

**PLANNING AND DEVELOPMENT SERVICES**

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**TO:** Subdivision and Development Appeal Board  
**DATE:** July 29, 2021 **DIVISION:** 8  
**FILE:** 05607200 **APPLICATION:** PRDP20212040  
**SUBJECT:** Development Item: Dwelling, Single Detached / Permitted use with Variances

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**APPLICATION:** Construction of a dwelling, single detached, relaxation of the maximum height requirement.

**GENERAL LOCATION:** Located approximately 0.20 km (1/8 mile) south of Twp. Rd. 252 and on the west side of Bearspaw Village Rd.

**LAND USE DESIGNATION:** Residential, Country Residential District (R-CRD) under Land Use Bylaw C-8000-2020

**EXECUTIVE SUMMARY:** The application was received on May 10, 2021. The Development Authority reviewed the application and it was conditionally approved on July 13, 2021.

The application is for the construction of a dwelling, single detached, relaxation of the maximum height requirement. The dwelling would be 13,819.00 sq. m (148,746.47 sq. ft.) in building area and would be 13.98 m (45.87 ft.) in building height.

There is one variance requested and the application appears to be compliant with Residential, Country Residential District (R-CRD) regulations.

On July 13, 2021, the Notice of Decision was circulated to 13 adjacent landowners. The decision was appealed on July 15, 2021, by an affected party, and the reasons for the appeal are included in the Notice of Appeal.

**DECISION:** Conditionally-Approved

**DEVELOPMENT / SUBDIVISION AUTHORITY:** Development Authority

**DECISION DATE:**  
July 13, 2021

**APPEAL DATE:**  
July 15, 2021

**ADVERTISED DATE:**  
July 13, 2021

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**Administration Resources**

Bronwyn Culham, Planning & Development Services



**AIR PHOTO & DEVELOPMENT CONTEXT:****APPLICATION EVALUATION:**

The application was evaluated based on the information and site plan submitted with the application and the applicable policies and regulations.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li>• <i>Municipal Government Act;</i></li> <li>• Municipal Development Plan;</li> <li>• Bearspaw Area Structure Plan</li> <li>• Bearspaw River View Conceptual Scheme</li> <li>• City of Calgary Intermunicipal Development Plan</li> <li>• Land Use Bylaw C-8000-2020</li> </ul>	<b>PERMITTED USE:</b> <ul style="list-style-type: none"> <li>• Dwelling, Single Detached is a permitted use in the Residential, Country Residential District (R-CRD)</li> </ul> <b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>• Development Authority</li> </ul>
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**APPEAL:**

See attached report and exhibits.

Respectfully submitted,

“Heather McInnes”

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Supervisor Development & Compliance

BC/xx



**APPLICATION INFORMATION:**

<b>APPLICANT:</b> Tricor Design Inc	<b>OWNER:</b> Petryk, Robert P.
<b>DATE APPLICATION RECEIVED:</b> May 10, 2021	<b>DATE DEEMED COMPLETE:</b> June 29, 2021
<b>DEVELOPMENT AUTHORITY DECISION DATE:</b> July 13, 2021	
<b>APPELLANT:</b> Colin and Marilyn Outtrim	
<b>GROSS AREA:</b> ± 0.80 hectares (± 2.00 acres)	<b>LEGAL DESCRIPTION:</b> Lot 4 Block 2 Plan 1811748, NW-07-25-02-05; (24 BEARSPAW TERRACE)
<b>APPEAL BOARD:</b> Subdivision & Development Appeal Board	
<b>HISTORY:</b> <ul style="list-style-type: none"><li>• There are no related Building Permits</li><li>• There are no related Development Permits</li><li>• There are no related Planning Applications</li></ul>	
<b>AGENCY SUBMISSIONS:</b> <p>The application was circulated to internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	



**PLANNING AND DEVELOPMENT SERVICES**

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<b>TO:</b>	Development Authority	<b>DIVISION:</b>	8
<b>DATE:</b>	July 13 2021	<b>APPLICATION:</b>	PRDP20212040
<b>FILE:</b>	05607200		
<b>SUBJECT:</b>	Dwelling, Single Detached / Permitted use with Variances		

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**APPLICATION:** Construction of a dwelling, single detached, relaxation of the maximum height requirement.

**GENERAL LOCATION:** Located approximately 0.20 km (1/8 mile) south of Twp. Rd. 252 and on the west side of Bearspaw Village Rd.

**LAND USE DESIGNATION:** Residential, Country Residential District (R-CRD) under Land Use Bylaw C-8000-2020

**EXECUTIVE SUMMARY:** The Applicant is proposing to construct a dwelling, single detached. The dwelling would be 13,819.00 sq. m (148,746.47 sq. ft.) in building area and would be 13.98 m (45.87 ft.) in building height. A relaxation to the maximum building height requirement from 12.00 m (39.37 sq. ft.) to 13.98 m (45.87 ft.) is requested.

**ADMINISTRATION RECOMMENDATION:** Administration recommends Approval in accordance with Option #1.

**OPTIONS:**

Option #1: THAT Development Permit Application PRDP20212040 be approved with the conditions noted in Attachment 'A'.

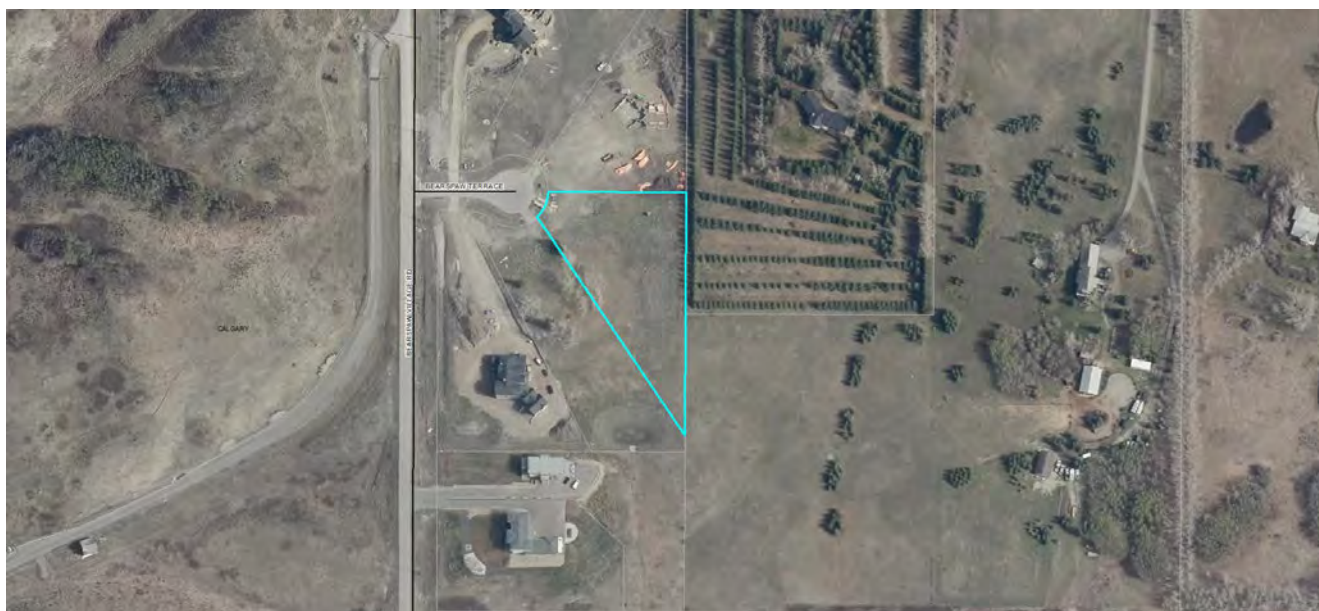
Option #2: THAT Development Permit Application PRDP20212040 for the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.





## AIR PHOTO & DEVELOPMENT CONTEXT:



## VARIANCE SUMMARY

Variance	Requirement	Proposed	Percentage (%)
Maximum Building Height	12.00 m (39.97 ft.)	13.98 m (45.87 ft.).	16.50%

## APPLICATION EVALUATION:

The application was evaluated based on the information and site plan submitted with the application and the applicable policies and regulations.

<b>APPLICABLE POLICY AND REGULATIONS:</b> <ul style="list-style-type: none"> <li><i>Municipal Government Act;</i></li> <li>Municipal Development Plan;</li> <li>Bearspaw Area Structure Plan</li> <li>Bearspaw River View Conceptual Scheme</li> <li>City of Calgary Intermunicipal Development Plan</li> <li>Land Use Bylaw C-8000-2020</li> </ul>	<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>Elevations prepared by Tricor Design Group dated June 18, 2021</li> <li>Floor Plans prepared by Tricor Design Group dated June 18, 2021</li> <li>Cross Sections prepared by Tricor Design Group dated June 18, 2021</li> </ul>
<b>PERMITTED USE:</b> <ul style="list-style-type: none"> <li>Dwelling, Single Detached is a permitted use in the Residential, Country Residential District (R-CRD)</li> </ul>	<b>DEVELOPMENT VARIANCE AUTHORITY:</b> <ul style="list-style-type: none"> <li>Development Authority</li> </ul>

## Additional Review Considerations

The application was assessed in accordance with Sections 322 to 330 of the Land Use Bylaw.





**CONCLUSION:**

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

BC/sl



**DEVELOPMENT PERMIT REPORT CONDITIONS:**Option #1:

Approval subject to the following conditions:

**Description:**

1. That the construction of a dwelling, single detached may commence on the subject parcel in general accordance with the site plan and design drawings prepared by Tricor Design Group dated June 18, 2021, Job#: 20-08387 and conditions noted herein.
  - i. That the maximum building height shall be relaxed from **12.00 m (39.37 sq. ft.)** to **13.98 m (45.87 ft.)**.

**Prior to Release:**

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. Written confirmation shall be received from County Road Operations confirming the status of the condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

**Permanent:**

3. That the Applicant/Owner shall ensure any excavation and fill has been completed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on drainage.
4. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
5. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands from drainage alteration.
6. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
7. That if this Development Permit is not issued by **February 28, 2022** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

**Advisory:**

8. That a Building Permit(s) shall be obtained through Building Services, prior to any construction taking place.
9. That during construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
10. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017].





11. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) at all times.
12. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.



**MAPS AND OTHER INFORMATION:**

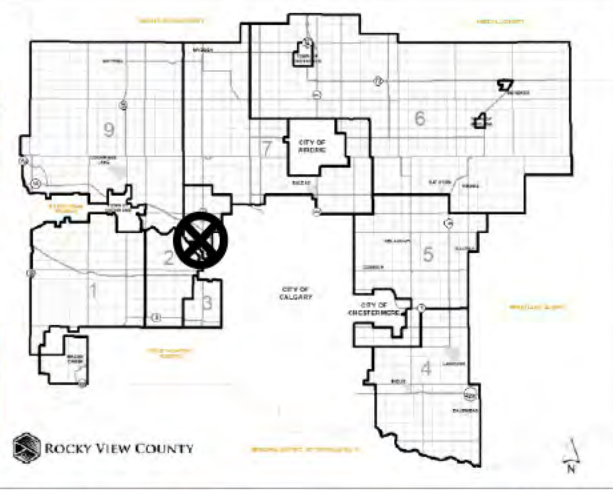
<b>APPLICANT:</b> Tricor Design Inc	<b>OWNER:</b> Petryk, Robert P.
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<b>PUBLIC &amp; AGENCY SUBMISSIONS:</b> The application was circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.	



## Location & Context

### Development Proposal

Construction of a dwelling,  
 single detached, relaxation  
 of the maximum height  
 requirement



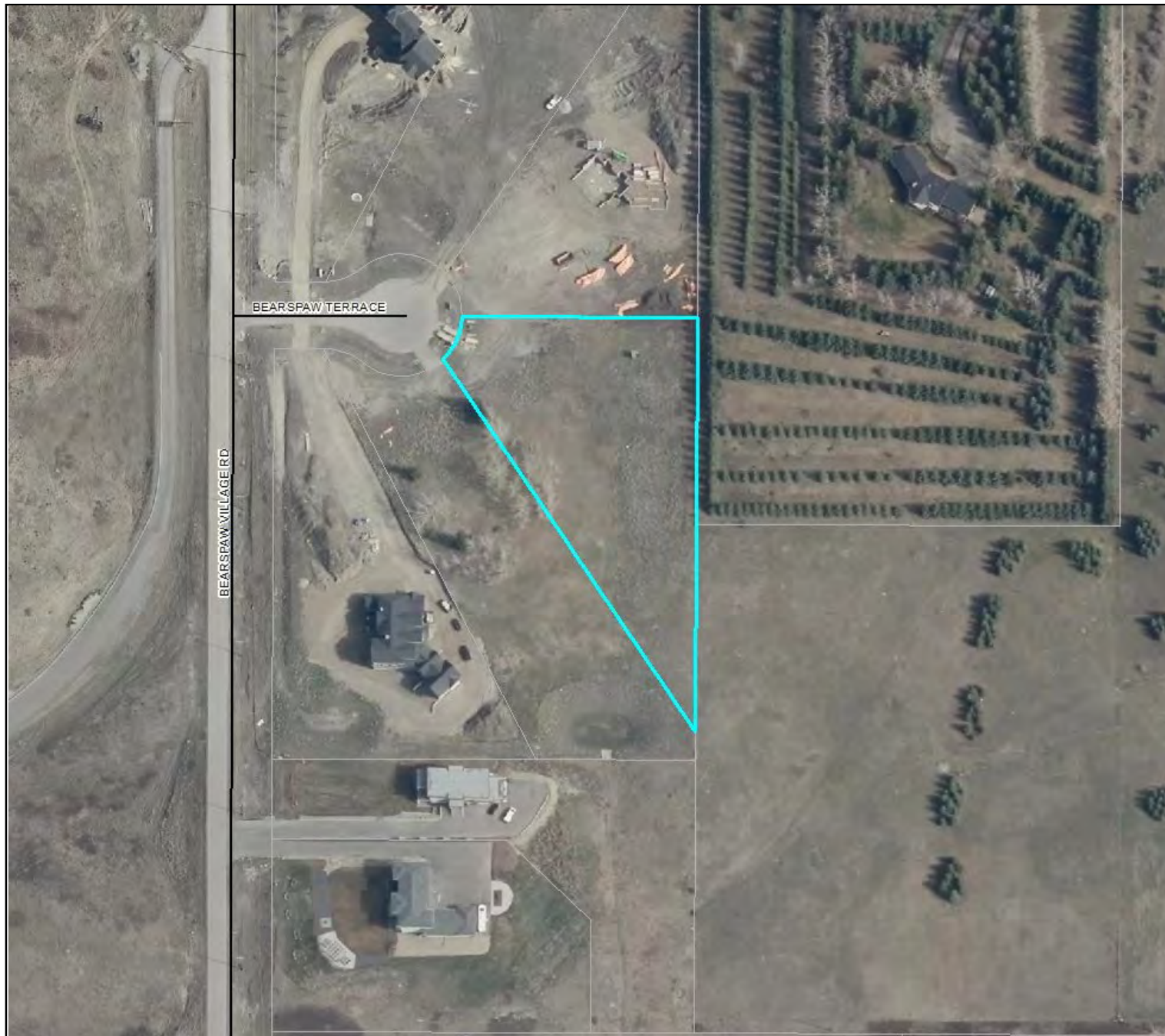
Division: 8  
 Roll: 05607200  
 File: PRDP20212040  
 Printed: July 09, 2021  
 Legal: Lot: 4 Block: 2  
 Plan: 1811748 within NW-07-  
 25-02-W05M



## Location & Context

### Development Proposal

Construction of a dwelling,  
single detached, relaxation  
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## Development Proposal

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25-02-W05M





**architects • interior • landscape • interiors**  
**4000 MIDLAND AVE. SUITE 100, CALGARY, ALBERTA**  
**T2C 1P9, CANADA • 403.243.3712 • 403.243.4188**  
**WWW.TERRAGROUP.CA • WWW.TERRAINTERIOR.COM**  
**G 782 01 TERRA GROUP LTD.**

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PROJECT # \_\_\_\_\_

## SINGLE FAMILY

24 BEARS PAW TERRACE,  
 ROCKYVIEW COUNTY, ALBERTA  
 LOT 04, BLOCK 2, PLAN 181: 1748

PLANT

## LUXURIA HOMES

SUBMISSION # \_\_\_\_\_

## ARCHITECTURAL CONTROL SUBMISSION

PROPOSED FOLIO	NUMBER OF PAGES	DATE	REVISION
DESIGN APPROPRIATE			
DEVELOPMENT PERMIT			10/1
REVISION PERMIT			
REVISION EXTENSION			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

SITE

## SITE PLAN

PROJECT #	25-0030
DATE	APRIL 20, 2021
SCALE	1:300
FILE #	

# SP 1



## Elevations

### Development Proposal

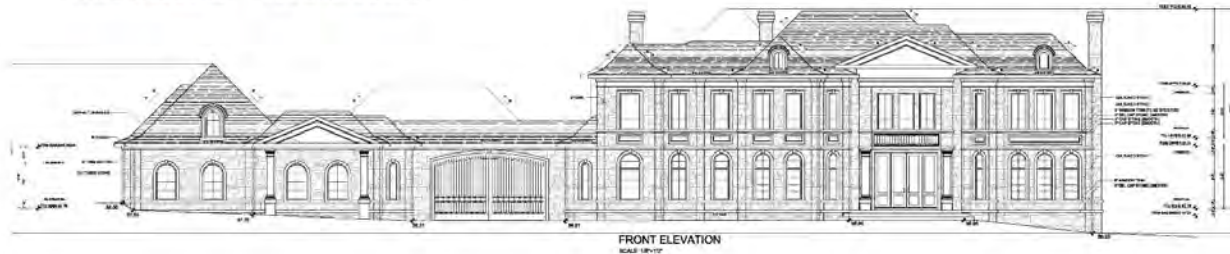
Construction of a dwelling,  
single detached, relaxation  
of the maximum height  
requirement



PICTURE FOR REFERENCE



PICTURE FOR REFERENCE



 <b>TERRA HOMES</b> <small>RESIDENTIAL DIVISION</small>			
<p><b>SINGLE FAMILY</b>  24 BEARSPAW TERRACE,  ROCKYVIEW COUNTY, ALBERTA  LOT 04; BLOCK 2; PLAN 1811748</p>			
<p><b>LUXURIA HOMES</b></p>			
<p><b>BUILDING PERMIT SUBMISSION</b></p>			
PROPOSED WORK:	OWNER (DATE):	DATE:	SECTION:
SECTION APPROVAL:	ST:	ST:	ST:
DEVELOPMENT PERMIT:			
NEW DEVELOPMENT:			
REVISION (DATE/REASON):	OWNER (DATE):	DATE:	SECTION:
REVISION (DATE/REASON):	ST:	ST:	ST:
NEW REVISION:			
<p><b>FRONT &amp; REAR ELEVATION</b></p>			
PROJECT #:	20-08387		
DATE:	JUNE 18, 2021		
SCALE:	1/8" = 1'-0"		
TABLE:			
BP1.2			

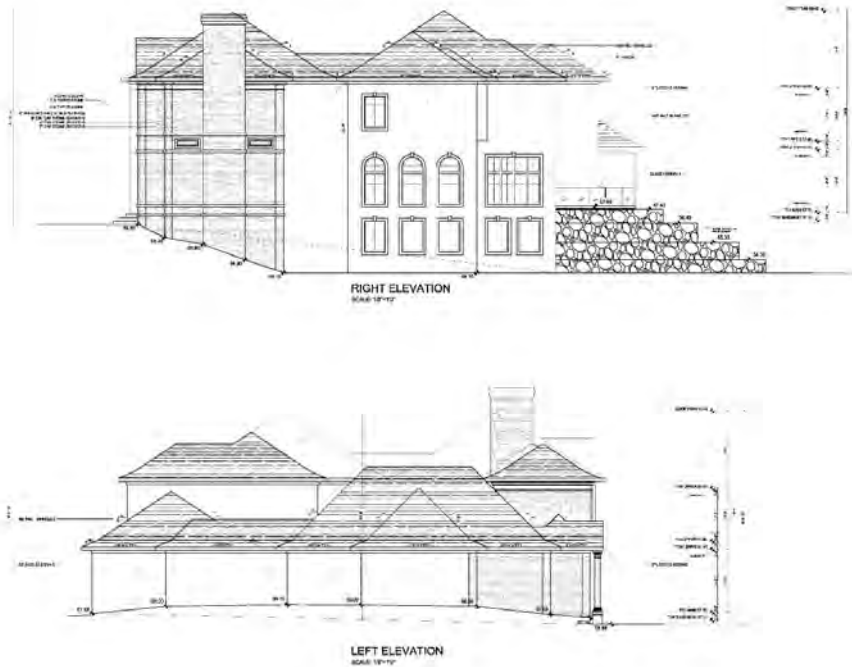
Division: 8  
Roll: 05607200  
File: PRDP20212040  
Printed: July 09, 2021  
Legal: Lot:4 Block:2  
Plan:1811748 within NW-07-  
25-02-W05M



## Elevations

### Development Proposal

Construction of a dwelling, single detached, relaxation of the maximum height requirement



T-TECH DESIGN GROUP 11111 17TH AVE. S.W. SUITE 100 ROCKY HILL, ALBERTA T4B 1B6 TEL: (403) 271-1111 FAX: (403) 271-1112 WWW.TTECHDESIGN.COM	
WE DESIGN YOUR DREAMS AND VISIONS INTO A REALITY. WE ARE A TEAM OF ARCHITECTS, ENGINEERS, DESIGNERS, AND CRAFTSMEN. WE ARE COMMITTED TO EXCELLENCE IN EVERYTHING WE DO. WE ARE YOUR PARTNERS IN EVERY STEP OF THE PROCESS. WE ARE YOUR TRUSTED ADVISORS. WE ARE YOUR GO-TO TEAM. WE ARE YOUR DREAM TEAM.	
<b>PROJECT</b> <b>SINGLE FAMILY</b> 24 BEARSPAW TERRACE, ROCKYVIEW COUNTY, ALBERTA LOT 04; BLOCK 2; PLAN 181 1748	
<b>CLIENT</b> LUXURIA HOMES	
<b>PROJECT TYPE</b> BUILDING PERMIT SUBMISSION	
<b>PREPARED FOR</b> LUXURIA HOMES 24 BEARSPAW TERRACE ROCKYVIEW, AB T4B 1B6	<b>DATE</b> 20-08-2021
<b>DESIGNED BY</b> T-TECH DESIGN GROUP	<b>DATE</b> 20-08-2021
<b>PROJECT DESCRIPTION</b> SINGLE FAMILY DWELLING	<b>DATE</b> 20-08-2021
<b>PROJECT NUMBER</b> 20-08-2021	<b>DATE</b> 20-08-2021
<b>PROJECT NAME</b> 24 BEARSPAW TERRACE	
<b>PROJECT ADDRESS</b> 24 BEARSPAW TERRACE	
<b>PROJECT CITY</b> ROCKYVIEW, AB	
<b>PROJECT PROVINCE</b> ALBERTA	
<b>PROJECT COUNTRY</b> CANADA	
<b>PROJECT PHONE</b> (403) 271-1111	
<b>PROJECT FAX</b> (403) 271-1112	
<b>PROJECT EMAIL</b> info@ttechdesign.com	
<b>PROJECT WEBSITE</b> www.ttechdesign.com	
<b>PROJECT SOCIAL MEDIA</b> Facebook: T-Tech Design Group Instagram: T-Tech Design Group Twitter: T-Tech Design Group LinkedIn: T-Tech Design Group	
<b>PROJECT NOTES</b> 1. ALL DIMENSIONS ARE IN METERS. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT. 4. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT. 5. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT. 6. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT. 7. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT. 8. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT. 9. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT. 10. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CLIENT.	
<b>RIGHT &amp; LEFT ELEVATION</b>	
<b>PROJECT #</b> 20-08-2021	<b>DATE</b> JUNE 18, 2021
<b>SCALE</b> 1/8" = 1'-0"	<b>PROJECT</b> BP1.2

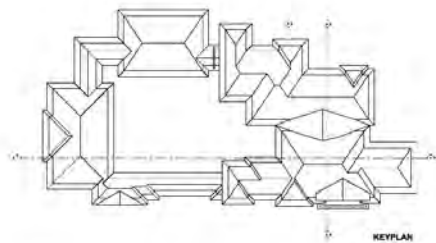
Division: 8  
 Roll: 05607200  
 File: PRDP20212040  
 Printed: July 09, 2021  
 Legal: Lot:4 Block:2  
 Plan:1811748 within NW-07-25-02-W05M



## Cross Sections

### Development Proposal

Construction of a dwelling,  
single detached, relaxation  
of the maximum height  
requirement



<p><b>SINGLE FAMILY</b> 24 BEARSPAW TERRACE, ROCKYVIEW COUNTY, ALBERTA, LOT 04, BLOCK 2, PLAN 1811748</p>			
<p><b>LUXURIA HOMES</b></p>			
<p><b>BUILDING PERMIT SUBMISSION</b></p>			
DESIGNER/OWNER	DESIGN DATE	DATE	SCALE
DEVELOPMENT PROJECT			
BUILDING FOR			
REVISION DESCRIPTION	DESIGN DATE	DATE	SCALE
APPROVED/CRACK			
DATE/REVISION			
<p><b>SECTIONS</b></p>			
PROJECT #	20-00367		
DATE	JUNE 18, 2021		
SCALE	1/8" = 1'-0"		
<p><b>BP3.0</b></p>			

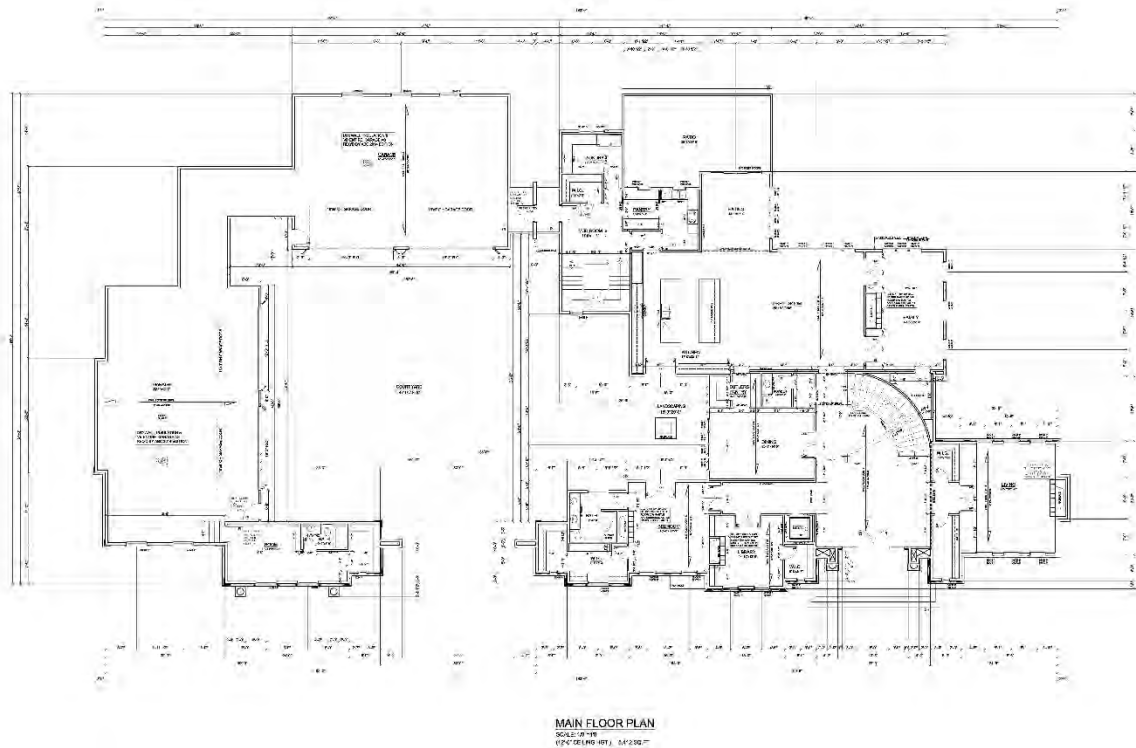
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25-02-W05M



## Floor Plan

## Development Proposal

Construction of a dwelling,  
single detached, relaxation  
of the maximum height  
requirement



**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
(12'-0" CEILING HGT) 54' x 230' 7"

[illegible]

Division: 8  
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## Site Photos

### Development Proposal

Construction of a dwelling, single detached, relaxation of the maximum height requirement



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## Site Photos

### Development Proposal

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*Division: 8  
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Legal: Lot: 4 Block: 2  
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25-02-W05M*





## Notice of Appeal

**Subdivision and Development Appeal Board  
Enforcement Appeal Committee**

<b>Appellant Information</b>			
Name of Appellant(s) Colin and Marilyn Outtrim			
Mailing Address 18 Bears paw Terrace		Municipality RVC	Province Alberta
Postal Code T3L 2N7			
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]	
<b>Site Information</b>			
Municipal Address 24 Bears paw Terrace		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) LOT 4, BLOCK 2, PLAN 1811748, NW-07-25-02-05	
Property Roll # 05607200		Development Permit, Subdivision Application, or Enforcement Order # Application No. PRDP20212040	
<b>I am appealing: (check one box only)</b>			
<b>Development Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<b>Decision of Enforcement Services</b> <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
<b>Reasons for Appeal</b> (attach separate page if required)			
<p>I have been advised that a request to relax the height restriction for the development of a large single family residential building on lot 24. This location is on the immediate adjacent parcel of land. Any height over the current RVC limitation would not be acceptable as this would obstruct our south direction of view.</p> <p>Please advise the owner that we wish to have him change his plan to comply with the county height restriction.</p> <p>We built our home within the development guidelines and so should this adjacent owner.</p> <p>Colin and Marilyn Outtrim</p> <p style="text-align: center;"><i>Colin Outtrim</i> cheque attached</p>			



This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

*Colin Outtrim*  
Appellant's Signature

*July 15, 2021*  
Date





## Notice of Appeal

Subdivision and Development Appeal Board  
Enforcement Appeal Committee

### Submitting an Appeal

**Appeals must be submitted on time and with the required fee**

Sections 547, 645, 678, and 686 of the *Municipal Government Act*, RSA 2000, c M-26, and Rocky View County's *Master Rates Bylaw* require that your Notice of Appeal be submitted to the Subdivision and Development Appeal Board (SDAB) or Enforcement Appeal Committee (EAC) within the legislated timeframe and with the required fee. Fees are as follows:

<b>Subdivision and Development Appeal Board</b>	<b>Fee</b>
Development Authority decision – appeal by the owner of the subject property	\$350.00
Development Authority decision – appeal by an affected party	\$250.00
Development Authority decision – appeal of a Stop Order issued under section 645 of the <i>Municipal Government Act</i>	\$500.00
Subdivision Authority decision (paid at time of application and used as a credit on endorsement fees except where the owner appeals the subdivision)	\$1,000.00
<b>Enforcement Appeal Committee</b>	
Compliance Order - appeal as per section 545 or 546 of the <i>Municipal Government Act</i>	\$500.00

**How to submit your appeal and pay your fee**

You can submit your Notice of Appeal by mail or deliver it in person. Arrangements can also be made to e-mail your Notice of Appeal and pay over the phone. If you e-mail your appeal to the SDAB clerk, you must call the SDAB clerk for verbal confirmation of receipt. Regardless of how you submit your Notice of Appeal, it must be received on or before the final appeal deadline.

*Mail or deliver to:*  
Clerk, Subdivision and Development Appeal Board  
262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

Please make cheques payable to "Rocky View County".

**What happens after my appeal is submitted?**

Once your Notice of Appeal is submitted on time and with the required fee, the appeal will be heard by the SDAB or EAC within 30 days. The Clerk of the SDAB will be in touch with you about the appeal hearing. You and the landowners who are adjacent to the property in question will receive a written Notice of Hearing.

**More information**

For more information about filing an appeal or SDAB/EAC procedures, please contact the SDAB Clerk at:

Phone: 403-230-1401

Email: [sdab@rockyview.ca](mailto:sdab@rockyview.ca)

Website: [www.rockyview.ca](http://www.rockyview.ca)





# ROCKY VIEW COUNTY

262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

## THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Issuance conditions (if listed) *must* be completed.

## NOTICE OF DECISION

Tricor Design Inc  
201 4216 12th Street NE  
Calgary , AB T2E 6K9

Page 1 of 2

Tuesday, July 13, 2021

Roll: 05607200

**RE: Development Permit #PRDP20212040**

**Lot 4 Block 2 Plan 1811748, NW-07-25-02-05; (24 BEARSPAW TERRACE)**

The Development Permit application for construction of a dwelling, single detached, relaxation of the maximum height requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

### Description:

1. That the construction of a dwelling, single detached may commence on the subject parcel in general accordance with the site plan and design drawings prepared by Tricor Design Group dated June 18, 2021, Job#: 20-08387 and conditions noted herein.
  - i. That the maximum building height shall be relaxed from **12.00 m (39.37 sq. ft.)** to **13.98 m (45.87 ft.)**.

### Prior to Release:

2. That prior to release of this permit, the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
  - i. Written confirmation shall be received from County Road Operations confirming the status of the condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

### Permanent:

3. That the Applicant/Owner shall ensure any excavation and fill has been completed in a safe manner that does not cause slope stability issues, slumping, or any adverse impacts on drainage.





# ROCKY VIEW COUNTY

262075 Rocky View Point  
Rocky View County, AB, T4A 0X2

403-230-1401  
questions@rockyview.ca  
www.rockyview.ca

Tricor Design Inc #PRDP20212040

Page 2 of 2

4. That there shall be no more than 2.00 m (6.56 ft.) of excavation or 1.00 m (3.28 ft.) of fill/topsoil placed adjacent to or within 15.00 m (49.21 ft.) of the proposed dwelling unit under construction in order to establish approved final grades unless a Development Permit has been issued for additional fill.
5. That the Applicant/Owner shall be responsible for rectifying any adverse effect on the adjacent lands from drainage alteration.
6. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
7. That if this Development Permit is not issued by **February 28, 2022** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

## Advisory:

8. That a Building Permit(s) shall be obtained through Building Services, prior to any construction taking place.
9. That during construction of the building, all construction and building materials shall be maintained on-site, in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
10. That the site shall remain free of restricted and noxious weeds and be maintained in accordance with the Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017].
11. That the Applicant/Owner shall adhere to the County's Noise Bylaw (C-8067-2020) at all times.
12. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, August 3, 2021**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to release. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

Development Authority  
Phone: 403-520-8158  
Email: [development@rockyview.ca](mailto:development@rockyview.ca)

**THIS IS NOT A DEVELOPMENT PERMIT**





ROCKY VIEW COUNTY

# DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY

B-2

Page 24 of 60

APPLICATION NO.	PRDP20212040
ROLL NO.	05607200
RENEWAL OF	
FEES PAID	315.00
DATE OF RECEIPT	May 10, 2021

## APPLICANT/OWNER

Applicant Name: Tricor Design Group Inc.		Email: ahmed@tricordesigns.com	
Business/Organization Name (if applicable):			
Mailing Address: #201 4216 12th Street NE, Calgary AB		Postal Code: T2E-6K9	
Telephone (Primary): 403-203-1970		Alternative:	
Landowner Name(s) per title (if not the Applicant): Robert P Petryk			
Business/Organization Name (if applicable):			
Mailing Address: [REDACTED]		Postal Code: [REDACTED]	
Telephone (Primary):		Email:	

## LEGAL LAND DESCRIPTION - Subject site

All/part of: ¼	Section: 5	Township: 2	Range: 25	West of: 7	Meridian	Division:
All parts of Lot(s)/Unit(s): 2		Block: 4	Plan: 181 1748		Parcel Size (ac/ha):	
Municipal Address: 24 Bearspaw Terrance				Land Use District:		

## APPLICATION FOR - List use and scope of work

Single Family Custom Home

Variance Rationale included: ☐ YES ☐ NO ☐ N/A

DP Checklist Included: ☐ YES ☐ NO

## SITE INFORMATION

- |   |   |
|---|---|
| a. Oil or gas wells present on or within 100 metres of the subject property(s)  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant)  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| c. Abandoned oil or gas well or pipeline present on the property<br>(Well Map Viewer: <a href="https://extmapviewer.aer.ca/AERAbandonedWells/Index.html">https://extmapviewer.aer.ca/AERAbandonedWells/Index.html</a> ) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| d. Subject site has direct access to a developed Municipal Road (accessible public roadway)   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

## AUTHORIZATION

I, ROBERT P. PETRYK (Full name in Block Capitals), hereby certify (initial below):

☒ That I am the registered owner **OR** ☐ That I am authorized to act on the owner's behalf.

☒ That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

☒ That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.

☒ **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the *Municipal Government Act*.

Applicant Signature Ahmed Gouda  
Date May 6, 2021

Landowner Signature Robert P Petryk  
Date May 6, 2021





### DEVELOPMENT PERMIT APPLICATION CHECKLIST - GENERAL

All plans shall be submitted as one (1) legible hard copy and in DIGITAL form (pdfs)

Select [✓] all that are included within application package. Incomplete applications may not be accepted for processing

- ☒ **APPLICATION FORM(S) AND CHECKLIST:** All parts completed and signed.
- ☒ **APPLICATION FEE:** Refer to Planning and Development Fee Schedule within the [Master Rates Bylaw](#).
- ☒ **CURRENT LAND TITLES CERTIFICATE COPY** - dated within 30 days of application, and:
  - ☐ Digital copy of non-financial instruments/caveats registered on title
- ☒ **LETTER OF AUTHORIZATION:** Signed by the registered landowner(s) authorizing person acting on behalf (if not the Applicant). If registered owner on title is a company, authorization to be provided on a company letterhead or as an affidavit (signed by a Commissioner of Oaths).
- ☒ **COVER LETTER, shall include:**
  - ☒ Proposed land use(s) and scope of work on the subject property
  - ☒ Detailed rationale for any variances requested
  - ☐ For businesses - Complete operational details including days/hours of work, number of employees, parking provisions, types of vehicles, outdoor storage areas, site access/approach, traffic management, etc.
  - ☐ Reference to any *Supporting Documents*, images, studies, plans etc. provided within application package
- ☒ **SITE PLAN, shall include:**
  - ☒ Legal description and municipal address
  - ☒ North arrow
  - ☒ Property dimensions (all sides)
  - ☒ Setbacks/dimensions from all sides of the property line(s) to existing/proposed buildings, structures (cantilevers, decks, and porches), outdoor storage areas etc.
  - ☒ Dimensions of all buildings/structures
  - ☒ Location and labels for existing/proposed approach(s)/access to property
  - ☒ Identify names of adjacent internal/municipal roads and highways
  - ☒ Identify any existing/abandoned/proposed oil wells, septic fields/tanks, or water wells on site, including their distances to existing/proposed buildings
  - ☒ Identify any existing/proposed site features such as trees, shelterbelts, canals, waterbodies, etc.
  - ☒ Identify site slopes greater than 15% and distances from structures
  - ☒ Location and labels for easements and/or rights-of-way on title
- ☒ **FLOOR PLANS/ELEVATIONS, shall include:**
  - ☒ Overall dimensions on floor plans for all buildings/structures (for new construction, additions, renovations etc.)
  - ☒ Indicate floor area and existing/proposed uses on floor plans and height(s) on elevations
  - ☒ Indicate type of building/structure on floor plans and elevations
- ☒ **COLOUR PHOTOGRAPHS (Min. 3) - one hard and digital copy:** Of existing site, building(s), structure(s), signage, site features, taken from all sides including surrounding context, and when existing floor plans/elevations are not available
- ☒ **SUPPORTING DOCUMENTS (as applicable):** Include technical studies/reports and any additional plans relating to the proposed development (lot grading, site lighting, storm water management plans etc.). Refer to the Land Use Bylaw for use or district specific requirements.

### FOR OFFICE USE ONLY

Proposed Use(s): Dwelling, single detached , variance to height | Land Use District: R-CRD

Applicable ASP/CS/IDP/MSDP: Bearspaw ASP

Included within file: ☒ Information Sheet ☒ Parcel Summary ☒ Site Aerial ☒ Land Use Map Aerial ☒ Site Plan

### NOTES:

Staff Signature: Steven Lam





## LAND TITLE CERTIFICATE

S  
 LINC                      SHORT LEGAL                      TITLE NUMBER  
 0038 050 556           1811748;2;4           181 200 091 +3

LEGAL DESCRIPTION  
 PLAN 1811748  
 BLOCK 2  
 LOT 4  
 EXCEPTING THEREOUT ALL MINES AND MINERALS  
 AREA: 0.808 HECTARES (2 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
 ATS REFERENCE: 5;2;25;7;NW

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 951 284 585 +1

-----  
 REGISTERED OWNER(S)  
 REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
 -----  
 181 200 091      18/09/2018      SUBDIVISION PLAN

## OWNERS

ROBERT P PETRYK  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]

-----  
 ENCUMBRANCES, LIENS & INTERESTS  
 REGISTRATION  
 NUMBER      DATE (D/M/Y)      PARTICULARS  
 -----  
 4374LO      .      27/09/1972 UTILITY RIGHT OF WAY  
    GRANTEE - ENMAX POWER CORPORATION.  
    (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
    OF WAY 951047221)  
    (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
    OF WAY 011000538)

731 008 043      27/04/1973 CAVEAT

( CONTINUED )



## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 2

# 181 200 091 +3

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

CAVEATOR - BLAZER DEVELOPMENTS LTD.

181 144 967 09/07/2018 CAVEAT

RE : UTILITY RIGHT OF WAY

CAVEATOR - ATCO GAS AND PIPELINES LTD.

909 11 AVE SW

CALGARY

ALBERTA T2R1L8

181 200 432 18/09/2018 CAVEAT

RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT

CAVEATOR - ROCKY VIEW COUNTY.

911 - 32ND N.E.

CALGARY

ALBERTA T2E6X6

181 200 433 18/09/2018 CAVEAT

RE : DEFERRED SERVICES AGREEMENT

CAVEATOR - ROCKY VIEW COUNTY.

911 - 32ND N.E.

CALGARY

ALBERTA T2E6X6

181 200 435 18/09/2018 UTILITY RIGHT OF WAY

GRANTEE - TELUS COMMUNICATIONS INC.

GRANTEE - ATCO GAS AND PIPELINES LTD.

AS TO PORTION OR PLAN:1811749

181 200 436 18/09/2018 UTILITY RIGHT OF WAY

GRANTEE - ENMAX POWER CORPORATION.

AS TO PORTION OR PLAN:1811749

181 200 438 18/09/2018 UTILITY RIGHT OF WAY

GRANTEE - ROCKY VIEW COUNTY.

AS TO PORTION OR PLAN:1811750

181 200 441 18/09/2018 RESTRICTIVE COVENANT

181 229 219 25/10/2018 RESTRICTIVE COVENANT

TOTAL INSTRUMENTS: 010

## PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
C124838	26/03/2021	VU LEGAL 4034741890	

( CONTINUED )



## PENDING REGISTRATION QUEUE

PAGE 3

# 181 200 091 +3

DRR RECEIVED  
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

LAND ID

CUSTOMER FILE NUMBER:  
2021001

001	TRANSFER OF LAND	0038 050 556
002	CAVEAT	0038 050 556
003	CAVEAT	0038 050 556

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 11 DAY OF MAY,  
2021 AT 11:31 A.M.

ORDER NUMBER: 41641988

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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) .

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE  
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.





Designing For You Since 1985

May 7, 2021

To whom it may concern;

**24 Bearspaw Terrance**  
**Lot 4, Block 2, Plan #181 1748**

This subject parcel of land is zoned R-CRD, Residential Country Residential District.

We are proposing the build of a Custom Family Home with attached garages as per the plans we are submitting with our application for development permit.

Regards,  
*Ahmed Gouda*  
**Tricor Design Group Inc.**





## LETTER OF AUTHORIZATION – PLANNING AND DEVELOPMENT SERVICES

I, (We) Robert P. Petryk (print name) Owner 1

\_\_\_\_\_ (print name) Owner 2

being the owner(s) of: Lot: 4 Block: 2 Plan: 181 1748

### Legal Description:

NW/NE/SE/SW ¼ Section 5 Township 2 Range 25 West of 7 Meridian

give Tricor Design Group Inc. (print name of Applicant) permission

to act on my (our) behalf for the following application at the above-noted property (**select one**):

- ☒ Development Permit
- ☐ Subdivision
- ☐ Redesignation
- ☐ Local Plan

Robert P. Petryk  
Owner 1 Signature

\_\_\_\_\_  
Owner 2 Signature

May 6, 2021  
Date Signed



## Rocky View Map



ii

### Summary

Roll Number	05607200
Legal Desc	NW-07-25-02-W05M
Divison	08
Lot Block Plan	Lot:4 Block:2 Plan:1811748
Linc Number	38050556
Title Number	181200091+3
Parcel Area	2.00000
Municipal Address	24 BEARSPAW TERRACE
Contact Information	Petryk, Robert P. [REDACTED]

Land Use Information	R-CRD
----------------------	-------

### Plan



## Planning Applications Information

{There is no related Application}

### Area Structure Plan

Plan Name	RV Number
Bearspaw	

### Conceptual Scheme

Plan Name	RV Number	Planner
BEARSPAW RIVER VIEW	PL20150035/36	Jessica Anderson

### Permit

### Building Permit

{There is no related Building Permit}

### Development Permit Information

{There is no related Development Permits}

### Alert

Department	Issued By	Date Issued	Date Closed	Status	Reference No.	Description	Severity
ENG	GurbirN	Tuesday, October 9, 2018		O		All future septic permits shall: Sewer – all private sewage treatment systems shall comply with NSF 40 and/or BNQ standards and any other recommendations; and be in accordance with the Level III PSTS Assessment prepared by Strom Engineering Inc. (September 2014).	1

### Geospatial Boundary

Boundary	Category
Division	8
Area Structure Plan	Bearspaw
Conceptual Scheme	BEARSPAW RIVER VIEW
IDP	CALGARY IDP Study Area
Airport Vicinity	No APVA
Engineer	



Water Coop

Gas Coop Service

No.of Lots Within 600 M 63

No.of App Subdiv Within 600 M 0

Developed Road Allowance Yes

Riparian Area Yes

School No School Boundary

Recreation Bearspaw-Glendale

Fire District BEARSPAW

Primary Fire Station 103

Secondary Fire Station 151

Tertiary Fire Station 102

## Geospatial Adjacency

Boundary

Category

Distance

Closest Highway No HWY within 800 M

Closest Gravel Pit Kennel Pit 1870.56 M

Sour Gas No Sour Gas Pipe passes From closest sour pipe:18060.65 M

Closest Road Name BEARSPAW TERRACE( Surface Type:Paved )

20.95 M

Closest Railway CPR 820.56 M

Closest Western Irrigation Districts Within 10Km

Closest Waste Water Treatment Within 10Km 1505.21 M

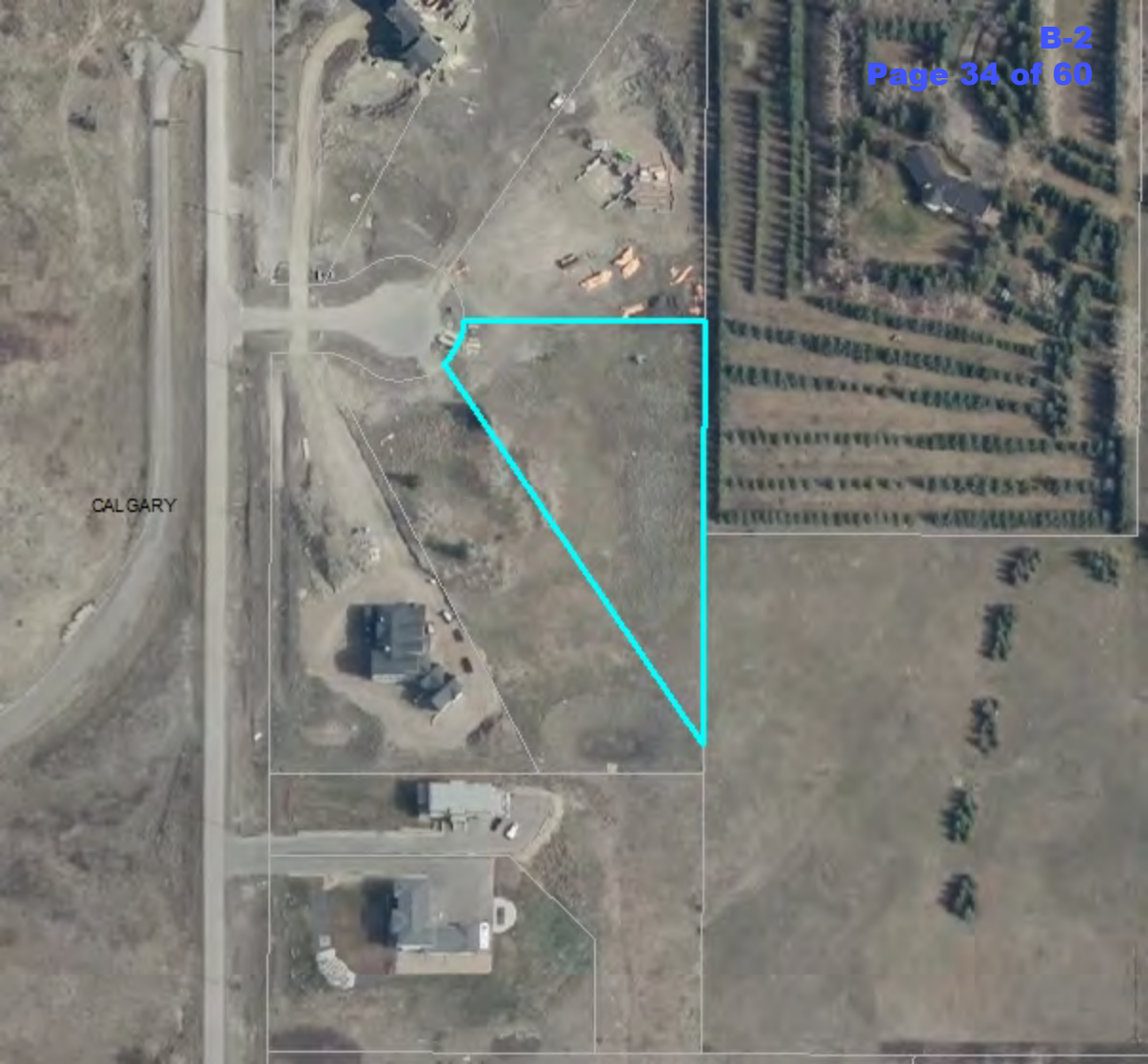
Closest Waste Transfer Site Within 3 Km

Closest Municipality CITY OF CALGARY 62.95 M

Closest Confined Feeding Operation 3845.47 M



CALGARY







R-CRD

DC141

CALGARY

R-CRD

R-CRD

R-CRD

R-RUR

DC22

CALGARY

R-RUR

R-CRD

R-CRD

R-CRD



## **AHMED GOUDA**

---

**From:** glenn wierzba <glenn@wvdevelopments.ca>  
**Sent:** April 21 21 12:47 PM  
**To:** AHMED GOUDA  
**Cc:** 'Trish Krause'  
**Subject:** Re: Architectural Controls for Lot 4, Block 2, Plan#181 1748

Hello Ahmed,

I can confirm that the revised drawings you sent me at 12:37 pm all comply with our architectural controls and we have no problem with you submitting the permit using those drawings.

I can also confirm that we have no issue with you choosing your colours at a later date. If those colours are within the earth tone palates, or shades of black, white, or grey we will definitely approve the colours.

This is a great house. I look forward to seeing it built. Best of luck with the permitting and construction.

Sincerely,  
Glenn Wierzba  
Willow Valley Developments  
403 869 8610

---

**From:** AHMED GOUDA <ahmed@tricordesigns.com>  
**Sent:** April 21, 2021 12:37 PM  
**To:** glenn wierzba <glenn@wvdevelopments.ca>  
**Cc:** 'Trish Krause' <trish@tricordesigns.com>  
**Subject:** RE: Architectural Controls for Lot 4, Block 2, Plan#181 1748

Hello Glenn,

Thank you for your email. Please find attached revised site plan and drawings with garage pushed back to 7m from PL.

In regards to the colors, our client still exploring his options and checking for the best combination of colors. However, the colors will be within the earth tone palate as per AC guidelines. But it not finalized yet. Can we keep that as condition with the approval ?!

REGARDS,

**AHMED GOUDA**

TRICOR DESIGN GROUP

PH. 403-203-1970

#201 - 4216 12 STREET NE, Calgary AB T2E 6K9





ADDRESS LOT 4, BEARSPAW TERRACE, ROCKY VIEW COUNTY		MARKETING LOT NO. 4	GRADE SLIP NO. 4
LOT 4	BLOCK 2	REGISTERED PLAN NO. 1811748	SEDULOUS ENGINEERING PROJECT NO. SEI.17.045
SUBDIVISION BEARSPAW TERRACE SUBDIVISION		DEVELOPER WILLOW VALLEY DEVELOPMENTS LTD AND MR. BOB PETRYCK	CONSULTANT SEDULOUS ENGINEERING, INC.
BUILDER ---		BUILDER FAX NO. ---	BUILDER PHONE NO ---
BUILDER ADDRESS ---		BUILDER CONTACT ---	DATE ISSUED 2019/04/01

**A**

**PROPOSED BUILDING GRADES**

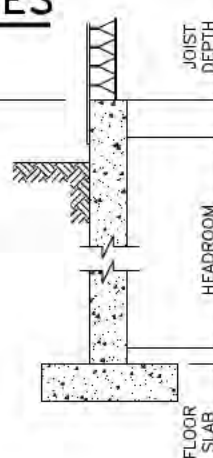
ELEV. \_\_\_\_\_  
TOP OF MAIN FLOOR JOISTS

FRONT ELEV. \_\_\_\_\_ REAR ELEV. \_\_\_\_\_  
FINISHED GRADE

FINISHED GRADE AT GARAGE ELEV. \_\_\_\_\_

ELEV. \_\_\_\_\_  
REQUIRED TOP OF FOOTING

ELEV. \_\_\_\_\_  
LOWEST PERMITTED TOP OF FOOTING (BOTTOM OF  
BASEMENT FLOOR SLAB WHERE FROST WALLS ARE  
REQUIRED)



**LEGEND**

FRONT GRADE AT PL — 00.00 FRONT/STREET 00.00 PL

DRIVEWAY LOCATION —

WATER SERVICE LOCATION —

WATER PRESSURE REDUCER REQ'D —

BEARING CERTIFICATE REQUIRED —

WATER SIZE AND TYPE —

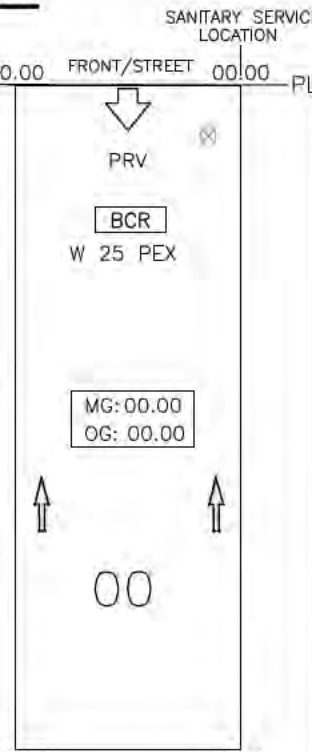
MINIMUM BUILDING GRADE —

ORIGINAL GROUND ELEVATION  
(PRIOR TO SITE GRADING) —

INTENDED LOT FLOW DIRECTION —

LOT NUMBER —

REAR GRADE AT PL — 00.00 00.00



SANITARY SERVICE  
LOCATION

PRV

BCR

W 25 PEX

MG: 00.00  
OG: 00.00

00

**B**

ALL ELEVATIONS ARE: METRIC GEODETIC

	FRONT	REAR	CENTER	REFER TO PLAN	SIZE
SANITARY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---
STORM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	---
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	25

	YES	NO
GROUND WATER DRAIN TO STORM REQUIRED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GROUND WATER DRAIN TO SUMP PUMP REQUIRED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE REDUCING VALVE (PRV) REQUIRED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SERVICES INSTALLED 5.0M INSIDE PROPERTY LINE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HIGH SULPHATE CONCENTRATIONS PRESENT IN THE SOIL. SULPHATE RESISTANT CEMENT (TYPE 50) REQUIRED	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ADDITIONAL SULPHATE REQUIREMENTS	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FOUNDATION SOIL BEARING INVESTIGATION AND CERTIFICATION REQUIRED.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GEOTECHNICAL RESTRICTIONS APPLY (SEE GEOTECHNICAL REPORT)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
UTILITY EASEMENTS AFFECT THIS LOT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
AIRPORT NOISE HOUSE CONSTRUCTION REQUIREMENTS APPLY	<input type="checkbox"/>	<input checked="" type="checkbox"/>
FOOTING ELEVATION CHECK REQUIRED PRIOR TO POURING	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NOTES

- IT IS RESPONSABILITY OF THE BUILDER 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.
- REFER TO APPROVED BUILDING GRADE PLAN FOR ADDITIONAL INFORMATION  
AFFECTING CONSTRUCTION OF THIS LOT.
- RUN 25MM WATER FROM MAIN TO HOT WATER TANK (HWT) AND RUN 20MM  
WATER FROM HWT TO THE HIGHEST FIXTURE IN THE HOUSE.

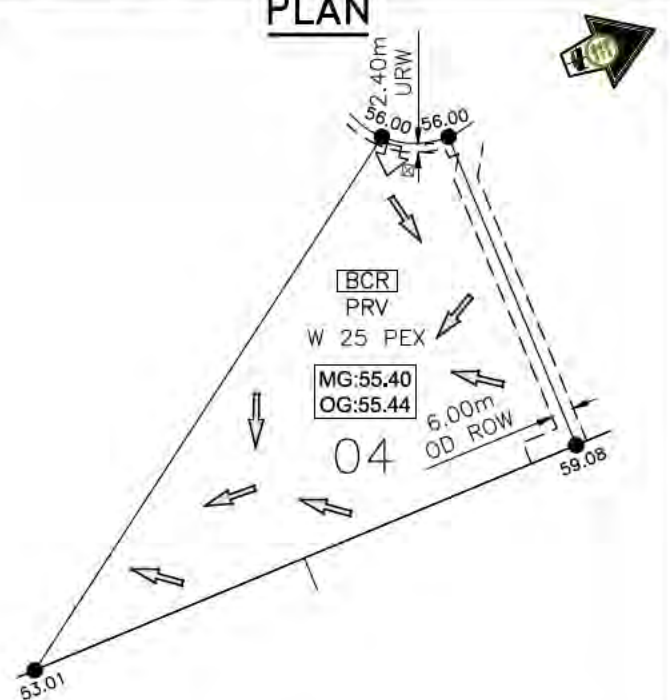
THE INFORMATION CONTAINED IN SECTIONS B AND C ARE BASED ON THE  
APPROVED BUILDING GRADE PLAN FOR THIS SUBDIVISION.

APRIL 01, 2019

ISSUED BY AUTHORIZED CONSULTANT'S REPRESENTATIVE DATE

**C**

**PLAN**



22.40m URW

56.00 56.00

BCR  
PRV  
W 25 PEX

MG: 55.40  
OG: 55.44

04

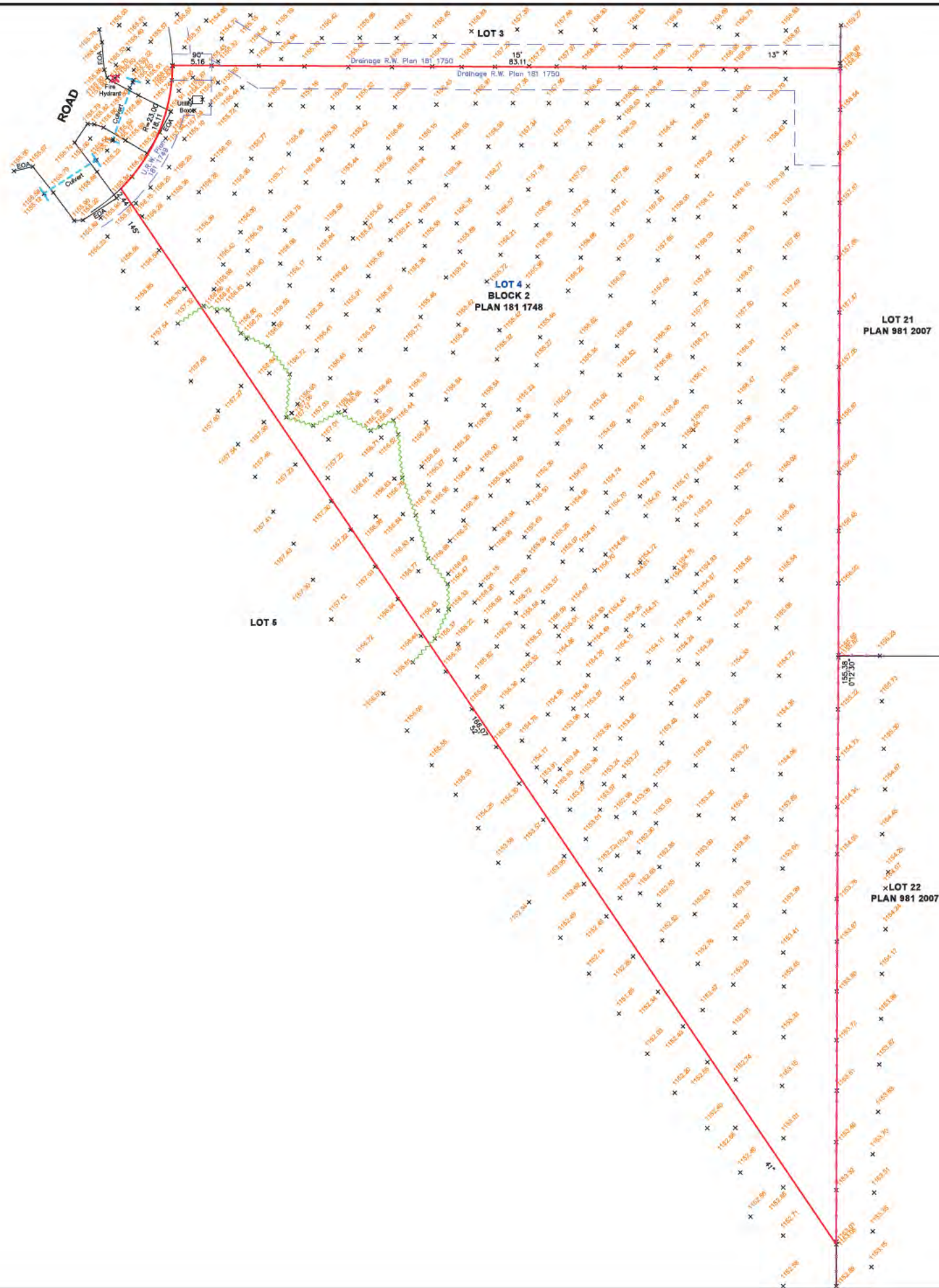
6.00m  
OD ROW

59.08

53.01

<p>I CERTIFY THAT THE FINAL HOUSE PLANS PROVIDED, IN THE BUILDING PERMIT APPLICATIONS, ARE THE SAME AS PROCESSED UNDER THIS GRADE SLIP AND THAT I UNDERSTAND THE INFORMATION AND THE REQUIREMENTS CONTAINED HEREIN AND WILL BUILD ACCORDINGLY.</p> <p>ISSUED BY AUTHORIZED BUILDER'S REPRESENTATIVE _____</p> <p>DATE ISSUED _____</p>	<p>ACTUAL MINIMUM BUILDING OPENING: ELEVATION _____ DATE OF SURVEY _____ SURVEY BY: _____ AUTHORIZED BUILDER'S REPRESENTATIVE</p> <p>ACTUAL MINIMUM BUILDING OPENING: ELEVATION _____ DATE OF SURVEY _____ SURVEY BY: _____ AUTHORIZED BUILDER'S REPRESENTATIVE</p>
--	---





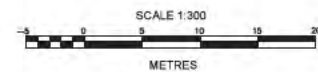
**TOPOGRAPHIC SURVEY**  
**SHOWING SPOT ELEVATIONS**  
**OVER**  
**LOT 4, BLOCK 2, PLAN 181 1748**  
**WITHIN THE**  
**N.W. 1/4 SEC.7-TWP.25-RGE.2-W5M**  
**ROCKY VIEW COUNTY, ALBERTA**

**NOTES:**  
- ALL DISTANCES SHOWN ARE IN METRES AND DECIMALS THEREOF.  
- ALL ELEVATIONS ARE GEODETIC AND REFERRED TO ASCM 390104, ELEVATION OF 1149.561.

**DATE OF SURVEY**  
APRIL 9, 2021

**LEGEND**  
Spot elevations are shown thus ..... x 100.00  
Subject Property is shown thus .....  
Utility Right of Ways are shown thus .....  
Fences are shown thus .....  
Building foundation shown thus .....  
Culvert shown thus .....  
Edge of Trees shown thus .....  
Fire Hydrant shown thus ..... x

**ABBREVIATIONS**  
A.S.C.M. .... Alberta Survey Control Master  
C.B. .... Catch Basin  
E. .... East  
E.O.A. .... Edge of Asphalt  
Elev. .... Elevation  
F.R. .... Fenced  
I. .... Statutory Line Post  
M. .... Metres  
M.H. .... Man Hole  
N. .... North  
N.A.D. .... North American Datum  
R. .... Radius  
R.W. .... Right of Way  
U.R.W. .... Utility Right of Way  
T.M. .... 3" Transverse Mercator  
S. .... South  
W. .... West



**CLIENT:**  
**ALL NORTH - CARSTAIRS**

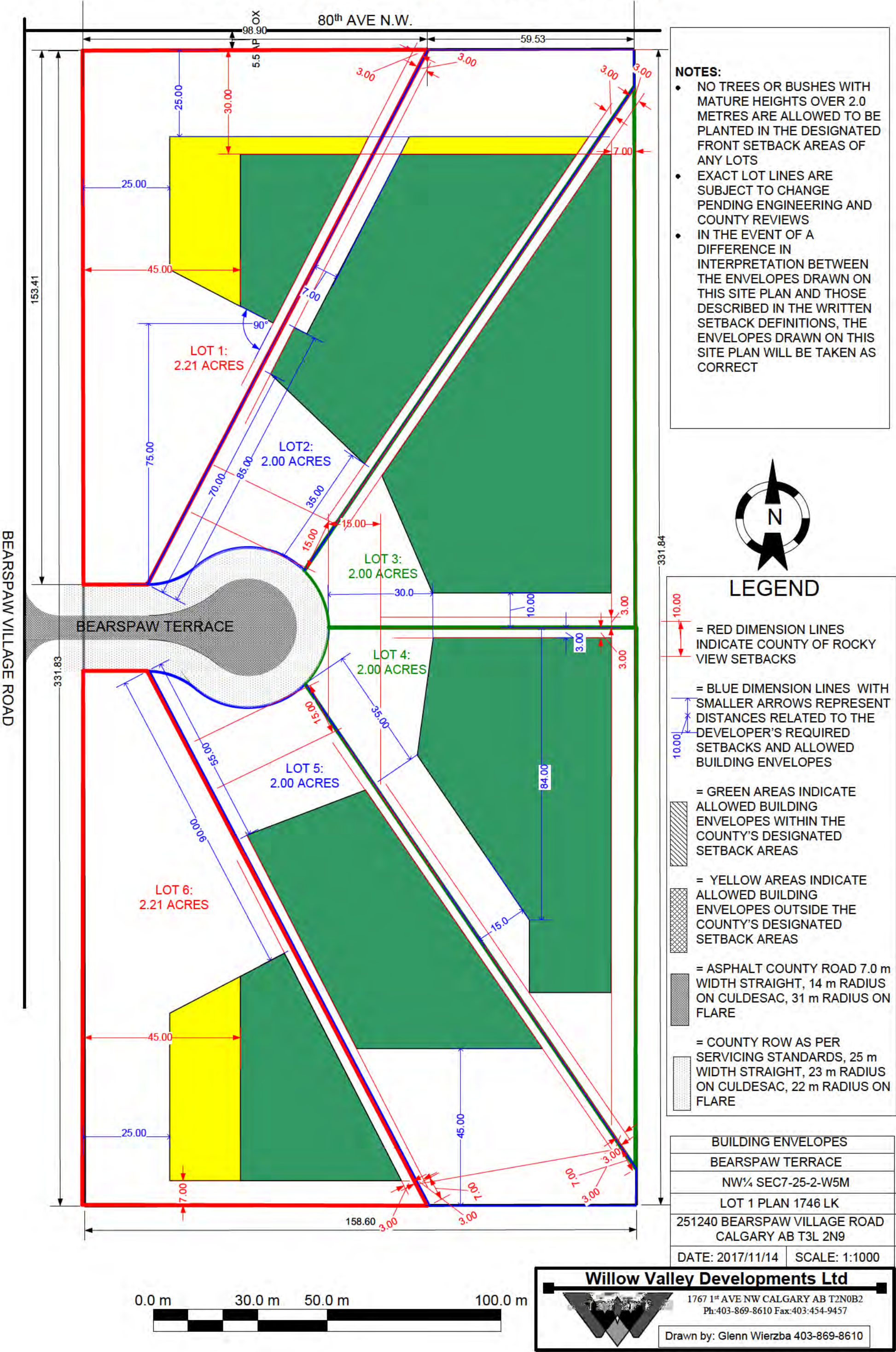
REVISION TABLE			
REV	DESCRIPTION	DATE	APPROVED
1			
2			
3			
4			
5			



WITIN BANIAL A.L.S.	TOTAL GEOMATICS & CONSULTING INC.	DATE: APRIL 13, 2021
DRAWN BY: CD	83 ROYAL CREST VIEW N.W., CALGARY	JOB NO: T021-0102
CHECKED BY: MB	730 SWS, ALBERTA, PH. (403) 479 3605	ACAD FILE NO: T021-0102AB



# BEARSPAW TERRACE: SETBACK & BUILDING ENVELOPE PLAN





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

REGISTRAR, LAND TITLES OFFICE

PLAN No 181 1750

ENTERED AND REGISTERED  
ON September 18, 2018  
INSTRUMENT No 181 200 437

D. Stankovic  
A.D. REGISTRAR

SURVEYOR

NAME: PETER YORKE,  
ALBERTA LAND SURVEYOR  
DATES OF SURVEY: FEBRUARY 8 TO  
FEBRUARY 28, 2018  
IN ACCORDANCE WITH THE PROVISIONS  
OF THE SURVEYS ACT.



CERTIFICATE: SECTION 47, SURVEYS ACT

REGISTERED ON January 3, 2019  
AS NUMBER 201 001 107  
CERTIFYING THAT ALL STATUTORY MONUMENTS WERE PLACED IN THE GROUND  
BETWEEN THE DATES OF November 17, 2019, AND November 24, 2019,  
AND ARE POSITIONED IN ACCORDANCE WITH THE COORDINATES  
SHOWN ON THIS PLAN.

D. Cantalino  
REGISTRAR

LEGEND

3TM - 3' TRANSVERSE MERCATOR  
ASCM - ALBERTA SURVEY CONTROL MARKER  
C.S. - COUNTERSUNK  
C.S.F. - COMBINED SCALE FACTOR  
GNSS - GLOBAL NAVIGATION SATELLITE SYSTEM  
ha - HECTARES  
M - MOUND OR MERIDIAN  
Mkd - MARKED  
N - NORTH  
NAD83 - NORTH AMERICAN DATUM, 1983  
R - RADIUS  
RCE - RANGE  
R/W - RIGHT-OF-WAY  
SEC. - SECTION  
TWP. - TOWNSHIP  
W - WEST  
Δ - CENTRAL ANGLE OF CURVE

ASCM - ALBERTA SURVEY CONTROL MARKER FOUND  
STATUTORY IRON POST FOUND  
CURVE CENTRE COORDINATES ARE SHOWN AS THIS  
POSITIONS WHERE STATUTORY POSTS, MARKED P033, ARE TO BE  
PLACED PURSUANT TO SECTION 47 OF THE SURVEYS ACT SHOWN  
POSITIONS WHERE IRON POSTS ARE TO BE PLACED IN  
ACCORDANCE WITH PLAN 181 1748, ARE SHOWN THIS  
GEO-REFERENCE POINT SHOWN THIS  
LANDS DEALT WITH BY THIS PLAN BOUNDED THIS  
AND CONTAINS 0.588 HECTARES  
GEO-REFERENCE POINT IS POSITIONED AT ASCM 202945 COORDINATES:  
EASTING: -17955.922, NORTHING: 565745.959  
BEARINGS ARE GRID AND DERIVED FROM GNSS OBSERVATIONS,  
CONFIRMED BY OBSERVATIONS ON ASCM 202945 & ASCM 5151  
3TM NAD83 (ORIGINAL), REFERENCE MERIDIAN 114° WEST, C.S.F.=0.999720  
NOTE:  
DISTANCES ARE IN METRES AND DECIMALS THEREOF.  
COORDINATE POSITIONS FOR SURVEY MONUMENTS FOUND OR PLACED BY  
THIS SURVEY, SURVEY CONTROL MARKERS USED, REFERENCE MONUMENTS INSTALLED  
AND THE LOCATION OF ALL SURVEY MONUMENTS TO BE  
PLACED IN ACCORDANCE WITH SECTION 47 OF THE SURVEYS ACT,  
ARE SHOWN ON A TABLE OF COORDINATES AND REPRESENT 3TM GRID VALUES.

ROBERT P. PETRYK

PLAN  
SHOWING SURVEY OF  
DRAINAGE RIGHT-OF-WAY  
WITHIN  
LOTS 1-6, PLAN 181 1748  
(N.W. 1/4 SEC. 7)  
TWP. 25 - RGE. 2 - W. 5M.  
ROCKY VIEW COUNTY - ALBERTA

SCALE 1:1000 2018 PETER YORKE, A.L.S.

OPUS STEWART WEIR

#140, 2121 Premier Way Sherwood Park Alberta T8B 4T0 2530

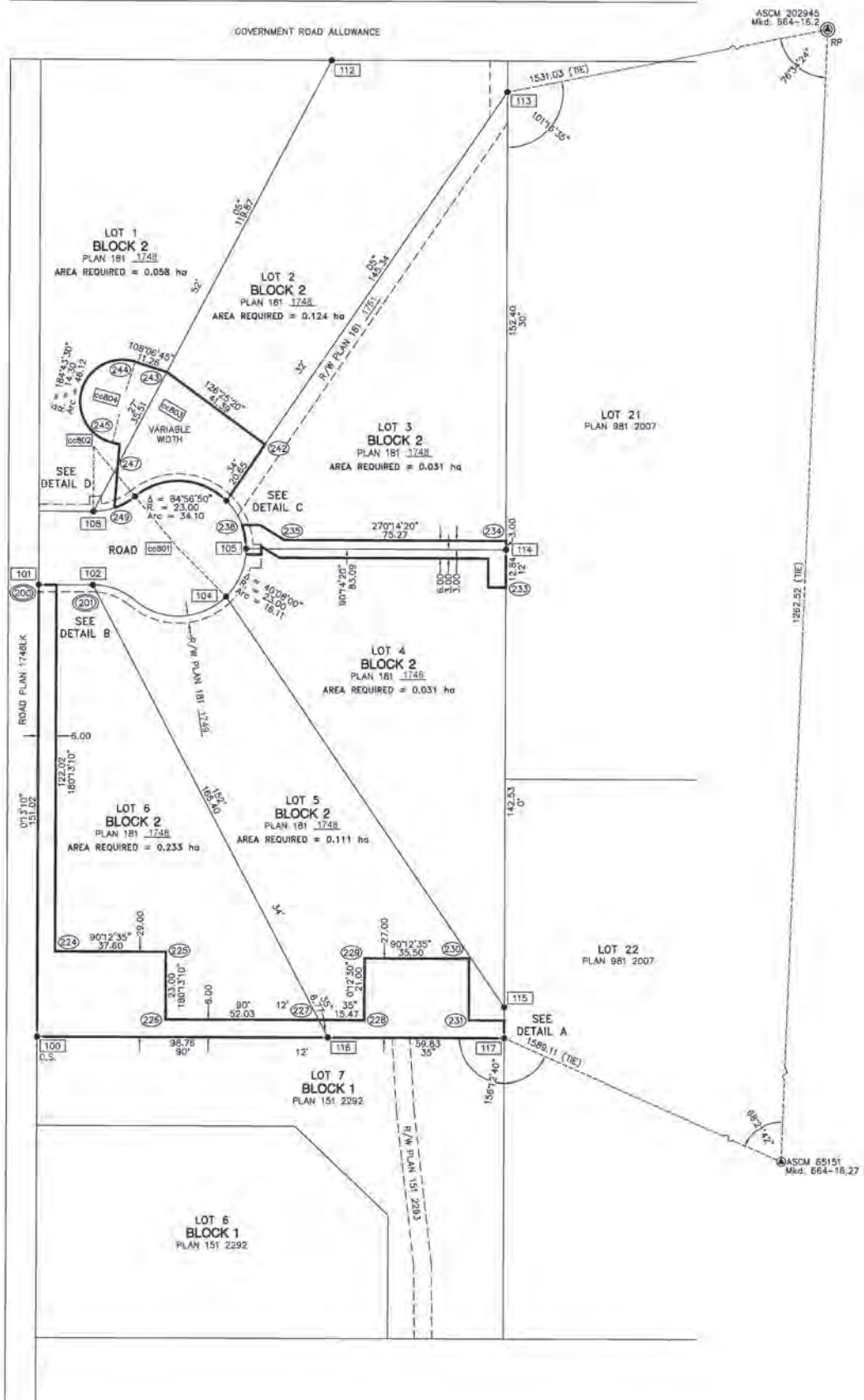
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CLIENT: WILLOW VALLEY DEVELOPMENTS LTD. FILE No.: S-36806

DRAFTED BY: ND CHECKED BY: NS



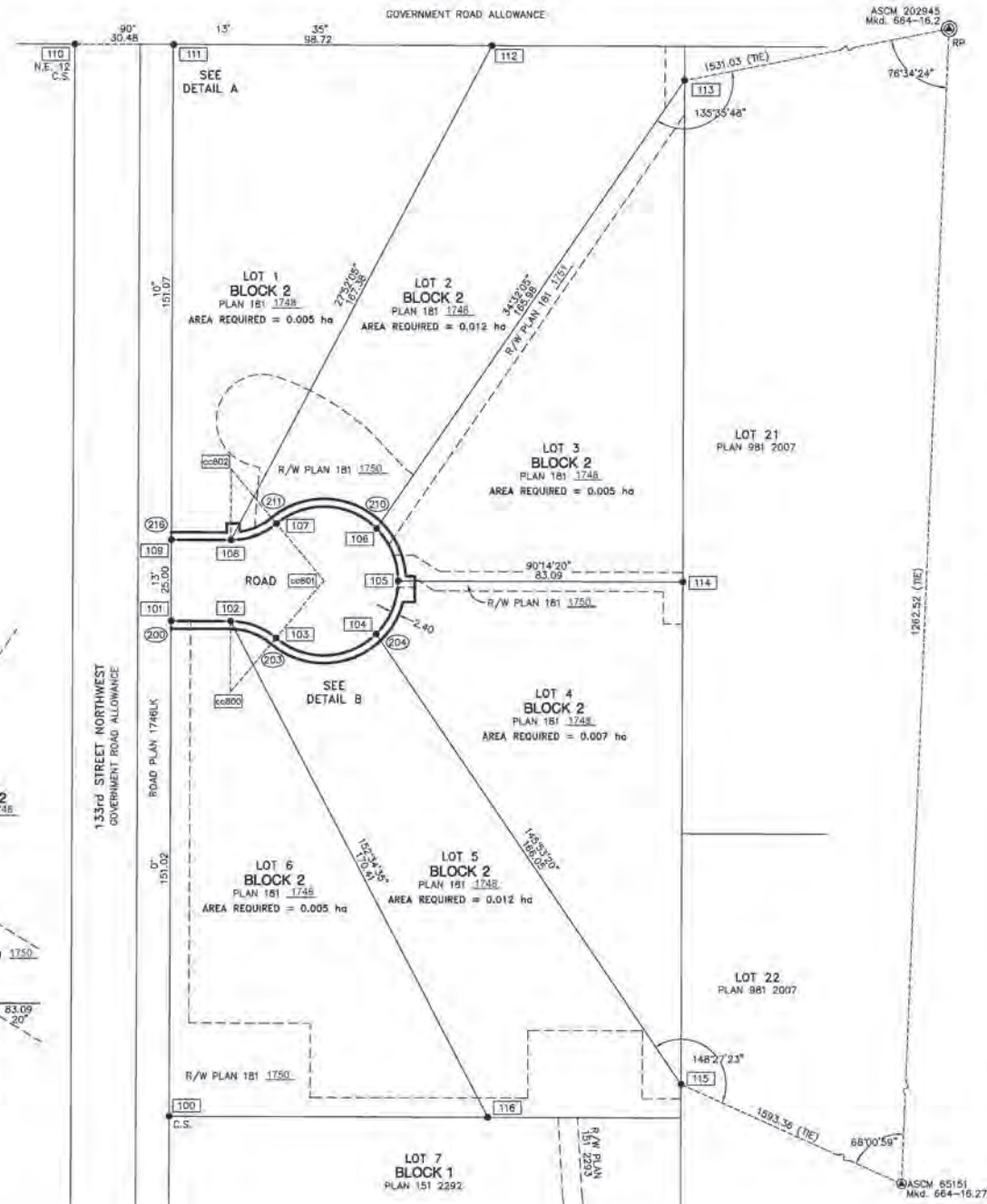
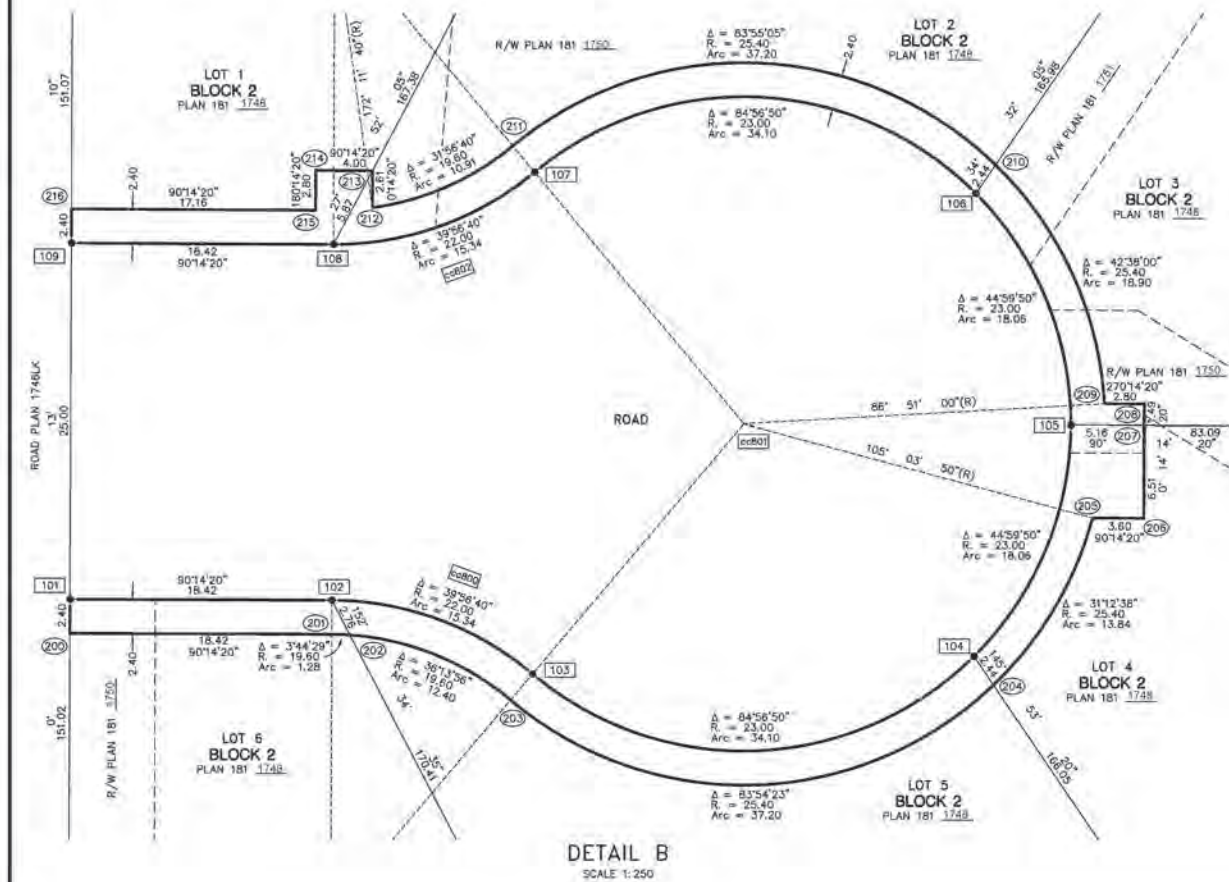
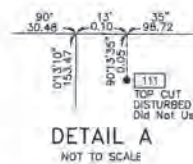
133rd STREET NORTHWEST  
GOVERNMENT ROAD ALLOWANCE



COORDINATE TABLE		
POINT	NORTHING	EASTING
ASCM 202945	565745.959	-17955.922
ASCM 5151	5664484.801	-19018.899
100	5665131.572	-19628.784
101	5665284.947	-19628.187
102	5665284.876	-19609.780
104	5665280.923	-19564.647
105	5665297.189	-19557.632
106	5665313.439	-19564.510
107	5665314.940	-19595.524
108	5665308.656	-19609.659
112	5665462.974	-19528.713
113	5665452.156	-19469.063
114	5665296.801	-19469.609
115	5665141.474	-19470.188
116	5665131.216	-19530.023
117	5665130.992	-19470.233
200	5665282.548	-19628.198
201	5665282.477	-19609.709
206	5665290.636	-19552.701
207	5665297.147	-19552.673
208	5665298.837	-19552.667
209	5665298.649	-19555.472
210	5665315.447	-19563.128
211	5665316.788	-19597.057
212	5665312.436	-19606.932
222	5665284.924	-19622.191
223	5665282.525	-19622.200
224	5665160.542	-19822.673
225	5665160.404	-19585.084
226	5665137.411	-19585.173
227	5665137.220	-19533.140
228	5665137.164	-19517.697
229	5665198.158	-19517.621
230	5665158.009	-19482.131
231	5665137.034	-19482.208
232	5665136.990	-19470.211
233	5665283.666	-19469.673
234	5665299.800	-19469.596
235	5665300.114	-19544.846
236	5665305.194	-19553.058
237	5665305.211	-19556.717
238	5665306.220	-19559.282
239	5665295.217	-19557.923
240	5665295.192	-19552.682
241	5665297.895	-19552.670
242	5665332.457	-19551.424
243	5665357.027	-19584.722
244	5665360.525	-19595.417
245	5665333.028	-19603.173
246	5665332.454	-19600.761
247	5665325.643	-19601.313
248	5665313.666	-19602.284
249	5665311.030	-19602.498
cc601	5665297.256	-19580.832
cc602	5665331.853	-19609.589
cc804	5665346.935	-19599.863



COORDINATE TABLE		
POINT	NORTHING	EASTING
ASCM 202945	5665745.959	-17966.922
ASCM 65151	5664494.861	-18018.899
100	5665313.572	-19628.764
101	5665294.947	-19628.187
102	5665284.876	-19609.780
103	5665279.688	-19595.668
104	5665280.923	-19564.647
105	5665297.169	-19557.832
106	5665313.439	-19544.510
107	5665314.940	-19545.524
108	5665309.856	-19609.659
109	5665309.953	-19628.081
110	5665463.490	-19657.985
111	5665463.315	-19627.405
112	5665462.974	-19528.713
113	5665452.159	-19449.063
114	5665296.801	-19469.609
115	5665141.474	-19470.188
116	5665131.218	-19530.023
200	5665282.548	-19628.198
201	5665282.477	-19609.789
202	5665282.431	-19608.511
203	5665277.855	-19597.216
204	5665278.905	-19563.280
205	5665280.654	-19556.307
206	5665290.639	-19552.701
207	5665307.147	-19552.673
208	5665298.637	-19552.867
209	5665298.649	-19555.472
210	5665315.447	-19583.128
211	5665316.788	-19597.057
212	5665312.436	-19606.932
213	5665315.040	-19605.918
214	5665315.081	-19610.917
215	5665312.262	-19610.932
216	5665312.352	-19628.083
cc800	5665262.881	-19609.857
cc801	5665297.236	-19580.832
cc802	5665331.883	-19609.577



PLAN No 181 1749

ENTERED AND REGISTERED

ON September 18, 2018

INSTRUMENT No 181 200 434

D. Stankovic  
A.D. REGISTRAR

SURVEYOR

NAME: PETER YORKE,  
ALBERTA LAND SURVEYOR

DATES OF SURVEY: FEBRUARY 8 TO  
FEBRUARY 28, 2018

IN ACCORDANCE WITH THE PROVISIONS  
OF THE SURVEYS ACT.



CERTIFICATE: SECTION 47, SURVEYS ACT

REGISTERED ON January 8, 2020

AS NUMBER 201 004 778

CERTIFYING THAT ALL STATUTORY MONUMENTS WERE PLACED IN THE GROUND  
BETWEEN THE DATES OF November 17, 2019 AND November 24, 2019  
AND ARE POSITIONED IN ACCORDANCE WITH THE COORDINATES  
SHOWN ON THIS PLAN EXCEPT FOR THE FOLLOWING:

Position # 205 - Unavailable for Posting (buried utilities)  
Position # 210 - Unavailable for Posting (in trench)  
Position # 215 - Unavailable for Posting (in trench)

D. Stankovic  
A.D. REGISTRAR

LEGEND

3M - 3' TRANSVERSE MERCATOR  
ASCM - ALBERTA SURVEY CONTROL MARKER  
C.S. - COUNTERSUNK  
C.S.F. - COMBINED SCALE FACTOR  
GNSS - GLOBAL NAVIGATION SATELLITE SYSTEM  
ha - HECTARES  
M. - MOUND OR MERIDIAN  
Mkd. - MARKED  
N. - NORTH  
NAD83 - NORTH AMERICAN DATUM, 1983  
R. - RADIUS  
(R) - RADIAL  
RGE - RANGE  
R/W - RIGHT-OF-WAY  
SEC. - SECTION  
TWP. - TOWNSHIP  
W. - WEST  
Δ - CENTRAL ANGLE OF CURVE

ASCM - ALBERTA SURVEY CONTROL MARKER FOUND  
STATUTORY IRON POST FOUND

CURVE CENTRE COORDINATES ARE SHOWN AS THIS  
POSITIONS WHERE STATUTORY POSTS, MARKED P033, ARE TO BE  
PLACED PURSUANT TO SECTION 47 OF THE SURVEYS ACT SHOWN

GEO-REFERENCE POINT SHOWN THIS  
LANDS DEALT WITH BY THIS PLAN BOUNDED THIS  
AND CONTAINS 0.048 HECTARES

GEO-REFERENCE POINT IS POSITIONED AT ASCM 202945 COORDINATES:  
EASTING: -17966.922, NORTHING: 5665745.959

BEARINGS ARE GRID AND DERIVED FROM GNSS OBSERVATIONS.  
CONFIRMED BY OBSERVATIONS ON ASCM 202945 & ASCM 65151  
3M NAD83 (ORIGINAL), REFERENCE MERIDIAN 114° WEST, C.S.F.=0.999720

NOTE:  
DISTANCES ARE IN METRES AND DECIMALS THEREOF.  
COORDINATE POSITIONS FOR SURVEY MONUMENTS FOUND OR PLACED BY  
THIS SURVEY, SURVEY CONTROL MARKERS USED, REFERENCE MONUMENTS INSTALLED  
AND THE LOCATION OF ALL SURVEY MONUMENTS TO BE  
PLACED IN ACCORDANCE WITH SECTION 47 OF THE SURVEYS ACT,  
ARE SHOWN ON A TABLE OF COORDINATES AND REPRESENT 3M GRID VALUES.

ROBERT P. PETRYK

PLAN  
SHOWING SURVEY OF  
UTILITY RIGHT-OF-WAY  
WITHIN

LOTS 1-6, PLAN 181 1748

(N.W. 1/4 SEC. 7)

TWP. 25 - RGE. 2 - W. 5M.

ROCKY VIEW COUNTY - ALBERTA

SCALE 1:1000 2018 PETER YORKE, A.L.S.

0 10 20 40 60 80 100 Metres

OPUS STEWART WEIR

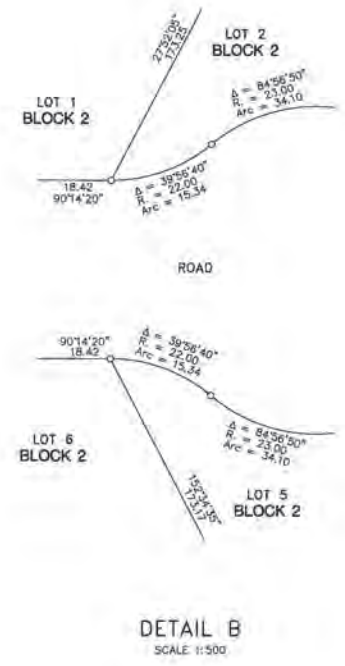
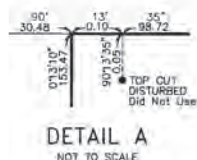
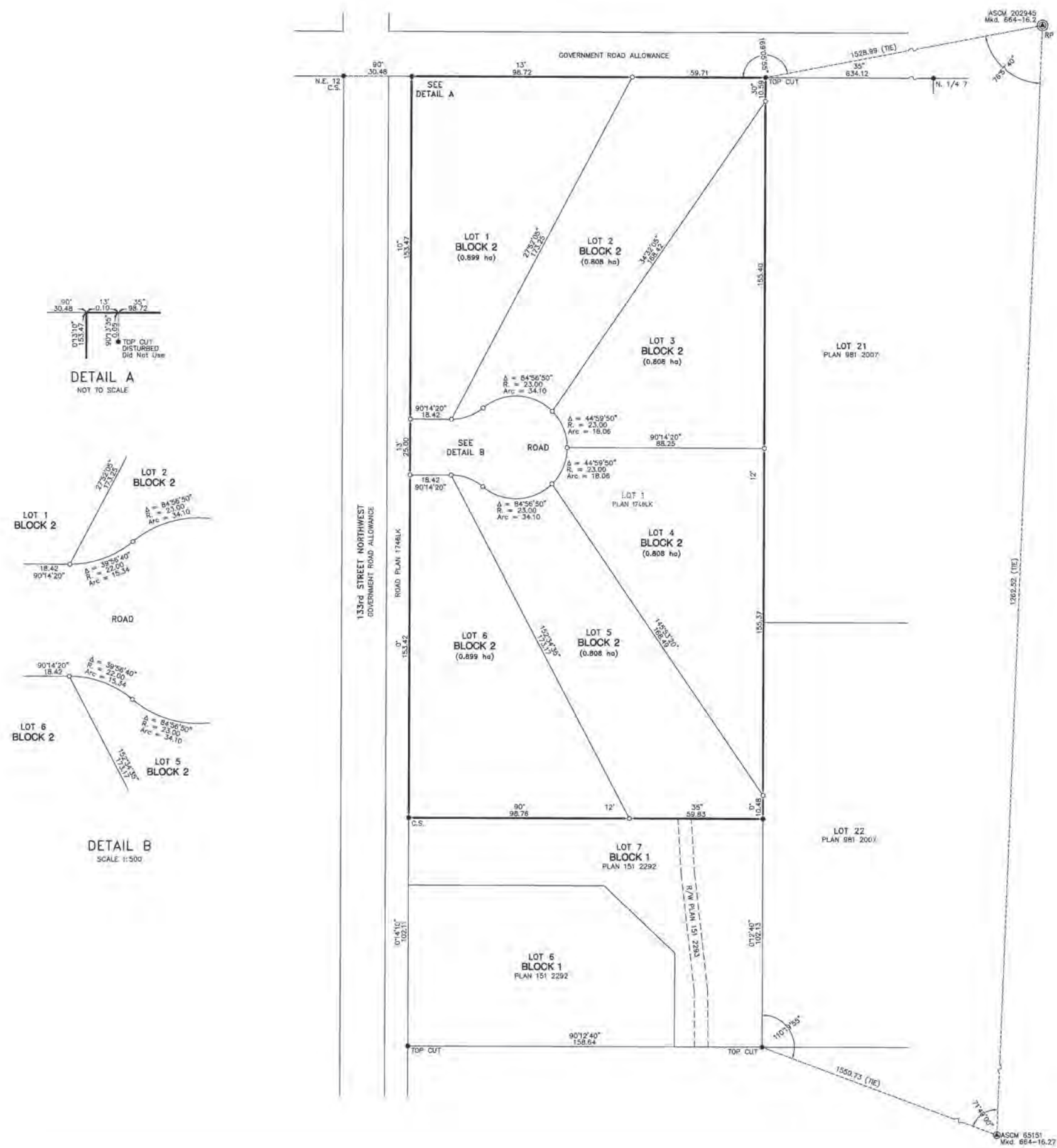
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DRAWING NAME: 36806-URW.dwg DATE: AUGUST 17, 2018

CLIENT: WILLOW VALLEY DEVELOPMENTS LTD. FILE No.: S-36806

DRAFTED BY: ND CHECKED BY: NS





REGISTRAR, LAND TITLES OFFICE	
PLAN No 181 1748 ENTERED AND REGISTERED ON September 18, 2018 INSTRUMENT No 181 200 091 <i>D. Shankie</i> A.D. REGISTRAR	
SURVEYOR NAME: PETER YORKE, ALBERTA LAND SURVEYOR DATES OF SURVEY: FEBRUARY 8 TO FEBRUARY 28, 2018 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.	
SUBDIVISION AUTHORITY NAME: ROCKY VIEW COUNTY FILE NO.: PL20170116 ROLL NO.: 05607006	REGISTERED OWNERS ROBERT P. PETRYK
<b>LEGEND</b> STM - 3" TRANSVERSE MERCATOR ASCM - ALBERTA SURVEY CONTROL MARKER C.S. - COUNTERSUNK CSRS - CANADIAN SPATIAL REFERENCE SYSTEM C.S.F. - COMBINED SCALE FACTOR GNSS - GLOBAL NAVIGATION SATELLITE SYSTEM M. - MOUND OR MERIDIAN ha - HECTARES Mkd. - MARKED N. - NORTH NAD83 - NORTH AMERICAN DATUM, 1983 R. - RADIUS RGE. - RANGE SEC. - SECTION TWP. - TOWNSHIP W. - WEST Δ - CENTRAL ANGLE OF CURVE STATUTORY IRON POST FOUND STATUTORY IRON POST PLACED AND MARKED P033 ALBERTA SURVEY CONTROL MARKER FOUND GEO-REFERENCE POINT SHOWN THUS LANDS DEALT WITH BY THIS PLAN BOUNDED THUS AND CONTAINS: 5.28 ha GEO-REFERENCE POINT IS POSITIONED AT ASCM 202945 COORDINATES: EASTING: -17966.922, NORTHING: 5665745.959 BEARINGS ARE GRID AND DERIVED FROM GNSS OBSERVATIONS, CONFIRMED BY OBSERVATIONS ON ASCM 202945 & ASCM 65151 STM NAD83 (ORIGINAL), REFERENCE MERIDIAN 114° WEST, C.S.F.=0.999720 DISTANCES ARE IN METRES AND DECIMALS THEREOF.	
<b>PLAN</b> SHOWING SURVEY OF SUBDIVISION OF LOT 1, PLAN 1746LK (N.W. 1/4 SEC. 7) TWP. 25 - RGE. 2 - W. 5M. ROCKY VIEW COUNTY - ALBERTA SCALE 1:1000 2018 PETER YORKE, A.L.S. 	
<b>OPUS STEWART WEIR</b> #140, 2121 Premier Way Sherwood Park Alberta T8B 4T0 2530	
DRAWING NAME: 36806-SUB.dwg	DATE: JULY 17, 2018
CLIENT: WILLOW VALLEY DEVELOPMENTS LTD.	FILE No.: S-36806
DRAFTED BY: ND	CHECKED BY: NS























PLANS FOR:

LUXURIA HOMES

PROJECT ADDRESS:

24 BEARSPAW TERRACE ROCKY VIEW COUNTY, ALBERTA  
LOT 04; BLOCK 2; PLAN 181 1748

BUILDING PERMIT DRAWINGS  
ISSUE DATE: JUNE 18, 2019

RESIDENTIAL DESIGN CONSULTANT:



COMMERCIAL

#201, 4216 12th Street NE Calgary, Alta T2E 6K9  
P: 403.203.1970 F: 403.203.1990  
info@tricordesigns.com www.tricordesigns.com  
• TRICOR DESIGN GROUP 1985

JOB#: 20-08387

PICTURE FOR REFERENCE



LIST OF DRAWINGS:

- BP1.1 FRONT & REAR ELEVATION
- BP1.2 RIGHT & LEFT ELEVATION
- BP2.1 MAIN FLOOR PLAN
- BP2.2 UPPER FLOOR PLAN
- BP2.3 BASEMENT PLAN
- BP3.0 BUILDING SECTIONS
- BP4.0 ROOF PLAN
- BP5.1 MAIN FLOOR ELECTRICAL
- BP5.2 UPPER FLOOR ELECTRICAL
- BP5.3 BASEMENT FLOOR ELECTRICAL

KEY PLAN:



LEGAL DESCRIPTION:

LOT 04; BLOCK 2; PLAN 181 1748  
ROCKY VIEW COUNTY, ALBERTA  
MUNICIPAL ADDRESS:  
24 BEARSPAW TERRACE  
ROCKY VIEW, ALBERTA

GENERAL CALCULATIONS:

LOT AREA: 8081.66 m<sup>2</sup>  
BUILDING AREA: 1237.00 m<sup>2</sup>  
COVERAGE AREA:  
GROUND FLOOR AREA: 503.00 m<sup>2</sup>  
GARAGE AREA: 298.00 m<sup>2</sup>  
FRONT PORCH: 11.00 m<sup>2</sup>  
  
TOTAL COVERAGE AREA: 812.00 m<sup>2</sup>  
% COVERAGE: 10.05 %

SQUARE FOOTAGES	DESCRIPTION	SQ. FT.
	MAIN FLOOR	5412
	SECOND FLOOR	3581
	TOTAL	8993
	BASEMENT DEV.	4322
	GRAND TOTAL	13315
	GARAGE	3208
	REAR DECK	474
	FRONT PORCH	115





**SINGLE FAMILY**

24 BEARSPAW TERRACE,  
ROCKYVIEW COUNTY, ALBERTA  
LOT 04; BLOCK 2; PLAN 181 1748

## LUXURIA HOMES

**DRAWING SET**

## BUILDING PERMIT SUBMISSION

[illegible]

TITLE	DATE	BY	NO.	PRICE	REMARKS
...	...	...	...	...	...

FRONT & REAR  
ELEVATION

PROJECT #:	20-08387
DATE:	JUNE 18, 2021
SCALE:	1/8" = 1'-0"



#201, 4216 12th Street NE Calgary, Alta T2E 0K0  
P 403.203.1970 F 403.203.1990  
info@tricordesigns.com www.tricordesigns.com  
\* TRICOR DESIGN GROUP 1985

THE PURCHASE OF A SET OF CONSTRUCTION DRAWINGS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST TO THE BUYER, EXCEPT FOR A LIMITED LICENSE TO USE THIS SET OF DRAWINGS FOR THE CONSTRUCTION OF ONE, AND ONLY ONE DWELLING.

ALL WORK IS PERFORMED TO COMPLY TO CURRENT ALBERTA BUILDING CODE, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

## SINGLE FAMILY

CLIENT

LUXURIA HOMES

# BUILDING PERMIT SUBMISSION

TITLE	DATE	BY	NO.	PRICE	REMARKS
...	...	...	...	...	...

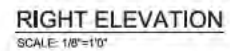
PROJECT #:	20-08387
------------	----------

DATE:	JUNE 18, 2021
-------	---------------

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

PAGE #

## BP1.2





## BP2.0



**MAIN FLOOR PLAN**  
SCALE: 1/8"=1'0"  
(12'-0" CEILING HGT.) 5,412 SQ.FT.



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ALL WORK IS PERFORMED TO COMPLY TO CURRENT ALBERTA BUILDING CODE, AND  
ALL OTHER AUTHORITIES HAVING JURISDICTION.

## PROJECT

## SINGLE FAMILY

24 BEARSPAW TERRACE,  
ROCKYVIEW COUNTY, ALBERTA  
LOT 04; BLOCK 2; PLAN 181 1748

CLIENT

**LUXURIA HOMES**

### DRAWING SET

# BUILDING PERMIT SUBMISSION

[illegible]

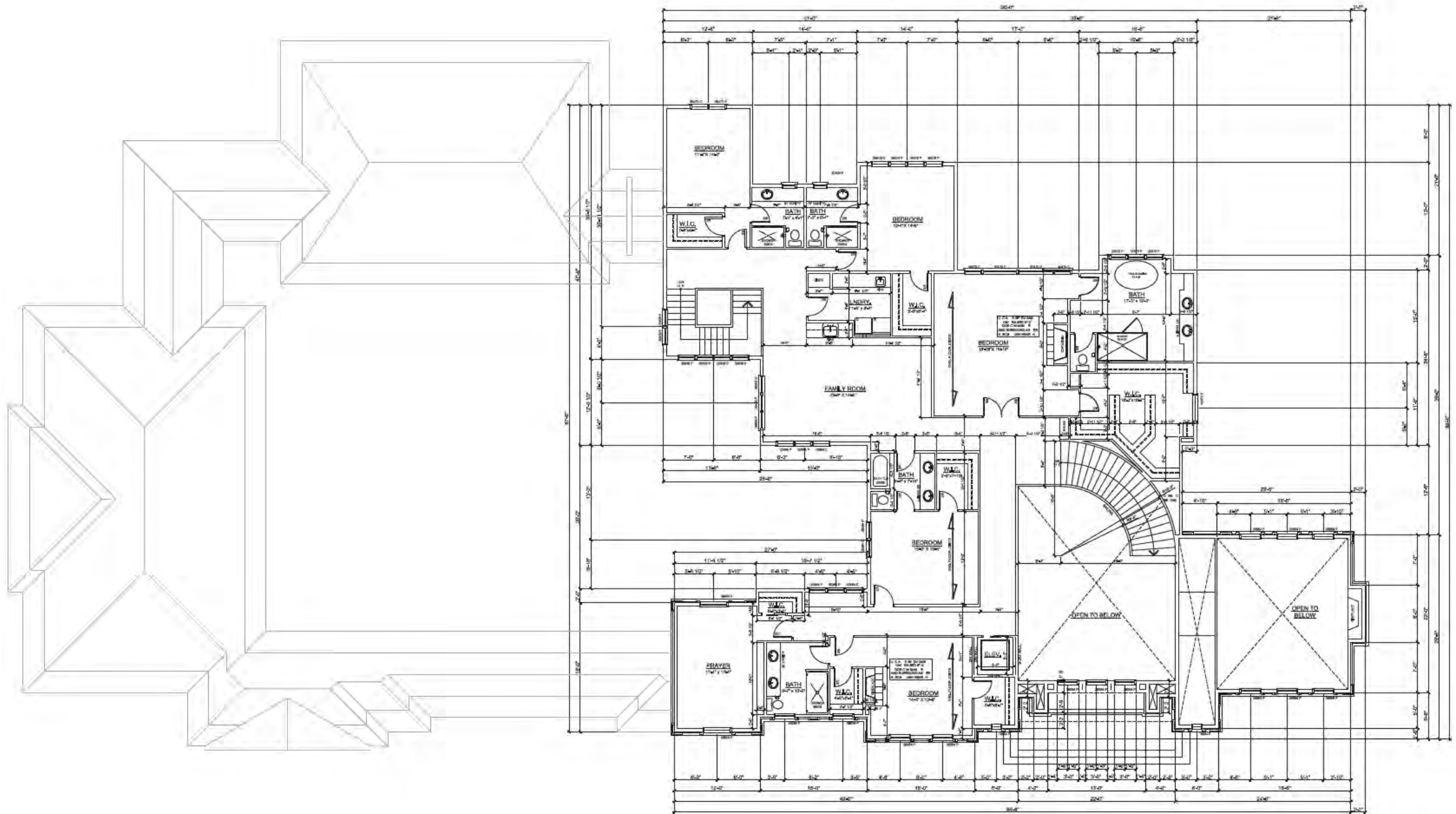
## TITLE

## FIRST FLOOR

PROJECT#:	20-08387
DATE:	JUNE 18, 2021
SCALE:	1/8" = 1'-0"

PAGE #

## BP2.1

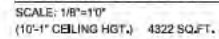


### UPPER FLOOR PLAN

SCALE: 1/8"=1'0"  
(10'-0" CEILING HGT.) 3561 SQ.FT.

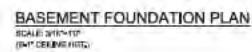


## BP2.2





## BP2.2



**BASEMENT FOUNDATION PLAN**  
SCALE: 3/16"=1'-0"  
(5/16" CEILING FIST.)



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ALL WORK IS PERFORMED TO COMPLY TO CURRENT ALBERTA BUILDING CODE, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

## PROJECT

**SINGLE FAMILY**

24 BEARSPAW TERRACE,  
ROCKYVIEW COUNTY, ALBERTA  
LOT 04; BLOCK 2; PLAN 181 1748

CLIENT	
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LUXURIA HOMES

## DRAWING SET

## BUILDING PERMIT SUBMISSION

[illegible]

TITLE	SECTIONS
1. Introduction	1.1. Background
2. Methodology	2.1. Data Collection
3. Results	3.1. Descriptive Statistics
4. Discussion	4.1. Implications
5. Conclusion	5.1. Future Research

PROJECT #:	20-08387
DATE:	JUNE 18, 2021
SCALE:	1/8" = 1'-0"
PAGE #	

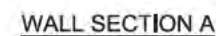
**BP3.0**



SCALE: 1/8"=1'0"



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



SCALE: 1/8"=1'0"





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**SINGLE FAMILY**

CLIENT

LUXURIA HOMES

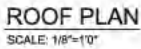
## BUILDING PERMIT SUBMISSION

[illegible]

ROOF

PAGE #

## BP4.0





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## SINGLE FAMILY

**CLIENT**

# LUXURIA HOMES

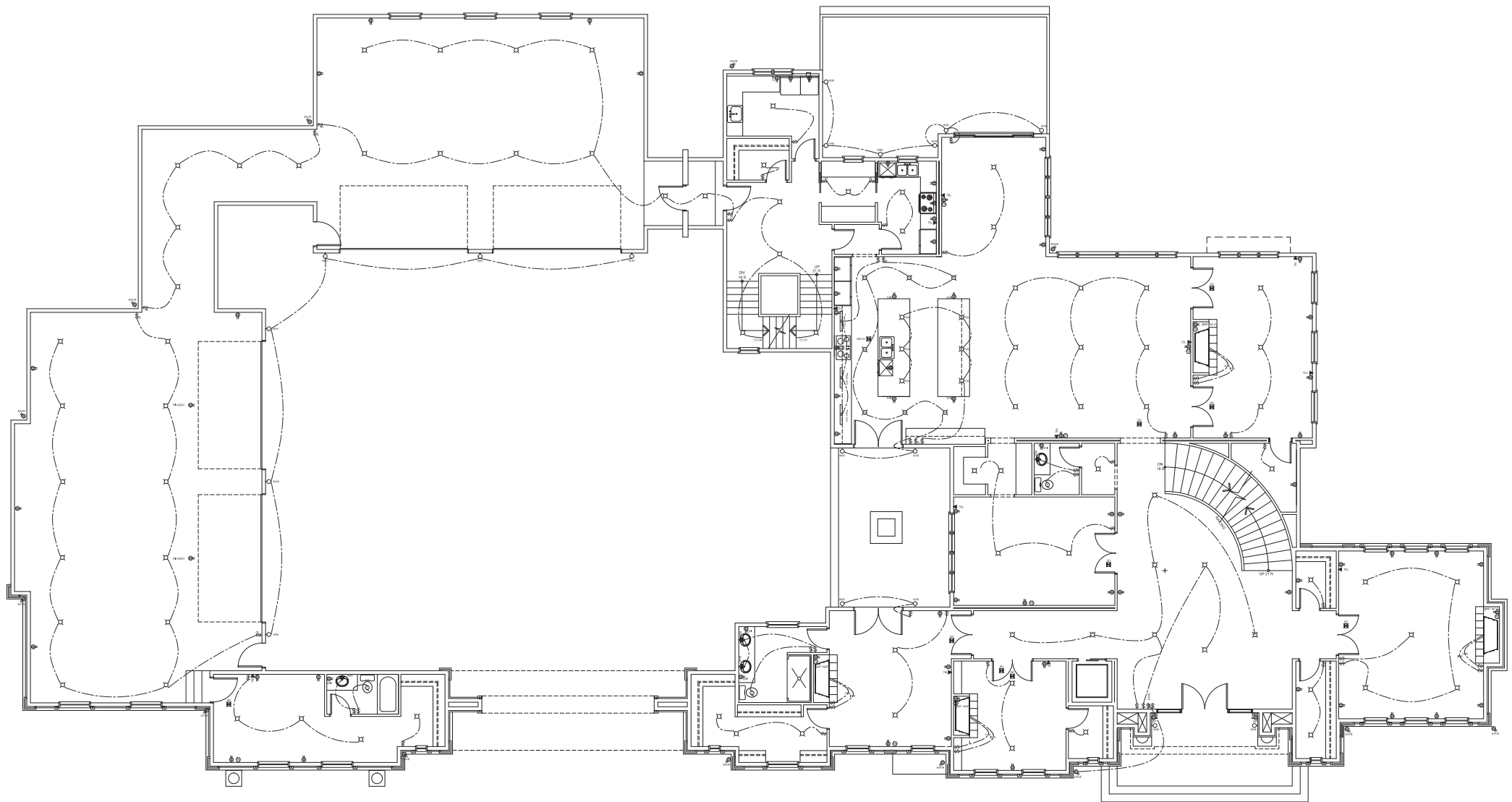
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TLE






























## MAIN FLOOR ELECTRICAL

PAGE #

# BP5.1



Ⓢ ONE-WAY SWITCH

	ONE-WAY SWITCH		GROUND-FAULT INDICATOR OUTLET		WALL-MOUNTED LIGHT		6 RECESSED POTLIGHT		EXHAUST FAN		MAIN ELECTRICAL PANEL	
	3-WAY SWITCH		OUTDOOR WEATHER-PROOF OUTLET		LIGHT		6 ADJUSTABLE RECESSED EYEBALL POTLIGHT		SMOKE/CO DETECTOR		UNDER-CAB NET VALUE LIGHT	
	4-WAY SWITCH		ROUGH-IN GARAGE DOOR OPENER		PENDANT(HANGING) LIGHT		TELEPHONE OUTLET		CENTRAL VACUUM OUTLET		FLUORESCENT LIGHT	
	220V OUTLET		EAVE PULL		EAVE PLUG		TVCABLE OUTLET		Ceiling FAN WITH OR WITHOUT LIGHT		TRACK LIGHT	
	110V OUTLET		FLOOR PLUG		RECESSED POTLIGHT		CATS NETWORK COMMUNICATIONS OUTLET					





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## PROJECT

## SINGLE FAMILY

24 BEARSPAW TERRACE,  
ROCKYVIEW COUNTY, ALBERTA  
LOT 04; BLOCK 2; PLAN 181 1748

## CLIENT

LUXURIA HOMES

### DRAWING SET

# BUILDING PERMIT SUBMISSION

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## UPPER FLOOR ELECTRICAL

PAGE #

## BP5.2



### ELECTRICAL LEGEND

ONE-WAY SWITCH	GROUND-FAULT INDICATOR OUTLET	WALL-MOUNTED LIGHT	RECESSED POTLIGHT	EXHAUST FAN	MAIN ELECTRICAL PANEL
3-WAY SWITCH	OUTDOOR WEATHER-PROOF OUTLET	LIGHT	ADJUSTABLE RECESSED EYEBALL POTLIGHT	SMOKE/CO DETECTOR	UNDER-CAB NET VANCE LIGHT
2-WAY SWITCH	ROUGH-IN GARAGE DOOR OPENER	PENDANT/HANGING LIGHT	TELEPHONE OUTLET	CENTRAL VACUUM OUTLET	FLOURESCENT LIGHT
220V OUTLET	BAVE PLUG	PULL-CHAIN LIGHT	TVOABLE OUTLET	CEILING FAN WITH OR WITHOUT LIGHT	TRACK LIGHT
110V OUTLET	FLOOR PLUG	RECESSED POTLIGHT	CATS NETWORK COMMUNICATS OUTLET		







