

- 1 All finishes to be identified by owner, including cabinets, doors and finish trim, etc
- 2 Flag all exterior doors, windows, and horizontal wood trim as required
- 3 Counter tops to be self edged and coved (as per owner)
- 4 All open frames and glass elements to be minimum 18" above garage floor
- 5 Dowlings-Garage separation as per table P302.9
 - a From the residence and stairs, 12" gypsum board applied to garage side
 - b From the staircase above the garage, 5/8" type 20 gypsum board
 - c Walls and other structural elements supporting assemblies used for separation required to finish this section 12" gypsum board
 - d Ceiling located less than 12" above ceiling, 12" gypsum board on member side of walls within area of
- 6 Strips shall be of an approved lead design, as provide construction plans and details to be approved by the inspector before installation begins
- 7 Minimum glazing and curb requirements of R-306 shall be met.
- 7 Minimum hallway width 36" finish wall to finish wall [R-311.6]



CUSTOM CHANGES

Ref: 20250111

ORIGINAL DESIGN

Associated Designs, Inc.

*This plan is a derivative and has been modified by RedDragon HP from the original Associated Developers, Inc. * stock home plan *

COPYRIGHT

These drawings are the exclusive property of Associated Designers, Inc. Reproduction in whole or in part without the written permission of Associated Designers, Inc. is a violation and subject to penalties under the Copyright Law.

LIMITED LICENSE

*You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.

*You may change or modify the plans. By changing or modifying the plans, you relieve K&D Design LLP and Associated Design, Inc., of all liability associated with the marketed design and plans.

*Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.

"Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to, proper installation of materials, caulking, staining, sanding, finishing, flashing, roofing, weatherstripping and many other small items and details not necessarily indicated on the plans, and over which RedGrip HP and Associated Design, Inc. has no control or responsibility. RedGrip HP and Associated Design, Inc. shall not be held liable for any omissions, omissions, or delinquencies in any form by any party whatsoever.

*You may loan all or part of the plans to third parties including contractors and sub-contractors for the sole purpose of the construction of your home. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.

Associated Presswire, Inc., retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for the use of the plans does not transfer any right, title, or interest in the plans.

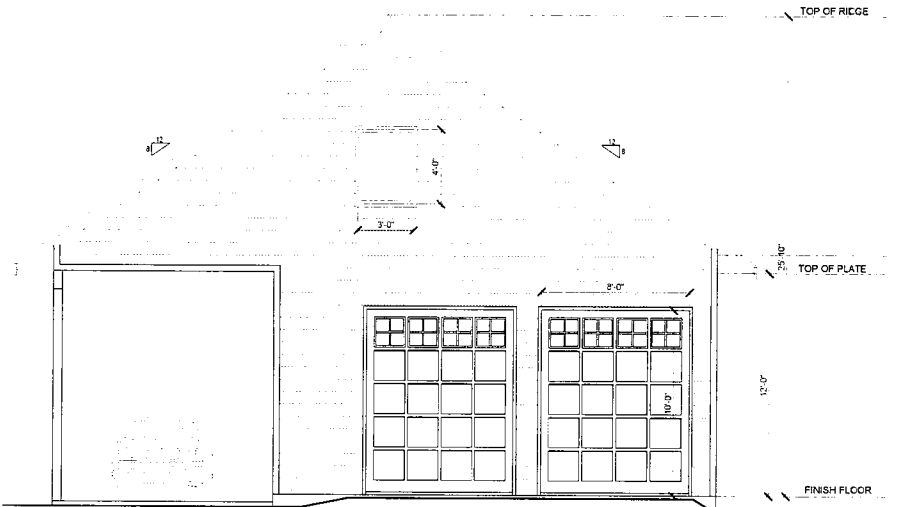
*Unauthorized use or copying of the plays or the designs they depict infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$500,000 per infringement.

The framing notes are a carry over from the original drawings and need to be coordinated and reviewed with a local licensed structural engineer to comply with local codes.

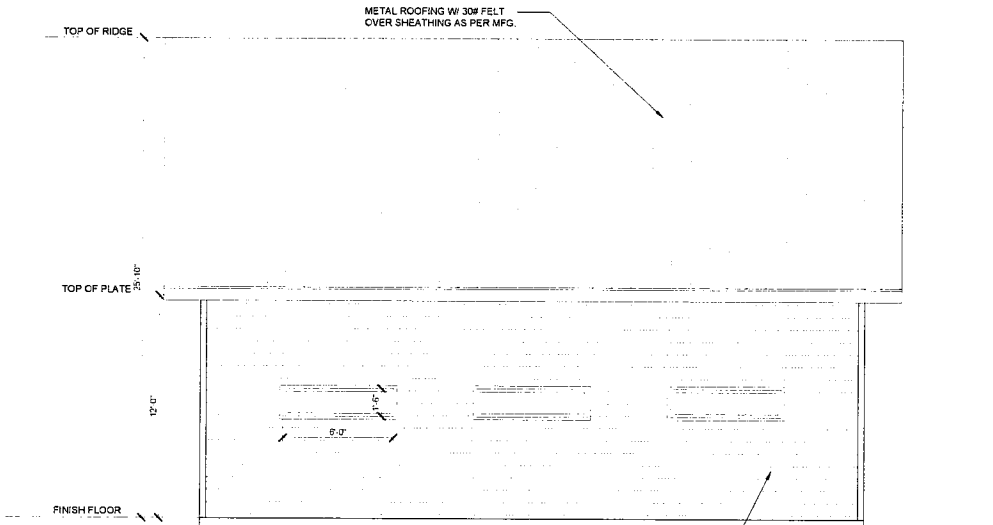
Malcolm Munroe

DATE : JUNE 19 2026
SCALE : AS NOTED
DRAWN BY:
PROJECT : Malcolm Munroe
SHEET

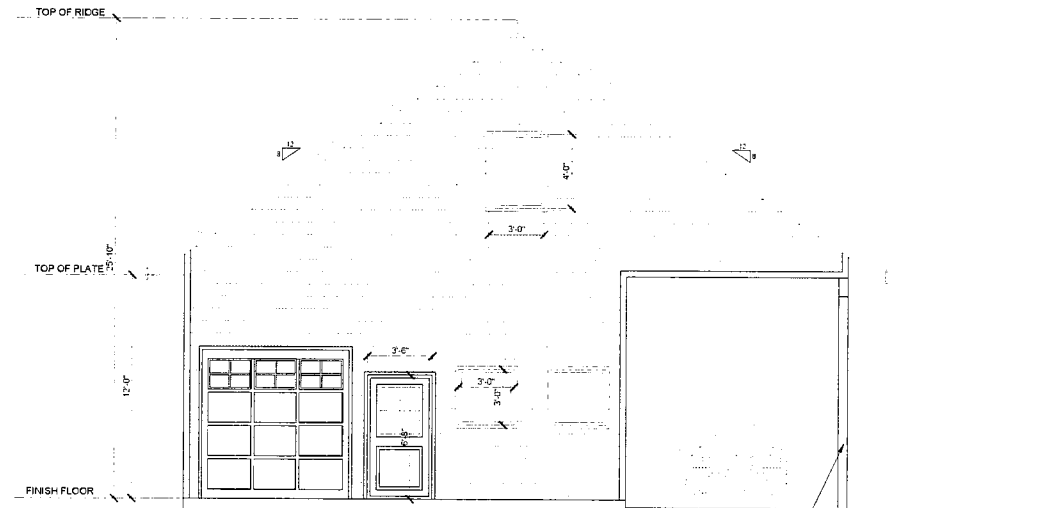
A2.0



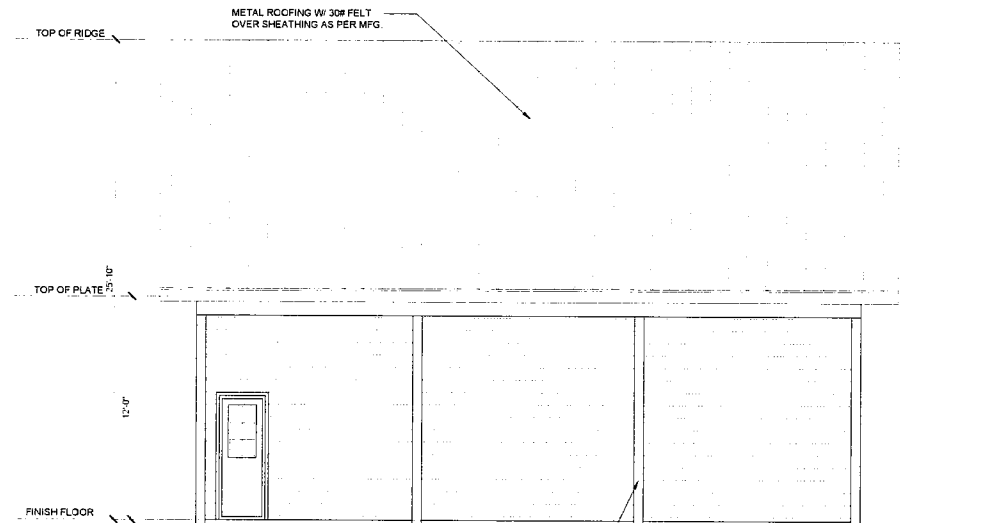
1 FRONT ELEVATION
 A3.0 SCALE:- 1/4" = 1'-0"



2 RIGHT ELEVATION
 A3.0 SCALE:- 1/4" = 1'-0"



3 REAR ELEVATION
 A3.0 SCALE:- 1/4" = 1'-0"



4 LEFT ELEVATION
 A3.0 SCALE:- 1/4" = 1'-0"



CUSTOM CHANGES

ReDesign HP
 ORIGINAL DESIGN
 Associated Designs, Inc.

This plan is a derivative work from multiple
 drawings by ReDesign HP and its original Associated Designs,
 Inc. "as-is" basis plan.

COPYRIGHT

These drawings are the exclusive property of
 Associated Designs, Inc. Reproduction in whole or in
 part without the written permission of Associated
 Designs, Inc. is prohibited and subject to penalties
 as set forth in applicable laws.

LIMITED LICENSE

This drawing is provided for the construction of one and
 only one house or structure on the lot. This drawing is
 not to be used for any other purpose.

This drawing is provided for the construction of one and
 only one house or structure on the lot. This drawing is
 not to be used for any other purpose.

Building codes are subject to change and are subject to
 interpretation. The purchaser is responsible for compliance
 with all local and national building codes, regulations, and
 conditions, which may vary from time to time. The purchaser
 is responsible for obtaining all necessary permits and for
 applying for a building permit and for the construction of the
 building.

Associated Designs, Inc. and its representatives are not
 responsible for the construction of the building. The
 purchaser is responsible for the construction of the building.
 Associated Designs, Inc. and its representatives are not
 responsible for the construction of the building. The
 purchaser is responsible for the construction of the building.

This drawing is provided for the construction of one and
 only one house or structure on the lot. This drawing is
 not to be used for any other purpose.

Associated Designs, Inc. and its representatives are not
 responsible for the construction of the building. The
 purchaser is responsible for the construction of the building.

This drawing is provided for the construction of one and
 only one house or structure on the lot. This drawing is
 not to be used for any other purpose.

Associated Designs, Inc. and its representatives are not
 responsible for the construction of the building. The
 purchaser is responsible for the construction of the building.

Malcolm Munroe

DATE: JUNE 19 2026

SCALE: AS NOTED

DRAWN BY:

PROJECT: Malcolm Munroe

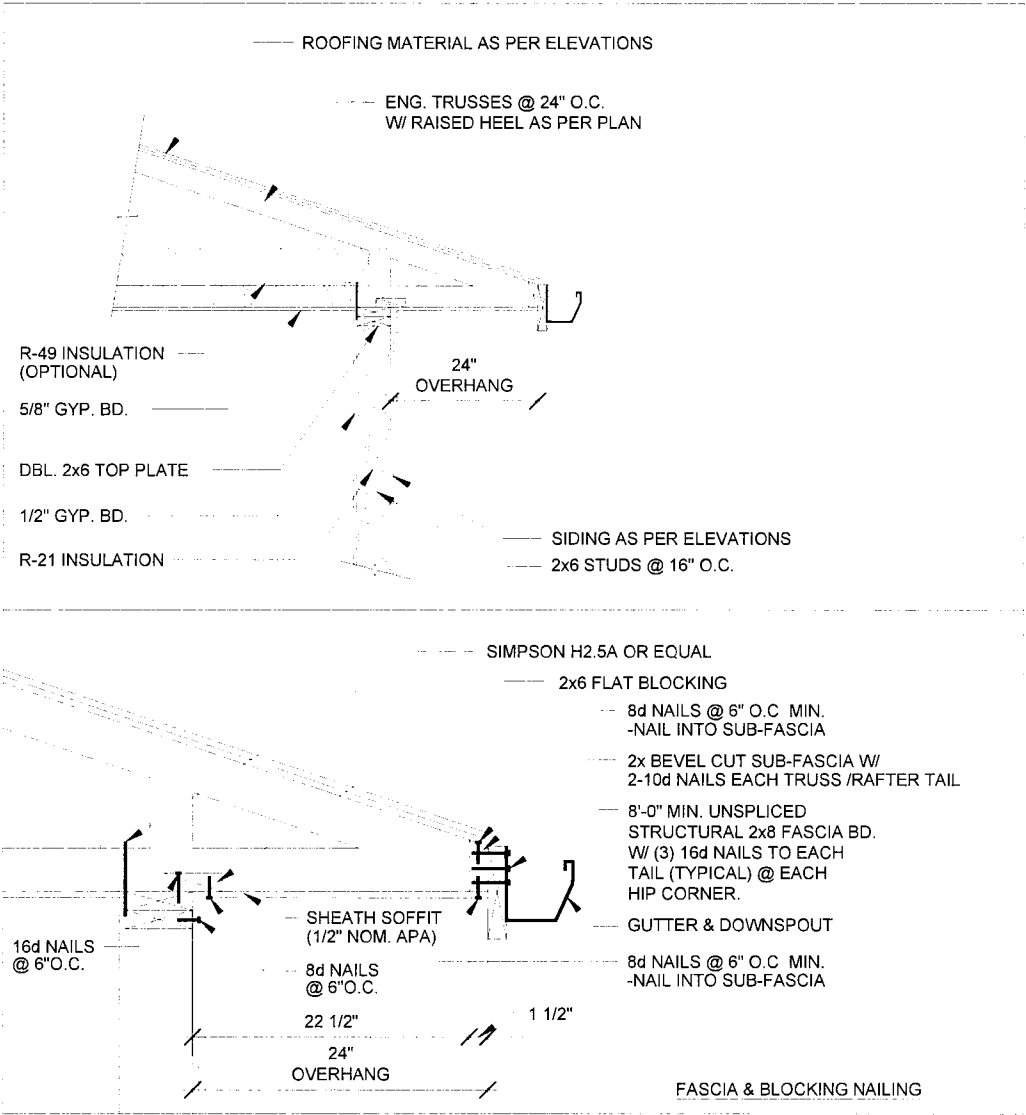
SHEET

A3.0

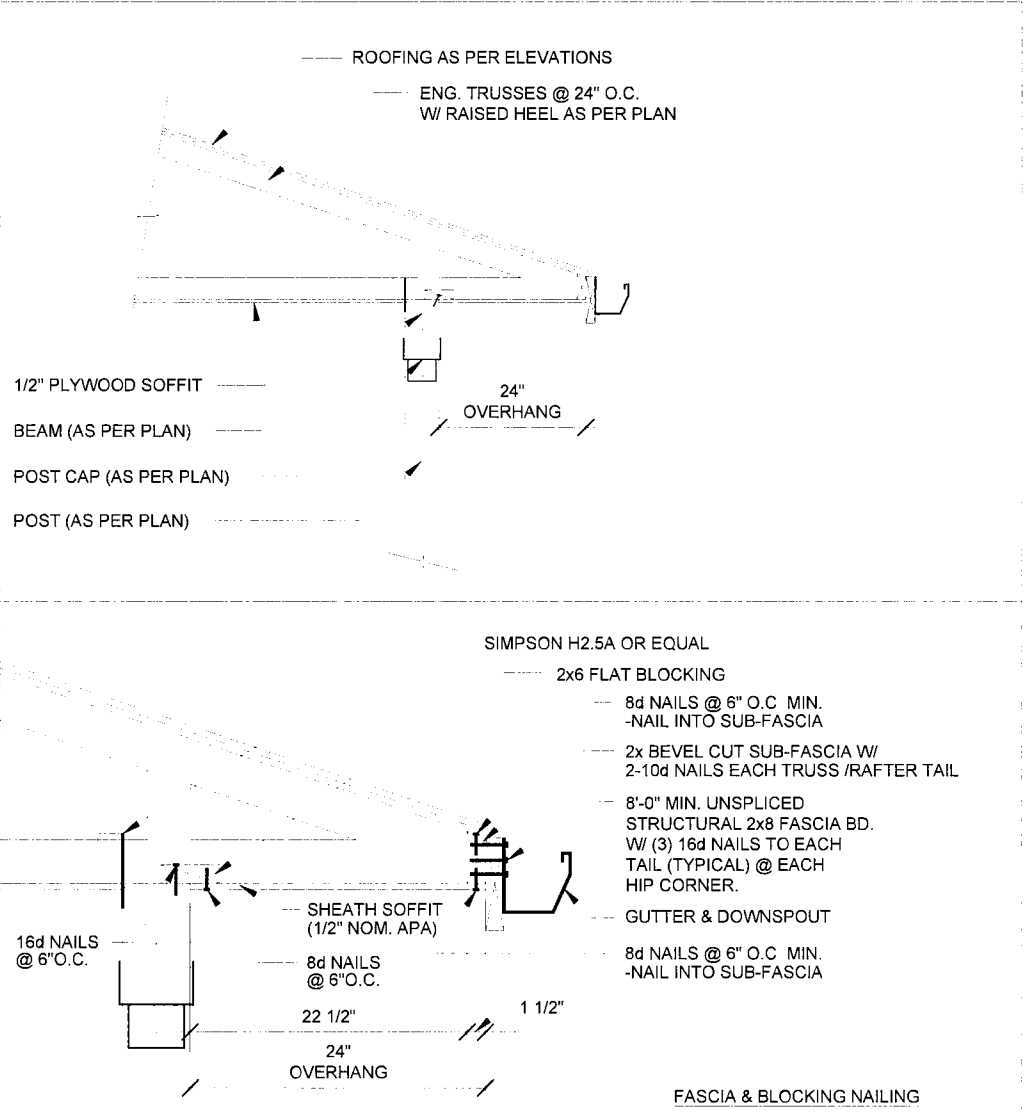
FOR REFERENCE USE ONLY

NOTE:-
THIS SHEET IS FOR REFERENCE ONLY. THE CONTENT ON THIS SHEET WAS CREATED BY THE ORIGINAL DESIGNER OF THIS PLAN. THIS CONTENT HAS BEEN INCLUDED IN THE DRAWINGS SET TO CONVEY THE INTENT OF THE ORIGINAL DESIGN. NO CHANGES OR UPDATES HAVE BEEN MADE TO THE CONTENT ON THIS SHEET, THEREFORE IT MAY NOT CORRESPOND WITH THE OTHER SHEETS IN THIS DRAWING SET. ReDesign HP DOES NOT ENDORSE AND / OR TAKE RESPONSIBILITY FOR THE CONTENT ON THIS SHEET. IT IS THE RESPONSIBILITY OF THE BUILDER TO ASSURE THAT ALL WORK IS IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES.

NOTES
USE METAL FASTENERS AT ALL BEAM TO SUPPORT MEMBERS
TYPICAL ROOF PITCH IS 8" IN 12"
SOLID BLOCKING OF POSTS AT BEAM, HEADER AND POINT LOADS TO BE 2x STUDS
NAILED TOGETHER TO MATCH THE WIDTH OF THE SUPPORTING MEMBER ABOVE
(EX: (2) 2x STUDS @ 4" BEAM, (3) 2x STUDS @ 9" BEAM, ETC.)
(EX: (2) 2x STUDS @ 2-PLY TRUSS, (3) 2x STUDS @ 3-PLY TRUSS, ETC.)
SEE FLOOR PLAN FOR HEADER SIZES
TRUSS MFG. TO VERIFY ALL DIMENSIONS PRIOR TO TRUSS ASSEMBLY
PROVIDE 22"x30" ATTIC ACCESS TO ANY ATTIC AREA WITH CLEAR HEIGHT GREATER THAN 30"
ALL NAILING TO BE IN COMPLIANCE W/ IRC TABLE 602.3(1)
OR IRC TABLE 2304.5.1
LOCAL PROFESSIONAL TO VERIFY STRUCTURAL MEMBERS CAPACITY TO SUPPORT LOADS AS REQUIRED BY SITE CONDITIONS AND LOCATION PRIOR TO CONSTRUCTION



DRT28 09/15/14



CUSTOM CHANGES

Malcolm HP
ORIGINAL DESIGN
Associated Designs, Inc.

COPYRIGHT

This drawing is the exclusive property of Associated Designs, Inc. Reproduction in whole or in part without the written permission of Associated Designs, Inc. is prohibited and subject to penalties under the Copyright Laws.

LIMITED LICENSE

"You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.
"You may change or modify the plans, by changing or substituting the plan, from ReDesign HP and Associated Designs, Inc. at all liability associated with the modified design and plan.
"Building codes are subject to various changes and interpretation. The purchaser is responsible for compliance with all local and national building codes, ordinances, and conditions, relative to construction, and structure of design. A licensed engineer should review any plan before any apply for a building permit and before construction begins.
"Find alterations of materials as the responsibility of the purchaser and not ReDesign HP and Associated Designs, Inc. ReDesign HP and Associated Designs, Inc. are not liable for proper selection of materials, method, change, content, including, building, framing, construction, and many other small items and details not explicitly indicated on the plans, and are not ReDesign HP and Associated Designs, Inc. has no control or responsibility. ReDesign HP and Associated Designs, Inc. do not hold liable for any errors, omissions, or alterations in any form by any party whatsoever.
"You may lease all or part of the plans to third parties including contractors and sub-contractors for the sole purpose of the construction of one house. You agree to protect all rights of the plans after construction is completed. Violation of copyright and building codes may result in the loss of the plans.
"Associated Designs, Inc. retains copyright ownership of the original plans and a written copyright notice of the plans. You agree to pay for the plans of the plans, does not transfer any right, title, or interest in the plans.
"Construction or use of the plans, in the absence of any explicit written agreement under the copyright act, is prohibited. Violation of copyright and building codes may result in the loss of the plans.
The framing notes are a carry over from the original drawings and need to be coordinated and reviewed with a local licensed structural engineer to comply with local codes.

Malcolm Munroe

DATE : JUNE 19 2026
SCALE : AS NOTED
DRAWN BY :
PROJECT : Malcolm Munroe
SHEET :

REF.1

**Development Authority Written Submission to the
Subdivision and Development Appeal Board (SDAB)**

Property Address	10220 109 Street
Application #	PLRES20260569
Date of Written Submission	August 24, 2026
Development Authority	Jaxon Freitag

1. Zone and Use Class

The Appellant is appealing against the development permit approval for a Detached Garage (10.97m x 10.97m) with variances granted to specific development regulations. This detached garage is to be constructed in the rear yard of the site, and we will be accessed from the rear lane. This property is districted as R1 – Single Detached Residential District.

2. Policy Framework

The property is located within the Old Fort neighborhood. The primary land use type is low density residential housing with rear lanes.

The applicable Land Use Bylaw C23-20 (LUB) sections are:

Section 3.3. Variance To Regulations

3.3.1. The Development Authority may approve or conditionally approve an application for a development that does not comply with this Bylaw, if in the opinion of the Development Authority:

- (a) The proposed development would not:
 - i. Unduly interfere with the amenities of the neighbourhood; or
 - ii. Materially interfere with or affect the use, enjoyment, safety or value of neighbouring land.

Part 6 Residential Land Use Districts

6.2.2. Unless otherwise provided for in a specific Land Use District, accessory buildings shall:

- (a) Not exceed 5.0m in height;
- (b) Not exceed 3.0m in height for vertical exterior walls;

6.12.4. R1 Site Development Regulations

(e) Site Coverage:

55% maximum for all buildings and structures where principal building is one storey.

15% maximum total lot coverage for all accessory buildings. Sites under 493.0m² are excluded from maximum coverage of 15%.

DA Written Submission to SDAB cont ...

3. Relevant Background

June 29, 2026: A Development Permit Application was submitted for the construction of an oversized detached garage with a proposed floor area of 1,295.34 sq. ft.

July 2, 2026: The development permit application was deemed incomplete. The applicant was asked to provide clearer drawings illustrating the building height and to update the site plan to accurately show setbacks and existing buildings.

July 9, 2026: The development permit application was deemed complete.

July 15, 2026: The Development Authority issued a decision approving Development Permit Application PLRES20260569 authorizing an oversized detached garage with variances to be constructed.

July 15, 2026: The Development Authority sent notices to adjacent properties in accordance with Section 3.1.3. of LUB.

4. Regulation Review and Related Justification

The proposed development is for a detached garage, which is permitted as an accessory building on the subject property. The proposed detached garage has a total height of 7.87m from grade to peak and a vertical exterior wall height of 3.66m. Also, adding other accessory buildings on the site will result in exceeding the maximum site coverage for accessory developments in the R1 District.

Section 6.2.2 of the LUB provides that, unless otherwise specified in a particular land use district, accessory buildings shall:

- not exceed 5.0 m in height; and
- not exceed 3.0 m in height for vertical exterior walls.

Accordingly, the proposed development requires a variance to both the maximum overall height and maximum vertical wall height.

The Development Authority determined that the additional height would not unduly interfere with the use and enjoyment of neighbouring properties as it is situated in the rear yard and there are mature trees blocking its view and other accessory developments on neighboring properties. The Old Fort neighbourhood is an established residential area characterized by mature vegetation and trees. The existing mature trees provide substantial screening and mitigate the visual impact of the proposed detached garage from surrounding properties. As a result, the increased building height is not expected to create an undue visual impact or negatively affect the established character of the neighbourhood.

DA Written Submission to SDAB cont ...

On this basis, the Development Authority is satisfied that the requested variance to the maximum accessory building height and vertical wall height is reasonable and therefore considered appropriate and supportable.

The submitted site plan identifies a total accessory building site coverage of approximately 24.82%. Section 6.12.4(e) establishes a maximum total lot coverage of 15% for all accessory buildings for sites greater than 493.0m². This site is approximately 581m² and would require a variance to allow this detached garage to be constructed with existing accessory developments to remain.

The Development Authority is of the opinion based on the existing conditions of the site and adjacent properties, a variance to the 15% maximum accessory building lot coverage is reasonable and would not impact on the use and enjoyment of surrounding properties. This opinion was based on the following rationale:

Section 6.12.4(e) permits a maximum total lot coverage of 55% for all buildings and structures where the principal building is one story. When the principal building and accessory buildings are considered together, the total site coverage is approximately 39.5%, which is 15.5% below the permitted maximum of 55%.

Given that the overall site coverage remains well within the maximum permitted under Section 6.12.4(e), the existing vegetation in the area, and size of the property it is reasonable to authorize this variance.

5. Recommended Alternatives for SDAB Consideration.

1. The SDAB may overturn the decision and refuse the development permit.
2. The SDAB may overturn the decision and require the detached garage to comply with all regulations in Land Use Bylaw C23-20.
3. The SDAB may overturn the decision and allow the development permit to proceed authorizing variances at their discretion to Sections 6.2.2 and 6.12.4(e) in accordance with Section 3.3.1 (a).

6. Attachments.

Attachment A: Development Permit PLRES2026569 (Approval)

Attachment B: PLRES20260569 Site Plan

**DEVELOPMENT PERMIT****PLRES20260569****Lot 10, Block 41, Plan 5134HW****10220 109 ST, Fort Saskatchewan, AB T8L2K8**

This document is a record of Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit and the Fort Saskatchewan Land Use Bylaw, as amended.

Scope of Application

Rear Detached Garage

Development Permit Decision

Approved

Development Authority

Jaxon Freitag

CONDITIONS OF DEVELOPMENT APPROVAL

1. This Development Permit only authorizes a/an: **Rear Detached Garage (10.97m x 10.97m) (1295.34 sq. ft.)**. All subsequent development requires development and/or building permits. Confirmation of permitting requirements may be obtained from the City of Fort Saskatchewan Planning & Development Department (780) 992-6198.

- 1.1. Development shall proceed in accordance to the approved and stamped site plan (subject to revisions if noted below).
 - (A) Site Plan
 - (B) GARAGE PLANS (Sheet A1 through A3)

ANY MODIFICATIONS TO ANY OF THE ABOVE-MENTIONED APPROVED PLANS REQUIRES WRITTEN APPROVAL FROM THE DEVELOPMENT AUTHORITY.

- 1.2. Developer is responsible for completing all the conditions of this Development Permit.
- 1.3. A variance of 2.87 m from the maximum permitted accessory building height of 5.0 m, resulting in a total building height of 7.87 m, and a variance of 0.66 m from the maximum permitted vertical wall height of 3.0 m, resulting in a wall height of 3.66 m, is approved. The variances are granted for the following reasons: The Development Authority considers existing mature trees in the area are expected to effectively screen the detached garage, minimizing the visual impact of the increased building height. The Development Authority is satisfied that the proposed variances will not unduly interfere with the use or enjoyment of neighboring properties and are compatible with the surrounding area.
- 1.4. A variance of 9.82% from the maximum permitted 15% total lot coverage for all accessory buildings on a 493.0 m² lot is approved. The variance is granted because the Development Authority is of the opinion that the 9.82% increase is minor in nature and is justified based on the overall merits of the proposed development. The Development Authority further concludes that the variance will not adversely affect the use and enjoyment of neighboring properties and that the proposed development remains within the maximum 55% total lot coverage permitted for a property where the principal building is more than one story in height.



DEVELOPMENT PERMIT

PLRES20260569

Lot 10, Block 41, Plan 5134HW

10220 109 ST, Fort Saskatchewan, AB T8L2K8

2. The applicant is responsible for ensuring that any application for a building permit for this development is aligned with this approved development permit.

Advisements:

1. An approved Development Permit means that the proposed development has been reviewed against the provisions of the City of Fort Saskatchewan Land Use Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the Building Codes, Safety Codes or any caveats, covenants or easements that might be attached to the Site.
2. The applicant/owner shall be responsible for compliance with all applicable Federal, Provincial and Municipal laws, regulations and standards, as well as ensuring compliance with and be responsible for obtaining all applicable permits, licenses and approvals at their own expense.
3. The City of Fort Saskatchewan does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City, in issuing this development permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on or within the property.
4. Storm leaders shall not be connected directly into a storm sewer without prior authorization from the City in accordance with Sewer Bylaw C24-21.
5. An appeal of the decision or conditions of the permit may be commenced by submitting written notice to the Secretary of the Subdivision and Development Appeal Board. To file an appeal, please complete a Notice of Appeal Form located at www.fortsask.ca and submit to: sdab@fortsask.ca.

DATE OF DECISION:

July 15, 2026

FINAL DATE TO FILE AN APPEAL*:

August 05, 2026



DEVELOPMENT AUTHORITY

*Please be advised that the validity of the Development Permit may be suspended or revoked subject to an appeal.



DEVELOPMENT PERMIT

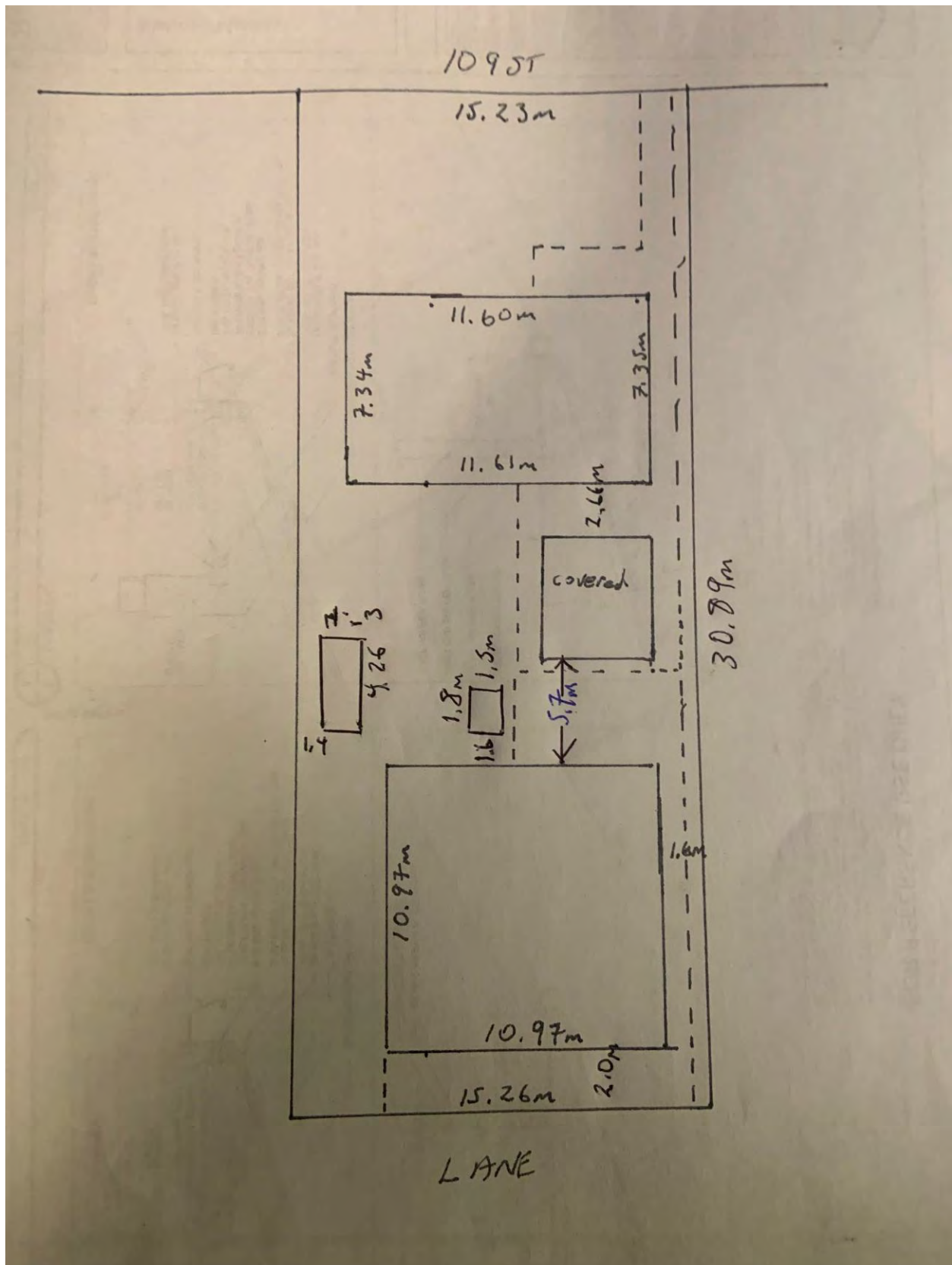
PLRES20260569

Lot 10, Block 41, Plan 5134HW

10220 109 ST, Fort Saskatchewan, AB T8L2K8

DEVELOPMENT RELATED INFORMATION

- **Please be aware of National Building Code changes as required.**
- The applicant/builder shall ensure a remote wire for the water meter is installed as per the attached information.
- Water valves shall be raised to final grade and shall be in proper working order prior to occupancy or before pouring concrete for the driveway. If the valve is damaged during construction, the builder or builder's representative shall repair it. If a damaged valve is not repaired, the City of Fort Saskatchewan will repair it and charge the costs to the builder.
- Please contact Utility Safety Partners at <https://utilitysafety.ca/> at least two days prior to construction for utility locates.
- If there are overhead power lines located on or adjacent to this property please ensure you contact Fortis Alberta regarding your proposed development before commencing any excavation or construction related to this development.
- Excavation permits for underground water/sewer & storm sewer are available from the City of Fort Saskatchewan Public Works Department. Please visit <https://www.fortsask.ca/city-hall/applications-licences-permits-and-inspections/building-and-renovating/excavations/> for more information.
- **Storm Sewer, Sanitary Sewer and Water connections must be inspected prior to backfill and follow the procedures outlined in the attached documents (if required) prepared by the City of Fort Saskatchewan.**
- Building, Electrical, Underground Electrical, Plumbing & Gas permits are available from the City of Fort Saskatchewan Planning & Development Department. Please visit <https://www.fortsask.ca/city-hall/applications-licences-permits-and-inspections/electrical-plumbing-and-gas-permits/> for more information.
- Building inspections (foundation, framing, insulation and final) are to be undertaken prior to occupancy. Occupancy of the building shall not occur until final inspection of Building, and any required Electrical, Plumbing & Gas permits are issued, applicable safety codes are met and the Occupancy Certificate is issued.
- The City of Fort Saskatchewan requires all businesses located within the city to possess a Business License. Please visit <https://www.fortsask.ca/en/doing-business/business-licences.aspx> for more information.
- The City of Fort Saskatchewan advises that Community Standards Bylaw C1-21, (Sections 1(u) and 4(a)(iv)) is in effect limiting noise from 10:00 p.m. to 7:00 a.m. Monday through Friday and 10:00 p.m. to 9:00 a.m. Saturday, Sunday and Statutory Holidays.
- Please contain all onsite waste appropriately in order to maintain the high visual standard of our community.
- The use of coal/straw, or other odour causing methods of ground thawing is prohibited.
- Please be advised that the Alberta Weed Control Act and Regulations are in effect.
- The City of Fort Saskatchewan is located on Treaty 6 territory and Métis Nation of Alberta District 11. We recognize that we stand upon land that carries the footsteps of many Indigenous Peoples, including the Nehiyawak, Dene, Blackfoot, Saulteaux, Nakota Sioux, and Métis. The City honours the First Peoples of this land and is committed to fostering reconciliation through relationship building, knowledge gathering, and education.





CUSTOM CHANGES

ReDesign HP

ORIGINAL DESIGN

Associated Designs, Inc.

"This plan is a derivative and has been modified by ReDesign HP from the original Associated Designs, Inc.'s stock home plan."

COPYRIGHT

These drawings are the exclusive property of Associated Designs, Inc.. Reproduction in whole or in part without the written permission of Associated Designs, Inc., is in violation and subject to penalties under the Copyright Laws.

LIMITED LICENSE

"You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.

"You may change or modify the plans. By changing or modifying the plans, you relieve ReDesign HP and Associated Designs, Inc., of all liability associated with the modified design and plans.

"Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural designs. A licensed engineer should review your plans before you apply for a building permit and before construction begins.

"Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, sealing, glazing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which ReDesign HP and Associated Designs, Inc., has no control or responsibility. ReDesign HP and Associated Designs, Inc., shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

"You may loan all or part of the plans to third parties including contractors and sub-contractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.

Associated Designs, Inc., retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for the use of the plans does not transfer any right, title, or interest in the plans.

"Unauthorized use or copying of the plans, or the design they depict infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.

The framing notes are a carry over from the original drawings and need to be coordinated and reviewed with a local licensed structural engineer to comply with local codes.

Malcolm Munroe

DATE	: JUNE/19/2026
SCALE	: AS NOTED
DRAWN BY:	-----
PROJECT	: Malcolm Munroe
SHEET	

C.S.



WIND ZONE NOTES

1. VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS.
2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609.

HEADER SPANS FOR LOAD BEARING WALLS:

- SINGLE STORY:
- 2 PLY 2X6" 4'-2" MAX
 - 2 PLY 2X8" 5'-4" MAX
 - 2 PLY 2X10" 7'-6" MAX

- 2 STORY:
- 2 PLY 2X6" 3X7" MAX
 - 2 PLY 2X8" 4X8" MAX
 - 2 PLY 2X10" 6X2" MAX

- 2 PLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS
- OSB BETWEEN ALL HEADER PLIES
- NO BOXED HEADERS

REFER TO IRC R602.7 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS

NOTE:
ROOF OVERHANG ON NEW CONSTRUCTION TYPICAL 12" FROM FACE OF BRICK UNLESS OTHERWISE NOTED.

GENERAL CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION BUILDING SYSTEMS PER IRC CODE (SECTION R806). SYSTEMS TO BE USED TO MEET ROOF VENTILATION REQUIREMENTS ARE AS FOLLOWS: CONTINUOUS RIDGE VENTS, POWER VENTS, BOX VENTS, AND GABLE/DORMER VENTS WHEN APPROVED BY OWNER.

SOFFIT VENTS TO BE USED ONLY IN ACCORDANCE W/IRC CODE (SECTION R302 AND TABLE R302.1) TO ACCOMMODATE APPROPRIATE FIRE SEPARATION DISTANCES.

DRAWING INDEX	
C.S	COVER SHEET
A1.0	FOUNDATION, FIRST FLOOR PLAN, ROOF, FIRST FLOOR ELECTRICAL PLAN & SECTION
A1.1	ELEVATIONS
REF-1	REFERENCE DRAWING

GENERAL MATERIALS:

1. EXTERIOR WALLS:
 - BRICK VENEER
 - REINFORCED CEMENTITIOUS SIDING
 - "TYVEK" BUILDING WRAP
 - 1/2" O.S.B. SHEATHING
 - R-19 BATT INSULATION
 - 2X4 STUDS @ 1'-4" O.C.
 - 1/2" GYPSUM BOARD INTERIOR
2. INTERIOR WALLS:
 - 2X4 STUDS @ 1'-4" O.C.
 - 1/2" GYPSUM BOARD ON BOTH SIDES
3. CEILING:
 - 2X JOISTS @ 1'-4" O.C.
 - 1/2" GYPSUM BOARD
 - R38 INSULATION
4. ROOF SYSTEM:
 - 30 YEAR FIBERGLASS SHINGLES
 - #15FELT
 - 1/2" O.S.B. OR CDX PLYWOOD
 - 2X6 RAFTERS @ 2'0" O.C.
 - (CONFIRM W/ LOCAL CODE)

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION.

PROTECTION AGAINST TERMITES:

1. SUBTERRANEAN TERMITE CONTROL IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.
2. CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL.
3. PRESSURE-TREATED AND NATURALLY RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER.
4. FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4.

AREA CALCULATION

GARAGE	864 SQ.FEET
CARPORT	432 SQ.FEET
STORAGE	561 SQ.FEET
TOTAL AREA	1857 SQ.FEET

WINDOW EGRESS NOTES

1. R311.1 - MEANS OF EGRESS. DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
2. R310.2.1 - MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM). EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).
3. R310.2.3 - WINDOW SILL HEIGHT, WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.4.1.
4. R310.4.1 - WINDOW WELLS. THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.9 M2), WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.4.2 -SHALL BE PERMITTED TO ENCRoACH NOT MORE THAN 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
5. R310.4.2 - LADDER AND STEPS. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.7. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
6. R312.2 - WINDOW FALL PROTECTION. WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.
7. R312.2.1 - WINDOW OPENING HEIGHT. IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
 1. OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION.
 2. OPERABLE WINDOWS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
 3. R312.2.2 - EMERGENCY ESCAPE AND RESCUE OPENINGS. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTIONS R310.2.1 AND R310.2.2.

GENERAL NOTES:

1. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
3. ATTIC SPACES MUST PROVIDE 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF AREA UNLESS CONDITIONED SPACE. (ATTICS R.906)
4. ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
5. ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
7. DRYER VENT MUST HAVE MAX LENGTH 35'
8. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
9. ALL WOOD FRAMING SHALL BE NO. 2 GRADE - SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R802.5.1 (2) OF THE I.R.C. 2021 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO ELEVATION SHEET FOR SPANS)
10. RE. SEC. 308 GLAZING IN HAZARDOUS LOCATIONS & TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 I.R.C. 2021)
11. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 32" ON CENTER HORIZONTALLY AND 24" VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQ. FEET OF WALL PER SECTION R703.8.4.1 IF APPLICABLE.
12. VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.

CODE DISCLAIMER:

1. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
3. ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOIST SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2021 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
4. ALL FOUNDATION AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.



CUSTOM CHANGES

ReDesign HP

ORIGINAL DESIGN

Associated Designs, Inc.

"This plan is a derivative and has been modified by ReDesign HP from the original Associated Designs, Inc.® stock home plan."

COPYRIGHT

These drawings are the exclusive property of Associated Designs, Inc.. Reproduction in whole or in part without the written permission of Associated Designs, Inc., is in violation and subject to penalties under the Copyright Laws.

LIMITED LICENSE

*You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.

*You may change or modify the plans. By changing or modifying the plans, you release ReDesign HP and Associated Designs, Inc., of all liability associated with the modified design and plans.

*Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural designs. A licensed engineer should review your plans before you apply for a building permit and before construction begins.

*Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, sealing, glazing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which ReDesign HP and Associated Designs, Inc., has no control or responsibility. ReDesign HP and Associated Designs, Inc., shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

*You may loan all or part of the plans to third parties including contractors and sub-contractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.

Associated Designs, Inc., retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for the use of the plans does not transfer any right, title, or interest in the plans.

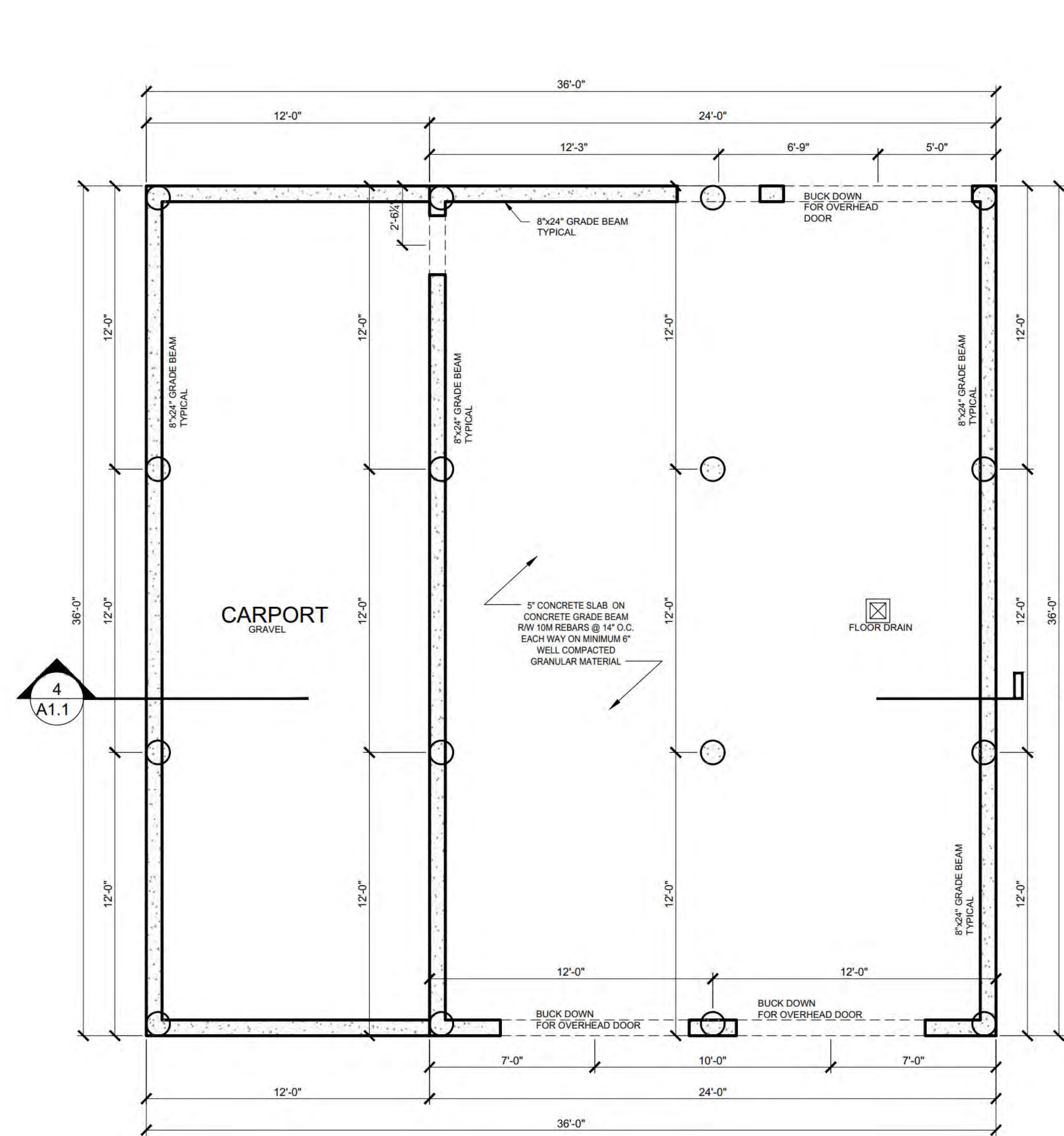
*Unauthorized use or copying of the plans, or the design they depict infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.

The framing notes are a carry over from the original drawings and need to be coordinated and reviewed with a local licensed structural engineer to comply with local codes.

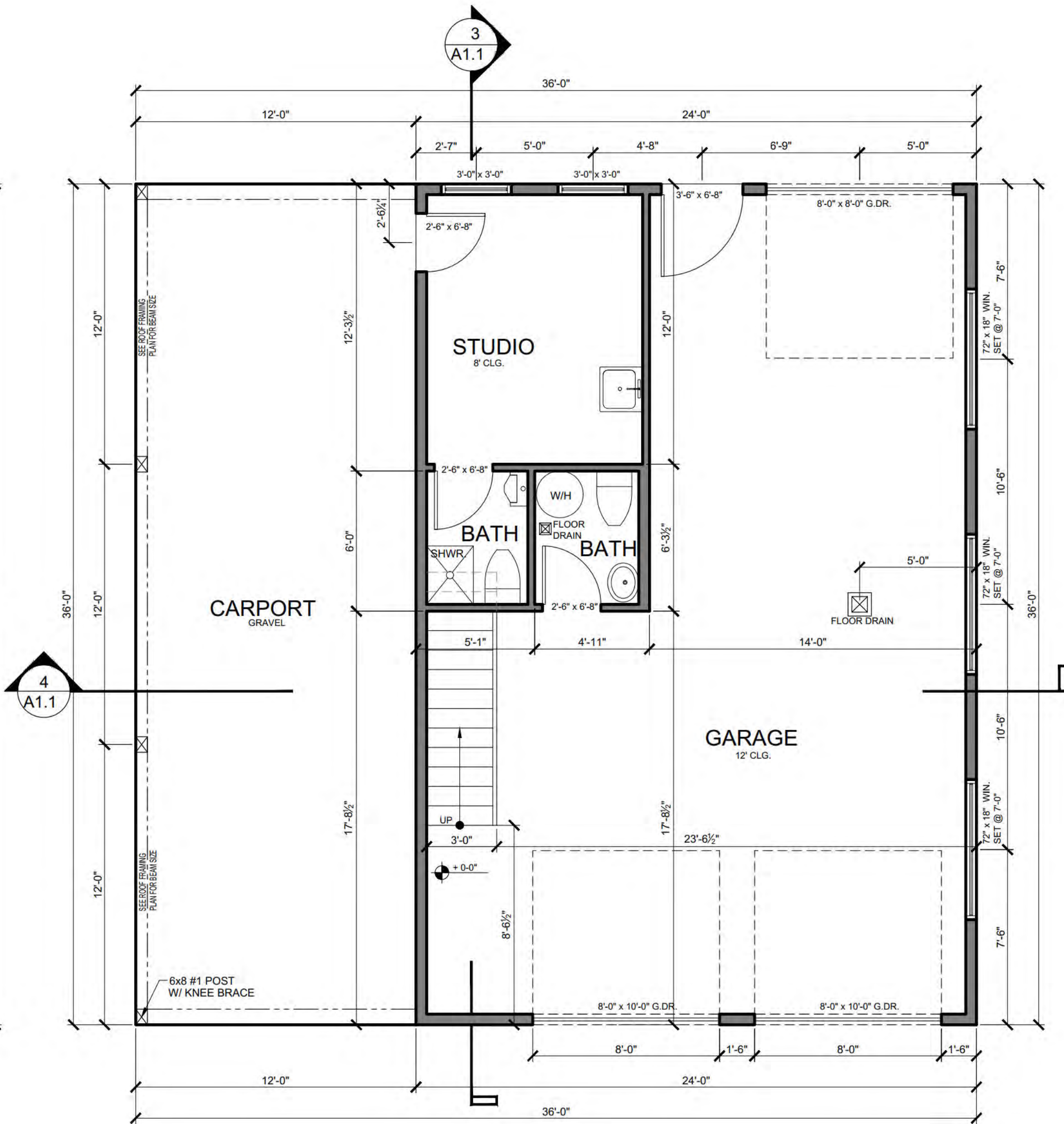
Malcolm Munroe

DATE	: JUNE/19/2026
SCALE	: AS NOTED
DRAWN BY:	-----
PROJECT	: Malcolm Munroe
SHEET	

A1.0



1 SLAB FOUNDATION PLAN
A1.0 SCALE:- 1/4" = 1'-0"



2 FIRST FLOOR PLAN
A1.0 SCALE:- 1/4" = 1'-0"

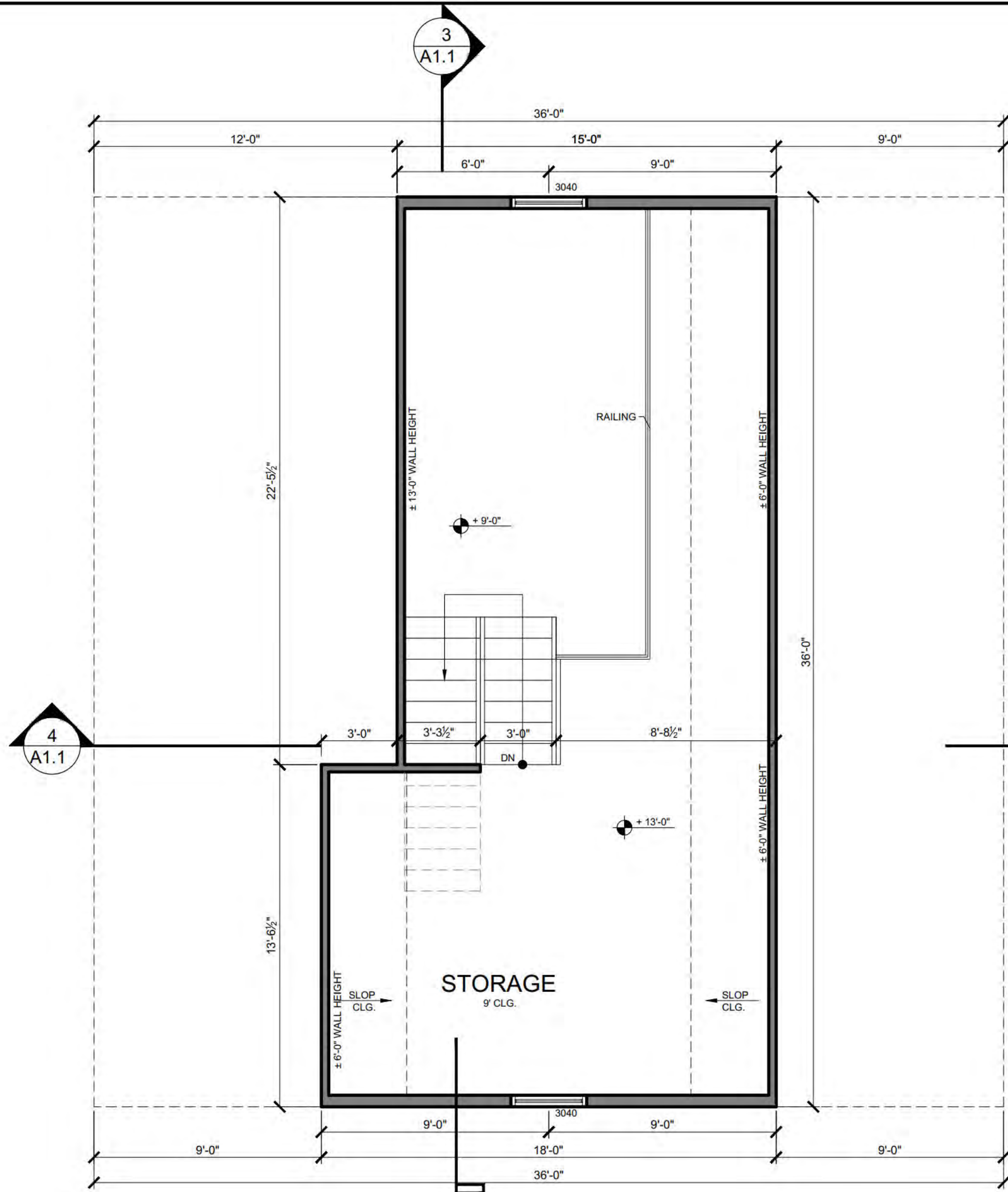
NOTES:

- EXTERIOR WALL HEADERS TO BE 4x8
- 6x DFL W/ 2" RIGID INSULATION UNLESS NOTED OTHERWISE
- INTERIOR BEARING WALL HEADERS TO BE 4x8 UNLESS NOTED OTHERWISE
- SOLID BLOCKING OF POSTS AT BEAM, HEADER AND POINT LOADS TO BE 2x STUDS NAILED TOGETHER TO MATCH THE WIDTH OF THE SUPPORTING MEMBER ABOVE (EX: (2) 2x STUDS @ 4x BEAM, (3) 2x STUDS @ 6x BEAM, ETC.) UNLESS NOTED OTHERWISE
- COORDINATE PREWIRE FOR TV, STEREO, TELEPHONE AND SECURITY SYSTEM WITH OWNER
- MECHANICAL SYSTEM TO BE DESIGNED BY MECHANICAL CONTRACTOR TO MEET OWNERS NEEDS AND COMPLY WITH LOCAL CODES
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
- TYPICAL ANGLE IS 45° UNLESS NOTED OTHERWISE
- ALL NAILING TO BE IN COMPLIANCE W/ IRC TABLE R602.3(1) OR IBC TABLE 2304.5.1
- LOCAL PROFESSIONAL TO VERIFY STRUCTURAL MEMBERS CAPACITY TO SUPPORT LOADS AS REQUIRED BY SITE CONDITIONS AND LOCATION PRIOR TO CONSTRUCTION
- USE METAL FASTENERS AT ALL BEAM TO SUPPORT MEMBERS. TYPICAL ROOF PITCH IS 6" IN 12". SOLID BLOCKING OF POSTS AT BEAM, HEADER AND POINT LOADS TO BE 2x STUDS NAILED TOGETHER TO MATCH THE WIDTH OF THE SUPPORTING MEMBER ABOVE (EX: (2) 2x STUDS @ 4x BEAM, (3) 2x STUDS @ 6x BEAM, ETC.) (EX: (2) 2x STUDS @ 2-PLY TRUSS, (3) 2x STUDS @ 3-PLY TRUSS, ETC.) SEE FLOOR PLAN FOR HEADER SIZES. TRUSS MFG. TO VERIFY ALL DIMENSIONS PRIOR TO TRUSS ASSEMBLY. PROVIDE 22"x30" ATTIC ACCESS TO ANY ATTIC AREA WITH CLEAR HEIGHT GREATER THAN 30". ALL NAILING TO BE IN COMPLIANCE W/ IRC TABLE 602.3(1) OR IBC TABLE 2304.5.1. LOCAL PROFESSIONAL TO VERIFY STRUCTURAL MEMBERS CAPACITY TO SUPPORT LOADS AS REQUIRED BY SITE CONDITIONS AND LOCATION PRIOR TO CONSTRUCTION

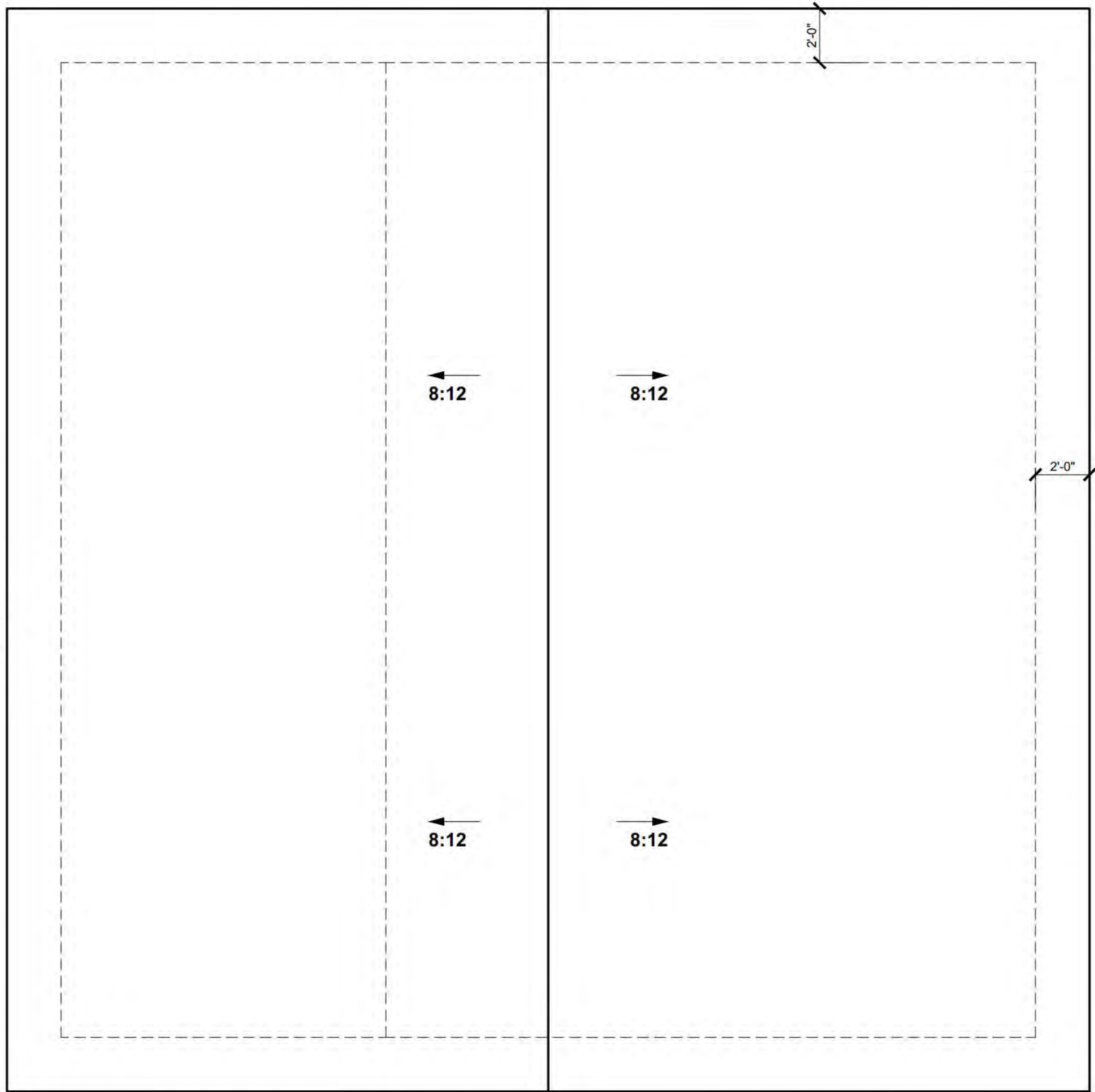
LIGHTING LEGEND:

- 24"x48" LED FIXTURE
- UNDER CABINET LED LIGHTING
- CEILING LIGHT
- RECESSED CEILING LIGHT
- RECESSED EYEBALL CEILING LIGHT
- HANGING CEILING LIGHT
- WALL MOUNTED LIGHT
- SMOKE DETECTOR
- FAN (VENT TO OUTSIDE)
- WALL OUTLET
- SPLIT WIRED SWITCHED OUTLET
- WALL OUTLET, GROUND FAULT INTERRUPT
- WALL OUTLET, WATER PROOF GROUND FAULT INTERRUPT
- SWITCH
- 3 WAY SWITCH
- TELEVISION CABLE JACK
- TELEPHONE JACK
- GARAGE DOOR OPENER
- PHOTOCELL
- FLOOD LIGHTS. OPTIONAL MOTION DETECTORS AS PER OWNER
- NOTES:
- GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110 VOLT, SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED OUTSIDE, IN GARAGE, BATHROOMS, WITHIN 72" OF KITCHEN SINK OR ABOVE KITCHEN COUNTERS.
- COORDINATE PREWIRE FOR STEREO, TELEVISION, TELEPHONE, AND SECURITY SYSTEM WITH OWNER.
- MECHANICAL SYSTEM TO BE DESIGNED BY MECHANICAL CONTRACTOR TO MEET OWNERS NEEDS AND COMPLY WITH LOCAL CODES.

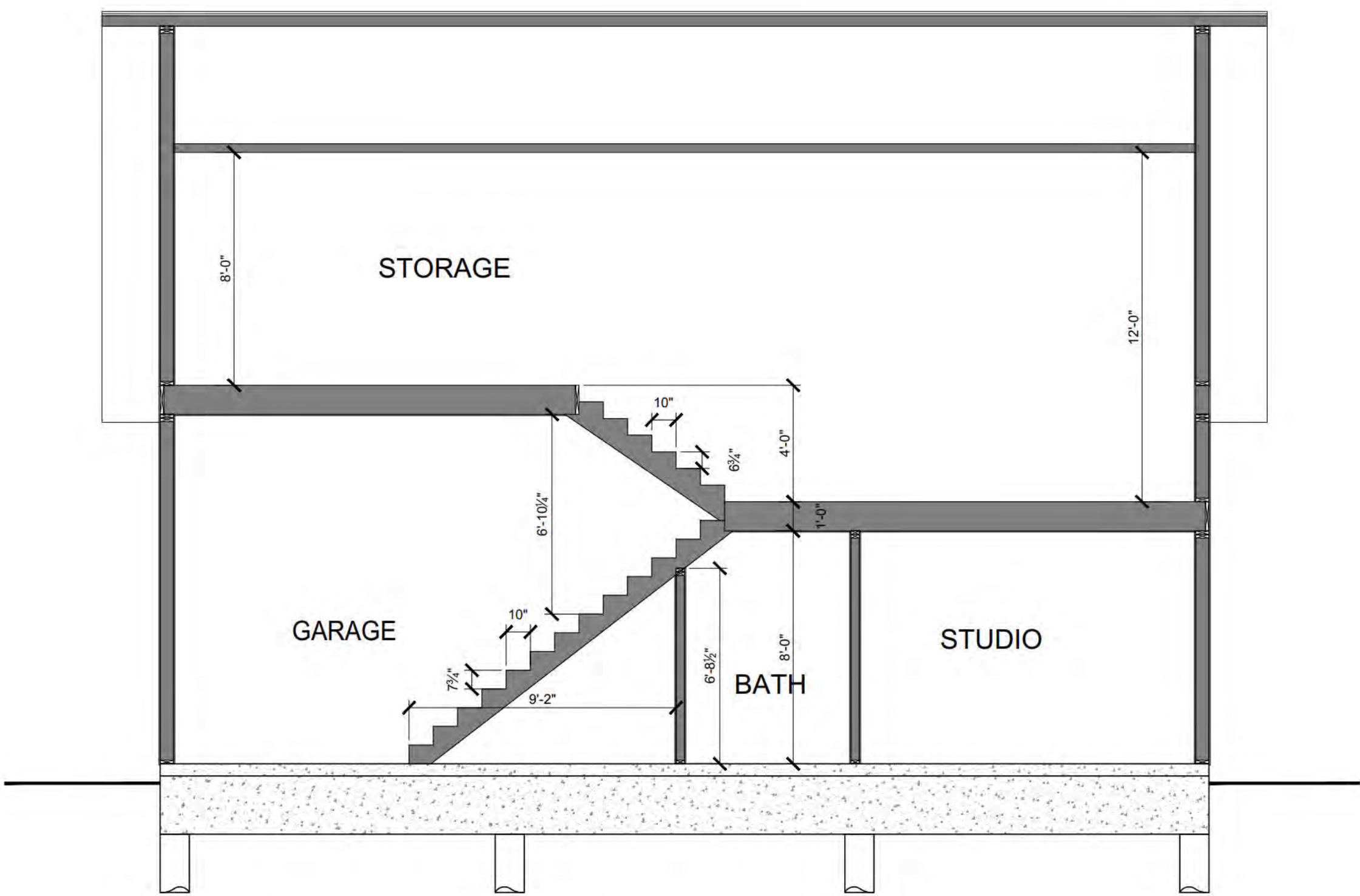
AREA CALCULATION	
GARAGE	864 SQ.FEET
CARPORT	432 SQ.FEET
STORAGE	561 SQ.FEET
TOTAL AREA	1857 SQ.FEET



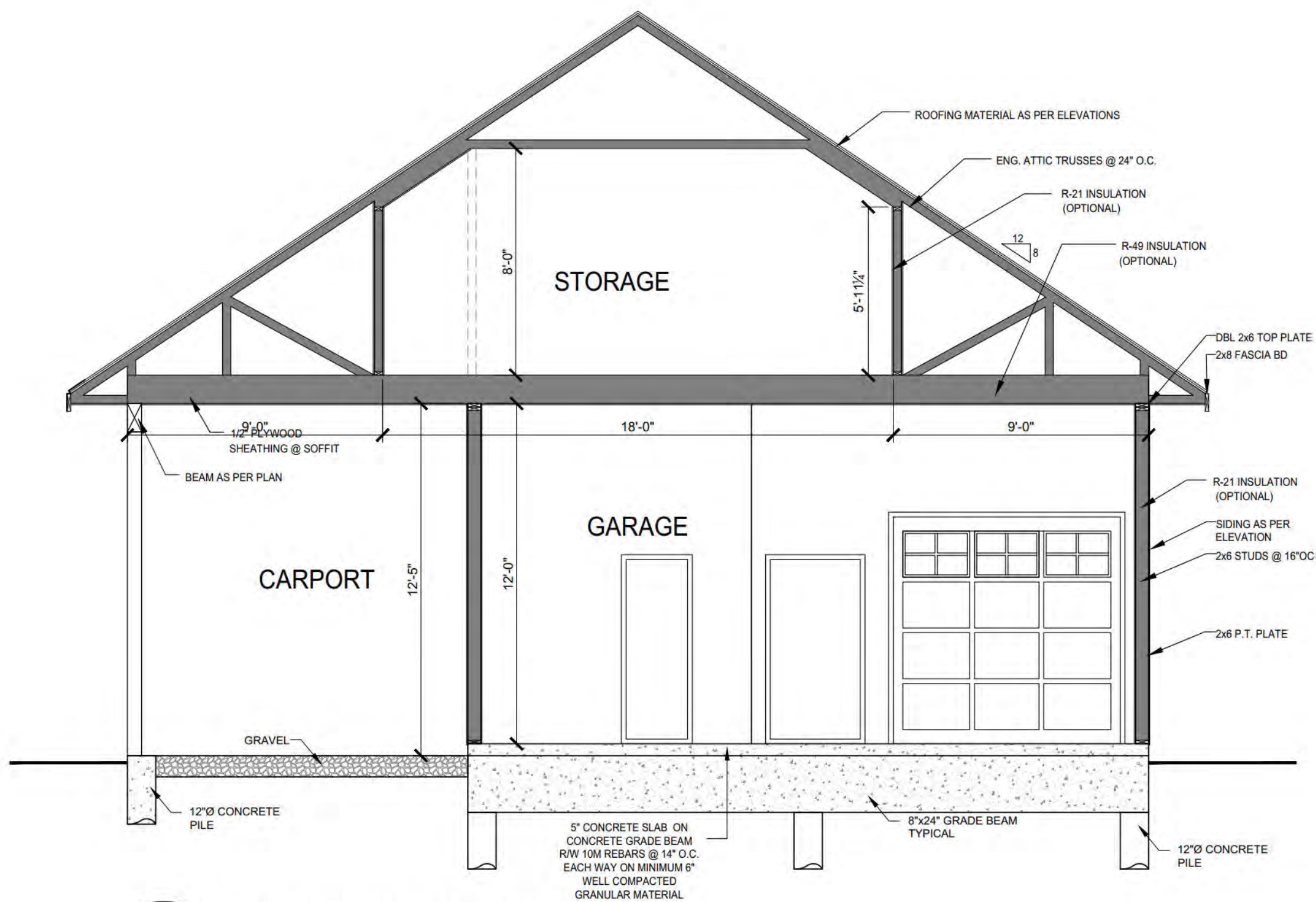
1 STORAGE FLOOR PLAN
A1.1 SCALE:- 1/4" = 1'-0"



2 ROOF PLAN
A1.1 SCALE:- 1/4" = 1'-0"



3 BUILDING SECTION
A1.1 SCALE:- 1/4" = 1'-0"



4 BUILDING SECTION
A1.1 SCALE:- 1/4" = 1'-0"



CUSTOM CHANGES

ReDesign HP

ORIGINAL DESIGN

Associated Designs, Inc.

"This plan is a derivative and has been modified by ReDesign HP from the original Associated Designs, Inc.® stock home plan."

COPYRIGHT

These drawings are the exclusive property of Associated Designs, Inc.. Reproduction in whole or in part without the written permission of Associated Designs, Inc., is in violation and subject to penalties under the Copyright Laws.

LIMITED LICENSE

"You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable."

"You may change or modify the plans. By changing or modifying the plans, you release ReDesign HP and Associated Designs, Inc., of all liability associated with the modified design and plans."

"Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins."

"Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, sealing, glazing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which ReDesign HP and Associated Designs, Inc., has no control or responsibility. ReDesign HP and Associated Designs, Inc., shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever."

"You may loan all or part of the plans to third parties including contractors and sub-contractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records."

Associated Designs, Inc., retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for the use of the plans does not transfer any right, title, or interest in the plans."

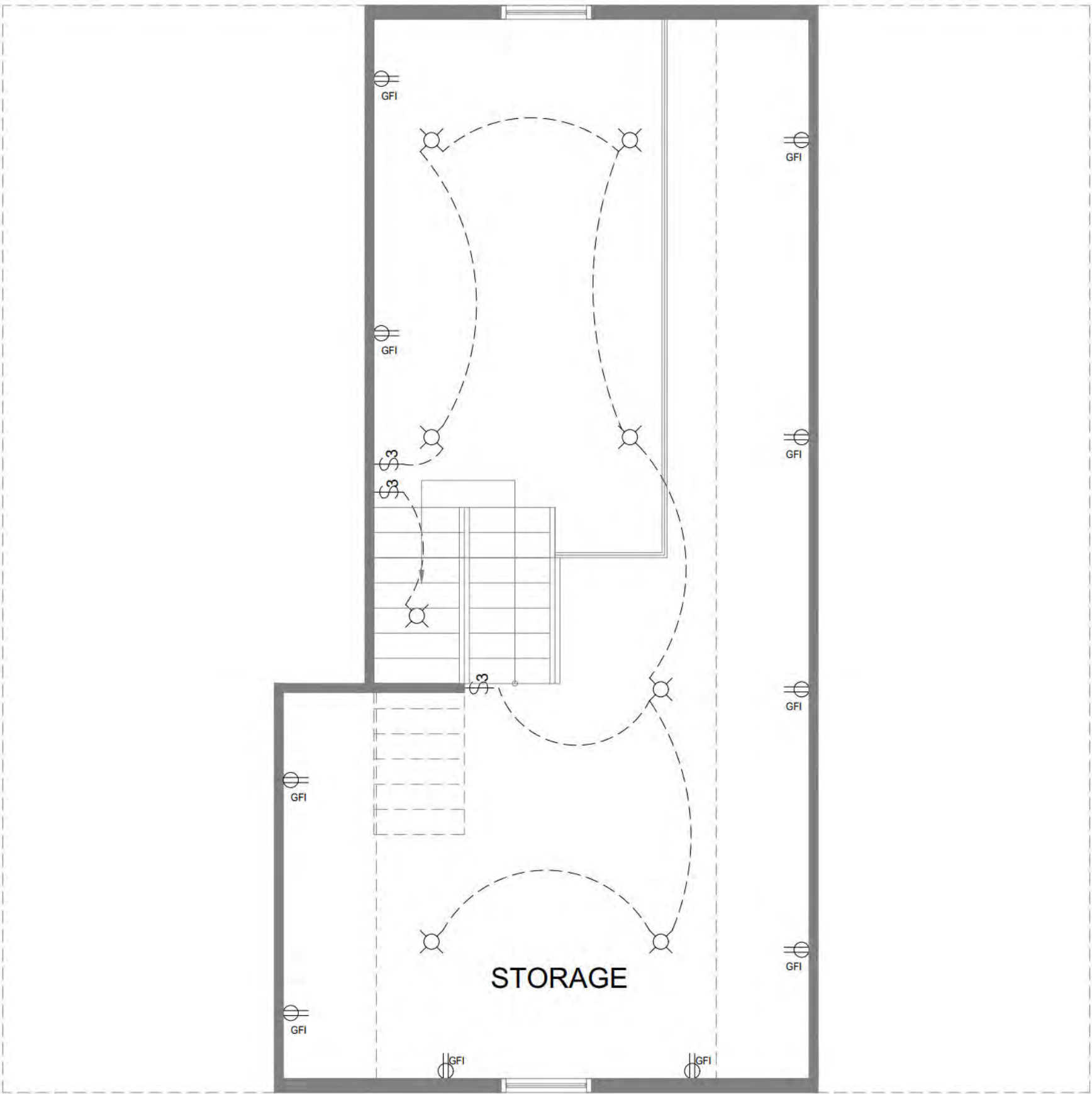
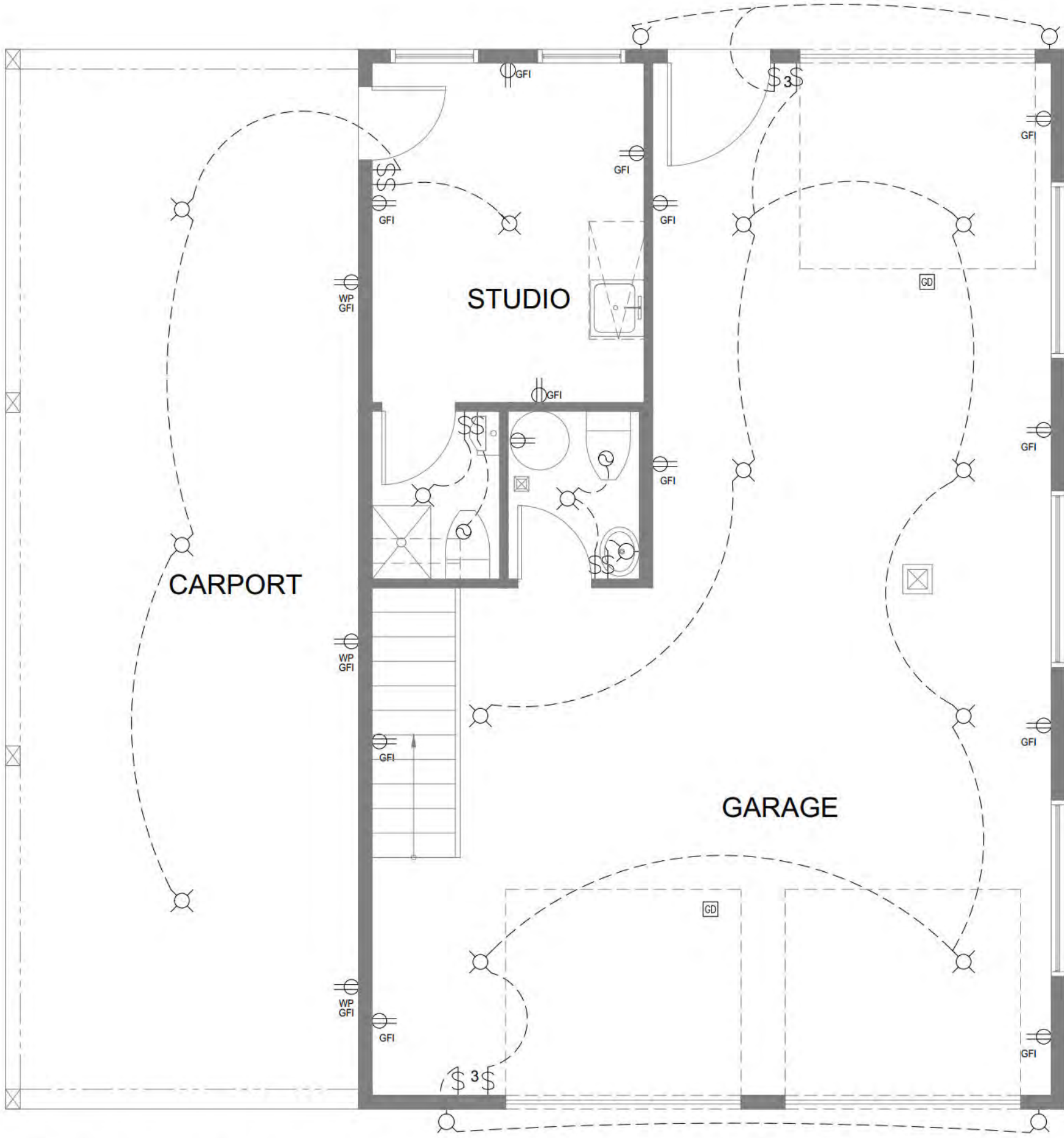
"Unauthorized use or copying of the plans, or the design they depict infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement."

The framing notes are a carry over from the original drawings and need to be coordinated and reviewed with a local licensed structural engineer to comply with local codes.

Malcolm Munroe

DATE	: JUNE/19/2026
SCALE	: AS NOTED
DRAWN BY:	-----
PROJECT	: Malcolm Munroe
SHEET	

A1.1



STANDARD CONSTRUCTION NOTES

- General-
- 1.All construction, plumbing, electrical and mechanical will comply with the 2021 IRC One and two Family Dwelling Code and State, County and Municipal Codes.
 2. Local registered design professional to verify all structural members capacity to support loads as required by site specific conditions and location prior to construction.
 3. Wall bracing requirements shall be reviewed by local design professional to comply with IRC Section R602.10 or when applicable R602.12 or designed by local registered design professional.
 - 4.Construction shall comply with all Covenants, Conditions and Restrictions recorded against the land.
 - 5.General contractor and all subcontractors will review plans for accuracy and verify all dimensions and compliance with above codes (see #1) prior to the start of construction. Bids submitted will be according to such review.
 - 6.Safety, care of adjacent properties during construction, and compliance with all applicable safety regulations is, and shall be, the contractors and subcontractors responsibility.
 - 7.All trees to be protected from damage of construction process and machines unless approved for removal by owner.
 8. It is the responsibility of the builder / contractor to provide proper waterproof protection of the structure.
- Concrete-
- 1.Concrete shall be 5-7% air entrained with a minimum compressive strength of:
a) 2500 psi for basement walls and foundations not exposed to weather and for basement slabs and interior slabs on a grade.
b) 3000 psi for basement foundation and exterior walls and other vertical work exposed to weather.
c) 3500 psi for carport, porches and steps exposed to weather and garage floor slabs.
d. All concrete to comply with Section R402.2.
 - 2.All concrete form work to be adequately tied together and braced to form a true line, square corners and plumb walls.
 - 3.Footing and stem wall reinforcement shall comply with Sections R403.1.3.5.1 through R403.1.3.5.4. Steel reinforcement shall comply with requirements of ASTM A615 or A996M. ASTM A996 bars produced from rail steel shall be type R. The minimum yield strength of reinforcing steel shall be 40,000 psi (Grade 40)(276 MPa).
 - 4.Poured footing to be poured on level (less the 1" in 10'-0" slope), undisturbed soil.
 - 5.Install 3"x3"x0.229 galvanized plate washers between foundation sill plate and nut on all foundation bolts.
 - 6.Crawl space venting minimum 1.0 sq.ft. for each 150 sq.ft. of foundation area.
- Metal-
- 1.All flashing to be 24 ga. G.I. metal. Gravel stops and beam caps to be 22 ga. G.I. metal.
 - 2.All framing connections to be Simpson Company, or approved equivalent.
- Framing-
- 1.Exposed plywood to be exterior grade CCX. Nail 6" on edge 12" in field unless noted otherwise.
 - 2.All dimension lumber to be Douglas Fir-Larch, 2x4 standard or better all other #2 or better unless noted otherwise.
 - 3.All walls to be double plated, and plated joints will not be less than 48" apart. Top plate of interior partitions shall tie full into exterior wall plate.
 - 4.Provide operable egress windows at basement and every sleeping room with a minimum clear opening of 5.7 sq.ft. (Ground floor egress window 5 sq.ft.) Least openable height: shall be net 24"; least openable width: shall be net 20"; sill height shall not be more than 44" above the floor. (R310.1).
 - 5.Level changes at entries to be minimum 1/2" maximum 7 1/2".
 - 6.Exterior bearing wall headers as per framing plans.
 - 7.Interior bearing wall headers to be 4x6#2 df-l unless noted.
 - 8.Plumbing walls to be 2X8 minimum unless approved by plumbing contractor.
 - 9.Provide blocking for backing: Shower rod, 84" height; Towel rod, 42" height; Curtain rod, each side of all windows.
 - 10.All pre-wiring for telephone, TV, Stereo etc. to be coordinated with owner.
 - 11.All trusses to be per manufacturers engineering specifications. Truss details to be provided upon framing inspection. Truss manufacturer to verify all spans and configurations prior to truss fabrication.
 - 12.Trusses shall not bear on interior partitions unless so designed.
 - 13.Insulation baffles to be CDX plywood (or approved equal); no felt paper allowed. Use scrap if available.

Thermal Protection-Optional at unconditioned spaces.

- 1.Energy efficiency requirements to be reviewed for compliance with Chapter 11 based on climate zones defined by Figure N1101.7. Local codes may supersede base IRC code. Local design professional to review plans for compliance.
2. Prescriptive envelope requirements (Table N1101.1(1)):
Exterior walls above grade: R-21 w/ intermediate wall framing.
Exterior walls below grade: R-15, R-21 in framed cavity.
Flat ceilings: R-49 (R-21 for less than 150 sq.ft.)
Vaulted ceilings (less than 50%): R-30 rafter / R-30 Scissor truss
Vaulted ceilings, (50% or greater): R-38 rafter / R-38 Scissor truss
Underfloors: R-30
Slab edge perimeter: R-15 (min. 24" horiz. or vert. below grade)
Heated slab interior: R-10 under entire slab.
Windows: U-0.27 Maximum
Skylights: U-0.50 Maximum
Exterior doors: U-0.20 Maximum
Ext. doors w/ > 2.5 sq.ft. glazing U-0.40 Maximum
3. Ground surface of the under-floor space to be covered by Class 1 vapor retarder or other approved material lapped not less than 12" at joints at extended not less than 12" up perimeter foundation.
4. Install Class II vapor retarder on the warm in winter side of the insulation in all framed walls, floors, and roof/ceiling that are included in the thermal envelop.

Finish-

- 1.All finishes to be identified by owner, including cabinets, doors, and finish trim, etc.
- 2.Flash all exterior doors, windows, and horizontal wood trim as required.
- 3.Counter tops to be self edged, and coved. (or as per owner).
- 4.All open flames and glow elements to be minimum 18" above garage floor.
- 5.Dwelling-Garage separation as per table R302.6.
a. From the residence and attics, 1/2" Gypsum bd. applied to garage side.
b. From habitable rooms above the garage, 5/8" Type "X" gypsum bd.
c. Walls and other structural elements supporting assemblies used for separation required my this section, 1/2" gypsum bd.
d. Garages located less than 3' from a dwelling unit, 1/2" gypsum bd. on interior side of walls within this area.
- 6.Skylights shall be of an approved kit design, or provide construction plans and details on site to be approved by the inspector before installation begins. All minimum glazing and curb requirements of R-308.6 shall be met.
- 7.Minimum hallway width 36"; finish wall to finish wal. [R-311.6]



CUSTOM CHANGES

ReDesign HP

ORIGINAL DESIGN

Associated Designs, Inc.

"This plan is a derivative and has been modified by ReDesign HP from the original Associated Designs, Inc.'s stock home plan."

COPYRIGHT

These drawings are the exclusive property of Associated Designs, Inc.. Reproduction in whole or in part without the written permission of Associated Designs, Inc., is in violation and subject to penalties under the Copyright Laws.

LIMITED LICENSE

"You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.

"You may change or modify the plans. By changing or modifying the plans, you relieve ReDesign HP and Associated Designs, Inc., of all liability associated with the modified design and plans.

"Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.

"Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, sealing, glazing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which ReDesign HP and Associated Designs, Inc., has no control or responsibility. ReDesign HP and Associated Designs, Inc., shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

"You may loan all or part of the plans to third parties including contractors and sub-contractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.

Associated Designs, Inc., retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for the use of the plans does not transfer any right, title, or interest in the plans.

"Unauthorized use or copying of the plans, or the design they depict infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.

The framing notes are a carry over from the original drawings and need to be coordinated and reviewed with a local licensed structural engineer to comply with local codes.

Malcolm Munroe

DATE : JUNE/19/2026

SCALE : AS NOTED

DRAWN BY:

PROJECT : Malcolm Munroe

SHEET

A2.0



CUSTOM CHANGES
ReDesign HP
ORIGINAL DESIGN
Associated Designs, Inc.

"This plan is a derivative and has been modified by ReDesign HP from the original Associated Designs, Inc.® stock home plan."

COPYRIGHT
These drawings are the exclusive property of Associated Designs, Inc.. Reproduction in whole or in part without the written permission of Associated Designs, Inc., is in violation and subject to penalties under the Copyright Laws.

LIMITED LICENSE
*You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.

*You may change or modify the plans. By changing or modifying the plans, you relieve ReDesign HP and Associated Designs, Inc. of all liability associated with the modified design and plans.

*Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural designs. A licensed engineer should review your plans before you apply for a building permit and before construction begins.

*Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, sealing, glazing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which ReDesign HP and Associated Designs, Inc., has no control or responsibility. ReDesign HP and Associated Designs, Inc., shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

*You may loan all or part of the plans to third parties including contractors and sub-contractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.

Associated Designs, Inc., retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for the use of the plans does not transfer any right, title, or interest in the plans.

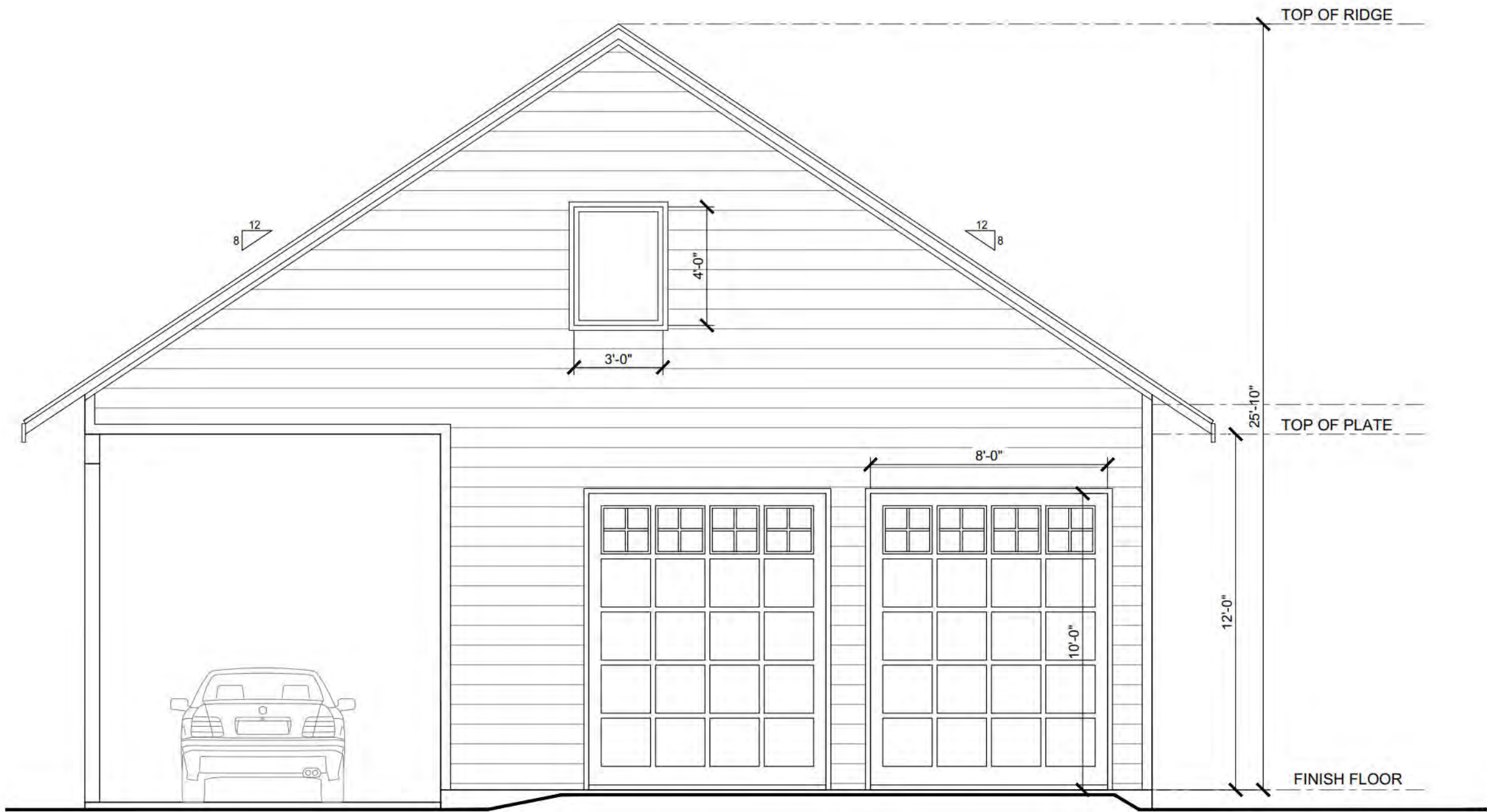
*Unauthorized use or copying of the plans, or the design they depict infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.

The framing notes are a carry over from the original drawings and need to be coordinated and reviewed with a local licensed structural engineer to comply with local codes.

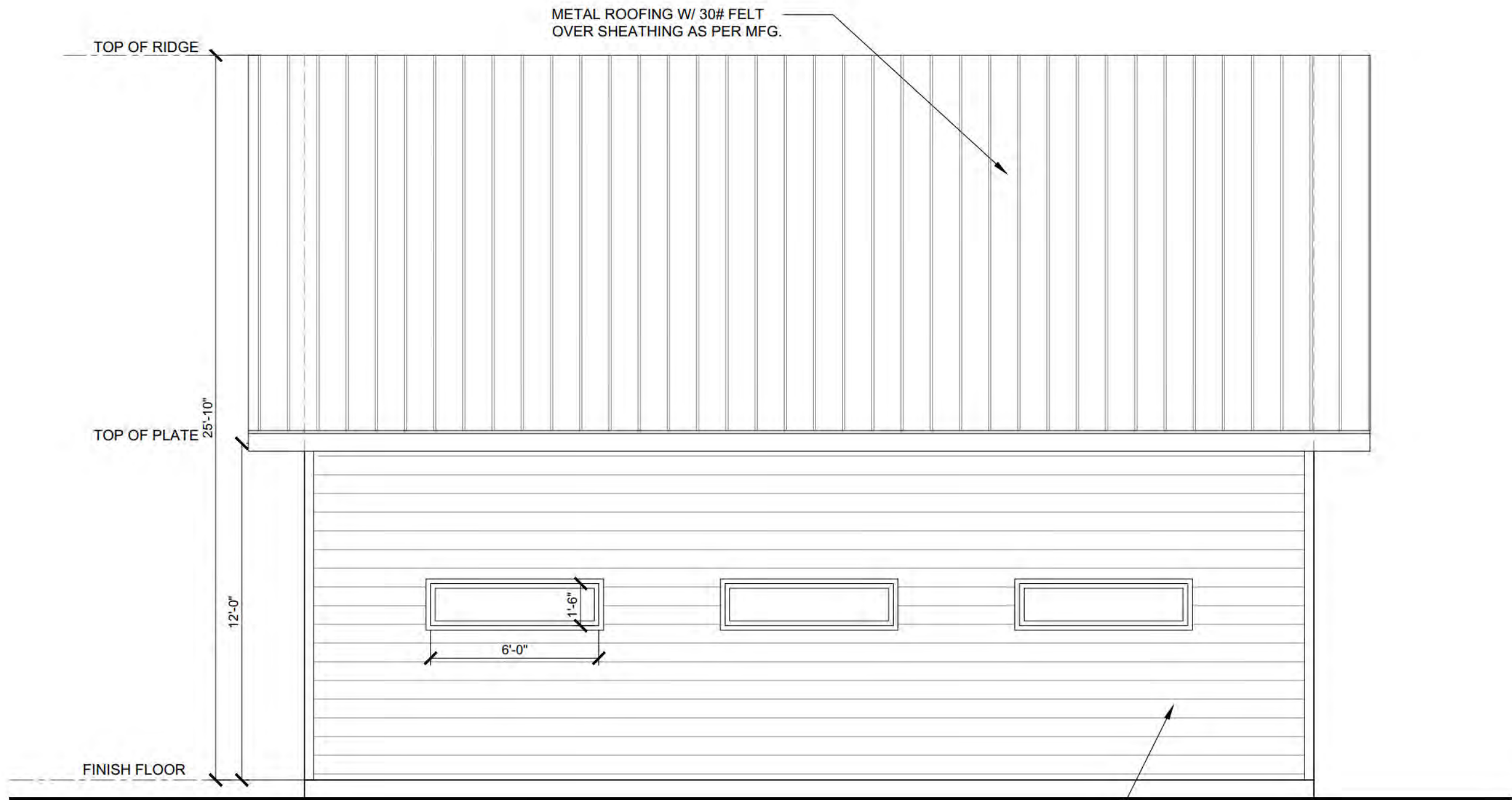
Malcolm Munroe

DATE	: JUNE/19/2026
SCALE	: AS NOTED
DRAWN BY:	-----
PROJECT	: Malcolm Munroe
SHEET	

A3.0



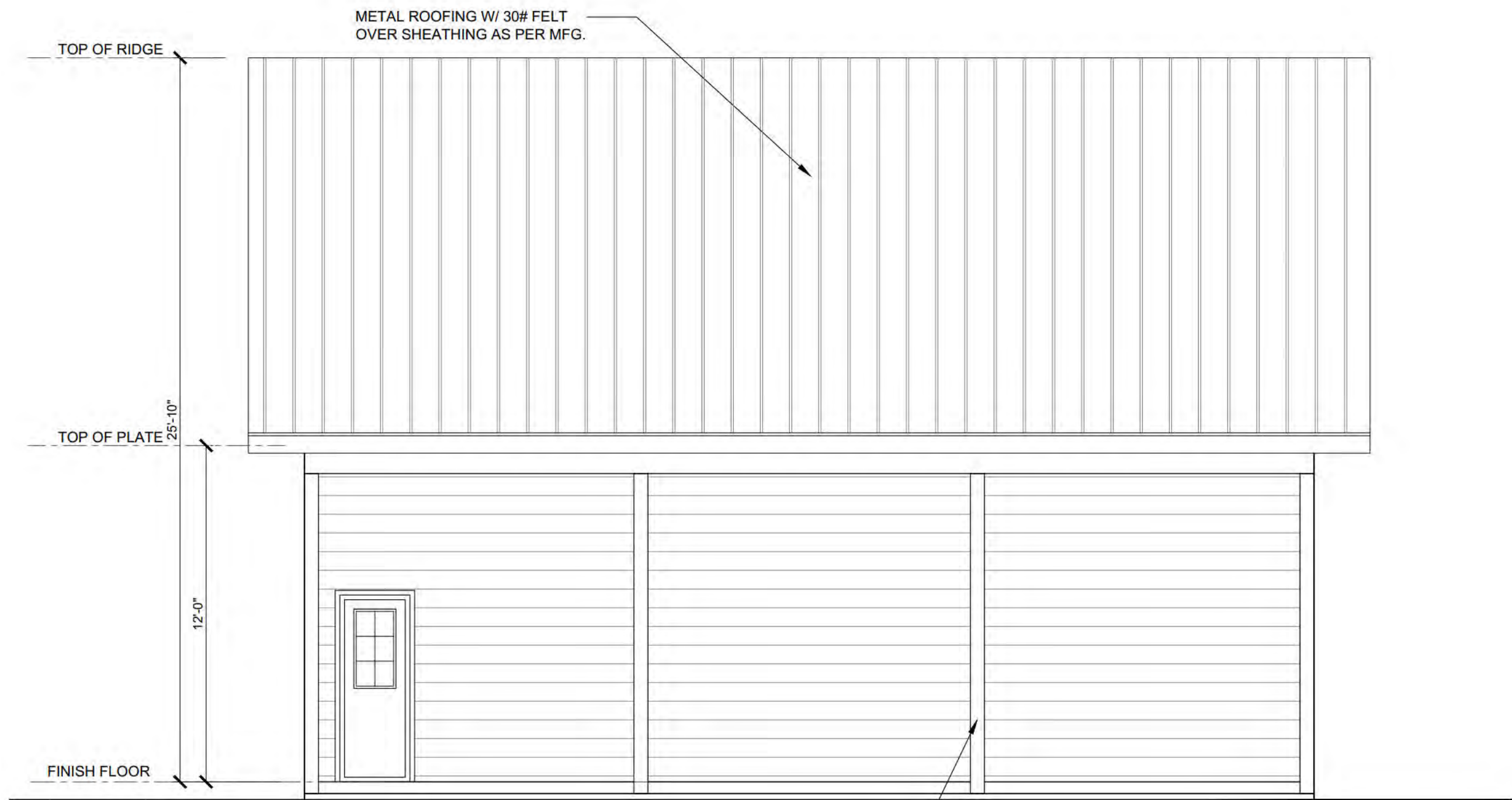
1 FRONT ELEVATION
A3.0 SCALE:- 1/4" = 1'-0"



2 RIGHT ELEVATION
A3.0 SCALE:- 1/4" = 1'-0"



3 REAR ELEVATION
A3.0 SCALE:- 1/4" = 1'-0"



4 LEFT ELEVATION
A3.0 SCALE:- 1/4" = 1'-0"

FOR REFERENCE USE ONLY

NOTE:-

THIS SHEET IS FOR REFERENCE ONLY. THE CONTENT ON THIS SHEET WAS CREATED BY THE ORIGINAL DESIGNER OF THIS PLAN. THIS CONTENT HAS BEEN INCLUDED IN THE DRAWINGS SET TO CONVEY THE INTENT OF THE ORIGINAL DESIGN. NO CHANGES OR UPDATES HAVE BEEN MADE TO THE CONTENT ON THIS SHEET, THEREFORE IT MAY NOT CORRESPOND WITH THE OTHER SHEETS IN THIS DRAWING SET. **ReDesign HP** DOES NOT ENDORSE AND / OR TAKE RESPONSIBILITY FOR THE CONTENT ON THIS SHEET. IT IS THE RESPONSIBILITY OF THE BUILDER TO ASSURE THAT ALL WORK IS IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES.

NOTES:

USE METAL FASTENERS AT ALL BEAM TO SUPPORT MEMBERS.

TYPICAL ROOF PITCH IS 8" IN 12".

SOLID BLOCKING OF POSTS AT BEAM, HEADER AND POINT LOADS TO BE 2x STUDS NAILED TOGETHER TO MATCH THE WIDTH OF THE SUPPORTING MEMBER ABOVE
(EX: (2) 2x STUDS @ 4x BEAM, (3) 2x STUDS @ 6x BEAM, ETC.)
(EX: (2) 2x STUDS @ 2-PLY TRUSS, (3) 2x STUDS @ 3-PLY TRUSS, ETC.)

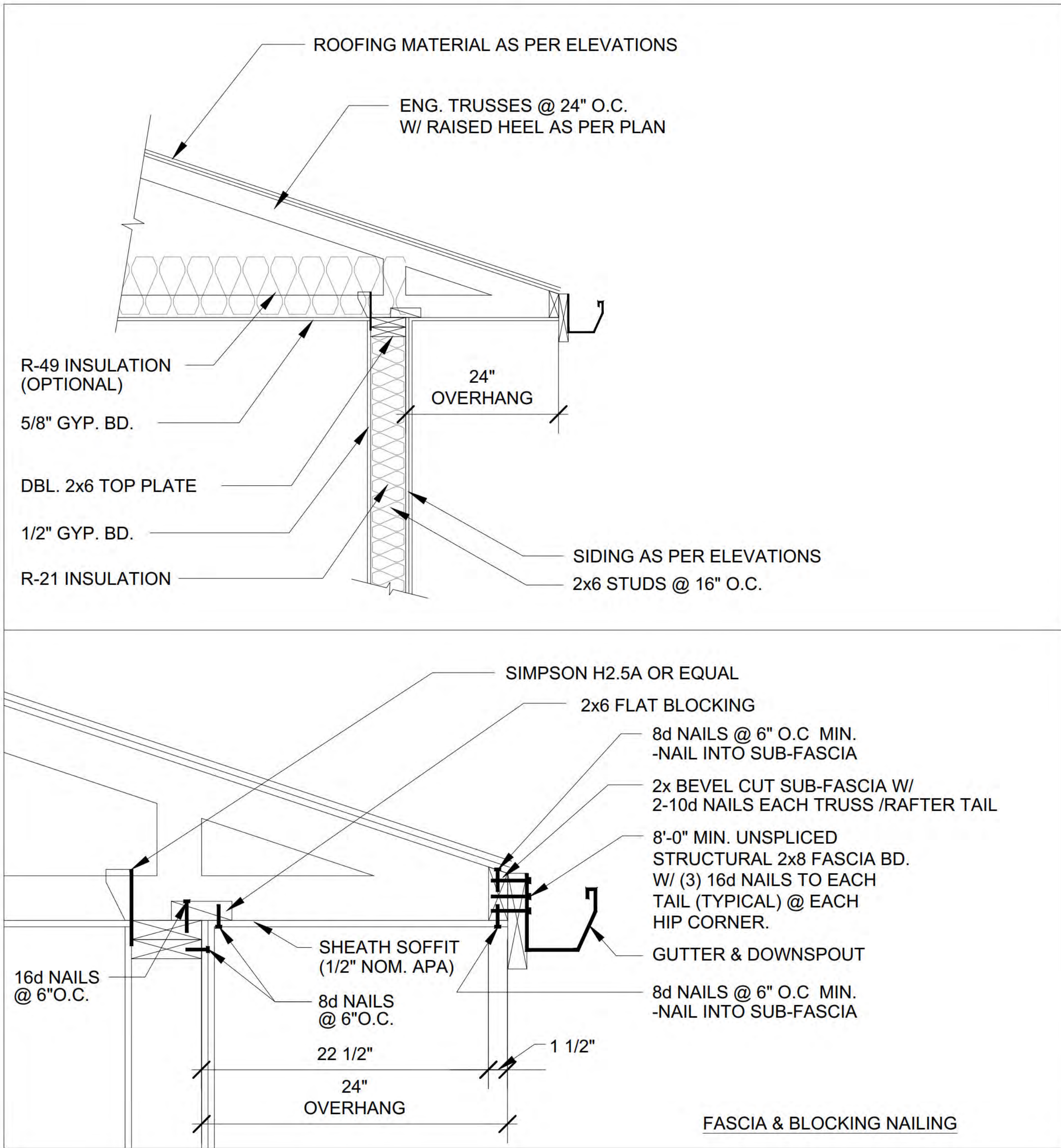
SEE FLOOR PLAN FOR HEADER SIZES.

TRUSS MFG. TO VERIFY ALL DIMENSIONS PRIOR TO TRUSS ASSEMBLY.

PROVIDE 22"x30" ATTIC ACCESS TO ANY ATTIC AREA WITH CLEAR HEIGHT GREATER THAN 30".

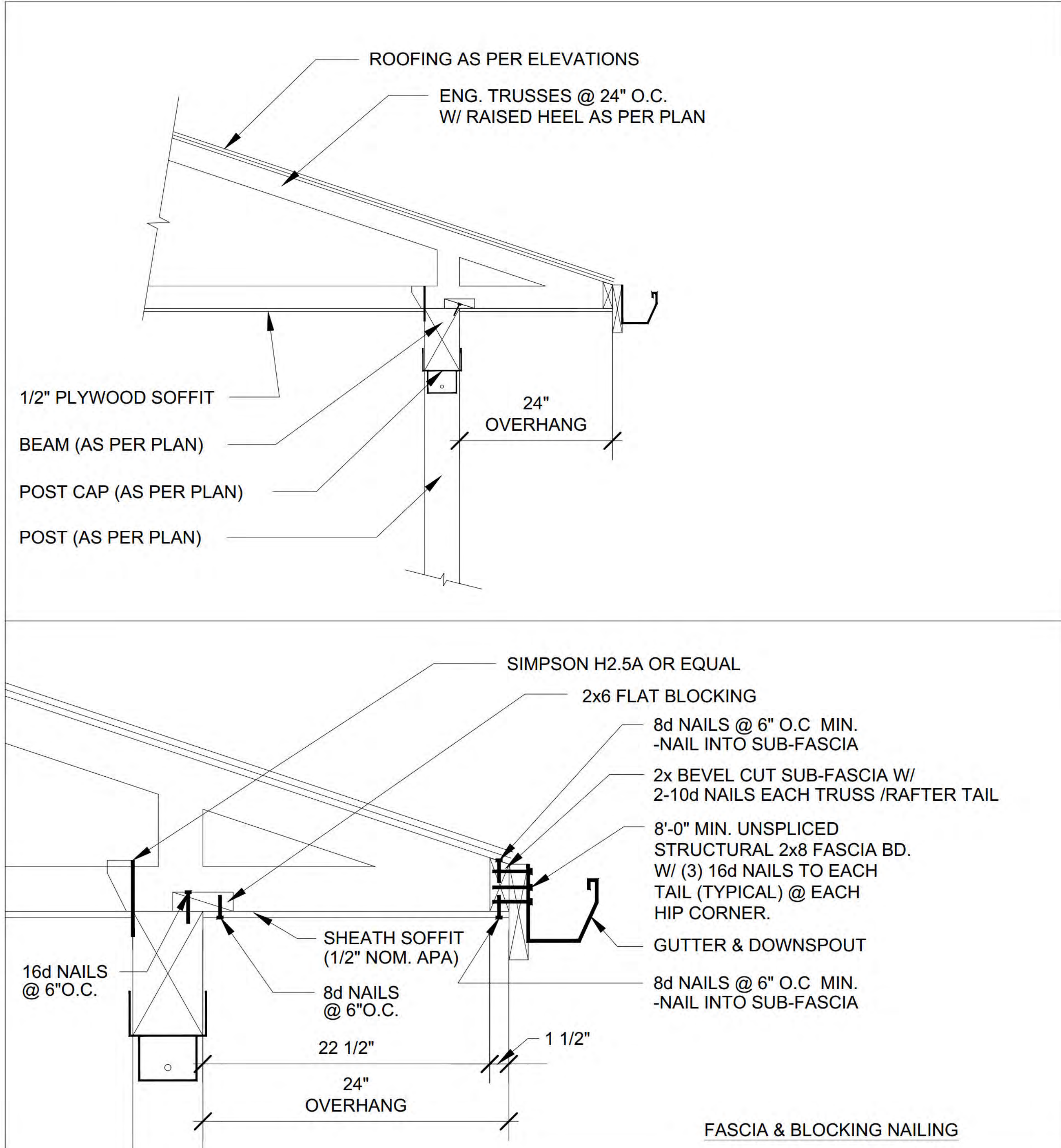
ALL NAILING TO BE IN COMPLIANCE W/ IRC TABLE 602.3(1) OR IBC TABLE 2304.9.1.

LOCAL PROFESSIONAL TO VERIFY STRUCTURAL MEMBERS CAPACITY TO SUPPORT LOADS AS REQUIRED BY SITE CONDITIONS AND LOCATION PRIOR TO CONSTRUCTION.



C EAVE DETAIL

SCALE: 1/2" = 1'-0"



D EAVE DETAIL

SCALE: 1/2" = 1'-0"



CUSTOM CHANGES

ReDesign HP

ORIGINAL DESIGN

Associated Designs, Inc.

"This plan is a derivative and has been modified by ReDesign HP from the original Associated Designs, Inc.® stock home plan."

COPYRIGHT

These drawings are the exclusive property of Associated Designs, Inc.,. Reproduction in whole or in part without the written permission of Associated Designs, Inc., is in violation and subject to penalties under the Copyright Laws.

LIMITED LICENSE

"You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable."

"You may change or modify the plans. By changing or modifying the plans, you release ReDesign HP and Associated Designs, Inc., of all liability associated with the modified design and plans."

"Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural designs. A licensed engineer should review your plans before you apply for a building permit and before construction begins."

"Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which ReDesign HP and Associated Designs, Inc., has no control or responsibility. ReDesign HP and Associated Designs, Inc., shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever."

"You may loan all or part of the plans to third parties including contractors and sub-contractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records."

Associated Designs, Inc., retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for the use of the plans does not transfer any right, title, or interest in the plans."

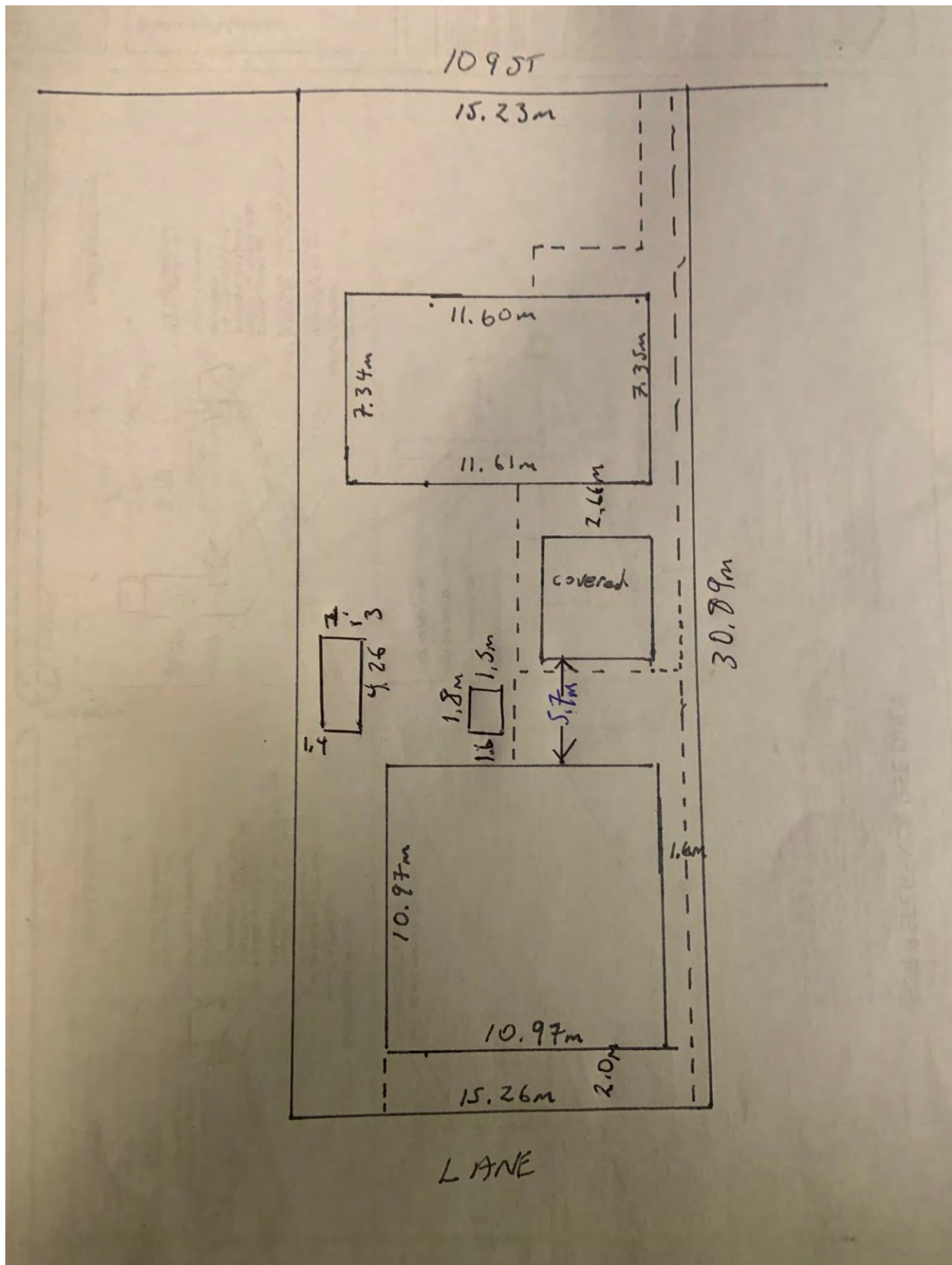
"Unauthorized use or copying of the plans, or the design they depict infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement."

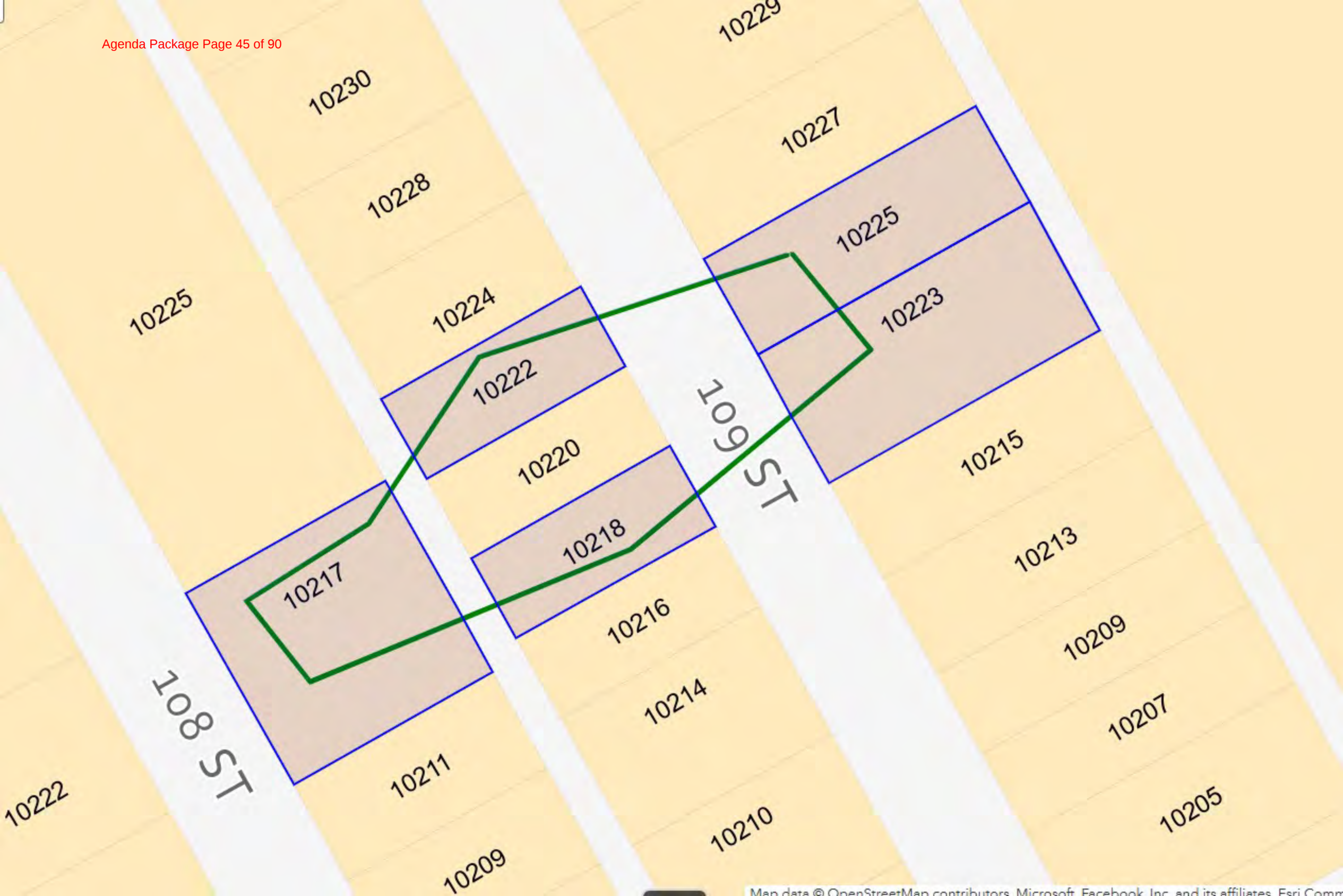
The framing notes are a carry over from the original drawings and need to be coordinated and reviewed with a local licensed structural engineer to comply with local codes.

Malcolm Munroe

DATE	: JUNE/19/2026
SCALE	: AS NOTED
DRAWN BY:	-----
PROJECT	: Malcolm Munroe
SHEET	

REF.1







CITY OF
FORT SASKATCHEWAN

Detached Garage Appeal 10220 109 Street





Subdivision and Development Appeal Board

**Development Permit PLRES20260569
10220 109 Street**

September 1, 2026



Location Map





Aerial Photo of the Site



CITY OF
FORT SASKATCHEWAN
ALBERTA



Pictometry Photo of the Site - Southeast





Pictometry Photo of the Site - Southwest





Pictometry Photo of the Site - North





Background and Timeline

- June 29, 2026: A Development Permit Application was submitted.
- July 15, 2026: The Development Authority issued a decision approving Development Permit Application PLRES20260569 with variances.
- July 15, 2026: The Development Authority sent notices to adjacent properties in accordance with Section 3.1.3. of Land Use Bylaw.

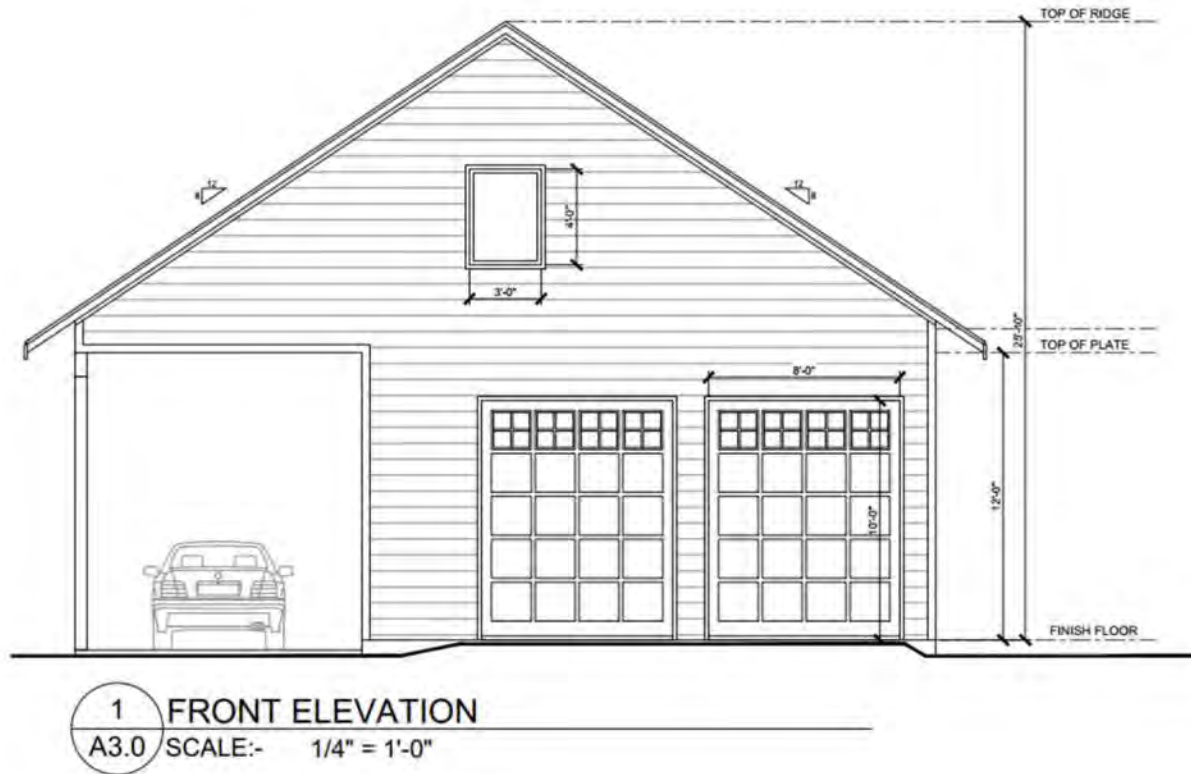


VARIANCES GRANTED

1. Overall Building Height exceeding by 2.87m (9.4 feet)
2. Vertical Exterior Wall Height exceeding by 0.66m (2 feet)
3. Accessory Building Site Coverage exceeding by 9.82%

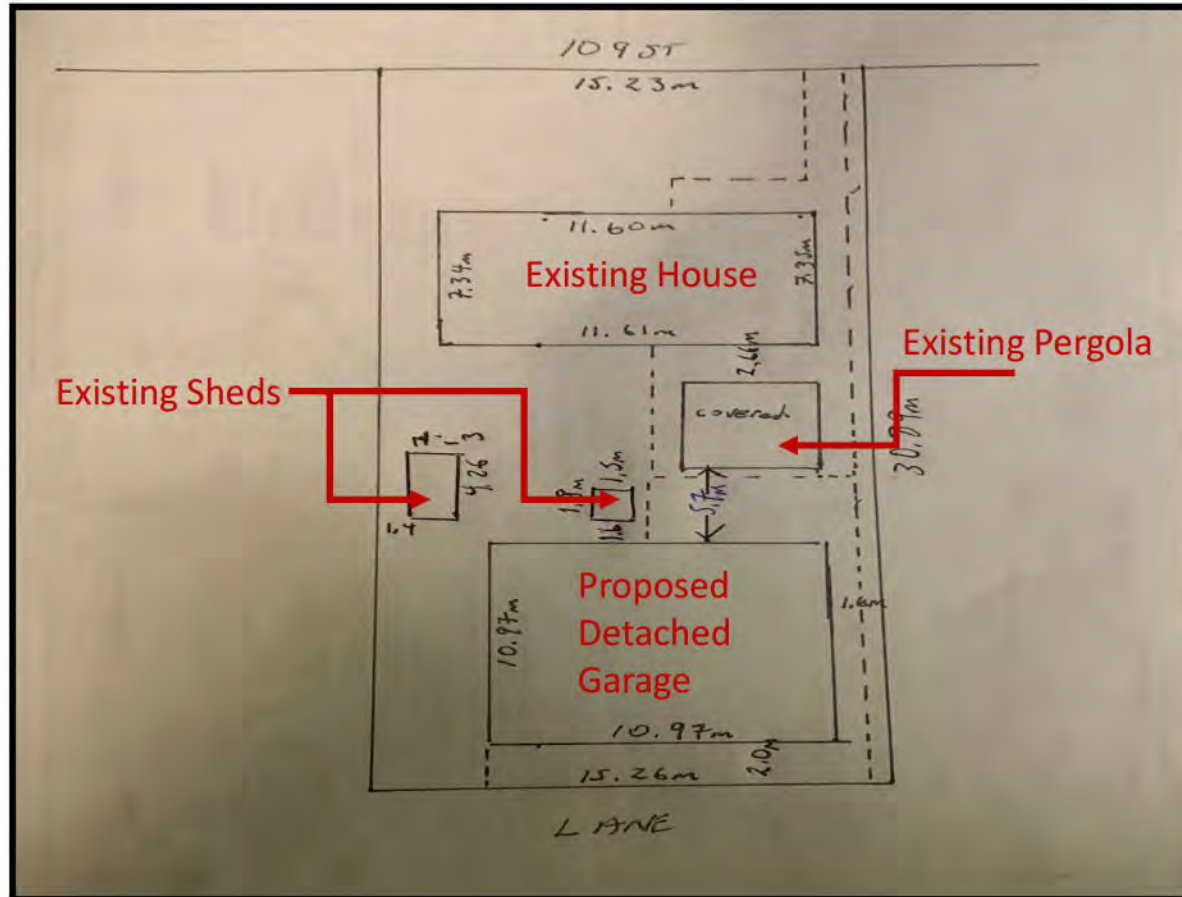


Height Variances Granted





Lot Coverage Variance Granted





Summary of Variances Granted

1. A 2.87m variance was granted to the total height from grade to peak and a 0.66m variance was granted to the vertical wall height.

Rationale: Development is in the rear yard, mature trees and vegetation in the area and existing buildings provide substantial screening and mitigate the visual impact to surrounding properties.

2. A 9.82% variance was granted for a maximum total lot coverage of 15% for all accessory buildings for sites greater than 493.0m².

Rationale: Maximum total lot coverage for all buildings is 55% and with this additional accessory development, the site coverage will be 39.5% which is 15.5% less. Also, existing conditions in the area mitigate any potential impacts to the adjacent properties.



CITY OF
FORT SASKATCHEWAN

Questions?





Recommended Alternatives for SDAB Consideration.

1. The SDAB may overturn the decision and refuse the development permit.
2. The SDAB may overturn the decision and require the detached garage to comply with all regulations in Land Use Bylaw C23-20.
3. The SDAB may overturn the decision and allow the development permit to proceed authorizing variances at their discretion to Sections 6.2.2. and 6.12.4(e) in accordance with Section 3.3.1 (a).

Exhibit “C”

Appellant Submission



NOTICE OF APPEAL

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:		Appeal Fee: (highlight applicable fee)	
Municipal Address of site: 10220 109 street		Development Appeal: \$150.00 (Residential) \$450.00 (Commercial, Industrial, Institutional, DC – Affected Party) \$650.00 (Commercial, Industrial, Institutional, DC – Applicant, Appellant, S.O.)	
Legal land description of site: Lot 10, Block 41, Plan S134HW		Subdivision Appeal: \$650.00 (Residential) \$650.00 (Commercial, Industrial, Institutional, DC – Affected Party) \$1,000.00 (Commercial, Industrial, Institutional, DC – Applicant, Appellant)	
Development Permit number or Subdivision Application number: PLRES20260569			
Appellant Information:			
Name: Terra and Ryan Currie		Phone: [REDACTED]	Agent Name: (if applicable)
Mailing Address: 10225-109 st		City, Province: Fort Sask	
Postal Code: T8L 2K7		Email: [REDACTED]	
APPEAL AGAINST (Check ONE Box Only) for multiple appeals you must submit another Notice of Appeal			
Development Permit		Subdivision Application	
☐ Approval		☐ Approval	
☒ Conditions of Approval		☐ Conditions of Approval	
☐ Refusal		☐ Refusal	
		Stop Order ☐ Stop Order	
REASON(S) FOR APPEAL Sections 678 and 686 of the <i>Municipal Government Act</i> require that the written Notice of Appeal must contain specific reasons for the appeal.			
Bylaw 2.3.1 (a) provision mandatory - complied with. 6.2.2 (a) not exceed 5.0m (b) 3.0m exterior wall ~ 3 variances against bylaws of an accessory building the variances are excessive and not congruent with an accessory garage. 24.82% of ground covered variance almost 10% more than allotted 15% as well as (2) wall variances. Effectively building a house on the property.			
This personal information is being collected under the authority of Section 33 (c) of the <i>Freedom of Information and Protection of Privacy Act</i> and will be used for the Subdivision and Development Appeal Board hearing process. It will be managed in accordance with the privacy protection provisions of Part 2 of the <i>Freedom of Information and Protection of Privacy Act</i> . If you have any questions about the collection, contact the FOIP Coordinator for the City of Fort Saskatchewan at 780-992-6200. This information will form part of a public record.			
Name and Signature of Appellant or Agent:			
Name (Print): Terra Currie		Signature: [Signature]	Date: Aug 4, 2026
OFFICE USE ONLY			
SDAB Appeal Number:	Appeal Fee Paid: ☒ Yes ☐ No \$ 150.00		Date Received: Aug 4, 2026

APPEAL SUBMISSION INFORMATION

The Notice of Appeal must be received by the Subdivision and Development Appeal Board, no later than the final date of the appeal, as specified in the *Municipal Government Act*. Otherwise, the appeal may be found invalid by the Board.

FILING INFORMATION

If the Notice of Appeal is being sent via mail, it must be received on or before the final date of appeal or it will not be processed and a hearing before the Board will not occur.

MAIL OR DELIVER TO:

Secretary to the Subdivision & Development Appeal Board
10005 - 102 Street
Fort Saskatchewan, AB T8L 2C5

NOTE: A Notice of Appeal is not deemed complete until payment of the corresponding appeal fee is paid, as set out within the City's *Fees and Charges Bylaw*.

APPEAL PROCESS AND FAQ

Who can file an appeal? In accordance with the *Municipal Government Act*, an appeal to the Subdivision and Development Appeal Board can be filed by:

Subdivision Appeals:

- The applicant for a subdivision approval;
- Government department if the application is required by the subdivision and development regulations to be referred to that department
- By the council of the municipality in which the land to be subdivided is located if the council, a designated officer of the municipality or the municipal planning commission of the municipality is not the subdivision authority, or
- By a school board with respect to the allocation of municipal reserve and school reserve or money in place of the reserve, the location of school reserve allocated to it, or the amount of school reserve or money in place of the reserve.

Note: Adjacent land owners are entitled to notification of a subdivision and the ability to attend and speak at a hearing, but are not granted a right to appeal the subdivision.

Development Appeals: Appeals can be made to the SDAB if the Development Authority:

- Fails or refuses to issue a development permit to a person,
- Issues a development permit subject to conditions, or
- Issues a stop order pursuant to section 645 of the *Municipal Government Act*.

In addition to the rights to appeal developments above, any person affected by an order, decision or development permit made or issued by a Development Authority may appeal the decision **except** where a development permit was issued for a permitted use and the *Land Use Bylaw* was not varied, relaxed or misinterpreted.

When will the hearing take place? In accordance with the *Municipal Government Act*, a hearing must commence within 30 days of receiving a Notice of Appeal. Hearings are scheduled based on the availability of the board members.

If you require additional information regarding the Appeal deadlines and procedures of the Board, please contact the Secretary of the Subdivision and Development Appeal Board at:

Phone: 780.992.6200
Email: sdab@fortsask.ca

SUBDIVISION & DEVELOPMENT APPEAL BOARD

APPELLANT'S WRITTEN SUBMISSION

Rear Detached Garage — Variance Appeal

10220 109 Street, Fort Saskatchewan, Alberta

Development Permit PLRES20260569



Existing street view from the appellant's property.

PURPOSE OF THIS SUBMISSION

This appeal is not opposition to reasonable development. It asks the Board to examine three substantial variances, the resulting visual massing, and the permanent effect on the established neighbourhood. The requested remedy is a smaller, lower and more compatible structure that can still serve the owner's legitimate needs.

1. CASE AT A GLANCE

The appeal is about the cumulative effect of three substantial variances.

The three variances

Standard	Bylaw baseline	Approved	Difference	Relative increase
Accessory building height	5.0 m	7.87 m	+2.87 m	+57.4%
Vertical exterior wall height	3.0 m	3.66 m	+0.66 m	+22.0%
Accessory building lot coverage	15%	24.82%	+9.82 percentage points	+65.5%

The Development Permit records these as variances. The issue before the Board is therefore whether the approved deviations are justified under the applicable statutory and bylaw tests, and whether the cumulative result is compatible with neighbouring land and the established neighbourhood.

Physical scale shown in the record

- Permit: "Rear Detached Garage (10.97 m x 10.97 m) (1295.34 sq. ft)."
- Drawing set: 864 sq. ft. garage, 432 sq. ft. carport, 561 sq. ft. storage; approximately 1,857 sq. ft. total area shown.
- First-floor plan includes a room labelled "STUDIO" with sink/bathroom area. This submission does not allege an illegal suite; it asks the Board to consider the scale and adaptability of the approved structure.

"would not unduly interfere with the amenities of the neighbourhood"

Fort Saskatchewan LUB C23-20, s.3.3.1(a)(i)

"Materially interfere with or affect the use, enjoyment, safety or value of neighbouring land"

Fort Saskatchewan LUB C23-20, s.3.3.1(a)(ii)

2. WHAT THE DEVELOPMENT PERMIT ACTUALLY APPROVES

The Board should decide the permit that is actually before it.

Permit item	Approved record
Application / permit	PLRES20260569
Address	10220 109 Street, Fort Saskatchewan
Decision date	July 15, 2026
Development	Rear Detached Garage
Stated dimensions	10.97 m × 10.97 m
Permit-stated garage area	1,295.34 sq. ft.
Height variance	5.0 m maximum → 7.87 m approved
Vertical wall variance	3.0 m maximum → 3.66 m approved
Accessory coverage variance	15% maximum → 24.82% approved
City's stated screening rationale	Existing mature trees expected to effectively screen the detached garage

Why the City's screening rationale matters

The City's decision expressly relies on mature trees as a reason for accepting the increased height. That makes screening a central planning assumption. The Board should therefore test whether the relied-upon trees actually screen the structure from the appellant's front yard and windows, whether the screening is seasonal and permanent, and whether the trees are on the subject property or depend on neighbouring vegetation.

KEY POINT

The question is not whether the City can consider trees. The question is whether the evidence supports the conclusion that trees sufficiently mitigate a 7.87 m structure from the affected property.

3. VARIANCE #1 — HEIGHT: 5.0 m → 7.87 m

The most visually consequential variance.

“Unless otherwise provided for in a specific Land Use District, accessory buildings shall not exceed 5.0m in height.”

Fort Saskatchewan LUB C23-20, s.6.2.2(a)

Height comparison	Metres	Change
Bylaw baseline	5.00	—
Approved	7.87	+2.87 m
Relative increase	—	+57.4%

Why +2.87 m matters visually

- Two-point-eight-seven metres is not a cosmetic adjustment; it materially changes the vertical volume of an accessory structure.
- The additional height occurs on a large building, increasing the amount of wall and roof mass visible from neighbouring properties.
- From the appellant's front yard/windows, the existing home across the street establishes a low roofline with mature trees and sky above it. The additional upper mass changes that established sightline.
- The result is a structure that can visually read as a second substantial building volume rather than a subordinate accessory structure.

“the specific merits of the application; the general purpose and intent of the District; any practical difficulties peculiar to the Use, character, or situation of land or a building”

C23-20, s.3.3.1(c)

4. VARIANCE #2 — VERTICAL WALL: 3.0 m → 3.66 m

The wall-height variance compounds the overall-height variance.

“Not exceed 3.0m in height for vertical exterior walls.”

Fort Saskatchewan LUB C23-20, s.6.2.2(b)

Wall-height comparison	Metres	Relative change
Bylaw baseline	3.00	—
Approved	3.66	+0.66 m
Relative increase	—	+22.0%

Why the two height variances should be assessed together

- The 0.66 m wall-height increase is part of the same visual outcome as the 2.87 m overall-height increase.
- Greater vertical wall area makes the structure read as a larger, more dominant volume.
- Combined with the large footprint and upper-level mass, the wall-height variance increases the amount of solid building visible above the existing one-storey streetscape.
- The Board should therefore consider the cumulative visual effect rather than treating each variance as a disconnected technical adjustment.

“The design, character and appearance of a building including but not limited to all accessory buildings ... must be compatible with other buildings existing on the site and in the vicinity.”

Fort Saskatchewan LUB C23-20, s.6.5.3(a)

5. VARIANCE #3 — ACCESSORY LOT COVERAGE: 15% → 24.82%

This materially increases the proportion of the lot occupied by accessory development.

“15% maximum total lot coverage for all accessory buildings. Sites under 493.0m² are excluded from maximum coverage of 15%.”

Fort Saskatchewan LUB C23-20, s.6.12.4(e)

Coverage metric	Result
Lot area stated in permit	493.0 m ²
15% baseline	73.95 m ²
Approved variance	9.82 percentage points
Implied approved accessory coverage	24.4% ≈ 120.34 m ²
Increase over 15% cap	≈46.39 m ² (9.4 percentage points)
Relative increase in accessory allowance	+62.7%

The dimensions should be reconciled

The permit states a 10.97 m × 10.97 m garage, approximately 120.34 m². That rectangle alone is approximately 24.4% of a 493 m² lot. Compared with the 15% baseline (73.95 m²), that is an increase of approximately 46.39 m², or 9.4 percentage points — a 62.7% relative increase over the baseline.

Why coverage is a neighbourhood-character issue

- ☐ Lot coverage changes the balance between built form and remaining open/landscaped area.
- ☐ A 65.5% relative increase over the normal accessory-building allowance is substantial in physical terms.
- ☐ More accessory-building coverage makes it harder for the structure to remain visually subordinate to the principal dwelling.

6. COMPATIBILITY, MASSING, CHARACTER & APPEARANCE

“The siting of the building in relation to compatibility with other developments in the vicinity”

C23-20, s.5.28.7(a)

“The massing of the building in compared to other buildings on site and in the vicinity”

C23-20, s.5.28.7(b)

“The design, character, and appearance of the building”

C23-20, s.5.28.7(c)

Application to this block

- Existing homes on the street are predominantly low-scale, single-storey residential buildings with established landscaping.
- The proposed accessory structure is substantially taller than the ordinary accessory-building baseline and occupies a large portion of the lot.
- The visual effect is experienced from neighbouring homes, windows, front yards and outdoor living areas.
- The issue is compatibility of the new massing with the existing buildings in the vicinity — precisely the type of relationship the Bylaw directs the decision-maker to consider.

PLANNING CONCLUSION SOUGHT

The Board should assess whether the cumulative height, wall height and coverage variances materially change the established visual relationship between homes, yards, mature trees and sky.

7. NEIGHBOURHOOD AMENITIES, USE & ENJOYMENT

The Bylaw protects the experience of neighbouring land, not only physical access.

“would not unduly interfere with the amenities of the neighbourhood”

C23-20, s.3.3.1(a)(i)

“Materially interfere with or affect the use, enjoyment, safety or value of neighbouring land”

C23-20, s.3.3.1(a)(ii)

The impact is daily, not occasional

- Current view: the appellant looks across the street toward a low roofline, mature trees and an open sky backdrop.
- Proposed condition: the upper mass of a 7.87 m structure becomes a persistent visual element above the existing home.
- Outdoor use: the appellant's front yard and patio are used as living space, and the view is part of that residential amenity.
- Neighbourhood effect: the visual rhythm of low homes and mature landscaping is replaced by a substantially taller, more dominant accessory volume.

What the appellant is asking

Apply the City's own amenity, enjoyment, compatibility and variance language to the actual scale of the approved development, and determine whether a substantially reduced design can meet the owner's legitimate objectives without creating the same level of neighbourhood impact.

8. TREES, SCREENING, PRIVACY & THE CITY'S STATED RATIONALE

The permit's screening assumption should be tested against the actual sightlines.

CITY'S STATED RATIONALE

Existing mature trees were expected to effectively screen the detached garage and minimize the visual impact of the increased height.

The screening assumption has limitations

- The appellant's photographs show the subject property and existing low roofline remain visible through the existing landscaping.
- The relevant mature trees are not a continuous screen across the subject property from the appellant's front yard and windows.
- A 7.87 m structure is substantially taller than the current one-storey roofline; screening that helps conceal a low garage does not necessarily conceal its upper storey.
- Neighbouring vegetation is living infrastructure: trees age, decline, are pruned and can be lost over time.
- Where the City relies on trees as mitigation, the Board should ask whether any enforceable, site-specific landscaping condition exists and whether screening can be secured over time.

A more durable mitigation approach

Priority	Measure
1	Reduce height and vertical wall height.
2	Reduce upper-storey mass / footprint where feasible.
3	Address windows and overlook from elevated areas.
4	Plant substantial evergreen screening on the subject property.
5	Require replacement of screening vegetation if it fails.

IMPORTANT

New landscaping should be supplemental mitigation — not the principal justification for maintaining the full variance.

9. FUTURE USE, ADAPTABILITY & PERMANENCE

The issue is the physical envelope that will remain on the property.

The approved structure has substantial interior capacity

- The drawings identify a garage, carport, storage, an internal stair and a room labelled “STUDIO” with bathroom/sink area.
- The drawing set identifies approximately 1,857 sq. ft. total area across garage, carport and storage.
- This does not establish that the structure is presently an unauthorized dwelling. It does establish that the building has significant interior capacity and multiple potential functions.

Why this matters to the Board

- The Board is deciding whether to authorize the physical scale now.
- The physical envelope — height, wall area, lot coverage and massing — will remain even if ownership changes.
- Any future change of use would still require the approvals required by the City, but a future owner would inherit the physical structure created by this decision.
- The appellant therefore asks the Board to consider the long-term planning effect of authorizing an unusually large accessory structure in an established residential area.

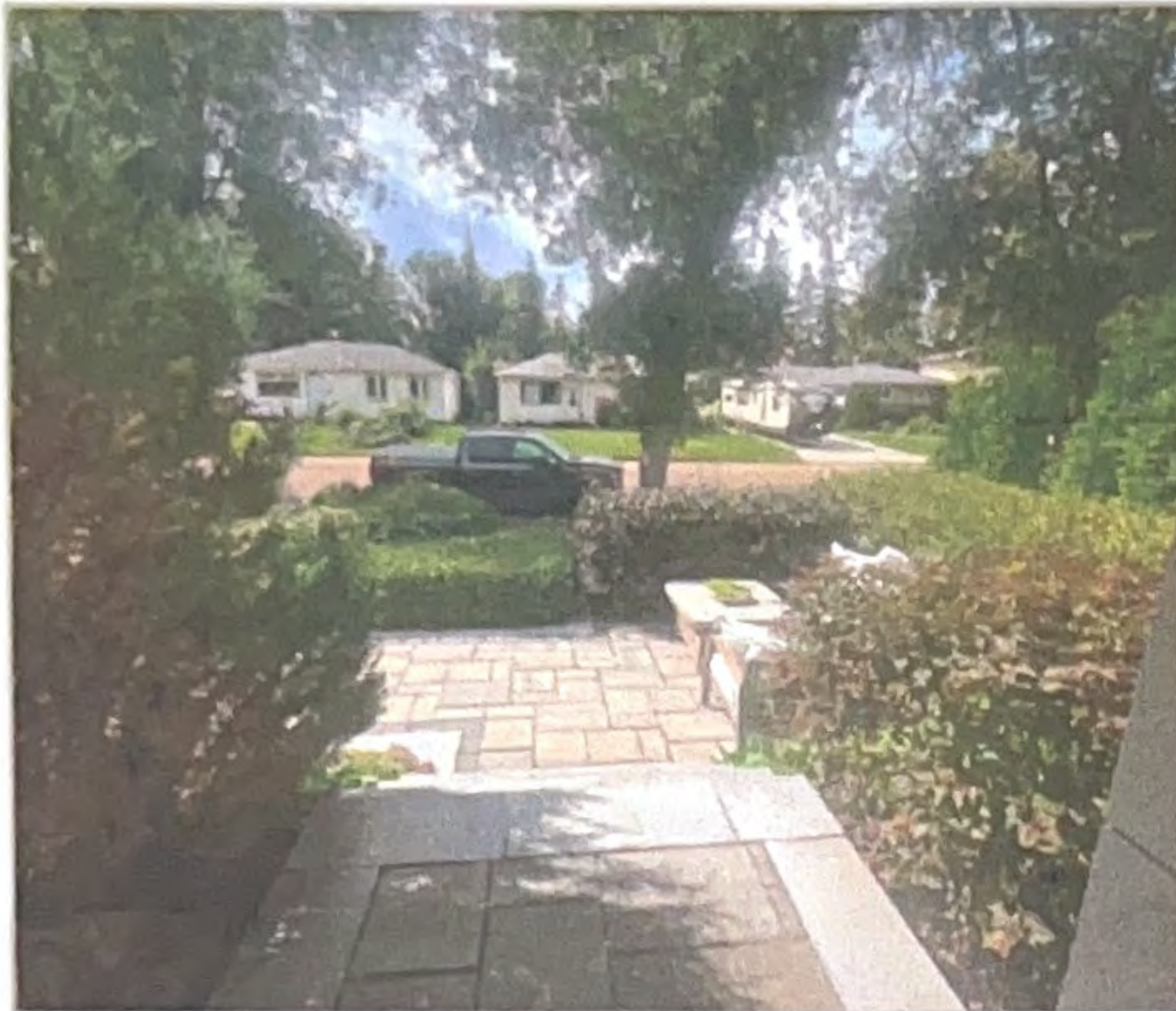
“the general purpose and intent of the District”

C23-20, s.3.3.1(c)

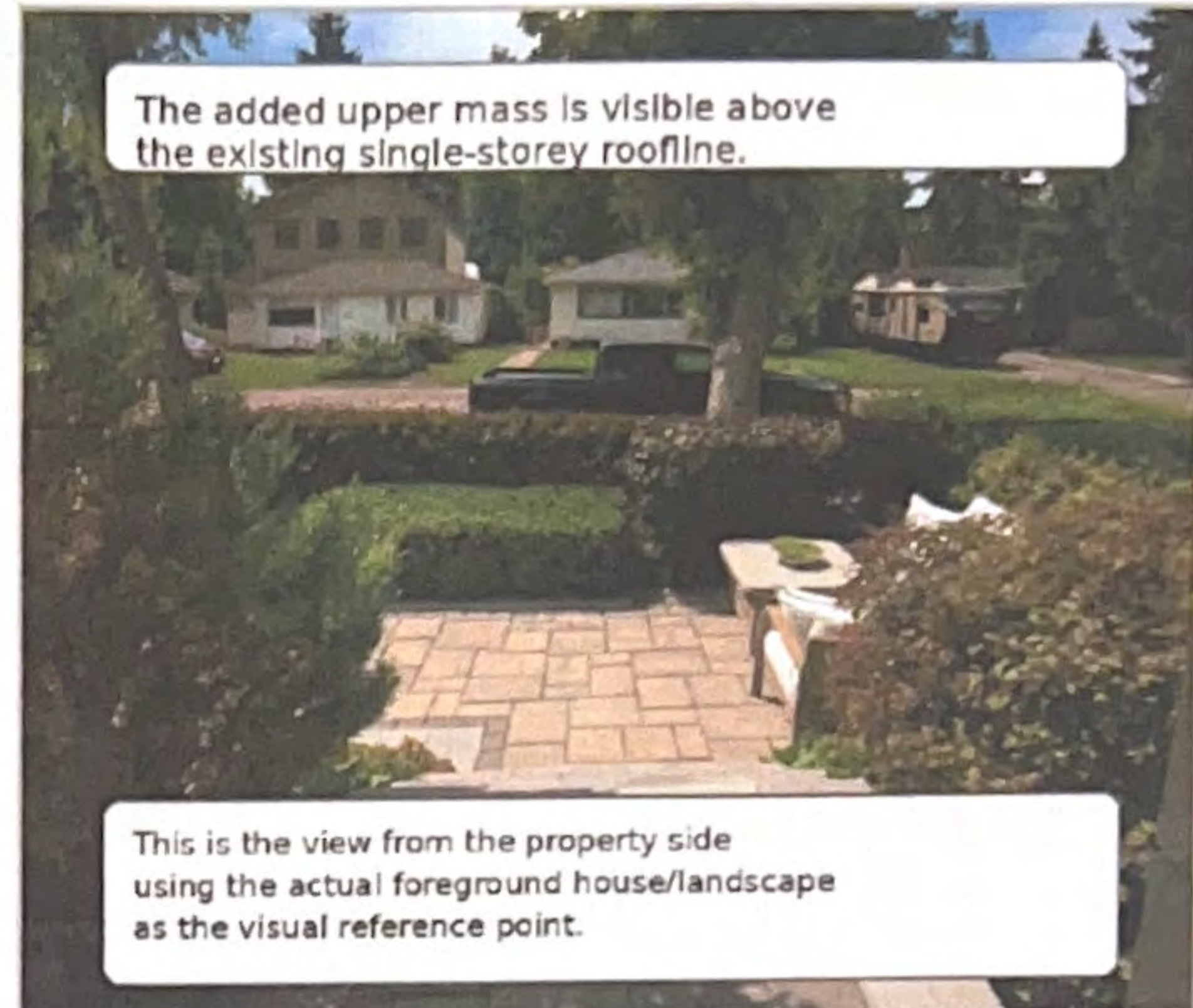
10. VISUAL EVIDENCE — EXISTING VS. PROPOSED

The visual comparison shows the change from the appellant's actual viewing position.

EXISTING VIEW



IMPOSED / VISUAL TEST



Conceptual existing vs. proposed visual comparison.

What the image is intended to demonstrate

- The existing view is framed by mature landscaping, the low roofline of the existing home and open sky.
- The proposed upper mass rises above that existing roofline.
- The visual effect is not equivalent to a conventional low accessory building.
- The issue is cumulative: height + wall height + width + coverage + location.

This image is a visual aid, not a certified survey or architectural elevation. Legal dimensional questions should be determined from the approved plans and the City's measurement rules.

11 VISUAL IMPACT – SUPERIMPOSED GARAGE BEHIND EXISTING HOME

View From Our Front Yard Looking East

This superimposed image shows the proposed garage in the exact location and scale as shown on the approved plans – **directly behind the existing home**. The upper floor and roofline will be clearly visible above the existing house and will significantly change the look, scale and feel of our street and our views.



APPROVED HEIGHT
7.87 m
(Variance Granted)

5.0 m MAX HEIGHT
(Bylaw C23-20
s. 6.2.2)

**3.0 m MAX
WALL HEIGHT**
(Bylaw C23-20
s. 6.2.2)

THIS IMAGE SHOWS:

- Approved height
7.87 m – 57% higher
than bylaw allows
- Bylaw maximum
5.0 m height
- Bylaw maximum
3.0 m wall height

VISUAL IMPACT ON OUR PROPERTY



- ✓ The entire upper storey will be visible above our roofline.
- ✓ It will block our view of mature trees, sky and natural greenery.
- ✓ Creates a much larger, more imposing presence than other homes on the street.
- ✓ Changes the established character and open, low-scale feel of our neighbourhood.
- ✓ Increases sense of enclosure and loss of privacy.

BYLAW REQUIREMENTS BROKEN

- ✗ Height: 7.87 m approved vs. 5.0 m maximum (57% higher)
- ✗ Wall Height: 3.66 m approved vs. 3.0 m maximum (22% higher)
- ✗ Accessory Building Coverage: 24.82% approved vs. 15% maximum (65.5% over the bylaw limit)

NOTE:

This superimposed image is created using the approved plans and is for visual impact demonstration only. It is not an architectural drawing.

The Land Use Bylaw requires that a development must not “unduly interfere with the amenities of the neighbourhood” or “materially interfere with or affect the use, enjoyment, safety or value of neighbouring land.” (C23-20 s. 3.3.1(a)(i)-(ii))

This variance fails these tests.

We respectfully ask the SDAB to refuse the variances.

12. WHAT A COMPLIANT / REDUCED DESIGN SHOULD LOOK LIKE

The appellant is asking for a proportionate planning response.

Issue	Current approval	Requested direction
Overall height	7.87 m	Reduce materially toward the 5.0 m baseline
Vertical wall	3.66 m	Reduce toward the 3.0 m baseline
Accessory coverage	24.82%	Reduce toward the 15% baseline
Massing	Large upper volume	Step down / reduce upper mass so it remains subordinate
Screening	Relies substantially on existing mature trees	Add meaningful evergreen screening on subject property
Long-term screening	No permanent replacement mechanism identified	Require replacement of failed screening vegetation

Practical design options

- Retain a functional garage/carport/storage program while reducing the vertical component.
- Reduce the upper mass that rises substantially above the existing one-storey roofline.
- Use roof geometry and wall articulation to reduce apparent bulk.
- Plant substantial evergreen trees on the subject property to provide future screening without relying on neighbours' vegetation.

THE APPELLANT'S POSITION

The owner can still receive a useful accessory building. The neighbourhood should not have to absorb the full visual consequence of a 57.4% height increase merely because the larger form is possible.

13. REQUESTED RELIEF & PROPOSED CONDITIONS

A concise request for the Board.

I respectfully ask the SDAB to:

1. Allow the appeal and revoke or vary Development Permit PLRES20260569.
2. Reduce overall accessory-building height materially toward the 5.0 m maximum in C23-20 s.6.2.2(a).
3. Reduce vertical exterior wall height toward the 3.0 m maximum in s.6.2.2(b).
4. Reduce accessory lot coverage toward the 15% maximum in s.6.12.4(e), or require a substantially smaller footprint.
5. Require the City/applicant to reconcile the 10.97 m × 10.97 m dimension, the 493 m² lot and the approved 24.82% accessory-coverage calculation.
6. Require a landscaping plan with substantial evergreen screening planted on the subject property.
7. Require replacement of screening vegetation if it fails, so the mitigation is not dependent on the indefinite survival of existing mature trees.
8. Confirm that any future change in use or alteration must independently comply with the City's Land Use Bylaw and permit requirements.

“may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own”

Municipal Government Act, s.687(3)(c)

CLOSING REQUEST

Please evaluate this development from the place where its impact is actually experienced — the neighbouring property — and determine whether the approved form is necessary, compatible and proportionate.

Exhibit “D”

Applicant Submission

Jonathan Milke

From: Malcolm Munroe [REDACTED]
Sent: August 23, 2026 6:40 PM
To: SDAB
Cc: Malcolm Munroe
Subject: DEVELOPMENT PLRES20260569

Greetings,

This is my written submission of the applicant for the development at 10220 109 street.

The home I live in was built in 1952. The needs of families have evolved drastically since 1952. I have lived here since 2010. Since living here I have renovated and installed many upgrades to adjust for modern living. I have noticed that living in this neighbourhood, the purchase price of the property is only the admission to the club however, the expected ongoing maintenance and continued improvements both adds value to the neighborhood and the homes, As City of Fort Saskatchewan knows well, this neighborhood needs continued upgrades such as roads, water and sewer and tree care.

Within my backyard I have added a covered outdoor entertainment structure(In 2015) the pitch of the roof was selected to reduce leaf and tree debris from accumulating on the roof. I also selected this roof pitch to be aesthetically pleasing. My desire for the garage development is to have the accessory building rooflines match to maintain continuity of design. Having matching rooflines adds to the cost of the structure but will make the structures seem cohesive. This roof slope contributes to the building's overall height.

In response to wall height; i currently own a truck and camper. My intent for the planned carport is to park my truck and camper within the carport. The truck and camper are over 11 feet tall. Because of the vehicle height is the reason for 12 foot wall height. Having a custom parking spot for the truck and camper will reduce environmental exposure, provide security and off street parking needs.

Regarding the need for variance of lot coverage is two fold: As previously discussed our homes age limits accommodation specifically as it is only now a two bedroom, currently one is occupied as a home office. The loss of a bedroom limits our ability to accommodate guests. The studio space could then be used as an office space. Secondly, the additional indoor parking is now typical in our current time.

In 2023 I demolished the pre existing garage because it had limited space for modern needs, it was prone to winter flooding due to elevation relative to the alley and the roof pitch accumulated leaves and tree debris constantly. By enlarging the garage footprint I am able to park three full sized cars, eliminating on street parking. This need for parking reflects the need of modern families.

I am proposing an enhancement to the property, encompassing complete off street parking and enhancing usable space for a modern lifestyle without demolishing the existing home,

Mrs. Currie has declared that she can see past our house and into the bedroom of my back lane neighbors. Would not then this building height , coverage and roof pitch eliminate this visibility issue?

I at this time would like to discuss precedent. The accessory building at 9923 107 street has a building height approximately 8 meters high and overall building coverage is similar to my expectation. This accessory building has parking for 3 cars and a covered deck.

My structure is of sufficient distance to this residence that there is not a concentration of buildings at this height or building coverage. Based upon this precedent I believe there is merit to my development.

Other properties have garages of considerable height and overall coverage, specifically 10106 109A street and 10012 108 street.

Cities and communities must evolve to accommodate the people who live there. I am proposing such a commitment of investment to enhance this property.

Sincerely,

Malcolm Munroe

Exhibit “E”

Written Submission

10224 109 St.

&

10227 109 St.

Jonathan Milke

From: Iryna Kennedy
Sent: August 25, 2026 10:25 AM
To: Jonathan Milke
Subject: FW: SDAB Hearing PLRES20260569

Jonathan, this is a part of the exhibit for the Mohr submission.

Iryna Kennedy (She/Her)
Senior Legislative Officer
City of Fort Saskatchewan
T: 780.992.6236

-----Original Message-----

From: LeeAnn Mohr [REDACTED]
Sent: August 24, 2026 12:41 PM
To: Iryna Kennedy <ikennedy@fortsask.ca>
Subject: Re: SDAB Hearing PLRES20260569

Hello
Ron and Debi Mohr - 10224 109 street
Cory and LeeAnn Mohr - 10227 109 street

Thank you
LeeAnn
Sent from my iPhone

> On Aug 24, 2026, at 10:29 AM, Iryna Kennedy <ikennedy@fortsask.ca> wrote:

>

> Good morning,

> We have received your email, and it will be submitted to the hearing agenda. Could you please confirm your residential address?

>

> Iryna Kennedy (She/Her)
> Senior Legislative Officer
> City of Fort Saskatchewan
> T: 780.992.6236

>

>

>

> -----Original Message-----

> From: LeeAnn Mohr [REDACTED]
> Sent: August 24, 2026 9:46 AM
> To: Iryna Kennedy <ikennedy@fortsask.ca>; Jennifer Chapman <JChapman@fortsask.ca>
> Subject: SDAB Hearing PLRES20260569

>

> ATTN::

- > Forts Sask Development office
- >
- > We have recently been advised by neighbours of a development permit being authorized by your department with some huge variances from the land use bylaws. Being long term residents of the area we felt we needed to voice our concerns. After studying a copy of the application, it certainly raises some red flags. The following being...
- >
- > 1. It is virtually impossible to access a garage from an alley when there is only a 2 meter setback
- > The other concern here is if a person were to park in the alley beside the structure it would limit access for residents or emergency services
- >
- > 2. Having an accessory building that is larger than the primary house
- >
- > 3 The height of the structure is beyond anything else in the area
- >
- > 4. Having 2 washrooms in a garage gets us wondering what the long term use of the building may become
- >
- > To summarize, it is my belief that the city went to a great deal of work to develop our land use bylaws that were meant to standardize development of a specific zone. Variances were meant to be used in abnormal circumstances - not to allow an oversized building where it does not conform just because it is a persons desire.
- >
- > Thank you for your attention to this matter,
- >
- > Ron & Debi Mohr
- > Cory & LeeAnn Mohr
- > Sent from my iPhone

Exhibit “F”

Written Submission
10222 109 St.

August 21, 2026

Subdivision and Development Appeal Board
City of Fort Saskatchewan
10005 – 102 Street
Fort Saskatchewan, AB T8L 2C5

RE: Development Permit Appeal PIRES20260569 – 10220 109 Street

To the Members of the Subdivision and Development Appeal Board,

We are writing as the property owners immediately adjacent to 10220 109 Street regarding the appeal related to the detached garage development proposed by Terra and Ryan Currie. Our property is located at 10222 109 Street.

Our property shares a fence line with the property and the garage construction project. As the neighbours directly adjacent to the development, **we have no concerns or objections regarding the construction of the garage or the proposed development.** The property owner proposing this project has been transparent with us throughout the planning process and has been receptive to our request to ensure that our back alley access is not restricted during construction.

We are comfortable with this project proceeding. From our perspective as neighbouring property owners, we do not believe the garage will adversely affect our use or enjoyment of our property, and we support our neighbour in moving forward with their plans.

We respectfully ask that the Subdivision and Development Appeal Board consider our position as directly affected adjacent property owners when reviewing this appeal.

Thank you for the opportunity to provide our comments.

Sincerely,

Megan Normandeau and Reece Halbgewachs
10222 109 Street
Fort Saskatchewan, AB

Exhibit “G”

Hearing Notification Mailing Information



CITY OF FORT SASKATCHEWAN
**LEGISLATIVE
SERVICES**

10005 102 Street, Fort Saskatchewan, Alberta T8L 2C5
780.992.6200 | legislativeservices@fortsask.ca

August 7, 2026

Malcolm Munroe
10220 109 Street
Fort Saskatchewan, AB
T8L 2K8

RE: NOTICE OF APPEAL – SUBDIVISION AND DEVELOPMENT APPEAL BOARD

The Clerk of the Subdivision and Development Appeal Board (SDAB) has received an appeal regarding conditions of the approved development permit PLRES20260569 for a detached garage by the City's Development Authority. The development permit application was approved with conditions for the property municipally addressed as 10220 109 Street, as indicated on the map below.

In accordance with the *Municipal Government Act*, the SDAB will hold a public hearing as follows:

Date and time of Hearing: September 1, 2026, at 1:00 PM

Location of Hearing: City Hall – Council Chambers
10005 – 102 Street
Fort Saskatchewan

**Development Permit
Application Conditional
Approval** PLRES20260569

Appellant: Terra & Ryan Currie



As the Applicant, you are hereby notified of the appeal hearing. Persons wishing to make submissions to, or presentations before, the Board may do so by registering their intent with the Clerk on or before **12:00 PM on August 24, 2026**. Any written submissions received by the deadline will be included in the agenda package, which can be found at fortsask.ca/sdab

During the hearing, the SDAB will hear, review, and consider both written and verbal presentations from the Appellant, the Applicant, persons given notice of the appeal, and City officials. Upon conclusion of the hearing, the SDAB has 15 days within which to render a decision.

Questions concerning this appeal may be directed to our offices by calling 780-992-6200, or by way of email to sdab@fortsask.ca.

Sincerely,

Iryna Kennedy
Clerk, Subdivision and Development Appeal Board
cc: Lindsey Butterfield, Director, Planning & Development



CITY OF FORT SASKATCHEWAN
**LEGISLATIVE
SERVICES**

10005 102 Street, Fort Saskatchewan, Alberta T8L 2C5
780.992.6200 | legislativeservices@fortsask.ca

August 7, 2026

Terra & Ryan Currie
10225 109 Street
Fort Saskatchewan, AB
T8L 2K7

RE: NOTICE OF APPEAL – SUBDIVISION AND DEVELOPMENT APPEAL BOARD

The Clerk of the Subdivision and Development Appeal Board (SDAB) has received your appeal regarding conditions of the approved development permit PLRES20260569 for a detached garage by the City's Development Authority. The development permit application was approved with conditions for the property municipally addressed as 10220 109 Street, as indicated on the map below.

In accordance with the *Municipal Government Act*, the SDAB will hold a public hearing as follows:

Date and time of Hearing: September 1, 2026, at 1:00 PM

Location of Hearing: City Hall – Council Chambers
10005 – 102 Street
Fort Saskatchewan

**Development Permit
Application Conditional
Approval** PLRES20260569

Appellant: Terra & Ryan Currie



As the Appellant, you are hereby notified of the appeal hearing. Persons wishing to make submissions to, or presentations before, the Board may do so by registering their intent with the Clerk on or before **12:00 PM on August 24, 2026**. Any written submissions received by the deadline will be included in the agenda package, which can be found at fortsask.ca/sdab

During the hearing, the SDAB will hear, review, and consider both written and verbal presentations from the Appellant, the Applicant, persons given notice of the appeal, and City officials. Upon conclusion of the hearing, the SDAB has 15 days within which to render a decision.

Questions concerning this appeal may be directed to our offices by calling 780-992-6200, or by way of email to sdab@fortsask.ca.

Sincerely,

Iryna Kennedy
Clerk, Subdivision and Development Appeal Board
cc: Lindsey Butterfield, Director, Planning & Development

FORTSASK.CA



CITY OF FORT SASKATCHEWAN
**LEGISLATIVE
SERVICES**

10005 102 Street, Fort Saskatchewan, Alberta T8L 2C5
780.992.6200 | legislativeservices@fortsask.ca

August 7, 2026

Property Owner,

RE: NOTICE OF APPEAL – SUBDIVISION AND DEVELOPMENT APPEAL BOARD

The Clerk of the Subdivision and Development Appeal Board (SDAB) has received an appeal regarding conditions of the approved development permit PLRES20260569 for a detached garage by the City's Development Authority. The development permit application was approved with conditions for the property municipally addressed as 10220 109 Street, as indicated on the map below.

In accordance with the *Municipal Government Act*, the SDAB will hold a public hearing as follows:

Date and time of Hearing: September 1, 2026, at 1:00 PM

Location of Hearing: City Hall – Council Chambers
10005 – 102 Street, Fort
Saskatchewan

**Development Permit
Application Conditional
Approval:** PLRES20260569

Appellant: Terra & Ryan Currie



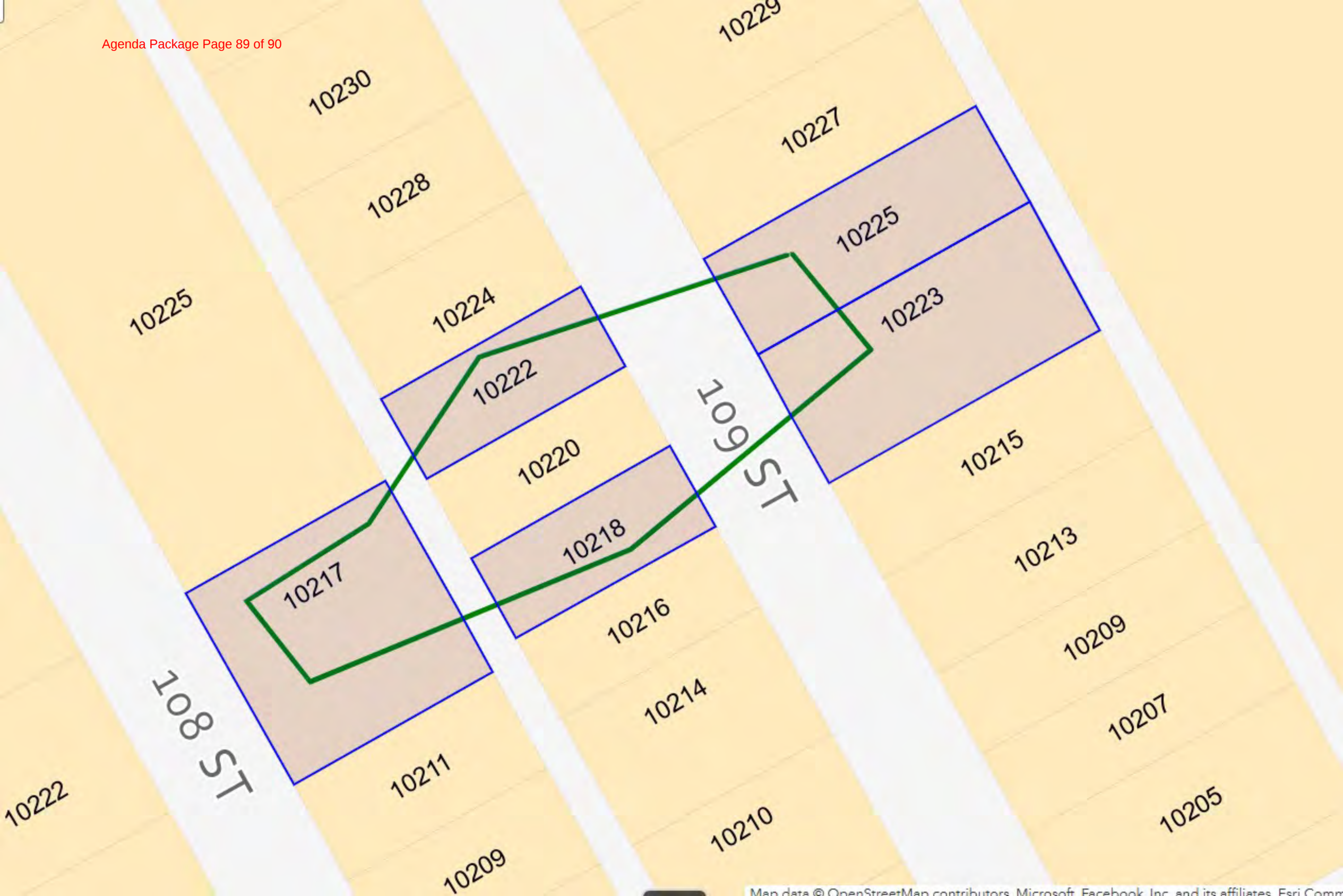
As an adjacent property owner, you are hereby notified of the appeal hearing. Persons wishing to make submissions to, or presentations before, the Board may do so by registering their intent with the Clerk on or before **12:00 PM on August 24, 2026**. Any written submissions received by the deadline will be included in the agenda package, which can be found at fortsask.ca/sdab

During the hearing, the SDAB will hear, review, and consider both written and verbal presentations from the Appellant, the Applicant, persons given notice of the appeal, and City officials. Upon conclusion of the hearing, the SDAB has 15 days within which to render a decision.

Questions concerning this appeal may be directed to our offices by calling 780-992-6200, or by way of email to sdab@fortsask.ca.

Sincerely,

Iryna Kennedy
Clerk, Subdivision and Development Appeal Board
cc: Lindsey Butterfield, Director, Planning & Development



Landowner	10225 109 ST	FORT SASKATCHEWAN, AB T8L 2K7
Landowner	10223 109 ST	FORT SASKATCHEWAN, AB T8L 2K7
Landowner	10218 109 ST	FORT SASKATCHEWAN, AB T8L 2K8
Landowner	10222 109 ST	FORT SASKATCHEWAN, AB T8L 2K8
Landowner	10217 108 ST	FORT SASKATCHEWAN, AB T8L 2J9
Landowner	10220 108 ST	FORT SASKATCHEWAN, AB T8L 2K8