

SUBDIVISION & DEVELOPMENT APPEAL BOARD (SDAB)



AGENDA

Thursday, September 17, 2026, at 1:00 P.M.
Council Chambers – City of Fort Saskatchewan City Hall

APPEAL TO BE HEARD:

NOTICE OF APPEAL: DEVELOPMENT PERMIT REFUSAL (PLRES20260592)
APPELLANT / APPLICANT: KIRK GARTNER
CIVIC ADDRESS (OF DEVELOPMENT): 211 GREENFIELD WAY
LEGAL ADDRESS: LOT 26 BLOCK 05 PLAN 062 9672

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 17, 2026**
- 4. Announce Case (Secretary)**
- 5. Introduction of the Parties to the Appeal**
 - (a) Development Authority
 - (b) Appellant / Applicant
- 6. Objections to Board**
- 7. Hearing Process**
- 8. Hearing of Appeal**
 - (a) Presentation of the Development Authority
 - (b) Presentation of the Appellant / Applicant
 - (c) Presentations of others in favour of the appeal (if any)
 - (d) Presentations of others opposed to the appeal (if any)
 - (e) Read into the record additional information
 - (f) Additional Board questions
 - (g) Other questions
- 9. Summaries**
 - (a) Development Authority's final comments
 - (b) Appellant's / Applicant's final comments
 - (c) Fairness
 - (d) 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

Thursday, September 17, 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”	7-45	Development Authority Submission
B-1	8-33	<i>Development Authority Report</i>
B-2	34	<i>Map – Property Location</i>
B-3	35-45	<i>Development Authority Presentation</i>
Exhibit “C”	46-61	Appellant / Applicant Submission
C-1	47-54	<i>Appellant / Applicant Notice of Appeal & First Submission</i>
C-1	55-61	<i>Appellant / Applicant Second Submission to Notice of Refusal</i>
Exhibit “D”	62-67	Hearing Notification Mailing Information

Exhibit “A”

Notice of Appeal



**CITY OF
FORT SASKATCHEWAN**
ALBERTA

NOTICE OF APPEAL

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:	Appeal Fee: (highlight applicable fee)
Municipal Address of site: 211 Greenfield Way	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 26 blk05 plan 062 9672	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: PLRES20260592	

Appellant Information:		
Name: Kirk Gartner	Phone: [REDACTED]	Agent Name: (if applicable)
Mailing Address: [REDACTED]	City, Province: Fort Sask	
Postal Code: T8L 0B1	Email: [REDACTED]	

APPEAL AGAINST (Check **ONE** Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit	Subdivision Application	Stop Order
☐ Approval	☐ Approval	☐ Stop Order
☐ Conditions of Approval	☐ Conditions of Approval	
☒ Refusal	☐ Refusal	

REASON(S) FOR APPEAL

Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

(Attach a separate page if required)

Hierarchic Created by the 6.0 m Rear Utility Right-of-Way (URW). The rear portion of our parcel at 211 Greenfield Way is encumbered by a registered 6.0 m Utility Right-of-Way (URW), making a substantial portion of the rear yard completely unbuildable. Enforcing an additional 6.5 m sideflanking setback creates a severe "double squeeze," forcing the garage suite footprint directly into the center of the lot and placing it uncomfortably close to the primary dwelling. Granting a 2.0 m setback allows the garage and ground-level suite to sit in a logical rear corner without encroaching on the 6.0 m URW.

Pie-Shaped Lot Mechanics & Backyard Clearance. Because 211 Greenfield Way features a pie-shaped lot geometry that widens significantly toward the rear boundary, placing the single-storey structure at a 2.0 m setback in the back section leaves ample physical clearance and open space relative to the main home and neighboring properties. The structure protrudes only marginally into the view line of the main house's backyard, while keeping the central courtyard and outdoor amenity space open and functional.

Zero Privacy, Overlook, or Height Impact (Single-Storey Ground-Level). Unlike a standard two-storey garage suite, this proposed suite is 100% single-storey and ground-level. All living spaces, windows, and entryways sit at ground level below standard fence lines, completely eliminating upper-storey overlook, window privacy intrusion, or overshadowing issues for neighboring properties. The visual height matches a standard single-storey accessory garage.

Traffic Sightlines & Public Safety Maintained. The proposed 2.0 m location sits strictly outside of all municipal corner visibility / sight triangles at the street intersection. It presents zero obstruction to driver or pedestrian sightlines along Greenfield Way. Will reduce sun shadow in our backyard/lawnroom while having 0 impact on any of the neighbour's. There are other accessory buildings that are not 6.5m on flanking lots in the area.

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 the Subdivision and Development Appeal Board hearing process. If you have questions about the collection, contact the Access to Information 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): KIRK GARTNER	Signature:	Date: Aug 21, 2026
OFFICE USE ONLY		
SDAB Appeal Number:	Appeal Fee Paid: ☒ Yes ☐ No \$ 150.00	Date Received: 2026-08-21

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	776687
Transaction Date	2026-Aug-21 10:23:06 AM
Reference	

		\$
Residential Subdivision Appeals		
1.00 @ \$ 150.00		\$150.00
Discount		\$0.00
Subtotal		\$150.00
Tax		\$0.00
Total Sales Amount		\$150.00

Payment Received

Interac (Debit)	\$150.00
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Processed By: Carly

Invoice # 776687
Transaction # 531668
Transaction Date 2026-Aug-21 10:23:06 AM

CC Type Interac (Debit)
CC Number *****
CC Expiry
Auth Code 142034
Reference 2026-Aug-21 10:23:06 AM
Sale \$ 150.00
Status Approved

X

Exhibit “B”

Development Authority Submission

Development Authority Written Submission to the Subdivision and Development Appeal Board

Property Address	211 Greenfield Way
Application #	PLRES20260592
Date of Written Submission	September 9, 2026
Development Authority	Jaxon Freitag

1. Zone and Use Class

The Appellant is appealing the refusal of a development permit for a proposed Detached Garage with a Garage Suite. The proposed development would require a second vehicular access through the flanking front setback adjoining Greenfield Link. The subject property is districted RE – Residential Estate Lot District

2. Policy Framework

The property is located within the Southfort Estates neighbourhood. The primary land use is low-density residential housing with large estate lots ranging in area between 0.15ha to 0.26ha

The applicable regulations are contained within Land Use Bylaw C23-20 (LUB), Part 6 – Residential Land Use Districts.

The following sections of the LUB apply to the proposed development:

- Section 5.28 – Garage Suites
- Section 6.1 – Access to Residential Sites
- Section 6.2.5 – Detached Garages
- Section 6.14.4 – RE Site Development Regulations

3. Relevant Background

- July 7, 2026: A Development Permit Application (PLRES20260592) was submitted to the Planning and Development Department for a detached garage with a garage suite.
- July 9, 2026: The Development Authority deemed the application complete and accepted it for processing.

DA Written Submission to SDAB cont ...

- August 18, 2026: The Development Permit Application (PLRES20260592) for the detached garage with a garage suite was refused by the Development Authority at the request of the applicant. See Attachment C.

4. Regulation Review and Related Justification

The proposed development consists of a detached garage with a garage suite, which is a discretionary accessory building on the subject property, and is requesting a second access from the front flanking property line. The proposed detached garage and garage suite complies with Section 5.28 Garage Suites, but does not comply with Sections 6.1, 6.2.5 and 6.14.4.

Section 6.1 states that not more than one access shall be permitted per residential site, unless otherwise provided for in a specific land use district. The RE District does not grant a second access, therefore a variance would need to be approved. The Development Authority, in consultation with Public Works and Engineering departments, supported granting a second access to the site for this proposed development.

Section 6.2.5 states that, unless otherwise specified in a specific Land Use District, detached garages within Residential Land Use Districts shall be located:

6.2.5(a) No closer than 1.0m from a rear lot line or side lot line, unless:

- i. Located on a corner site, in which case the development shall conform to the front flanking yard setback for a dwelling.

Section 6.14.4(a) establishes a minimum front flanking yard setback of 6.5m for a dwelling on a corner site. As the subject property is a corner site, the detached garage is required to comply with the 6.5m front flanking yard setback. However, the proposed setbacks are only 2.032m and 2.136m as shown on Attachment A.

Section 6.14.4(d) establishes the maximum building height requirements for accessory buildings on sites under 0.8ha. This site is 0.17ha; therefore, the maximum height from grade to peak is 7.3m and the maximum wall height is 3.7m. The proposed detached garage with garage suite has a total building height of 7.34m, measured from grade to the peak of the roof, and a wall height of 3.88m. See Attachment B.

The site plan and dimensions for the proposed development do not meet the minimum front flanking setback, and exceeds the maximum height allowed in Section 6.14.4. The Development Authority was considering approving variances to the height and granting a variance to allow for a second access because it was of the opinion that there would be no impacts to the adjacent properties and was supported by both the Public Works and Engineering departments.

DA Written Submission to SDAB cont ...

As for the front flanking setback requirement the Development Authority was prepared to support a minor variance to accommodate on-site parking adjacent to the proposed Garage Suite, but the applicant wanted the Development Authority to approve what was submitted. The applicant thereby requested the Development Authority to refuse the permit application, and they would file an appeal. The Development Authority issued the refusal.

5. Recommended Alternatives for SDAB Consideration.

1. The SDAB may overturn the decision and permit the Detached Garage with Garage Suite to comply with all applicable regulations in Land Use Bylaw C23-20, grant a variance to Section 6.1.1, pursuant to Section 3.3.1(a), subject to the following conditions:
 - 1.1 The Applicant/Owner shall provide \$5,000.00 security, in the form of cash, certified cheque, or an irrevocable letter of credit acceptable to the City, prior to commencing work or by **[Insert Date]**, whichever occurs earlier. The security shall ensure completion of all development permit conditions.
 - 1.2 The City may call upon the security, in whole or in part, if the Applicant/Developer fails to comply with any condition of the development permit, the permit is suspended or cancelled, authorized work has not commenced, or commenced work has not been completed within a reasonable period as determined by the City.
 - 1.3 The culvert shall be constructed in accordance with the City of Fort Saskatchewan Engineering Standards.
2. The SDAB may overturn the decision and authorize the development permit to proceed with variances, at its discretion, to Sections 6.1.1, 6.14.4(a) and 6.14.4(d), pursuant to Section 3.3.1(a), subject to the following conditions:
 - 1.1 The Applicant/Owner shall provide \$5,000.00 security, in the form of cash, certified cheque, or an irrevocable letter of credit acceptable to the City, prior to commencing work or by **[Insert Date]**, whichever occurs earlier. The security shall ensure completion of all development permit conditions.
 - 1.2 The City may call upon the security, in whole or in part, if the Applicant/Developer fails to comply with any condition of the development permit, the permit is suspended or cancelled, authorized work has not commenced, or commenced work has not been completed within a reasonable period as determined by the City.
 - 1.3 The culvert shall be constructed in accordance with the City of Fort Saskatchewan Engineering Standards.

DA Written Submission to SDAB cont ...

6. Attachments.

Attachment A: Development Permit Refusal (PLRES20260592)

Attachment B: Garage Plans

Attachment C: Correspondence with Applicant

**DEVELOPMENT PERMIT****PLRES20260592****Lot 26, Block 5, Plan 0626972****211 GREENFIELD WY, Fort Saskatchewan, AB T8L0B3**

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

Detached Garage with a Garage Suite

Development Permit Decision

Refused

Development Authority

Jaxon Freitag

The Development Authority of the City of Fort Saskatchewan hereby **REFUSES** this application for a Proposed Detached Garage with a Garage Suite. The Development Permit was refused for the following reasons:

1. The minimum required front-flanking setback for a detached garage on a corner lot is 6.5m, in accordance with Land Use Bylaw C23-20, Sections 6.2.5(a)(i) and 6.14.4(a). The proposed development provides front-flanking setbacks of only 2.032m and 2.136m as delineated on the site plan submitted, which do not meet the minimum required setback.
2. The maximum total height of an accessory development is 7.3 m, with a maximum wall height of 3.7 m, for sites under 0.8 ha, in accordance with Land Use Bylaw C23-20, Section 6.14.4(d). The proposed development has a total height of 7.34m and a wall height of 3.88m, both of which exceed the maximum permitted heights.

DATE OF DECISION:

August 18, 2026

FINAL DATE TO FILE AN APPEAL:**September 08, 2026****DEVELOPMENT AUTHORITY**

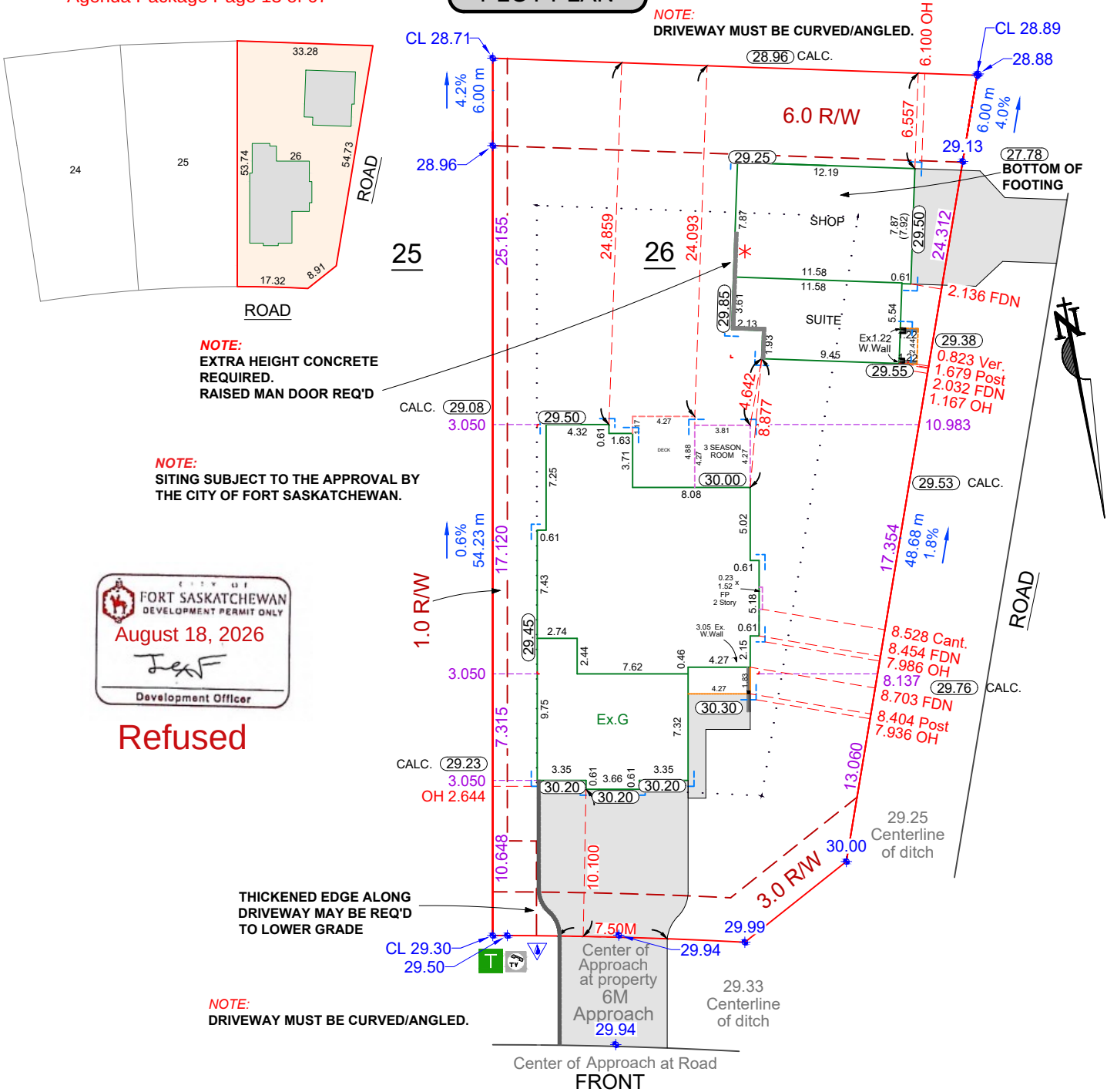
If you have questions about this development permit decision, please contact Planning and Development at 780-992-6198 or fortplanning@fortsask.ca

If you wish to appeal the above decision, please submit a completed *Notice of Appeal form* (fees apply) by **September 08, 2026** to: **Secretary of the Subdivision and Development Appeal Board**

City Hall, 10005 - 102 Street,
Fort Saskatchewan, AB T8L 2C5

Website: <https://www.fortsask.ca/city-hall/boards-and-committees/subdivision-and-development-appeal-board-sdab/>

PLOT PLAN



ELEVATION DETAILS	
HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	31.32
BOTTOM OF FOOTING:	28.00
BASEMENT HEIGHT:	9'0"
FINISHED GRADE AT-FRONT STEP:	30.30
5 RISE, DOWN 4"	
FINISHED GRADE AT-BACK OF HOUSE:	L-29.50, R-30.00
GRADE BELOW-BACK/SIDE DOOR SILL:	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	30.94
GARAGE FLOOR:	*SEE NOTES*
SANITARY SEWER SERVICE INVERT:	
FOOTING SIZE:	0.20

NOTES
- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.
- BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY
- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.
RAIN WATER LEADERS TO BE DETERMINED. (NO INFORMATION ON ENGINEERING, CONTACT ENGINEER PRIOR TO CONSTRUCTION)
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.
- GARAGE SLAB AT OVERHEAD DOOR RECOMMENDED TO BE SET 25" BELOW TOP OF CONCRETE FOUNDATION WALL. SLAB ELEVATION: 30.20 GARAGE FOOTING: 28.00

DETAILS
- LOT AREA: 1682.76 m ² (18113.1 ft ²)
- HOUSE AREA: 297.23 m ² (3199.3 ft ²)
- HOUSE COVERAGE: 17.66 %
- DECK AREA: 20.81 m ² (224.0 ft ²)
- DECK COVERAGE: 1.24 %
- 3 SEASON ROOM AREA: 16.26 m ² (175.0 ft ²)
- 3 SEASON ROOM COVERAGE: 0.97 %
- SHOP AREA: 96.02 m ² (1033.5 ft ²)
- SHOP COVERAGE: 5.71 %
- SUITE AREA: 60.88 m ² (655.3ft ²)
- SUITE COVERAGE: 3.62 %
- TOTAL COVERAGE: 27.95 %
- DRIVEWAY AREA: 224.93 m ² (2421.1 ft ²)
- AREA WITHIN THE FRONT YARD THAT IS NOT COVERED BY HARD SURFACING: 57.30%

LEGEND					
PROPOSED CLEAN OUT	PROPOSED HYDRANT	PROPOSED BACK OF CURB	B.O.C.	DESIGN GRADE ELEVATION	00.00
PROPOSED STREET LIGHT	PROPOSED SERVICE PEDESTAL	PROPOSED BACK OF WALK	B.O.W.	AS-BUILT ELEVATION	00.00
PROPOSED C.C. LOCATION	PROPOSED POWER SERVICE	PROPOSED LIP OF LANE	L.O.L.	PROPOSED ELEVATION	00.00
PROPOSED TRANSFORMER	PROPOSED FENCE LINE	PROPOSED UTILITY VAULT		CENTERLINE ELEVATION	CL 0.0

LEGAL INFORMATION		
LOT	BLOCK	PLAN NUM.
26	05	062 6972
CIVIC ADDRESS:		
211 GREENFIELD WAY		
LOCATION	SUBDIVISION	
FORT SASKATCHEWAN	SOUTHFORT ESTATES	

Pals Geomatics Corp.

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

Edmonton Region Member

DWG DETAILS			
Rev. No.	Date:	Drafted By:	Description
PP	9/19/25	AWANG	
02	10/10/25	AWANG	SHOP/SUITE
03	10/10/25	AWANG	DRIVEWAY
04	7/3/26	AWANG	SHOP/SUITE
BUILDER/OWNER: HILLVIEW MASTER BUILDER			
MODEL: (STANDARD)			
JOB NUM.:			
LOT ZONING:	RE	SCALE:	1:400

GENERAL NOTES:
Agenda Package Page 14 of 67

- ALL CONSTRUCTION TO CONFORM TO LOCAL BYLAWS AND THE N.B.C. -A.E BUILDING CODE
- DESIGN IS BASED ON AN ENGINEERED FLOOR JOIST SYSTEM - SEE ENGINEER'S DESIGN
- DESIGN IS BASED ON AN ENGINEERED ROOF TRUSS SYSTEM - SEE ENGINEER'S DESIGN
- EXTERIOR WALLS ARE SHOWN AS 6" THICK AND INCLUDE AN ALLOWANCE FOR 1/2" OF SHEATHING ON THE EXTERIOR
- INTERIOR WALLS ARE SHOWN AS 3 1/2", 5 1/2" OR 7 1/4" THICK - WALLBOARD REDUCES THE ROOM SIZES
- ALL DIMENSIONS ARE TAKEN TO THE FACE OF INTERIOR STUDS AND OUTSIDE FACE OF SHEATHING ON EXTERIOR WALLS AND OUTSIDE FACE OF CONCRETE WALLS
- ALL BEAMS (ENGINEERED OR DIMENSIONAL) TO BE SIZED / VERIFIED BY SUPPLIER
- ALL WINDOWS SUBJECT TO LOCAL BYLAWS AND MUST MEET CODE FOR EGRESS IN REQUIRED ROOMS
- DRYER VENT TO BE 4" DIAMETER c/w HOOD
- ALL EXHAUST FANS TO VENT TO EXTERIOR
- ALL WINDOWS 8'-0" WIDTH AND OVER TO HAVE LINTEL SIZED BY SUPPLIER
- WINDOW SIZES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED WITH THE BUILDER / CONTRACTOR / OWNER PRIOR TO ORDERING / INSTALLATION - INCLUDING ROUGH OPENINGS / STYLE / TYPE / GRILLES
- ALL OVERHANGS SUBJECT TO LOCAL BYLAWS
- ALL CABINETS TO BE DESIGNED & CONFIRMED WITH SUPPLIER
- GARAGE WALLS TO BE INSULATED, VAPOUR BARRIER APPLIED, & MIN. 12.7mm DRYWALL TO MEET NBC-AE 9.35.4.1/9.35.4.4
- CANTILEVERS WITHIN 1.2m OF PROPERTY LINE MUST HAVE FLUSH ROOF OVERHANGS ON ALL SIDES
- WEeping TILE TO BE INSTALLED AROUND ALL STRIP FOOTINGS AND TIED TO DRAINAGE SYSTEM
- ALL WALLS / CEILINGS / FLOORS / DOORS THAT ARE COMMON TO HOUSE AND GARAGE TO BE FIRE-RATED AND GAS-PROOFED TO MEET CODE
- ALL CONSTRUCTION TO ADHERE TO ENERGY EFFICIENCY DETAILS & EFFECTIVE THERMAL RESISTANCE CALCULATIONS (RSI) SHOWN WITHIN THESE DRAWINGS IF CONFORMING TO PRESCRIPTIVE PATH DETAILING

- CANTILEVERS WITHIN 1.2m OF PROPERTY LINE MUST USE NON-COMBUSTIBLE CLADDING OR MUST HAVE 12.7mm THICK EXTERIOR GYPSUM BOARD UNDER CLADDING & MAINTAIN A 45 MINUTE FIRE-RESISTANCE RATING FOR WALL ASSEMBLY - N.B.C. - A.E. 9.10.15.5(7)
- CANTILEVERS WITHIN 1.2m OF PROPERTY LINE & UNDERSIDE OF CANTILEVERS MORE THAN 0.6 METRES ABOVE GRADE MUST BE PROTECTED AS PROJECTING SOFFITS - NBC-AE 3.2.3.6.5b, 9.10.15.5(8), & 9.10.15.5(10)
- SOFFITS WITHIN 1.2m OF PROPERTY LINE TO BE 0.44mm NON-VENTED ALUMINUM - VENTING TO BE MADE UP IN OTHER LOCATIONS. 25% OF VENTILATION REQUIRED FROM BOTTOM PORTION OF ROOF NBC-AE 3.2.3.6(5b), 9.10.15.5(8), & 9.10.15.5(10)
- GARAGE PILE LAYOUT (IF REQUIRED) TO BE DESIGNED AND VERIFIED BY A QUALIFIED STRUCTURAL ENGINEER
- MINIMUM 2" CLEARANCE TO BE MAINTAINED AROUND FURNACE AND FIREPLACE FLUES
- ALL GLASS SHOWER DOORS / WALLS MUST BE TEMPERED GLASS

- UNSUPPORTED WALLS OVER 11'-10" IN TOTAL HEIGHT TO BE ENGINEERED
- ATTIC ACCESS(ES) TO BE MINIMUM 21 1/2"x23" AS PER N.B.C. -A.E. c/w WEATHERSTRIPPING AND INSULATION
- ROOF VENTS TO BE PROVIDED TO MEET CODE
- INSULATION STOPS TO BE INSTALLED AS REQUIRED
- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS TO BE PROVIDED TO MEET CODE
- FLASHING TO BE INSTALLED TO MEET CODE AND LOCAL REQUIREMENTS
- GRADE LINES ARE ESTIMATED ONLY AND SHOULD BE VERIFIED WITH A QUALIFIED SURVEYOR - ENTRY STEPS TO BE ADJUSTED ACCORDINGLY
- MAIN FLOOR ELEVATION TO FRONT OF GARAGE SLAB ELEVATION TO BE VERIFIED WITH A QUALIFIED SURVEYOR
- MINIMUM 2" CLEARANCE TO BE MAINTAINED AROUND FURNACE AND FIREPLACE FLUES
- DECK SLOPE = MIN. 1/8" PER 12", MAX. 1/4" PER 12"
- INTERIOR DOOR FRAMING HEIGHT TO BE 83" FOR 6'-8" DOOR, 99" FOR 8'-0" DOOR
- ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED

ASPHALT SHINGLE ROOFING

16" OVERHANGS (TYP.)
UNLESS OTHERWISE NOTED

GABLE DETAIL:
- 6" SHADOW BATTEN
- 6" VERTICAL BATTEN
- 6" CURVED BATTENS
- HARIDBOARD PANELS
- 8" HORIZONTAL BATTEN
- AS SHOWN/SEE DETAILS

6" BATTENS AT FRONT, REAR & RIGHT WINDOWS & DOORS
-AS SHOWN

HARDIBOARD PANEL
-AS SHOWN

HARDIBOARD SIDING c/w
HARDIBOARD CORNERS
-AS SHOWN

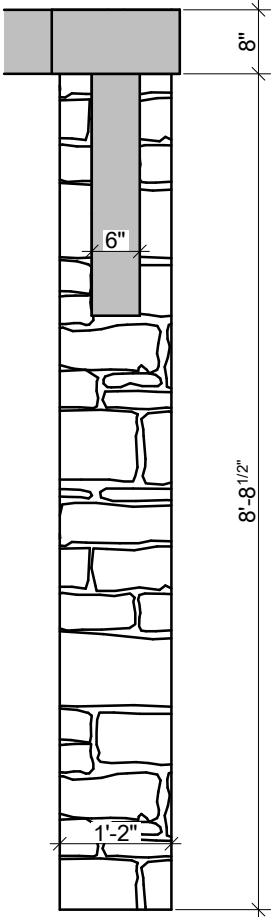
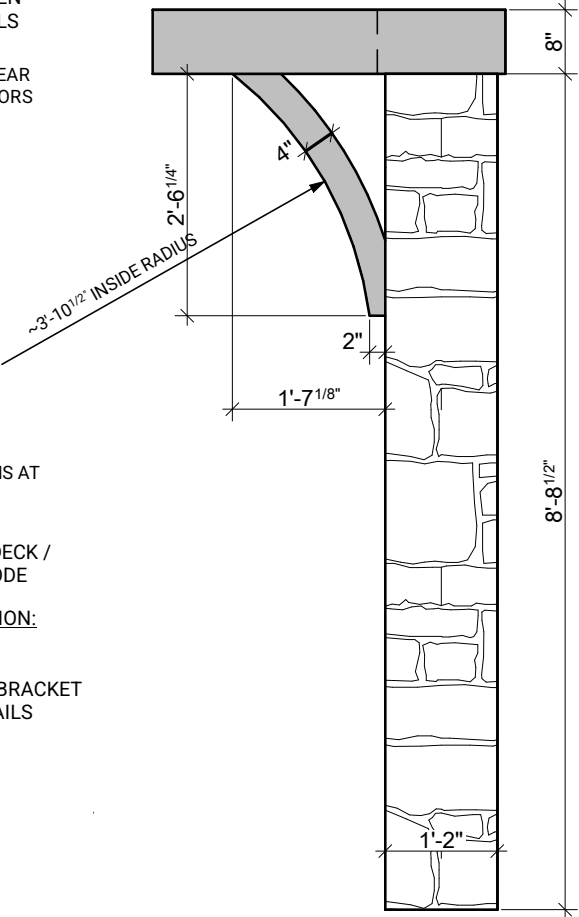
CULTURED STONE
-AS SHOWN

8" HORIZONTAL BATTENS AT
GARAGE SOFFIT
-AS SHOWN

RAILING AT STAIRS / DECK /
VERANDA TO MEET CODE

COLUMN CONSTRUCTION:
- 14" x 14" BUILT-UP
STONE POSTS
-4" x 6" WIDE CURVED BRACKET
- AS SHOWN/SEE DETAILS

T.O. MAIN FLOOR SLAB
T.O. GARAGE SLAB



Total Height 7.34m

FRONT ELEVATION

GRADING SHOWN IS ESTIMATED -
CONFIRM WITH PLOT PLAN/ON-SITE

SCALE: 3/16" = 1'-0"

MAIN FLOOR	-	651 sq.ft.
SECOND FLOOR	-	0 sq.ft.
TOTAL	-	651 sq.ft.
BSMT. DEV.	-	0 sq.ft.

VERANDA ROOF DIMENSION
IS FROM UNDERSIDE OF SOFFIT
TO TOP OF MAIN FLOOR

ESTIMATED TOTAL STONE
-- ALL ELEVATIONS --
126 sq.ft.

POST DETAIL

ELEVATION VIEW
FRONT ENTRY

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

SPECIFIC MEASUREMENTS ON
PLANS MAY VARY DUE TO
ENGINEERED CHANGES
DATE: _____
SIGNATURE: _____

DESIGNED BY:

DRAWING VERSION

011	SEPTEMBER 8, 2025	PLOT PLAN PACKAGE	DJ
012	SEPTEMBER 18, 2025	CONSTRUCTION DRAWINGS	DJ
013	OCTOBER 2, 2025	GRADING	DJ
014	OCTOBER 6, 2025	REVISIONS	JS
015	OCTOBER 30, 2025	ENERGY DETAILING	DJ
016	JUNE 8, 2026	SHOP DRAWINGS	DJ

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PHONE: 825.401.0188
EMAIL: INFO@BERGHUISDESIGNGROUP.COM

PREPARED FOR:

Hillview
MASTER BUILDER
201, 2520 ELLWOOD DRIVE SW, EDMONTON, AB
PHONE: 780.483.4966
WWW.HILLVIEWMASTERBUILDER.COM

GARTNER SHOP

ADDRESS: 211 GREENFIELD WAY, FORT SASKATCHEWAN
LOT: 26 BLOCK: 5 PLAN: 062.6972

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S1
S13



REAR ELEVATION

GRADING SHOWN IS ESTIMATED -
 CONFIRM WITH PLOT PLAN/ON-SITE

SCALE: 3/16" = 1'-0"

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 DATE: _____
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DESIGNED BY:

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S2 / S13



LEFT ELEVATION

GRADING SHOWN IS ESTIMATED -
 CONFIRM WITH PLOT PLAN/ON-SITE

SCALE: 3/16" = 1'-0"

VERANDA ROOF DIMENSION
 IS FROM UNDERSIDE OF SOFFIT
 TO TOP OF MAIN FLOOR

SPECIFIC MEASUREMENTS ON
 PLANS MAY VARY DUE TO
 ENGINEERED CHANGES
 DATE: _____
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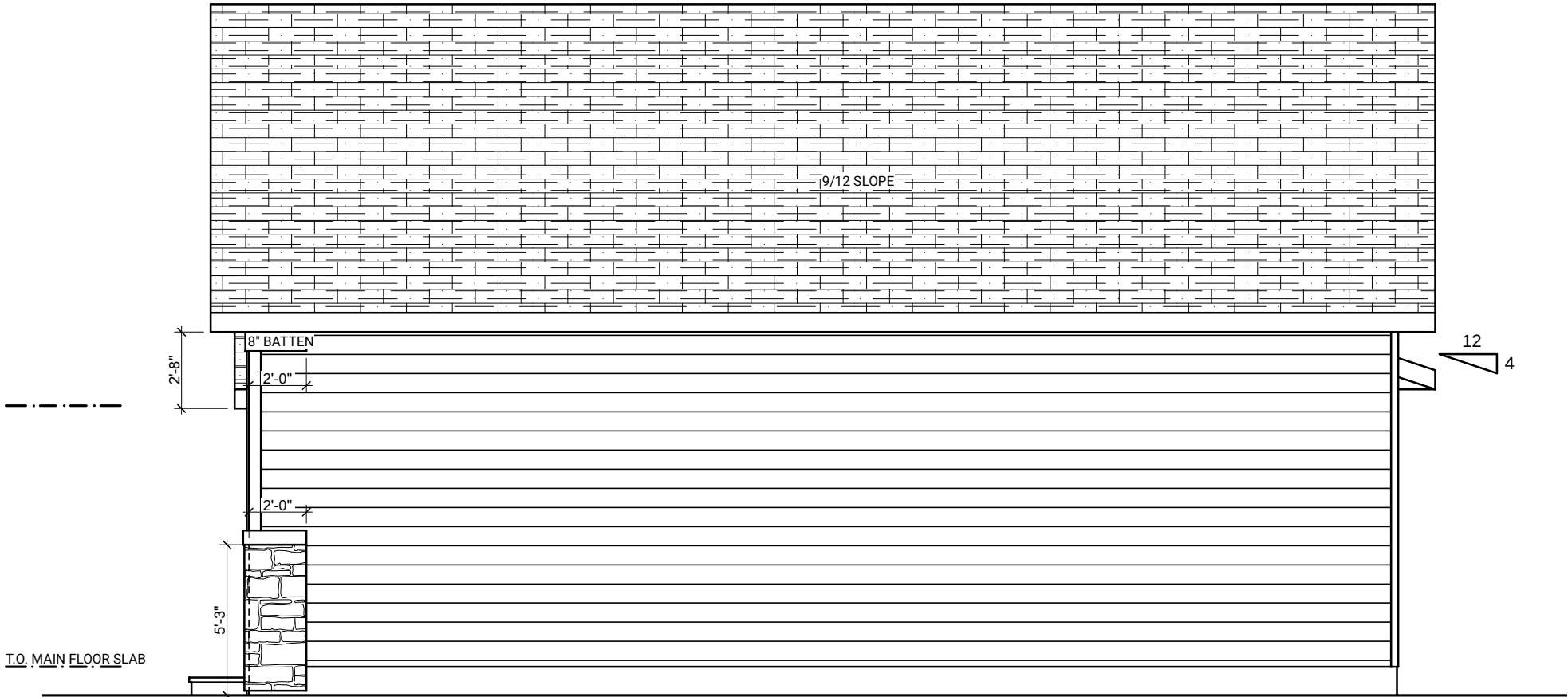
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GARTNER SHOP

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S3 / S13



RIGHT ELEVATION

GRADING SHOWN IS ESTIMATED -
CONFIRM WITH PLOT PLAN/ON-SITE

SCALE: 3/16" = 1'-0"

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PLANS MAY VARY DUE TO
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DATE: _____
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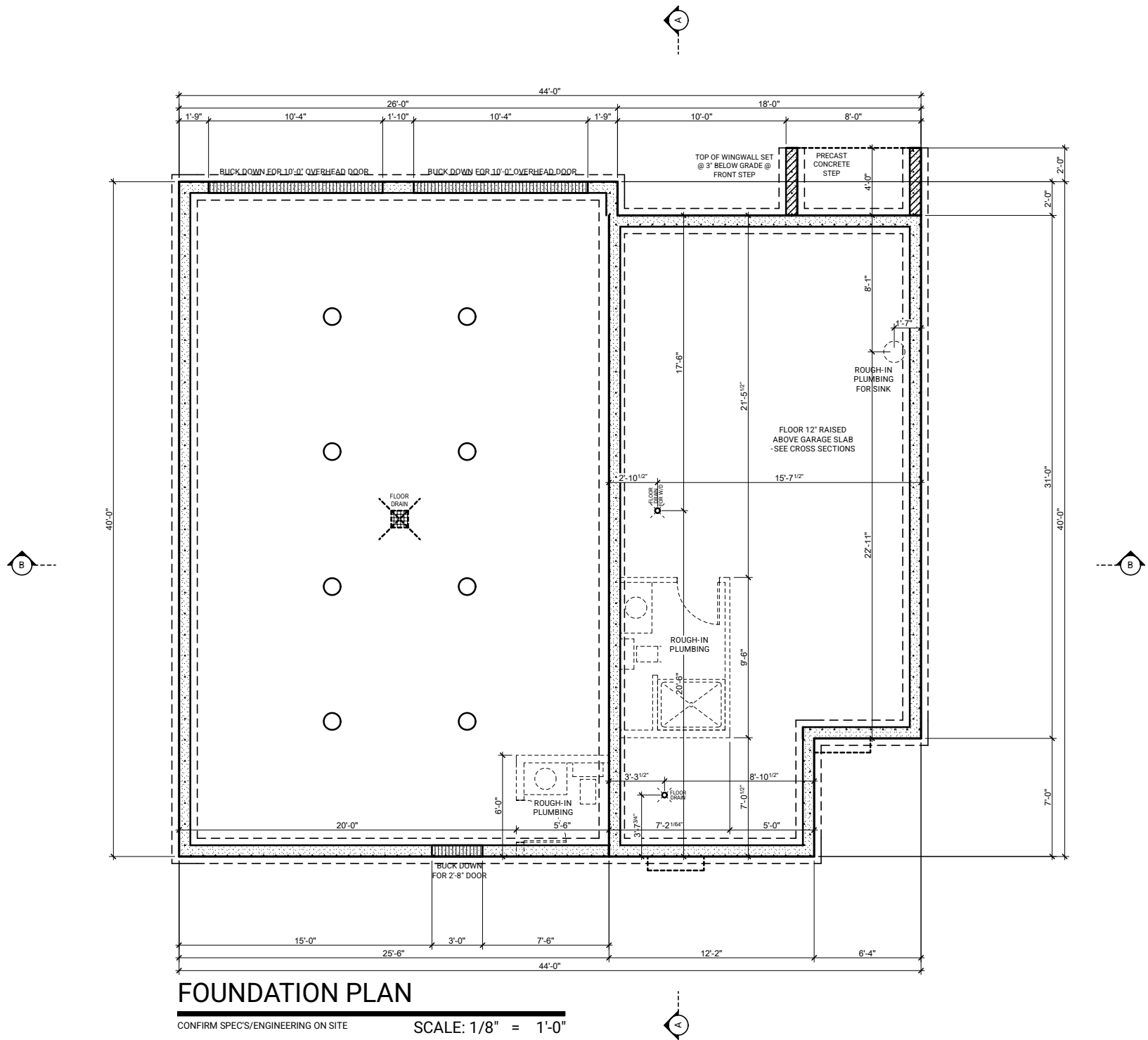
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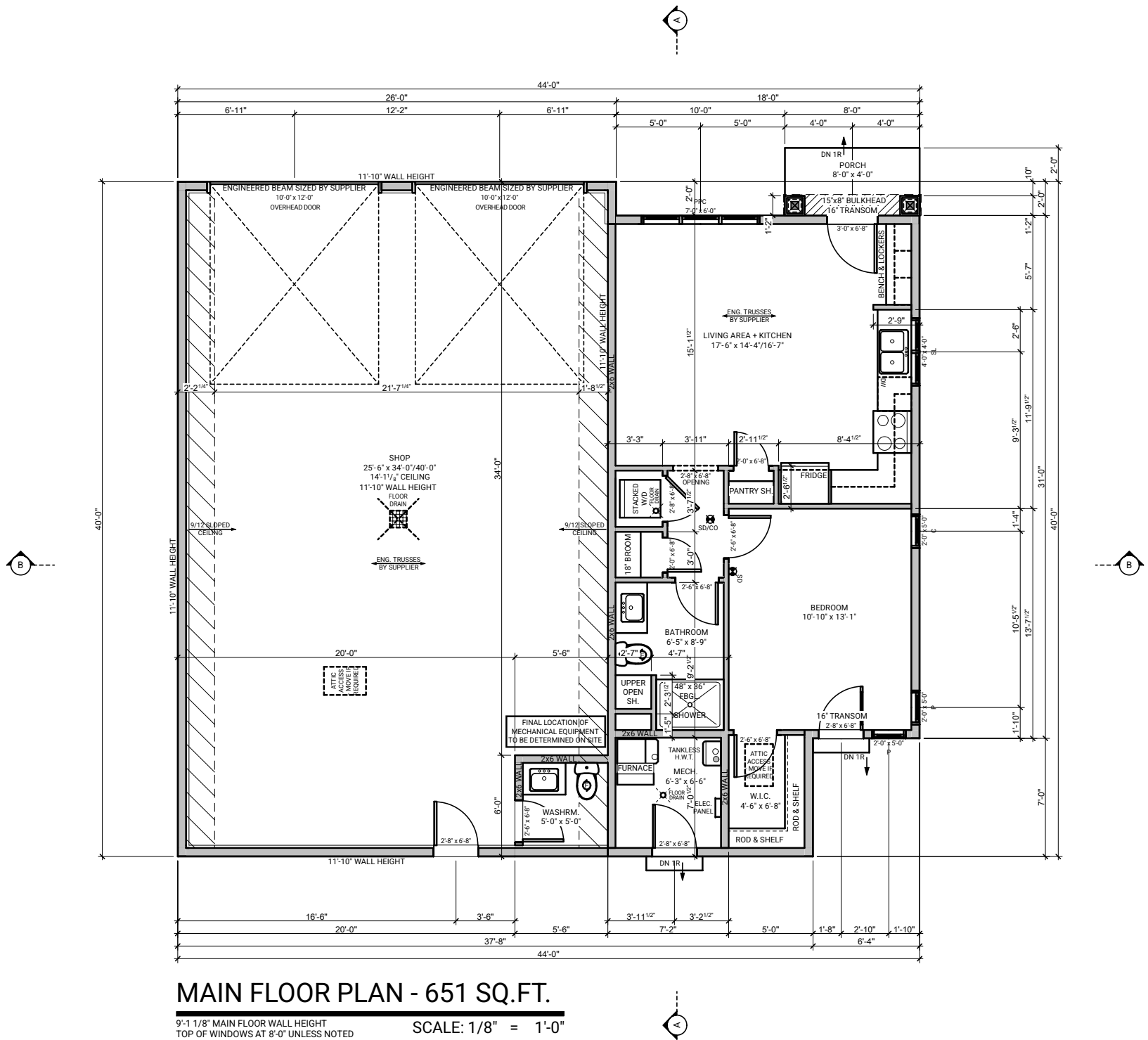
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S4
S13



SPECIFIC MEASUREMENTS ON
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MAIN FLOOR PLAN - 651 SQ.FT.

9'-1 1/8" MAIN FLOOR WALL HEIGHT
TOP OF WINDOWS AT 8'-0" UNLESS NOTED

SCALE: 1/8" = 1'-0"

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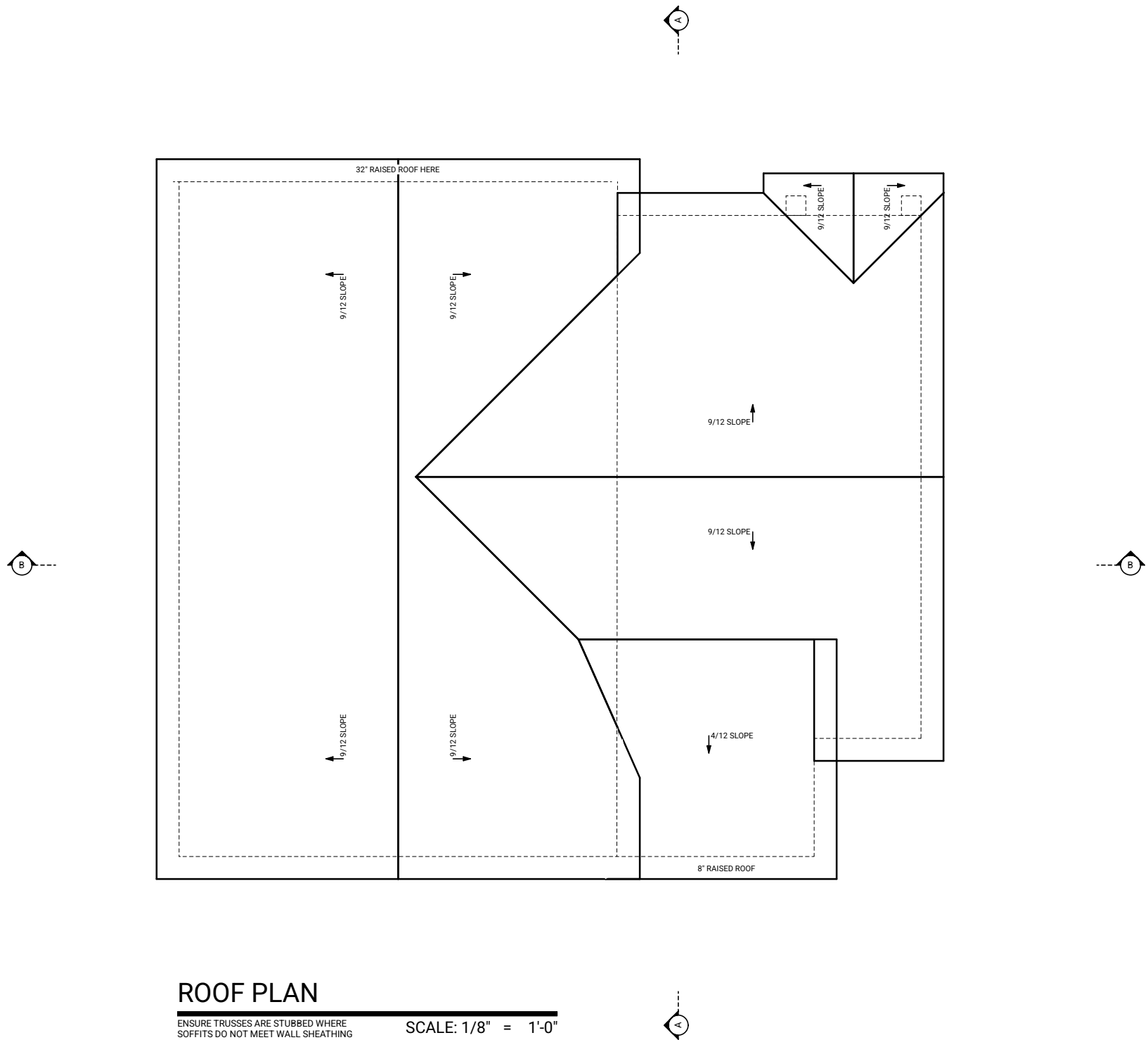
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S6
S13



ROOF PLAN

ENSURE TRUSSES ARE STUBBED WHERE SOFFITS DO NOT MEET WALL SHEATHING

SCALE: 1/8" = 1'-0"

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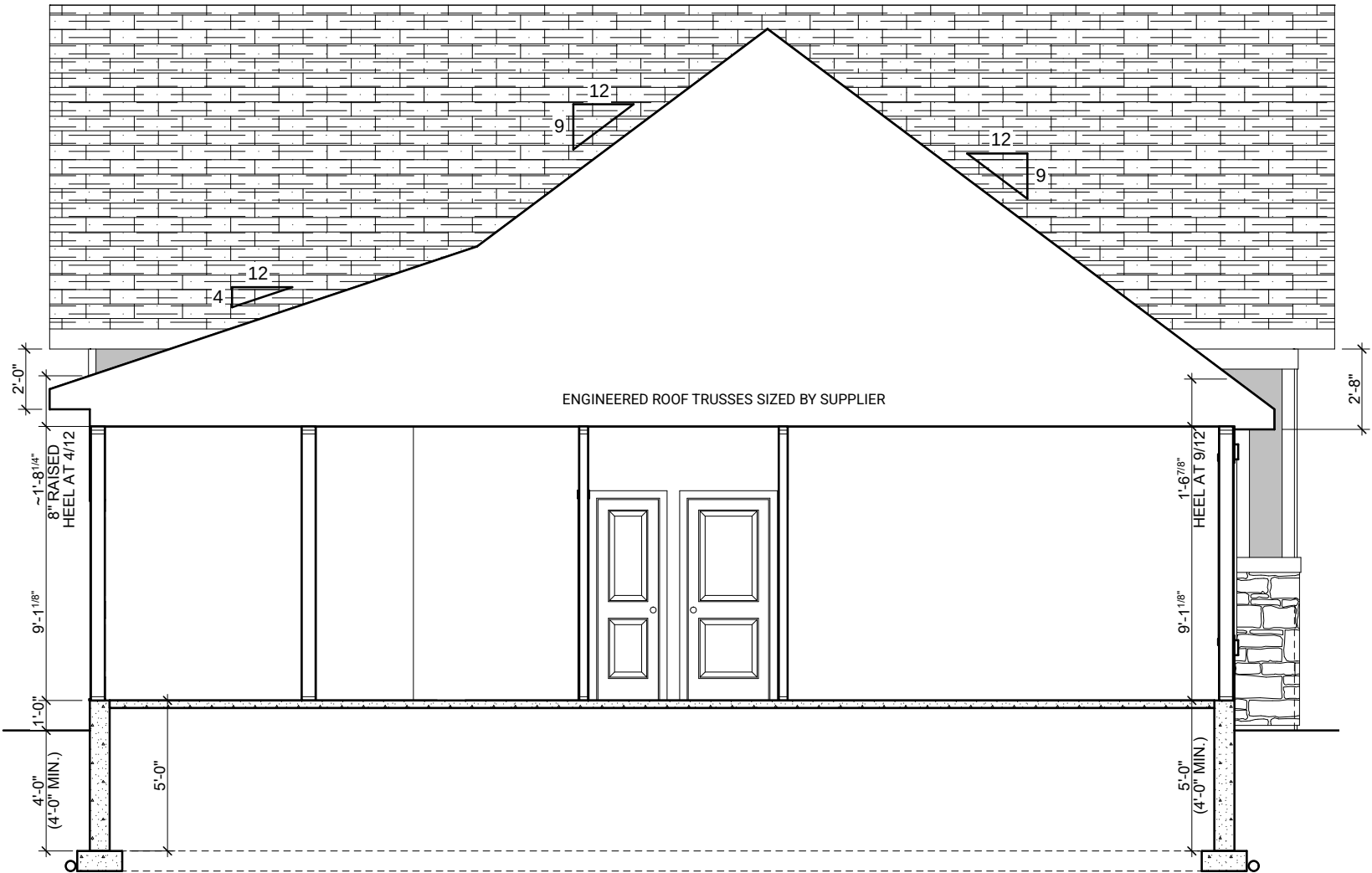
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S7 / S13

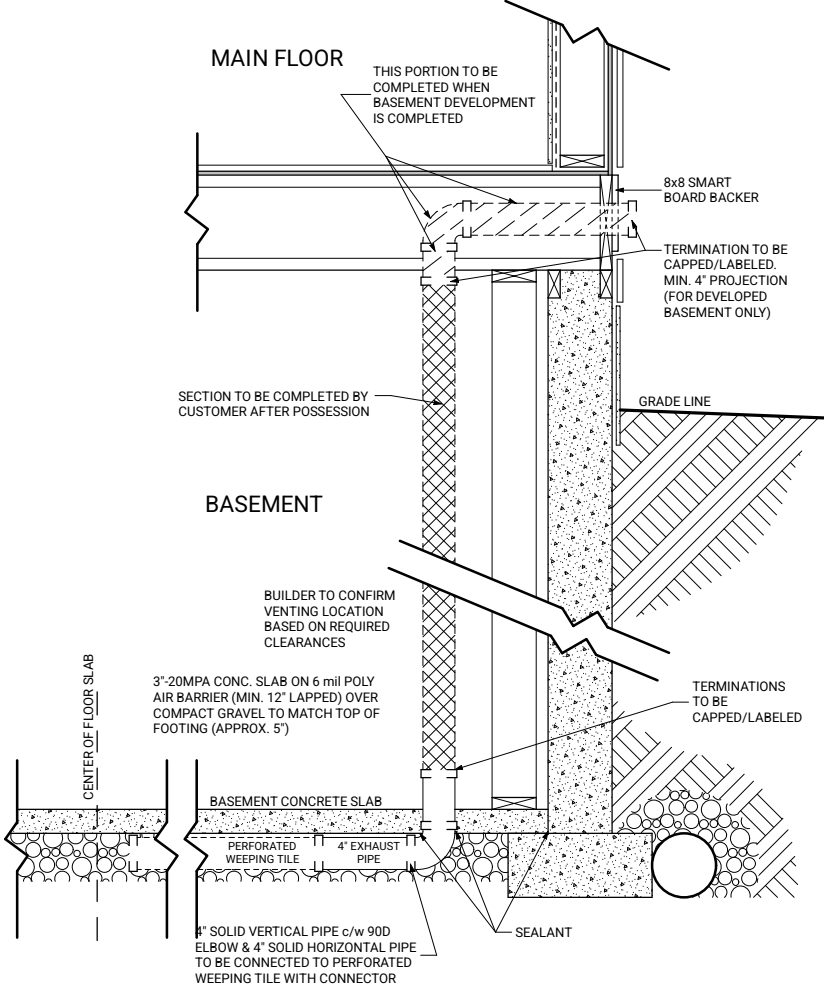


CROSS SECTION A

GRADING SHOWN IS ESTIMATED -
CONFIRM WITH PLOT PLAN/ON-SITE

SCALE: 3/16" = 1'-0"

Wall Height 3.88m



RADON MITIGATION DETAIL

SECTION VIEW
CONFIRM ON-SITE

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

DESIGNED BY:

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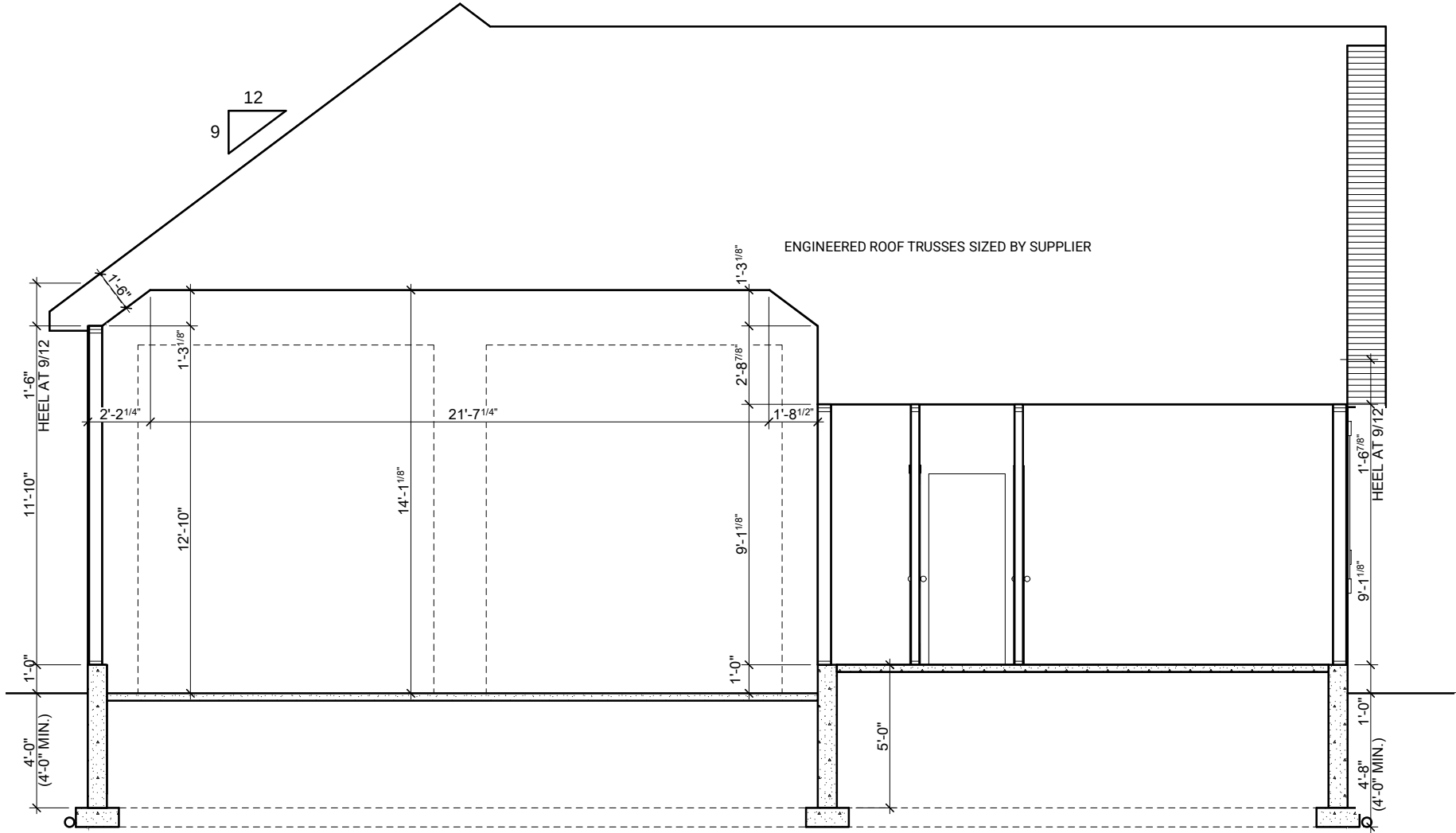
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S8
S13



CROSS SECTION B

GRADING SHOWN IS ESTIMATED -
CONFIRM WITH PLOT PLAN/ON-SITE

SCALE: 3/16" = 1'-0"

CONSTRUCTION SPECIFICATIONS/NOTES

CONFIRM WITH CONTRACTORS/SUPPLIERS

- ROOF CONSTRUCTION:
- ROOFING MATERIAL AS PER SPECIFICATIONS
 - BUILDING PAPER
 - 3/8" O.S.B. c/w H-CLIPS
 - ENGINEER APPROVED TRUSSES @ 24" o.c. UNLESS OTHERWISE SPECIFIED
 - 1x4 SPRUCE TRUSS BRACING @ 7'-0" o.c. - NAILED TO BOTTOM CHORD
 - MINIMUM 18 1/2" LOOSE FILL GLASS FIBRE INSULATION c/w INSULATION STOPS
 - 6mil POLY VAPOUR BARRIER
 - 1/2" CD DRYWALL w/ CEILING FINISH
 - PROVIDE EAVE PROTECTION TO MEET OR EXCEED N.B.C.-A.E. REQUIREMENTS
 - ALUMINUM EAVESTROUGH
 - 8" ALUMINUM FASCIA ON 2x8 WOOD BACKING UNLESS OTHERWISE SPECIFIED
 - VENTED ALUMINUM SOFFITS
 - ATTIC TO BE VENTED 1:300 OF INSULATED CEILING AREA

- EXTERIOR WALL CONSTRUCTION:
- EXTERIOR FINISH
 - BUILDING PAPER
 - 3/8" O.S.B. EXTERIOR SHEATHING
 - 2x6 KILN DRIED SPRUCE STUDS @ 24" o.c.
 - R22 FRICTION FIT BATT INSULATION
 - 6mil POLY VAPOUR BARRIER
 - 1/2" INTERIOR GYPSUM WALLBOARD

- FRAMED FLOOR CONSTRUCTION:
- ENGINEERED FLOOR JOISTS AS PER SUPPLIER
 - 23/32" O.S.B. FLOOR SHEATHING TO BE GLUED & SCREWED

- INTERIOR PARTITION WALL CONSTRUCTION:
- 1/2" GYPSUM WALLBOARD
 - 2x4 STUDS @ 24" o.c. UNLESS OTHERWISE NOTED
 - 1/2" GYPSUM WALLBOARD

- FOUNDATION WALL CONSTRUCTION:
- 6mil POLY VAPOUR BARRIER
 - R20 FRICTION FIT BATT INSULATION
 - 2x6 FROST WALL STUDS @ 24" o.c. OFFSET 1 1/2" FROM CONCRETE WALL
 - 8" WIDE CONCRETE WALL c/w 2 HORIZONTAL ROWS OF MINIMUM 10M STEEL REBAR TOP & BOTTOM ON MINIMUM 18"x8" CONCRETE STRIP FOOTING
 - EXTERIOR DAMPPROOFING
 - FOOTING TO BE PLACED ON UNDISTURBED OR COMPACTED SOIL - MINIMUM 4"-0" BELOW GRADE
 - ALL CONCRETE TO BE MINIMUM OF 20MPa - TYPE 10 c/w 25mm AGGREGATE

- INSULATED HOT BOX FLOOR CONSTRUCTION:
- 6mil POLY VAPOUR BARRIER
 - 2x6 KILN DRIED SPRUCE STUDS @ 24" o.c.
 - R40 FRICTION FIT BATT INSULATION
 - 1/2" TYPE C GYPSUM BOARD

- BASEMENT FLOOR CONSTRUCTION:
- MINIMUM 3" THICK 20MPa TYPE 10 CONCRETE c/w 25mm AGGREGATE
 - 8" CRUSHED GRAVEL
 - 6mil POLY VAPOUR BARRIER

- GARAGE SLAB CONSTRUCTION:
- HAND-TROWELLED 4" CONCRETE SLAB REINFORCED w/ 10M STEEL REBAR @ 24" o.c. E.W. PLACED 24" INTO FOUNDATION WALL ONLY (SLOPE 2" TOWARD DRAIN/4" TO OHD AS PER PLAN)

- GENERAL NOTES:
- ENTRANCE DOORS TO BE SOLID CORE IN ACCORDANCE WITH N.B.C. -A.E. BUILDING CODE 9.7.2.1.
 - FINISH WOOD RAILINGS - PICKETS MAXIMUM 4" O.C.
 - PRECAST CONCRETE STEPS OR CAST IN PLACE AS PER PLAN UNLESS OTHERWISE SHOWN
 - TOP OF FIREPLACE FLUE SHALL BE 3'-0" ABOVE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF 2'-0" ABOVE ROOF SURFACE WITHIN A HORIZONTAL DISTANCE OF 10'-0" FROM FLUE
 - ULC RATED CLASS "B" VENT 2'-0" HIGH FROM POINT IN CONTACT w/ ROOF FOR SLOPES UP TO 9/12 & 4'-0" FOR SLOPES GREATER THAN 9/12 - MINIMUM 2" CLEARANCE AIR SPACE AROUND FLUE
 - PROVIDE FRESH AIR INTAKES FOR ALL FURNACES & FIREPLACES
 - COMBUSTION AIR FOR THE FIREPLACE MUST BE SUPPLIED BY AIR INTAKES OTHER THAN A DOOR OR A WINDOW
 - PROVIDE FLASHING ABOVE ALL EXTERIOR DOORS, WINDOWS & OPENINGS
 - STAIR SUPPORT TO BE MINIMUM OF 3" DIAMETER STEEL TELEPOST ON 24"x24"x8" CONCRETE FOOTING REINFORCED w/ 10M REBAR @ 8" o.c. BOTH WAYS - SEE ENG. FLOOR LAYOUT
 - PROVIDE SELF-CLOSER ON GARAGE-HOUSE DOOR c/w WEATHERSTRIPPING
 - NON-HARDENING CAULKING COMPOUND TO BE USED OVER & AROUND ALL EXTERIOR OPENINGS
 - PLUMBING ACCESS OF MINIMUM 16"x20" TO BE PROVIDED FOR EACH TUB & SHOWER
 - ALL WORKMANSHIP TO BE A STANDARD EQUAL OR BETTER IN ALL RESPECTS TO GOOD BUILDING PRACTICE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE ALBERTA EDITION
 - PROVIDE 30" DIAMETER SUMP PIT c/w PUMP, PUMP COVER & POWER SUPPLY - LOCATE NEAR OUTSIDE BASEMENT WALL c/w DISCHARGE LINE & SPLASH PAD - CONNECT WEEPING TILE & FLOOR DRAIN (c/w BACK WATER VALVE) TO PIT - CONNECT DISCHARGE LINE TO STORM SEWERS WHERE REQUIRED
 - ALL DIMENSIONS TO BE TAKEN TO FACE OF INTERIOR STUDS & OUTSIDE FACE OF SHEATHING ON EXTERIOR WALLS & OUTSIDE FACE OF CONCRETE WALLS
 - IN ANY INSTANCE OF DISCREPANCIES BETWEEN THIS PLAN & THE N.B.C. -A.E., THE N.B.C. -A.E. WILL OVERRIDE UNLESS THE PLAN IS DESIGNED ABOVE THE REQUIREMENTS OF THE N.B.C. -A.E
 - THIS PLAN IS INTENDED TO BE USED ONLY IN THE PROVINCE OF ALBERTA

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SIGNATURE: _____

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016	JUNE 8, 2026	SHOP DRAWINGS	DJ

PREPARED FOR:

Hillview
MASTER BUILDER
201, 2520 ELLWOOD DRIVE SW, EDMONTON, AB
PHONE: 780.483.4966
WWW.HILLVIEWMASTERBUILDER.COM

GARTNER SHOP

ADDRESS: 211 GREENFIELD WAY, FORT SASKATCHEWAN

LOT: 26 BLOCK: 5 PLAN: 062.6972

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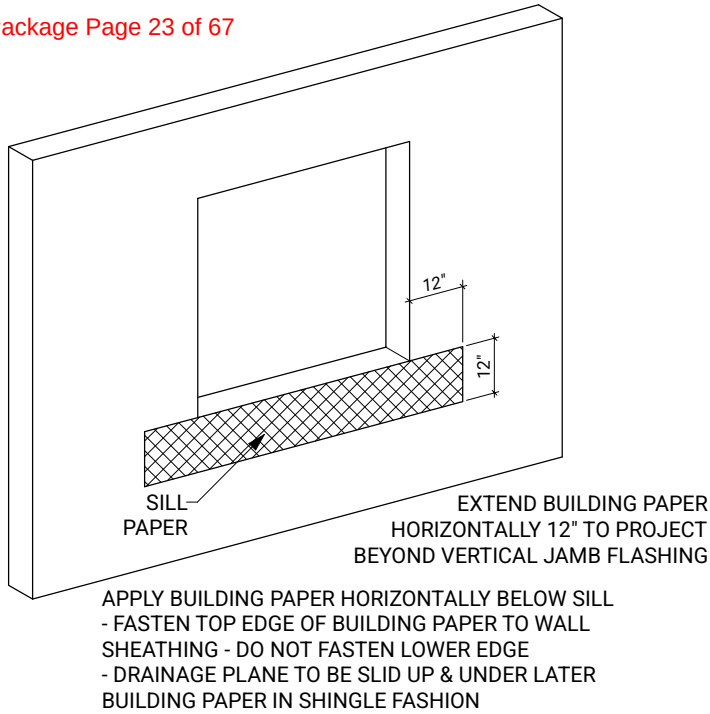
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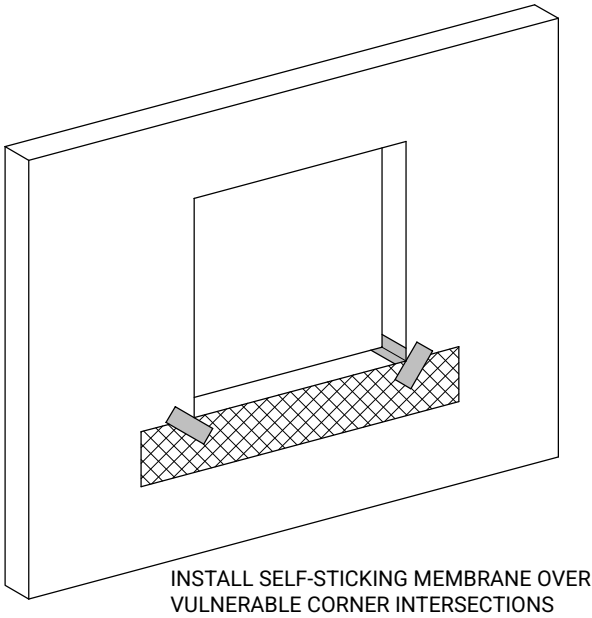
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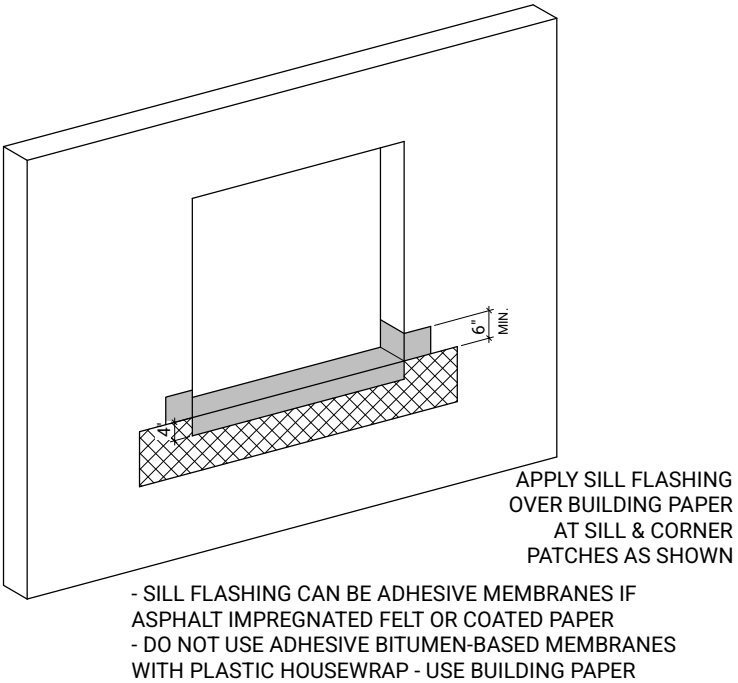
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S13



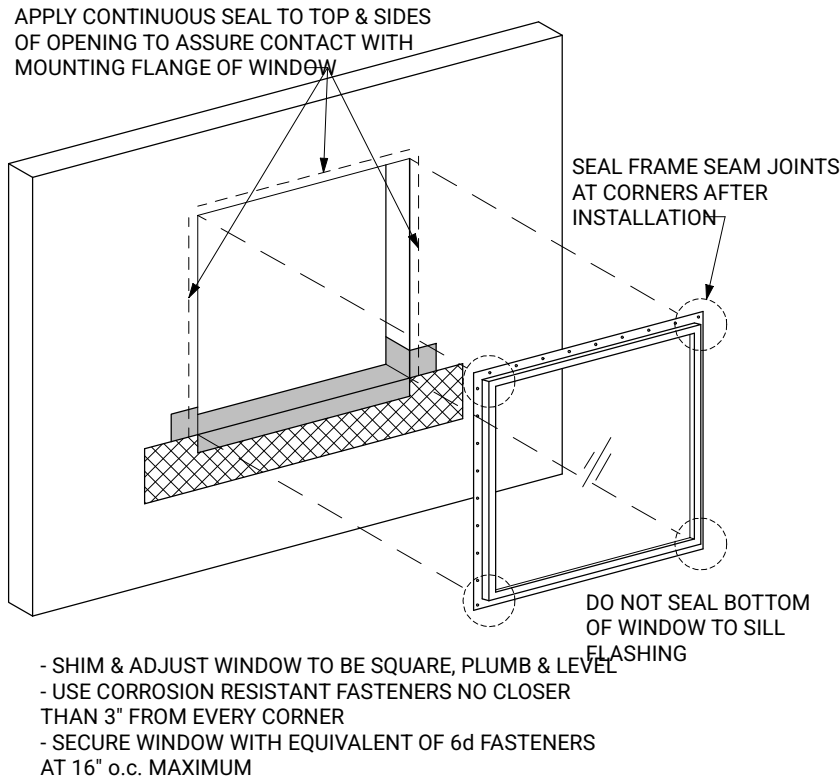
WINDOW INSTALLATION
STEP ONE



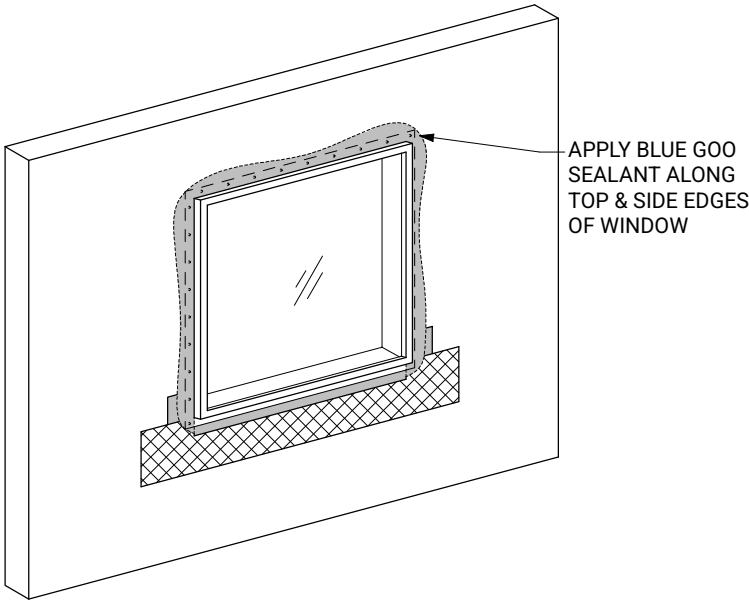
WINDOW INSTALLATION
STEP TWO



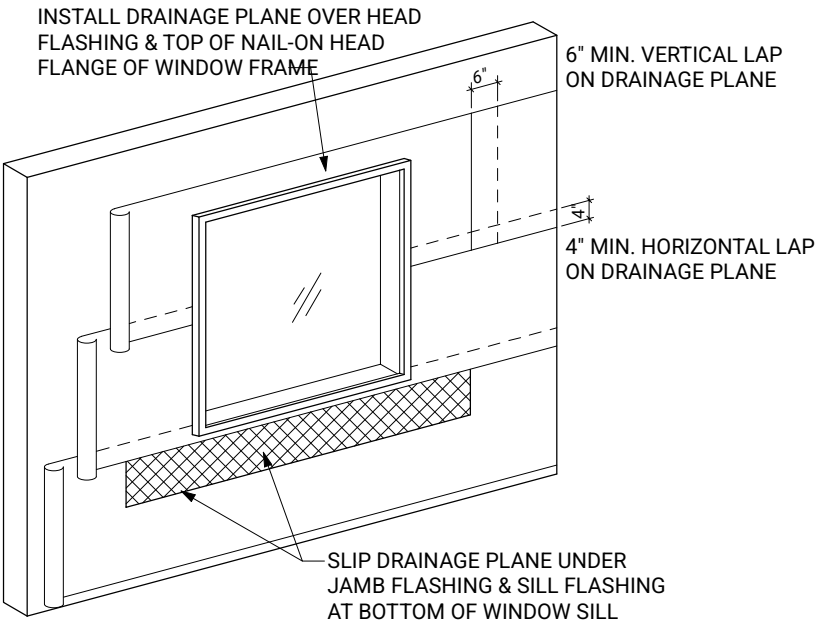
WINDOW INSTALLATION
STEP THREE



WINDOW INSTALLATION
STEP FOUR



WINDOW INSTALLATION
STEP FIVE



WINDOW INSTALLATION
STEP SIX

DESIGNED BY:

BERGHUIS
DESIGN GROUP
201A, 2520 ELLWOOD DRIVE SW, EDMONTON, AB
PHONE: 825.401.0188
EMAIL: INFO@BERGHUISDESIGNGROUP.COM

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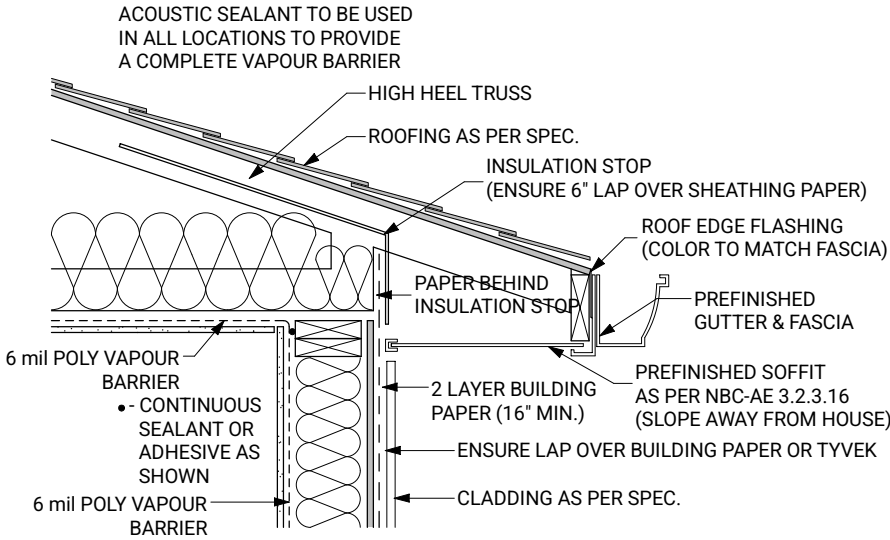
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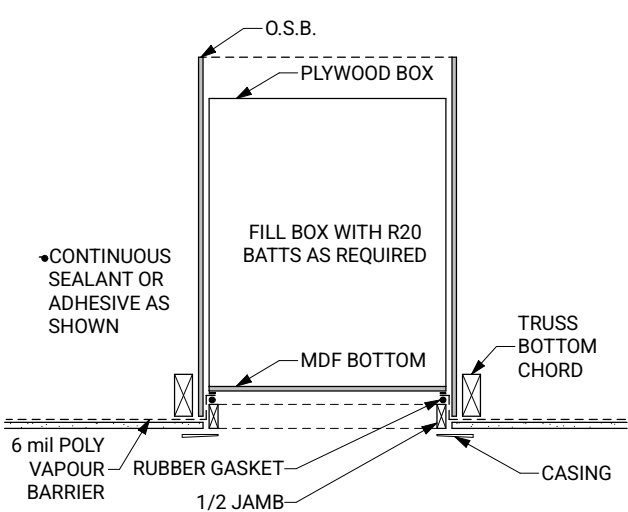
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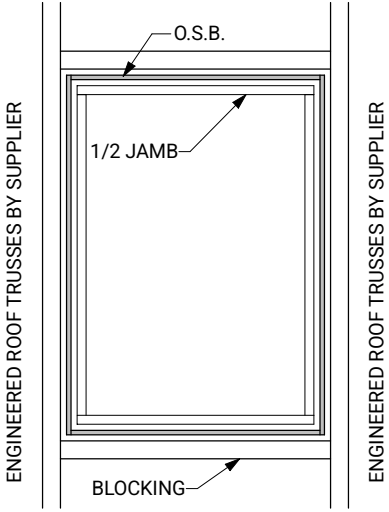
ROOF CONNECTION DETAIL

SECTION VIEW
 PARALLEL TO TRUSSES
 SCALE: 3/4" = 1'-0"



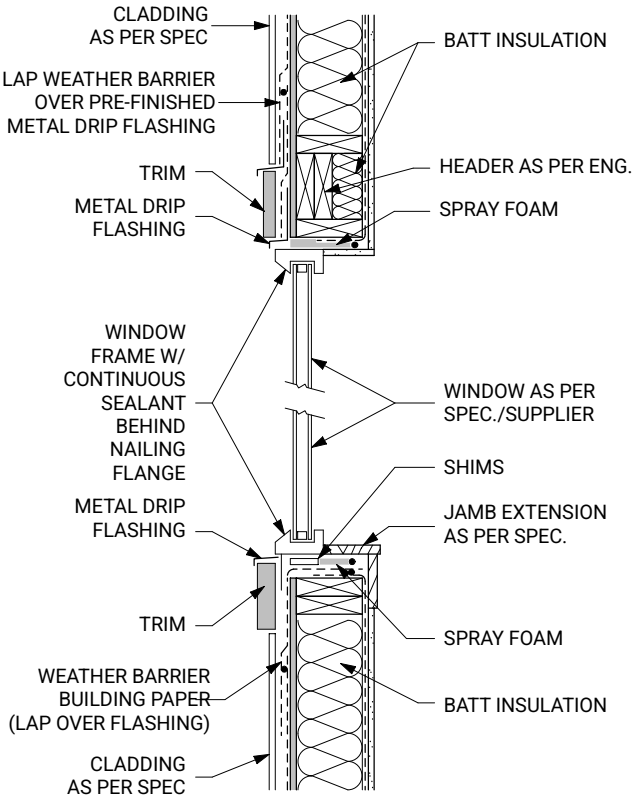
ATTIC ACCESS DETAIL

SECTION VIEW
 CONFIRM WITH SUPPLIER
 SCALE: 3/4" = 1'-0"



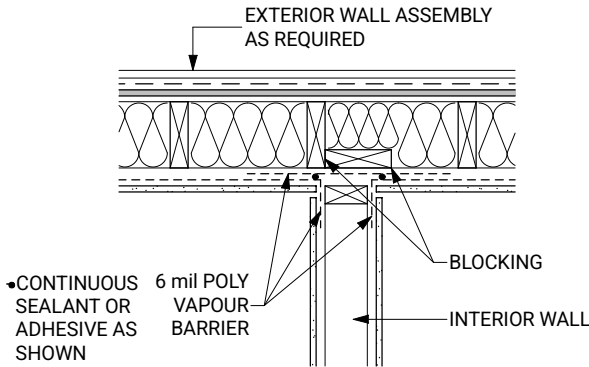
ATTIC ACCESS DETAIL

PLAN VIEW
 CONFIRM WITH SUPPLIER
 SCALE: 3/4" = 1'-0"



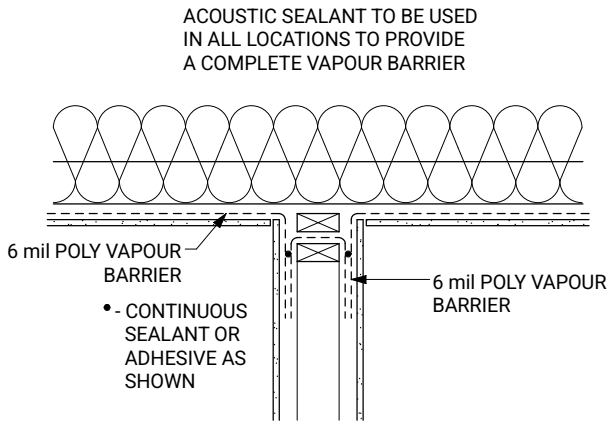
WINDOW HEAD & SILL DETAIL

SECTION VIEW
 AT INTERIOR WALL CONNECTION
 SCALE: 3/4" = 1'-0"



WALL CONNECTION DETAIL

PLAN VIEW
 INTERIOR/EXTERIOR WALL CONNECTION
 SCALE: 3/4" = 1'-0"



CEILING JUNCTION DETAIL

SECTION VIEW
 AT INTERIOR WALL CONNECTION
 SCALE: 3/4" = 1'-0"

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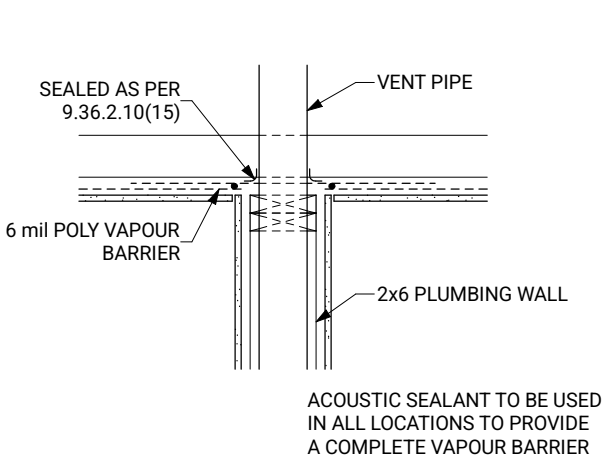
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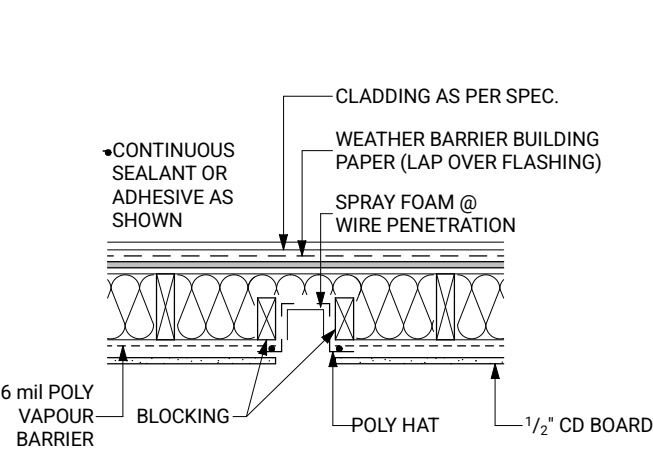
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S11
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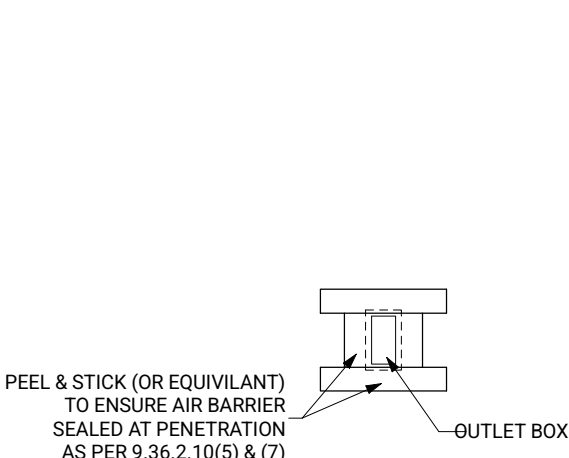
VENT PIPE PENETRATION

SECTION VIEW
AT VAPOUR BARRIER LOCATIONS
SCALE: 3/4" = 1'-0"



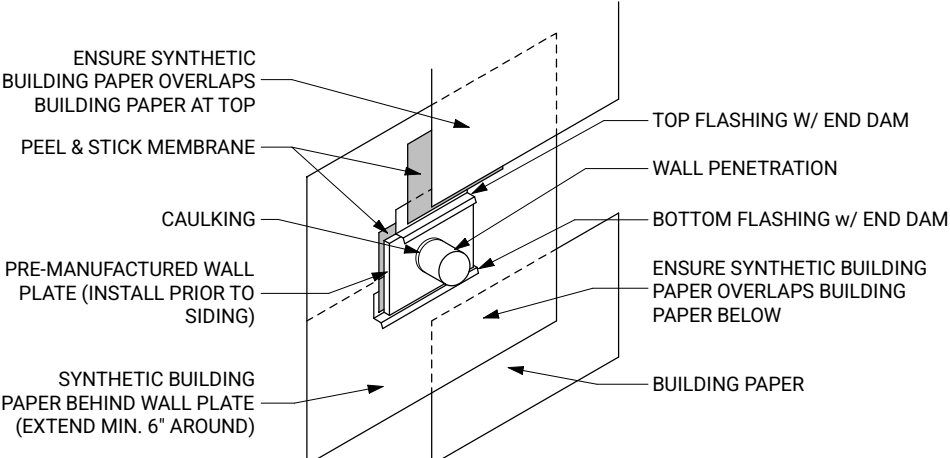
OUTLET BOX DETAIL

INTERIOR PLAN VIEW
AT EXTERIOR WALL
SCALE: 3/4" = 1'-0"



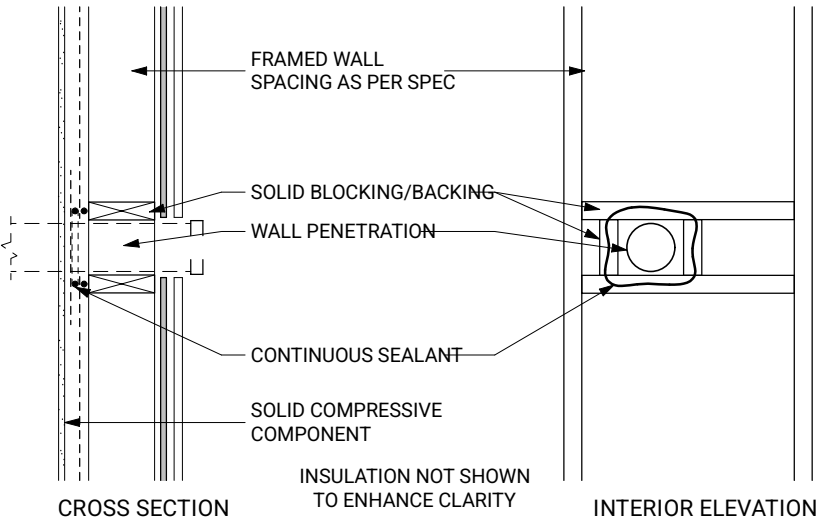
OUTLET BOX DETAIL

ELEVATION VIEW
AT EXTERIOR WALL
SCALE: 3/4" = 1'-0"



WALL PENETRATION DETAIL

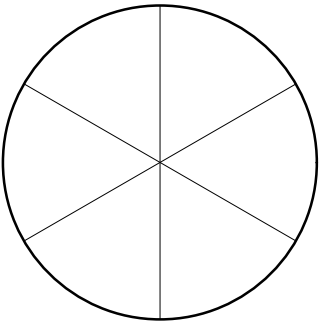
ISOMETRIC VIEW
AT EXTERIOR WALL
NOT TO SCALE



WALL PENETRATION DETAIL

SECTION & PLAN VIEW
AT EXTERIOR WALL
SCALE: 3/4" = 1'-0"

APPROVED SEALANT AT MECHANICAL JOINTS MUST BE MECHANICALLY COMPRESSED BETWEEN SOLID BACKING HOLES OR JOINTS IN POLY AIR/VAPOUR BARRIER CANNOT BE SEALED WITH SEALANT OR TAPE UNLESS THERE IS SOLID BACKING SUPPORT BEHIND & A COMPRESSING COMPONENT (DRYWALL / WOOD / OSB) OVER TOP



- TRACE DUCT/WALL PENETRATION WITH PERMANENT MARKER
- CUT INTERSECTING LINES INSIDE CIRCLE
- PUSH DUCT THROUGH POLY
- TAPE FLAPS TO OUTSIDE OF DUCT

RECOMMENDED CUT PATTERN DETAIL

PLAN VIEW
FOR AIR & VAPOUR BARRIER
SCALE: 3/4" = 1'-0"

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W1 - EXTERIOR WALL ASSEMBLY (HOUSE WALLS)		
BLENDED RSI CALCULATION - 2x6 WALL @ 24" o.c. (140mm X 0.0085 RSI/mm) - R22 BATT INSULATION (140mm - RSI 3.87)	EXTERIOR AIR FILM	0.03
	FIBRE CEMENT PANELS (6.35mm)	0.11
$RSI = \left(\frac{100}{\left(\frac{\% \text{ AREA OF FRAMING}}{RSI_f} \right) + \left(\frac{\% \text{ AREA OF CAVITY}}{RSI_c} \right)} \right)$	BUILDING PAPER	0.00
$RSI = \frac{100}{\left(\frac{20}{140 \times 0.0085} \right) + \left(\frac{80}{3.87} \right)}$	OSB (9.5mm)	0.093
	BLENDED RSI FROM CALCULATION	2.66819
$RSI = \left(\frac{20}{1.19} \right) + \left(\frac{80}{3.87} \right)$	VAPOUR BARRIER	0.00
	GYPSUM (12.7mm)	0.08
$RSI = \left(\frac{100}{16.80672} \right) + \left(\frac{80}{20.67183} \right)$	INTERIOR AIR FILM	0.12
$RSI = \frac{100}{37.47856}$		
RSI = 2.66819	EFFECTIVE RSI	3.10

W2 - HOUSE/GARAGE COMMON WALL (PROTECTED)		
BLENDED RSI CALCULATION - 2x6 WALL @ 24" o.c. (140mm X 0.0085 RSI/mm) - R22 BATT INSULATION (140mm - RSI 3.87)	EXTERIOR AIR FILM	0.03
	GYPSUM BOARD (12.7mm)	0.08
$RSI = \left(\frac{100}{\left(\frac{\% \text{ AREA OF FRAMING}}{RSI_f} \right) + \left(\frac{\% \text{ AREA OF CAVITY}}{RSI_c} \right)} \right)$	OSB (9.5mm)	0.093
$RSI = \frac{100}{\left(\frac{20}{140 \times 0.0085} \right) + \left(\frac{80}{3.87} \right)}$	BLENDED RSI FROM CALCULATION	2.66819
	VAPOUR BARRIER	0.00
$RSI = \left(\frac{20}{1.19} \right) + \left(\frac{80}{3.87} \right)$	GYPSUM (12.7mm)	0.08
	INTERIOR AIR FILM	0.12
$RSI = \left(\frac{100}{16.80672} \right) + \left(\frac{80}{20.67183} \right)$		
$RSI = \frac{100}{37.47856}$		
RSI = 2.66819	EFFECTIVE RSI	3.07

C1 - CEILING / ATTIC ASSEMBLY		
BLENDED RSI CALCULATION - 2x4 BOTTOM CHORD @ 24" o.c. - GLASS FIBRE INSULATION (89mm X 0.01875)	EXTERIOR AIR FILM	0.03
	19.5" GLASS FIBRE (495.3mm X 0.01875/mm)	9.28
$RSI = \left(\frac{100}{\left(\frac{\% \text{ AREA OF FRAMING}}{RSI_f} \right) + \left(\frac{\% \text{ AREA OF CAVITY}}{RSI_c} \right)} \right)$	BLENDED RSI FROM CALCULATION	1.53885
$RSI = \frac{100}{\left(\frac{7}{89 \times 0.0085} \right) + \left(\frac{93}{89 \times 0.01875} \right)}$	VAPOUR BARRIER	0.00
	GYPSUM (12.7mm)	0.08
$RSI = \left(\frac{7}{0.7565} \right) + \left(\frac{93}{1.66875} \right)$	INTERIOR AIR FILM	0.11
$RSI = \left(\frac{100}{9.25314} \right) + \left(\frac{55.73034}{55.73034} \right)$		
$RSI = \frac{100}{64.98348}$		
RSI = 1.53885	EFFECTIVE RSI	11.03

W1.1 - EXTERIOR WALL AT INTERIOR OUTLET BOX (HOUSE WALLS)	
EXTERIOR AIR FILM	0.03
FIBRE CEMENT PANELS (6.35mm)	0.11
BUILDING PAPER	0.00
OSB (9.5mm)	0.093
BATT INSULATION 89mm X 0.02764 RSI/mm)	2.46
POLY HAT	0.00
OUTLET BOX	0.00
INTERIOR AIR FILM	0.12
EFFECTIVE RSI	2.81

W2.1 - HOUSE/GARAGE COMMON WALL AT INTERIOR OUTLET BOX	
EXTERIOR AIR FILM	0.03
GYPSUM BOARD (12.7mm)	0.08
OSB (9.5mm)	0.093
BATT INSULATION 89mm X 0.02764 RSI/mm)	2.46
POLY HAT	0.00
OUTLET BOX	0.00
INTERIOR AIR FILM	0.12
EFFECTIVE RSI	2.78

W2.2 - HOUSE/GARAGE COMMON WALL AT EXTERIOR OUTLET BOX	
EXTERIOR AIR FILM	0.03
OUTLET BOX	0.00
POLY HAT	0.00
BATT INSULATION 89mm X 0.02764 RSI/mm)	2.46
VAPOUR BARRIER	0.00
GYPSUM (12.7mm)	0.08
INTERIOR AIR FILM	0.12
EFFECTIVE RSI	2.69

C2 - VAULTED CEILING ASSEMBLY		
BLENDED RSI CALCULATION - 2x4 BOTTOM CHORD @ 24" o.c. - GLASS FIBRE INSULATION (89mm X 0.01875)	EXTERIOR AIR FILM	0.03
	7" GLASS FIBRE (178mm X 0.01875/mm)	3.3375
$RSI = \left(\frac{100}{\left(\frac{\% \text{ AREA OF FRAMING}}{RSI_f} \right) + \left(\frac{\% \text{ AREA OF CAVITY}}{RSI_c} \right)} \right)$	BLENDED RSI FROM CALCULATION	1.53885
$RSI = \frac{100}{\left(\frac{7}{89 \times 0.0085} \right) + \left(\frac{93}{89 \times 0.01875} \right)}$	VAPOUR BARRIER	0.00
	GYPSUM (12.7mm)	0.08
$RSI = \left(\frac{7}{0.7565} \right) + \left(\frac{93}{1.66875} \right)$	INTERIOR AIR FILM	0.11
$RSI = \left(\frac{100}{9.25314} \right) + \left(\frac{55.73034}{55.73034} \right)$		
$RSI = \frac{100}{64.98348}$		
RSI = 1.53885	EFFECTIVE RSI	5.10

W1.2 - EXTERIOR WALL AT EXTERIOR OUTLET BOX (HOUSE & GARAGE WALLS)	
EXTERIOR AIR FILM	0.03
OUTLET BOX	0.00
POLY HAT	0.00
BATT INSULATION 89mm X 0.02764 RSI/mm)	2.46
VAPOUR BARRIER	0.00
GYPSUM (12.7mm)	0.08
INTERIOR AIR FILM	0.12
EFFECTIVE RSI	2.69

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S13
S13

Jaxon Freitag

From: Albert Hebert <AHebert@hillviewmasterbuilder.com>
Sent: Tuesday, August 18, 2026 10:16 AM
To: Jaxon Freitag
Subject: Re: 211 Greenfield Wynd Garage Suite

Hi Jaxon

I just heard back from my client a few minutes ago. He's like to proceed with the appeal.

Regards,
Al Hébert
Hillview Master Builder Ltd.

From: Jaxon Freitag <jfreitag@fortsask.ca>
Sent: Tuesday, 18 August 2026 10:11:47
To: Albert Hebert <AHebert@hillviewmasterbuilder.com>
Subject: RE: 211 Greenfield Wynd Garage Suite

Hello Albert,

Just in case you would like to request an extension to the permit application period, there is no fee involved. A simple response confirming that you would like to extend the application period will suffice.

Sorry, I know you are still waiting to hear from your client. Just in case.

Thank you.

From: Jaxon Freitag
Sent: Monday, August 17, 2026 3:40 PM
To: 'Albert Hebert' <AHebert@hillviewmasterbuilder.com>
Subject: RE: 211 Greenfield Wynd Garage Suite

Thank you so much Albert.

Thank you for your patience on this. I apologize for the constant back and forth.

From: Albert Hebert <AHebert@hillviewmasterbuilder.com>
Sent: Monday, August 17, 2026 3:39 PM
To: Jaxon Freitag <jfreitag@fortsask.ca>
Subject: Re: 211 Greenfield Wynd Garage Suite

Hi Jaxon

Thanks for all your work on this. As discussed the client should be getting back to me this evening on either going through with the appeal or moving forward with the 5m set back as suggested. I should know by tomorrow if we need to extend the permit or start with the appeal process.

Thank you for your patience on this.

Regards,



Al Hebert
President

☎ 780-483-4966 ext 102 📠 780-916-3795

🌐 HillviewMasterBuilder.com

✉ ahebert@hillviewmasterbuilder.com

From: Jaxon Freitag <jfreitag@fortsask.ca>
Sent: Monday, August 17, 2026 7:58 AM
To: Albert Hebert <AHebert@hillviewmasterbuilder.com>
Subject: RE: 211 Greenfield Wynd Garage Suite

Hello Albert.

If you are wanting to extend the permit you can contact the planning front desk at 780-992-6198 to arrange payment.

The fee is \$135.00.

Thank you.

From: Albert Hebert <AHebert@hillviewmasterbuilder.com>
Sent: Friday, August 14, 2026 4:37 PM
To: Jaxon Freitag <jfreitag@fortsask.ca>
Subject: Re: 211 Greenfield Wynd Garage Suite

Sorry.. Didn't you just say the decision period ends Monday?? We'll probably have to extend the development permit regardless because it will take a few days to get a new plot plan once I hear back from my clients.

Regards,



Al Hebert
President

📞 780-483-4966 ext 102 📠 780-916-3795

🌐 HillviewMasterBuilder.com

✉️ ahebert@hillviewmasterbuilder.com

From: Jaxon Freitag <jfreitag@fortsask.ca>
Sent: Friday, August 14, 2026 4:33 PM
To: Albert Hebert <AHebert@hillviewmasterbuilder.com>
Subject: RE: 211 Greenfield Wynd Garage Suite

No worries at all.

I apologize for the inconvenience.

If you would like to leave it as it is, there is still the option to appeal the refusal.

If you would prefer to move it back, we can extend the development permit for a fee of \$135.00.

I apologize, but once the application has been deemed complete and the 40-day review period has passed, I am required to make a decision on the application.

From: Albert Hebert <AHebert@hillviewmasterbuilder.com>
Sent: Friday, August 14, 2026 4:25 PM
To: Jaxon Freitag <jfreitag@fortsask.ca>
Subject: Re: 211 Greenfield Wynd Garage Suite

Thanks for this Jaxon.

I will inform my customer and recommend we adjust the set back to the 5m as suggested.

Regards,



Al Hebert
President

📞 780-483-4966 ext 102 📠 780-916-3795

🌐 HillviewMasterBuilder.com

✉️ ahebert@hillviewmasterbuilder.com

From: Jaxon Freitag <jfreitag@fortsask.ca>
Sent: Friday, August 14, 2026 3:48 PM
To: Albert Hebert <AHebert@hillviewmasterbuilder.com>
Subject: RE: 211 Greenfield Wynd Garage Suite

Dear Albert,

No worries at all. Please feel free to ask as many questions as you'd like. I want to make sure I can provide you with as many options as possible.

Based on our interpretation of the bylaw, we would consider this to be a front-flanking lot line, which would require a 6.5 m setback. However, after discussing the situation with the department, we feel that it may be reasonable to consider a 5.0 m setback through a variance in this case. This would provide additional space for the driveway while still addressing the intent of the setback requirement.

I apologize that my supervisor is unavailable today, but he will be back on Monday. I would be happy to arrange a call with you, my supervisor, and myself so that we can discuss the situation in more detail and explore the available options.

If your client would like to proceed with the development as it is currently proposed, the best option would be to appeal the refusal.

Please let me know if you would like me to arrange a call for Monday, and we can coordinate a suitable time.

Thank you,

From: Albert Hebert <AHebert@hillviewmasterbuilder.com>
Sent: Friday, August 14, 2026 3:16 PM
To: Jaxon Freitag <jfreitag@fortsask.ca>
Subject: Re: 211 Greenfield Wynd Garage Suite

Sorry.. Along with the reasoning for not granting the appeal, has there been any changes on what the city will allow with a variance without going through appeals?

Regards,



Al Hebert
President

☎ [780-483-4966](tel:780-483-4966) ext 102 📠 [780-916-3795](tel:780-916-3795)

🌐 HillviewMasterBuilder.com

✉ ahebert@hillviewmasterbuilder.com

From: Albert Hebert <AHebert@hillviewmasterbuilder.com>
Sent: Friday, August 14, 2026 3:11 PM
To: Jaxon Freitag <jfreitag@fortsask.ca>
Subject: Re: 211 Greenfield Wynd Garage Suite

Thanks for the heads up Jaxon. Can I ask what the reason is for not granting the variance?? I need something to tell my clients and ask them if they want to appeal?

Regards,



Al Hebert
President

📞 780-483-4966 ext 102 📠 780-916-3795

🌐 HillviewMasterBuilder.com

✉️ ahebert@hillviewmasterbuilder.com

From: Jaxon Freitag <jfreitag@fortsask.ca>
Sent: Friday, August 14, 2026 2:53 PM
To: Albert Hebert <AHebert@hillviewmasterbuilder.com>
Subject: RE: 211 Greenfield Wynd Garage Suite

Hello Albert,

I apologize, but after discussing the proposed site plan with members of our department, we have determined that we would not be able to support or grant the requested variance for the garage suite.

Once the refusal is formally issued, you will have 21 days to appeal the decision to the Subdivision and Development Appeal Board (SDAB).

If you choose to appeal, the SDAB process will provide you, as the appellant, with an opportunity to present your reasons for requesting that the decision be overturned. The Development Authority will also have an opportunity to present the reasons for the refusal and explain why the proposed development does not meet the applicable requirements. The SDAB will then consider the information presented by both parties and make a decision on the appeal.

The appeal fee is \$150.00, and the appeal must be filed within 21 days of the refusal being issued. You can contact legislative services for more detail on the subdivision appeal board process.

I also want to note that the 40-day decision period for the application is approaching. The application was deemed complete on July 9, 2026, and the 40-day decision period ends on August 18, 2026. As such, I will need to make a decision on the application by that date.

I wanted to provide you with this information in advance so that you are aware of the situation and the options available to you once the decision is formally issued.

From: Albert Hebert <AHebert@hillviewmasterbuilder.com>
Sent: Wednesday, August 5, 2026 5:12 PM
To: Jaxon Freitag <jfreitag@fortsask.ca>
Subject: Re: 211 Greenfield Wynd Garage Suite

Hi Jaxon

I just had a conversation with the home owner and he is definitely not interested in pushing the building back into the yard. He'd like to move ahead with the variance.

Thank you.

Regards,



Al Hebert
President

📞 780-483-4966 ext 102 📠 780-916-3795
🌐 HillviewMasterBuilder.com
✉ ahebert@hillviewmasterbuilder.com

From: Jaxon Freitag <jfreitag@fortsask.ca>
Sent: Wednesday, August 5, 2026 11:03 AM
To: Albert Hebert <AHebert@hillviewmasterbuilder.com>
Subject: RE: 211 Greenfield Wynd Garage Suite

Hello.

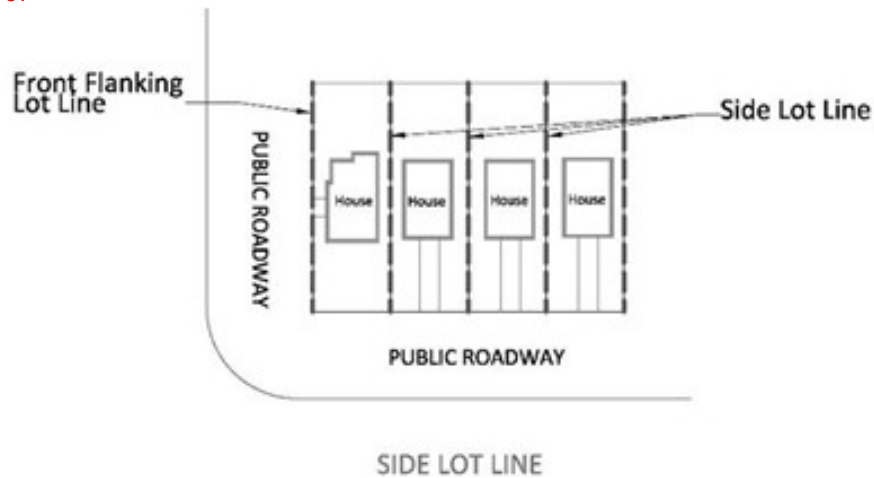
As discussed, we consider the required setback for the proposed accessory building to be measured from the front flanking property line. This interpretation is based on the following definitions contained in the Land Use Bylaw.

Section 2.5 – General Definitions

SETBACK means the distance that a development shall be set back from a lot line or any other features on a site as specified by this Bylaw. A setback is not a yard. A setback measurement shall be taken from the building foundation.

As written in this definition, a setback is **not** a yard. Rather, it is determined by measuring the required distance from the applicable property line.

LOT LINE, FRONT FLANKING means, on a corner site, the property line separating a lot from an abutting public roadway, other than a lane, that is not the front lot line. This is the longer of the property lines abutting a public roadway, other than a lane. In the case of a corner site formed by a curved corner, the front flanking lot line shall be the longer of the two segments of the property line lying between the point determined to be the actual corner and the two points at the extremities of that property line.



Based on these definitions, our interpretation is that the required setback for the proposed accessory building on your corner lot is measured from the front flanking lot line (property line) and therefore must meet 6.14.4 development regulations for the front flank setback requirement. The minimum front flanking property line requirement of 6.5 m is required. However, I am prepared to grant a variance to reduce this Setback to 5.0m.

Please advise if you would like to proceed with the variance by adjusting your site plan to meet the 5.0m setback.

If you prefer the Development Authority to render a decision based on your application as it currently is, please advise via email.

Any decision regarding your application by the Development Authority is subject to an appeal to the Subdivision and Development Appeal Board (SDAB). Please note that the fee to file an appeal with the SDAB is **\$150.00**.

From: Jaxon Freitag
Sent: Wednesday, July 29, 2026 3:53 PM
To: Albert Hebert <ahebert@hillviewmasterbuilder.com>
Subject: 211 Greenfield Wynd Garage Suite

Hello Albert,

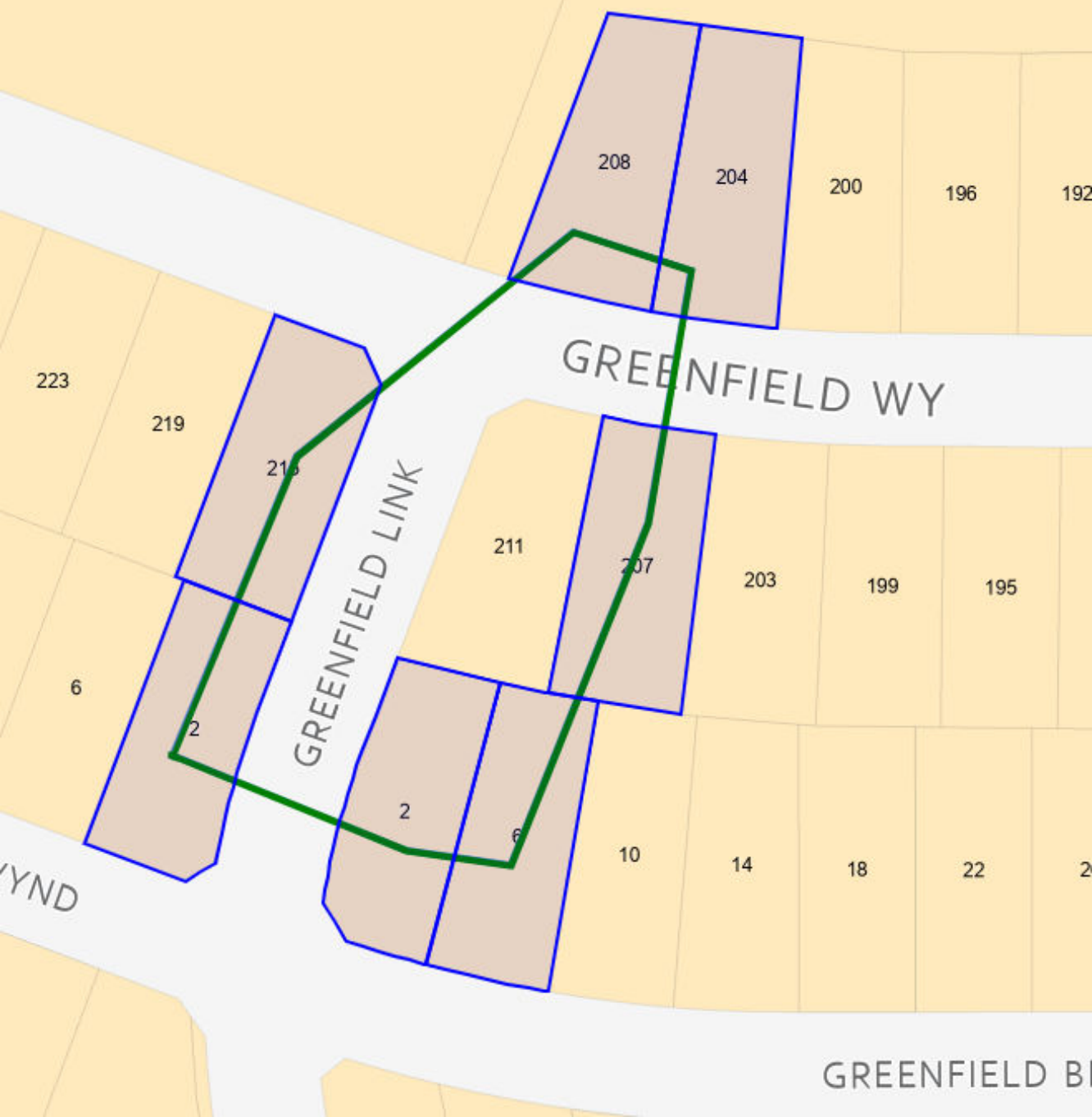
Sorry for the delay in getting back to you after our phone call.

To proceed, we would need the garage suite to be moved farther in from the flanking side setback, as outlined in Section 6.14.4 of our Land Use Bylaw. The bylaw requires a 6.5 m setback.

That said, the setback does not necessarily have to be the full 6.5 m. You may reduce it to 5.5 m and apply for a variance as part of your development permit application.

Please let me know if you have any questions.

Jaxon Freitag
Planning Officer
Planning & Development
10005 102 Street, Fort Saskatchewan, AB T8L 2C5
Phone: 780-992-2068 Email: jfreitag@fortsask.ca





CITY OF
FORT SASKATCHEWAN

Detached Garage with Garage Suite Refusal 211 Greenfield Way





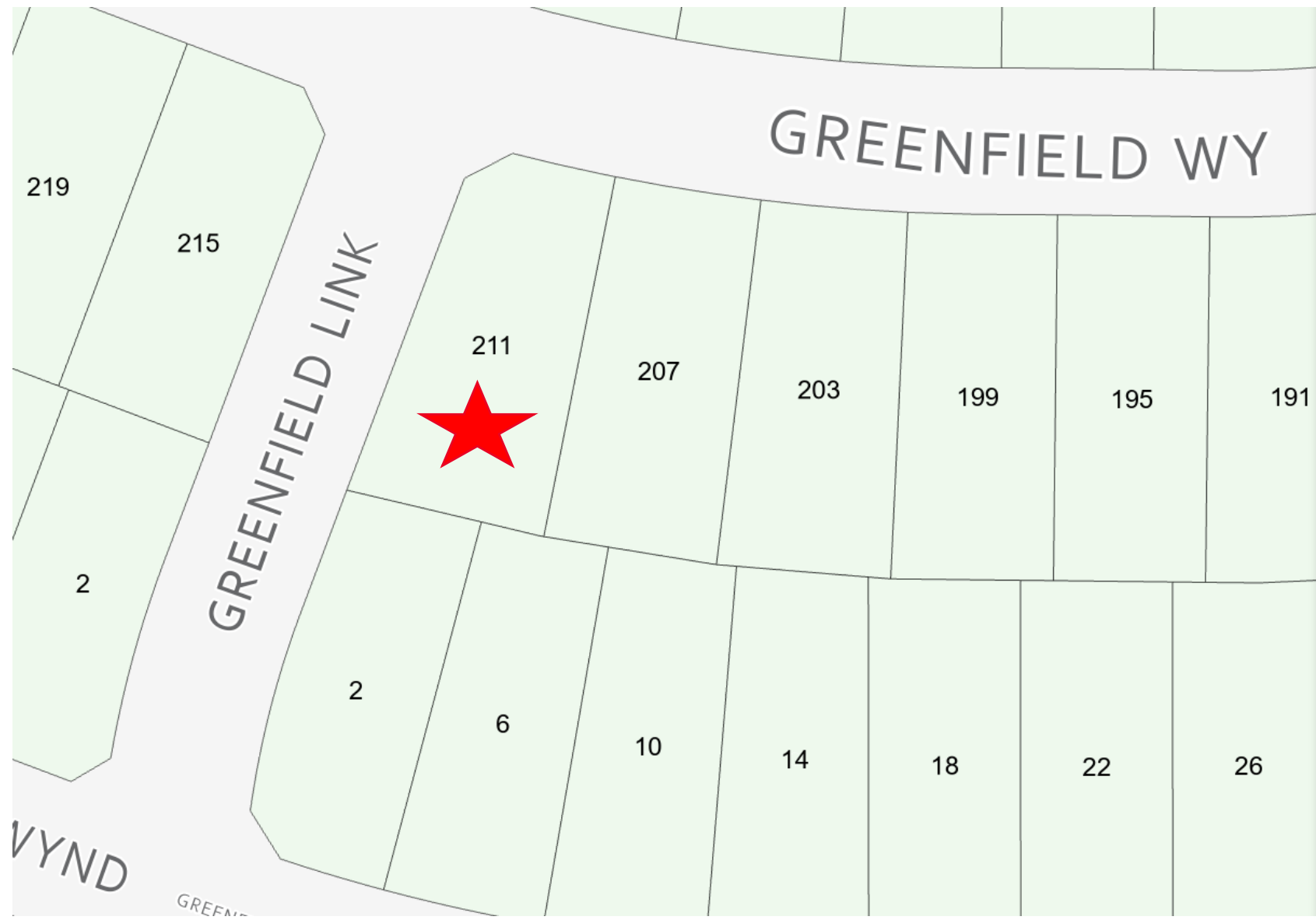
Subdivision and Development Appeal Board

**Development Permit PLRES20260592
211 Greenfield Way**

September 17, 2026



Location Map





Aerial Photo of the Site

Proposed location
of detached garage
with suite.



Background and Timeline

- July 7, 2026: A Development Permit Application was submitted.
- July 9, 2026: The Development Permit Application was deemed complete and accepted for processing.
- August 18, 2026: The Development Authority issued a refusal for the Development Permit Application at the request of the applicant.

Variances the Development Authority was prepared to Approve

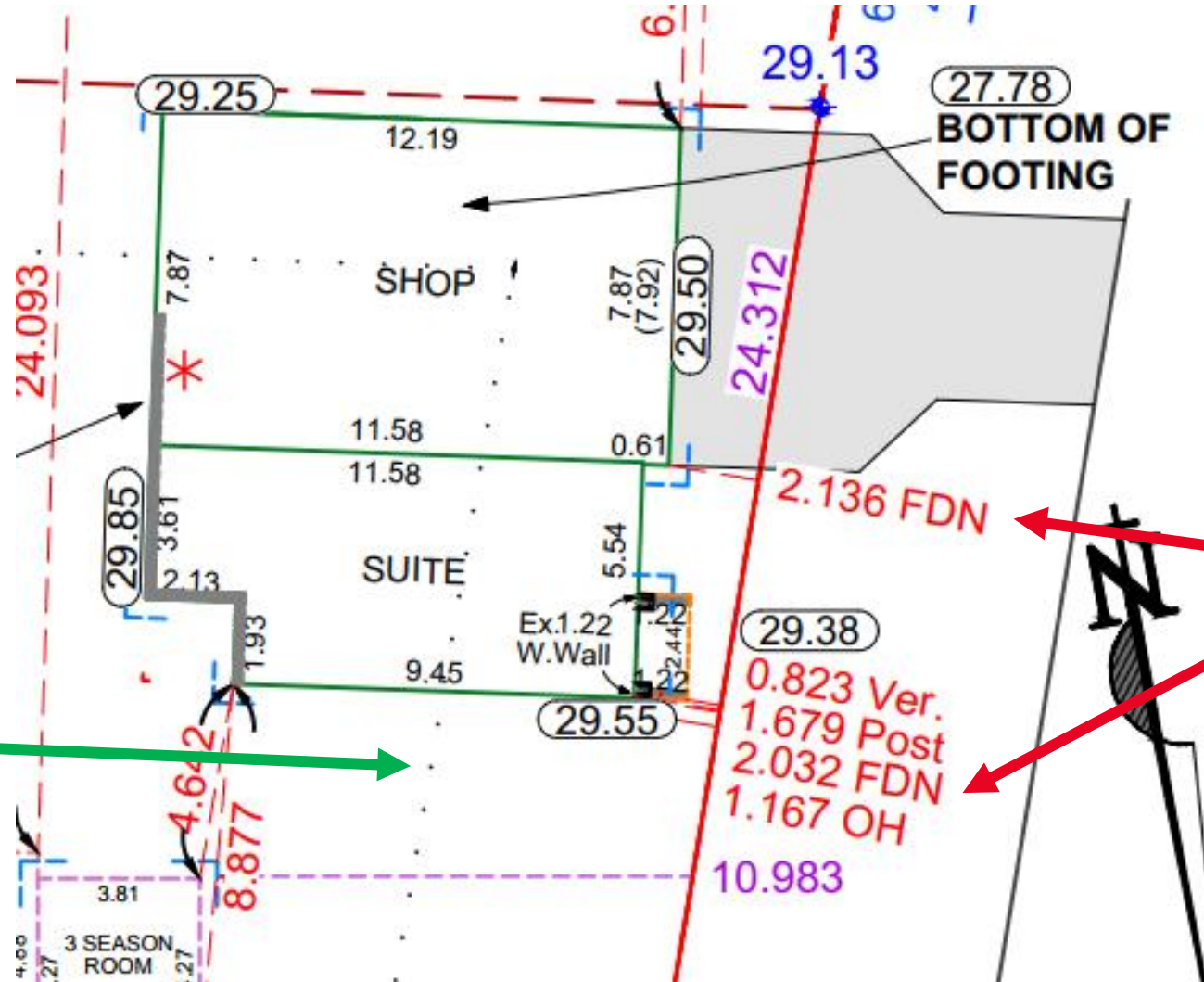
1. Variance to Section 6.1.1 – granting a second access to the site to support the proposed development.

Rationale: The second access would not impact the adjacent properties, and both the Engineering and Public Works departments supported the proposal.

2. Variance to Section 6.14.4(d) – granting approval to allow the proposed development to exceed the maximum height requirements.

Rationale: The total height proposed was 0.04m over the maximum height and the wall height was 0.18m over the maximum height and both these overages would not impact the adjacent properties.

Variance request not Supported by the Development Authority



6.5m front flanking yard setback

Proposed setback from the front flanking property line to the foundation (FDN)

Refusal summary based on non-compliance to Land Use Bylaw

1. Section 6.1.1 – Only 1 access is permitted per site.
2. Section 6.2.5(a)(i) – Detached garage must meet the front flanking yard setback in the Residential Land Use District.
3. Section 6.14.4(a) – Minimum front flanking yard setback is 6.5m.
4. Section 6.14.4(d) – Maximum height of the development is 7.3m with a maximum wall height of 3.7m.



CITY OF
FORT SASKATCHEWAN

Questions?



Recommended Alternatives for SDAB Consideration

Option 1

The SDAB may overturn the decision and permit the Detached Garage with Garage Suite to comply with all applicable regulations in Land Use Bylaw C23-20, grant a variance to Section 6.1.1, pursuant to Section 3.3.1(a), subject to the following conditions:

- 1.1 The Applicant/Owner shall provide \$5,000.00 security, in the form of cash, certified cheque, or an irrevocable letter of credit acceptable to the City, prior to commencing work or by **[Insert Date]**, whichever occurs earlier. The security shall ensure completion of all development permit conditions.
- 1.2 The City may call upon the security, in whole or in part, if the Applicant/Developer fails to comply with any condition of the development permit, the permit is suspended or cancelled, authorized work has not commenced, or commenced work has not been completed within a reasonable period as determined by the City.
- 1.3 The culvert shall be constructed in accordance with the City of Fort Saskatchewan Engineering Standards.

Recommended Alternatives for SDAB Consideration

Option 2

The SDAB may overturn the decision and authorize the development permit to proceed with variances, at its discretion, to Sections 6.1.1, 6.14.4(a) and 6.14.4(d), pursuant to Section 3.3.1(a), subject to the following conditions:

- 1.1 The Applicant/Owner shall provide \$5,000.00 security, in the form of cash, certified cheque, or an irrevocable letter of credit acceptable to the City, prior to commencing work or by **[Insert Date]**, whichever occurs earlier. The security shall ensure completion of all development permit conditions.
- 1.2 The City may call upon the security, in whole or in part, if the Applicant/Developer fails to comply with any condition of the development permit, the permit is suspended or cancelled, authorized work has not commenced, or commenced work has not been completed within a reasonable period as determined by the City.
- 1.3 The culvert shall be constructed in accordance with the City of Fort Saskatchewan Engineering Standards.

Exhibit “C”

Appellant / Applicant Submission



**CITY OF
FORT SASKATCHEWAN**
ALBERTA

NOTICE OF APPEAL

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:	Appeal Fee: (highlight applicable fee)
Municipal Address of site: 211 Greenfield Way	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 26 blk05 plan 062 9672	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: PLRES20260592	

Appellant Information:		
Name: Kirk Gartner	Phone: [REDACTED]	Agent Name: (if applicable)
Mailing Address: [REDACTED]	City, Province: Fort Sask	
Postal Code: T8L 0B1	Email: [REDACTED]	

APPEAL AGAINST (Check **ONE** Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit	Subdivision Application	Stop Order
☐ Approval	☐ Approval	☐ Stop Order
☐ Conditions of Approval	☐ Conditions of Approval	
☒ Refusal	☐ Refusal	

REASON(S) FOR APPEAL

Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

(Attach a separate page if required)

Hedship Created by the 6.0 m Rear Utility Right-of-Way (URW)
The rear portion of our parcel at 211 Greenfield Way is encumbered by a registered 6.0 m Utility Right-of-Way (URW), making a substantial portion of the rear yard completely unbuildable. Enforcing an additional 6.5 m sideflanking setback creates a severe "double squeeze," forcing the garage suite footprint directly into the center of the lot and placing it uncomfortably close to the primary dwelling. Granting a 2.0 m setback allows the garage and ground-level suite to sit in a logical rear corner without encroaching on the 6.0 m URW.

Pie-Shaped Lot Mechanics & Backyard Clearance
Because 211 Greenfield Way features a pie-shaped lot geometry that widens significantly toward the rear boundary, placing the single-storey structure at a 2.0 m setback in the back section leaves ample physical clearance and open space relative to the main home and neighboring properties. The structure protrudes only marginally into the view line of the main house's backyard, while keeping the central courtyard and outdoor amenity space open and functional.

Zero Privacy, Overlook, or Height Impact (Single-Storey Ground-Level)
Unlike a standard two-storey garage suite, this proposed suite is 100% single-storey and ground-level. All living spaces, windows, and entryways sit at ground level below standard fence lines, completely eliminating upper-storey overlook, window privacy intrusion, or overshadowing issues for neighboring properties. The visual height matches a standard single-storey accessory garage.

Traffic Sightlines & Public Safety Maintained
The proposed 2.0 m location sits strictly outside of all municipal corner visibility / sight triangles at the street intersection. It presents zero obstruction to driver or pedestrian sightlines along Greenfield Way.

Will reduce sun shadow in our backyard/lawnroom while having 0 impact on any of the neighbour's.

There are other accessory buildings that are not 6.5m on flanking lots in the area.

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 the Subdivision and Development Appeal Board hearing process. If you have questions about the collection, contact the Access to Information 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): KIRK GARTNER	Signature:	Date: Aug 21, 2026
OFFICE USE ONLY		
SDAB Appeal Number:	Appeal Fee Paid: ☒ Yes ☐ No \$ 150.00	Date Received: 2026-08-21

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

**DEVELOPMENT PERMIT****PLRES20260592****Lot 26, Block 5, Plan 0626972****211 GREENFIELD WY, Fort Saskatchewan, AB T8L0B3**

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

Detached Garage with a Garage Suite

Development Permit Decision

Refused

Development Authority

Jaxon Freitag

The Development Authority of the City of Fort Saskatchewan hereby **REFUSES** this application for a Proposed Detached Garage with a Garage Suite. The Development Permit was refused for the following reasons:

1. The minimum required front-flanking setback for a detached garage on a corner lot is 6.5m, in accordance with Land Use Bylaw C23-20, Sections 6.2.5(a)(i) and 6.14.4(a). The proposed development provides front-flanking setbacks of only 2.032m and 2.136m as delineated on the site plan submitted, which do not meet the minimum required setback.
2. The maximum total height of an accessory development is 7.3 m, with a maximum wall height of 3.7 m, for sites under 0.8 ha, in accordance with Land Use Bylaw C23-20, Section 6.14.4(d). The proposed development has a total height of 7.34m and a wall height of 3.88m, both of which exceed the maximum permitted heights.

DATE OF DECISION:

August 18, 2026

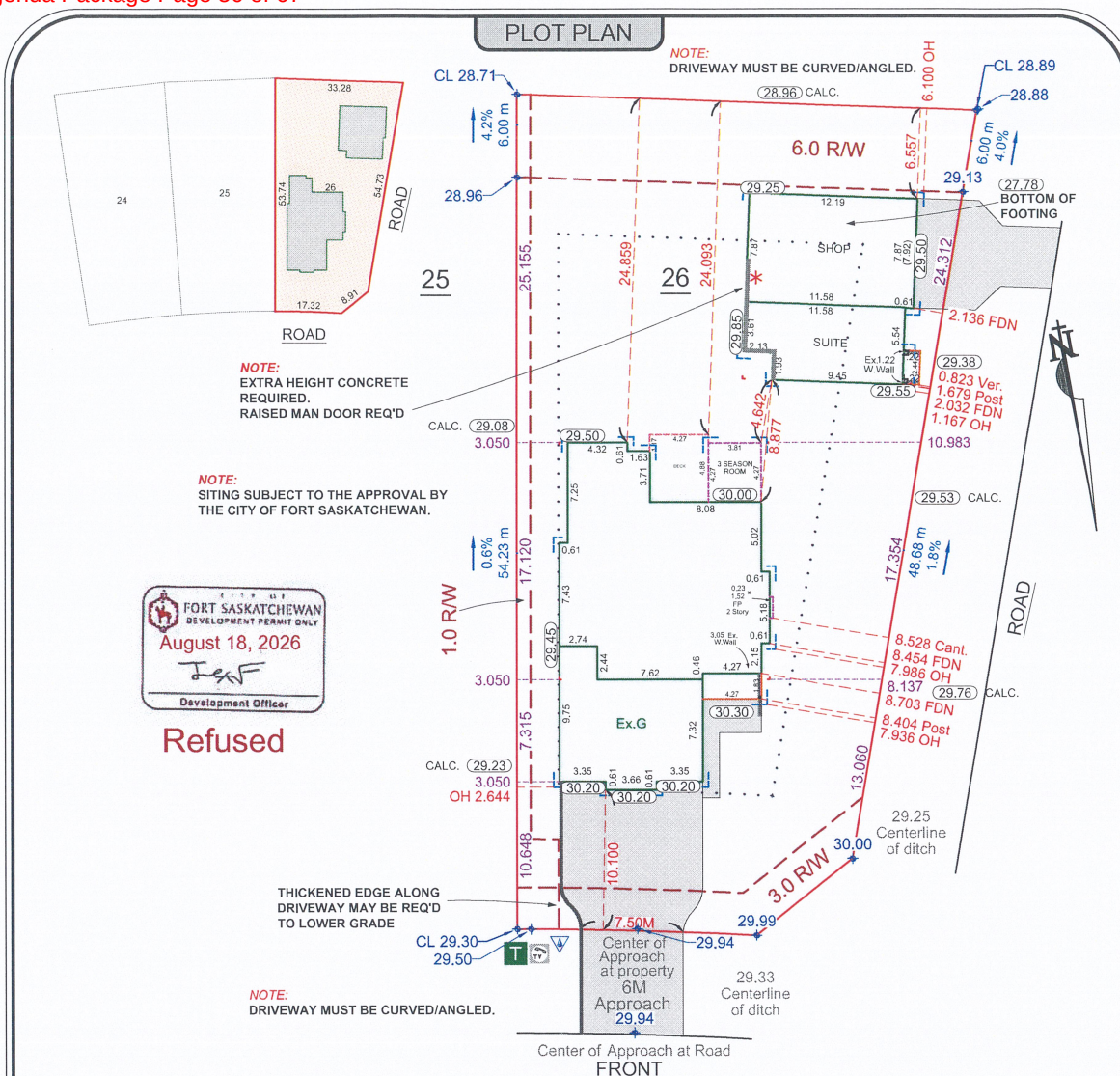
FINAL DATE TO FILE AN APPEAL:**September 08, 2026****DEVELOPMENT AUTHORITY**

If you have questions about this development permit decision, please contact Planning and Development at 780-992-6198 or fortplanning@fortsask.ca

If you wish to appeal the above decision, please submit a completed *Notice of Appeal form* (fees apply) by **September 08, 2026** to: **Secretary of the Subdivision and Development Appeal Board**

City Hall, 10005 - 102 Street,
Fort Saskatchewan, AB T8L 2C5

Website: <https://www.fortsask.ca/city-hall/boards-and-committees/subdivision-and-development-appeal-board-sdab/>



ELEVATION DETAILS	
HOUSE TYPE:	2 STOREY
FINISHED FLOOR:	31.32
BOTTOM OF FOOTING:	28.00
BASEMENT HEIGHT:	9'0"
FINISHED GRADE AT-FRONT STEP:	30.30
5 RISE, DOWN 4"	
FINISHED GRADE AT-BACK OF HOUSE:	
L-29.50, R-30.00	
GRADE BELOW-BACK/SIDE DOOR SILL:	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	30.94
GARAGE FLOOR:	*SEE NOTES*
SANITARY SEWER SERVICE INVERT:	
FOOTING SIZE:	0.20

NOTES

- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.
- BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY
- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.
- 💧 **RAIN WATER LEADERS TO BE DETERMINED.**
(NO INFORMATION ON ENGINEERING, CONTACT ENGINEER PRIOR TO CONSTRUCTION)
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS. BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.
- GARAGE SLAB AT OVERHEAD DOOR
RECOMMENDED TO BE SET **25"** BELOW TOP OF CONCRETE FOUNDATION WALL.
SLAB ELEVATION: **30.20** GARAGE FOOTING: **28.00**

DETAILS

- LOT AREA: **1682.76 m² (18113.1 ft²)**
- HOUSE AREA: **297.23 m² (3199.3 ft²)**
- HOUSE COVERAGE: **17.66 %**
- DECK AREA: **20.81 m² (224.0 ft²)**
- DECK COVERAGE: **1.24 %**
- 3 SEASON ROOM AREA: **16.26 m² (175.0 ft²)**
- 3 SEASON ROOM COVERAGE: **0.97 %**
- SHOP AREA: **96.02 m² (1033.5 ft²)**
- SHOP COVERAGE: **5.71 %**
- SUITE AREA: **60.88 m² (655.3ft²)**
- SUITE COVERAGE: **3.62 %**
- TOTAL COVERAGE: **27.95 %**
- DRIVEWAY AREA: **224.93 m² (2421.1 ft²)**

- AREA WITHIN THE FRONT YARD THAT IS NOT COVERED BY HARD SURFACING: **57.30%**

LEGEND									
PROPOSED CLEAN OUT		PROPOSED HYDRANT		PROPOSED BACK OF CURB	B.O.C.	DESIGN GRADE ELEVATION			
PROPOSED STREET LIGHT		PROPOSED SERVICE PEDESTAL		PROPOSED BACK OF WALK	B.O.W.	AS-BUILT ELEVATION			
PROPOSED C.C. LOCATION		PROPOSED POWER SERVICE		PROPOSED LIP OF LANE	L.O.L.	PROPOSED ELEVATION			
PROPOSED TRANSFORMER		PROPOSED FENCE LINE		PROPOSED UTILITY VAULT		CENTERLINE ELEVATION			

LEGAL INFORMATION		
LOT	BLOCK	PLAN NUM.
26	05	062 6972
CIVIC ADDRESS:		
211 GREENFIELD WAY		
LOCATION		SUBDIVISION
FORT SASKATCHEWAN		SOUTHFORT ESTATES

P **Pals Geomatics Corp.**

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

Canadian Home Builders Association
Edmonton Region Member

The logo of the Canadian Home Builders Association (CHBA) is located in the bottom right corner. It features a green maple leaf with a white outline. Inside the leaf, there is a stylized house icon with a red roof and white walls. To the left of the leaf, the text "Edmonton Region" is written vertically, and "Member" is written horizontally to the right of the leaf.

DWG DETAILS			
Rev. No.	Date:	Drafted By:	Description:
PP	9/19/25	AWANG	
02	10/10/25	AWANG	SHOP/SUIT
03	10/10/25	AWANG	DRIVEWAY
04	7/3/26	AWANG	SHOP/SUIT

BUILDER/OWNER:	HILLVIEW MASTER BUILDER
MODEL: (STANDARD)	
JOB NUM.:	
LOT ZONING:	RF
SCALE:	1:400

August 18, 2026

Re: Support for Development Appeal - 211 Greenfield Way

To Whom It May Concern,

I am the owner/resident of 208 Greenfield Way which is located directly across from 211 Greenfield Way.

I have reviewed the proposed accessory building/garage suite development and understand its location on the property. I support the requested setback variance and the appeal being made by the property owner.

In my opinion, the proposed building will not negatively impact the use or enjoyment of my property. Because the structure is single story in nature, I do not have concerns regarding privacy, overlooking, shadowing, sightlines, or neighborhood character.

I do not believe the proposed development will reduce nearby property values or create any nuisance for surrounding residents. The proposal appears compatible with the existing neighborhood, and I have no objection to it proceeding as designed.

I respectfully request that the Subdivision and Development Appeal Board consider this letter as evidence of neighborhood support for the proposed variance.

Sincerely,

Name:

Bryan Wescott

Address:

208 Greenfield Way, Fort Scott,

Phone/Email:

Signature:



August 18, 2026

Re: Support for Development Appeal - 211 Greenfield Way

To Whom It May Concern,

I am the owner/resident of 2 Greenfield Bend which is located directly behind 211 Greenfield Way.

I have reviewed the proposed accessory building/garage suite development and understand its location on the property. I support the requested setback variance and the appeal being made by the property owner.

In my opinion, the proposed building will not negatively impact the use or enjoyment of my property. Because the structure is single story in nature, I do not have concerns regarding privacy, overlooking, shadowing, sightlines, or neighborhood character.

I do not believe the proposed development will reduce nearby property values or create any nuisance for surrounding residents. The proposal appears compatible with the existing neighborhood, and I have no objection to it proceeding as designed.

I respectfully request that the Subdivision and Development Appeal Board consider this letter as evidence of neighborhood support for the proposed variance.

Sincerely,

Name: *Greg Dziwento*

Address: *2 Greenfield Bend*

Phone/Email:

Signature:



August 18, 2026

Re: Support for Development Appeal - 211 Greenfield Way

To Whom It May Concern,

I am the owner/resident of 207 Greenfield Way which is located directly beside 211 Greenfield Way.

I have reviewed the proposed accessory building/garage suite development and understand its location on the property. I support the requested setback variance and the appeal being made by the property owner.

In my opinion, the proposed building will not negatively impact the use or enjoyment of my property. Because the structure is single story in nature, I do not have concerns regarding privacy, overlooking, shadowing, sightlines, or neighborhood character.

I do not believe the proposed development will reduce nearby property values or create any nuisance for surrounding residents. The proposal appears compatible with the existing neighborhood, and I have no objection to it proceeding as designed.

I respectfully request that the Subdivision and Development Appeal Board consider this letter as evidence of neighborhood support for the proposed variance.

Sincerely,

Name: LYNN BUTHAY

Address: 207 GREENFIELD WAY

Phone/Email:

Signature:

LYNN BUTHAY

August 18, 2026

Re: Support for Development Appeal - 211 Greenfield Way

To Whom It May Concern,

I am the owner/resident of 215 Greenfield Way which is located directly across Greenfield Link (flanking side) from 211 Greenfield Way.

I have reviewed the proposed accessory building/garage suite development and understand its location on the property. I support the requested setback variance and the appeal being made by the property owner.

In my opinion, the proposed building will not negatively impact the use or enjoyment of my property. Because the structure is single story in nature, I do not have concerns regarding privacy, overlooking, shadowing, sightlines, or neighborhood character.

I do not believe the proposed development will reduce nearby property values or create any nuisance for surrounding residents. The proposal appears compatible with the existing neighborhood, and I have no objection to it proceeding as designed.

I respectfully request that the Subdivision and Development Appeal Board consider this letter as evidence of neighborhood support for the proposed variance.

Sincerely,

Name: *Lawayne Musslewhite*

Address:

Phone/Email:

Signature:

A handwritten signature in cursive script, appearing to read "Lawayne Musslewhite", written over a black rectangular redaction box.

From: Kirk Gartner [REDACTED]
Sent: September 9, 2026 9:26 PM
To: SDAB; Albert Hebert; Angela McCormick
Subject: PLRES20260592 211 Greenfield Way Notice of Appeal – September 17, 2026 Hearing

TO: Subdivision and Development Appeal Board (SDAB)

CITY OF FORT SASKATCHEWAN

10005 102 Street, Fort Saskatchewan, AB T8L 2T1

DATE: September 9, 2026

RE: Notice of Appeal – Variance Requests for Proposed Ground-Level Garden Suite / Garage

PROPERTY ADDRESS: 211 Greenfield Way, Fort Saskatchewan, AB

LEGAL DESCRIPTION: Plan 062 9672, Block 05, Lot 26

Overview of Request

We are appealing the refusal decision of the Development Officer regarding our proposed ground-level garden suite and attached garage on our Estate Residential (RE) corner lot at **211 Greenfield Way**.

We respectfully request the Board grant minor variances for the following three technical items:

1. **Flanking Side Setback:** Variance from **6.5 m** to **2.0 m**.
2. **Maximum Wall Height:** Variance from **3.70 m** to **3.88 m** (*a 0.18 m / 7-inch difference*).
3. **Maximum Total Height:** Variance from **7.30 m** to **7.34 m** (*a 0.04 m / 1.5-inch difference*).

2. Grounds for Appeal (Section 687(3)(d) of the *Municipal Government Act*)

Under Section 687(3)(d) of the *Municipal Government Act*, the SDAB may issue a development permit even if the proposed development does not comply with the Land Use Bylaw, provided the development will not unduly interfere with the amenities of the neighborhood or materially affect adjacent property use, enjoyment, or value.

Strict enforcement of these parameters creates severe site hardship, whereas granting the minor variances yields a far superior planning, functional, and aesthetic outcome.

A. Severe Site Hardship: The 6.0 m Rear Utility Right-of-Way (URW) "Squeeze"

- The rear of our parcel is encumbered by a registered **6.0 m Utility Right-of-Way (URW)**, making a substantial portion of the rear yard completely unbuildable.

- Enforcing an additional **6.5 m** flanking setback on top of the rear URW creates an extreme "double squeeze," forcing the building footprint out of the logical building envelope and cramping it directly toward the principal dwelling.
- A **2.0 m** setback allows the building to sit in a logical rear corner without encroaching on the 6.0 m URW.

B. Superior Aesthetic Outcome & Avoidance of Visual Obstruction

- **Adverse Visual Impact of 6.5 m Compliance:** Forcing a 6.5 m setback pushes the garage suite into the functional center of our backyard, acting as an awkward visual wall directly in the primary viewing corridor from our main house patio and dividing the yard into cramped fragments.
- **Seamless Integration at 2.0 m:** Placing the structure at 2.0 m tucks it neatly into the widening rear corner of our pie-shaped lot. This preserves an open, unified central lawn, preserves backyard sightlines from the main home, and creates an architecturally balanced profile relative to the lot boundaries.

C. Substantial Existing Boulevard/Ditch Buffer (26+ Feet Total Clearance to Roadway)

- Beyond our property line lies an existing municipal ditch/boulevard measuring **at least 20 feet (6.1 m)** to the paved edge of the roadway.
- Placing the structure at a **2.0 m property-line setback** provides an actual physical separation of **over 26 feet (8.1 m)** between the building wall and the travelled road, guaranteeing that street sightlines, snow storage, and neighborhood aesthetics remain completely uncompromised.

D. Technical Height Variances Are De Minimis with Zero Impact

- **Total Height (7.34 m vs. 7.30 m max):** The requested variance is merely **0.04 metres (1.5 inches)**—a variance of less than 0.6%. This negligible difference is imperceptible from the street or neighboring yards and stems strictly from standard roof pitch and structural truss framing geometry.
- **Wall Height (3.88 m vs. 3.70 m max):** The requested variance is **0.18 metres (approx. 7 inches)**, required to accommodate accessible interior ceiling clearances and functional garage door framing.
- **No Shading or Privacy Impact:** Because the dwelling quarters are single-storey and ground-level, these minor height adjustments create zero upper-storey overlook, privacy invasion, or shadow casting on adjacent properties.

E. Neighbor Support (Zero Neighborhood Impact)

- We proactively shared our complete site plans and elevation drawings with **surrounding neighbors on every side of our property**.
- Every directly adjacent property owner has signed a formal Letter of Support confirming they have no objections to the location, wall height, or total height, agreeing that the proposal will not impact their privacy, sightlines, property enjoyment, or home values.

F. Traffic Sightlines & Public Safety Preserved

- The proposed location sits 100% clear of all municipal corner visibility / sight triangles at the street intersection, presenting zero hazard or sightline obstruction to drivers or pedestrians along Greenfield Way.

G. Consistency with Established Development Pattern

- Several nearby corner lots within South Fort Estates contain accessory buildings that do not meet the current 6.5 m flanking yard setback requirement.

While each application must be considered on its own merits, these examples demonstrate that reduced flanking setbacks can be accommodated within the neighbourhood while maintaining the established character and appearance of the area.

Approval of the variance would therefore be consistent with the existing built form present in South Fort Estates.

3. Requested Relief

We respectfully request that the Board grant the necessary variances allowing:

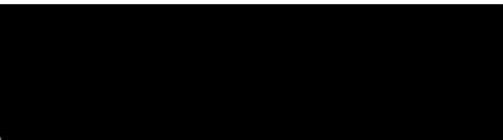
1. A **2.0 m flanking side setback**,
2. A maximum wall height of **3.88 m**, and
3. A maximum total height of **7.34 m**

for the proposed ground-level garden suite and garage structure at 211 Greenfield Way.

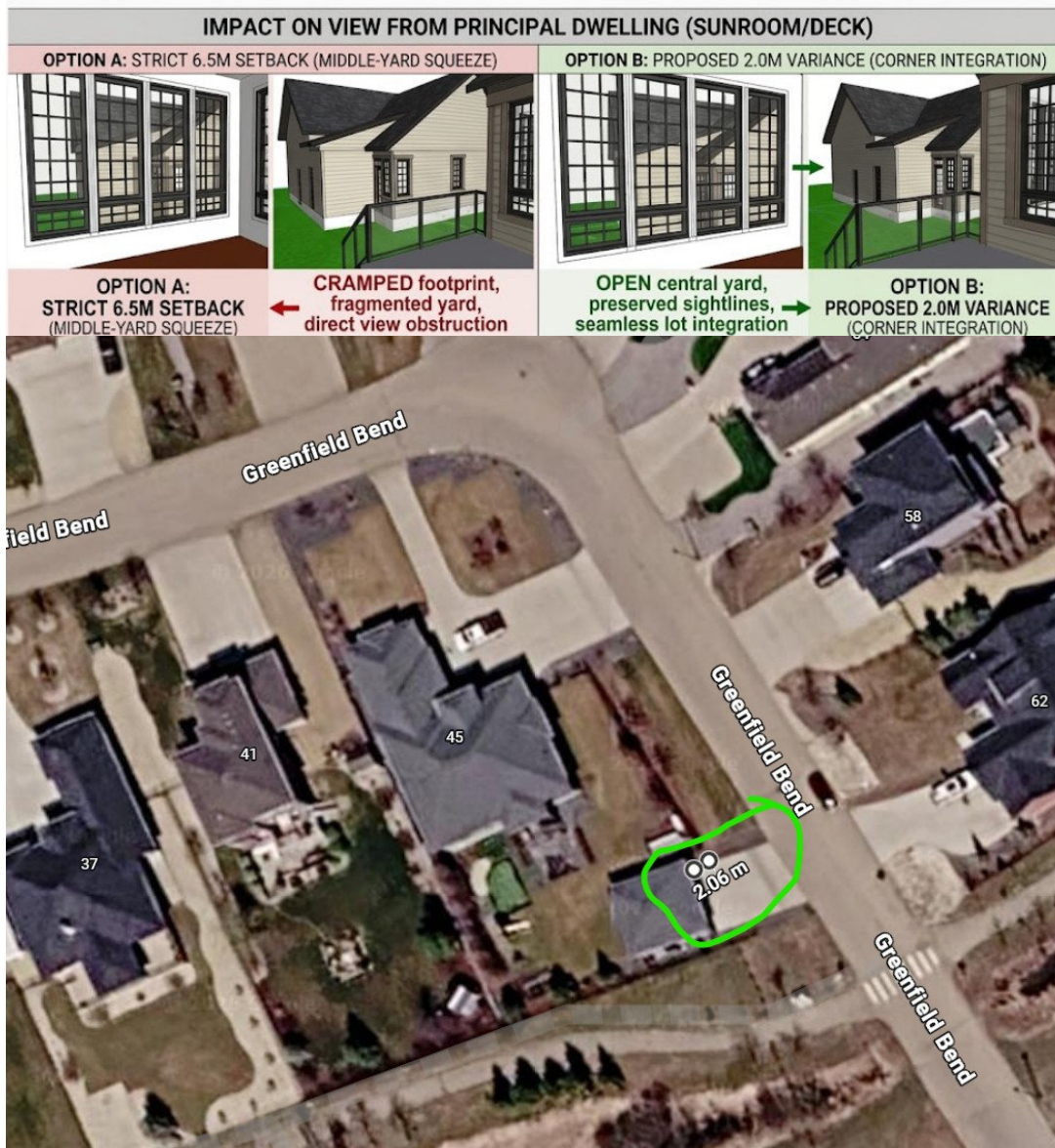
Thank you for your time and consideration of this appeal.

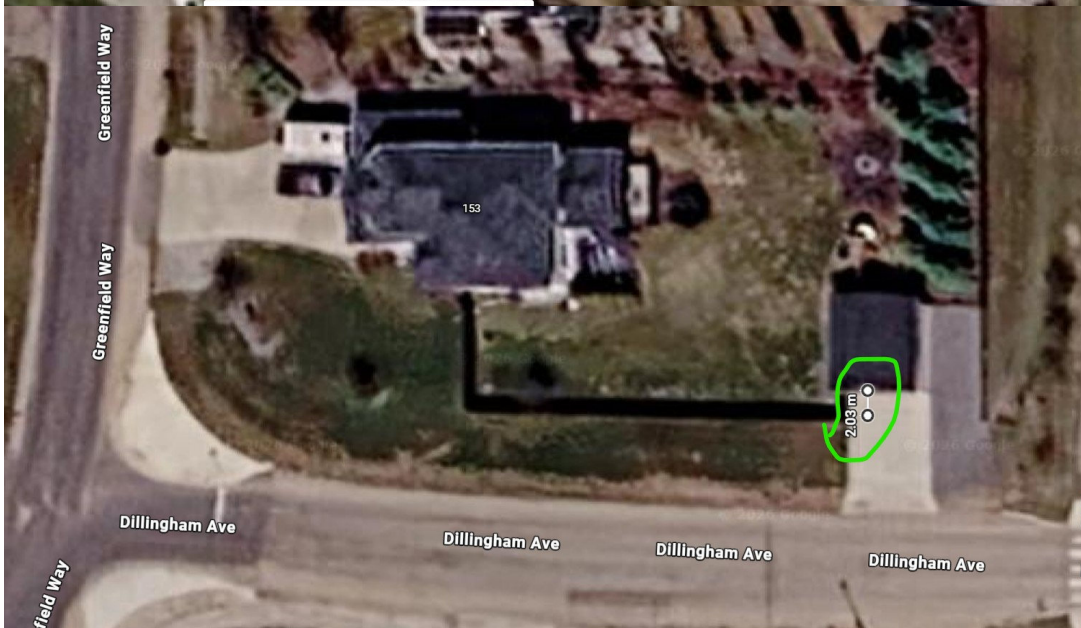
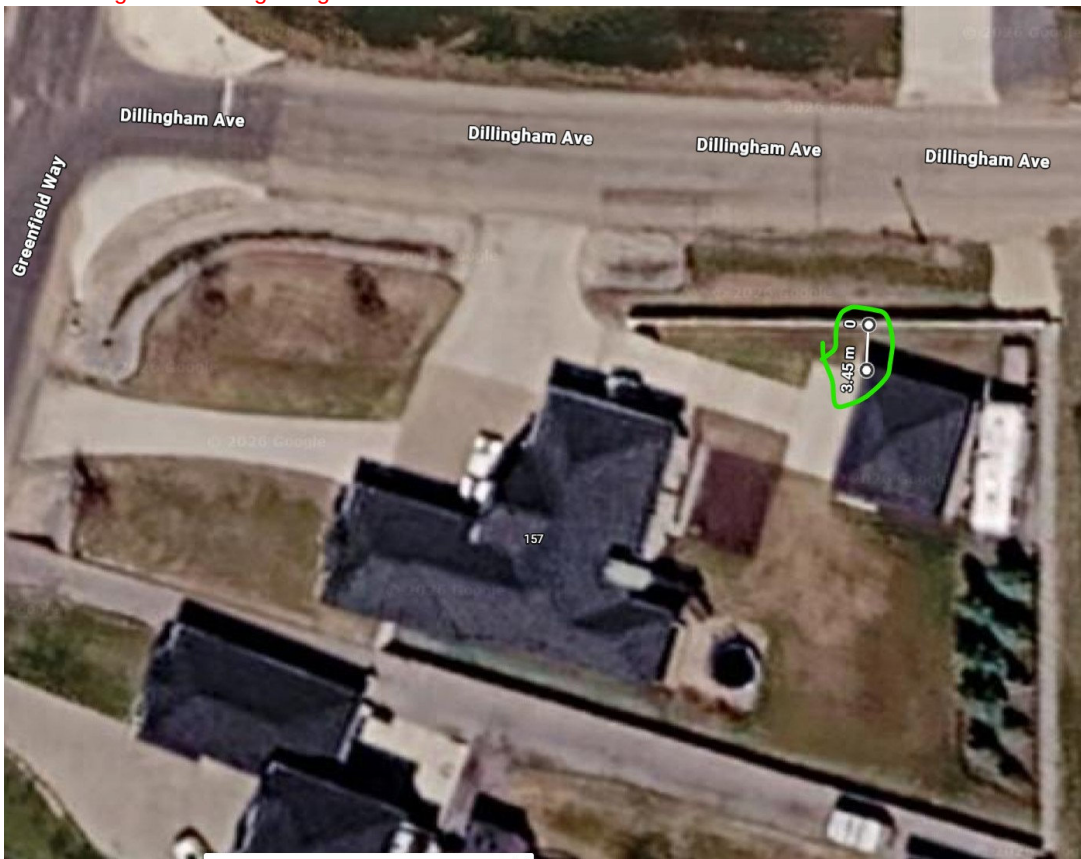
Sincerely,

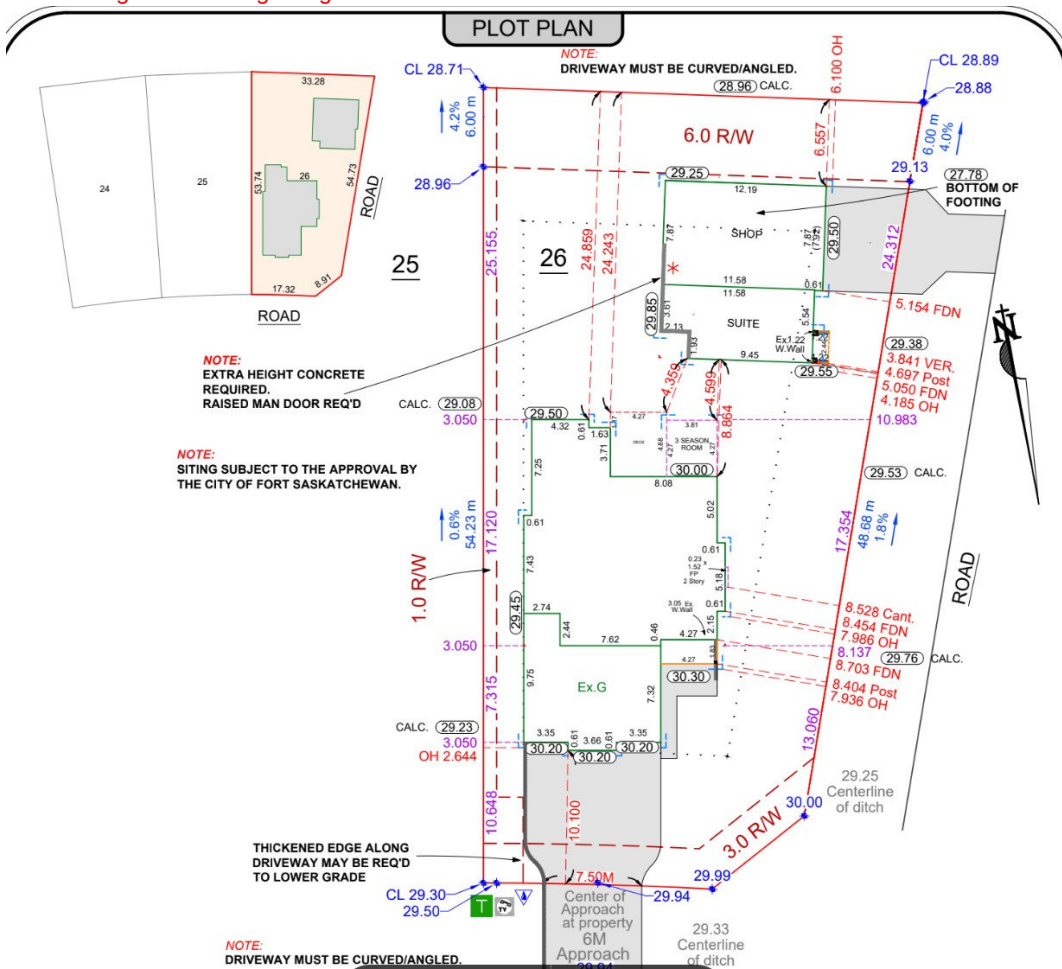
Kirk Gartner



211 Greenfield Way, Fort Saskatchewan, AB







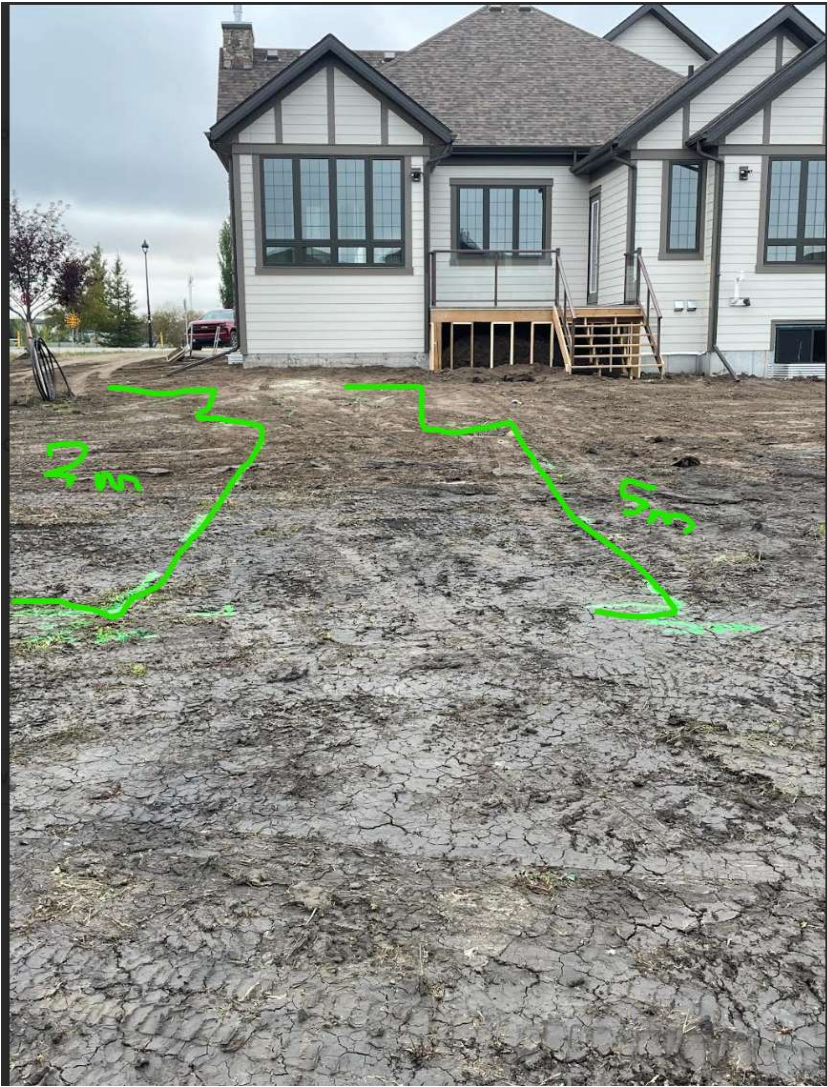


Exhibit “D”

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 31, 2026

Kirk Gartner
2 Vale Terrace
Fort Saskatchewan, AB
T8L 0B1

RE: NOTICE OF APPEAL – SUBDIVISION AND DEVELOPMENT APPEAL BOARD

The Clerk of the Subdivision and Development Appeal Board (SDAB) has received your appeal regarding a refusal of a development permit PLRES20260592 for a detached garage with a garage suite by the City's Development Authority. The development permit application was refused for the property municipally addressed as 211 Greenfield Way, 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 17, 2026, at 1:00 PM

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

Development Permit Refusal: PLRES20260592

Appellant: Kirk Gartner



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 September 10, 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, 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,

Rachelle Gilbert
Clerk, Subdivision and Development Appeal Board
cc: Lindsey Butterfield, Director, Planning & Development



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August 31, 2026

Property Occupant,

RE: NOTICE OF APPEAL – SUBDIVISION AND DEVELOPMENT APPEAL BOARD

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10005 – 102 Street, Fort
Saskatchewan

**Development
Permit Refusal:** PLRES20260592

Appellant: Kirk Gartner



As an the property occupant, 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 September 10, 2026**. Any written submissions received by the deadline will be included in the agenda package, which can be found at fortsask.ca/sdab

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Sincerely,

Rachelle Gilbert
Clerk, Subdivision and Development Appeal Board
cc: Lindsey Butterfield, Director, Planning & Development



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August 31, 2026

Property Owner,

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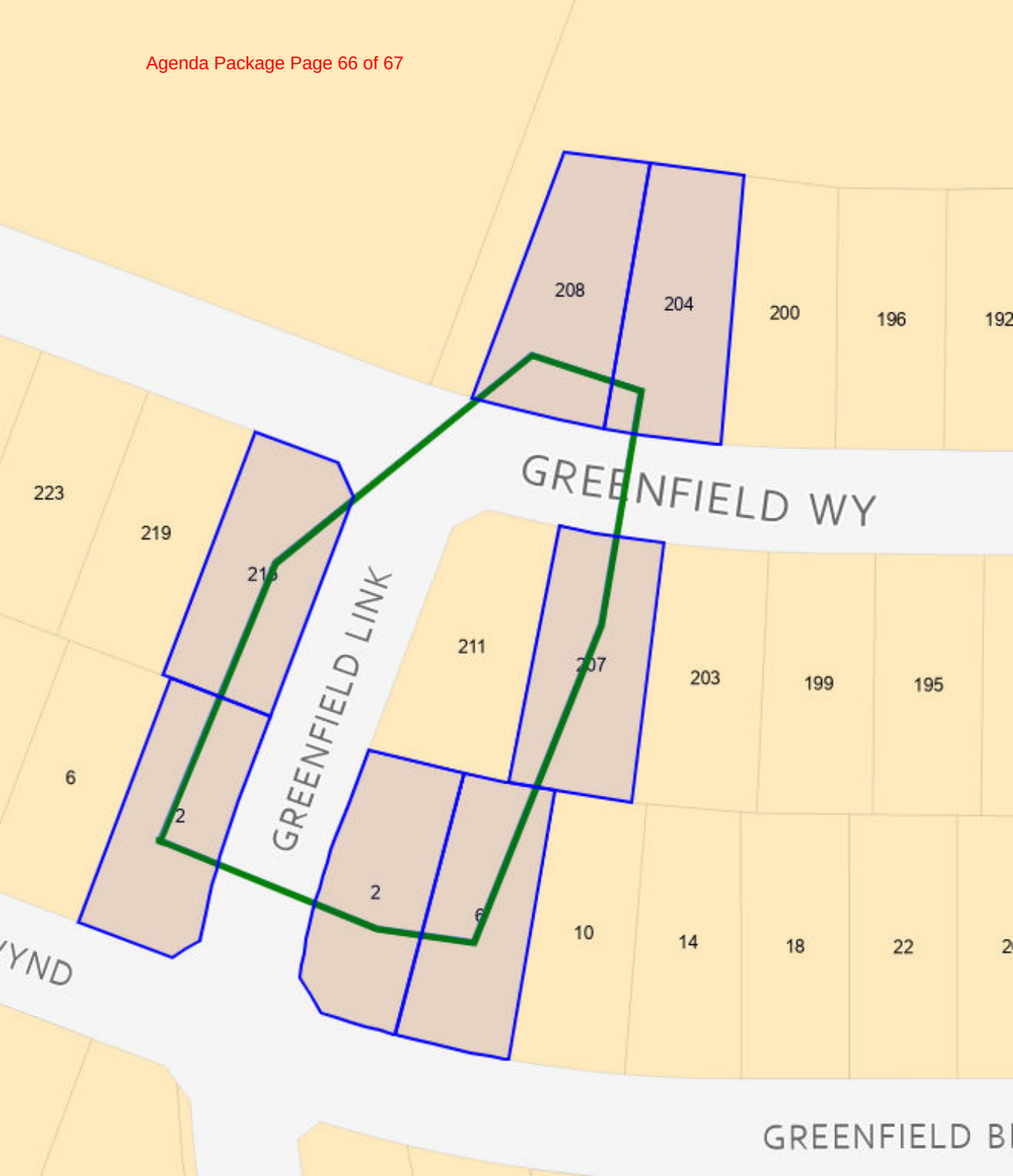
As an adjacent property owner, you are hereby notified of the appeal hearing. Persons wishing to make submissions to, or presentations before, the Board may do so by registering their intent with the Clerk on or before **12:00 PM on September 10, 2026**. Any written submissions received by the deadline will be included in the agenda package, which can be found at fortsask.ca/sdab

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Sincerely,

Rachelle Gilbert
Clerk, Subdivision and Development Appeal Board
cc: Lindsey Butterfield, Director, Planning & Development



Landowner	2 GREENFIELD BEND	FORT SASKATCHEWAN, AB T8L 0E3
Landowner	2 GREENFIELD WYND	FORT SASKATCHEWAN, AB T8L 0E3
Landowner	215 GREENFIELD WY	FORT SASKATCHEWAN, AB T8L 0B3
Landowner	207 GREENFIELD WAY	FORT SASKATCHEWAN, AB T8L 0B3
Landowner	204 GREENFIELD WAY	FORT SASKATCHEWAN, AB T8L 0B3
Landowner	208 GREENFIELD WY	FORT SASKATCHEWAN, AB T8L 0B3
Landowner	6 GREENFIELD BEND	FORT SASKATCHEWAN, AB T8L 0E3