

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 6
SUBJECT: Development Item: Kennel
USE: Discretionary use, with no Variances

DATE: November 26, 2020
APPLICATION: PRPD20203085

APPLICATION: Kennel and construction of an accessory building (kennel building).

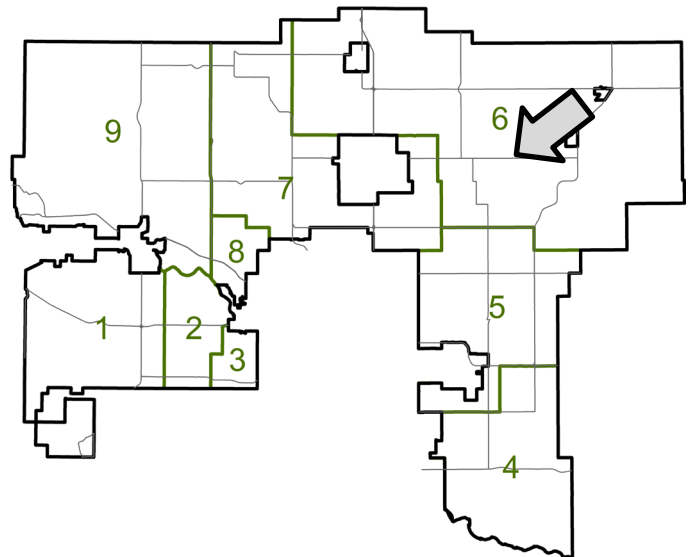
GENERAL LOCATION: Located on the north side of Hwy. 566 approximately 0.20 km (1/8 mile) east of Range Road 275.

LAND USE DESIGNATION: Agricultural, General District (A-GEN) under Land Use Bylaw C-8000-2020.

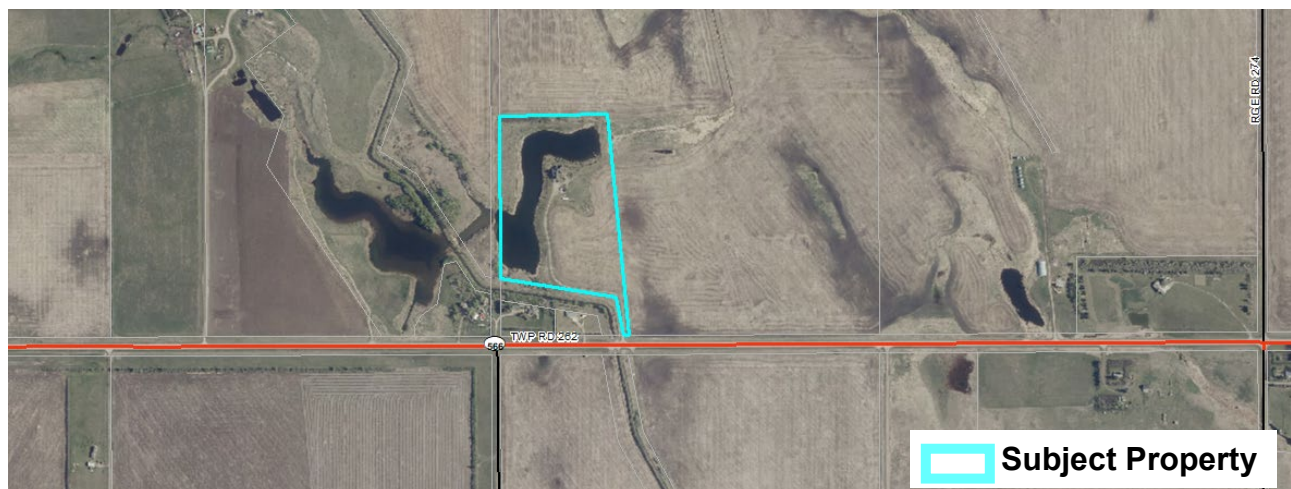
ADMINISTRATION RECOMMENDATION: Administration recommends Approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203085 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20203085 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Oksana Newmen - Planning and Development Services



DEVELOPMENT PERMIT REPORT

| | |
|---|---|
| Application Date: October 5, 2020 | File: 06217011 |
| Application: PRDP20203085 | Applicant/Owner: YGC (Daniel Loudon) / Ron and Mary Belt |
| Legal Description: Lot 1, Plan 9910147, SW-17-26-27-W04M (274204 Township Road 262 Highway 566 | General Location: Located on the north side of Hwy. 566 approximately 0.20 km (1/8 mile) east of Range Road 275. |
| Land Use Designation: Agricultural, General District (A-GEN) under Land Use Bylaw C-8000-2020. | Gross Area: ± 9.12 hectares (± 22.54 acres) |
| File Manager: Oksana Newmen | Division: 6 |

PROPOSAL:

To operate a kennel in a proposed 490.53 m² (5,280.00 ft²) kennel/shop building. The Applicant anticipates four to 12 dogs on site at time, for both breeding and training.

Breeding will be two to three litters per year, with breeding pair(s) and puppies residing in the house with the landowners until the puppies are released to new owners at approximately eight weeks old. Limited focused traffic would occur when puppies are ready for pickup by new owners, generally occurring within a single weekend.

Long-term boarding is for training of adult dogs, where dogs are left for a significant period of time. The building plans indicate space for up to nine dogs to be boarded on site for the extended training.

| Overall Business Details | Proposed (per application form) |
|-------------------------------|--|
| Business Name | Crossiron Kennels |
| Purpose | Breeding and training from 4 to 12 dogs; long-term boarding for training of up to 9 dogs. 2 to 3 litters per year expected, breeding pair(s) and puppies to be kept in dwelling only. |
| Size of Animals | Wirehaired Pointing Griffon (medium breed dogs) |
| Hours / Days of Operation | Monday-Sunday full time; |
| Employees | Two part-time; both residents |
| Signage | No |
| Soundproofing | Proposed building will be insulated |
| Solid Waste Removal | Composting |
| Method of water waste removal | Septic System |
| Screening / Fencing | Kennels will be fenced with chain link. Screening not identified. |

PARKING & ACCESS:

Table 5: Parking Minimums • Required: Kennel: 1 per 100.0 m² (1,076.39 sq. ft.) gross floor area

- **Required:** 4.90 stalls = 5 stalls
- **Proposed:** Five parking spaces are located south of the proposed shop/kennel building.
- Primary site access from existing approach from Highway 566/Township Road 262.

SIGNS:

No signs proposed.

SITE INFORMATION:

- Site is adjacent to agricultural properties on the east, west, and north.
- Site is adjacent to WID canal, across which there are three smaller parcels containing residential uses to the south.
- There is a larger wetland/water body located on site.
- There is no oil & gas infrastructure on the property.
- Site has one (1) existing access off Highway 566/Township Road 262.
- Site topography appeared generally flat across the property.

Buildings & Setbacks

- There is presently one (1) single-family dwelling on site.
- The proposed building meets the setback requirements of the Agricultural, General District.

| | Minimum (A-GEN) | Proposed |
|------------------|------------------------|------------------------|
| Front Yard | 45.00 m (147.63 ft.) | >211.00 m (692.25 ft.) |
| Side Yard (west) | 6.00 m (19.68 ft.) | Lots |
| Side Yard (east) | 6.00 m (19.68 ft.) | >32.00 m (104.98 ft.) |
| Rear Yard | 15.00 m (49.21 ft.) | >142.00 m (465.87 ft.) |

PERMIT HISTORY

Building Permits

- 2007-BP-20143 – building permit for dwelling, single detached

Development Permits

- None

Planning Applications

- 97-RV-67 – subdivision of subject parcel (registered at land titles January 14, 1999; Plan 9910147)

LAND USE BYLAW:

Part 8 Definitions:

“Kennel” means a facility for the keeping, breeding, boarding, caring, or training of dogs and/or other domestic pets over three months of age, excluding livestock.

Section 304 Discretionary Uses – Kennel

STATUTORY PLANS:

The property does not fall within an Area Structure Plan or Conceptual Scheme. The application was evaluated in accordance with the Land Use Bylaw.

INSPECTOR'S COMMENTS:

- Inspection not completed at the time of report

CIRCULATIONS:Agricultural and Environmental Services, Rocky View County (October 15, 2020):

- No agricultural concerns.

Alberta Transportation (November 9, 2020):

- In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation, and will require a roadside development permit from Alberta Transportation.
- The application form and instructions can be obtained from the department's website at <https://www.alberta.ca/roadside-development-permits.aspx>.

Alberta Health Services:

- No comments received.

Building Services, Rocky View County (November 6, 2020):

1. Advisory Condition – Provide a building code classification as per Table 9.10.2.1.
2. Advisory Condition – Architectural, Mechanical, Electrical, Structural stamped drawings are required along with schedules.
3. Advisory Condition – Fire truck access routes are required to the building.
4. Advisory Condition – Barrier-free path of travel and access is required in the building.

Development Compliance (Enforcement) Review (October 13, 2020)

- No comments or concerns.

Planning and Development Services - Engineering Review (November 10, 2020)**General:**

- As per the application, the applicant is proposing the operation of a kennel in a new accessory building
- The application will need to be circulated to Alberta Transportation for review and comment since the proposed development is within 1.2 km of Highway 566.

Geotechnical:

- As per GIS review, slopes steeper than 15% are not observed on the subject lands. Engineering has no requirements at this time.

Transportation:

- An existing road approach off Highway 566 provides access to the parcel. Alberta Transportation to confirm if the road approach may be used for access or if an alternate access road will be required. Upgrades to the existing road approach may be required pending final approval from Alberta Transportation.

- Engineering does not anticipate that the proposed development shall have a significant impact on the road network as the application indicated an average 2 vehicle trips per day. As such engineering does not require a TIA at this time.
- Prior to the issuance of the DP, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020 for the total gross area associated with the proposed kennel operation. The applicant will be required to submit a revised site plan identifying the development area of the proposal.
 - The development area refers to the portion of lands utilized directly for development purposes, and includes: the driveway access; all structures (buildings), the storage and display areas directly associated to the use; and the required parking area (as defined in the Land Use Bylaw)

Sanitary/Waste Water:

- Prior to issuance, the applicant will be required to provide an assessment of the existing PSTS by a qualified professional to determine if the existing system is suitable to support the proposed development. Should the PSTS not be suitable, the applicant will be required to install an appropriately sized sewage holding tank support the proposed development in accordance with County Policy 449.

Water Supply And Waterworks:

- The applicant is proposing to use the existing well for the proposed development. The County recommends the use of sewage holding tanks for industrial, commercial and institutional land uses when it is not feasible to connect to a Regional or Decentralized systems.
- As an advisory condition, all commercial licenses for water supply from AEP shall be the responsibility of the applicant.

Storm Water Management:

- Given the size of the subject land(s), engineering does not anticipate that the proposed development will result in a significant increase in imperviousness, therefore an SSIP is not required at this time.

Environmental:

- The proposed development does not appear to be impacting the large wetland located on the northwest portion of the parcel. Should the owner propose development that has a direct impact on any wetlands, the applicant will be responsible for obtaining all required AEP approvals.

Fire Services and Emergency Management Review (October 15, 2020)

- No comments at this time.

FortisAlberta (November 2, 2020)

- No concerns

Geographic Information Services (October 13, 2020)

- I've addressed the new building 274204 TWP RD 262

Operations Division Review - Utility Services, Rocky View County

- No comments received.

Rocky View Gas Coop (October 29, 2020)

1. Rockyview Gas Co-op Ltd. has buried natural gas distribution line(s) within the subject area. If the main gas line is required to be relocated, the owner will be responsible for the cost to move the natural gas line.
2. The landowner shall be responsible for the cost, at time of application, for the installation of the natural gas service line.
3. The applicant shall pay for any alterations to the natural gas distribution system if required.
4. The applicant shall be responsible for the cost of system upgrades and /or gas main extensions should natural gas service be required.
 - We have no objections with the application proceeding. Should you have any questions, concerns or require anything else, please do not hesitate to contact our office.

Western Irrigation District (October 15, 2020)

- WID requires a minimum of a 30 meter setback from the canal row; as the new building is setback more than 30 meters, WID has no objections to the proposed building within SW 17-26-27 W4M.

OPTIONS:

Option #1: (this would approve the proposed development)

APPROVAL subject to the following conditions:

Description:

1. That a *Kennel* may operate on the subject property in accordance with the submitted Site Plan, cover letter, application details, and conditions herein, as follows:
 - i. That construction of a Kennel/Shop building may commence, approximately 490.53 m² (5,280.00 ft²) in footprint
 - ii. A maximum of twelve adult dogs shall be permitted on site:
 - a) Maximum of up to nine dogs, for training/boarding; and,
 - b) Maximum of up to three dogs for breeding purposes.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit screening details for the proposed Kennel Operations, to the satisfaction of the County.
3. That prior to the issuance of this permit, the Applicant/Owner shall submit an written assessment of the existing Private Septic Treatment System (PSTS), prepared by a qualified professional, to determine if the existing system is suitable to support the proposed development.
 - i. That should the PSTS not be suitable, the applicant will be required to install an appropriately sized sewage holding tank support the proposed development in accordance with County Policy 449.
4. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the Transportation Offsite Levy in accordance with Bylaw C-8007-2020 for the total gross area associated with the proposed kennel operation. The Applicant/Owner shall be required to submit a revised site plan identifying the development area of the proposal.

- i. The development area refers to the portion of lands utilized directly for development purposes, and includes: the driveway access; all structures (buildings), the storage and display areas directly associated to the use; and the required parking area (as defined in the Land Use Bylaw)

Permanent:

5. That all dogs shall be kept indoors between the hours of 9:00 p.m. and 7:00 a.m.
6. That all waste shall be composted on site.
7. That any dogs that cause a nuisance by barking shall be kept indoors at all times.
8. That the kennel area and any outside runs shall be enclosed with fencing constructed at a minimum of 1.20 m (3.94 ft.) in height.
9. That business parking shall be provided on the subject site to accommodate visitor and staff parking at all times. Off-site parking of staff or visitors shall not be permitted.
10. That soils, groundwater and surface water sources shall not become polluted due to operations on the subject land. Potable water sources on the subject land and beyond must be adequately protected from any run-off, nuisance or contaminants.
11. That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting design that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
12. That any future business signage shall require separate development permit approval, prior to installation onsite.
13. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the dwelling unit and principal use located on the subject site, to facilitate accurate emergency response.

Note: The municipal address for the Kennel operations is 274204 TWP RD 262

Advisory:

14. That dog licenses shall be obtained yearly from the County's Finance Department for any resident dogs onsite.
15. That the current Rocky View County Animal Control Bylaw shall be adhered to at all times.
16. That a Building Permit and applicable sub-trade permits shall be submitted to Building Services, prior to any structure being utilized for the Kennel operation or construction commencement.
17. 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 County.
18. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That any commercial license for water supply from Alberta Environment and Parks (AEP) shall be the responsibility of the Applicant/Owner.
 - ii. That should there be any direct impact on any wetlands, the Applicant/Owner shall be responsible for obtaining all required AEP approvals.



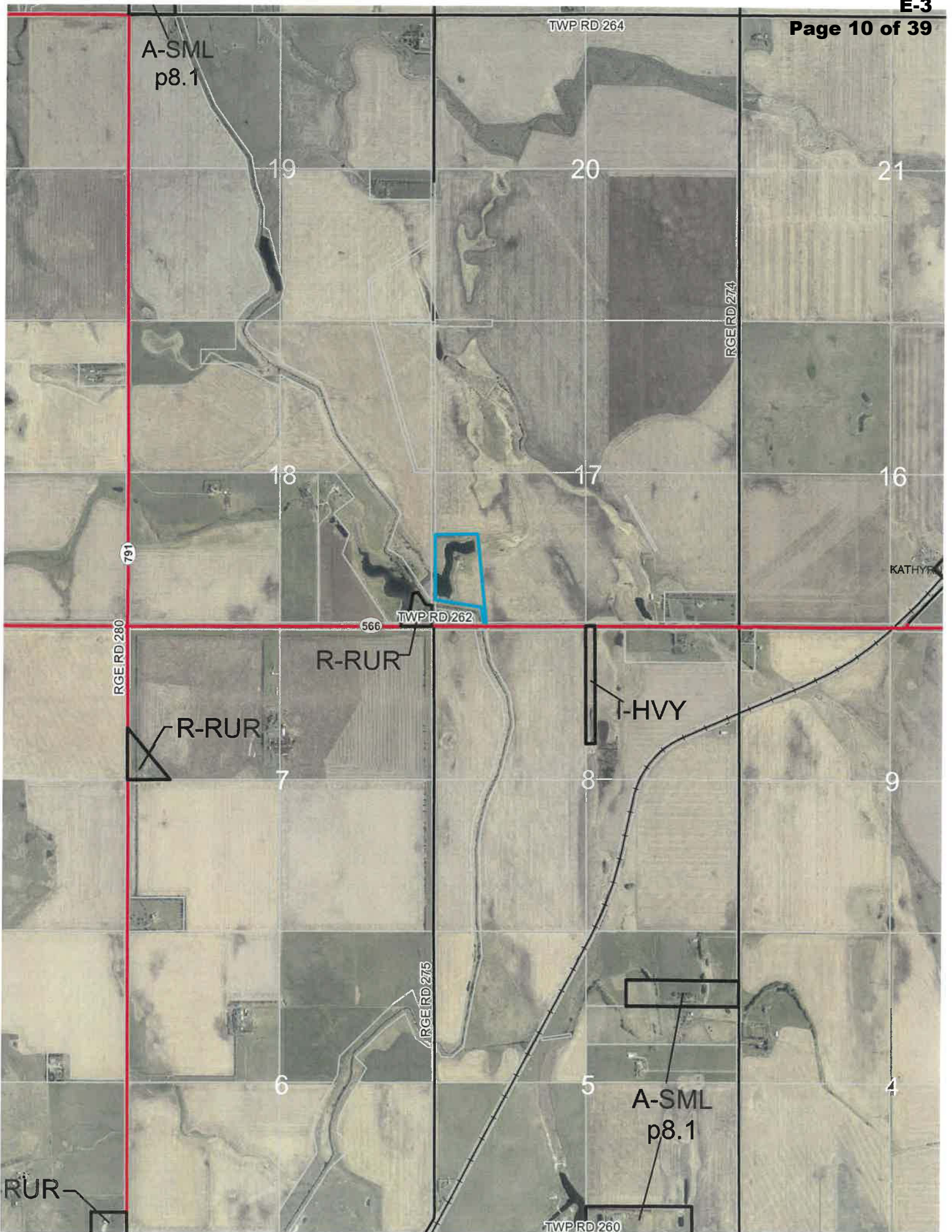
- iii. That the Applicant/Owner shall adhere to any requirements of the Gas Co-Op and the registered Utility Right of Way.
19. That if this Development permit is not issued by **June 30, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Option #2: (this would not allow the proposed development)

REFUSAL as per 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.





A-SML
p8.1

TWP RD 264

791

RGE RD 280

566

TWP RD 262

RGE RD 274

KATHY

R-RUR

R-RUR

I-HVY

RUR

A-SML
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TWP RD 260



DEVELOPMENT PERMIT APPLICATION

| FOR OFFICE USE ONLY | |
|---------------------|-----------|
| APPLICATION NO. | 20203085 |
| ROLL NO. | 06212011 |
| RENEWAL OF | |
| FEES PAID | \$625.00 |
| DATE OF RECEIPT | Oct. 5/20 |

| | |
|---|-------------------|
| APPLICANT/OWNER | |
| Applicant Name: Daniel Louden | Email: [REDACTED] |
| Business/Organization Name (if applicable): YGC (Your General Contractor) | |
| [REDACTED] | |
| Landowner Name(s) per title (if not the Applicant): RON & MARY BOU | |
| Business/Organization Name (if applicable): [REDACTED] | |

| | | | | | |
|--|-------------|--------------|--------------|----------------------------|--------------------|
| LEGAL LAND DESCRIPTION - Subject site | | | | | |
| All/part of: SW 1/4 | Section: 17 | Township: 26 | Range: 27 | West of: 4 | Meridian Division: |
| All parts of Lot(s)/Unit(s): | | Block: 1 | Plan: 991017 | Parcel Size (ac/ha): 22.54 | |
| Municipal Address: 274210 TOWNSHIP ROAD 262 | | | | Land Use District: | |

| | |
|--|--|
| APPLICATION FOR - List use and scope of work | |
| Kennel. | |
| Variance Rationale included: <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A | |
| DP Checklist included: <input type="checkbox"/> YES <input type="checkbox"/> NO | |

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

| | |
|--|----------------------------------|
| AUTHORIZATION | |
| I, DANIEL LOUDEN (Full name in Block Capitals), hereby certify (initial below): | |
| <input checked="" type="checkbox"/> That I am the registered owner OR <input checked="" type="checkbox"/> That I am authorized to act on the owner's behalf. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> 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: [Signature] | Landowner Signature: [Signature] |
| Date: October 5, 2020 | Date: Oct 2, 2020 |



ROCKY VIEW COUNTY

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): Kennel

Land Use District: A-GEN

Applicable ASP/CS/IDP/MSDP:

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

NOTES:

Staff Signature: [Signature]



KENNEL INFORMATION SHEET

| FOR OFFICE USE ONLY | |
|---------------------|--|
| APPLICATION NO. | |
| ROLL NO. | |
| DISTRICT | |

| ANIMAL DETAILS | LOCATION |
|--|---|
| Number and type of animals: <u>4 - 12 DOGS</u> | Located within: <input type="checkbox"/> Dwelling OR <input type="checkbox"/> Accessory Building <input type="checkbox"/> Existing Building OR <input checked="" type="checkbox"/> New Building |
| Breed (if breeding): <u>WIREHAIRED POINTING GRIFFON</u> | |
| Size of animals (small, medium etc.): <u>MEDIUM</u> | |
| Are the animals 3 months of age or more: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | |
| BUSINESS OPERATIONS (if applicable) | |
| Name of kennel (if applicable): <u>CROSSIRON KENNELS</u> | |
| Type of kennel (i.e. boarding, breeding, training, etc.): <u>BREEDING & TRAINING</u> | |
| Detail number of play areas/runs and their location(s): | |
| Days of operation: _____ Hours of operation: _____ | |
| Total number of employees (including residents/applicant): | Part-time: <u>2</u> Full-time: <u>0</u> |
| Number of non-resident employees: _____ | Part-time: <u>0</u> Full-time: <u>0</u> |
| Number of vehicle trips for pick-up/drop-off of animals (per day): <u>AVARAGE 2 PER DAY OR LESS</u> | |
| Number of parking stalls on site: _____ | |
| Location of client and business vehicle parking on site: _____ | |
| ADDITIONAL INFORMATION: | |
| Describe how the kennel building(s) are soundproofed: <u>INSULATED</u> | |
| Describe method of solid waste disposal: <u>COMPOSTING</u> | |
| Describe method water waste disposal: <u>SEPTIC SYSTEM</u> | |
| SCREENING AND SIGNAGE | |
| Specify material/height of any screening provided on site: _____ | |
| Kennel signage proposed on site? <input type="checkbox"/> YES - attach Signage - Information Sheet and documents <input checked="" type="checkbox"/> NO | |
| ADDITIONAL SITE PLAN REQUIREMENTS | |
| <input type="checkbox"/> Indicate location of kennel, building dimensions, and setbacks from property lines <input type="checkbox"/> Indicate location and dimensions of proposed runs/play areas <input type="checkbox"/> Indicate parking area with number of stalls accommodated <input type="checkbox"/> Indicate type of existing/proposed screening/fencing/soundproofing (landscaping, berms) around site/play areas <input type="checkbox"/> Identify location for any proposed signage on or off-site | |

Applicant Signature

Date OCT 2, 2020

Ron and Mary Belt
274210 Township Road 262
Rocky View County, AB T4A 1H6

October 6, 2020

O Proposed land use(s) and scope of work on the subject property;

Adding an 88' x 60' shop and kennel building as per plans attached.

O 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;

Kennel area:

Our current plans are for breeding and training Wirehaired Pointing Griffons. We expect 2 - 3 litters per year. Timing of litters is sporadic but doesn't generally require additional help apart from residents. At 8 weeks the puppy are picked up by their new owners which would increase traffic, usually over a single weekend.

Future plans may be to house up to 9 dogs (kennel plans are for 9 kennels) for training purposes which would necessarily include boarding. In this scenario, dogs would be left for a significant period of time and therefore should not create traffic issues. Additional fenced areas may be added for training purposes.

Storage area:

We plan to use the storage area of the new building for our screen business. Although seasonal, we would receive an average of one tractor/trailer delivery per week. We would improve the driveway and turn around area for this. We would seasonally (spring thru fall) have one employee on site, Monday thru Friday. 8am to 5 pm. We also have a Calgary location where the majority of the business activity occurs. Outdoor storage: should not be necessary.

O Reference to any Supporting Documents, images, studies, plans etc. provided within application package;

Building plans, specifications and scope of work are included in application.

Sincerely;

Ron & Mary Belt, c/o YGC (Your General Contractor)

| | |
|----------------------------|----------|
| ISSUE DATE: | |
| ISSUED FOR BUILDING PERMIT | 20/09/29 |



1 OVERALL SITE PLAN
A1.0 SCALE: 1:1000

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| # | REVISION | BY | DATE |

PROJECT NAME:
BELT KENNEL & SHOP

ADDRESS:
ROCKYVIEW COUNTY, ALBERTA

DRAWING TITLE:
OVERALL SITE PLAN

| | |
|------------------|---------|
| DATE (yy/mm/dd): | FILE #: |
| 20/08/17 | 2024 |

| | | |
|------------------|------------------|-------------|
| SCALE: 1:1000 | DRAWN BY: RMH | CHECKED BY: |
|------------------|------------------|-------------|

DRAWING #
A1.0

PLOT STAMP:
X:\2020 PROJECTS\2024 - YGC BELT & KENNEL\03 - CONTRACT
DOCUMENTS\CAD FILES\200930\2024 - A1.X.DWG

From: [Daniel Louden](#)
To: [Oksana Newmen](#)
Subject: RE: [EXTERNAL] - FW: FW: 2024 - Belt Kennel - 200909.pdf
Date: November 4, 2020 6:52:31 PM
Attachments: [image003.png](#)
[image004.png](#)

Hi Oskana, answers to your questions below. I sent off to the owners to ensure I stand correct with your answers.

Please do not hesitate to contact me if you have any further questions.

Thank you,

YGC

Daniel N. Louden



This email is privileged and/or confidential. Any distribution, use or copying of this e-mail or information that it contains by other than intended recipient is unauthorized. If you receive this e-mail in error, please advise, by return e-mail.

From: Ron Belt [REDACTED]
Sent: November 3, 2020 7:05 AM
To: Daniel Louden [REDACTED]
Cc: Mary Belt [REDACTED]
Subject: Rocky View questions - Would this suffice? Ron

There is an unheated shop area shown on the architectural drawings, and there is reference on the application cover letter for a "screen business". Are these the same thing? Or is the screen business separate, and the shop is something for the landowners personal use? Also, can you provide some information as to the nature of the screen business? What is it, specifically? Is there manufacturing, what is the output, etc.

The plan is to use a portion of the unheated shop as storage for our screen business. As previously mentioned, there would be an average of one delivery per week. These deliveries would be off loaded, organized and stored until needed. We do not manufacture, but there is some prep work needed (putting together of parts for specific jobs) which would require a seasonal worker (8-5 - Mon-Friday - April to September). We have a Calgary location where the majority of the activity (office and showroom) occur.

In regards to the kennel, it's indicating 2 to 3 litters per year, with the possibility of up to 9 dogs for long-term boarding/training. The application form indicates 4 to 12 dogs on site. Does that include the litters only? Or also the 9 for training? Some clarification would be helpful.

The litters would only be around for 8 weeks and are not included in the dog number count. Our current dogs are used to being in the house and so would not stay in the kennel. With 9 kennels plus our current dogs would account for what is the capacity of the plan submitted. Actual adult dogs on site would generally be less.

Also, are there hours/days of operation for the breeding/training? Are the landowners doing all of the breeding and training?

The landowners would be doing the majority of the breeding and training. Training is usually done around morning and eve

From: ONewmen@rockyview.ca <ONewmen@rockyview.ca>
Sent: November 2, 2020 2:56 PM
To: Daniel Loudon [REDACTED]
Subject: RE: [EXTERNAL] - FW: FW: 2024 - Belt Kennel - 200909.pdf

Hi Daniel,

Thanks for these.
I'm also looking for some clarification on all the things happening in this building.

There is an unheated shop area shown on the architectural drawings, and there is reference on the application cover letter for a "screen business". Are these the same thing? Or is the screen business separate, and the shop is something for the landowners personal use?
Also, can you provide some information as to the nature of the screen business? What is it, specifically? Is there manufacturing, what is the output, etc.

In regards to the kennel, it's indicating 2 to 3 litters per year, with the possibility of up to 9 dogs for long-term boarding/training. The application form indicates 4 to 12 dogs on site. Does that include the litters only? Or also the 9 for training? Some clarification would be helpful.
Also, are there hours/days of operation for the breeding/training? Are the landowners doing all of the breeding and training?

Appreciate your help with the above.

Warm regards,
~Oksana

From: Daniel Loudon [REDACTED]
Sent: October 22, 2020 5:48 PM
To: Oksana Newmen <ONewmen@rockyview.ca>
Cc: Ron & Mary Belt ([REDACTED]) Ron & Mary Belt
[REDACTED]

Subject: [EXTERNAL] - FW: FW: 2024 - Belt Kennel - 200909.pdf

Do not open links or attachments unless sender and content are known.

Hi Oskana, I attached the engineering for your files.

Please let me know if after your review all is good and if you would require any further information from me?

Thank you,

YGC

Daniel N. Loudon



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From: [Daniel Louden](#)
To: [Oksana Newmen](#)
Subject: Re: [EXTERNAL] - FW: FW: 2024 - Belt Kennel - 200909.pdf PRDP20203085
Date: November 10, 2020 8:50:17 AM
Attachments: [image001.png](#)
[image003.png](#)

Good morning Oksana, we will be letting the Engineer advise which way to go. My initial thought is to install a separate system for monitoring purposes.

We are planning on tying in to the existing well and will have it tested to ensure it is capable of handling the new building.

Thank You

Daniel N. Louden



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On Nov 9, 2020, at 10:45 AM, ONewmen@rockyview.ca wrote:

Hi Daniel,

I was just chatting with the County Engineer reviewing the file, and she has a couple of questions regarding water and waste water:

- <!--[if !supportLists]-->1. <!--[endif]-->As there are bathrooms, laundry, etc in the building, will a new septic system be put in? Or will it utilize the existing septic as shown on the plans? If it's the current one, has there been a review of if the system can handle the additional load?
- <!--[if !supportLists]-->2. <!--[endif]-->Similar question for water – how is water being supplied to the building? If it's the existing well, has any testing been done to determine if it's sufficient to support increased use?

Thanks,
~Oksana

From: Daniel Louden 
Sent: November 4, 2020 6:52 PM
To: Oksana Newmen <ONewmen@rockyview.ca>
Subject: RE: [EXTERNAL] - FW: FW: 2024 - Belt Kennel - 200909.pdf

Hi Oskana, answers to your questions below. I sent off to the owners to ensure I stand correct with your answers.

Please do not hesitate to contact me if you have any further questions.

Thank you,

<image001.png>

Daniel N. Loudon



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From: Ron Belt [REDACTED]
Sent: November 3, 2020 7:05 AM
To: Daniel Loudon [REDACTED]
Cc: Mary Belt [REDACTED]
Subject: Rocky View questions - Would this suffice? Ron

There is an unheated shop area shown on the architectural drawings, and there is reference on the application cover letter for a "screen business". Are these the same thing? Or is the screen business separate, and the shop is something for the landowners personal use? Also, can you provide some information as to the nature of the screen business? What is it, specifically? Is there manufacturing, what is the output, etc.

The plan is to use a portion of the unheated shop as storage for our screen business. As previously mentioned, there would be an average of one delivery per week. These deliveries would be off loaded, organized and stored until needed. We do not manufacture, but there is some prep work needed (putting together of parts for specific jobs) which would require a seasonal worker (8-5 - Mon-Friday - April to September). We have a Calgary location where the majority of the activity (office and showroom) occur.

In regards to the kennel, it's indicating 2 to 3 litters per year, with the possibility of up to 9 dogs for long-term boarding/training. The application form indicates 4 to 12 dogs on site. Does that include the litters only? Or also the 9 for training? Some clarification would be helpful.

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Appreciate your help with the above.

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Subject: [EXTERNAL] - FW: FW: 2024 - Belt Kennel - 200909.pdf

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Hi Oskana, I attached the engineering for your files.

Please let me know if after your review all is good and if you would require any further information from me?

Thank you,

<image003.png>

Daniel N. Loudon



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BELT KENNEL & SHOP

GENERAL INFORMATION

| | |
|--------------------|---|
| PROJECT NAME: | BELT KENNEL & SHOP |
| MUNICIPAL ADDRESS: | |
| LEGAL ADDRESS: | LOT 1, PLAN 991 0147 - SW ¼ SEC. 17-26-27-W4M |
| DESIGN INFORMATION | |
| BUILDING CODE: | 2019 NATIONAL BUILDING CODE - ALBERTA EDITION |
| MUNICIPAL BYLAW: | MD OF ROCKYVIEW LAND USE BYLAW C-4841-97 |
| 9.36 APPROACH: | BUILDING IS GREATER THAN 300m ² SO 2015 NATIONAL ENERGY CODE IN EFFECT |

DRAWING LIST:

A0.0 - COVER SHEET & PROJECT INFO
A1.0 - OVERALL SITE PLAN
A1.1 - SITE PLAN
A2.0 - FOUNDATION PLAN
A2.1 - MAIN FLOOR FRAMING PLAN
A2.2 - SECOND FLOOR PLAN
A2.3 - ROOF PLAN
A3.0 - EXTERIOR ELEVATIONS
A3.1 - EXTERIOR ELEVATIONS
A4.0 - BUILDING SECTIONS
A5.0 - DETAILS
A5.1 - DETAILS
E1.0 - MAIN FLOOR ELECTRICAL PLAN
E2.0 - SECOND FLOOR ELECTRICAL PLAN

SYMBOL & WALL LEGEND

| | | | |
|----------|------------------|--|--------------------|
| | DETAIL | | WALL ASSEMBLY |
| | SECTION DETAIL | | PARTITION ASSEMBLY |
| | BUILDING SECTION | | FLOOR ASSEMBLY |
| | | | ROOF ASSEMBLY |
| WASHROOM | ROOM NAME | | EXISTING WALL |
| 2'8x6'8 | DOOR SIZE | | NEW WALL |

GENERAL NOTES

- ALL CONSTRUCTION AND RELATED WORK SHALL COMPLY WITH THE 2019 NATIONAL BUILDING CODE - ALBERTA EDITION, STANDATA AND LOCAL BYLAWS AND REGULATIONS, EXCLUDING 9.36 - INCLUDING 2015 NATIONAL ENERGY CODE.
- ONE FULL SET OF APPROVED CONSTRUCTION DOCUMENTS IS TO BE KEPT ON SITE AND AVAILABLE FOR CHECKING AT ALL TIMES DURING CONSTRUCTION.
- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- SOLID BLOCKING IS TO BE PROVIDED FOR THE INSTALLATION OF ALL SIGNAGE, LIGHTS, CABINETRY, HANDRAILS, TOWEL BARS AND ANY ACCESSORY REQUIRING FASTENING TO WALLS, PARTITIONS, CEILINGS, ETC..
- COMBUSTION AIR SHALL BE PROVIDED FOR THE FIREPLACE AS PER ABC 9.22.1.4.
- SMOKE & CARBON MONOXIDE ALARMS TO CONFORM TO ABC 9.10.19 & ABC 9.32.3.9.
- PROVIDE MECHANICAL VENTILATION AS PER ABC 9.32.3 PROVIDE FRESH AIR & COMBUSTION AIR TO FURNACE AS PER ABC 9.33.1.1.
- FLASHINGS, INTERIOR DAMPPROOFING & VAPOUR BARRIER AS PER ABC 9.27.3 & ABC 9.13.3 & ABC 9.25.4.
- ALL EXTERIOR WALLS WHERE MONO TRUSSES ARE ATTACHED SHALL BE SEALED AND PAPERED BEFORE INSTALLING TRUSSES.
- ALL STAIR HANDRAILS & GUARDS CONFORM TO ABC 9.8.1 & ABC 9.8.8.
- PROVIDE NATURAL VENTILATION TO THE OUTDOORS AND PER 9.23.2.
- COORDINATE LOCATION OF ALL ELECTRICAL W/ OWNER PRIOR TO INSTALLATION.
- G.C. TO ENSURE PROPER SHORING OF ALL FOUNDATION WALLS DURING & AFTER DEMOLITION OF FRAMING.
- G.C. TO ENSURE ADEQUATE PROTECTION IS PROVIDED AT ALL FOOTINGS TO PREVENT FROST HEAVING.
- FLOOR SUPPLIER TO PROVIDE LOADS AT ALL COLUMNS. GENERAL CONTRACTOR TO ENSURE THAT FOOTINGS MEET THE REQUIRED SIZES BASES ON A LOAD OF 75Kpa (1500lbs/sq.ft).
- ELECTRICIAN & G.C. TO REVIEW w/ OWNER ELECTRICAL LAYOUT BEFORE INSTALLATION.

CONSTRUCTION TYPES

- * REFER TO DRAWING A0.1 FOR RATED WALL, FLOOR, & ROOF CALCULATIONS.

WALL TYPES

W1* - EXTERIOR WALL @ TRAINING CENTRE (45 MINUTE F.R.R. - APPENDIX D)

-PRE-FINISHED METAL CLADDING
-BUILDING PAPER
-7/16" O.S.B. SHEATHING
-2x6" STUDS @ 16" c/c c/w R24 FIBREGLASS BATT INSULATION
-6mil POLY VAPOUR BARRIER (FULLY SEALED PER 9.25.4.3)
-1/2" TYPE 'X' GYPSUM BOARD (LEVEL 4 FINISH), PRIMED & 2 COATS PAINTED.

W2 - EXTERIOR WALL @ SHOP (NOT REQUIRED TO BE RATED DUE TO WALLS SUPPORTING ROOF ONLY)

-PRE-FINISHED METAL CLADDING
-BUILDING PAPER
-7/16" O.S.B. SHEATHING
-WOOD POSTS & GIRT SYSTEM (REFER TO STRUCTURAL)

W3* - DEMISING WALL BETWEEN SHOP & TRAINING CENTRE (45 MINUTE F.R.R. - TABLE 9.10.3.1-A - WALL TYPE W1E)

-1/2" TYPE 'X' GYPSUM BOARD (LEVEL 3 FINISH),
-7/16" O.S.B. SHEATHING
-2x6" STUDS @ 16" c/c c/w r24 FIBREGLASS BATT INSULATION
-6mil POLY VAPOUR BARRIER (FULLY SEALED PER 9.25.4.3)
-1/2" AIR SPACE
-2x4" STUDS @ 19.2" c/c
-1/2" TYPE 'X' GYPSUM BOARD (LEVEL 4 FINISH), PRIMED & 2 COATS PAINTED

W4* - FOUNDATION WALL

-4" RIGID INSULATION (XPS)
-DAMP PROOFING
-8" CONCRETE FOUNDATION WALL

P1 - 2x6" LOADBEARING INTERIOR PARTITION (45 MINUTE F.R.R. - TABLE 9.10.3.1-A - WALL TYPE W1E)

-1/2" TYPE 'X' GYPSUM BOARD (LEVEL 4 FINISH), PRIMED & 2 COATS PAINTED
-2x6" WOOD FRAMING @ 16" c/c
-1/2" TYPE 'X' GYPSUM BOARD (LEVEL 4 FINISH), PRIMED & 2 COATS PAINTED

P2 - 2x4" INTERIOR PARTITION

-NEW ½" GYPSUM BOARD (LEVEL 4 FINISH), PRIMED & 2 COATS PAINTED
-NEW 2x4" WOOD FRAMING @ 16" c/c
-NEW ½" GYPSUM BOARD (LEVEL 4 FINISH), PRIMED & 2 COATS PAINTED

P3 - 2x4" KENNEL WALL

-PROTECTIVE WALL CLADDING (BY OWNER)
-NEW ½" GYPSUM BOARD (LEVEL 4 FINISH), PRIMED & 2 COATS PAINTED
-NEW 2x4" WOOD FRAMING @ 16" c/c
-NEW ½" GYPSUM BOARD (LEVEL 4 FINISH), PRIMED & 2 COATS PAINTED
-PROTECTIVE WALL CLADDING (BY OWNER)

P4 - INTERIOR RATED WALL (60 MINUTES)

(60 MINUTE F.R.R. - TABLE 9.10.3.1-A - WALL TYPE W1A)
-NEW 5/8" TYPE 'X' GYPSUM BOARD (LEVEL 4 FINISH), PRIMED & 2 COATS PAINTED
-NEW 2x4" WOOD FRAMING @ 16" c/c
-NEW 5/8" TYPE 'X' GYPSUM BOARD (LEVEL 4 FINISH), PRIMED & 2 COATS PAINTED

P5 - INTERIOR RATED WALL (45 MINUTES)

(45 MINUTE F.R.R. - TABLE 9.10.3.1-A - WALL TYPE W1E)
-NEW 1/2" TYPE 'X' GYPSUM BOARD (LEVEL 4 FINISH), PRIMED & 2 COATS PAINTED
-NEW 2X4" WOOD FRAMING @ 16" C/C
-NEW 1/2" TYPE 'X' GYPSUM BOARD (LEVEL 4 FINISH), PRIMED & 2 COATS PAINTED

FLOOR TYPES

F1* - MAIN FLOOR @ TRAINING CENTRE

-FINISH FLOOR (PER PLAN)
-CONCRETE SLAB ON GRADE - SEE STRUCTURAL
-2 LAYERS 10MIL POLY VAPOUR BARRIER
-6" DEEP ½"Ø WASHED ROCK
-UNDISTURBED SOIL

F2 - MAIN FLOOR @ SHOP

-CONCRETE SLAB ON GRADE - SEE STRUCTURAL
-2 LAYERS 10MIL POLY VAPOUR BARRIER
-6" COMPACTED GRAVEL
-UNDISTURBED SOIL

F3 - SECOND FLOOR

(45 MINUTE F.R.R. - TABLE 9.10.3.1-B - FLOOR TYPE F4C)

-FINISH FLOOR (PER PLAN)
-5/8" T&G PLYWOOD SHEATHING
-WOOD JOISTS @ 16" c/c c/w ACOUSTIC BATT INSULATION
-5/8" TYPE 'X' GYPSUM BOARD (LEVEL 3 FINISH)
-STIPPLE

ROOF TYPES

R1* - ROOF @ TRAINING CENTRE

-STANDING SEAM METAL ROOF
-ROOF FELT
¾" O.S.B. SHEATHING c/w 'H' CLIPS
-NEW R50 BLOWN IN INSULATION (FULL COVERAGE AT BOTTOM CHORDS)
-ENGINEERED WOOD TRUSSES @ 24" c/c
-6mil POLY VAPOUR BARRIER
¼" TYPE 'CD' GYPSUM BOARD (LEVEL 3 FINISH)
-STIPPLE

R2 - ROOF @ SHOP

-STANDING SEAM METAL ROOF
-ROOF FELT
¾" O.S.B. SHEATHING c/w 'H' CLIPS
-ENGINEERED WOOD TRUSSES @ 24" c/c

ELECTRICAL LEGEND

| SYMBOL | DESCRIPTION | MOUNTING HEIGHT |
|-------------------|--------------------------------|-----------------|
| LIGHTING | | |
| | CEILING LIGHT | CLG. |
| | POT LIGHT | CLG. |
| | TRACK LIGHT | CLG. |
| | WALL SCONCE | 7'-0" |
| | WALL MOUNTED LIGHT | 7'-0" |
| | CEILING FAN w/ LIGHT | CLG. |
| POWER / AUXILIARY | | |
| | SINGLE POLE SWITCH | 42" |
| | THREE WAY SWITCH | 42" |
| | FOUR WAY SWITCH | 42" |
| | THERMOSTAT | 5'-0" |
| | DUPLEX RECEPTACLE | 12" |
| | OVER-COUNTER RECEPTACLE | 42" |
| | 220V RECEPTACLE | 42" |
| | 30 AMP RECEPTACLE | 12" |
| | GFI RECEPTACLE | 12" |
| | MICROWAVE | TBD |
| | WEATHER PROOF | 24" |
| | GARAGE DOOR OPENER | CLG. |
| COMMUNICATIONS | | |
| | TELEPHONE OUTLET | 12" |
| | DATA OUTLET | 12" |
| | DUPLEX TELEPHONE / DATA OUTLET | 12" |
| | CABLE TV OUTLET | 12" |
| | DOOR BELL BUTTON | 42" |
| | DOOR BELL | 7'-0" |
| FIRE ALARM | | |
| | SMOKE DETECTOR | CLG. |
| | CARBON MONOXIDE DETECTOR | CLG. |
| OTHER | | |
| | ELECTRICAL PANEL | 5'-6" |
| | TELEPHONE PANEL | 5'-6" |
| | VENTILATION FAN | CLG. |

ABBREVIATIONS

| | | | | | | | |
|----------------------|---------|---------------------------|---------|---------------------------|----------|---------------------------|--------|
| ABOVE FINISHED FLOOR | A.F.F. | EACH | EA. | INTERIOR | INT. | RAIN WATER LEADER | R.W.L. |
| ACOUSTIC TILE | A.C.T. | EACH SIDE | E.S. | INSIDE FACE | I/F | REINFORCING | REIN. |
| ACCESS PANEL | AP | ELEVATION | EL. | INSULATION/INSULATED | INSUL. | REQUIRED | REQ. |
| ALUMINUM | ALUM | ELEVATOR | ELEV. | | | REVERSED | REV. |
| ANODIZED | ANOD. | ELECTRICAL | ELEC. | | | RIGHT OF WAY | R/W |
| ARCHITECTURAL | ARCH. | EQUAL | EQ. | LAMINATED | LAM. | RMH DRAFTING | |
| | | EXISTING | EXIST. | LIP OF GUTTER | L.O.G. | & CONSULTING LTD. | RMH |
| | | EXTERIOR | EXT. | LOW POINT | L.P. | ROOM | RM. |
| BACK OF WALK | B.O.W.2 | EXTERIOR INSULATION | | | | ROOF DRAIN | R.D. |
| BARRIER FREE | B.F. | FINISHING SYSTEM | E.I.F.S | MAN HOLE | M.H. | ROUGH OPENING | R.O. |
| BARRIER FREE ACCESS | B.F.A. | | | MAIN FLOOR | M.F. | | |
| BOTH SIDES | B/S | FIRE EXTINGUISHER | F.E. | MAXIMUM | MAX. | SIMILAR | SIM. |
| BOTH WAYS | B/W | FIRE EXTINGUISHER CABINET | F.E.C. | MECHANICAL | MECH. | SOLID CORE | S.C. |
| BOTTOM | BOT. | FIRE RATED | F.R. | MEDIUM DENSITY FIBERBOARD | MDF | SPECIFICATION(S) | SPEC. |
| BOTTOM OF | B.O. | FIRE RESISTANCE RATING | F.R.R. | MEDICINE CABINET | MC | STAINLESS STEEL | S.S. |
| BUILDING | BLDG | FIRE SEPARATION | F.S. | MELAMINE | MEL | STANDARD | STD. |
| BUILDING PERMIT | BP | FIRE WALL | F.W. | METAL | MTL. | STEEL | ST |
| BUILT-UP | B.U. | FLOOR DRAIN | FL | MILLWORK | MW | STRUCTURAL | STRUC. |
| BUILT-UP ROOF(ING) | B.U.R. | FOOTING | F.D. | MISCELLANEOUS | MISC. | | |
| | | | | MINIMUM | MIN. | TEMPERED | TEMPD |
| CARPET | CPT | | | | | TEMPERATURE | TEMP |
| CAST IN PLACE | C.I.P. | | | | | TILE | T |
| CEILING | CLG. | GALVANIZED | GTG. | NATURAL | NAT. | TONGUE AND GROVE(D) | T&G |
| CENTER LINE | CL | GAUGE | GA | NOT APPLICABLE | N/A | TOILET PAPER LOCATION | TP |
| CENTER TO CENTER | C/C | GEODETIC | GEO | NOT IN CONTRACT | N.I.C. | TOP OF | T/O |
| CERAMIC TILE | C.T. | GLASS BLOCK | GB | NOT TO SCALE | N.T.S. | TOWEL BAR | TB |
| COLUMN | COL. | GLAZING | GL | NUMBER | NO. | TYPICAL | TYP. |
| COMPLETE WITH | C/W | GOOD ONE SIDE | G1S | | | | |
| CONCRETE | CONC. | GOOD BOTH SIDES | G2S | ON CENTER | O.C. | UNLESS NOTED OTHERWISE | U.N.O. |
| CONTROL JOINT | C.J. | GRADE | GR. | OPEN WEB STEEL JOIST(S) | O.W.S.J. | UNDERSIDE | U/S |
| CONTINUOUS | CONT. | GRID LINE | GL | ORIENTED STRAND BOARD | O.S.B. | UNDERWRITERS LABORATORIES | U.L.C. |
| | | GYPSUM WALL BOARD | G.W.B. | OUTSIDE FACE | O/F | OF CANADA | |
| | | | | OVERHEAD | O/H | | |
| DETAIL(S) | DET. | HARDWOOD | HW. | PAINT | PT. | VAPOUR BARRIER | V.B. |
| DEVELOPMENT PERMIT | DP | HANDICAPPED | H/C | PLASTIC LAMINATE | P.L.A.M. | VERTICAL | VERT. |
| DIMENSION(S) | DIMS | HIGH POINT | H.P. | PLYWOOD | P.L.YWD | | |
| DIAMETER | DIA. | HOLLOW CORE | H.C. | POLYETHYLENE | POLY. | | |
| DOWN | DN | HOLLOW METAL | H.M. | PORCELAIN TILE | P.R.T. | WATER CLOSET | W/C |
| DRAWING | DWG. | HOLLOW METAL INSULATED | H.M.I. | PRECAST CONCRETE | PC CONC. | WATERPROOF | WP |
| | | HORIZONTAL | H.ORZ. | PREFINISHED | PREFIN. | WOOD | WD. |
| | | HOSE BIB | H.B. | PRESSED STEEL | P.S. | | |
| | | HOUR | HR. | PROPERTY LINE | PL | | |

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Registered AutoCAD LT 2021

ISSUE DATE:
ISSUED FOR BUILDING PERMIT 20/09/29

PROJECT NAME:
BELT KENNEL & SHOP

ADDRESS:
ROCKYVIEW COUNTY, ALBERTA

DRAWING TITLE:
COVER SHEET &
PROJECT INFO

DATE (yy/mm/dd): 20/08/17
FILE #: 2024

SCALE: NTS
DRAWN BY: RMH
CHECKED BY:

DRAWING #
A0.0

PLOT STAMP:
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ISSUE DATE:
ISSUED FOR BUILDING PERMIT 20/09/20

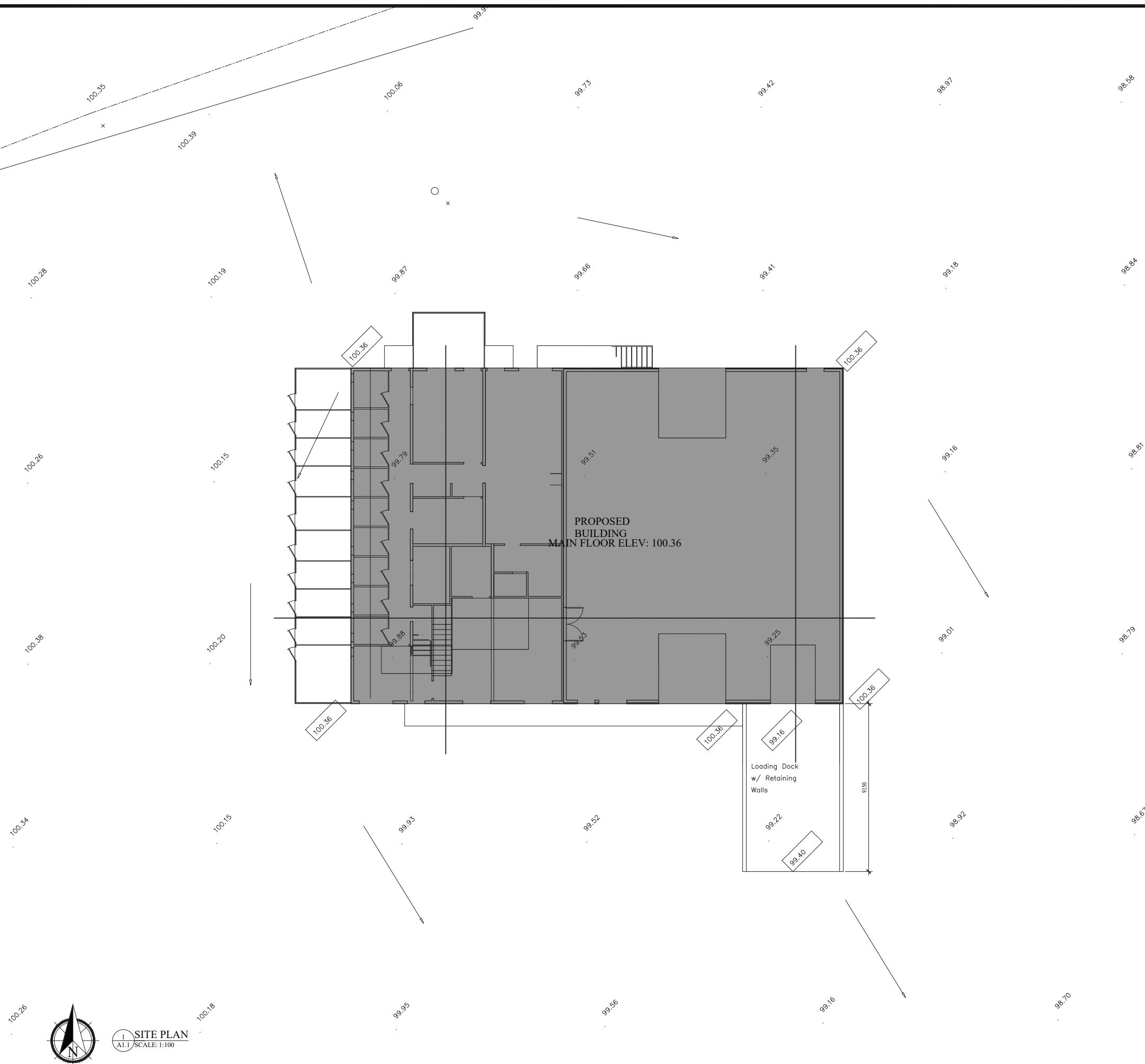
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| # | REVISION | BY | DATE |

ADDRESS:
ROCKYVIEW COUNTY, ALBERTA

| | |
|------------------|---------|
| DATE (yy/mm/dd): | FILE #: |
| 20/08/17 | 2024 |

DRAWING #
A1.1

PLOT STAMP:
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ISSUE DATE: 20/09/29
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| # | REVISION | BY | DATE |

PROJECT NAME:
BELT KENNEL & SHOP

ADDRESS:
ROCKYVIEW COUNTY, ALBERTA

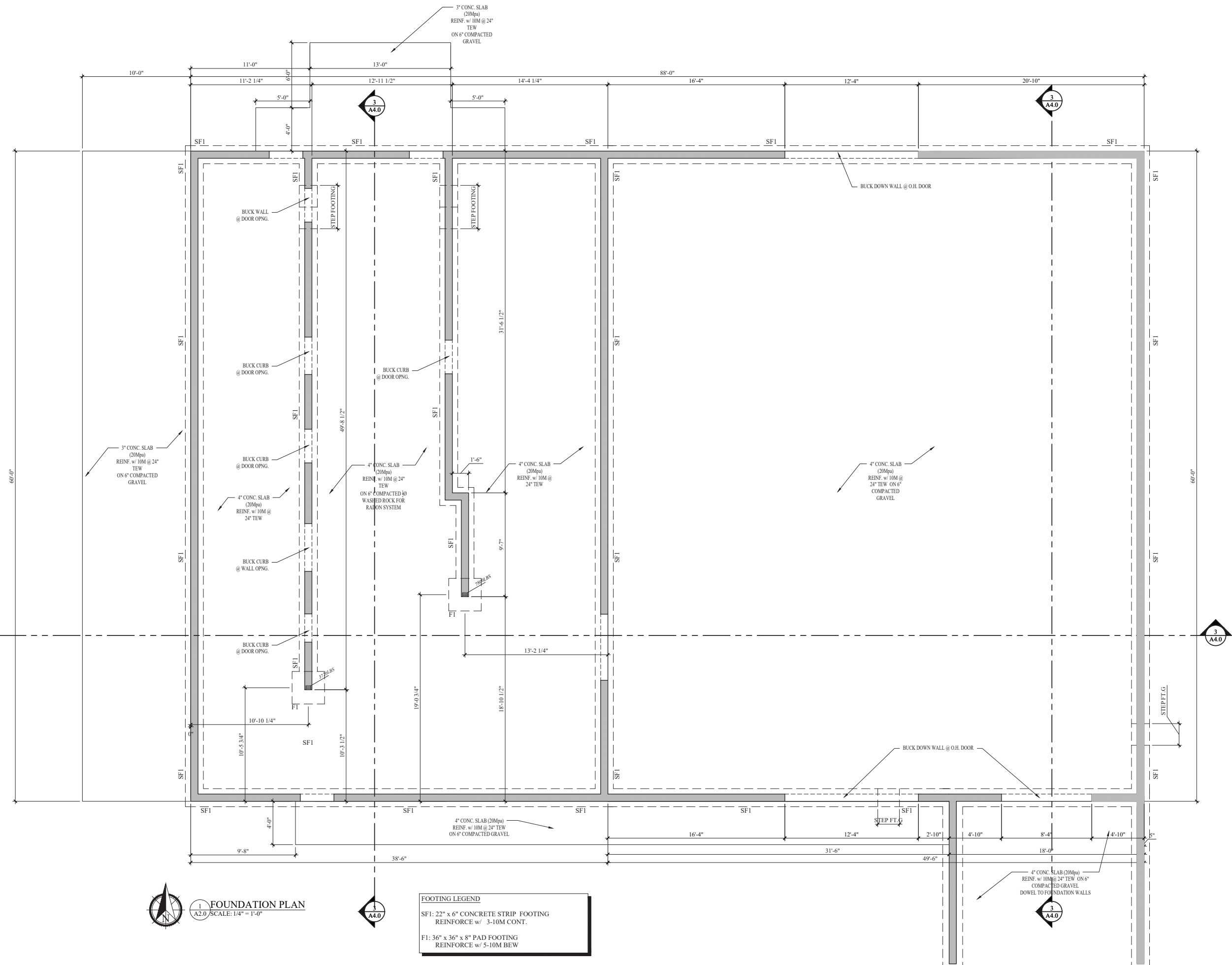
DRAWING TITLE:
FOUNDATION PLAN

| | |
|------------------|---------|
| DATE (yy/mm/dd): | FILE #: |
| 20/08/17 | 2024 |

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| SCALE: 1/4" = 1'-0" | DRAWN BY: RMH | CHECKED BY: |
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PROJECT NAME:
BELT KENNEL & SHOP

ADDRESS:
ROCKYVIEW COUNTY, ALBERTA

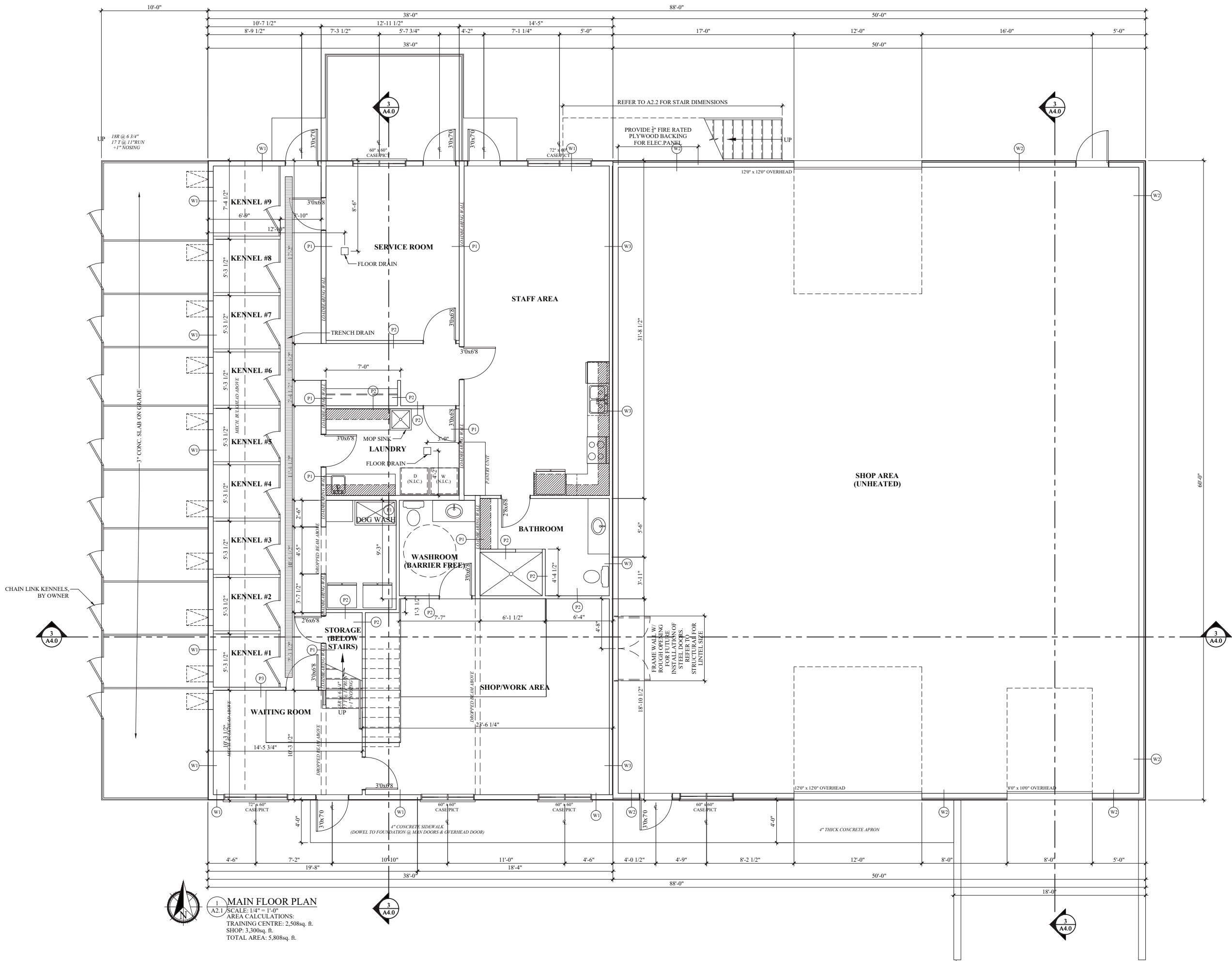
DRAWING TITLE:
MAIN FLOOR PLAN

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| DATE (yy/mm/dd): 20/08/17 | FILE #: 2024 |
| SCALE: 1/4" = 1'-0" | DRAWN BY: RMH |
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A2.1

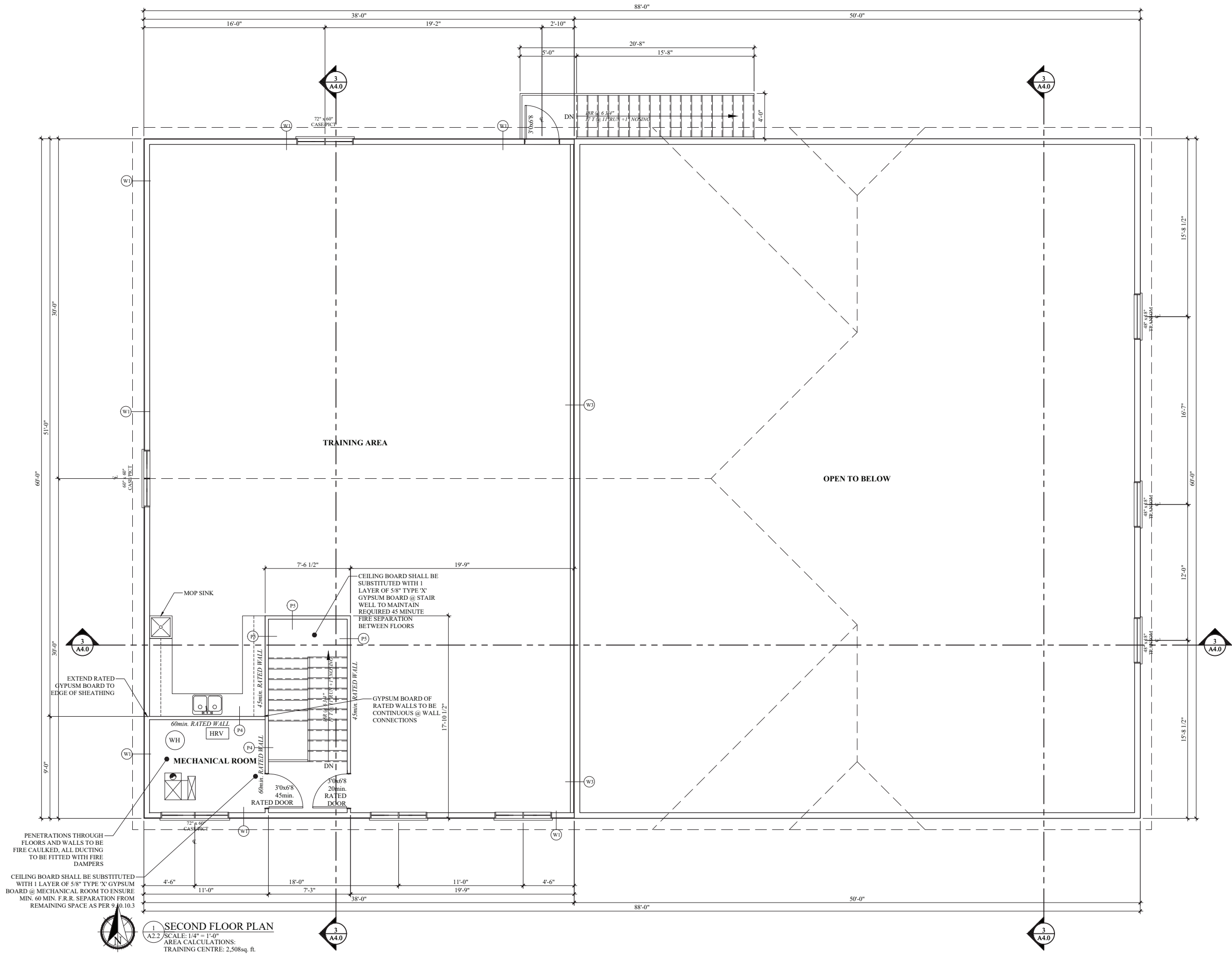
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PROJECT NAME:
BELT KENNEL & SHOP

ADDRESS:
ROCKYVIEW COUNTY, ALBERTA

DRAWING TITLE:
SECOND FLOOR PLAN

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| DATE (yy/mm/dd): | FILE #: |
| 20/08/17 | 2024 |

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DRAWING #
A2.2

PLOT STAMP:
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PROJECT NAME:
BELT KENNEL & SHOP

ADDRESS:
ROCKYVIEW COUNTY, ALBERTA

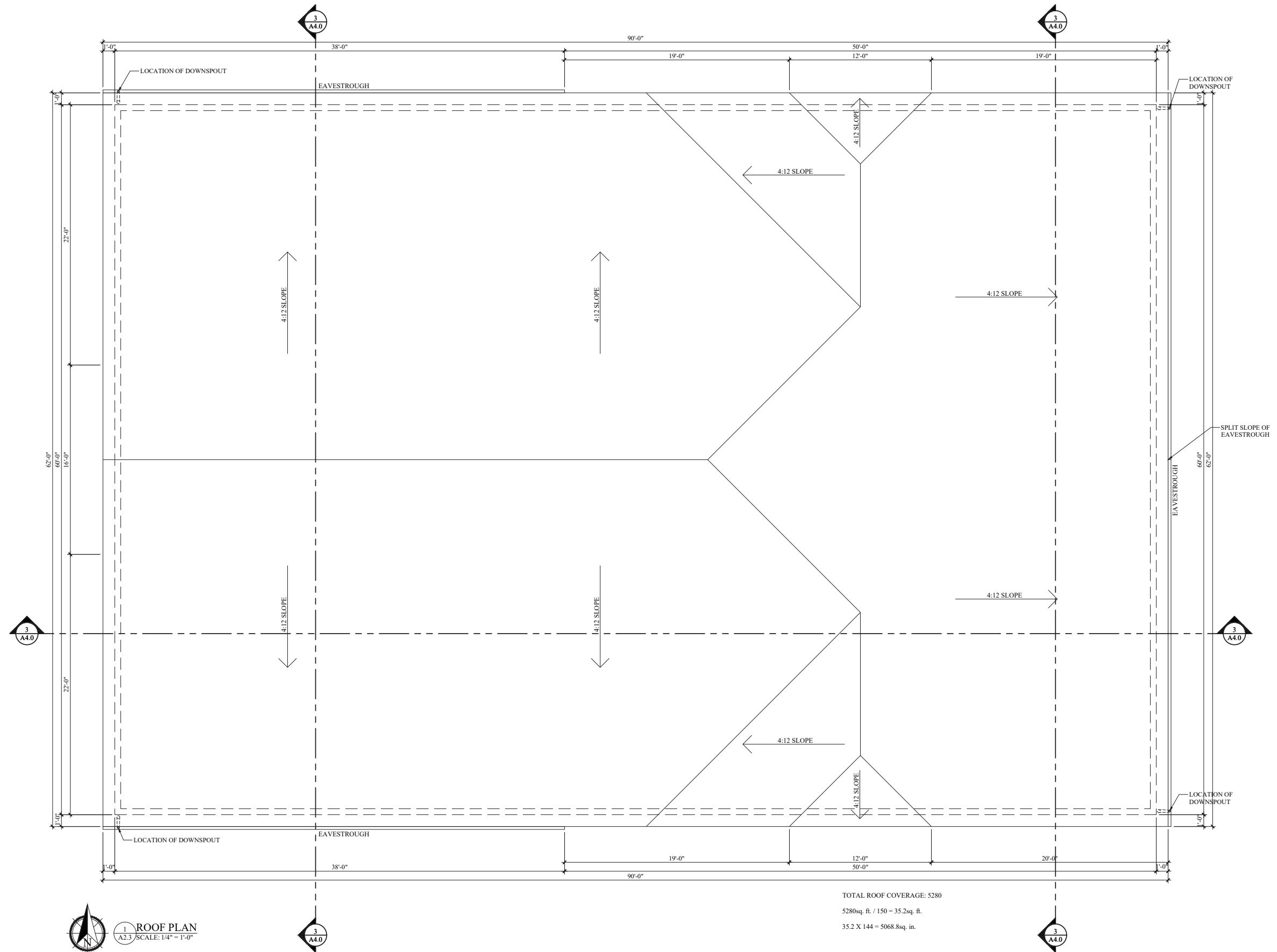
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ROOF PLAN

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| DATE (yy/mm/dd): | FILE #: |
| 20/08/17 | 2024 |

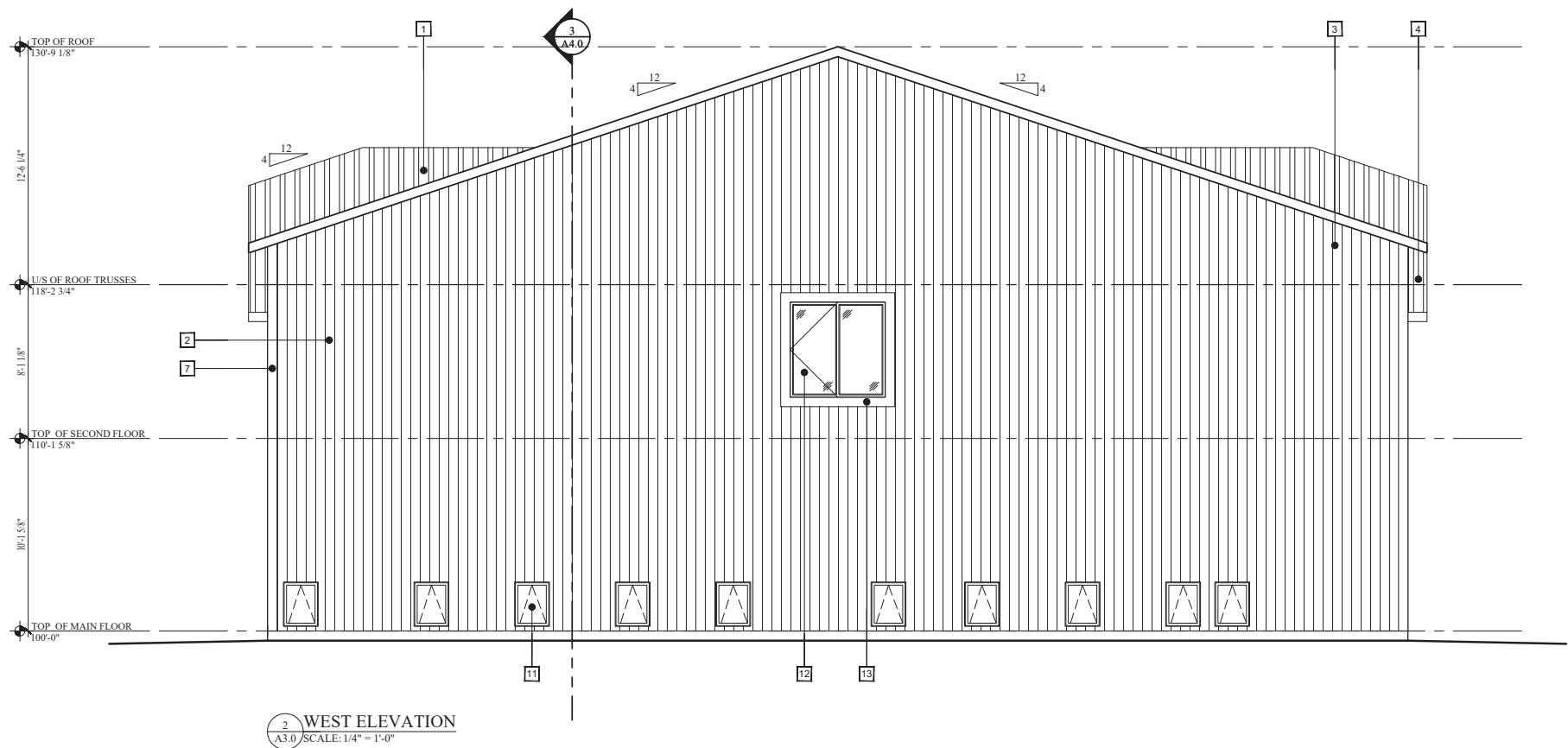
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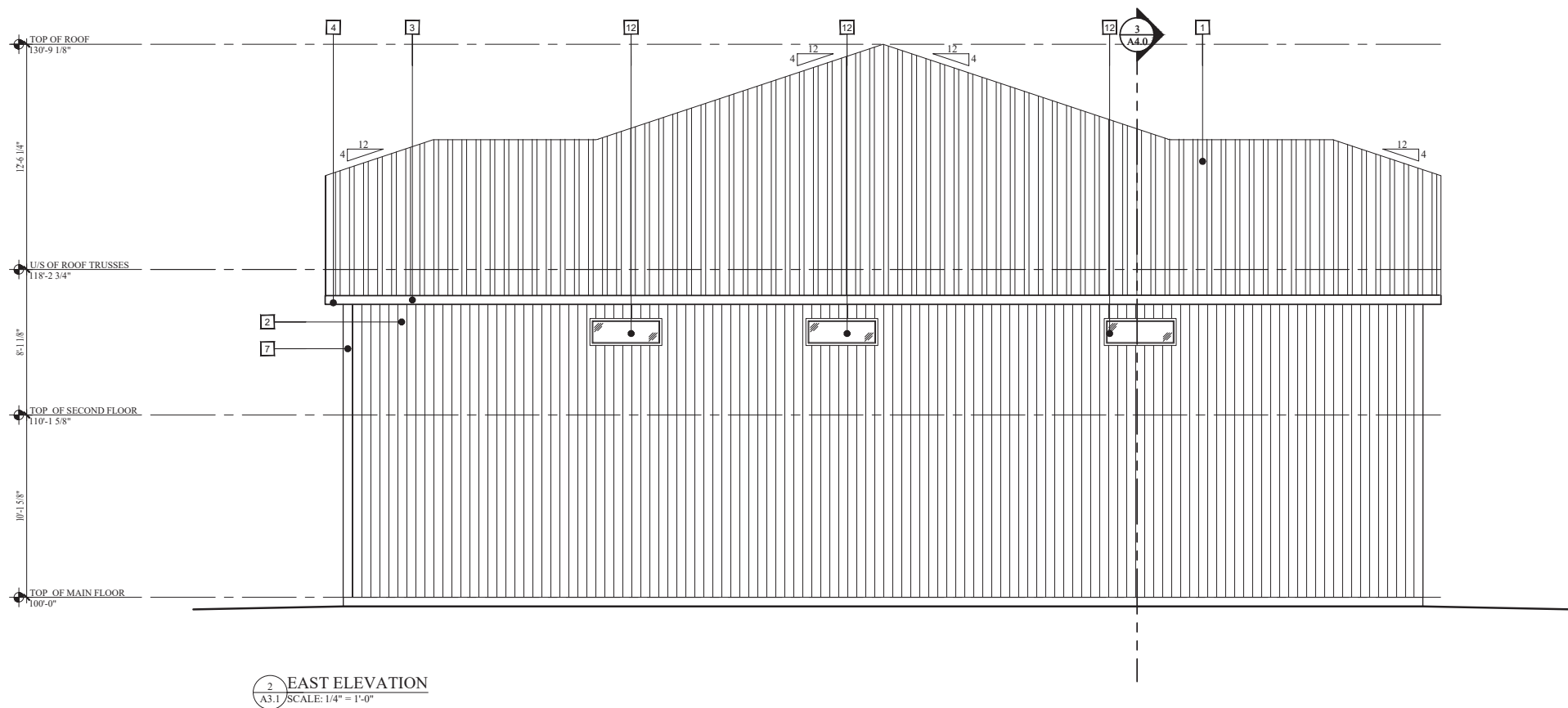
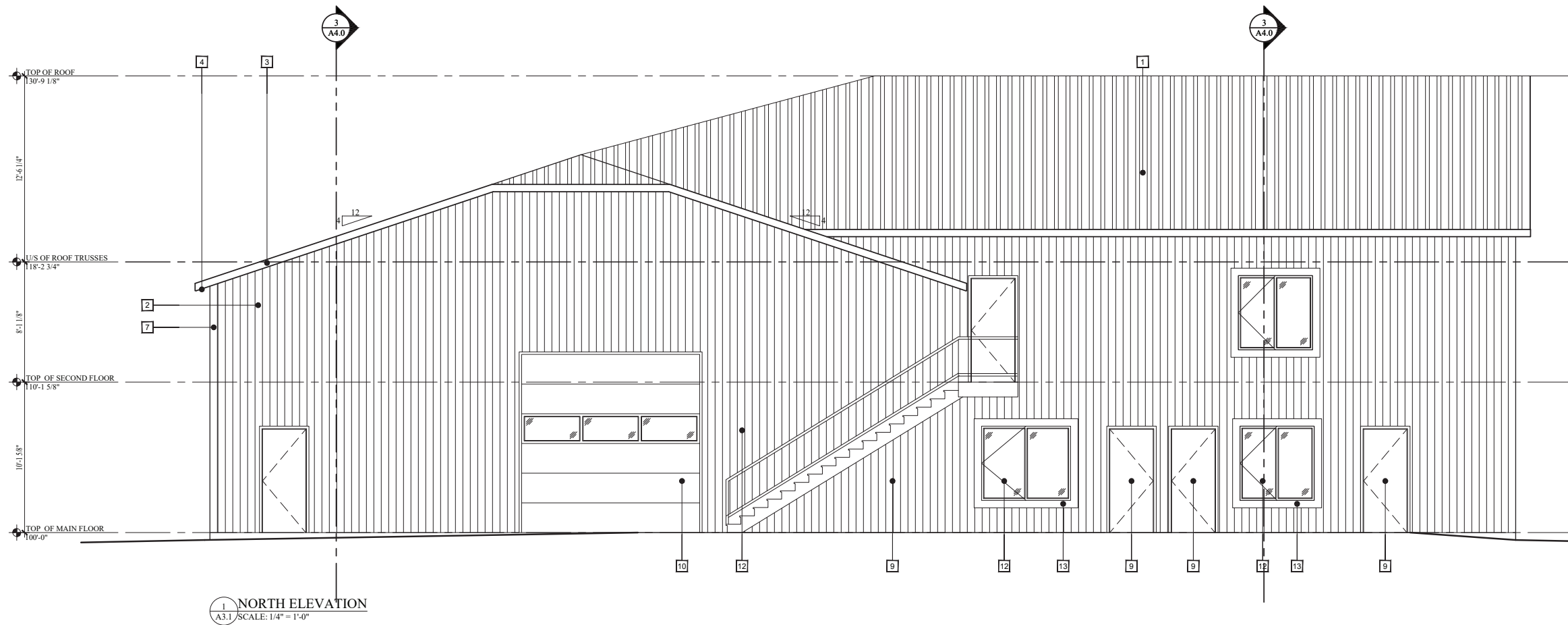
ADDRESS:
ROCKYVIEW COUNTY, ALBERTA

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| DATE (yy/mm/dd): | FILE #: |
| 20/08/17 | 2024 |

DRAWING #
A3.0

PLOT STAMP:
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| BUILDING MATERIALS & FINISHES LEGEND | |
|--------------------------------------|--------------------------|
| MAT. CODE | MATERIAL |
| 01 | METAL STANDING SEAM ROOF |
| 02 | VERTICAL METAL SIDING |
| 03 | ALUMINUM FASCIA |
| 04 | SOFFIT |
| 05 | EAVES TROUGH |
| 06 | DOWN SPOUT |
| 07 | METAL CORNER TRIMS |
| 08 | FLASHING |
| 09 | DOORS |
| 10 | OVERHEAD STEEL DOOR |
| 11 | DOGGIE DOORS |
| 12 | WINDOWS |
| 13 | ALUMINUM BATTENS |
| 14 | CONCRETE RETAINING WALL |
| 15 | EXT. LIGHTS |
| 16 | GAS METER |
| 17 | HOSE BIBS |



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| # | REVISION | BY | DATE |

PROJECT NAME:
BELT KENNEL & SHOP

ADDRESS:
ROCKYVIEW COUNTY, ALBERTA

DRAWING TITLE:
ELEVATIONS

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| DATE (yy/mm/dd): | FILE #: |
| 20/08/17 | 2024 |

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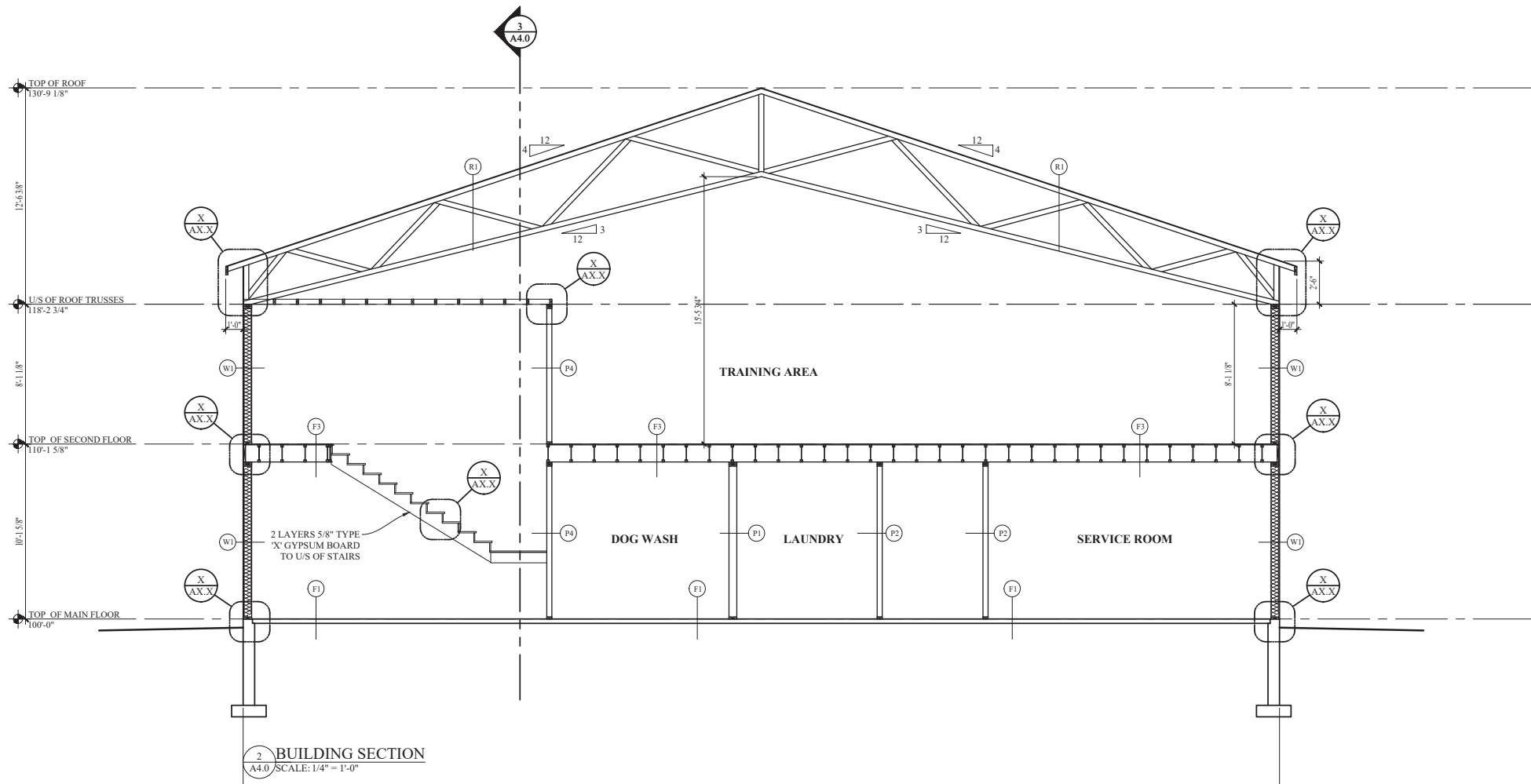
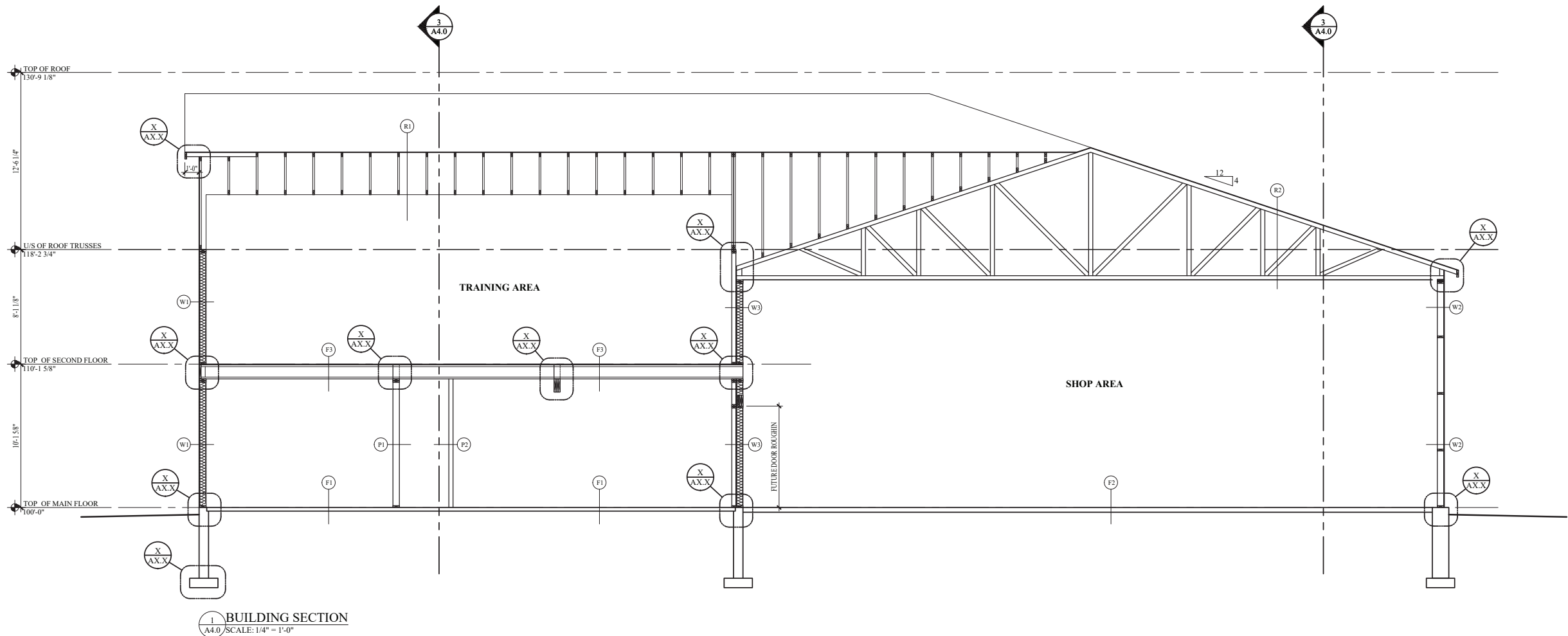
DRAWING #
A3.1

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| # | REVISION | BY | DATE |

PROJECT NAME:
BELT KENNEL & SHOP

ADDRESS:
ROCKYVIEW COUNTY, ALBERTA

DRAWING TITLE:
BUILDING SECTIONS

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| DATE (yy/mm/dd): | FILE #: |
| 20/08/17 | 2024 |

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| SCALE: 1/4" = 1'-0" | DRAWN BY: RMH | CHECKED BY: |
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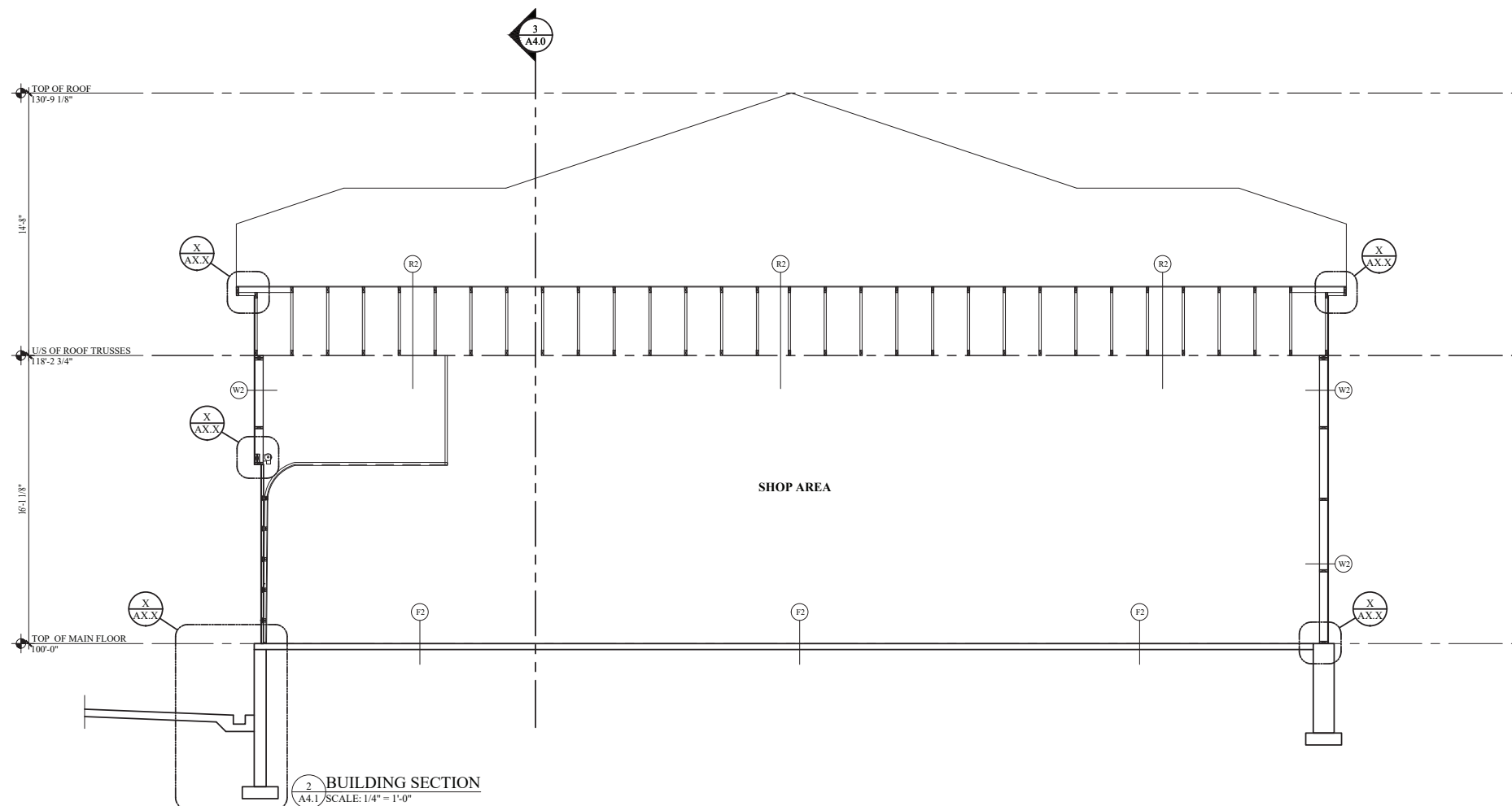
DRAWING #
A4.0

PLOT STAMP:
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| # | REVISION | BY | DATE |

PROJECT NAME:
BELT KENNEL & SHOP

ADDRESS:
ROCKYVIEW COUNTY, ALBERTA

DRAWING TITLE: BUILDING SECTIONS

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| DATE (yy/mm/dd): | FILE #: |
| 20/08/17 | 2024 |

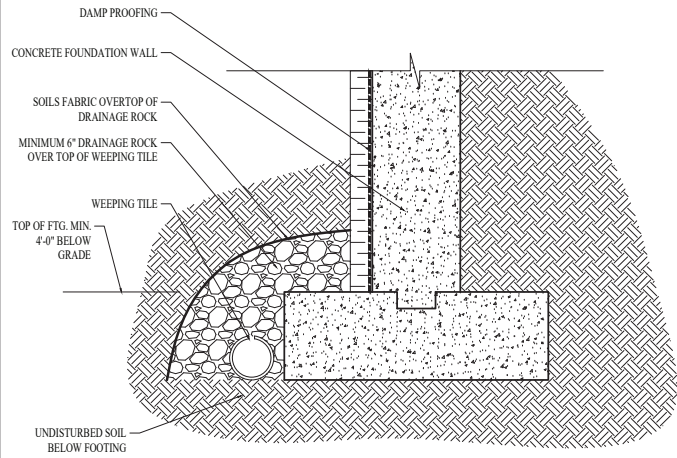
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| SCALE: 1/4" = 1'-0" | DRAWN BY: RMH | CHECKED BY: |
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DRAWING #
A4.1

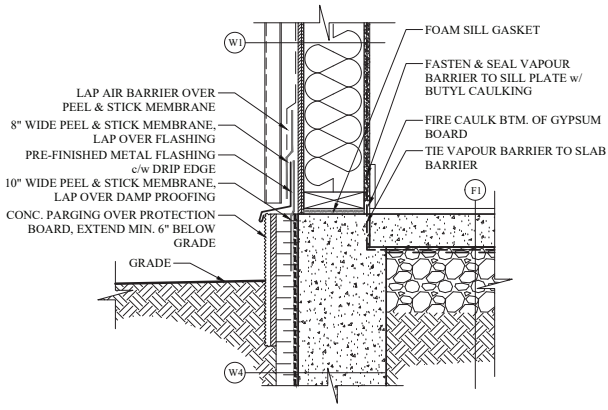
PLOT STAMP:
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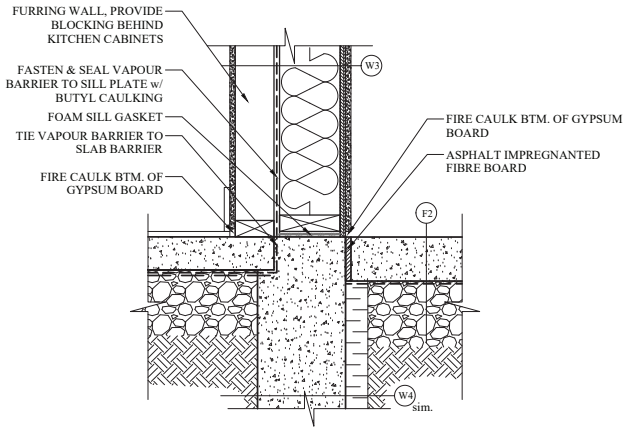
ISSUE DATE:
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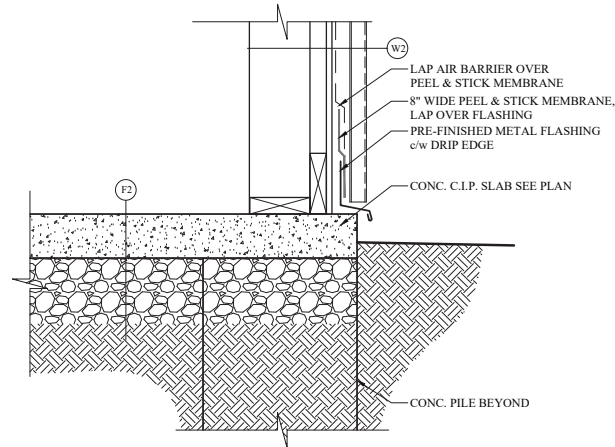
1 TYPICAL FOOTING DETAIL
A5.0 SCALE: 1 1/2" = 1'-0"



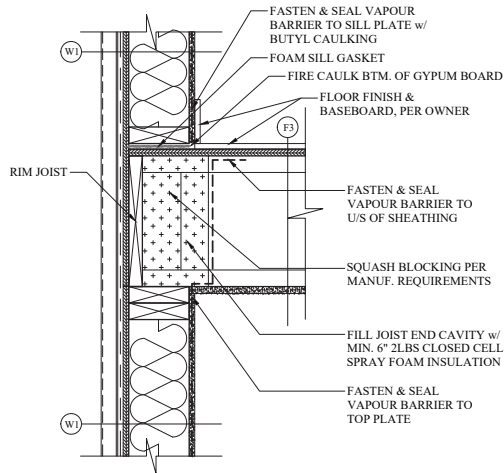
2 TYPICAL SLAB ON GRADE EDGE DETAIL
A5.0 SCALE: 1 1/2" = 1'-0"



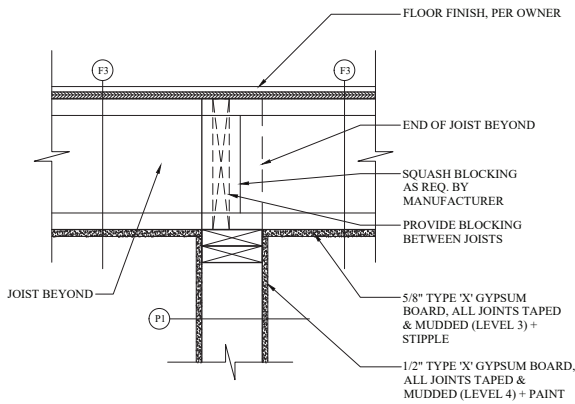
3 DETAIL @ SLAB BETWEEN KENNEL & SHOP
A5.0 SCALE: 1 1/2" = 1'-0"



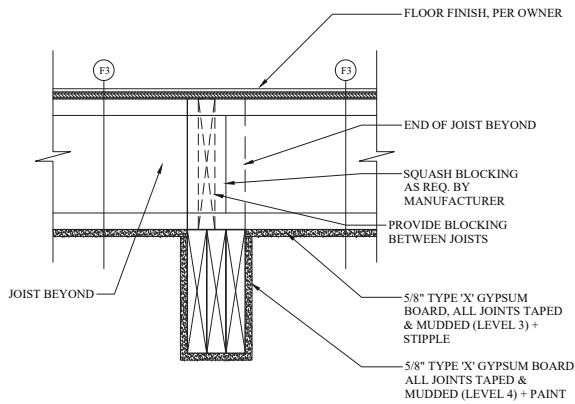
4 EDGE DETAIL @ SHOP
A5.0 SCALE: 1 1/2" = 1'-0"



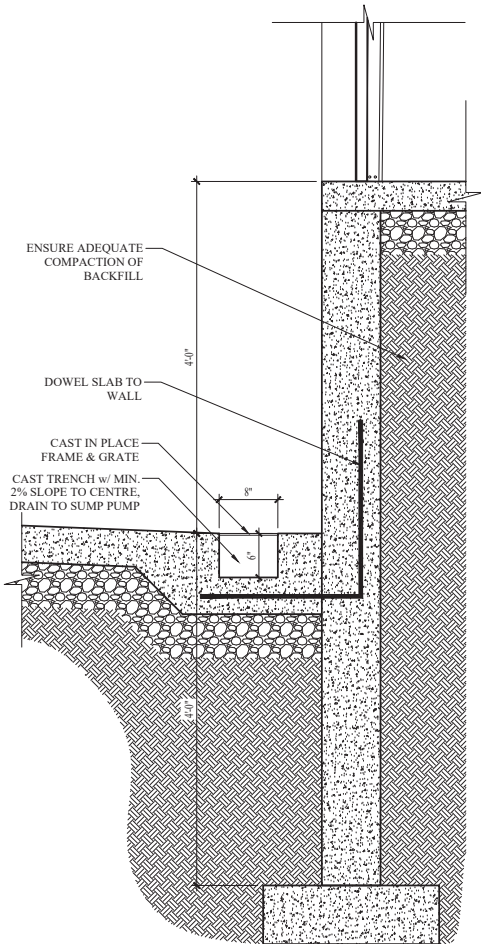
5 SECOND FLOOR PERIMETER DETAIL
A5.0 SCALE: 1 1/2" = 1'-0"



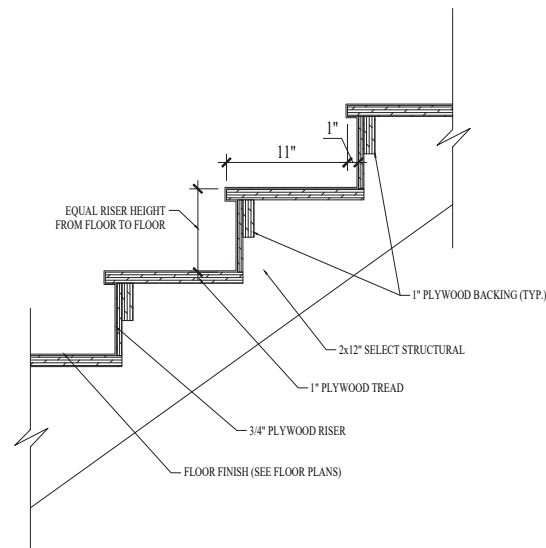
6 FLOOR DETAIL @ LOAD BEARING WALL
A5.0 SCALE: 1 1/2" = 1'-0"



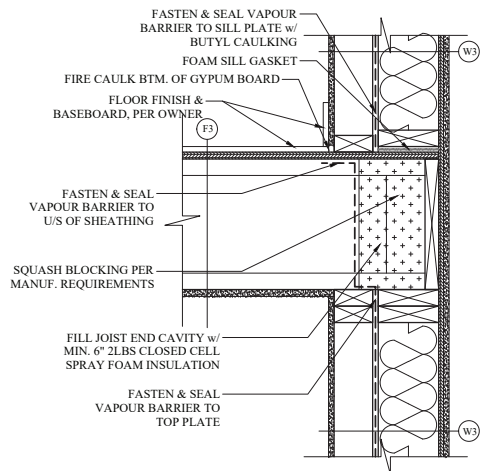
7 FLOOR DETAIL @ BEAM
A5.0 SCALE: 1 1/2" = 1'-0"



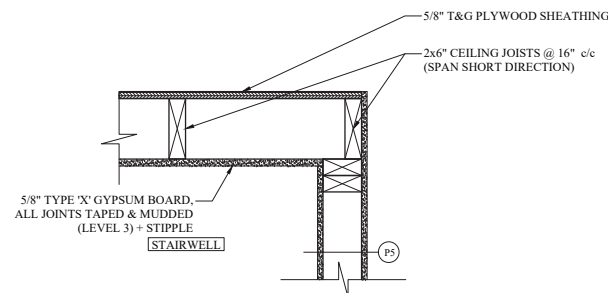
11 FOUNDATION DETAIL AT LOADING DOCK
A5.0 SCALE: 1" = 1'-0"



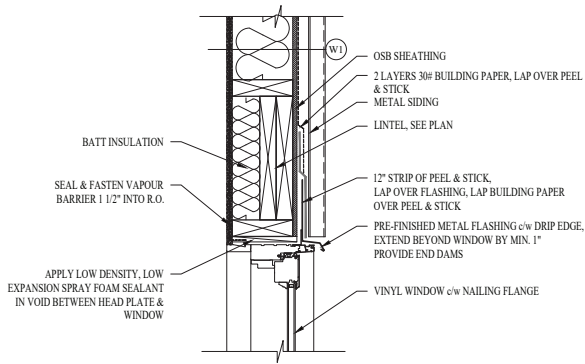
8 TYP. STAIR DETAIL
A5.0 SCALE: 1 1/2" = 1'-0"



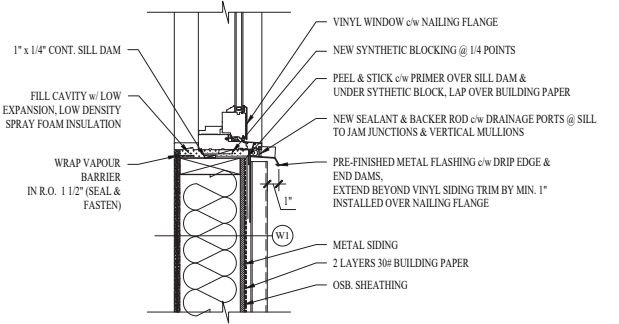
9 FLOOR DETAIL @ SHOP
A5.0 SCALE: 1 1/2" = 1'-0"



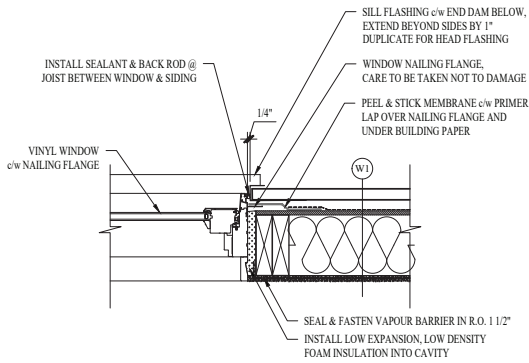
10 CEILING DETAIL @ STAIR/MECH. ROOM
A5.0 SCALE: 1 1/2" = 1'-0"



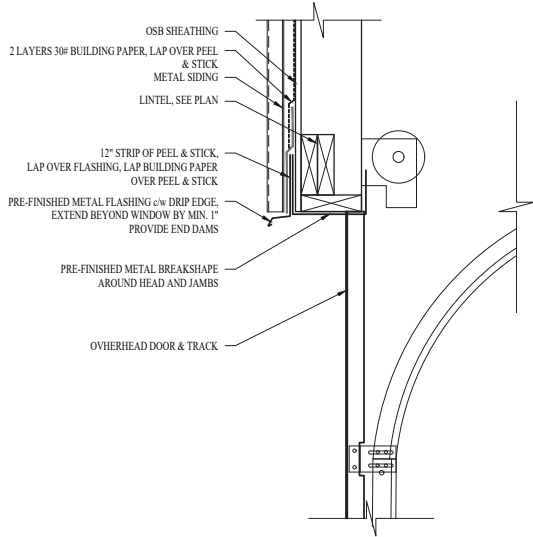
1
A5.1
TYPICAL WINDOW HEAD
DETAIL @ STUCCO SIDING
SCALE: 1 1/2" = 1'-0"



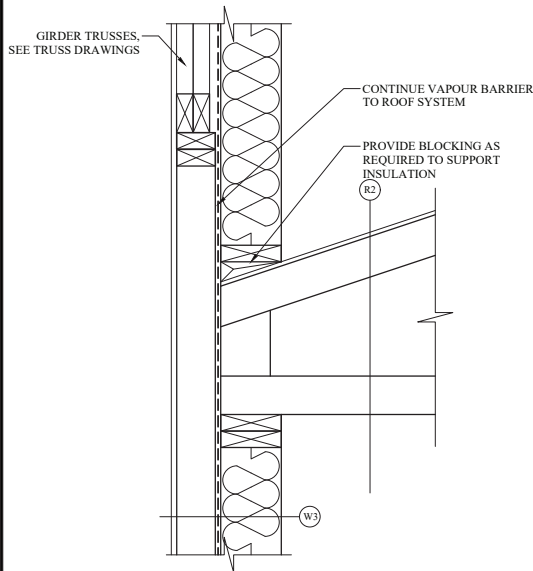
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A5.1
TYPICAL WINDOW SILL DETAIL
SCALE: 1 1/2" = 1'-0"



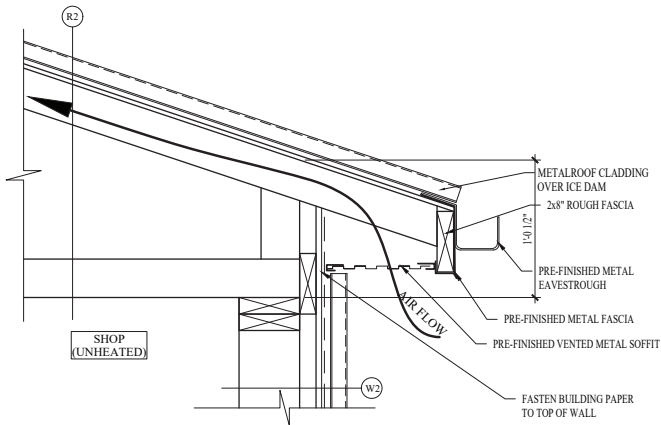
3
A5.1
TYPICAL WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



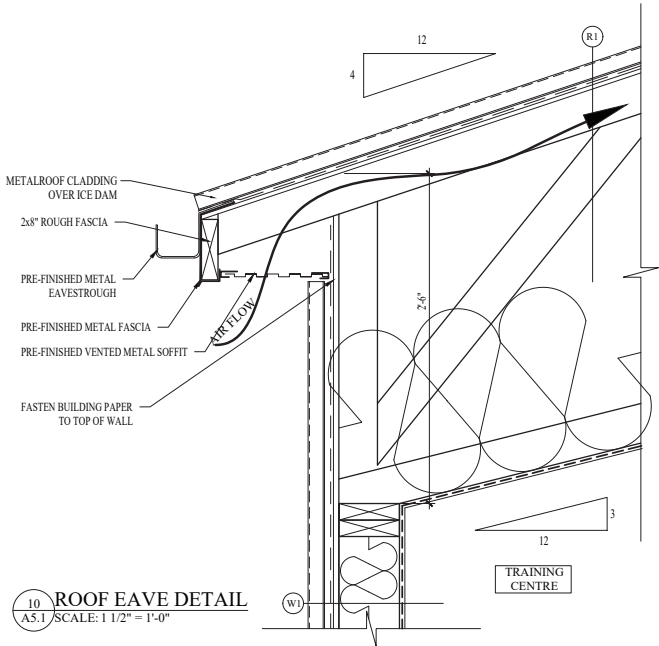
4
A5.1
OVERHEAD DOOR HEAD DETAIL
SCALE: A5.1



5
A5.1
TRAINING CENTRE/SHOP WALL DETAIL
SCALE: 1 1/2" = 1'-0"

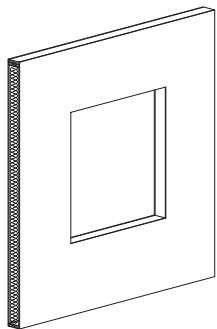


6
A5.1
ROOF EAVE DETAIL
@ SHOP
SCALE: 1 1/2" = 1'-0"

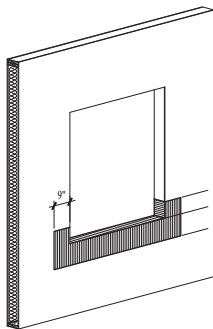


10
A5.1
ROOF EAVE DETAIL
SCALE: 1 1/2" = 1'-0"

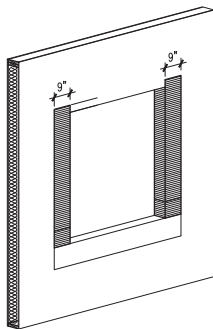
WINDOW INSTALLATION



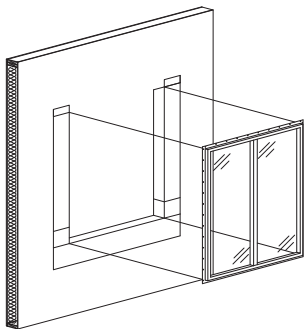
STEP ONE: FRAME & SHEATH ROUGH OPENING



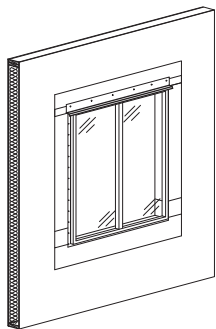
STEP TWO: APPLY PEEL & STICK TO THE SILL OF THE ROUGH OPENING
(note: DO NOT SECURE BOTTOM OF BUILDING PAPER, REFER TO STEP 6)



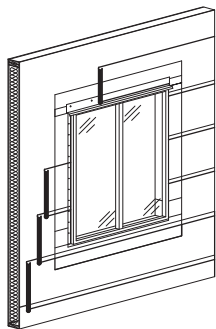
STEP THREE: APPLY PEEL & STICK TO THE JAMB (s) OF THE ROUGH OPENING
(note: LAP JAMB FLASHING PAPER OVER SILL PAPER)



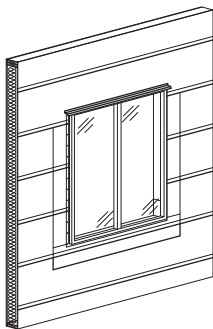
STEP FOUR: INSTALL WINDOW AS PER WINDOW MANUFACTURES INSTRUCTIONS
(note: CARE IS TO BE TAKEN NOT TO DAMAGE NAILING FLANGES)



STEP FIVE: APPLY PEEL & STICK, & INSTALL PRE-FINISHED METAL HEAD FLASHING c/w END DAMS
(note: INSTALL DIRECTLY OVER TOP OF HEAD FLASHING PAPER.)



STEP SIX: INSTALL BUILDING PAPER ON REMAINDER OF WALL
(note: LAP BUILDING PAPER MIN. 2" FOR HORIZ. JOINTS & 4" FOR VERT. JOINTS.
-BUILDING PAPER TO BE INSTALLED BELOW SILL FLASHING PAPER
-BUILDING PAPER TO BE INSTALLED BELOW JAMB FLASHING PAPER
-BUILDING PAPER TO BE INSTALLED OVER HEAD FLASHING PAPER & METAL FLASHING.



STEP SEVEN: ATTACH BOTTOM EDGE OF SILL FLASHING PAPER

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PROJECT NAME:
BELT KENNEL & SHOP

ADDRESS:
ROCKYVIEW COUNTY, ALBERTA

DRAWING TITLE:
DETAILS

DATE (yy/mm/dd):
20/08/17

FILE #:
2024

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

DRAWN BY:
RMH

CHECKED BY:

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PROJECT NAME:
BELT KENNEL & SHOP

DRAWING TITLE:
MAIN FLOOR
ELECTRICAL PLAN

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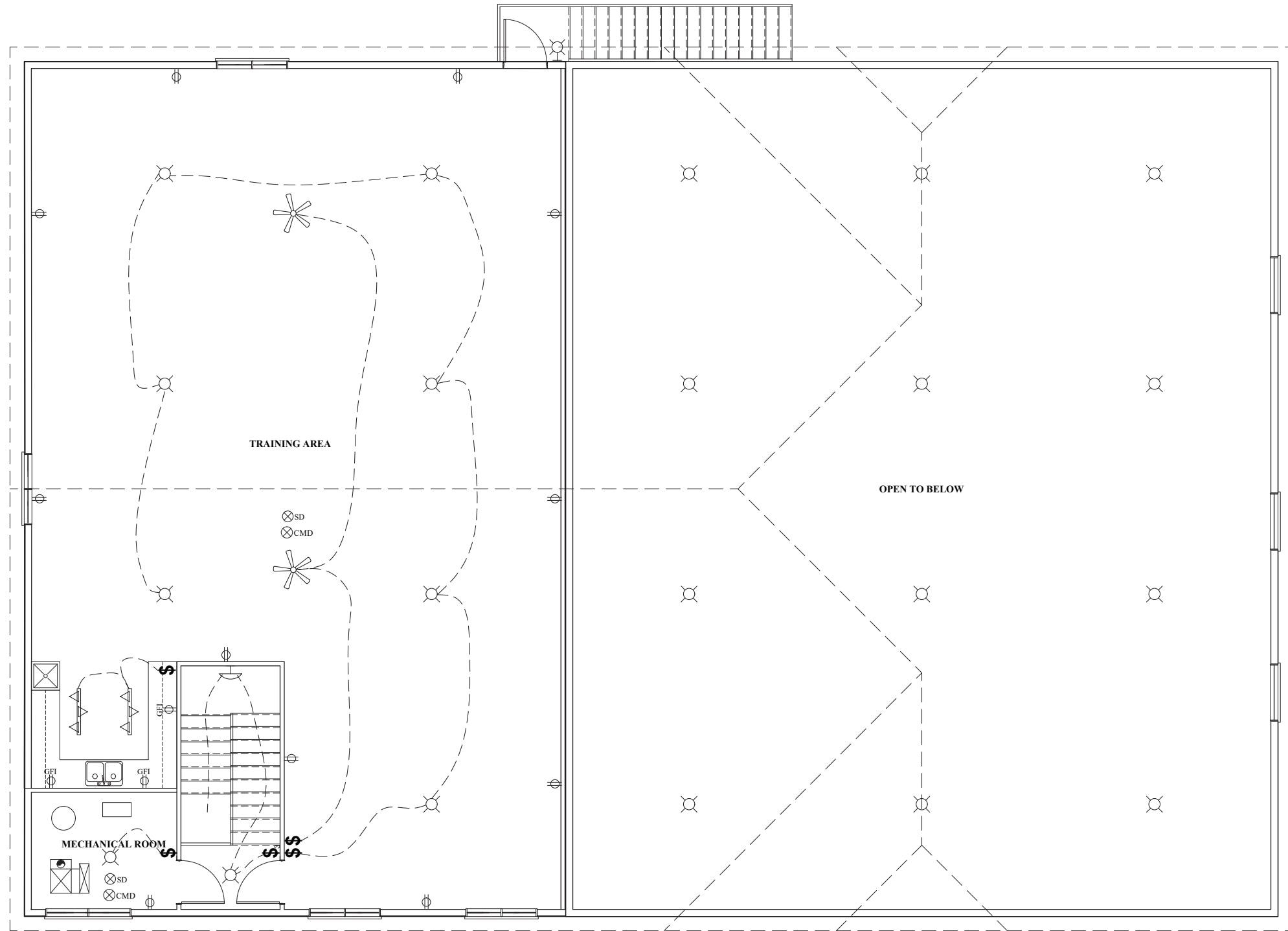


NOTES:

- PROVIDE BLOCKING FOR CEILING FANS AS REQUIRED

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ISSUE DATE:



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PLOT STAMP:



1 SECOND FLOOR ELECTRICAL PLAN
E2.0 SCALE: 1/4" = 1'-0"

NOTES:

- PROVIDE BLOCKING FOR CEILING FANS AS REQUIRED

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ISSUE DATE:



1 OVERAL
A1.0 SCALE: 1:1000

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PROJECT NAME:

ADDRESS:

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DATE (yy/mm/dd)

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ISSUE DATE:



1 OVERALL SITE PLAN
A1.0 SCALE: 1:1000

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PROJECT NAME:

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| # | REVISION | BY | DATE |

ADDRESS:
ROCKYVIEW COUNTY, ALBERTA

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| 20/08/17 | 2024 |

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