DEVELOPMENT PERMIT DECISION

DATE OF DECISION: October 29, 2026

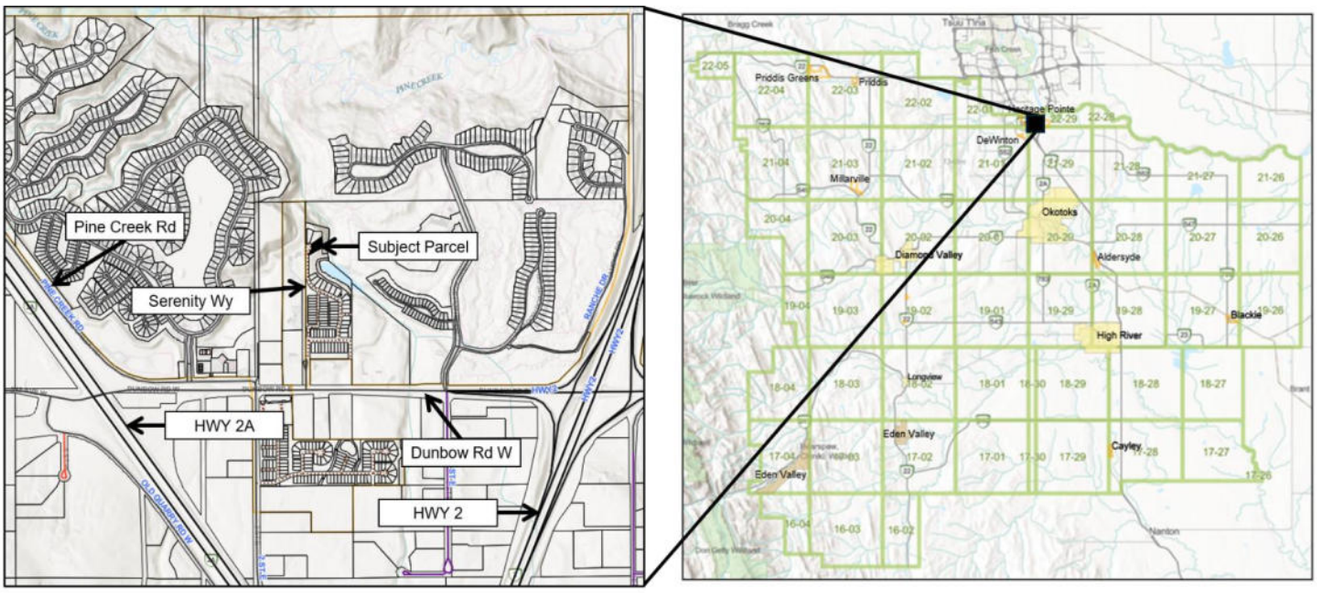
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 26D256
LANDOWNER(S): SERENITY LAND CORP
APPLICANT(S): TOWNSHIP PLANNING + DESIGN INC.
PROPOSAL DESCRIPTION: SINGLE FAMILY DWELLING WITH TWO ATTACHED GARAGES EXCEEDING MAXIMUM HEIGHT ON RC-A PARCEL
LEGAL DESCRIPTION: PTN. SW 05-22-29 W4M; PLAN 2610945, BLOCK 11, LOT 21

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 0.48-acre Residential Community Sub-district 'A' parcel located on the cul-de-sac of Serenity Way in the Serenity subdivision and within the Hamlet of Heritage Pointe. It is approximately 560 metres north of Dunbow Road East, 1.2 kilometres east of Pine Creek Road, and 990 metres south of the City of Calgary limits.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted proposing to allow the construction of a Principal Building constituted of:

- A Single Family Dwelling with a footprint of 311.61 sq. m. (3,354 sq. ft.) with walkout basement, main and upper floor;
- A first attached triple garage with a footprint of 76.31 sq. m. and a second attached double garage with a footprint of 73.99 sq. m. for a total cumulative garage space of 150.30 sq. m. (1,617.8 sq. ft.);

With a total average height of 12.55 metres (41.18 ft.), and a total parcel coverage of 37.7%.

At the time of subdivision approval for this property, Council designated the subject parcel as Residential Community Sub-district "A" to ensure that the recommendations and restrictions outlined in the slope analysis are complied with to the satisfaction of the Public Works department. A completion certificate by a Professional Engineer verifying that all aspects of the noted reports have been met and a $5,000.00 refundable compliance deposit as a pre-release condition are required to ensure compliance with all conditions of the Development Permit.

Land Use Bylaw 60/2014 allows Residential Community District parcels within Heritage Pointe for one Single Family Dwelling with up to two garages having a maximum cumulative area of 2,400 sq. ft. and not exceeding 50% of the dwelling's footprint. The maximum height for the dwelling is 12 metres (39.37 ft.) and the maximum lot coverage is 50%.

Single Family Dwelling and Attached Garages of this size are Permitted Uses under Residential Community Land Use District, although a Development Permit is required due the Sub-district "A" designation.

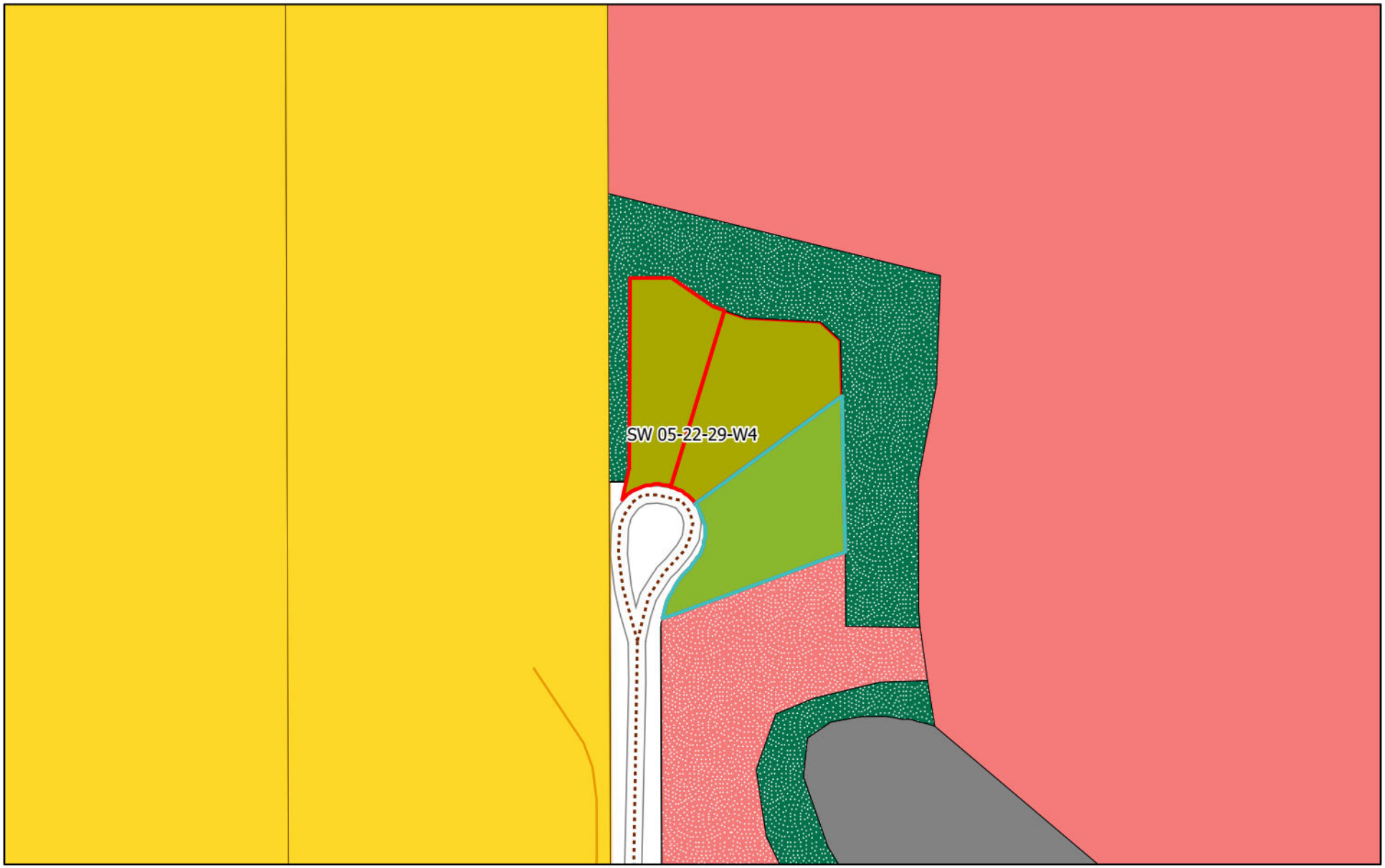
The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of the proposed Single Family Dwelling Height Variance and Attached Garages on the subject parcel, being portion of PTN. SW 05-22-29 W4M; Plan 2610945, Block 11, Lot 21 has been considered by the Development Officer and is **REFUSED** subject to the following:

REFUSAL DESCRIPTION:

Section 13.4.7.6(a)i of the Residential Community Land Use District identifies that the maximum principal building height is 12 metres (39.37 ft.). The development proposed exceeded this height by 0.55 metres. As such the Development Authority, cannot approve the development permit application for a building exceeding the allowable height limit and has refused development permit application 26D256

As this is considered an automatic refusal, should the applicants choose to appeal, the appeal will be given further consideration by the Subdivision and Development Appeal Board.

Foothills Web Map



2026-11-06, 4:19:03 p.m.

Roads
Pre Developer
Driveways
Land Use Districts
CR- Country Residential
ER- Environmental Reserve
MR- Municipal Reserve
REC- Recreation
PUL- Public Utility
RCA- Residential Community Sub-district "A"
Parcels
Settlement
Hamlet
World_Hillshade

1:2,674

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,



1 SITE PLAN
A101 1:150

PARCEL COVERAGE CALCULATION

AREA LOCATION	COVERAGE AREA	TOTAL PARCEL AREA	% OF COVERAGE
DOUBLE GARAGE	73.99	1927.14	3.84%
DRIVEWAY	152.84	1927.14	7.93%
DWELLING	311.61	1927.14	16.17%
EXISTING STAIRS	11.00	1927.14	0.57%
FRONT ENTRY	4.74	1927.14	0.25%
PATIO STAIRS	9.61	1927.14	0.50%
REAR DECK / PATIO	47.95	1927.14	2.49%
TRIPLE GARAGE	76.31	1927.14	3.96%
	688.05		35.70%

DP-2

ELEVATION DATUM POINTS

T.O. ROOF PEAK 53.32
T.O. UPPER FLR. 46.54
T.O. MAIN FLR. 43.04
U.S. MAIN FLR. 42.62
A.T. FOOTING 39.15
A.T. GOLF SIM FOOTING 37.92

LEGEND

- PROPERTY LINE
- SETBACK LINE
- FLOOR LINE ABV.
- EAVE LINE ABV.
- WATER LINE —W—
- SEWER LINE —S—
- STORM LINE —ST—
- GAS LINE —G—
- ELECTRICAL LINE —E—
- FENCE LINE —X—
- PROPOSED DWELLING
- PROPOSED GARAGE
- PROPOSED FRONT PORCH
- PROPOSED COVERED DECK/PATIO
- PROPOSED UNCOVERED DECK/PATIO
- PROPOSED CANTILEVERS & PROJECTIONS
- PROPOSED WALKWAY
- PROPOSED DRIVEWAY
- OVERLAND DRAINAGE RIGHT OF WAY (ODR/W) ZONE
- UTILITY RIGHT OF WAY (UR/W) ZONE
- EXISTING CONCRETE STAIRS
- GEODETIC DATUM 00.00
- SLOPE OF GRADE 2% SLOPE
- NORTH ARROW N
- TOP OF WALL T.O.W.
- BOTTOM OF WALL B.O.W.
- BACK OF CURB B.O.C.

**NOTE: THESE DRAWINGS ARE FOR PRELIMINARY REVIEW ONLY AND MUST NOT BE USED FOR CONSTRUCTION. THE DIMENSIONS ARE SUBJECT TO CHANGE.

NOT FOR CONSTRUCTION

DESIGNER
MKL design studio
403-984-7513

BUILDER
RAREBUILT HOMES MASTER BUILDER

PROJECT NAME
[redacted] SW

PROJECT INFO
ADDRESS
[redacted]
SERENITY WAY
M.D. FOOTHILLS COUNTY, AB

DP-1
ADDRESS LEGAL
LOT 21
BLOCK 11
PLAN 261 0945

COMMUNITY
SERENITY AT HERITAGE POINTE

ZONING
RC

AREAS

MAIN FLOOR AREA	3331 SF
UPPER FLOOR AREA	3240 SF
ABOVE GRADE DEVELOPED TOTAL	6571 SF
LOWER FLOOR AREA	3442 SF
BELOW GRADE DEVELOPED TOTAL	3442 SF
TRIPLE GARAGE	839 SF
DOUBLE GARAGE	796 SF
GARAGE TOTAL	1636 SF
STORAGE #1	NOT PLACED
MECHANICAL #1	346 SF
OPEN TO BELOW	428 SF
UNDEVELOPED TOTAL	774 SF
PARTIALLY COVERED DECK	NOT PLACED
COVERED PATIO	612 SF
COVERED DECK	516 SF
COVERED FRONT PORCH	65 SF
DECKS & PATIOS COVERED TOTAL	1193 SF
UNCOVERED DECK	NOT PLACED
UNCOVERED DECK	NOT PLACED
DECKS & PATIOS UNCOVERED TOTAL	0 SF

PERMIT INFORMATION
DEVELOPMENT PERMIT NUMBER
DP NUMBER
BUILDING PERMIT NUMBER
BP NUMBER

DRAWING VERSION
CONSTRUCTION DRAWINGS

SET ISSUE DATE

ISSUE	DATE
FOR REVIEW	30 JUN 2026
ISSUE FOR TENDER 3	13 AUG 2026
ISSUE FOR TENDER 4	18 AUG 2026
IFT 4 REV 1	16 SEPT 2026

DRAWING TITLE
SITE PLAN

SHEET NO.
A101

SCALE AS INDICATED
DRAWN BY A.H.

PLANNING & DEVELOPMENT CIRCULATION

PUBLIC WORKS DEPARTMENT – CIRCULATION RESPONSE

FILE NUMBER: 26D256	**LANDOWNER:** Serenity Land Corp
FILE MANAGER: Pierre-David Karolyi	**AGENT:** Township Planning + Design Inc.
CURRENT LAND USE: RC-A	**PROPOSED LAND USE:** NA
LEGAL DESCRIPTION: Plan 2610945 Block 11 Lot 21	
MUNICIPAL ADDRESS: [redacted]	
ROLL NUMBER: 2229053015	
DATE REFERRED: 2026-09-21	
PROPOSAL: Single Family Dwelling with Oversized attached garage on RCA, exceeding maximum height limitation	

PROPOSAL INFORMATION:

Development Permit

- Internal Road Proposed: No
- Construction on Road Allowance Proposed: No
- Approaches exist on: Existing
  - Other:

Information pertaining to roads on North side of the subject lands:

Servicing Comments or Review required:

- Other:

- Road Widening - No Road Widening

OTHER COMMENTS:

This plan proposes a height in excess of the permitted 12 metres.
Please provide any comments you may have on this application, thanks!

The CRA reports can be found here: G:\PUBLIC\Planning-Safety Codes\Development\Sub District As\TWP 22\05-22-29\Plan 2510732

PUBLIC WORKS RECOMMENDATIONS:

SUGGESTED CONDITIONS FOR CONSIDERATION: ☐ Proposed ☐ Balance

Geotechnical Report for Slope Stability	☐ Redes/Amend	☐ Subdivision	☐ Development
High Water Table Testing for Foundation Design:	☐ Redes/Amend	☐ Subdivision	☐ Development
Septic Disposal Evaluation (PSTS)	☐ Redes/Amend	☐ Subdivision	
Stormwater Management Plan	☐ Redes/Amend	☐ Subdivision	☐ Development
Lot Grading/Overland Drainage Plan	☐ Redes/Amend	☐ Subdivision	☐ Development
Flood Plain Report (1 in 100 years)	☐ Redes/Amend	☐ Subdivision	☐ Development
Overland Drainage Easement	☐ Redes/Amend	☐ Subdivision	
Building Envelopes	☐ Redes/Amend	☐ Subdivision	☐ Development
Traffic Impact Assessment (TIA)	☐ Redes/Amend	☐ Subdivision	☐ Development
Environmental Site Assessment (Phase1 / Phase2)	☐ Redes/Amend	☐ Subdivision	☐ Development
Other:	☐ Redes/Amend	☐ Subdivision	☐ Development

ADDITIONAL ROAD WIDENING REQUIRED:

☑ **No** ☐ **Caveat** ☐ **Survey Out**

Amount _____m Location of Widening Required: ☐ **N** ☐ **E** ☐ **S** ☐ **W**

Other: _____

☑ **No** ☐ **Caveat** ☐ **Survey Out**

Amount _____m Location of Widening Required: ☐ **N** ☐ **E** ☐ **S** ☐ **W**

Other: _____

See reverse side…..

RECOMMENDATIONS ON APPROACH REQUIREMENTS:

Number of new approaches and/or existing approaches requiring upgrades: 1

Recommendations:

The current proposed approach width at the property line, based on where the proposed driveway meets the property line, appears to be around 21 - 22m wide, covering a significant amount of property frontage. While there is no maximum approach width limit per FC Rural Approach Standards, Public Works has concerns that this design will create issues for the landowner related to Utility Right of Way access, and snow removal. Public Works recommends narrowing the proposed driveway/approach to at least half of its current proposed width at the property line(see attached design revision for rough reference).

RECOMMENDATIONS REGARDING INFRASTRUCTURE:

No comments or concerns.

ROAD REQUIREMENTS / LIMITATIONS:

○ Road Ban on road	☑ Yes	☐ No
○ Load Restricted Bridge	☐ Yes	☑ No
○ Road Use Agreement Required	☐ Yes	☑ No

Road comments and requirements:

100% ban on Dunbow Road E

PUBLIC WORKS SUPPORTING DOCUMENTS (PLEASE ATTACH TO THIS REFERRAL IF ANY):

☑ Yes* ☐ No

**If Yes* – Number of Pages: 1

Date Reviewed: 2026-10-14 **Reviewer:** Kallum Umscheid

Signature:

October 14, 2026

Circulation Package: 26D 256

The Distribution Engineering Growth Department of ATCO Gas Distribution has reviewed the above named plan and approves the work provided the following conditions are met:

There are existing ATCO facilities in the area. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution at calgaryregiongasdesign@atcogas.com with a minimum of one (1) year notice to enable an adequate and timely response. Note that all alteration costs will be borne by the developer / owner. If existing ATCO facilities within a registered easement or URW are being impacted (facility crossing and/or vehicle and equipment crossings), please contact the ATCO Land Group at Crossings@atco.com to obtain a crossing/proximity agreement.

If gas service is required, to avoid delays, the owner / developer should follow the steps listed on the ATCO website (New Natural Gas Service Line or Changes) or contact ATCO Customer Assistance Centre at 310-5678, or their local ATCO Gas Distribution agency office at their earliest convenience to discuss the service contract, gas load requirements, timing details and any associated costs. To avoid delays a minimum notice of 6 months is recommended. Note, each lot / unit is to have a separate service line.

For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO website. Applications for new services residential or commercial please view our ATCO Quick Connect Guide.

This development may benefit from ATCO's Construction Energy Services. Contact NaturalgasSales@atco.com or visit our Construction Energy Webpage for more Information.

It will always remain the responsibility of the proponent to verify the exact location and depths of nearby facilities by arranging for an in-field location with Utility Safety Partners at 1-800-242-3447 or utilitysafety.ca. Please contact Utility Safety Partners prior to any surface construction.

(1) Utility Safety Partners (1-800-242-3447) for locates to verify the alignment of the existing gas facilities.
(2) Contact ATCO South Operations Dispatch at 403-245-7220 for an inspection of the exposed lines (including hydrovac holes) prior to backfill. Inspection services are available Monday to Friday, 8am – 4pm.

(3) Hydrovac or hand expose facilities to verify horizontal and vertical alignment of all gas mains in conflict areas. This should be done as soon as possible to determine if the main will need to be relocated.

(4) If existing gas mains require lowering or relocation due to the proponent's project, notification must be given to our ATCO Gas Distribution Engineering Department with a minimum of one (1) year notice. Forward plans and requirements to the ATCO Gas Distribution Engineering Department at 909 – 11th Ave. SW Calgary, AB, T2R 1L8.

Please refer to the "Working Around Natural Gas" Safety Handbook found on our website.

These conditions are not meant to contradict any applicable existing law (ie. franchise agreement, bylaw, etc.), and therefore the existing applicable law shall prevail. Should any condition(s) be null or void due to the superseding applicable law, all other conditions shall prevail.

If you have any **questions or concerns regarding this reply**, please contact **Shaggy Asomugha**, Shaggy.Asomugha@atco.com.

Kind regards,

Alix Gregoraschuk (she/her)
Administrative Coordinator, Distribution Engineering Growth
ATCO Gas & Pipelines

P. 403 476 0626
A. 909 11th Ave SW Calgary, AB Canada T2R 1L8

ATCO Energy Systems

Pierre-David Karolyi

From: Gas Land Department <land.admin@atco.com>
Sent: October 1, 2026 12:56
To: Pierre-David Karolyi
Subject: ATCO Transmission 9683 Response -Circulation Package for Development Permit 26D 256. Please respond by October 23, 2026

You don't often get email from land.admin@atco.com. Learn why this is important

ATCO Transmission wishes to confirm we have no conflict as we have no high-pressure pipelines in the proposed area.

NOTE: ATCO Distribution [Gas] will reply under separate email.

Thank you for allowing ATCO to review your proposal and provide feedback.

Chryste Fleischer
Senior Administrative Coordinator | Land | Gas Transmission
ATCO Pipelines & Liquids Global Business Unit

E: chryste.fleischer@atco.com
A. 14th Floor ACE, 10035-105 St NW, Edmonton AB Canada T5J 1C8

ATCO Energy Systems

ATCO.com Facebook Twitter LinkedIn

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Tuesday, September 22, 2026 10:43 AM
To: Kurtis Dyck <Kurtis.Dyck@FoothillsCountyAB.ca>; circulations@telus.com; landserv@fortisalberta.com; CirculationsGrowthandImprovement <CirculationsGrowthandImprovement@atco.com>; Gas Land Department <land.admin@atco.com>; projectmanagersouthernalberta@sjrb.ca; cathy.zhou@rci.rogers.com; mike.white@nexuswg.com
Cc: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>
Subject: Circulation Package for Development Permit 26D 256. Please respond by October 23, 2026

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Good morning,

Find attached our circulation for development permit 26D-256. Please review and respond **prior to October 23, 2026.**

Should you have any questions or comments, please direct them to **Pierre-David Karolyi** at pierre-david.karolyi@foothillscountyab.ca .

Regards,

Foothills County
Planning & Development

FC_Planning@foothillscountyab.ca
Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7
P. (403) 652-2341 | **F**. (403) 652-7880

W. www.foothillscountyab.ca

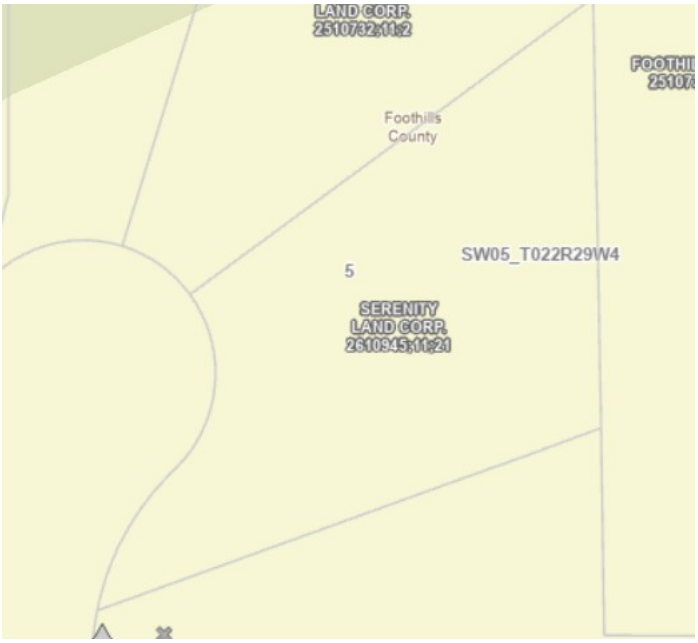
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Pierre-David Karolyi

From: Tracy Davidson <tracy.davidson@fortisalberta.com> on behalf of Land Service <landserv@fortisalberta.com>
Sent: October 19, 2026 15:17
To: Pierre-David Karolyi
Subject: FW: [CAUTION] Circulation Package for Development Permit 26D 256. Please respond by October 23, 2026
Attachments: 26D 256 Circulation Package.pdf

Hello,
Please be advised FortisAlberta Inc. has no concerns regarding this development permit.

Please ensure the applicant knows they must contact 310-WIRE if working within 8 meters of our facilities to arrange for an onsite safety orientation and to make arrangements for any electrical services or visit www.fortisalberta.com.



Thank you,

Tracy Davidson | Land Coordinator
FortisAlberta Inc. | 100 Chippewa Road, Sherwood Park, AB, T8A 4H4 | Direct 780-464-8815

We are FortisAlberta. We deliver the electricity that empowers Albertans to succeed. We keep the power on, not just because it's our job, but because we care about the people we serve. We are reliable, honest and dedicated to our work because our employees, customers and communities matter to us.

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Tuesday, September 22, 2026 10:43 AM
To: Kurtis Dyck <Kurtis.Dyck@FoothillsCountyAB.ca>; circulations@telus.com; Land Service <landserv@fortisalberta.com>; circulationsgrowthandimprovement@atco.com; Gas Land Department <land.admin@atco.com>; projectmanagersouthernalberta@sjrb.ca; cathy.zhou@rci.rogers.com; mike.white@nexuswg.com
Cc: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>
Subject: [CAUTION] Circulation Package for Development Permit 26D 256. Please respond by October 23, 2026

THINK BEFORE YOU CLICK:
Before taking any action, please pause and review this message for any **Red Flags** and signs of phishing.
If this is a suspicious email, **before you delete it**, use the 'Phish Alert Report' button in Outlook or contact the Service Desk.

Good morning,

Find attached our circulation for development permit 26D-256. Please review and respond **prior to October 23, 2026.**

Should you have any questions or comments, please direct them to **Pierre-David Karolyi** at pierre-david.karolyi@foothillscountyab.ca .

Regards,

Foothills County
Planning & Development

FC_Planning@foothillscountyab.ca
Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7
P. (403) 652-2341 | **F**. (403) 652-7880

W. www.foothillscountyab.ca

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Shelby Peters

From: Hussain Mahmood <HMahmood@legacydesigntech.com>
Sent: September 24, 2026 9:50 AM
To: FC_Planning
Cc: Project Manager - Southern Alberta; Shaw Transmittals; Mohammad Amin
Subject: RE: Circulation Package for Development Permit 26D 256. Please respond by October 23, 2026

Good morning,

On behalf of Rogers Communications Canada Inc. We have reviewed the Circulation Package for Development Permit 26D 256. Please respond by October 23, 2026 and have no objections with the proposal.

Thank you,

Hussain Mahmood
Project Coordinator – Design
LEGACY
M: 780-919-4043
E: hmahmood@legacydesigntech.com
A: 26875 Acheson Rd, Acheson, AB, T7X6B2
W: www.legacydesigntech.com
Disclaimer: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents or make any copies.

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Tuesday, September 22, 2026 10:43 AM
To: Kurtis Dyck <Kurtis.Dyck@FoothillsCountyAB.ca>; circulations@telus.com; landserv@fortisalberta.com; circulationsgrowthandimprovement@atco.com; Gas Land Department <land.admin@atco.com>; projectmanagersouthernalberta@sjrb.ca; cathy.zhou@rci.rogers.com; mike.white@nexuswg.com
Cc: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>
Subject: Circulation Package for Development Permit 26D 256. Please respond by October 23, 2026

Good morning,

Find attached our circulation for development permit 26D-256. Please review and respond **prior to October 23, 2026.**

Should you have any questions or comments, please direct them to **Pierre-David Karolyi** at pierre-david.karolyi@foothillscountyab.ca .

Regards,

Foothills County
Planning & Development

FC_Planning@foothillscountyab.ca
Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7
P. (403) 652-2341 | **F.** (403) 652-7880



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Alison Schori

From: circulations . <circulations@telus.com>
Sent: September 23, 2026 7:43 AM
To: FC_Planning
Subject: Re: Circulation Package for Development Permit 26D 256. Please respond by October 23, 2026

Good Day,

Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.

Regards,

Joanne Bourdage

Real Estate Specialist | TELUS Land Solutions Team
National Network Planning (NNP)
2930 Centre Avenue NE, Calgary, AB T2A 4Y2

The future is friendly®

circulations@telus.com

On Tue, Sep 22, 2026 at 10:43 AM FC_Planning <Planning@foothillscountyab.ca> wrote:

> Good morning,
>
> Find attached our circulation for development permit 26D-256. Please review and respond **prior to October 23, 2026.**
>
> Should you have any questions or comments, please direct them to **Pierre-David Karolyi** at pierre-david.karolyi@foothillscountyab.ca .
>
> Regards,

Foothills County
Planning & Development

FC_Planning@foothillscountyab.ca
Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7
P. (403) 652-2341 | **F.** (403) 652-7880



W. www.foothillscountyab.ca

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DEVELOPMENT PERMIT CIRCULATION MEMORANDUM

From: Foothills County
Box 5605 // 309 Macleod Trail
High River, AB T1V 1M7
planning@foothillscountyab.ca

File Number: 26D 256

Date: 22-Sep-2026

Landowner: Serenity Land Corp **Agent:** Township Planning + Design

Legal Land Description: SW 5-22-29 W4M; Plan 2610945, Block 11, Lot 21

Parcel Size: 0.48 Acres

Proposal: Single Family Dwelling with and Oversized Attached Garage

Enclosed is a copy of the plans for the above-mentioned development. We would appreciate receiving your comments on the proposal within 30 days of the date of this letter.

If you require further information or clarification, please contact the Development Department in High River at (403) 652-2341 by phone or through email using the below address. **Please quote our file name when returning your comments to the attention of our Development Department.** Thank you for your cooperation.

30 DAY CIRCULATION

Contact: Pierre-David Karolyi Pierre-David.Karolyi@FoothillsCountyAB.ca

Application to be referred to:

Division Councillor		Economic Development	
Development Officer Site Insp.		AB Comm. Development	
Alberta Health Services		AB Energy Regulator	
Alberta Transportation		AB Agriculture & Forestry	
AB Environment		AB Agriculture, Sustainable Resource	
Public Works	✔		
Building & Safety Codes	✔	AB Agriculture, Public Lands Div.	
Municipal Fire Services		Fortis Alberta	✔
Municipal Addressing		ATCO Gas	✔
Municipal Community Services		AltaLink	
AFICA		Other: Telus	
		Rogers	
Erin Frey (HR Airport only)			

Notes:

110-259 Midpark Way SE
Calgary, Alberta T2X 1M2

Phone: 403.300.2220
TWPplanning.com

TOWNSHIP
planning + design inc.

Foothills County
Box 5605
High River, AB
T1V 1M7

September 16, 2026

ATTN: **Pierre-David Karolyi, Planning & Development Officer**

RE: **Development Permit Application – For the construction of a single-family home with oversized garage on Residential Community Sub-District A**
Ptn: SW 5-22-29 W4M. Plan 2610945, Block 11, Lot 21

Dear Pierre- David,

Please find enclosed the following in support of the above mentioned Development Permit Application

- Revised formal application for Development Permit;
- The Letter of Authorization allowing Township Planning + Design Inc. to act as agent for the landowner;
- Affidavit
- Revised abandoned well map and declaration
- Certificate of Title
- Revised Architectural plans, inclusive of site plan
- Revised Engineering Report
- Revised grading slip
- Consolidation plan provided by Maidment of lot 3 & 4 into lot 21

To assist the Planning Department with the evaluation of this application we offer the following:

We understand that this home is over on the allowable height by an average of +/- 0.55m, we also acknowledge that this application may be refused with respect to the height and an appeal process would be required.

Sincerely,
Township Planning + Design Inc.



Kristi Beunder, B.A, M.E.Des,
Principal RPP, MCIP
Urban + Regional Planning

Cc: Serenity Land Corp - Landowners

Application for Development Permit

Land Use Bylaw No. 60-2014

Foothills County www.foothillscountyab.ca
309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

THIS IS NOT A BUILDING PERMIT. Construction practices and standards of construction of any building or any structure authorized by this Development Permit must be in accordance with the Building Bylaw. An application must be made for a Building Permit under the requirements of the Building Bylaw and a Permit must be secured before any work or construction on any building may commence or proceed.

FOR OFFICE USE ONLY

Fee Submitted: _____ Application No: _____

Receipt No.: _____ Tax Roll No: _____

Date Received: _____ Date Deemed Complete: _____

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Kristi Beunder RPP, MCIP - Township Planning + Design Inc.

Email: Kristi@twpplanning.com

Applicant's Mailing Address: 110 - 259 Midpark Way SE, Calgary AB T2X 1M2

Telephone: 403.880.8921

Legal Land Description: Plan 2610945, Block 11, Lot 21, LSD _____,

Quarter SW, Section 5, Township 22, Range 29, West of the 5 Meridian.

Registered Owner of Land: Serenity Land Corp.

Registered Owner Mailing Address: 5047 11 Street SE, Calgary AB T2H 1M7

Email: Mike@rarebuilt.ca Telephone: 780-835-0102

Interest of Applicant if not owner of site: Agent

PART 2 PROPOSED DEVELOPMENT

I/We hereby make application in accordance with the plans and supporting information submitted herewith. (which forms part of this application). Please give a brief description of the proposed development, including name of development where applicable.

Please refer to the cover letter

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 0.193 ha (0.48ac)

Size Of Proposed Building: 461.76 sq.m Height: average of 12.55m (front 11.09m, rear 14.02m)

Is There A Dwelling (Residence) On The Site: Yes____ No x If Yes, How Many? ____

Utilities Presently On Site: All servicing present on site

Are There Sour Gas Or High Pressure Facilities On Site? n.a

Utilities Proposed: no

Other Land Involved In Application: n.a

DISCLAIMER: Please note that the personal information collected on this form is authorized under the Municipal Government Act and is required for the purpose of the County's Planning and Development processes. This information may also be shared with appropriate government agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). if you have any questions about the collection and use of this information, please contact the FOIP Coordinator at 403-652-2341.

PART 4 DEVELOPMENT

Specify other supporting material attached that forms part of this application. (e.g., Site Plan, Plot Plan, Architectural Drawings, etc.):

Please refer to cover letter

all supporting engineering reports have been revised to align with the submitted plans and application

Estimated Date of Commencement: ____ Estimated Date of Completion: ____

I, Kristi Beunder RPP, MCIP - Township Planning + Design Inc.

hereby certify that I am:

☐ The Registered Owner; or

☒ Authorized to act on behalf of the Registered Owner

Date: September 16, 2026

RIGHT OF ENTRY

I, being the owner or person in possession of the above described land and any building thereon, hereby consent to an authorized person designated by Foothills County to enter upon the land for the purpose of inspection during the processing of this application.

September 16, 2026 

Date Signature of Owner or Authorized Agent

FOR OFFICE USE ONLY

1. Land use district: _____
2. Listed as a permitted/discretionary use: _____
3. Meets setbacks:_____Yes_____No If "NO", deficient in _____

   _____

   _____
4. Other information:_____

   _____

   _____

   _____

PART 5 DECISION

Date of Decision:_____Date Application Accepted: _____

This Development Permit Application is:

☐ APPROVED

☐ APPROVED subject to the attached conditions

☐ REFUSED for the attached reasons

Notice of Decision Advertised: _____

Date of Issuance of Development Permit: _____

_____

Development Officer

NOTE: Development must commence within 12 months of the date of the Date of Issuance of the Permit and be completed within 24 months of the Date of Issuance, unless otherwise stated in the Development Officer's decision.

110-259 Midpark Way SE
Calgary, Alberta T2X 1M2

Phone: 403.300.2220
TWPplanning.com

TOWNSHIP
planning + design inc.

AGENCY AGREEMENT

Serenity Land Corp.

authorizes

Township Planning + Design Inc.

to provide

Planning and Design Services

for

The preparation of a Development Permit to allow for a Primary Dwelling, single family with oversized garage on Residential Community Sub-District "A" on land legally described as Plan 2610945, Block 11, Lot 21, Ptn: SW 5-22-29 W4M ± 048 ac (± 0.193 ha) within Foothills County.

Client name

September 16, 2026
Date

Mike Lochhead
(Printed Name)

AFFIDAVIT - VERIFYING CORPORATE SIGNING AUTHORITY

I, Ray Bojakli, of Calgary, Alberta

make oath and say:

1. I am the officer/director of (company name):
   Serenity Land Corp.,
   being the corporation named as the owner, in the Development Permit / Subdivision / Redesignation / Local Plan Application, affecting Lands described as:

   Legal Description
   SW 5-22-29W4M / Lot: 21 Block: 11 Plan: 251 0732

2. I am authorized to sign the Development Permit / Subdivision / Redesignation / Local Plan Application, on behalf of the corporation without affixing a corporate seal and I hereby appoint (name of Applicant):
   Mike Lochhead as our agent for the above application at the above-noted property.

FOR USE BY APPOINTED COMMISSIONER FOR OATHS

SWORN/AFFIRMED before me

at the (City/County/Town): Calgary,

in the Province of Alberta, this 16th day of September (month) 2026 (year).

COMMISSIONER FOR OATHS
David Duchesneau
COMMISSION EXPIRES February 6, 2029
IN AND FOR ALBERTA

Signature
A Commissioner for Oaths in and for Alberta

Commissioner of Oaths Stamp

If no wells are listed on-site:

I, Kristi Beunder RPP, MCIP - Township Planning + Design Inc. being the registered Owner(s) or agent acting on behalf of the registered owner(s)

of Lot 21, Block 11 Plan 251 0732 5-22-29 W 4M Plan 2610945
(Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, the M.D. of Foothills, and the AER by obtaining required information from the 'Abandoned Well Map Viewer" and/or through the AER Information Services, and hereby attach "Schedule A" containing a map of the search area from the viewer and a statement identifying that no abandoned well sites were noted on the above legal description.



Owner/Agent

DATED: this 16 day of September, 2026.

OR

If wells are listed on-site:

I, _____ being the registered Owner(s) or agents acting on behalf of the registered owner(s)

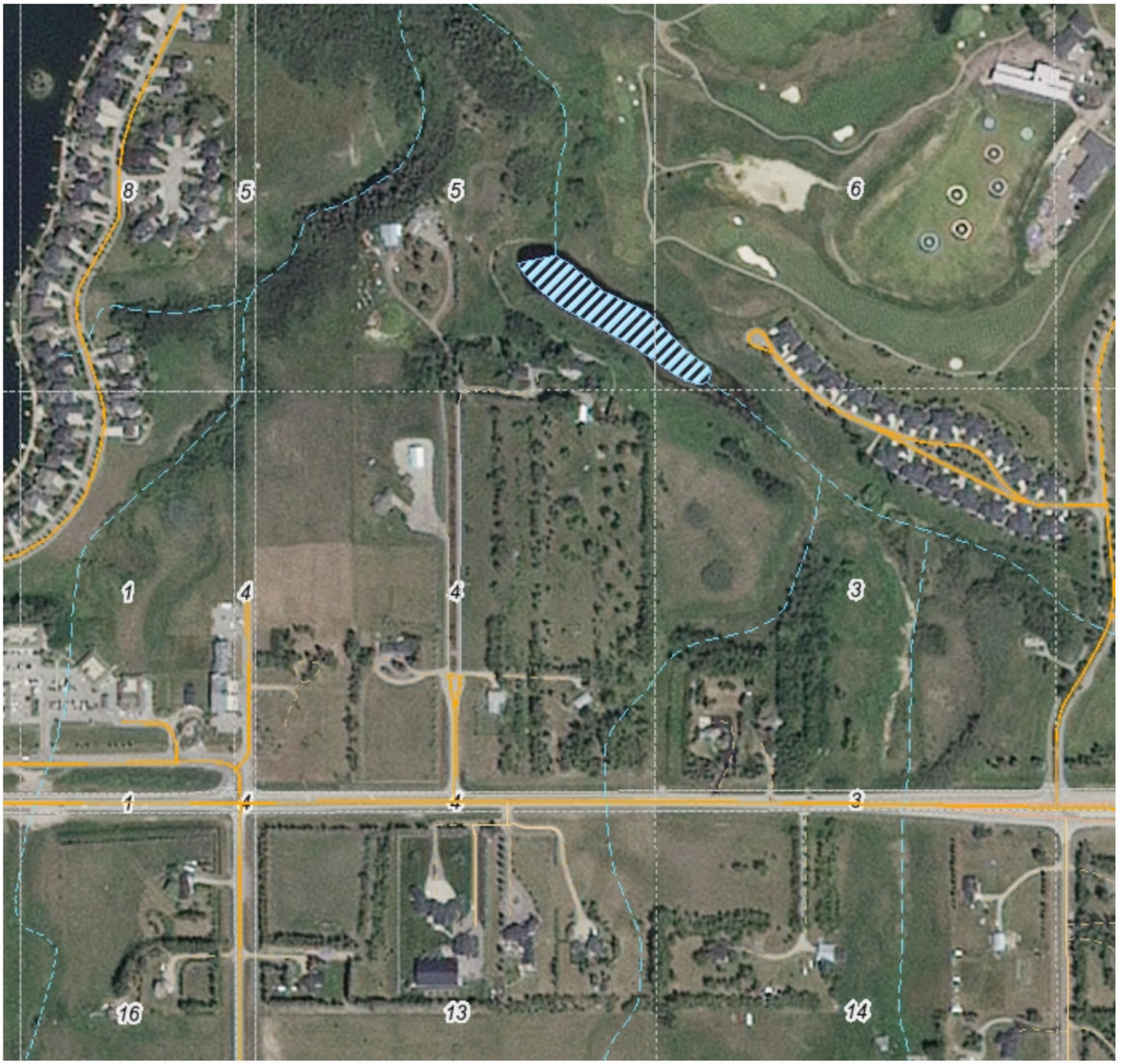
of _____
(Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, the M.D. of Foothills, and the AER, by obtaining required information from the 'Abandoned Well Map Viewer" and/or through the AER Information Services, and hereby attach "Schedule A" containing a list and map identifying the locations of abandoned wells within the search area, including the surface coordinates, written confirmation that I have contacted the licensee for each well and that the exact location of each well has been confirmed, a sketch of the proposed development incorporating the necessary setback area for each well, and a statement confirming that abandoned wells will be temporarily marked with on-site identification to prevent contact during construction, if the development will result in construction activity within the setback area.

_____
Owner/Agent

DATED: this _____ day of _____, 20_____.

This form shall accompany all applications for Land use, Subdivisions, Development Permits and Building Permits.



Abandoned Well Map - SW 5-22-29 W4M Block 11, Lot 21 Plan 2610945

Base Data provided by: Government of Alberta

Author Township Planning + Design Inc

Printing Date: 9/16/2026

Date Date (if applicable)

Legend

- Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Paved Road (20K)
  - Primary Divided
  - Primary Undivided 4L
  - Primary Undivided 2L
  - Primary Undivided 1L
  - Interchange Ramp
  - Secondary Divided
  - Secondary Undivided 4L

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: http://www.aer.ca/copyright-disclaimer.

Scale: 9,027.98

0.14 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere

Alberta Energy Regulator

FACTOR GEOTECHNICAL

GEOTECHNICAL MEMO – LOT 21

To: Rarebuilt Homes Ltd.
Re: Lot 21, Plan 2610945
Foothills County, Alberta

Project Number: 075-013
Report Date: September 16, 2026

Factor Geotechnical Ltd. (Factor) has been retained by Rarebuilt Homes Ltd. to support the design and construction of residential lots, municipal reserves and an environmental reserve at 226110 4 Street E, De Winton, Alberta. Factor has previously produced the following reports:

- 'Geotechnical Investigation Report, Serenity Development', dated 15 October 2024, with project no. 075-013B. Revision 01.
- 'Slope Stability Report, Serenity Development', dated 9 July 2024, with project no. 075-013. Revision 2.
- 'Deep Fills Report, Serenity Development', dated 21 May 2024, with project no. 075-013. Revision 1.

Factor has recently received the construction drawing sets for Lot 21, Plan 2610945. The drawing set is titled 'Construction Drawings, Project name 972 Serenity Way', dated 18 August 2026. It is understood there has been no changes to the Cut/Fill plan since the 16 May 2024 issue.

Factor has reviewed the construction drawing set against the reports listed above. In general, the information included in the drawing set was as expected. Some minor changes were noted; including the increase in the length of the proposed dwelling from 22 meters to 26.5 meters and small variations in elevations. The setback from the road was reduced, but the setback from the retaining wall was maintained. Factor re-checked the slope stability assessment for Lot 21 and the minimum factor of safety for global slope stability was still met. Please refer to the attached figure for the assessment.

Based on the construction drawing set, Factor can confirm the assessments and analyses are still applicable and the recommendations provided have bee adhered to.

CLOSURE

We trust the information contained herein meets your current requirements. Please contact the undersigned with any questions or concerns.

Sincerely,

PERMIT TO PRACTICE
FACTOR GEOTECHNICAL LTD.
RM SIGNATURE:
RM APEGA ID #: 235499
DATE: September 16, 2026
PERMIT NUMBER: P015247
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

PROFESSIONAL ENGINEER ALBERTA
JOEL MADSEN
September 16, 2026

Olivia Ross, E.I.T.
Geotechnical E.I.T.

Joel Madsen, P.Eng.
Geotechnical Engineer

LIMITATIONS AND CONDITIONS

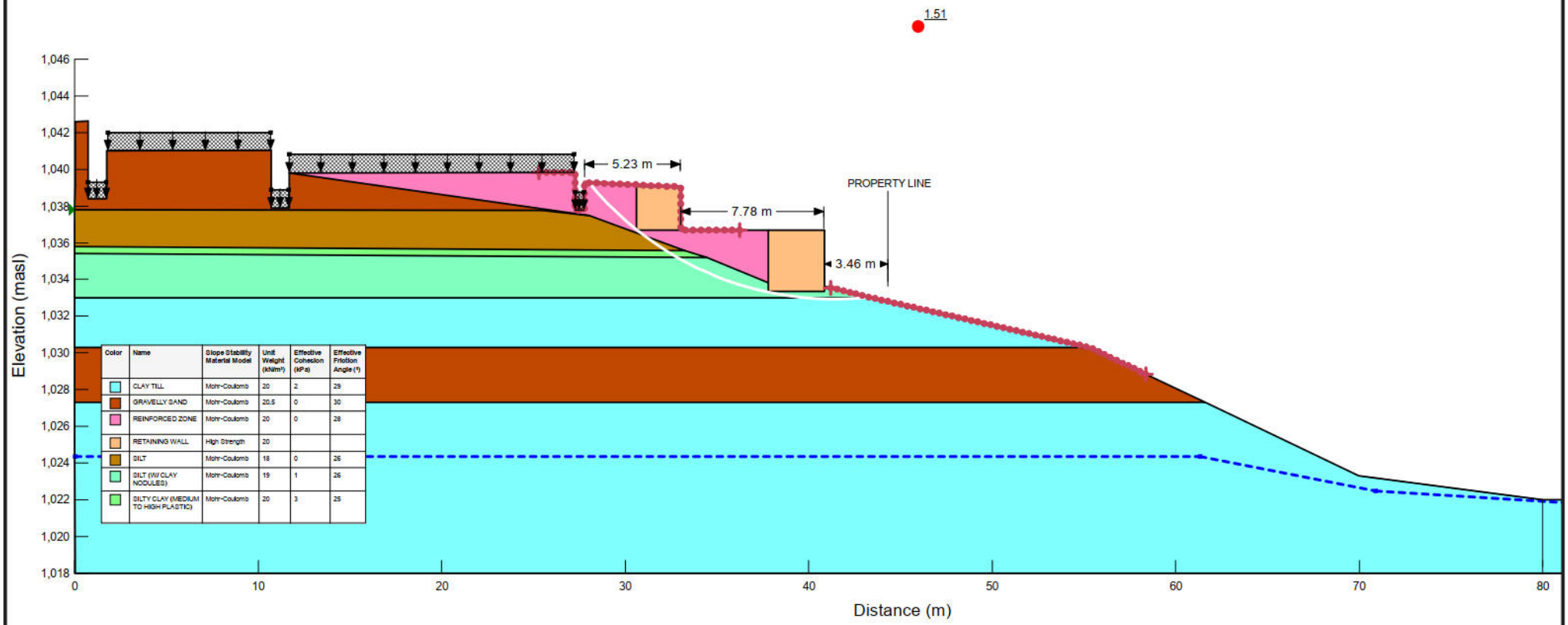
LIMITATIONS

This Report has been prepared in accordance with the applicable jurisdiction's generally accepted engineering practices. No other warranty, expressed or implied, is intended or made. The information provided within this report is for the sole benefit of the Client. No other party may use or rely on the Report without written consent from Factor.

The identification and classification of soil type and geological profiles are a professional opinion based on the information available at the time of the inspection or investigation. Soil is inherently variable, and the actual site conditions can vary significantly between the investigated locations. The parties relying upon this Report should be aware of this risk and the delivery of this Report is subject to the express condition that such risks are accepted by the parties relying upon this Report.

The information and recommendations within this Report are based on the information gathered from inspections as well as information provided to Factor. Factor is entitled to rely on the information and representations provided by the Client and is not required to verify the accuracy of such information or representations.

If a geotechnical letter of assurance, compliance, or sign-off is required for this project, the Client is required to notify Factor so that timely field reviews can be provided during construction. Field reviews will allow Factor to verify that site conditions are consistent with the information relied upon within this report.



Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)
	CLAY TILL	Mohr-Coulomb	20	2	29
	GRAVELLY SAND	Mohr-Coulomb	20.5	0	30
	REINFORCED ZONE	Mohr-Coulomb	20	0	28
	RETAINING WALL	High Strength	20		
	SILT	Mohr-Coulomb	18	0	26
	SILT (W/ CLAY NODULES)	Mohr-Coulomb	19	1	26
	SILTY CLAY (MEDIUM TO HIGH PLASTIC)	Mohr-Coulomb	20	3	25

FIGURE 1 - LOT 21
Unit System: International System of Units (SI)

FACTOR GEOTECHNICAL

PROJECT NAME: SERENITY DEVELOPMENT
PROJECT NUMBER: 075-013
REVISION NUMBER: 01

Alberta

Delivery Services, Transportation
Southern Region, Calgary District
803 Manning Road NE
Calgary, Alberta T2E 7M8

AT Reference No.: RSDP033546
AT File Number: SW-5-22-29-W4M(03)
Municipality File Number: PLANNING DOCUMENT - 20R034

February 4, 2021

Foothills County
309 Macleod Trail, Box 5605
High River, AB T1V 1M7

Attention Foothills County

Subject: Referral for the items identified below within Foothills County ("Municipality")

Reference / File Number	Description	Location
RSDP033546-1	PLANNING DOCUMENT - 20R034 Amendment to the Heritage Pointe Area Structure Plan and concurrent Land Use Redesignation from Country Residential District to allow for the future development of 71 Hamlet Residential District (HR), Hamlet Residential Sub-district "A" (HRA) with Environmental Reserve Easement and Residential Multi-Family District (RMF) lots, 4 Municipal Reserve (MR) parcels, 1 Environmental Reserve (ER) parcel and 1 Public Utility Lot (PUL). Also, a Site Specific Amendment is proposed to the RMF District to allow for Dwelling, Single Family as a Permitted Use.	Highway 2 / 2A SW-5-22-29-4 Lot Block 5 Plan 9912130

In reviewing the proposal, Alberta Transportation accepts the updated Area Structure Plan Amendment and supports redesignation of the subject land.

The department highlights the following comments in regards to the referral:

- As discussed, further study and consultation should be undertaken by Foothills County in coordination with Alberta Transportation along Dunbow Road to align with an interchange and to accommodate future growth north and south of Dunbow Road.
- As indicated, as the area develops, Foothills County should contribute funds towards a future interchange at Highway 2A and Dunbow Road.

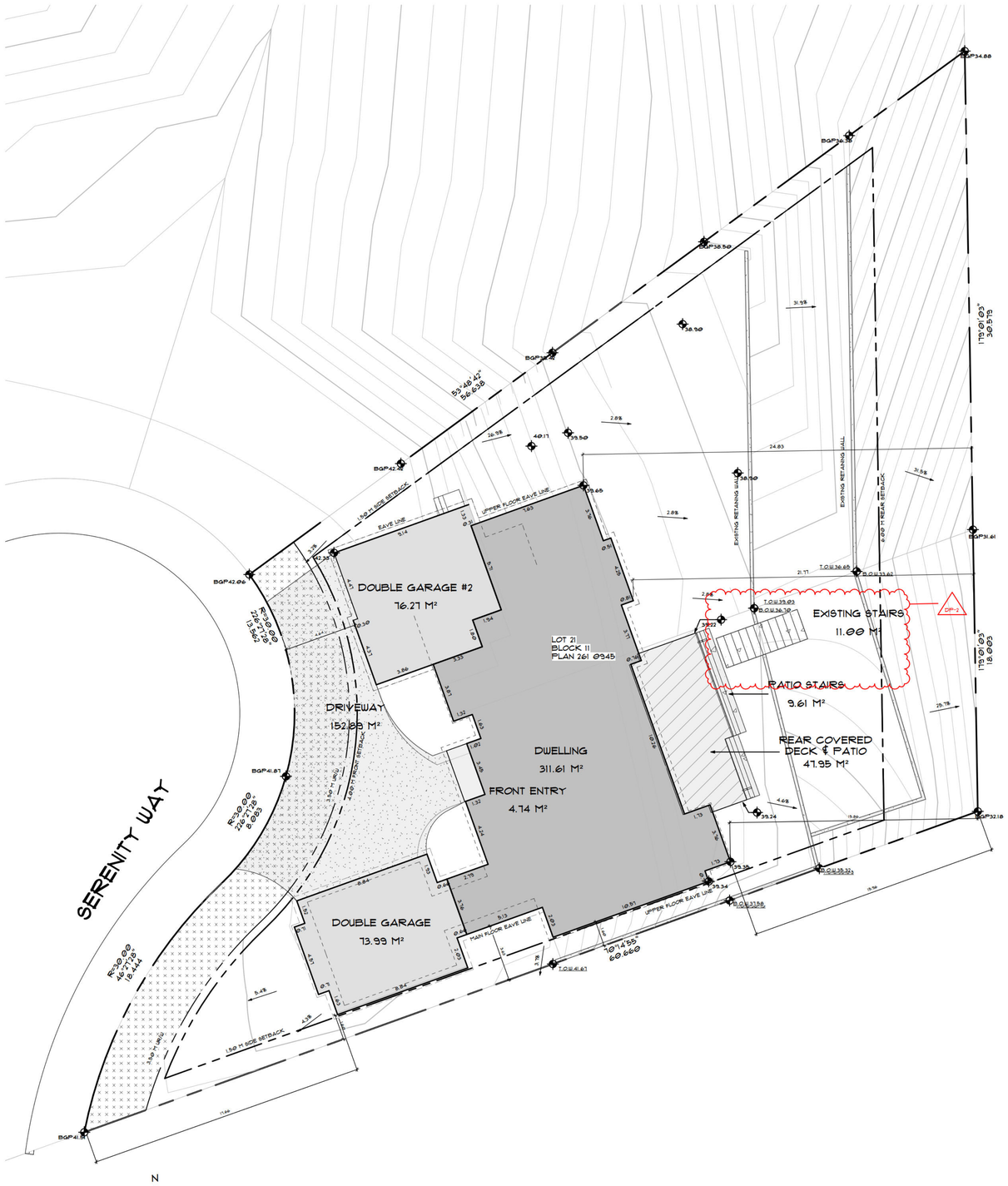
If you have any questions, please contact the undersigned Development and Planning Technologist.

Signed:

Gerry Benoit Digitally signed by Gerry Benoit Date: 2021.02.04 11:57:18 -07'00'

Gerry Benoit
Development & Planning Technologist
gerry.benoit@gov.ab.ca (403) 297-5027

Classification: Protected A



1 / A101 SITE PLAN
1 : 150

PARCEL COVERAGE CALCULATION

AREA LOCATION	COVERAGE AREA	TOTAL PARCEL AREA	% OF COVERAGE
DOUBLE GARAGE	73.99	1927.14	3.84%
DRIVEWAY	152.84	1927.14	7.93%
DWELLING	311.61	1927.14	16.17%
EXISTING STAIRS	11.00	1927.14	0.57%
FRONT ENTRY	4.74	1927.14	0.25%
PATIO STAIRS	9.61	1927.14	0.50%
REAR DECK / PATIO	47.95	1927.14	2.49%
TRIPLE GARAGE	76.31	1927.14	3.96%
	688.05		35.70%

DP-2

ELEVATION DATUM POINTS

T.O. ROOF PEAK 53.32
T.O. UPPER FLR. 46.54
T.O. MAIN FLR. 43.04
U.S. MAIN FLR. 42.62
A.T. FOOTING 39.75
A.T. GOLF SIM FOOTING 37.92

LEGEND

- PROPERTY LINE
- SETBACK LINE
- FLOOR LINE ABV.
- EAVE LINE ABV.
- WATER LINE
- SEWER LINE
- STORM LINE
- GAS LINE
- ELECTRICAL LINE
- FENCE LINE
- PROPOSED DWELLING
- PROPOSED GARAGE
- PROPOSED FRONT PORCH
- PROPOSED COVERED DECK/PATIO
- PROPOSED UNCOVERED DECK/PATIO
- PROPOSED CANTILEVERS & PROJECTIONS
- PROPOSED WALKWAY
- PROPOSED DRIVEWAY
- OVERLAND DRAINAGE RIGHT OF WAY (ODR/W) ZONE
- UTILITY RIGHT OF WAY (UR/W) ZONE
- EXISTING CONCRETE STAIRS
- GEODETIC DATUM — 00.00
- SLOPE OF GRADE — 2% SLOPE
- NORTH ARROW — N
- TOP OF WALL — T.O.W.
- BOTTOM OF WALL — B.O.W.
- BACK OF CURB — B.O.C.

**NOTE: THESE DRAWINGS ARE FOR PRELIMINARY REVIEW ONLY AND MUST NOT BE USED FOR CONSTRUCTION. THE DIMENSIONS ARE SUBJECT TO CHANGE.

NOT FOR CONSTRUCTION

DESIGNER
MKL design studio
403-384-7573

BUILDER
RAREBUILT HOMES
MASTER BUILDER

PROJECT NAME
[redacted]SW

PROJECT INFO

ADDRESS
[redacted]
SERENITY WAY
M.D. FOOTHILLS COUNTY, AB

LEGAL DESCRIPTION
LOT 21
BLOCK 11
PLAN 261 0945

DP-1

SUBDIVISION
SERENITY AT HERITAGE POINTE

ZONING
RC

AREAS

MAIN FLOOR AREA	3331 SF
UPPER FLOOR AREA	3240 SF
ABOVE GRADE DEVELOPED TOTAL	6571 SF
LOWER FLOOR AREA	3442 SF
BELOW GRADE DEVELOPED TOTAL	3442 SF
TRIPLE GARAGE	839 SF
DOUBLE GARAGE	796 SF
GARAGE TOTAL	1636 SF
STORAGE #1	NOT PLACED
MECHANICAL #1	346 SF
OPEN TO BELOW	428 SF
UNDEVELOPED TOTAL	774 SF
PARTIALLY COVERED DECK	NOT PLACED
COVERED PATIO	612 SF
COVERED DECK	516 SF
COVERED FRONT PORCH	63 SF
DECKS & PATIOS COVERED TOTAL	1191 SF
UNCOVERED DECK	NOT PLACED
UNCOVERED DECK	NOT PLACED
DECKS & PATIOS UNCOVERED TOTAL	0 SF

PERMIT INFORMATION
DEVELOPMENT PERMIT NUMBER
DP NUMBER
BUILDING PERMIT NUMBER
BP NUMBER

DRAWING VERSION
CONSTRUCTION DRAWINGS

SET ISSUE DATE

ISSUE	DATE
FOR REVIEW	30 JUN 2026
ISSUE FOR TENDER 3	13 AUG 2026
ISSUE FOR TENDER 4	18 AUG 2026
IFT 4 REV 1	16 SEPT 2026

DRAWING TITLE
SITE PLAN

SHEET NO.
A101

SCALE: AS INDICATED
DRAWN BY: A.H.

9/16/2026 12:09:25 PM
LOT 21 BLOCK 11 PLAN 261 0945

DRAWING INDEX

CONSTRUCTION DRAWINGS
DRAWING INDEX

SHEET NO.	SHEET NAME
A000	COVER PAGE
A001	BUILDING ASSEMBLIES
A002	EXTERIOR DOOR & WINDOW SCHEDULE TABLES
A101	SITE PLAN
A201	FOUNDATION PLAN
A202	LOWER FLOOR PLAN
A203	MAIN FLOOR PLAN
A204	UPPER FLOOR PLAN
A205	MAIN FLOOR ROOF PLAN
A206	UPPER FLOOR ROOF PLAN
A301	FRONT & LEFT ELEVATION
A302	REAR & RIGHT ELEVATION
A401	BUILDING SECTIONS A-A & B-B

**NOTE: THESE DRAWINGS ARE FOR PRELIMINARY TENDER ONLY AND MUST NOT BE USED FOR CONSTRUCTION. THE DIMENSIONS ARE SUBJECT TO CHANGE.

REVISIONS

NO.	DATE	DESCRIPTION
DP-1	2026-09-16	REVISED PLAN NUMBER
DP-2	2026-09-16	REVISED SITE COVERAGE



[redacted]SW

GENERAL NOTES AND LIMITATIONS OF LIABILITY

STANDARD OF CARE

PROFESSIONAL SERVICES HAVE BEEN PROVIDED CONSISTENT WITH THE STANDARD OF CARE ORDINARILY EXERCISED BY DESIGN PROFESSIONALS PRACTICING IN THE SAME LOCALITY UNDER SIMILAR CIRCUMSTANCES. NO OTHER WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED, IS PROVIDED.

DESIGN INTENT DOES NOT CONSTITUTE A GUARANTEE OF PERFORMANCE OUTCOMES INCLUDING BUT NOT LIMITED TO ENERGY EFFICIENCY, THERMAL COMFORT, ACOUSTIC PERFORMANCE, OR AESTHETIC UNIFORMITY.

CONSTRUCTION MEANS, METHODS, AND COORDINATION

THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING, PROCEDURES, TEMPORARY WORKS, OR SAFETY PRECAUTIONS, NOR FOR THE BUILDER/CONTRACTOR□S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

TEMPORARY WORKS INCLUDING TEMPORARY BRACING, SHORING, EXCAVATION SUPPORT, HOARDING, SCAFFOLDING, WEATHER PROTECTION, AND SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE BUILDER/CONTRACTOR.

THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR COORDINATION BETWEEN TRADES AND FOR RESOLVING CONFLICTS ARISING FROM CONSTRUCTION SEQUENCING, INSTALLATION TOLERANCES, OR TRADE COORDINATION.

THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR CONSTRUCTION SCHEDULES, SEQUENCING, PROCUREMENT, COST ESTIMATING, COST CONTROL, OR DELAYS.

RESPONSIBILITY FOR CODE COMPLIANCE

THE CLIENT IS RESPONSIBLE FOR RETAINING QUALIFIED BUILDERS, CONTRACTORS, AND TRADES WHO ARE KNOWLEDGEABLE OF AND COMPLY WITH ALL APPLICABLE NATIONAL, PROVINCIAL, AND LOCAL CODES, STANDARDS, ZONING REQUIREMENTS, LEGISLATION, AND REGULATIONS.

BUILDERS/CONTRACTORS AND TRADES ARE RESPONSIBLE FOR ENSURING THAT ALL WORK COMPLIES WITH CURRENT CODES, INDUSTRY STANDARDS, MANUFACTURERS□ REQUIREMENTS, AND REGULATORY AUTHORITIES HAVING JURISDICTION, AND FOR COORDINATING SUCH WORK WITH ALL APPLICABLE CONSULTANT AND ENGINEERING DOCUMENTS.

INTERPRETATION AND ACCEPTANCE OF CODES AND REGULATIONS BY AUTHORITIES HAVING JURISDICTION MAY VARY AND ARE BEYOND THE CONTROL OF THE DESIGN PROFESSIONAL.

THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND ENSURING THAT ALL REQUIRED INSPECTIONS ARE SCHEDULED AND COMPLETED TO GOOD STANDING IN ACCORDANCE WITH LOCAL REGULATIONS.

THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND COORDINATING ALL REQUIRED TESTING, FIELD REVIEWS BY ENGINEERS OF RECORD, THIRD PARTY INSPECTIONS, AND MUNICIPAL INSPECTIONS AND FOR PROVIDING ALL RESULTING REPORTS AND CERTIFICATES TO THE CLIENT AND DESIGN PROFESSIONAL UPON REQUEST.

SITE VISITS AND FIELD REVIEWS

SITE VISITS OR FIELD REVIEWS ARE CONDUCTED FOR THE PURPOSE OF OBSERVING THE GENERAL PROGRESS OF THE WORK AND DO NOT CONSTITUTE SUPERVISION, INSPECTION, OR QUALITY CONTROL. THE DESIGN PROFESSIONAL DOES NOT ASSUME RESPONSIBILITY FOR CONSTRUCTION COMPLIANCE, WORKMANSHIP, OR SAFETY.

DRAWINGS, DIMENSIONS, AND EXISTING CONDITIONS

DRAWINGS ARE NOT TO BE SCALED. WRITTEN AND APPROVED SPECIFICATIONS GOVERN IN THE EVENT OF DISCREPANCIES.

BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS RESULTING FROM FAILURE TO VERIFY SUCH CONDITIONS.

WHERE SITE MEASUREMENTS, SURVEYS, OR EXISTING CONDITION INFORMATION ARE PREPARED BY THIRD PARTIES, THE DESIGN PROFESSIONAL IS ENTITLED TO RELY ON THE ACCURACY AND COMPLETENESS OF SUCH INFORMATION AND IS NOT RESPONSIBLE FOR ERRORS, OMISSIONS, OR DISCREPANCIES ARISING FROM INFORMATION PREPARED BY OTHERS.

DRAWINGS, DIMENSIONS, AND EXISTING CONDITIONS CONT...

IN RENOVATION AND ALTERATION PROJECTS, DRAWINGS ARE BASED ON VISIBLE AND REASONABLY ACCESSIBLE CONDITIONS ONLY. THE DESIGN PROFESSIONAL HAS NO RESPONSIBILITY FOR CONCEALED, UNDOCUMENTED, OR INACCESSIBLE CONDITIONS INCLUDING BUT NOT LIMITED TO STRUCTURAL ELEMENTS, SERVICES, FRAMING, INSULATION, VAPOUR BARRIERS, FIRE SEPARATIONS, HAZARDOUS MATERIALS, OR UNDERGROUND UTILITIES.

THE DESIGN PROFESSIONAL DOES NOT WARRANT THAT EXISTING BUILDINGS OR STRUCTURES COMPLY WITH CURRENT CODES, STANDARDS, OR REGULATIONS.

CONTRACT DOCUMENTS ASSUME EXISTING STRUCTURES AND SYSTEMS ARE SUBSTANTIALLY IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS IN EFFECT AT THE TIME OF ORIGINAL CONSTRUCTION UNLESS NOTED OTHERWISE. EXISTING DEFICIENCIES OR CONCEALED DETERIORATION ARE NOT THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL AND WILL BE ADDRESSED IF AND WHEN DISCOVERED BY WRITTEN DIRECTION AND APPROVED CHANGE.

MANUFACTURER SYSTEMS, SHOP DRAWINGS, AND PROPRIETARY PRODUCTS

WHERE PROPRIETARY SYSTEMS OR ASSEMBLIES ARE SPECIFIED, THE DESIGN PROFESSIONAL RELIES ON MANUFACTURER PUBLISHED INFORMATION AND DOES NOT WARRANT THE PERFORMANCE, SUITABILITY, OR INSTALLATION OF SUCH SYSTEMS.

SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES ARE PREPARED BY OTHERS AND ARE REVIEWED BY THE DESIGN PROFESSIONAL SOLELY FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT. SUCH REVIEW DOES NOT TRANSFER RESPONSIBILITY FOR ACCURACY, COMPLETENESS, COORDINATION, PERFORMANCE, OR COMPLIANCE WITH CODES, STANDARDS, OR MANUFACTURER REQUIREMENTS.

WINDOWS, GLAZING, AND SPECIALTY TRADE COORDINATION

IN ACCORDANCE WITH RAIC AND CONSTRUCTION SPECIFICATIONS CANADA STANDARD PRACTICE, ARCHITECTURAL DRAWINGS ESTABLISH DESIGN INTENT, VISUAL ALIGNMENT, AND GENERAL CONFIGURATION ONLY.

FINAL UNIT SIZING, MULLION CONFIGURATION, TOLERANCES, ANCHORAGE, STRUCTURAL ADEQUACY, AND COORDINATION NECESSARY TO ACHIEVE THE DESIGN INTENT ARE THE RESPONSIBILITY OF THE WINDOW MANUFACTURER THROUGH THE PREPARATION OF SHOP DRAWINGS.

THE WINDOW MANUFACTURER IS RESPONSIBLE FOR DETERMINING AND ADJUSTING ACTUAL UNIT SIZES, MULLION WIDTHS, AND VERTICAL AND HORIZONTAL OFFSETS, INCLUDING SUBFLOOR TO SUBFLOOR DIMENSIONS, TO ACHIEVE THE DESIGN INTENT AND TO COORDINATE WITH STRUCTURAL, ENVELOPE, AND CONSTRUCTION CONDITIONS.

SIMILAR RESPONSIBILITY APPLIES TO ALL SPECIALTY TRADES AND SUPPLIERS PROVIDING PROPRIETARY OR PREFABRICATED SYSTEMS, INCLUDING BUT NOT LIMITED TO GLAZING, CLADDING, RAILINGS, STAIRS, AND MILLWORK.

CONSULTANTS AND ENGINEERING

STRUCTURAL SYSTEMS, BEAMS, COLUMNS, FOOTINGS, AND ENGINEERED COMPONENTS SHOWN ARE INDICATIVE ONLY. FINAL DESIGN, CERTIFICATION, AND FIELD REVIEW ARE THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER OF RECORD AND APPLICABLE MANUFACTURERS□ ENGINEERS.

SHOP DRAWINGS AND DELEGATED DESIGN SUBMISSIONS INCLUDING BUT NOT LIMITED TO TRUSSES, ENGINEERED WOOD PRODUCTS, GUARDRAILS, STAIRS, GLAZING SYSTEMS, AND SPECIALTY FABRICATIONS SHALL BE PREPARED AND SEALED WHERE REQUIRED BY THE APPROPRIATE LICENSED PROFESSIONAL RETAINED BY THE BUILDER/CONTRACTOR OR SUPPLIER AND ARE THE RESPONSIBILITY OF THAT PARTY.

VERIFICATION OF SOIL CONDITIONS, BEARING CAPACITY, CONCRETE STRENGTH, COMPACTION, AND OTHER FIELD CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR AND APPLICABLE ENGINEERS OF RECORD AND NOT THE DESIGN PROFESSIONAL.

THE DESIGN PROFESSIONAL MAY RELY ON INFORMATION PROVIDED BY CONSULTANTS AND IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS IN INFORMATION PREPARED BY OTHERS.

ENERGY CODE AND BUILDING ENVELOPE ENGINEERING

THERMAL CALCULATIONS AND ENERGY PERFORMANCE INFORMATION SHOWN ARE INDICATIVE ONLY. FINAL DESIGN, TESTING, AND CERTIFICATION ARE THE RESPONSIBILITY OF THE BUILDING ENVELOPE ENGINEER OF RECORD.

THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING REQUIRED TESTING, AIR TIGHTNESS VERIFICATION, AND CERTIFICATIONS.

INTERIOR DESIGN AND THIRD-PARTY DRAWINGS

INTERIOR DESIGN DRAWINGS, MILLWORK SHOP DRAWINGS, LIGHTING LAYOUTS, AND CONSULTANT DOCUMENTS PREPARED BY THIRD PARTIES ARE SEPARATE INSTRUMENTS OF SERVICE. SUCH DOCUMENTS DO NOT OVERRIDE THE ARCHITECTURAL DRAWINGS UNLESS SPECIFICALLY REVIEWED, COORDINATED, AND ISSUED IN WRITING BY MKL DESIGN STUDIO INC.

THE DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR CONFLICTS, DISCREPANCIES, OR COORDINATION ISSUES ARISING FROM THIRD-PARTY INTERIOR DESIGN DRAWINGS OR DOCUMENTS THAT HAVE NOT BEEN FORMALLY INCORPORATED INTO THE CONTRACT DOCUMENTS.

MECHANICAL, ELECTRICAL AND PLUMBING

LOCATIONS OF MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES ARE SUBJECT TO CHANGE DUE TO SITE CONDITIONS. THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL INCOMING AND OUTGOING SERVICES UNLESS NOTED OTHERWISE.

BUILDING ENVELOPE, MOISTURE, AND MOULD

THE DESIGN PROFESSIONAL DOES NOT WARRANT OR GUARANTEE THE PERFORMANCE OF BUILDING ENVELOPE ASSEMBLIES.

THE DESIGN PROFESSIONAL MAKES NO REPRESENTATIONS REGARDING THE PRESENCE, PREVENTION, TESTING, MONITORING, OR REMEDIATION OF MOULD, MILDEW, FUNGI, OR INDOOR AIR QUALITY CONDITIONS. ENVIRONMENTAL EVALUATION, TESTING, AND REMEDIATION SERVICES ARE OUTSIDE THE SCOPE OF WORK.

REPORTING OF ERRORS AND CLARIFICATIONS

ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE DRAWINGS MUST BE REPORTED TO MKL DESIGN STUDIO INC. PRIOR TO CONSTRUCTION. FAILURE TO REPORT DISCREPANCIES PRIOR TO CONSTRUCTION TRANSFERS RESPONSIBILITY TO THE BUILDER/CONTRACTOR, AND/OR CLIENT.

WHERE APPLICABLE, DISCREPANCIES SHALL ALSO BE REPORTED TO THE ENGINEER OF RECORD FOR CLARIFICATION.

CHANGES AND DEVIATIONS

ALL CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM THE CONTRACT DOCUMENTS MUST BE REVIEWED AND APPROVED IN WRITING BY MKL DESIGN STUDIO INC. UNAUTHORIZED CHANGES ARE MADE AT THE BUILDER/CONTRACTOR□S AND/OR CLIENT□S SOLE RISK.

ANY REVISIONS, SUBSTITUTIONS, OR INTERPRETATIONS MADE AFTER PERMIT ISSUANCE THAT ARE NOT DOCUMENTED AND ISSUED IN WRITING BY MKL DESIGN STUDIO INC. ARE NOT PART OF THE CONTRACT DOCUMENTS AND ARE UNDERTAKEN AT THE BUILDER/CONTRACTOR□S AND/OR CLIENT□S RISK.

OWNER-PERFORMED WORK

MKL DESIGN STUDIO INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR WORK PERFORMED BY THE CLIENT.

FIREPLACES, ELEVATORS, AND SPECIALTY INSTALLATIONS

FIREPLACE LOCATIONS AND FRAMING SHOWN ARE FOR REFERENCE ONLY. BUILDERS/CONTRACTORS MUST VERIFY ALL CLEARANCES, FIRE PROTECTION, VENTING, COMBUSTION AIR, AND INSTALLATION REQUIREMENTS WITH THE SUPPLIER AND MANUFACTURER PRIOR TO CONSTRUCTION.

WHERE ELEVATORS, LIFTS, OR VERTICAL TRANSPORTATION SYSTEMS ARE INCLUDED, EQUIPMENT SELECTION, DESIGN, SIZING, CLEARANCES, STRUCTURAL LOADS, INSTALLATION, CODE COMPLIANCE, INSPECTIONS, AND CERTIFICATION ARE THE RESPONSIBILITY OF THE ELEVATOR MANUFACTURER AND LICENSED INSTALLER. REVIEW BY THE DESIGN PROFESSIONAL IS LIMITED TO GENERAL CONFORMANCE WITH DESIGN INTENT AND DOES NOT TRANSFER RESPONSIBILITY FOR PERFORMANCE, SAFETY, OR REGULATORY APPROVAL.

INTELLECTUAL PROPERTY AND LIMITED LICENSE

ALL DRAWINGS, SPECIFICATIONS, AND DESIGN MATERIALS REMAIN THE INTELLECTUAL PROPERTY OF MKL DESIGN STUDIO INC.

THE CLIENT IS GRANTED A LIMITED, NON-TRANSFERABLE LICENSE TO USE THE DOCUMENTS FOR CONSTRUCTION OF ONE DWELLING ONLY AT THE LOCATION IDENTIFIED ON THE DRAWINGS. REUSE, REPRODUCTION, MODIFICATION, OR USE ON ANOTHER PROJECT WITHOUT WRITTEN AUTHORIZATION IS PROHIBITED AND RELEASES MKL DESIGN STUDIO INC.

NOT FOR CONSTRUCTION

DESIGNER

MKL design studio

403-384-7573

BUILDER

RAREBUILT HOMES
MASTER BUILDER

PROJECT NAME

[redacted]SW

PROJECT INFO

ADDRESS

[redacted]
SERENITY WAY
M.D. FOOTHILLS COUNTY, AB

ADDRESS LEGAL

LOT 21
BLOCK 11
PLAN 261 0945

COMMUNITY

SERENITY AT HERITAGE POINTE

ZONING

RC

AREAS

MAIN FLOOR AREA	3331 SF
UPPER FLOOR AREA	3240 SF
ABOVE GRADE DEVELOPED TOTAL	6571 SF
LOWER FLOOR AREA	3442 SF
BELOW GRADE DEVELOPED TOTAL	3442 SF
TRIPLE GARAGE	839 SF
DOUBLE GARAGE	796 SF
GARAGE TOTAL	1636 SF
STORAGE #1	NOT PLACED
MECHANICAL #1	346 SF
OPEN TO BELOW	428 SF
UNDEVELOPED TOTAL	774 SF
PARTIALLY COVERED DECK	NOT PLACED
COVERED PATIO	612 SF
COVERED DECK	516 SF
COVERED FRONT PORCH	69 SF
DECKS & PATIOS COVERED TOTAL	1197 SF
UNCOVERED DECK	NOT PLACED
UNCOVERED DECK	NOT PLACED
DECKS & PATIOS UNCOVERED TOTAL	0 SF

PERMIT INFORMATION

DEVELOPMENT PERMIT NUMBER

DP NUMBER

BUILDING PERMIT NUMBER

BP NUMBER

DRAWING VERSION

CONSTRUCTION DRAWINGS

SET ISSUE DATE

ISSUE	DATE
FOR REVIEW	30 JUN 2026
ISSUE FOR TENDER 3	13 AUG 2026
ISSUE FOR TENDER 4	18 AUG 2026
IFT 4 REV 1	16 SEPT 2026

DRAWING TITLE

COVER PAGE

SHEET NO.

A000

SCALE: N.T.S.

DRAWN BY: A.H.

PLOT TIMESTAMP: 9/16/2026 8:59:40 AM

EXTERIOR WALL CONSTRUCTION TYPES

W1 NUDURA 6" CONC. CORE ICF BLOCK FOUNDATION WALL

- PARGING FINISH ABV. GRADE C/W WIRE MESH.
- DIMPLE DRAINAGE MAT BELOW GRADE DOWN TO T.O. FOOTING.
- ICF COMPATIBLE DAMPPROOFING BELOW GRADE & OVER T.O. FOOTING.
- NUDURA ICF 6" CONC. CORE BLOCK W/ REINFORCEMENT AS PER ENG.
- 1/2" GYPSUM BOARD.
- WALL FINISH AS PER SPEC.

W2 NUDURA 6" CONC. CORE ICF BLOCK BASEMENT FOUNDATION WALL

- PARGING FINISH ABV. GRADE C/W WIRE MESH.
- DIMPLE DRAINAGE MAT BELOW GRADE DOWN TO T.O. FOOTING.
- ICF COMPATIBLE DAMPPROOFING BELOW GRADE & OVER T.O. FOOTING.
- NUDURA ICF 6" CONC. CORE BLOCK W/ REINFORCEMENT AS PER ENG.

W3 NUDURA 8" CONC. CORE ICF BLOCK FOUNDATION WALL

- PARGING FINISH ABV. GRADE C/W WIRE MESH.
- DIMPLE DRAINAGE MAT BELOW GRADE DOWN TO T.O. FOOTING.
- ICF COMPATIBLE DAMPPROOFING BELOW GRADE & OVER T.O. FOOTING.
- NUDURA ICF 8" CONC. CORE BLOCK W/ REINFORCEMENT AS PER ENG.
- 1/2" GYPSUM BOARD.
- WALL FINISH AS PER SPEC.

W4 2 X 6 STUCCO WALL

- STUCCO FINISH COLOUR AS PER SPEC
- METAL LATH AND SCRATCH COAT, AS PER SPEC
- FLASHING, TRIM, JOINT TREATMENT, AND CLEARANCES AS PER MANUFACTURER'S SPEC
- RAINSCREEN MESH AS PER SPEC
- WEATHER-RESISTANT BARRIER COMPATIBLE WITH PORTLAND CEMENT OR 2 LAYERS 30 MIN BUILDING PAPER
- WALL SHEATHING AS PER SPEC
- 2 X 6 #2 SPF STUDS @ 16" O/C
- R24 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD
- WALL FINISH AS PER SPEC

W5 EXTERIOR ABOVE GRADE NATURAL THIN STONE VENEER WALL

- ADHERED NATURAL THIN STONE VENEER WITH MORTAR JOINTS, COLOUR AS PER SPEC
- ADHERED VENEER MORTAR AS PER SPEC
- METAL LATH AND SCRATCH COAT / APPROVED VENEER SUBSTRATE, AS PER MANUFACTURER'S SPEC
- FLASHING, TRIM, JOINT TREATMENT, AND CLEARANCES AS PER MANUFACTURER'S SPEC
- OPTIONAL RAINSCREEN, AS PER SPEC
- WEATHER-RESISTANT BARRIER COMPATIBLE WITH PORTLAND CEMENT OR 2 LAYERS 30 MIN BUILDING PAPER
- WALL SHEATHING AS PER SPEC
- 2 X 6 #2 SPF STUDS @ 16" O/C
- R24 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD
- WALL FINISH AS PER SPEC

W6 2 X 6 BOARD & BATTEN WALL

- 1 1/2" ENGINEERED WOOD BATTEN STRIP: BATTENS AS PER ELEVATION, COLOUR AS PER SPEC
- FLASHING, TRIM, JOINT TREATMENT, AND CLEARANCES AS PER MANUFACTURER'S SPEC
- OPTIONAL RAINSCREEN, AS PER SPEC
- WEATHER-RESISTANT BARRIER
- WALL SHEATHING AS PER SPEC
- 2 X 6 #2 SPF STUDS @ 16" O/C
- R24 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD
- WALL FINISH AS PER SPEC

W7 2 X 4/2 X 8 BOARD & BATTEN WALL

- 1 1/2" ENGINEERED WOOD BATTEN STRIP: BATTENS AS PER ELEVATION, COLOUR AS PER SPEC
- FLASHING, TRIM, JOINT TREATMENT, AND CLEARANCES AS PER MANUFACTURER'S SPEC
- OPTIONAL RAINSCREEN, AS PER SPEC
- WEATHER-RESISTANT BARRIER
- WALL SHEATHING AS PER SPEC
- 2 X 8 #2 SPF STUDS @ 16" O/C
- 2 X 4 #2 SPF STUDS @ 16" O/C
- R24 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD
- WALL FINISH AS PER SPEC

W8 8" CONC. FOUNDATION WALL

- REINFORCED 8" CONC. FOUNDATION WALL AS PER ENG'D
- P.T. WOOD BUCKS, LADDER SILL & MAST

INTERIOR WALL CONSTRUCTION TYPES

P1 2 X 6 PARTITION WALL

- WALL FINISH AS PER SPEC
- 1/2" GYPSUM BOARD
- 2 X 6 #2 SPF STUDS @ 16" O/C
- 1/2" GYPSUM BOARD
- WALL FINISH AS PER SPEC

P2 INTERIOR 2 X 4 PARTITION WALL

- WALL FINISH AS PER SPEC
- 1/2" GYPSUM BOARD
- 2 X 4 #2 SPF STUDS @ 16" O/C
- 1/2" GYPSUM BOARD
- WALL FINISH AS PER SPEC

P3 INTERIOR 2 X 6 GARAGE PARTITION WALL

- WALL FINISH AS PER SPEC
- 1/2" GYPSUM BOARD
- WALL SHEATHING AS PER SPEC
- 2 X 6 #2 SPF STUDS @ 16" O/C
- R24 BATT INSULATION
- 6 MIL POLY VAPOUR BARRIER
- 1/2" GYPSUM BOARD

**NOTE: THESE DRAWINGS ARE FOR PRELIMINARY TENDER ONLY AND MUST NOT BE USED FOR CONSTRUCTION. THE DIMENSIONS ARE SUBJECT TO CHANGE.

FLOOR CONSTRUCTION TYPES

F1 4" CONCRETE BASEMENT SLAB W/ BUILT UP FLOOR

- 1/2" T&G SUBFLOOR, GLUED AND SCREWED TO FLOOR SYSTEM.
- 2 X 8 #2 SPF STUDS @ 16" O/C BUILT-UP FLOOR ONLY IN THEATRE AND GOLF SIM
- 4" CONCRETE SLAB W/ REINFORCEMENT AS PER ENG.
- HYDRONIC HEATING SYSTEM (OPTIONAL)
- 6 MIL POLY VAPOUR BARRIER.
- 2" RIGID INSULATION.
- MIN 6" DRAINAGE ROCK ON COMPACTED SUBGRADE.
- RADON PROTECTION (ROUGH IN) INCLUDED TO MEET NBC-AE (UNDER ALL LIVING SPACES).

F2 ENG'D HAMBRO FLOOR SYSTEM

- MIN 2% SLOPE TO DRAINS.
- EPOXY COATING.
- 5 3/4" CONCRETE SLAB.
- HYDRONIC HEATING SYSTEM AS PER SPEC.
- HAMBRO FLOOR SYSTEM (SEE MANUFACTURER'S LAYOUTS).
- SPRAY FOAM INSULATION AS PER ENERGY ADVISOR.
- 1/2" GYPSUM BOARD.
- MUD & TAPED.
- CEILING FINISH AS PER SPEC.

F3 16" ENG'D FLOOR SYSTEM

- FLOOR FINISH AS PER SPEC.
- 3/4" T&G SUBFLOOR, GLUED AND SCREWED TO FLOOR SYSTEM.
- 16" ENG'D FLOOR SYSTEM (SEE MANUFACTURER'S LAYOUTS FOR SPACING, REQ'D BRACING & BLOCKING).
- 1/2" GYPSUM BOARD.
- CEILING FINISH AS PER SPEC.

F4 16" ENG'D FLOOR SYSTEM OVER ENCLOSED UNCONDITIONED SPACE

- FLOOR FINISH AS PER SPEC.
- 3/4" T&G SUBFLOOR, GLUED AND SCREWED TO FLOOR SYSTEM.
- 16" ENG'D FLOOR SYSTEM (SEE MANUFACTURER'S LAYOUTS FOR SPACING, REQ'D BRACING & BLOCKING).
- 1/2" OSB SHEATHING
- 1" BUILT-DOWN CEILING FURRING @ 24" O/C PERPPENDICULAR TO FLOOR SYSTEM.
- MEDIUM DENSITY SPRAY FOAM AS PER BUILDING ENVELOPE ENG.
- 1/2" COMPRESSED DENSITY GYPSUM BOARD.
- CEILING FINISH AS PER SPEC.

F5 14" ENG'D BARRIER FREE SHOWER FLOOR SYSTEM

- FLOOR FINISH AS PER SPEC.
- SHOWER PAN OR BASE AS PER SPEC.
- 3/4" T&G SUBFLOOR, GLUED AND SCREWED TO FLOOR SYSTEM.
- 14" ENG'D FLOOR SYSTEM (SEE MANUFACTURER'S LAYOUTS FOR SPACING, REQ'D BRACING & BLOCKING).
- 1/2" GYPSUM BOARD.
- CEILING FINISH AS PER SPEC.

F6 12" ENG'D DECK SYSTEM W/ STAMPED CONC.

- 3" STAMPED LIGHTWEIGHT CONC. AS PER SPEC.
- BUILDING ENVELOPE COMPATIABLE W/ PORTLAND CEMENT (WATERPROOF MEMBRANE)
- DRAINAGE MAT.
- 3/4" T&G SUBFLOOR, GLUED AND SCREWED TO FLOOR SYSTEM.
- P.T. 12" ENG'D DECK SYSTEM (SEE MANUFACTURER'S LAYOUTS FOR SPACING, REQ'D BRACING & BLOCKING).
- VENTED SOFFIT FINISH AS PER SPEC.

F7 GARAGE - C.I.P. 4" CONCRETE SLAB ON GRADE

- 4" CONCRETE SLAB W/ REINFORCEMENT AS PER ENG.
- 6" CRUSHED STONE ON COMPACTED SUBGRADE.
** CONTROL JOINTS AS REQ'D & DETERMINED ON SITE.
** SLOPE AWAY FROM BUILDING MIN. 1%.

F8 PATIO - C.I.P. 4" CONCRETE SLAB ON GRADE

- 4" CONCRETE SLAB W/ REINFORCEMENT AS PER ENG.
- 6" CRUSHED STONE ON COMPACTED SUBGRADE.
** CONTROL JOINTS AS REQ'D & DETERMINED ON SITE.
** SLOPE AWAY FROM BUILDING MIN. 1%.

ROOF CONSTRUCTION TYPES

R1 VENTED ASPHALT SHINGLE ROOF (INSULATED)

- ROOF SLOPE AS PER ELEVATIONS & ROOF PLAN.
- ASPHALT SHINGLES AS PER MANUFACTURER & BUILDER SPEC'S.
- ICE & WATERSHIELD MEMBRANE ON SLOPES LESS THAN 4/12, & FIRST 4' OF ALL EAVES AND VALLEYS.
- FELT UNDERLAY ON BALANCE OF ROOF W/ PRE-FINISHED DRIP EDGE, STEP, WALL & VALLEY FLASHING'S.
- ATTIC VENTS.
- 3/8" OSB ROOF SHEATHING.
- ENG'D ROOF SYSTEM (SEE MANUFACTURER'S LAYOUTS FOR SPACING, REQ'D BRACING & BLOCKING).
- NOMINAL LOOSE FILL INSULATION W/ INSULATION STOPS AS PER ENVELOPE ENG.
- 6 MIL POLY AIR / VAPOUR BARRIER.
- 1/2" GYPSUM BOARD.
- CEILING FINISH AS PER SPEC.

R2 VENTED SBS FLAT ROOF W/ 3" CONC. TOPPER (INSULATED)

- 3" STAMPED LEIGHTWEIGHT CONC. AS PER SPEC.
- BUILDING ENVELOPE COMPATIABLE W/ PORTLAND CEMENT
- DRAINAGE MAT
- 3/4" T&G SUBFLOOR, GLUED AND SCREWED TO ROOF SYSTEM
- MIN 2" SLEEPERS, ENSURE TO 1/4" PER FOOT FOR CROSS VENTILATION & SLOPE TO DRAIN.
- 11 1/8" ENG'D ROOF SYSTEM (SEE MANUFACTURER'S LAYOUT FOR SPACING, REQ'D BRACING & BLOCKING).
- R-32 BATT INSULATION OR AS PER ENERGY ADVISOR.
- 6 MIL POLY AIR/VAPOUR BARRIER.
- 1/2" GYPSUM BOARD.
- CEILING FINISH AS PER SPEC.

R3 VENTED SBS FLAT ROOF (UN-INSULATED)

- FULLY ADHERED SBS CAP SHEET (TORCH-ON).
- SBS BASE SHEET LAMINATED COVER BOARD MECHANICAL FASTENED.
- 3/4" PLYWOOD ROOF SHEATHING.
- MIN. 2" SLEEPERS, ENSURE TO 1/4" PER FOOT FOR CROSS VENTILATION & SLOPE TO DRAIN.
- 11 1/8" ENG'D ROOF SYSTEM (SEE MANUFACTURER'S LAYOUT FOR SPACING, REQ'D BRACING & BLOCKING).
- STRAPPING AS REQ'D.
- VENTED SOFFIT FINISH AS PER SPEC.

NOT FOR CONSTRUCTION

DESIGNER
MKL design studio
403-384-7513

BUILDER
RAREBUILT HOMES
MASTER BUILDER

PROJECT NAME
[redacted] SW

PROJECT INFO
ADDRESS
[redacted]
SERENITY WAY
M.D. FOOTHILLS COUNTY, AB

ADDRESS LEGAL
LOT 21
BLOCK 11
PLAN 261 0945

COMMUNITY
SERENITY AT HERITAGE POINTE

ZONING
RC

AREAS

MAIN FLOOR AREA	3331 SF
UPPER FLOOR AREA	3240 SF
ABOVE GRADE DEVELOPED TOTAL	6571 SF
LOWER FLOOR AREA	3442 SF
BELOW GRADE DEVELOPED TOTAL	3442 SF
TRIPLE GARAGE	839 SF
DOUBLE GARAGE	796 SF
GARAGE TOTAL	1636 SF
STORAGE #1	NOT PLACED
MECHANICAL #1	346 SF
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COVERED PATIO	612 SF
COVERED DECK	516 SF
COVERED FRONT PORCH	69 SF
DECKS & PATIOS COVERED TOTAL	1197 SF
UNCOVERED DECK	NOT PLACED
UNCOVERED DECK	NOT PLACED
DECKS & PATIOS UNCOVERED TOTAL	0 SF

PERMIT INFORMATION
DEVELOPMENT PERMIT NUMBER
DP NUMBER
BUILDING PERMIT NUMBER
BP NUMBER

DRAWING VERSION
CONSTRUCTION DRAWINGS

SET ISSUE DATE

ISSUE	DATE
FOR REVIEW	30 JUN 2026
ISSUE FOR TENDER 3	13 AUG 2026
ISSUE FOR TENDER 4	18 AUG 2026
IFT 4 REV 1	16 SEPT 2026

DRAWING TITLE
BUILDING ASSEMBLIES

SHEET NO.
A001

SCALE: 1/2" = 1'-0"
DRAWN BY: A.H.

PLOT TIME/DATE: 9/16/2026 12:26:28 PM

EXTERIOR WINDOW SCHEDULE TABLE PRELIM

NO.	WIDTH	HEIGHT	ROOM	LEVEL	HEAD HEIGHT	COMMENTS
02	108"	84"	BEDROOM #5	T.O. LOWER FLR. SLAB	96"	
03	96"	84"	GYM	T.O. LOWER FLR. SLAB	96"	
04	48"	84"	YOGA NOOK	T.O. LOWER FLR. SLAB	96"	
05	96"	84"	YOGA NOOK	T.O. LOWER FLR. SLAB	96"	
06	48"	84"	YOGA NOOK	T.O. LOWER FLR. SLAB	96"	
07	72"	84"	SPA	T.O. LOWER FLR. SLAB	96"	
08	96"	96"	BEDROOM #2	T.O. MAIN FLR.	108"	
09	108"	96"	LIBRARY	T.O. MAIN FLR.	108"	
10	96"	96"	PIANO ROOM	T.O. MAIN FLR.	108"	
11	48"	72"	BANQUETTE NOOK	T.O. MAIN FLR.	108"	
12	96"	72"	BANQUETTE NOOK	T.O. MAIN FLR.	108"	
13	48"	72"	BANQUETTE NOOK	T.O. MAIN FLR.	108"	
14	72"	72"	KITCHEN	T.O. MAIN FLR.	108"	
15	72"	72"	KITCHEN	T.O. MAIN FLR.	108"	
16	72"	72"	BULTLERS PANTRY	T.O. MAIN FLR.	108"	
17	24"	84"	PWDR #1	T.O. MAIN FLR.	108"	
18	24"	84"	PWDR #1	T.O. MAIN FLR.	108"	
19	24"	84"	MUDROOM #1	T.O. MAIN FLR.	108"	
20	24"	84"	MUDROOM #1	T.O. MAIN FLR.	108"	
21	24"	84"	DOUBLE GARAGE	T.O. MAIN FLR.	108"	
22	48"	78"	DOUBLE GARAGE	T.O. MAIN FLR.	96"	
23	48"	78"	DOUBLE GARAGE	T.O. MAIN FLR.	96"	
24	48"	78"	DOUBLE GARAGE	T.O. MAIN FLR.	96"	
25	108"	84"	DOUBLE GARAGE	T.O. MAIN FLR.	96"	
26	24"	84"	DOUBLE GARAGE	T.O. MAIN FLR.	108"	
27	24"	84"	MUDROOM #1	T.O. MAIN FLR.	108"	
28	24"	84"	MUDROOM #1	T.O. MAIN FLR.	108"	
29	108"	96"	OFFICE	T.O. MAIN FLR.	108"	
30	24"	84"	W.I.C.	T.O. MAIN FLR.	108"	
31	108"	120"	STAIRS	T.O. MAIN FLR.	132 1/4"	
32	48"	78"	DOUBLE GARAGE #2	T.O. MAIN FLR.	96"	
33	48"	78"	DOUBLE GARAGE #2	T.O. MAIN FLR.	96"	
34	48"	78"	DOUBLE GARAGE #2	T.O. MAIN FLR.	96"	
35	48"	44"	LAUNDRY	T.O. UPPER FLR.	80"	
36	108"	84"	BEDROOM #4	T.O. UPPER FLR.	96"	
37	96"	84"	BEDROOM #3	T.O. UPPER FLR.	96"	
38	192"	84"	OPEN TO BELOW	T.O. UPPER FLR.	96"	
39	120"	84"	PRIMARY PRIMARY ENSUITE #1	T.O. UPPER FLR.	96"	
40	48"	72"	SEATING NOOK	T.O. UPPER FLR.	96"	
41	96"	72"	SEATING NOOK	T.O. UPPER FLR.	96"	
42	48"	72"	SEATING NOOK	T.O. UPPER FLR.	96"	
43	72"	72"	PRIMARY BEDROOM	T.O. UPPER FLR.	96"	
44	72"	72"	PRIMARY BEDROOM	T.O. UPPER FLR.	96"	
45	72"	72"	PRIMARY W.I.C. #1	T.O. UPPER FLR.	96"	
46	24"	60"	HALLWAY	T.O. UPPER FLR.	84"	
47	24"	60"	HALLWAY	T.O. UPPER FLR.	84"	
48	24"	60"	HALLWAY	T.O. UPPER FLR.	84"	
49	24"	60"	HALLWAY	T.O. UPPER FLR.	84"	
50	24"	60"	HALLWAY	T.O. UPPER FLR.	84"	
51	48"	42"	ART STUDIO	T.O. UPPER FLR.	76"	
52	48"	42"	ART STUDIO	T.O. UPPER FLR.	76"	
53	48"	42"	ART STUDIO	T.O. UPPER FLR.	76"	
54	48"	42"	ART STUDIO	T.O. UPPER FLR.	76"	
55	48"	42"	ART STUDIO	T.O. UPPER FLR.	76"	
56	48"	42"	ART STUDIO	T.O. UPPER FLR.	76"	
57	24"	60"	HALLWAY	T.O. UPPER FLR.	84"	
58	24"	60"	HALLWAY	T.O. UPPER FLR.	84"	
59	24"	60"	HALLWAY	T.O. UPPER FLR.	84"	
60	108"	36"	HALLWAY	T.O. UPPER FLR.	96"	
61			FOYER	T.O. MAIN FLR.	182"	TRANSOM
62	7224"	6836"	STUDY AREA	T.O. UPPER FLR	96"	
63	108"	36"	STAIRS	T.O. UPPER FLR.	96"	
64			ART STUDIO	T.O. UPPER WALL PLT.		SKYLIGHT
65	24"	48"	ART STUDIO	T.O. UPPER WALL PLT.		SKYLIGHT
66	24"	48"	ART STUDIO	T.O. UPPER WALL PLT.		SKYLIGHT
67	24"	48"	ART STUDIO	T.O. UPPER WALL PLT.		SKYLIGHT
68	24"	48"	ART STUDIO	T.O. UPPER WALL PLT.		SKYLIGHT
69	24"	48"	ART STUDIO	T.O. UPPER WALL PLT.		SKYLIGHT
72	2436"	4854"	BEDROOM #6	T.O. LOWER FLR. SLAB	96"	
GRAND TOTAL: 69						

EXTERIOR DOOR SCHEDULE TABLE PRELIM

NO.	WIDTH	HEIGHT	ROOM	LEVEL	COMMENTS
01	188"	96"	REC ROOM	T.O. LOWER FLR. SLAB	
02	120"	96"	SPA	T.O. LOWER FLR. SLAB	
03	42"	108"	FOYER	T.O. MAIN FLR.	TRANSOM ABV. SEE ELEV.
04	108"	108"	DOUBLE GARAGE #2	T.O. GARAGE SLAB	
05	108"	108"	DOUBLE GARAGE #2	T.O. GARAGE SLAB	
06	36"	96"		U.S. MAIN FLR.	
07	36"	96"	ELEV.	T.O. GARAGE SLAB	
08	36"	96"	DOUBLE GARAGE #2	T.O. MAIN FLR.	
09	188"	108"	GREAT ROOM	T.O. MAIN FLR.	
10	116"	108"	DINING ROOM	T.O. MAIN FLR.	
11	108"	108"	DOUBLE GARAGE	T.O. GARAGE SLAB	
12	108"	108"	DOUBLE GARAGE	T.O. GARAGE SLAB	
13	36"	96"	DOUBLE GARAGE	T.O. MAIN FLR.	

GENERAL WINDOW NOTES:

- ALL EXTERIOR DOORS AND WINDOWS IN THIS SCHEDULE ARE DEPICTED FROM THE EXTERIOR
- EXTERIOR DOORS AND WINDOWS IN PLANS ARE NOMINAL SIZES. SEE WINDOW MANUFACTURER DOCUMENTATION FOR ACTUAL ROUGH OPENINGS SIZES.
- WINDOW H.H. INDICATES WINDOW HEAD HEIGHTS MEASUREMENT FROM TOP OF SUBFLOOR TO UNDERSIDE OF WINDOW LINTEL OR HEADER
- WINDOW H.H. TO BE ADJUSTED ON SITE BY FRAMER TO ALIGN WINDOW H.H. WITH EXTERIOR DOOR H.H. AS BEST AS POSSIBLE
- OPERABLE WINDOWS TO MEET LOCAL EGRESS CODES AND REGULATIONS
- ALL WINDOW PERFORMANCE TO MEET THE CODE REQUIREMENTS OF PART 9.36
- W.O.C.D. PROVIDE ASTM F2090 COMPLIANT DEVICE AS PER STANDATA 23-BCV-001 & NBC 2023 A.E. 9.8.8.1.

**NOTE: THESE DRAWINGS ARE FOR PRELIMINARY TENDER ONLY AND MUST NOT BE USED FOR CONSTRUCTION. THE DIMENSIONS ARE SUBJECT TO CHANGE.

NOT FOR CONSTRUCTION

DESIGNER
MKL design studio
403-384-7573

BUILDER
RAREBUILT HOMES
MASTER BUILDER

PROJECT NAME
[redacted]SW

PROJECT INFO

ADDRESS
[redacted]
SERENITY WAY
M.D. FOOTHILLS COUNTY, AB

ADDRESS LEGAL
LOT 21
BLOCK 11
PLAN 261 0945

COMMUNITY
SERENITY AT HERITAGE POINTE

ZONING
RC

AREAS

MAIN FLOOR AREA	3331 SF
UPPER FLOOR AREA	3240 SF
ABOVE GRADE DEVELOPED TOTAL	6571 SF
LOWER FLOOR AREA	3442 SF
BELOW GRADE DEVELOPED TOTAL	3442 SF
TRIPLE GARAGE	839 SF
DOUBLE GARAGE	796 SF
GARAGE TOTAL	1636 SF
STORAGE #1	NOT PLACED
MECHANICAL #1	346 SF
OPEN TO BELOW	428 SF
UNDEVELOPED TOTAL	774 SF
PARTIALLY COVERED DECK	NOT PLACED
COVERED PATIO	612 SF
COVERED DECK	516 SF
COVERED FRONT PORCH	63 SF
DECKS & PATIOS COVERED TOTAL	1191 SF
UNCOVERED DECK	NOT PLACED
UNCOVERED DECK	NOT PLACED
DECKS & PATIOS UNCOVERED TOTAL	0 SF

PERMIT INFORMATION
DEVELOPMENT PERMIT NUMBER
DP NUMBER
BUILDING PERMIT NUMBER
BP NUMBER

DRAWING VERSION
CONSTRUCTION DRAWINGS

SET ISSUE DATE

ISSUE	DATE
FOR REVIEW	30 JUN 2026
ISSUE FOR TENDER 3	13 AUG 2026
ISSUE FOR TENDER 4	18 AUG 2026
IFT 4 REV 1	16 SEPT 2026

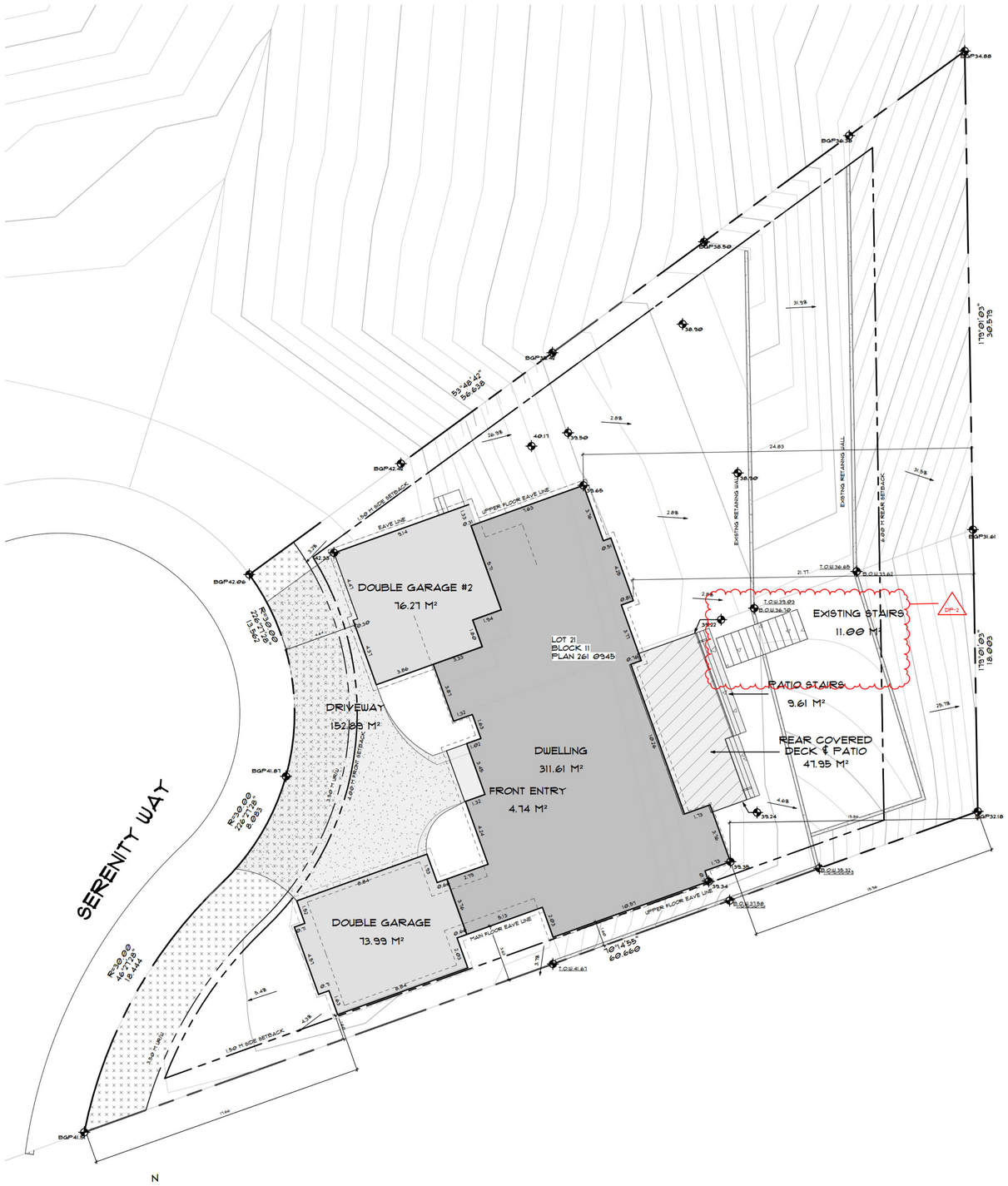
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EXTERIOR DOOR & WINDOW SCHEDULE TABLES

SHEET NO.
A002

SCALE

DRAWN BY: A.H.

PLOT TIME/DATE: 9/16/2026 12:49:28 PM



1 / A101 SITE PLAN
1 : 150

N

PARCEL COVERAGE CALCULATION

AREA LOCATION	COVERAGE AREA	TOTAL PARCEL AREA	% OF COVERAGE
DOUBLE GARAGE	73.99	1927.14	3.84%
DRIVEWAY	152.84	1927.14	7.93%
DWELLING	311.61	1927.14	16.17%
EXISTING STAIRS	11.00	1927.14	0.57%
FRONT ENTRY	4.74	1927.14	0.25%
PATIO STAIRS	9.61	1927.14	0.50%
REAR DECK / PATIO	47.95	1927.14	2.49%
TRIPLE GARAGE	76.31	1927.14	3.96%
	688.05		35.70%

DP-2

ELEVATION DATUM POINTS

T.O. ROOF PEAK 53.32
T.O. UPPER FLR. 46.54
T.O. MAIN FLR. 43.04
U.S. MAIN FLR. 42.62
A.T. FOOTING 39.75
A.T. GOLF SIM FOOTING 37.92

LEGEND

- PROPERTY LINE
- SETBACK LINE
- FLOOR LINE ABV.
- EAVE LINE ABV.
- WATER LINE (W)
- SEWER LINE (S)
- STORM LINE (ST)
- GAS LINE (G)
- ELECTRICAL LINE (E)
- FENCE LINE (X)
- PROPOSED DWELLING
- PROPOSED GARAGE
- PROPOSED FRONT PORCH
- PROPOSED COVERED DECK/PATIO
- PROPOSED UNCOVERED DECK/PATIO
- PROPOSED CANTILEVERS & PROJECTIONS
- PROPOSED WALKWAY
- PROPOSED DRIVEWAY
- OVERLAND DRAINAGE RIGHT OF WAY (ODR/W) ZONE
- UTILITY RIGHT OF WAY (UR/W) ZONE
- EXISTING CONCRETE STAIRS
- GEODETIC DATUM (00.00)
- SLOPE OF GRADE (2% SLOPE)
- NORTH ARROW (N)
- TOP OF WALL (T.O.W.)
- BOTTOM OF WALL (B.O.W.)
- BACK OF CURB (B.O.C.)

**NOTE: THESE DRAWINGS ARE FOR PRELIMINARY REVIEW ONLY AND MUST NOT BE USED FOR CONSTRUCTION. THE DIMENSIONS ARE SUBJECT TO CHANGE.

NOT FOR CONSTRUCTION

DESIGNER
MKL design studio
403-384-7513

BUILDER
RAREBUILT HOMES
MASTER BUILDER

PROJECT NAME
[redacted]SW

PROJECT INFO

ADDRESS
[redacted]
SERENITY WAY
M.D. FOOTHILLS COUNTY, AB

DP-1

LEGAL DESCRIPTION
LOT 21
BLOCK 11
PLAN 261 0945

SUBDIVISION
SERENITY AT HERITAGE POINTE

ZONING
RC

AREAS

MAIN FLOOR AREA	3331 SF
UPPER FLOOR AREA	3240 SF
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BELOW GRADE DEVELOPED TOTAL	3442 SF
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COVERED DECK	516 SF
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DECKS & PATIOS COVERED TOTAL	1191 SF
UNCOVERED DECK	NOT PLACED
UNCOVERED DECK	NOT PLACED
DECKS & PATIOS UNCOVERED TOTAL	0 SF

PERMIT INFORMATION
DEVELOPMENT PERMIT NUMBER
DP NUMBER
BUILDING PERMIT NUMBER
BP NUMBER

DRAWING VERSION
CONSTRUCTION DRAWINGS

SET ISSUE DATE

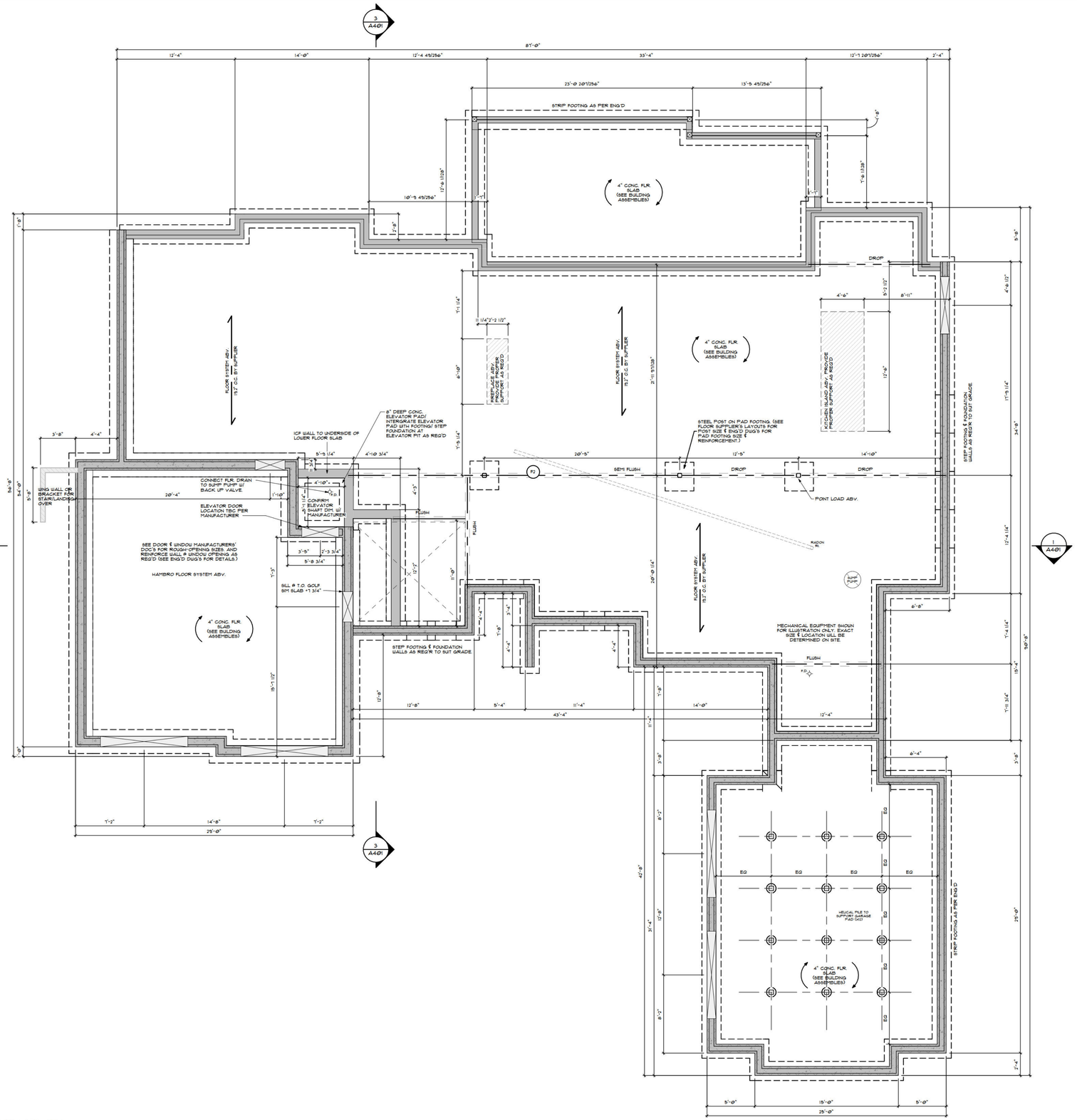
ISSUE	DATE
FOR REVIEW	30 JUN 2026
ISSUE FOR TENDER 3	13 AUG 2026
ISSUE FOR TENDER 4	18 AUG 2026
IFT 4 REV 1	16 SEPT 2026

DRAWING TITLE
SITE PLAN

SHEET NO.
A101

SCALE: AS INDICATED
DRAWN BY: A.H.

LOT 21 BLOCK 11 PLAN 261 0945 SERENITY WAY M.D. FOOTHILLS COUNTY, AB 9/16/2026 12:49:25 PM



1 A201 FOUNDATION PLAN
3/16" = 1'-0"

**NOTE: THESE DRAWINGS ARE FOR PRELIMINARY TENDER ONLY AND MUST NOT BE USED FOR CONSTRUCTION. THE DIMENSIONS ARE SUBJECT TO CHANGE.

GENERAL NOTES

- DO NOT SCALE FROM DRAWINGS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DISCREPANCIES TO BE REPORTED TO MKL DESIGN.
- CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED SIZES & SPANS OF ALL BEAMS, LINTELS,FLOOR & ROOF FRAMING MEMBERS PRIOR TO CONSTRUCTION. DISCREPANCIES TO BE REPORTED TO MKL DESIGN.
- CONTRACTOR TO REVIEW DRAWINGS WITH ALL SUB-TRADES PRIOR TO CONSTRUCTION TO ENSURE NO CONSTRUCTION CONFLICTS . PROBLEMS TO BE REPORTED TO MKL DESIGN.
- MECHANICAL EQUIPMENT SHOWN FOR ILLUSTRATION ONLY. EXACT SIZE & LOCATION WILL BE DETERMINED ON SITE
- SOIL BEARING CAPACITY TBD. BY ENGINEERING
- PAD FOOTINGS & POSTS TO BE SIZED BASED ON LOADS FROM FLOOR MANUFACTURES LAYOUTS. SEE ENGINEERING DRAWING FOR SIZES & REINFORCEMENT.
- RADON ROUGH-IN - SUBFLOOR DEPRESSURIZATION SYSTEM OUTLET END TO PERMIT CONNECTION TO DEPRESSURIZATION EQUIPMENT AND BE PROVIDED WITH AN AIRTIGHT CAP, AND THE PIPE IS CLEARLY LABELED NEAR THE CAP "INTENDED ONLY FOR THE REMOVAL OF RADON FROM BELOW THE FLOOR-ON-GROUND."

LEGEND

- INDICATES 8" CONC. CORE ICF WALL OVER 30X10 FOOTING
- INDICATES 6" CONC. CORE ICF WALL OVER 24X8 FOOTING
- INDICATES 6" CONC. CORE ICF WALL OVER 24X8 FOOTING W/O LATERAL SUPPORT
- INDICATES BEARING WALL ABOVE (IF APPLICABLE)
- INDICATES DOOR & WINDOW BUCK

NOT FOR CONSTRUCTION

DESIGNER
MKL design studio
403-384-7573

BUILDER
RAREBUILT HOMES
MASTER BUILDER

PROJECT NAME
[redacted]SW

PROJECT INFO

ADDRESS
[redacted]
SERENITY WAY
M.D. FOOTHILLS COUNTY, AB

ADDRESS LEGAL
LOT 21
BLOCK 11
PLAN 261 0945

COMMUNITY
SERENITY AT HERITAGE POINTE

ZONING
RC

AREAS

MAIN FLOOR AREA	3331 SF
UPPER FLOOR AREA	3240 SF
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DECKS & PATIOS COVERED TOTAL	1191 SF
UNCOVERED DECK	NOT PLACED
UNCOVERED DECK	NOT PLACED
DECKS & PATIOS UNCOVERED TOTAL	0 SF

PERMIT INFORMATION
DEVELOPMENT PERMIT NUMBER
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BP NUMBER

DRAWING VERSION
CONSTRUCTION DRAWINGS

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FOR REVIEW	30 JUN 2026
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ISSUE FOR TENDER 4	18 AUG 2026
IFT 4 REV 1	16 SEPT 2026

DRAWING TITLE
FOUNDATION PLAN

SHEET NO.
A201

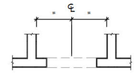
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DRAWN BY: A.H.

PLOT TIME/STAMP 9/16/2026 12:49:30 PM

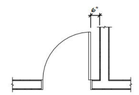


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ALL WALL OPENINGS ARE CENTERED ON WALL UNLESS OTHERWISE NOTED.



ALL INTERIOR DOORS TO HAVE A MINIMUM 6" SPACE FROM THE DOOR JAMB TO THE WALL UNLESS OTHERWISE NOTED



1 A202 LOWER FLR. PLAN

3/16" = 1'-0"

LOWER FLOOR AREA	3442 SF
MECHANICAL #1	346 SF
COVERED PATIO	612 SF

NOT FOR CONSTRUCTION

DESIGNER
MKL design studio
403-384-7573

BUILDER
RAREBUILT HOMES
MASTER BUILDER

PROJECT NAME
[redacted]SW

PROJECT INFO

ADDRESS
[redacted]
SERENITY WAY
M.D. FOOTHILLS COUNTY, AB

ADDRESS LEGAL
LOT 21
BLOCK 11
PLAN 261 0945

COMMUNITY
SERENITY AT HERITAGE POINTE

ZONING
RC

AREAS

MAIN FLOOR AREA	3331 SF
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OPEN TO BELOW	428 SF
UNDEVELOPED TOTAL	774 SF
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COVERED PATIO	612 SF
COVERED DECK	516 SF
COVERED FRONT PORCH	69 SF
DECKS & PATIOS COVERED TOTAL	1197 SF
UNCOVERED DECK	NOT PLACED
UNCOVERED DECK	NOT PLACED
DECKS & PATIOS UNCOVERED TOTAL	0 SF

PERMIT INFORMATION
DEVELOPMENT PERMIT NUMBER
DP NUMBER
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BP NUMBER

DRAWING VERSION
CONSTRUCTION DRAWINGS

SET ISSUE DATE

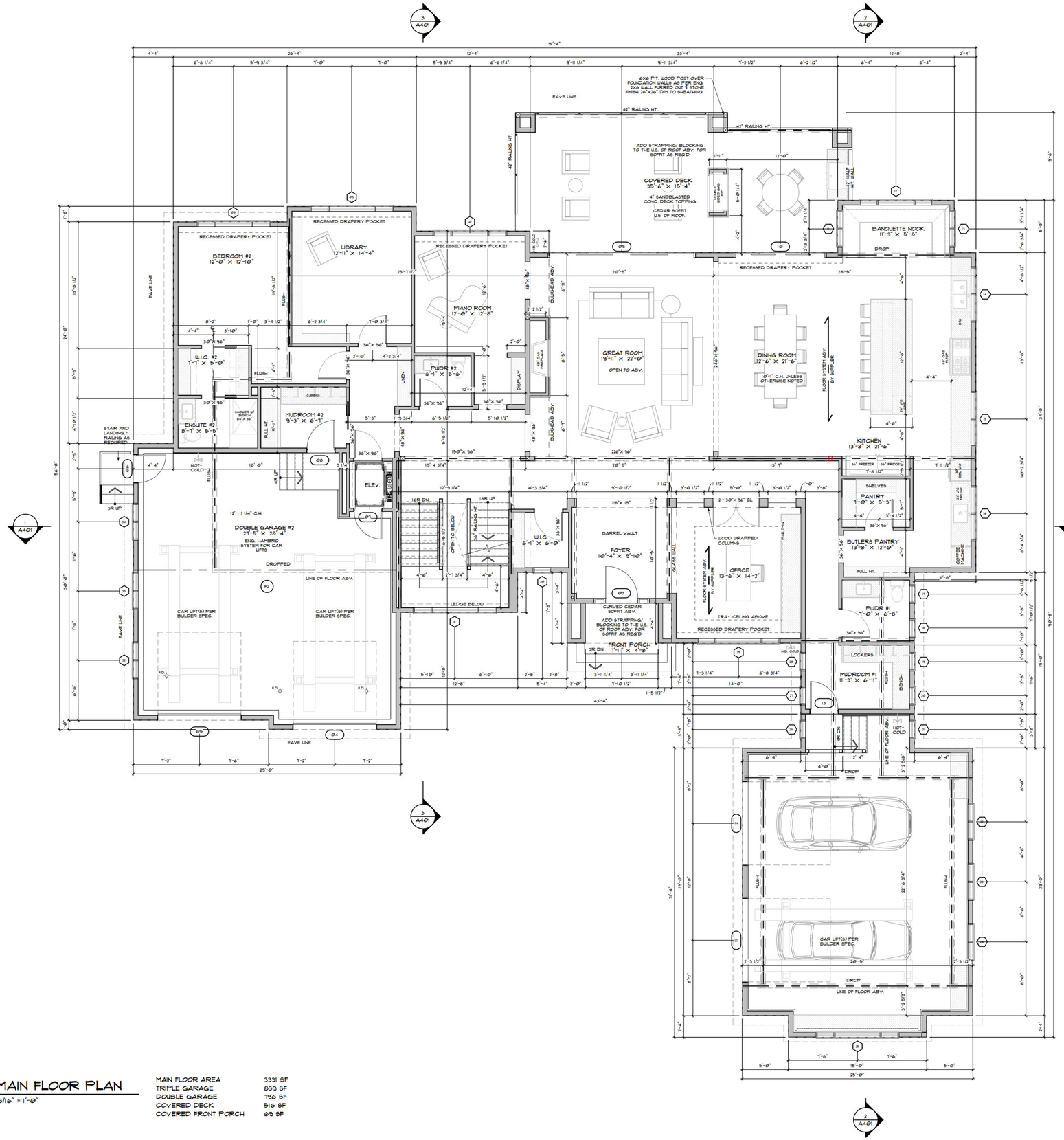
ISSUE	DATE
FOR REVIEW	30 JUN 2026
ISSUE FOR TENDER 3	13 AUG 2026
ISSUE FOR TENDER 4	18 AUG 2026
IFT 4 REV 1	16 SEPT 2026

DRAWING TITLE
LOWER FLOOR PLAN

SHEET NO.
A202

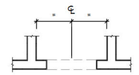
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DRAWN BY: A.H.

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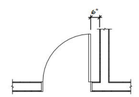


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ALL INTERIOR DOORS TO HAVE A MINIMUM 6" SPACE FROM THE DOOR JAMB TO THE WALL UNLESS OTHERWISE NOTED



1 A203 MAIN FLOOR PLAN

3/16" = 1'-0"

MAIN FLOOR AREA	3331 SF
TRIPLE GARAGE	839 SF
DOUBLE GARAGE	796 SF
COVERED DECK	516 SF
COVERED FRONT PORCH	69 SF

NOT FOR CONSTRUCTION

DESIGNER

MKL design studio

403-384-7573

BUILDER

RAREBUILT HOMES MASTER BUILDER

PROJECT NAME

[redacted]SW

PROJECT INFO

ADDRESS

[redacted]
SERENITY WAY
M.D. FOOTHILLS COUNTY, AB

ADDRESS LEGAL

LOT 21
BLOCK 11
PLAN 261 0945

COMMUNITY

SERENITY AT HERITAGE POINTE

ZONING

RC

AREAS

MAIN FLOOR AREA	3331 SF
UPPER FLOOR AREA	3240 SF
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DECKS & PATIOS COVERED TOTAL	1197 SF
UNCOVERED DECK	NOT PLACED
UNCOVERED DECK	NOT PLACED
DECKS & PATIOS UNCOVERED TOTAL	0 SF

PERMIT INFORMATION

DEVELOPMENT PERMIT NUMBER

DP NUMBER

BUILDING PERMIT NUMBER

BP NUMBER

DRAWING VERSION

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FOR REVIEW	30 JUN 2026
ISSUE FOR TENDER 3	13 AUG 2026
ISSUE FOR TENDER 4	18 AUG 2026
IFT 4 REV 1	16 SEPT 2026

DRAWING TITLE

MAIN FLOOR PLAN

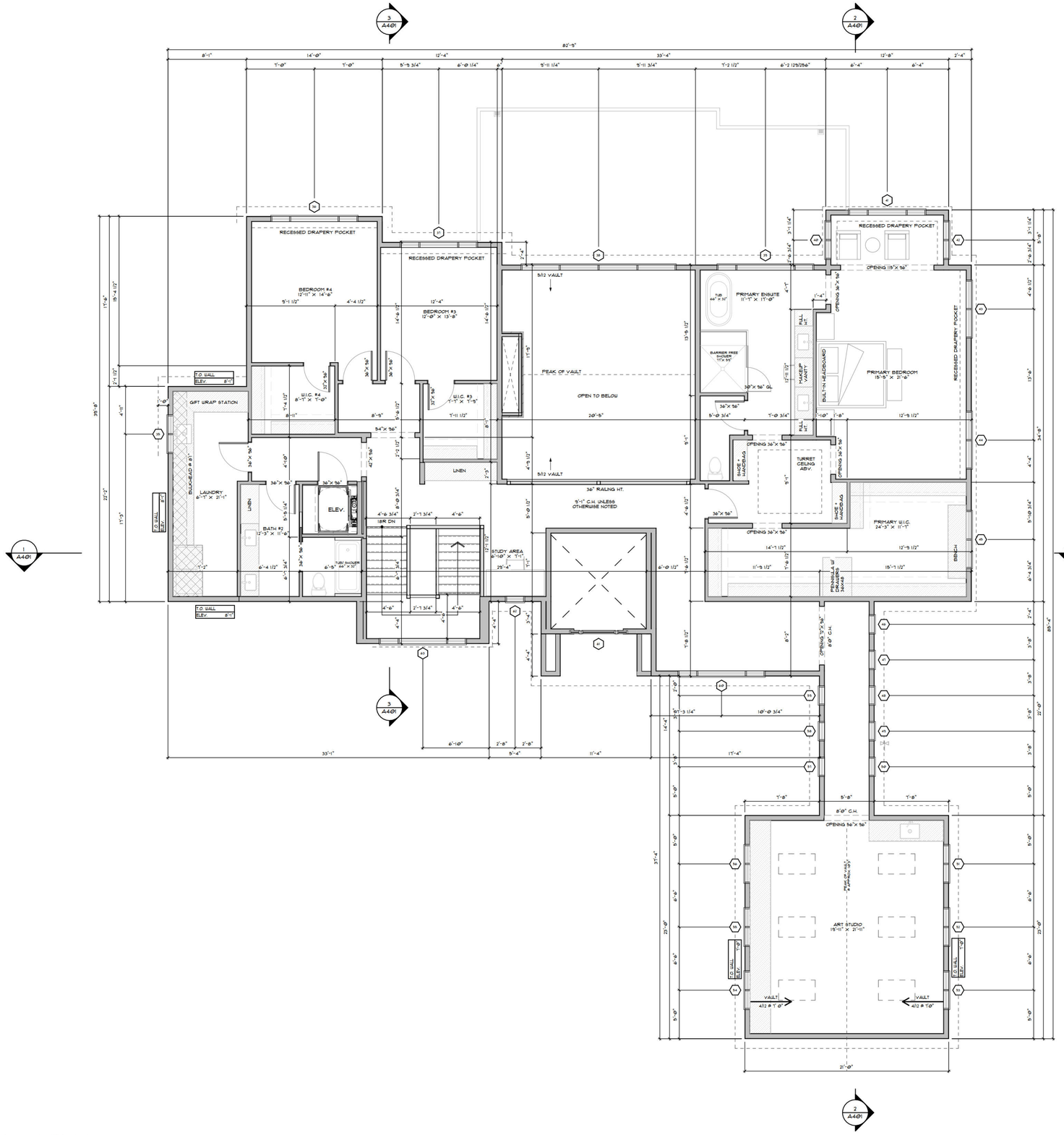
SHEET NO.

A203

SCALE: AS INDICATED

DRAWN BY: A.H.

PLOT TIME/STAMP 9/16/2026 12:04:32 PM



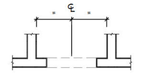
1 A204 UPPER FLOOR PLAN

3/16" = 1'-0"

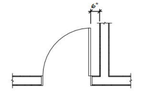
UPPER FLOOR AREA	3240 SF
OPEN TO BELOW	428 SF

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ALL INTERIOR DOORS TO HAVE A MINIMUM 6" SPACE FROM THE DOOR JAMB TO THE WALL UNLESS OTHERWISE NOTED



NOT FOR CONSTRUCTION

DESIGNER
MKL design studio
403-384-7573

BUILDER
RAREBUILT HOMES
MASTER BUILDER

PROJECT NAME
[redacted] SW

PROJECT INFO

ADDRESS
[redacted]
SERENITY WAY
M.D. FOOTHILLS COUNTY, AB

ADDRESS LEGAL
LOT 21
BLOCK 11
PLAN 261 0945

COMMUNITY
SERENITY AT HERITAGE POINTE

ZONING
RC

AREAS

MAIN FLOOR AREA	3331 SF
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PERMIT INFORMATION
DEVELOPMENT PERMIT NUMBER
DP NUMBER
BUILDING PERMIT NUMBER
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DRAWING VERSION
CONSTRUCTION DRAWINGS

SET ISSUE DATE

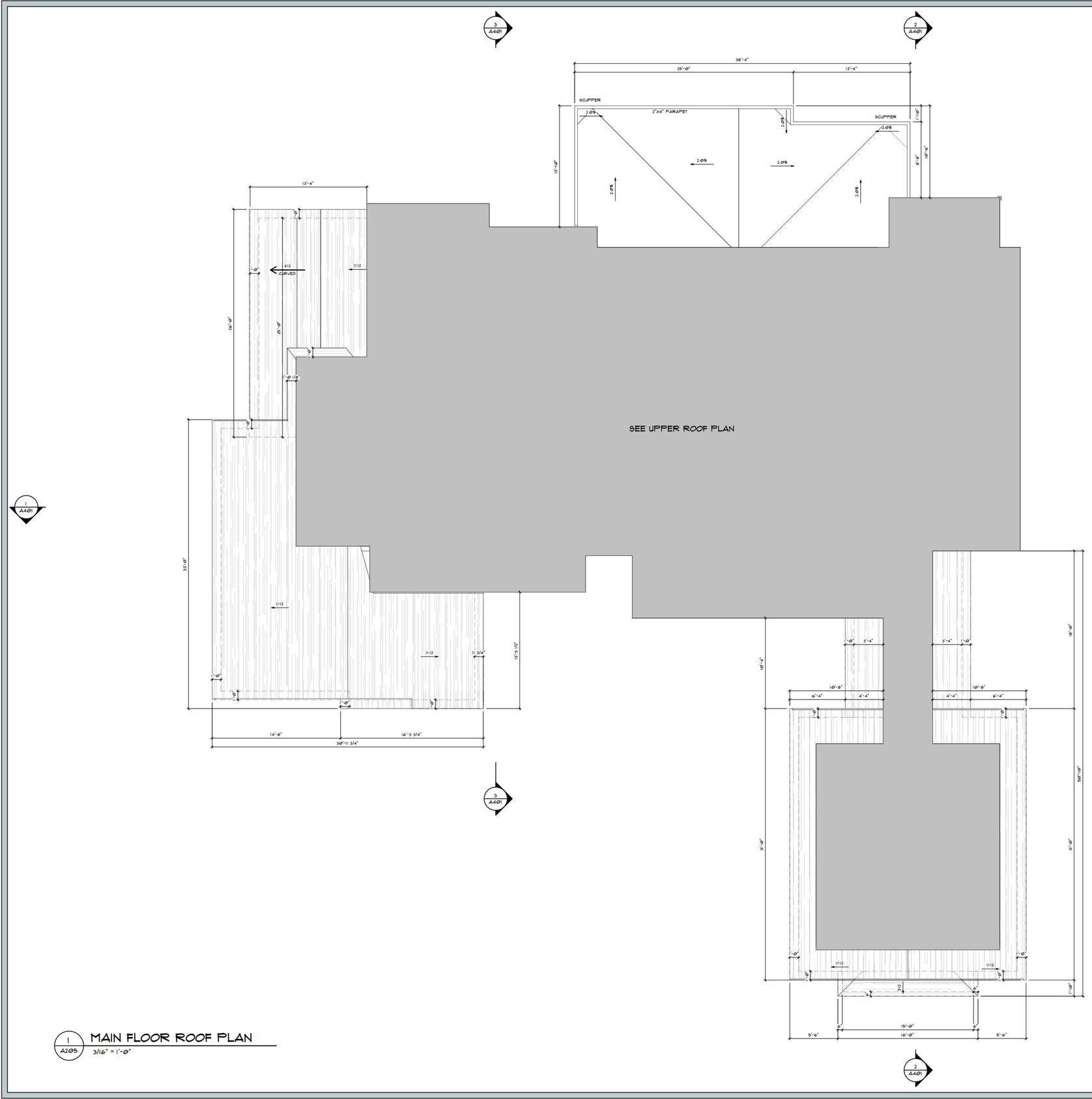
ISSUE	DATE
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ISSUE FOR TENDER 4	19 AUG 2026
IFT 4 REV 1	16 SEPT 2026

DRAWING TITLE
UPPER FLOOR PLAN

SHEET NO.
A204

SCALE: AS INDICATED
DRAWN BY: A.H.

PLOT TIME/DATE: 9/16/2026 12:09:33 PM



1 MAIN FLOOR ROOF PLAN
A205
3/16" = 1'-0"

NOT FOR CONSTRUCTION

DESIGNER
MKL design studio
403-384-7573

BUILDER
RAREBUILT HOMES
MASTER BUILDER

PROJECT NAME
[redacted]SW

PROJECT INFO

ADDRESS
[redacted]
SERENITY WAY
M.D. FOOTHILLS COUNTY, AB

ADDRESS LEGAL
LOT 21
BLOCK 11
PLAN 261 0945

COMMUNITY
SERENITY AT HERITAGE POINTE

ZONING
RC

AREAS

MAIN FLOOR AREA	3331 SF
UPPER FLOOR AREA	3240 SF
ABOVE GRADE DEVELOPED TOTAL	6571 SF
LOWER FLOOR AREA	3442 SF
BELOW GRADE DEVELOPED TOTAL	3442 SF
TRIPLE GARAGE	839 SF
DOUBLE GARAGE	786 SF
GARAGE TOTAL	1636 SF
STORAGE #1	NOT PLACED
MECHANICAL #1	346 SF
OPEN TO BELOW	428 SF
UNDEVELOPED TOTAL	774 SF
PARTIALLY COVERED DECK	NOT PLACED
COVERED PATIO	612 SF
COVERED DECK	516 SF
COVERED FRONT PORCH	69 SF
DECKS & PATIOS COVERED TOTAL	1197 SF
UNCOVERED DECK	NOT PLACED
UNCOVERED DECK	NOT PLACED
DECKS & PATIOS UNCOVERED TOTAL	0 SF

PERMIT INFORMATION
DEVELOPMENT PERMIT NUMBER
DP NUMBER
BUILDING PERMIT NUMBER
BP NUMBER

DRAWING VERSION
CONSTRUCTION DRAWINGS

SET ISSUE DATE

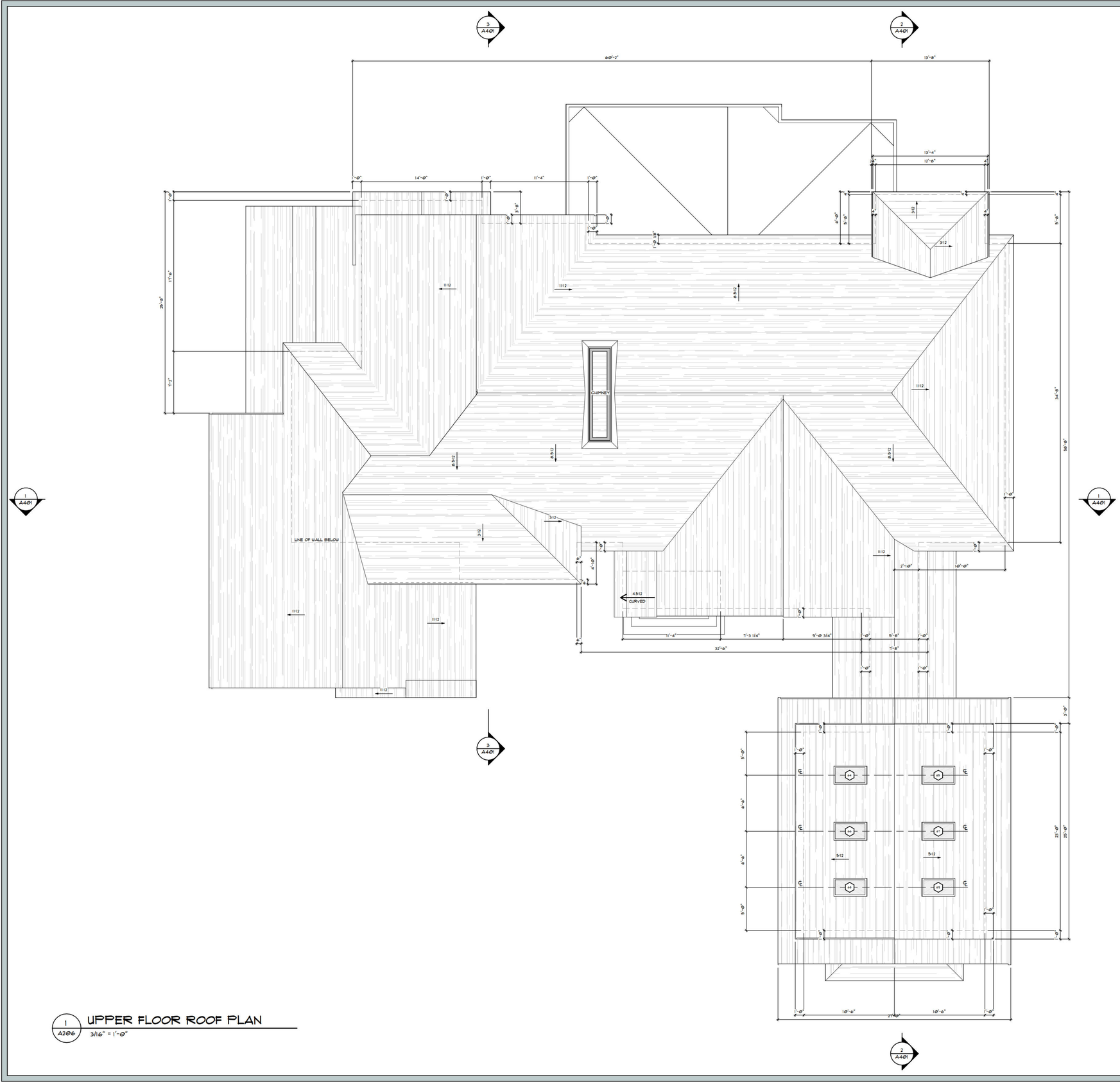
ISSUE	DATE
FOR REVIEW	30 JUN 2026
ISSUE FOR TENDER 3	13 AUG 2026
ISSUE FOR TENDER 4	18 AUG 2026
IFT 4 REV 1	16 SEPT 2026

DRAWING TITLE
MAIN FLOOR ROOF PLAN

SHEET NO.
A205

SCALE 3/16" = 1'-0"
DRAWN BY A.H.

9/16/2026 12:05:54 PM



1 A206 UPPER FLOOR ROOF PLAN

3/16" = 1'-0"

NOT FOR CONSTRUCTION

DESIGNER

MKL design studio

403-384-7573

BUILDER

RAREBUILT HOMES

MASTER BUILDER

PROJECT NAME

[redacted]SW

PROJECT INFO

ADDRESS

[redacted]
SERENITY WAY
M.D. FOOTHILLS COUNTY, AB

ADDRESS LEGAL

LOT 21
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PLAN 261 0945

COMMUNITY

SERENITY AT HERITAGE POINTE

ZONING

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PERMIT INFORMATION

DEVELOPMENT PERMIT NUMBER

DP NUMBER

BUILDING PERMIT NUMBER

BP NUMBER

DRAWING VERSION

CONSTRUCTION DRAWINGS

SET ISSUE DATE

ISSUE	DATE
FOR REVIEW	30 JUN 2026
ISSUE FOR TENDER 3	13 AUG 2026
ISSUE FOR TENDER 4	18 AUG 2026
IFT 4 REV 1	16 SEPT 2026

DRAWING TITLE

UPPER FLOOR ROOF PLAN

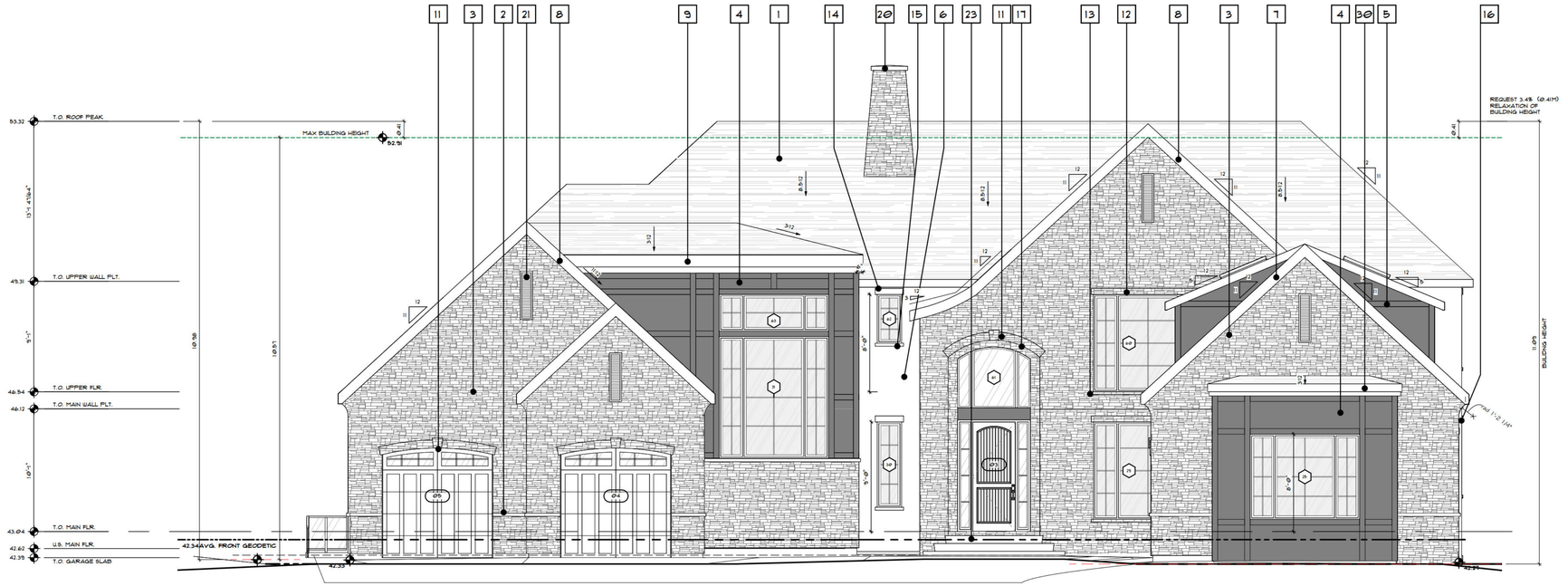
SHEET NO.

A206

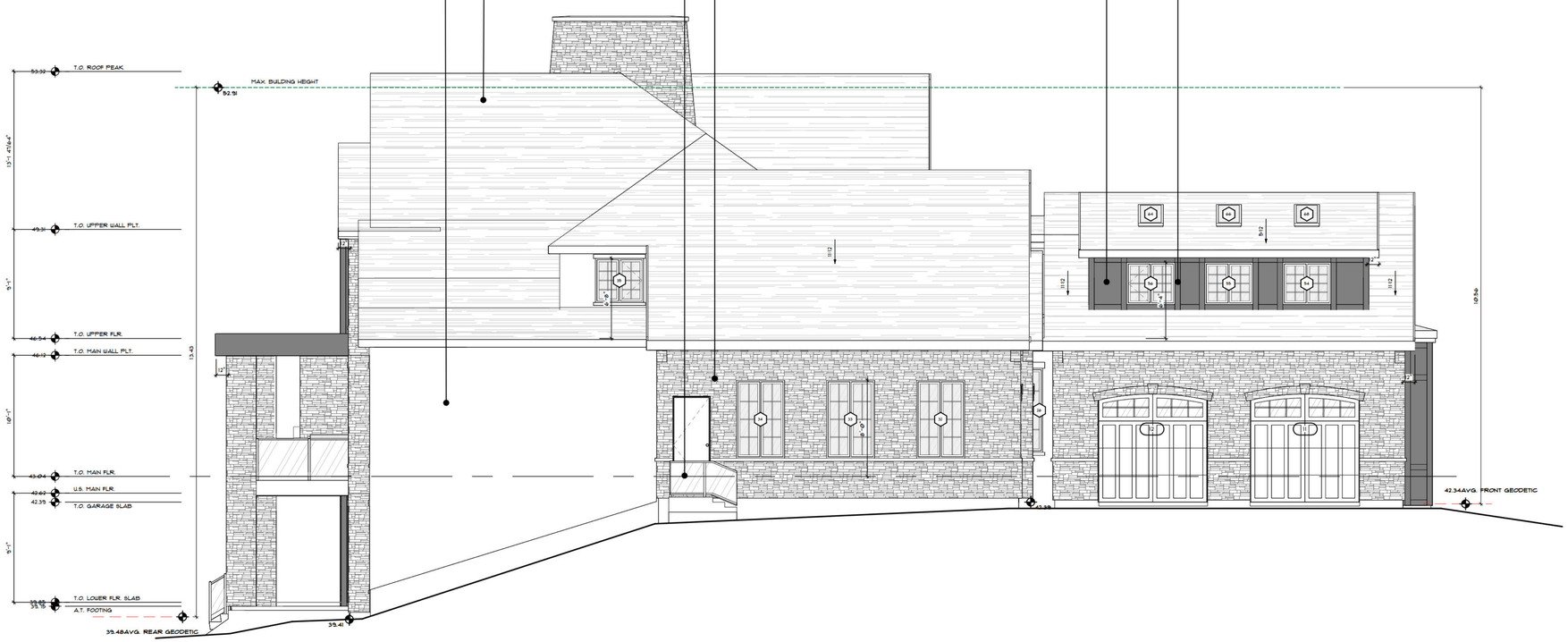
SCALE: 3/16" = 1'-0"

DRAWN BY: A.H.

PLOT TIME: 9/16/2026 12:49:34 PM



1 A301 **SOUTH ELEVATION**
3/16" = 1'-0"



2 A301 **WEST ELEVATION**
3/16" = 1'-0"

ELEVATION MATERIAL LEGEND	
1	ASPHALT SHINGLE ROOF
2	2" STONE TRIM
3	2" STONE VENEER
4	SMART BOARD PANEL
5	6" SMART BOARD TRIM
6	STUCCO
7	8" SMART BOARD FASCIA
8	18" SMART BOARD FASCIA
9	12" SMART BOARD FASCIA ON 18" SMART BOARD FASCIA
10	8" STONE HEADER W/ KEYSTONE
11	8" CURVED STONE HEADER W/ KEYSTONE
12	6" STONE HEADER
13	3" STONE SILL
14	6" SMART BOARD HEADER
15	3" SMART BOARD SILL
16	CURVED STONE DETAIL
17	CURVED CEDAR SOFFIT
18	ALUMINUM SOFFIT
19	ALUMINUM RAINWEAR FASCIA
20	STONE CHIMNEY CAP
21	12" X 48" VENT
22	PARGING
23	EXPOSED AGGREGATE CONC.
24	GLASS RAILING
25	METAL FLASHING CAP
26	CEDAR SOFFIT
27	EXPOSED AGGREGATE HEATED CONC.
28	SMART BOARD FASCIA
29	SMART BOARD DECK SKIRT
30	8" SMART BOARD FASCIA ON 12" SMART BOARD FASCIA

**NOTE: THESE DRAWINGS ARE FOR PRELIMINARY TENDER ONLY AND MUST NOT BE USED FOR CONSTRUCTION. THE DIMENSIONS ARE SUBJECT TO CHANGE.

NOT FOR CONSTRUCTION

DESIGNER
MKL design studio
403-384-7573

BUILDER
RAREBUILT HOMES
MASTER BUILDER

PROJECT NAME
[redacted]SW

PROJECT INFO
ADDRESS
[redacted]
SERENITY WAY
M.D. FOOTHILLS COUNTY, AB

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ZONING
RC

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COVERED DECK	516 SF
COVERED FRONT PORCH	63 SF
DECKS & PATIOS COVERED TOTAL	1191 SF
UNCOVERED DECK	NOT PLACED
UNCOVERED DECK	NOT PLACED
DECKS & PATIOS UNCOVERED TOTAL	0 SF

PERMIT INFORMATION
DEVELOPMENT PERMIT NUMBER
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BUILDING PERMIT NUMBER
BP NUMBER

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ISSUE FOR TENDER 4	18 AUG 2026
PT 4 REV 1	16 SEPT 2026

DRAWING TITLE
FRONT & LEFT ELEVATION

SHEET NO.
A301

SCALE: 3/16" = 1'-0"
DRAWN BY: A.H.

PLOT TIME/DATE: 9/16/2026 12:49:36 PM



1 / A302 NORTH ELEVATION
3/16" = 1'-0"



2 / A302 EAST ELEVATION
3/16" = 1'-0"

ELEVATION MATERIAL LEGEND	
1	ASPHALT SHINGLE ROOF
2	2" STONE TRIM
3	2" STONE VENEER
4	SMART BOARD PANEL
5	6" SMART BOARD TRIM
6	STUCCO
7	8" SMART BOARD FASCIA
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NOT FOR CONSTRUCTION

DESIGNER
MKL design studio
403-384-7513

BUILDER
RAREBUILT HOMES
MASTER BUILDER

PROJECT NAME
[redacted]SW

PROJECT INFO
ADDRESS
[redacted]
SERENITY WAY
M.D. FOOTHILLS COUNTY, AB

ADDRESS LEGAL
LOT 21
BLOCK 11
PLAN 261 0945

COMMUNITY
SERENITY AT HERITAGE POINTE

ZONING
RC

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PERMIT INFORMATION
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CONSTRUCTION DRAWINGS

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FOR REVIEW	30 JUN 2026
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ISSUE FOR TENDER 4	18 AUG 2026
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DRAWING TITLE
REAR & RIGHT ELEVATION

SHEET NO.
A302

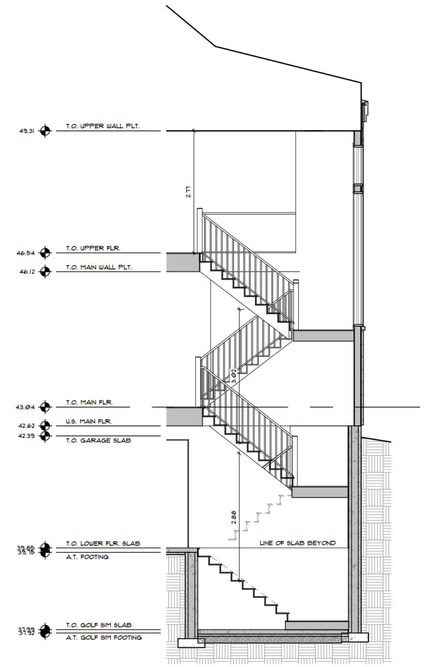
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DRAWN BY A.H.

PLOT TIME: 9/16/2026 12:09:57 PM



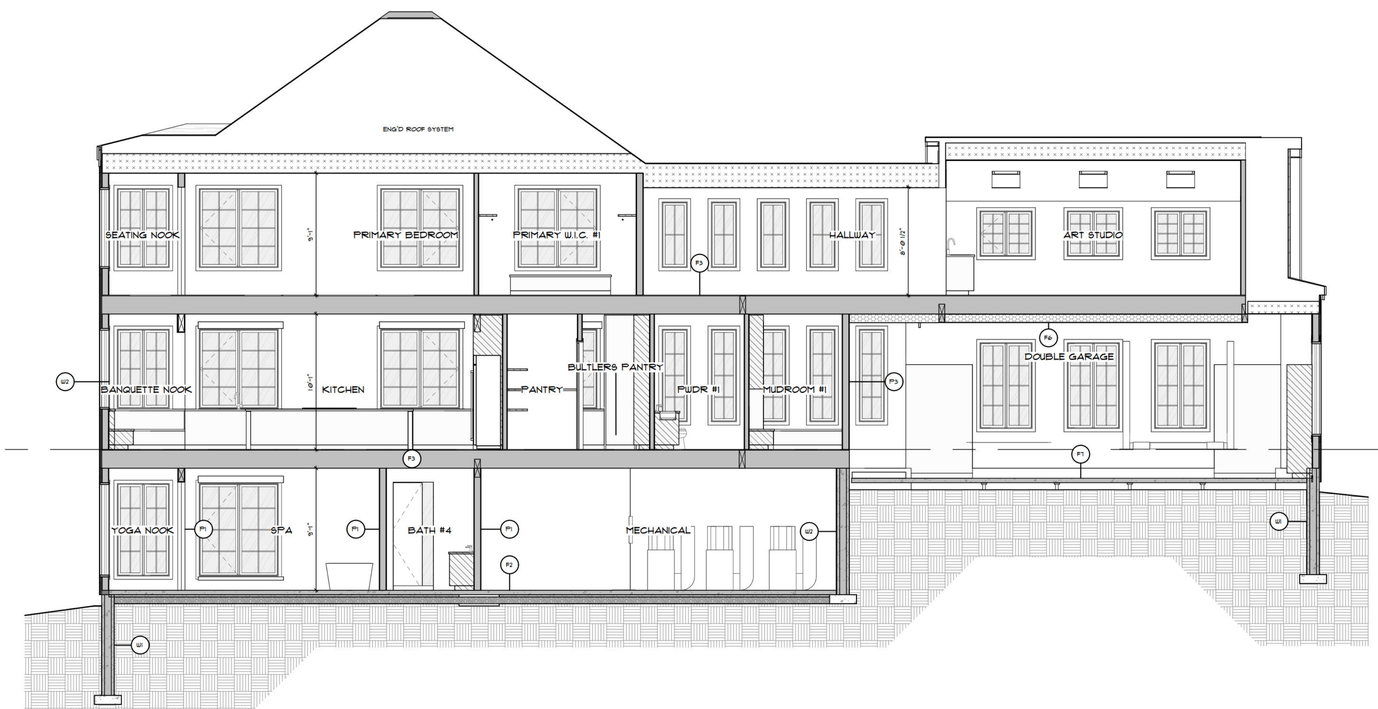
1 A401 SECTION A-A

3/16" = 1'-0"



3 A401 STAIR

3/16" = 1'-0"



2 SECTION B-B

3/16" = 1'-0"

NOT FOR CONSTRUCTION

DESIGNER
MKL design studio
403-384-7573

BUILDER
RAREBUILT HOMES
MASTER BUILDER

PROJECT NAME
[redacted]SW

PROJECT INFO

ADDRESS
[redacted]
SERENITY WAY
M.D. FOOTHILLS COUNTY, AB

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COMMUNITY
SERENITY AT HERITAGE POINTE

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DEVELOPMENT PERMIT NUMBER
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DRAWING VERSION
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DRAWING TITLE
BUILDING SECTIONS A-A & B-B

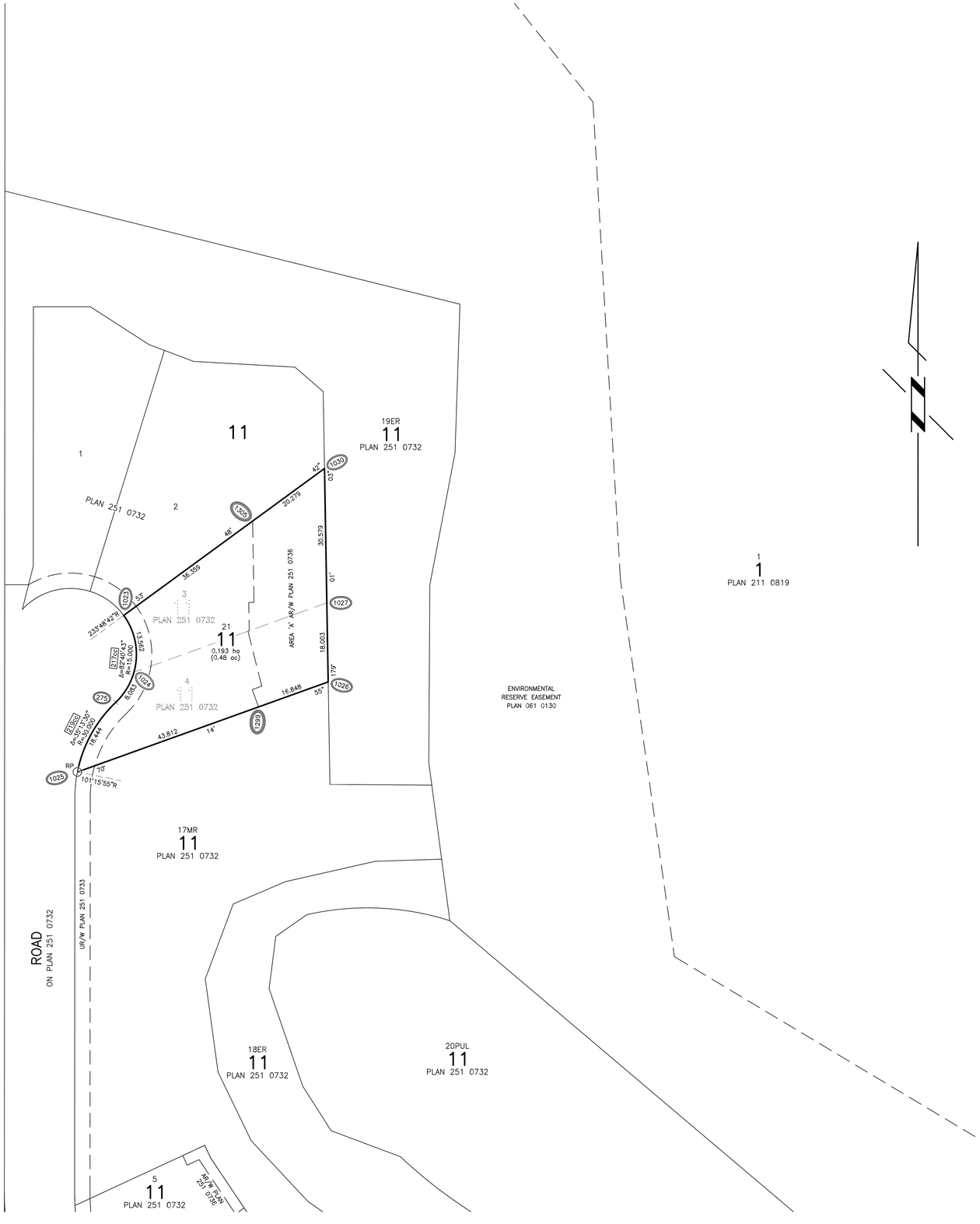
SHEET NO.
A401

SCALE 3/16" = 1'-0"
DRAWN BY A.H.

PLOT TIME/DATE: 9/16/2026 12:09:25 PM

Alberta This plan may not be commercially re-distributed, transferred or manipulated in any form without the specific written consent of Alberta Land Titles

S.W.1/4 SEC.5–22–29–4



SURVEYOR

PATRICK L. MARSHALL, ALS 2026
SURVEYED BETWEEN THE DATES OF APRIL 24, 2025 AND MARCH 27, 2026
IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.

REGISTERED OWNER

SERENITY LAND CORP.

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P196
MAIDMENT LAND SURVEYS LTD.

REGISTRAR

ALBERTA LAND TITLES OFFICE

PLAN NO. 261 0945

ENTERED AND REGISTERED

ON May 21, 2026

INSTRUMENT NO 261 151 387

C. Wynne
A.D.REGISTRAR

FOOTHILLS COUNTY
PLAN SHOWING SURVEY OF
CONSOLIDATION
AFFECTING
LOTS 3 & 4, BLOCK 11, PLAN 251 0732
ALL WITHIN THE
S.W.1/4 SEC.5, TWP.22, RGE.29, W.4M.

SCALE: 1: 500 0 5 10 20 30 40 50 METRES

P.L. MARSHALL, ALS 2026

LEGEND

1. AREA AFFECTED BY THIS PLAN OUTLINED THUS —— AND CONTAINS 0.193 ha.
2. REFERENCE POINT SHOWN THUS: ◯ RP
3. DISTANCES ARE IN METRES.
4. DISTANCES ALONG CURVED BOUNDARIES ARE ARC DISTANCES.
5. THE DESIGNATION 'R' AFTER A BEARING INDICATES THAT THE LINE IS RADIAL TO THE ADJACENT CURVE.
6. BEARINGS ARE DERIVED FROM REGISTERED PLAN 251 0732.
7. THE PROJECTION IS 3° TRANSVERSE MERCATOR, THE DATUM IS NAD83 (ORIGINAL), THE REFERENCE MERIDIAN IS 114° WEST LONGITUDE, AND THE COMBINED SCALE FACTOR IS 0.999738.
8. GRID COORDINATES ARE DERIVED FROM PLAN 251 0732 WITH THE FOLLOWING COORDINATES FOR THE REFERENCE POINT: NORTHING = 5633642.341, EASTING = 345.438.
9. THE POSITIONS WHERE IRON POSTS ARE TO BE PLACED PURSUANT TO SECTION 47 OF THE SURVEYS ACT, IN ACCORDANCE WITH REGISTERED SUBDIVISION PLAN 251 0732 ARE SHOWN THUS: (123)

   IN ACCORDANCE WITH REGISTERED RIGHT OF WAY PLAN 251 0736 ARE SHOWN THUS: (123)
10. CURVE CENTRE CO-ORDINATES ARE NUMBERED THUS: 123cc

ALS	ALBERTA LAND SURVEYOR	NAD83	NORTH AMERICAN DATUM OF 1983
SEC.	SECTION	RP	REFERENCE POINT
TWP.	TOWNSHIP	R	RADIUS/RADIAL
RGE.	RANGE	Δ	CENTRAL ANGLE OF CURVE
M.	MERIDIAN	AR/W	ACCESS RIGHT OF WAY
ha	HECTARE	UR/W	UTILITY RIGHT OF WAY
ac	ACRE	MR	MUNICIPAL RESERVE
N.	NORTH	ER	ENVIRONMENTAL RESERVE
S.	SOUTH	PUL	PUBLIC UTILITY LOT
E.	EAST		
W.	WEST		

SCHEDULE OF AREAS

LOT 3, BLOCK 11, PLAN 251 0732	0.100 ha	(0.25 ac)
LOT 4, BLOCK 11, PLAN 251 0732	0.093 ha	(0.23 ac)
TOTAL	0.193 ha	(0.48 ac)

MAIDMENT
LAND SURVEYS LTD.
10, 141 Commercial Drive 403.286.0501
Calgary, AB T3Z 2A7 www.maidment.ca

FILE NUMBER: 123004con

BUILDING GRADE FORM

Project No: CA000972

Date: MAY 21, 2026

MUNICIPAL ADDRESS [redacted]		LOT 21	BLOCK 11	PLAN
1/4 SECTION	TOWNSHIP 22	RANGE 29	MERIDIAN 4	

BUILDER		SUBDIVISION Serenity	PHASE 1
ADDRESS		DEVELOPER Serenity at Heritage Pointe	
REPRESENTATIVE	PH.	CONSULTANT CIMA+	

PROPOSED BUILDING GRADES

ALL ELEVATIONS ARE METRIC GEODETIC + 1000

MAIN FLOOR ELEVATION (TOP OF JOISTS) 42.52/ 39.52/

FRONT ELEV. 42.01 (FINISHED GRADE) REAR ELEV. 41.77 (FINISHED GRADE)

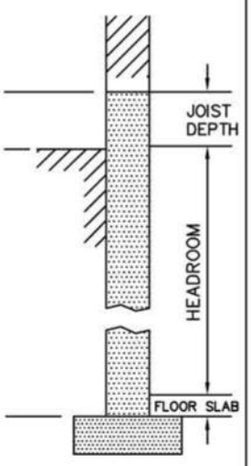
FINISHED GRADE AT GARAGE

LOWEST ELEVATION OF WALKOUT CONCRETE WALL (MAINTAIN MIN. 8 INCHES FROM FINISHED GRADE)

HIGHEST FINISHED GRADE AT WALKOUT (REAR ELEV.)

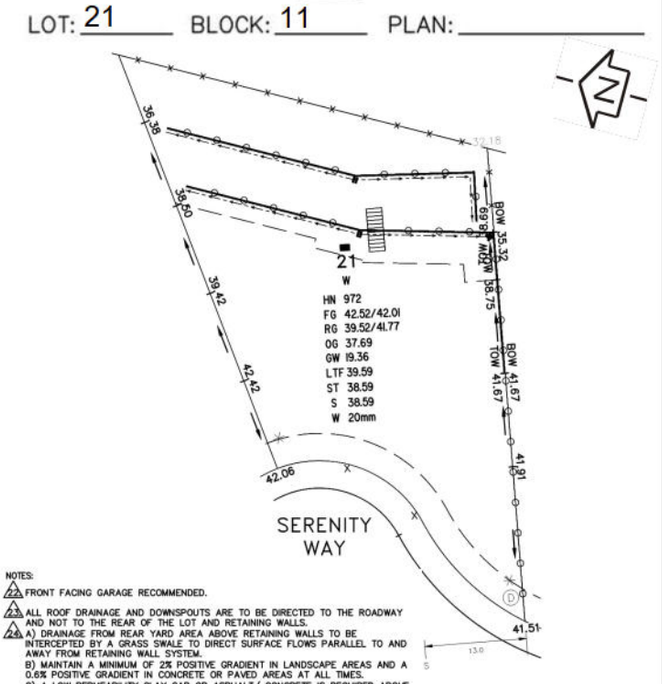
ACTUAL TOP OF FOOTING ELEVATION (ATF)

LOWEST PERMITTED TOP OF FOOTING ELEVATION (LTF) (BOTTOM OF BASEMENT SLAB FROST WALLS ARE REQUIRED.) 39.59



PLAN

LOT: 21 BLOCK: 11 PLAN:



NOTES:

1. FRONT FACING GARAGE RECOMMENDED.
2. ALL ROOF DRAINAGE AND DOWNSPOUTS ARE TO BE DIRECTED TO THE ROADWAY AND NOT TO THE REAR OF THE LOT AND RETAINING WALLS.
3. A) DRAINAGE FROM REAR YARD AREA ABOVE RETAINING WALLS TO BE INTERCEPTED BY A GRASS SWALE TO DIRECT SURFACE FLOWS PARALLEL TO AND AWAY FROM RETAINING WALL SYSTEM.
   B) MAINTAIN A MINIMUM OF 2% POSITIVE GRADIENT IN LANDSCAPE AREAS AND A 0.6% POSITIVE GRADIENT IN CONCRETE OR PAVED AREAS AT ALL TIMES.
   C) A LOW PERMEABILITY CLAY CAP OR ASPHALT/ CONCRETE IS REQUIRED ABOVE AND BELOW THE RETAINING WALL TO PREVENT INFILTRATION OF SURFACE WATER.
   D) PONDING OF WATER ABOVE OR BELOW THE WALL, OR FLOW OF SURFACE WATER INTO THE WALL SYSTEM AT ANY TIME ARE NOT PERMITTED AND COULD RESULT IN WALL FAILURE.
   E) SEE RETAINING WALL DESIGN DRAWINGS BY FACTOR GEOTECHNICAL FOR ADDITIONAL INFORMATION.

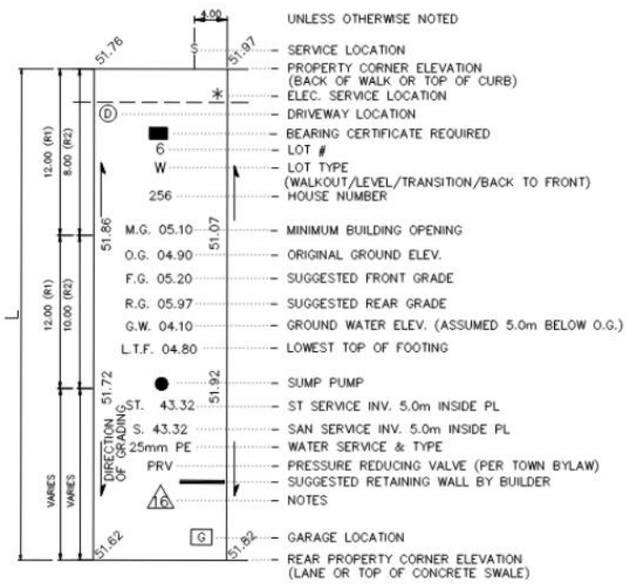
SERVICES	FRONT	REAR	CENTER	REFER TO PLAN	SIZE (mm)	TYPE
WATER	☑	☐	☐	☐	20	PEX
SANITARY	☑	☐	☐	☐	100	PVC
STORM	☑	☐	☐	☐	75	WTD

COMMENTS	YES	NO
GROUNDWATER DRAIN TO STORM REQUIRED	☑	☐
GROUNDWATER DRAIN TO SUMP PUMP REQUIRED	☑	☐
WATER PRESSURE REDUCING VALVE (PRV) REQUIRED	☐	☑
SERVICES INSTALLED TO 5 m INSIDE PROPERTY	☑	☐
INSULATE SERVICES (PLASTISPAN HD OR DOW HI 40)	☐	☑
HIGH SULPHATE CONCENTRATIONS PRESENT IN THE SOIL SULPHATE RESISTANT CEMENT (TYPE 50) REQUIRED	☐	☑
ADDITIONAL SULPHATE REQUIREMENTS (SEE NOTE BELOW).	☐	☑
FOUNDATION SOIL BEARING INVESTIGATION CERTIFICATION REQUIRED	☑	☐
GEOTECHNICAL RESTRICTIONS APPLY (SEE GEOTECHNICAL REPORT)	☑	☐
UTILITY EASEMENTS AFFECT THIS LOT	☑	☐
ROAD, RAIL, AIRPORT NOISE HOUSE CONSTRUCTION REQUIREMENTS	☐	☑

FOOTING ELEVATION CHECK IS REQUIRED PRIOR TO POURING

ALL SUMP PUMPS TO BE CONNECTED TO STORM

LEGEND



NOTES

1. IT IS THE RESPONSIBILITY OF THE BUILDING TO ENSURE THE FOOTINGS ARE PLACED ON A PROPER BASE THAT IS FREE FROM FROST, EXCESSIVE MOISTURE AND DELETERIOUS MATERIALS AND HAVE APPROPRIATE FROST PROTECTION WHEN COMPLETED.
2. WHEN THE AIR TEMPERATURE IS BELOW 5 CELCIUS, IT IS THE RESPONSIBILITY OF THE BUILDER TO MAINTAIN NEWLY PLACED CONCRETE AT A TEMPERATURE OF NOT LESS THAN 10 CELCIUS FOR 72 HOURS AFTER PLACING.
3. THE INFORMATION CONTAINED HEREIN IS BASED ON THE APPROVED BUILDING GRADE PLAN FOR THIS SUBDIVISION. ANY DEVIATIONS FROM THIS PLAN MUST BE APPROVED. UN-AUTHORIZED DEVIATIONS WILL BE THE RESPONSIBILITY OF THE BUILDER.
4. THE SOIL IN THE TRENCHES BENEATH FOOTINGS FOR SEWER AND WATER MAINS SHALL BE COMPACTED BY TAMPING UP TO THE BASE OF FOOTING LEVEL, OR SHALL BE FILLED WITH CONCRETE HAVING A STRENGTH NOT LESS THAN 10 MPa TO SUPPORT THE FOOTINGS.
5. OTHER NOTES:

I, THE BUILDER'S REPRESENTATIVE, _____ CERTIFY THAT THE FINAL HOUSE PLANS PROVIDED IN THE BUILDING PERMIT APPLICATION ARE THE SAME AS PROCESSED UNDER THIS GRADE SLIP AND THAT I UNDERSTAND THE INFORMATION AND THE REQUIREMENTS CONTAINED HEREIN AND WILL BUILD ACCORDINGLY

AUTHORIZED BUILDER'S REPRESENTATIVE DATE

THE INFORMATION CONTAINED IN SECTIONS B, C, D, AND E IS BASED ON THE APPROVED BUILDING GRADE PLAN FOR THIS SUBDIVISION.

May 22, 2026

ISSUED BY DEVELOPER'S AUTHORIZED REPRESENTATIVE DATE

FACTOR GEOTECHNICAL

DEEP FILLS REPORT – REV 1

To:	Mike Lochhead RareBuilt Homes Ltd.	**Project Number:**	075-013
		Project Type:	Deep Fills Report
Re:	Serenity Development Foothills County, Alberta	**Report Date:**	May 21, 2024

It is understood that the proposed development will consist of 66 residential lots, a municipal reserve (MR), and an environmental reserve. As per the cut/fill plan provided by CIMA+, excavation cuts of approximately 2.5 m will occur in the southern half of the development while the northern half of the development will primarily have fill placements up to 3 m to 5 m in Lot 4 and 0 m to 5 m within the municipal reserve. As Foothills County follows City of Calgary specifications, a deep fills assessment report is required when fill materials greater than 2 m are proposed. The purpose of this report is to provide construction recommendations for the deep fills placement.

SOIL DESKTOP REVIEW

A separate geotechnical investigation report (075013B_GI_00) prepared by Factor for the proposed development provides additional details regarding the subsurface soil conditions across the site. In general, primarily lacustrine deposits of silt, clay, and fine-grained sand layers were all encountered in Factor's geotechnical investigation. Similar soil findings were also encountered in a previous geotechnical investigation completed on the site by others.

SITE PREPARATION

Site preparation must follow the recommendations outlined in Factor's geotechnical investigation report for the proposed development prior to any fill placement. This is to ensure that adequate subgrade support is available for the proposed deep fills.

GENERAL FOUNDATION RECOMMENDATIONS

It is anticipated that the northern half of the site will be constructed on top of the compacted fill material. Foundations constructed on this fill material may utilize an allowable bearing capacity of 100 kPa. All fill material placement and compaction standards must follow the recommendations below.

The performance of the structure's foundation elements is largely dependent on the site conditions at the time of concrete placement. Concrete is not to be placed on untested backfill, organics, soil containing deleterious materials; or soft, wet, disturbed, or frozen soil. Positive drainage should always be maintained away from the structures (before, during, and after the construction of the foundations). Compacted soils below foundations cannot be allowed to freeze before, during, or after concrete placement, and must be protected from freezing for the lifetime of the structures. Methods to prevent freezing of the foundation subgrade include glycol lines with insulated tarps or heating and hoarding.

As mentioned above, foundation performances are reliant on the condition of subgrade materials. This also extends to native soils below compacted backfill. Site preparation recommendations have been provided in this report and Factor's geotechnical investigation report for the development site. Factor must be involved during the site preparation process to confirm adequate subgrade capacity is achieved in all areas.

SETTLEMENT COMMENTS

It is expected that the native soils in the project area are normally consolidated and may be subject to further consolidation when loaded by the proposed deep fills and associated residential structures. Maximum fill placements are expected to be in residential Lot 4 and within the northeastern area of the municipal reserve where up to 5 m of fill material will be placed.

Self-weight settlements of backfill compacted to 98% of the material's Standard Proctor Maximum Dry Density (SPMDD) can be expected to be between 1.0% to 2.0% of the fill height. Empirically, the worst-case deep fills placement associated with 3 m to 5 m of fill material within Lot 4, the self-weight settlement of the compacted backfill is estimated as 30 mm to 60 mm for 3 m of fill and 50 mm to 100 mm for 5 m of fill. Based on these estimates, differential settlements in the order of 20 mm to 40 mm may occur across this lot. Similarly, 0 mm to 100 mm of fill settlement may occur within specific areas of the municipal reserve.

Estimated settlements for the fill placement within Lots 3 to 14 are expected to be within the minimum and maximum range that is estimated above. Similarly, the differential settlements within these lots are expected to be within the minimum and maximum estimated ranges that are estimated above.

If the estimated settlements are undesirable, utilizing a well-compacted granular fill material (maximum 80 mm aggregate size) may reduce the foregoing settlements to an expected 0.5% of the fill height, leading to a corresponding maximum of 15 mm for 3 m of fill placement and 25 mm settlement for the 5 m fill placement. This results in an estimated differential settlement of 10 mm specially for Lot 4. Lots 3 to 14 may experience smaller differential settlements if a well-compacted granular fill is utilized.

In addition, the subgrade will experience surcharges due to the placement of the fill material. Within Lot 4, the estimated settlement of the subgrade is approximately 18 mm within the upper native sand layers with a fill thickness of 5 m. Within Lots 5 to 11, a maximum fill thickness of approximately 3.25 m will occur in these areas; the corresponding estimated settlement of the clay subgrade will be approximately 48 mm.

BACKFILL AND COMPACTION RECOMMENDATIONS

It is anticipated that the cut material from the southern half of the development will be utilized as the fill material within the northern half of the development. As fine-grained sand, silt, and clay were generally encountered in the southern half of the development, placement and compaction difficulties could be encountered if these materials are not thoroughly mixed together. Thus, it is recommended that these materials are thoroughly mixed together to create a suitable mixture for fill placement and compaction efforts. It is recommended that Factor is onsite to observe this process and to provide guidance, where required. Alternatively, a well-graded granular material (maximum aggregate size of 80 mm) may also be used to reduce potential placement and compaction efforts of fine-grained materials.

Fill material should be placed in lifts no larger than 300 mm before compaction, compacted to 98% of SPMDD, and be tested by Factor. As mentioned above, the fill material must be consistent through all fill areas and must not contain cobbles or clumps over 150 mm in diameter.

It is important to note that Factor's slope stability report will provide commentary on the suitability of placing subsoil within the sloped areas of the municipal reserve.

DEVELOPMENT LAG TIME

With the utilization of the thoroughly mixed cut materials from the southern half of the development, it is recommended that a three-month development lag time is implemented to allow for any self-weight settlements, differential settlements, and possible dissipation of pore pressures to occur.

If deep fill placement occurs in the fall, it is recommended for a full freeze and thaw cycle to occur prior to continuing with construction. It is not recommended to perform deep fill placement during the winter.

If a suitable granular material is utilized as the fill material, no development lag time is required as most self-weight settlements occur during fill placement.

QUALITY ASSURANCE

It is required that full-time monitoring and compaction testing be provided during the earthworks construction for compliance with the recommendations presented herein. Once compaction work has been completed, compaction reports and a summary of the work can be provided.

CLOSURE

We trust that this document meets your present requirements. Should you have any questions or wish to discuss the contents of this letter, please contact the undersigned.

Sincerely,





Richard Nadori, M.Eng, E.I.T.
Geotechnical EIT

Josh Clark, P.Eng.
Geotechnical Engineer

LIMITATIONS AND CONDITIONS

LIMITATIONS

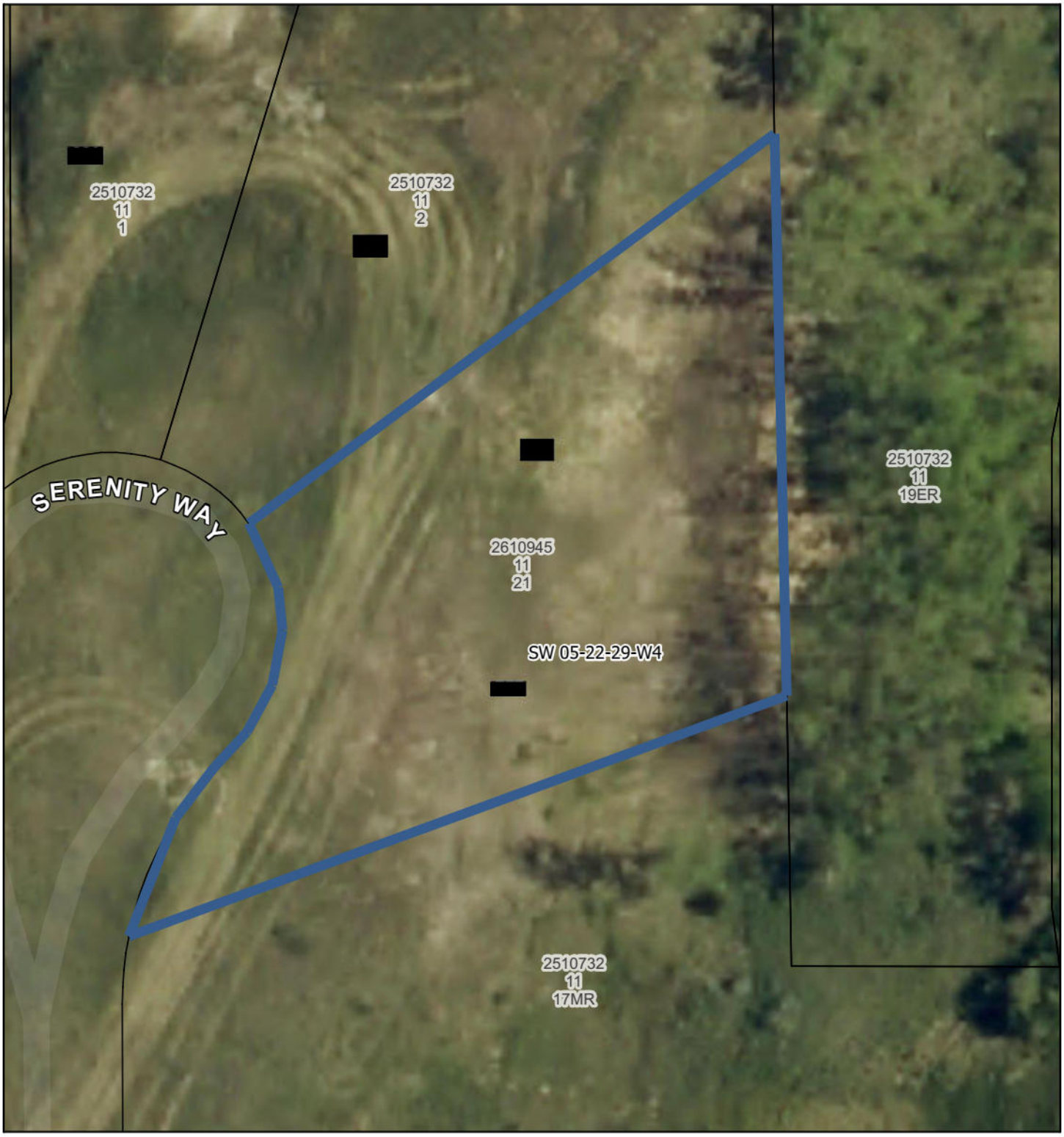
This Report has been prepared in accordance with the applicable jurisdiction's generally accepted engineering practices. No other warranty, expressed or implied, is intended or made. The information provided within this report is for the sole benefit of the Client. No other party may use or rely on the Report without written consent from Factor.

The identification and classification of soil type and geological profiles are a professional opinion based on the information available at the time of the inspection or investigation. Soil is inherently variable, and the actual site conditions can vary significantly between the investigated locations. The parties relying upon this Report should be aware of this risk and the delivery of this Report is subject to the express condition that such risks are accepted by the parties relying upon this Report.

The information and recommendations within this Report are based on the information gathered from inspections as well as information provided to Factor. Factor is entitled to rely on the information and representations provided by the Client and is not required to verify the accuracy of such information or representations.

If a geotechnical letter of assurance, compliance, or sign-off is required for this project, the Client is required to notify Factor so that timely field reviews can be provided during construction. Field reviews will allow Factor to verify that site conditions are consistent with the information relied upon within this report.

SW 5-22-29 W4M; Plan 2610945 Blk 11 Lot 21



2026-09-15, 8:21:15 a.m.

1:759

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Parcels

Legal Land Description Label

Settlement

Hamlet

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

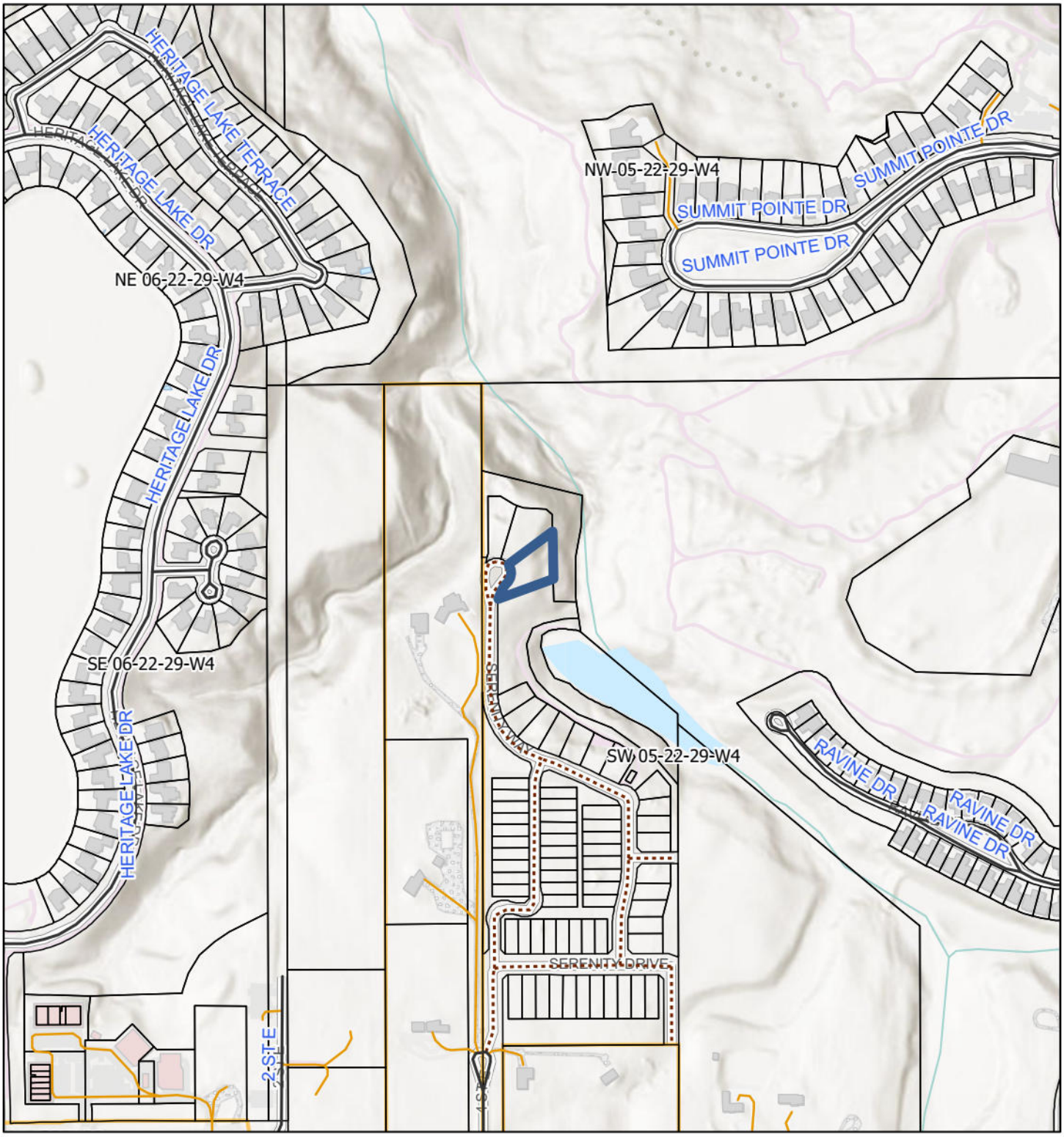
High Resolution 30cm Imagery

Citations

15cm Resolution Metadata

Geodesy Group Inc., Southern Alberta Partners

SW 5-22-29 W4M; Plan 2610945 Blk 11 Lot 21



2026-09-15, 8:26:16 a.m.

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Roads

Pre Developer

Pavement

Driveways

Parcels

Settlement

Hamlet

World_Hillshade

Esri, NASA, NGA, USGS, FEMA

Pierre-David Karolyi

From: FC_Planning
Sent: September 22, 2026 10:47
To: permits@rarebuilt.ca
Cc: Pierre-David Karolyi
Subject: Notice of Complete Application – Development Permit 26D 256

Good morning,

Re: Notice of Complete Application – Development Permit 26D 256
Ptn: SW 5-22-29 W4M; Plan 2610945, Block 11, Lot 21
Single Family Dwelling with an Oversized Attached Garage

This letter is being sent to you to serve as a notice of acknowledgement that the application as noted above is considered **complete** as of September 21, 2026.

Please note, this is not an approval of your permit, but indicates that your application has been accepted by the County and will now proceed to the next stages of the development permit process.

Notwithstanding the above, in the course of processing your application, we may request additional information or documentation from you that is considered necessary to review your application.

If you have any questions or concerns regarding the information in this letter, please contact **Pierre-David Karolyi** at pierre-david.karolyi@foothillscountyab.ca .

Regards,

Foothills County
Planning & Development

FC_Planning@foothillscountyab.ca
Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7
P. (403) 652-2341 | **F.** (403) 652-7880

W. www.foothillscountyab.ca

Pierre-David Karolyi

From: Pierre-David Karolyi
Sent: September 11, 2026 15:46
To: Permits
Subject: Notice of Incomplete - Serenity Lot3 and 4 (true lot 21)
Attachments: Bylaw 20_2021_OxtobyHowland - SSA (HRI)_SW 05-22-29 W4M.pdf; Serenity Phase 1 Deep Fills Report_May 29 2024.pdf; Serenity Phase 1 Slope Stability Report_May 29 2024.pdf

Greetings,

My name is Pierre Karolyi and I am the Development Officer that has been assigned to your Development Permit Application for a Single Family Dwelling with Oversized Garages on a Resdential Community Sub-district "A" parcel.

This email is being sent to you to serve as a notice of acknowledgement that the application as noted above is considered **incomplete** as of September 11, 2026, and asking for certain required elements to be provided.

Applicants must submit updated documents (site plan, forms, proposal, etc.) to ensure consistent information throughout the entire application package. Responses provided only within the email body **will not be considered** unless otherwise specified. When appropriate, revisions or additions on existing documents are recommended to be indicated with a different colour for ease of review.

The following information and/or documentation must be provided to the undersigned no later than **October 10, 2026**:

1. On provided Forms, Plans and Letter of Authorization, update to the legal description to be lot 21, not 1, 3 or 4;
2. An affidavit of corporate signing authority, which can be signed at no charge with a Commissioner of Oaths at the County's administrative office, OR applying a corporate seal to the Letter of Authorization form.
3. Indication, on the application form, that all of the Sub-district "A" engineering reports (attached) have been considered in the proposed development, and resubmission of plans if not considered fully. Upon preliminary analysis, these do not seem to align with the submitted plans.
4. Building grade forms need to be resubmitted for this specific parcel; the submitted forms seem to be for other lots.
5. Provision of justification for the oversized garages (over 111 sq. m.).
6. On the site plan, confirmation of lot coverage including:
    1. a building or group of buildings
    2. their accessory buildings and roofed structures; and
    3. all impervious surfaces like asphalt
7. Revision to digital building plans for for the residence to have at most an average of 12 metres in height between highest and lower elevation: the current average of the higher and lower heights is estimated at approximately 12.36 metres. Please indicate the height to grade for each side of the

dwelling, and refer to section 9.11 of the Land Use Bylaw. Units must also be indicated within the forms.

8. Please ensure you also have the most up to date Phase 1 Serenity plan as the submitted one seems outdated.

****Please refer to the attached reports as the development must adress the requirements within: A $5,000.00 deposit will be required as a pre-release condition to ensure compliance of all conditions of the development, and a completion certificate by a Professional Engineer verifying that all aspects of the noted reports have been met will be required to close the development permit.**

All of this information is being asked so that an informed decision can be made for either an approval or a refusal and, in the case of an appeal by another party on an approval, for me to be able to provide defensible justification for my decision to the Appeal Board.

Further elements may be required in addition to this list, although they may be satisfied through providing the above information and documentation. I look forward to supporting you in completing your application and facilitating a timely review.

Best regards,

Pierre-David Karolyi, LL.B., B.Sc.
Planning & Development Officer

Foothills County
309 Macleod Trail, Box 5605, High River, AB, T1V 1M7
t: (403) 603-6310
pkarolyi@foothillscountyab.ca

www.foothillscountyab.ca

NOTE: The information transmitted is intended only for the addressed person and may contain confidential and/or privileged material. If you are not the intended recipient of this message you are hereby notified that any use, review, transmission, dissemination, distribution, reproduction or any action taken in reliance upon this message is prohibited. If you have received this message in error, please reply immediately to the sender.

Please be advised that I am not in the office on Fridays.

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0040 766 172	2610945;11;21	261 151 387

LEGAL DESCRIPTION
PLAN 2610945
BLOCK 11
LOT 21
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;29;22;5;SW

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 251 110 510 +59
251 110 510 +58

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
261 151 387	21/05/2026	PLAN OF SURVEY - NEW TITLE		

OWNERS

SERENITY LAND CORP.
OF 5047-11 STREET SE
CALGARY
ALBERTA T2H 1M7

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
251 060 582	05/03/2025	MORTGAGE MORTGAGEE - ATB FINANCIAL. 600, 585 8 AVENUE SW CALGARY ALBERTA T2P1G1 ORIGINAL PRINCIPAL AMOUNT: $41,100,000
251 060 583	05/03/2025	CAVEAT

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ATB FINANCIAL. 600, 585 8 AVENUE SW CALGARY ALBERTA T2P1G1 AGENT - ROBERT C STEMP
251 110 512	23/04/2025	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. GRANTEE - TELUS COMMUNICATIONS INC. GRANTEE - ROGERS COMMUNICATIONS CANADA INC. GRANTEE - BLUESTEM UTILITIES (FOOTHILLS WASTEWATER) INC. GRANTEE - BLUESTEM UTILITIES (FOOTHILLS WATER) INC. GRANTEE - FOOTHILLS COUNTY. AS TO PORTION OR PLAN:2510733
251 110 514	23/04/2025	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. AS TO PORTION OR PLAN:2510733
251 110 521	23/04/2025	RESTRICTIVE COVENANT AS TO PORTION OR PLAN:2510736
251 110 522	23/04/2025	RESTRICTIVE COVENANT
251 160 252	18/06/2025	CAVEAT RE : RESTRICTIVE COVENANT

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 15 DAY OF SEPTEMBER, 2026 AT 08:29 A.M.

ORDER NUMBER: 58371584

CUSTOMER FILE NUMBER: AS_Planning

END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

2.4 *SPECIAL PROVISIONS FOR PARCELS WITH SUB-DISTRICTS*

2.4.1 Parcels within all land use districts may be further designated with a sub-district "A" in cases where Council feels that there is need for special consideration to be given on the development and construction on the lands including, but not limited to, the construction and placement of dwellings, accessory buildings, and structures, development of access, or any other lot grading that may impede drainage, through approval of a Development Permit prior to a Building Permit for reasons including but not limited to compliance with the following requirements:

a. Lot grading and building envelope.
b. Site coverage and setback.
c. Storm water management.
d. Access design and construction.
e. Location of a floodway.
f. Landscaping and screening requirements.
g. Water and wastewater utility systems.
h. Engineering requirements such as foundation design.
i. Preservation of environmental and landscaping features.
j. Other such reasons as deemed appropriate by Council.

2.4.2 When a sub-district "A" designation is placed on a land use district parcel, a Development Permit approval is required prior to a Building Permit for all development, lot grading, and/or placement and construction of buildings or structures on site. Upon land use designation, the Approving Authority shall indicate the nature of the special consideration required to assist with Development Approval.

2.5 *DEFINITIONS*

2.5.1 Words and expressions used in this Bylaw (but not defined herein) that are defined in Part 17 of the Act have the meaning given to them in Part 17 of the Municipal Government Act so far as the context in which such words and expressions are used in this Bylaw will permit.

A

ABATTOIR:

ABATTOIR, PERSONAL USE means a premise where a landowner or tenant slaughters and/or processes their own animals for purposes of consumption for themselves and their immediate household members only. An Abattoir, Personal use may include the hiring of a Provincially licensed *Mobile Butcher* to slaughter or to process the landowner/tenant's animal on the landowner/tenant's property.

ABATTOIR, MINOR means a provincially licensed facility where animals are slaughtered and processed (prepared, packaged or stored) with the intent to sell within the Province of Alberta and may include retail sales of inspected and approved meat. May include slaughtering of animals on site. No significant adverse nuisance such as noise, or odor should extend beyond the boundary of the site.

DWELLING, MOBILE HOME means a prefabricated or factory-constructed, transportable Dwelling Unit which is equal to or less than 6.1m (20 ft.) in width, designed and built to CAN/CSA Standard, to be moved, from one point to another as a single unit, and which is, upon its arrival at the site where it is to be located, ready for occupancy except for incidental building operations such as placement on a foundation and connection to utilities. A Dwelling Mobile Home must be constructed after September 2, 2007. A Dwelling, Mobile Home does not include a recreational vehicle or park model.

DWELLING, MOVED ON means a Dwelling, Single Family or Dwelling Manufactured Home that has previously been lived in or used as a residence, which has now been relocated to a new parcel for the purpose of a Dwelling Unit. Dwelling, Mobile Homes that have been renovated, added to, or altered in any way from their original CSA Standard, now being relocated to a new parcel for the purpose if a Dwelling Unit shall be considered under the Dwelling, Moved on provisions.

DWELLING, SECONDARY SUITE-means a subordinate Dwelling Unit located on a parcel in addition to the principal Dwelling Unit, which constitutes a self-contained living accommodation unit comprised of kitchen facilities, sleeping amenities, washroom facilities consisting of a full bathroom including tub and/or shower fixture, and has a separate entrance, or includes a door which can be physically closed or locked off from the remainder of the principal dwelling. A Dwelling, Secondary Suite may include a Secondary Suite, Principal, or a Secondary Suite, Detached. (See Secondary Suite, Principal and Detached)

DWELLING, SEMI-DETACHED means a building containing two dwelling units sharing a common wall extending from the first floor to the roof and located side by side with each dwelling unit having at least one separate entrance. *See Figure 10.10 A for an illustration on Dwelling types and Section 10.10 for more information on dwelling provisions.*

DWELLING, SINGLE FAMILY means a single building which contains one Dwelling Unit in accordance with the applicable Building Code and Section 10.10 of this Bylaw. A Dwelling, Single Family may contain a Secondary Suite in accordance with Section 10.26 and still be considered a Dwelling, single family.

DWELLING, TEMPORARY means a Dwelling, Manufactured Home; Dwelling, Mobile Home, or Dwelling Single Family for the purpose of use as a dwelling which has not been situated on a permanent foundation, located on a parcel on a temporary basis in accordance with Section 10.10. This does not include the temporary storage of an unoccupied structure without appropriate utilities or Recreational Vehicles.

DWELLING, TOWNHOUSE means a building divided vertically into three or more separate dwelling units, each of which has an independent entrance either directly or through a common vestibule. *See Figure 10.10 A for an illustration on Dwelling types and Section 10.10 for more information on dwelling provisions.*

DWELLING UNIT means a building or a portion of a building providing sleeping and washroom facilities, and a kitchen intended for domestic use, and used or intended to be used permanently or semi- permanently for a household. A dwelling or dwelling unit does not include more than one room which, due to its design, plumbing, equipment, and furnishings, may be used as a kitchen.

E

EDUCATION CENTRE means structures and/or outdoor areas devoted to the principal use of education.

EDUCATIONAL AND INTERPRETATIVE USE means premises in which seasonal or occasional education or training is provided utilizing both the natural environment and man-made physical elements such as buildings, structures, roadways, paths, trails, etc., that together create the physical character of an area.

EDUCATIONAL SERVICES, PRIVATE/CHARTER means development for instruction and education purposes, involving assembly for educational, training or instruction purposes by a private school system or individual and includes administration offices, dormitory and accessory buildings. Typical facilities would include private schools, charter schools, or seminaries, community colleges, universities, technical and vocational facilities that are privately owned or operated.

PART 2 PLANNING & DEVELOPMENT APPLICATIONS

PREAMBLE
This section outlines the requirements of a development application. It also lists circumstances, activities, structures and/or developments that do not require the issuance of a development permit, community consultation requirements, pre-application and formal review requirements and supplementary requirements.

Note: The text contained within this box does not form a part of the Land Use Bylaw and is only provided as context for the reader.

SECTION 4 APPLICATION REQUIREMENTS FOR DEVELOPMENT PERMIT AND LETTERS OF COMPLIANCE

4.1 *DEVELOPMENT PERMIT REQUIRED*

4.1.1 Except as provided in Section 4.2.1 of this Bylaw, no person shall undertake any development unless:

a. A Development Permit has first been issued pursuant to this Bylaw.
b. The development proceeds in accordance with the terms and conditions of the Development Permit issued in respect of the development.
c. A Building Permit has been obtained when the Building Officer so requires.
d. All necessary plumbing, gas, septic and electrical permits have been issued.

4.2 *NO DEVELOPMENT PERMIT REQUIRED*

4.2.1 A Development Permit is **not** required with respect to the following developments and/or uses but such developments and/or uses shall otherwise comply with the provisions of this Bylaw and must be carried out or performed in accordance with all other applicable legislation, regulations, and bylaws:

Access Road:

4.2.1.1 A private driveway developed on privately owned property for the purpose of vehicular access. This does not preclude the requirement for an approved legal, physical access and approved approach in accordance with Section 9.1. See Section 9.1 Access to Property for more details.

e. The placement of fill or topsoil on any site in excess of the limits identified under 4.2.1.37.

Accessory Buildings/Structures:

4.2.1.7 A detached accessory building where it is accessory to a primary residence:

a. having an area 20.8 sq. m. (224 sq. ft.) or less, where an accessory building is a permitted use in the land use district, including those lands designated as Sub-district "A", Direct Control District, within the Flood Hazard Protection Overlay, and/or within the Airport Protection Overlay provided the structure does not result in the cumulative accessory buildings on the property exceeding the size or number of accessory buildings allowed under Table 4.2.1.7A, and does not exceed to maximum permitted height under the designated Land Use District or the Airport Protection Overlay, and

b. having an area greater than 20.8 sq. m. (224 sq. ft.) where an accessory building is a permitted use in the land use district and does not exceed the cumulative size of accessory buildings allowed under Table 4.2.1.7A except on any lands designated Sub-district "A", Direct Control District, or Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, or where the accessory building is being relocated from another property. Relocation of structures requires a Development Permit in accordance with Section 9.21 of this bylaw.

Table 4.2.1.7A

PARCEL SIZE	SIZE OF ACCESSORY BUILDING
Less than 1 acre	Maximum of two (2) buildings with a total cumulative size not to exceed 41.8 sq. m. (450 sq. ft.) accessory to the residence
1.0 - 1.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 88.26 sq. m. (950 sq. ft.) accessory to the residence
2 - 2.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 155.6 sq. m. (1,675 sq. ft.) accessory to the residence
3.0 - 4.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 285.7 sq. m. (3,075 sq. ft.) accessory to the residence
5.0 - 9.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 325.2 sq. m. (3,500 sq. ft.) accessory to the residence
10.0 - 14.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 380.9 sq. m. (4,100 sq. ft.) accessory to the residence
15.0 - 20.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 422.7 sq. m. (4,550 sq. ft.) accessory to the residence
21.0 acres and over in size:	Maximum of six (6) buildings with a total cumulative size not to exceed 478.5 sq. m. (5,150 sq. ft.) accessory to the residence.
Agricultural District and Agricultural Business District Parcels	Any size accessory building to be used for agricultural, general purposes on agricultural zoned parcels when an agricultural operation exists on the property, in accordance with Section 4.2.1.7 of this Bylaw.

4.2.1.8 The construction of a Dwelling, Attached where it is listed as a discretionary use under the Residential Community District land use rules and is contemplated in an approved Area Structure Plan/or Outline Plan.

4.2.1.9 Permanent dwellings are permitted up to two private garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7A, where:

a. the total cumulative area of the garage(s) does not exceed 167.23 sq. m. (1,800 sq. ft)., on Agricultural zoned properties; or

b. the total cumulative area of the garage(s) does not exceed 111.48 sq. m. (1,200 sq. ft.) on all other land use districts.

excluding any lands designated Sub-district "A", Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, in which a Development Permit is required.

4.2.1.10 Works of maintenance, repair, or alteration on a building, internally or externally, if in the opinion of the Development Authority such work does not include structural alterations or change the use or intensity of use of the building.

4.2.1.11 The completion of a building which was lawfully approved whether or not it was under construction at the date this Bylaw comes into full force and effect, provided that:

a. The building is completed in accordance with the terms and conditions of any permit granted by the County.

b. The building, whether or not a permit was granted or required, is completed within a period of twelve (12) months from the date this Bylaw comes into full force and effect.

4.2.1.12 The repair or replacement of a legal building that is damaged or destroyed, provided that the original building was not a non-conforming building, excluding any lands designated sub-district "A", Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.

4.2.1.13 On parcels 21 acres or more, one Sea-can, no larger than 48' in length and 10' in width, is permitted per parcel, provided it meets the minimum setback requirements.

Accessory Uses

4.2.1.14 The temporary storage of the following number of unoccupied recreation vehicles on a parcel where a dwelling unit exists on site and the use is listed as a Permitted Use,

a. No more than five (5) unoccupied recreation vehicles on a parcel where it is located outside of a Hamlet boundary.

b. No more than one (1) unoccupied recreational vehicle on a parcel in all other land use districts where listed as a permitted use.

c. Notwithstanding Section 2.4.2 "Special Provision for Parcels with Sub-districts", the above exemption to a Development Permit is applicable on sub-district "A:" designated lands.

More information on storage of unoccupied recreation vehicles on property can be found under Section 10.18 of this Bylaw.

13.4 RESIDENTIAL COMMUNITY DISTRICT — RC

13.4.1 PURPOSE AND INTENT

To provide for municipally or communally serviced residential development located within Hamlet boundaries and/or in comprehensively planned developments outside of Hamlet boundaries, where supported by an adopted area structure plan and/or outline plan, consistent with the policies outlined in the Municipal Development Plan. This District was formerly named Hamlet Residential District and Residential District and includes all lands previously zoned as such in the County.

13.4.2 SUB-DISTRICT

13.4.2.1 Parcels may include the following sub-districts in cases where Council feels that there is a need. Not all parcels will be separated into sub-districts. Should a parcel include the sub-district, all district rules apply with the addition of the special provisions noted in accordance with the sub-district:

a. Sub-district "A" is a designation added to the land use district indicating a requirement for special consideration on the development of the site and/or placement and construction of buildings or structures on the lands through approval of a development permit. Reference Section 2.4 of this Bylaw for more details on special provisions for parcels with sub-district "A".

13.4.3 GENERAL REQUIREMENTS:

13.4.3.1 Refer to Section 4.2 "No Development Permit Required" in the Land Use Bylaw for uses not requiring a development permit.

13.4.3.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

13.4.4 PERMITTED USES	13.4.5 DISCRETIONARY USES
Accessory buildings not requiring a development permit	Accessory buildings requiring a development permit
Accessory uses	Antenna structures, private
Dwelling, Attached (where contemplated in an approved ASP)	Bed and Breakfast
Dwelling single family	Family Day Home
Home office	Dwelling, Attached
Public works	Dwelling, moved on
Signs not requiring a development permit	Home based business Type I
Solar Power System, Private (Not requiring a Development Permit)	Home based business Type II
Temporary storage of one (1) recreational vehicle	Kennels, private
Utility services, minor	Lot grading
	Manmade water bodies, private
	Secondary Suite, Principal
	Secondary Suite, Detached
	Signs requiring a development permit
	Solar Power System, Private requiring a Development Permit
	Temporary storage of up to 2 unoccupied recreation vehicles

13.4.6 LAND USE REQUIREMENTS

13.4.6.1 A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.

13.4.6.2 In order to facilitate the purpose and intent of this district and ensure the comprehensive development of Residential Community uses within the District, the following applies to applications for subdivision:

a. Parcel Density:

i. Minimum 3 gross units per acre (3 gross upa);

ii. Maximum 10 gross units per acre (10 gross upa).

b. Minimum Parcel Size:

i. 464m^2 (0.11 acres);

ii. The area in title at the time of passage of this Bylaw.

c. Maximum Parcel size:

i. 0.32 ha (0.80 ac) unless the lot forms part of a condominium plan; or

ii. The area in title at the time of passage of this Bylaw.

13.4.6.3 Required Developable Area:

a. In accordance with Section 9.8 of this Bylaw.

13.4.6.4 Utility Servicing Criteria

a. Communal water and communal wastewater disposal systems;

13.4.7 DEVELOPMENT REQUIREMENTS

13.4.7.1 Maximum Lot Coverage:

a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than 50 percent of the lot area.

13.4.7.2 Maximum Dwelling Unit Density

a. Maximum dwelling unit density for a parcel is one Dwelling, Single Family in accordance with Section 10.10, and one Dwelling, Secondary Suite in accordance with Section 10.26.

b. Or as determined by the Approving Authority in accordance with an approved Area Structure Plan or Outline Plan.

13.4.7.3 Minimum Yard Setbacks Requirements

a. Front Yard Setbacks:

i. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater;

ii. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.

iii. 48m (157.48 ft) from the centreline of a Municipal road;

iv. 15m (49.21 ft) from internal subdivision road outside of a hamlet boundary;

v. 4m (13.12 ft) from the right of way of a municipal road or internal subdivision road located within a hamlet boundary.

b. Side Yard Setbacks:

i. 1.5m (4.92 ft) from the property line.

ii. Notwithstanding sub-section 13.4.7.3 (b)(i), the side yard setbacks do not apply to the common wall side of a structure where a common wall exists

c. Rear Yard Setbacks:

i. Principal Building – 8m (26.25 ft) from the property line;

ii. Accessory Building – 1m (3.28 ft.) from the property line; and

iii. Decks and associated staircases (steps) may project into the rear yard setback to a maximum of 1.5m (4.92 ft.);

d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.

e. See Section 13.4.8 "Exceptions" for any setbacks exemptions that have been approved by Bylaw for particular developments.

See Section 9.27.9 through 9.27.12 for additional provisions regarding setbacks pertaining to parcels with two frontages.

13.4.7.4 Corner Parcel Restrictions:

a. In accordance with Section 9.27.9 - 9.27.12.;

13.4.7.5 Other Minimum Setback Requirements:

a. See Section 9.27 "Special Setback Requirements" of this bylaw for additional setback requirements that may apply.

13.4.7.6 Maximum Height of Structures:

a. Principal buildings, first vehicle garage, and car ports:

i. 12m (39.37 ft.)

b. Accessory Buildings:

i. 10.67m (35 ft.)

c. Radio antennas, internet towers and wind turbines

i. 16m (52.49 ft.);

13.4.7.7 Minimum habitable area per dwelling

i. 84 sq. m. (904.20 sq. ft.)

13.4.8 EXCEPTIONS:

13.4.8.1 Secondary Suites are not permitted on any lot with the hamlets of Heritage Pointe or Priddis Greens.

Heritage Pointe Development:

13.4.8.2 Front yard setbacks: 4m (13.12 ft.) from the property line adjacent to the internal road for all residential properties under the Heritage Pointe Area Structure Plan;

13.4.8.3 Front yard setback of 1.0 metre from the property line for lots fronting the major east-west collector road.

13.4.8.4 Front Yard setbacks: relaxation of up to 90% on front yard setbacks for corner lots for those properties under the Heritage Pointe Area Structure Plan;

13.4.8.5 Rear yard setback of 6 meters from the property line.

13.4.8.6 Rear yard setbacks: 3m (9.84 ft.) from the property line, only on those lots located on "Ravine Drive" in Heritage Pointe in accordance with Bylaw 805 including the CRR49 District amendments from 1986;

13.4.8.7 Rear yard setbacks: 1.5 meter encroachment into regular rear yard setbacks requirements for above grade decks; for those properties within Heritage Pointe Area Structure Plan area;

13.4.8.8 Bareland Condominium Units on "Ravine Drive" in Heritage Pointe shall be no less than 3.048m (10 ft.) between buildings;

13.4.8.9 Dwelling, attached is a Discretionary Use only on parcels along "Ravine Drive" in Heritage Pointe;

13.4.8.10 A garage up to 50% of the dwelling size (provided that the garage does not exceed a maximum of 2,400 sq. ft.) split into two different structures, either attached or detached from the residence is permitted on parcels that are located on lands within the Heritage Pointe Area Structure Plan.

See Section 13.4.8.1 - Secondary Suites are not permitted on any lot with the Hamlet of Heritage Pointe.

Heritage Pointe Stage 3 - Artesia Development:

13.4.8.11 Front yard setbacks: 4m (13.12 ft.) from the property line adjacent to the internal road; for those properties within the Heritage Pointe Stage 3 Area Structure Plan area - Artesia;

13.4.8.12 Side Yard setbacks: relaxation of up to 90% on side yard setbacks on corner lots provided the front yard is designated by the developer for those properties within Heritage Pointe Stage 3 Area Structure Plan area - Artesia;

13.4.8.13 Rear yard setbacks: 1.5m encroachment into regular rear yard setbacks requirements for above grade decks; for those properties within Heritage Pointe Stage 3 Area Structure Plan area - Artesia;

13.4.8.14 Maximum Height Requirement: relaxation of the maximum height requirements for all buildings to 12m within Heritage Pointe Stage 3 Area Structure Plan area - Artesia;

13.4.8.15 Dwelling, attached is a discretionary use on parcels along "Artesia Gate" "Spring Water Bay, and "Spring Water Close" in Heritage Pointe Stage 3 – Artesia

13.4.8.16 A garage up to 50% of the dwelling size (provided that the garage does not exceed a maximum of 2,400 sq. ft.) split into two different structures, either attached or detached from the residence is permitted on parcels that are located on lands within the Heritage Pointe Stage 3 – Artesia Area Structure Plan.

See Section 13.4.8.1 - Secondary Suites are not permitted on any lot with the Hamlet of Heritage Pointe which includes Artesia Development.

BYLAW 20/2021

BEING A BYLAW OF FOOTHILLS COUNTY TO AUTHORIZE AN AMENDMENT TO THE LAND USE BYLAW NO. 60/2014 AS AMENDED

WHEREAS pursuant to the provisions of the Municipal Government Act, Chapter M-26 Revised Statutes of Alberta 2000, and amendments thereto, the Council of Foothills County in the Province of Alberta, has adopted Land Use Bylaw No. 60/2014 and amendments thereto;

AND WHEREAS the Council has received an application to further amend the Land Use Bylaw by authorizing the redesignation of Plan 9912130, Block 5, Ptn. SW 05-22-29 W4M from Country Residential District to Hamlet Residential District (HR), Hamlet Residential Sub-district "A" (HRA) and Residential Multi-Family District (RMF) with additional lands to be dedicated as Municipal Reserve (MR), Environmental Reserve (ER) and Public Utility Lot (PUL). Additionally, a site specific amendment to the Residential Multi-Family District to allow for Dwelling, Single Family as a Permitted Use, and to allow for the current relaxations for the Hamlet of Heritage Pointe. Further, a site specific amendment to the Hamlet Residential District to allow for a front yard setback of 1.0 metre from the property line for lots fronting the major east-west collector road and to allow for a rear yard setback of 6 metres from property line.

Lots located on the north side of the plan area are to be designated as Hamlet Residential Sub-district "A" to ensure that all recommendations and restrictions as outlined in the slope analysis required to be provided as a condition of subdivision or development permit, are complied with to the satisfaction of the Public Works department. A completion certificate provided by a Professional Engineer verifying that all aspects of the noted analysis have been met and a $5,000 deposit as a pre-release condition to ensure compliance of all conditions of the development permit will be required.

NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:

1. Land Use Map No. 2229 is amended by redesignating Plan 9912130, Block 5, Ptn. SW 05-22-29 W4M from Country Residential District to Hamlet Residential District (HR), Hamlet Residential Sub-district "A" (HRA) and Residential Multi-Family District (RMF) with additional lands to be dedicated as Municipal Reserve (MR), Environmental Reserve (ER) and Public Utility Lot (PUL).

2. Under SECTION 13.4.8 HAMLET RESIDENTIAL DISTRICT a site specific amendment to allow for:
   a. Front yard setback of 1.0 metre from the property line for lots fronting the major east-west collector road; and
   b. Rear yard setback of 6 metres from property line

3. Under SECTION 13.5.8 RESIDENTIAL MULTI-FAMILY DISTRICT a site specific amendment to allow for: Dwelling, Single Family as a Permitted Use, and to allow for the following current relaxations for the Hamlet of Heritage Pointe:
   a. Front yard setback of 4m from property line to an internal road;
   b. Side yard setback: relaxation of up to 90% for side yards on corner lots provided the front yard is designated by the developer;
   c. Rear yard setback: 6m from property line and 1.5m encroachment into regular rear yard setback requirements for above grade decks for principal dwellings;
   d. A garage up to 50% of the dwelling size (provided the garage does not exceed 2,400 sq. ft.) split into two different structures, either attached or detached from the residence;

4. This Bylaw shall have effect on the date of its third reading and upon signing.

FIRST READING: March 10, 2021

Reeve

CAO

SECOND READING: SEP 0 8 2021

Reeve

CAO

THIRD READING: SEP 0 8 2021

Reeve

CAO

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this 8 day of September 2021

Development Permit 26D256 – Single Family Dwelling with Attached Garages, exceeding Maximum Height Limitation on Residential Community Sub-district "A" parcel

Should the board wish to approve the Single Family Dwelling with Attached Garages, exceeding Maximum Height Limitation as proposed by the applicant, the following suggested conditions of approval have been provided for consideration:

APPROVAL DESCRIPTION:

Upon completion of the below noted pre-release condition(s), this approval granted by Board Order XX/2026 allows for the following:

1) A Principal Building constituted of:
    - A Single Family Dwelling with a footprint of 311.61 sq. m. (3,354 sq. ft.) with a walkout basement, main and upper floor;
    - An attached double garage with a footprint of 76.31 sq. m. (821.39 sq. ft) and an attached double garage with a footprint of 73.99 sq. m. (796.43 sq. ft.) for a total cumulative garage space of 150.30 sq. m. (1,617.8 sq. ft.);
2) The principal building to have a maximum total average height of 12.55 metres (41.18 ft.) and a total parcel coverage of 37.7%.

PRE-RELEASE CONDITION:

Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before ***April 20, 2027*** *will see this development permit decision deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).*

1. The applicant shall submit a compliance deposit in the amount of $5,000.00. This deposit will be refunded at such time that the involved professional(s) provide written verification that all aspects of the noted reports and accepted plans have been satisfied, and that the project has been completed.

CONDITIONS OF APPROVAL:

The following requirements must be completed within twenty-four (24) months from the date the Development Permit is signed and issued. Failure to complete the conditions of approval will see the Development Permit be deemed null and void unless a time extension is approved under agreement between the Development Authority for Foothills County and the Applicant(s).

1. The applicant shall maintain the development in accordance with all conditions of the Subdivision and Development Appeal Board Order XX/2026 and plans that have been acknowledged by the Subdivision and Development Appeal Board to be appropriate. **Any revisions to the approved development or additional uses of this land shall not proceed without first obtaining the appropriate approvals and permits;**
2. The applicant shall obtain any necessary building and safety code permits and inspections from the County to the discretion of the Safety Codes Officer. The development is required to illustrate compliance with the requirements of the Alberta Building, Plumbing, Electrical, and Fire Codes at all times.
3. It is the landowner's responsibility to ensure that all considerations and recommendations are adhered to as identified within the following accepted document:

) Slope Stability Assessment Serenity Development Foothills County, Alberta by Factor Geotechnical, signed on May 28, 2024, by Josh Clark, P.Eng..

4. It is the applicant's responsibility to obtain and properly post independent County address(es) for the principal dwelling prior to occupancy. Please contact the County's GIS Department to be assigned new address(es) and obtain information regarding address signage. *The applicant is advised that additional addressing may cause a change to the existing mailing address for the property. Please contact the County's GIS department for information in this regard;*
5. Prior to the County acknowledging completion of the development, the applicant shall obtain a letter from a designated professional confirming the development adheres to all comments and recommendations as provided within the reports noted in Condition 3;
6. The applicant shall provide written notification to the Development Authority upon completion of the development, as approved herein;

ADVISORY REQUIREMENTS:

The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity. It is the responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements for the life of the development.

1. Development on the property shall at all times comply with the requirements of the Alberta Building, Safety, and Fire Codes. Acknowledgement from the Safety Codes Officer that the Dwelling is suitable for its proposed use and occupancy must be obtained prior to occupancy;
2. The applicant is responsible to comply with the requirements of Alberta Health Services, including but not limited to the regulatory requirements under the Alberta Public Health Act, Housing Regulation 173/99 and the Minimum Housing and Health Standards (MHHS);
3. Should lot grading be substantially altered, the applicant shall submit a Geotechnical Report for Slope Stability, as well as engineering review fees, to the satisfaction of the Public Works department.
4. Emergency address signage shall be installed and maintained, to the satisfaction of the County's Emergency Services;
5. No portion of the Dwelling or Attached Garage shall be used for the purpose of any business-related uses without first obtaining any necessary approvals from the Foothills County;
6. No topsoil shall be removed from the subject lands. When relocating or placing materials and conducting development on the land, the applicant shall ensure that measures are taken to contain those materials and mitigate effects with respect to dust, erosion, runoff, and weeds. Natural drainage of the parcel must be maintained. Alteration to natural drainage may proceed only under the authorization of an approved Development Permit for Lot Grading;
7. All exterior lighting applications must adhere to the guidelines and technical specifications as outlined within the Foothills Dark Sky Bylaw, which requires outdoor lights to be fully shielded, energy-efficient, and directed downward to minimize glare, light trespass, and sky glow;
8. All structures shall be located as to adhere to Municipal setback requirements from the boundaries of the legally titled property, as illustrated within the accepted site plan. No variance for yard setbacks has been considered under this approval;
9. The issuance of a development permit by the County does not relieve the landowners of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
10. The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit.

NOTES:

1. This is not a Building Permit. Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
2. This is not a Development Permit. The Development Permit may be signed and issued upon completion of all Pre-Release Conditions (if any). Development can not proceed until this permit has been signed and issued.
3. The Development Permit, once signed and issued, shall thereafter be null and void if the development or use is abandoned for a period of six months.
4. The conditions of this Development Permit Decision must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Subdivision and Development Appeal Board Order XX/2026.