

PLANNING

TO: Subdivision and Development Appeal Board
DATE: August 11, 2022 **DIVISION:** 1
FILE: 03912095 **APPLICATION:** PRDP20223260
SUBJECT: Development Item – Vacation Rental / Discretionary use, with no Variances

APPLICATION: Vacation rental

EXECUTIVE SUMMARY: The application was applied for on June 16, 2022, approved by Administration and a Notice of Decision was sent on June 28, 2022.

The Applicant/Owner is proposing to operate a vacation rental on the subject parcel, within an existing dwelling, single detached located at 47 Bracken Road, Bragg Creek. The dwelling is approximately 240.14 m² (2,584.85 ft.²) and the proposed vacation rental will operate full time. The owners currently live in Ontario; have plans to move to this property in the next two to four years and until then, wish to operate the dwelling as a vacation rental, full-time except for six to twelve weeks per year that they will be spending time there. The owners have two sons that live in the Calgary area which would help to maintain the property, as well as a cleaning service.

The Applicant states they have strict rules and requirements for folks staying at this proposed vacation rental: max number of guests is eight; strict noise/sound rules; no parties; and the Applicant states they wish to cater to golfers, cyclists and hikers.

The vacation rental is a discretionary use under the Residential, Urban District; no variances were requested or required.

Administration conditionally approved the application on June 28, 2022.

On July 13, 2022, an appeal was filed by Heike Meyer-Soules for reasons that are noted in the agenda package.

DECISION: Approved

DECISION DATE: June 28, 2022	APPEAL DATE: July 13, 2022	ADVERTISED DATE: June 28, 2022
--	--------------------------------------	--

APPLICATION EVALUATION:

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

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Land Use Bylaw C-8000-2020; • Greater Bragg Creek Area Structure Plan. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • None
<p>DISCRETIONARY USE:</p> <ul style="list-style-type: none"> • 332 Vacation rental 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Administration

Additional Review Considerations

As per Land Use Bylaw, C-8000-2020, "Vacation Rental" means a Dwelling Unit that is rented online via a hospitality service brokerage company that arranges lodging such as Airbnb, Vrbo, TurnKey, HomeAway etc."

The area structure plan provides no policies or guidance for applications for vacation rental and Land Use Bylaw, C-8000-2020 was used for assessing the application.

No variances were requested or required.

There are similar vacation rental properties in the Bragg Creek area.

APPEAL:

See attached report and exhibits.

Respectfully submitted,

"Justin Rebello"

Supervisor
Planning and Development Services

WV/lt



APPLICATION EVALUATION:

The application was evaluated based on the submitted application and the applicable policies and regulations.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Land Use Bylaw C-8000-2020; • Greater Bragg Creek Area Structure Plan. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • None submitted
<p>DISCRETIONARY USE:</p> <ul style="list-style-type: none"> • 332: Vacation Rental 	<p>DEVELOPMENT VARIANCE AUTHORITY:</p> <ul style="list-style-type: none"> • Development Authority

Greater Bragg Creek Area Structure Plan provides no policies/guidance for vacation rental applications and the application was evaluated under Land Use Bylaw, C-8000-2020.

LUB C-8000-2020 defines vacation rental as: "Vacation Rental" which means a Dwelling Unit that is rented online via a hospitality service brokerage company that arranges lodging such as Airbnb, Vrbo, TurnKey, HomeAway etc.

No signage requested. Parking is all within the parcel.

No variances applied for and/or required.

ADMINISTRATION RECOMMENDATION: Administration recommends approval as the proposed development requires no variances and meets the requirements of Land Use Bylaw, C-8000-2020.

Respectfully submitted,

Wayne Van Dijk
Development Officer
WVD

ATTACHMENTS

- ATTACHMENT 'A': Development Permit Report Conditions
- ATTACHMENT 'B': Application Information

ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS**Description:**

1. That a Vacation Rental may commence operating on the subject property, within a dwelling, single detached, in accordance with the approved site plan, floor plans and the conditions of this permit.

Permanent:

2. That no off-site advertisement signage associated with the Vacation Rental shall be permitted.
3. That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
4. That the Owner shall be responsible for ensuring that any renters are familiar with the property boundaries, whether that be by means of a fence, signage, or other means, to ensure no trespassing to adjacent properties.
5. That all customer parking shall be on the Owner's property at all times and there shall be no parking within a County roadway or right of way.
6. That the operation of the vacation rental shall not change the residential character and external appearance of the land and dwellings.
7. That the operation of this *Vacation Rental* shall not generate noise, smoke, dust, fumes, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of adjacent residential dwellings shall be preserved. The *Vacation Rental* shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
8. That this Development Permit shall be valid until **July 20, 2023**, at which time a new application shall be submitted. *Note, that the County will take into consideration any enforcement action of this Vacation Rental prior to considering subsequent applications.*

Advisory:

- That any building permits and applicable subtrade permits shall be obtained through Building Services, as required.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- That the site shall conform to the County's Noise Bylaw C-8067-2020 in perpetuity.

**ATTACHMENT 'B':APPLICATION INFORMATION**

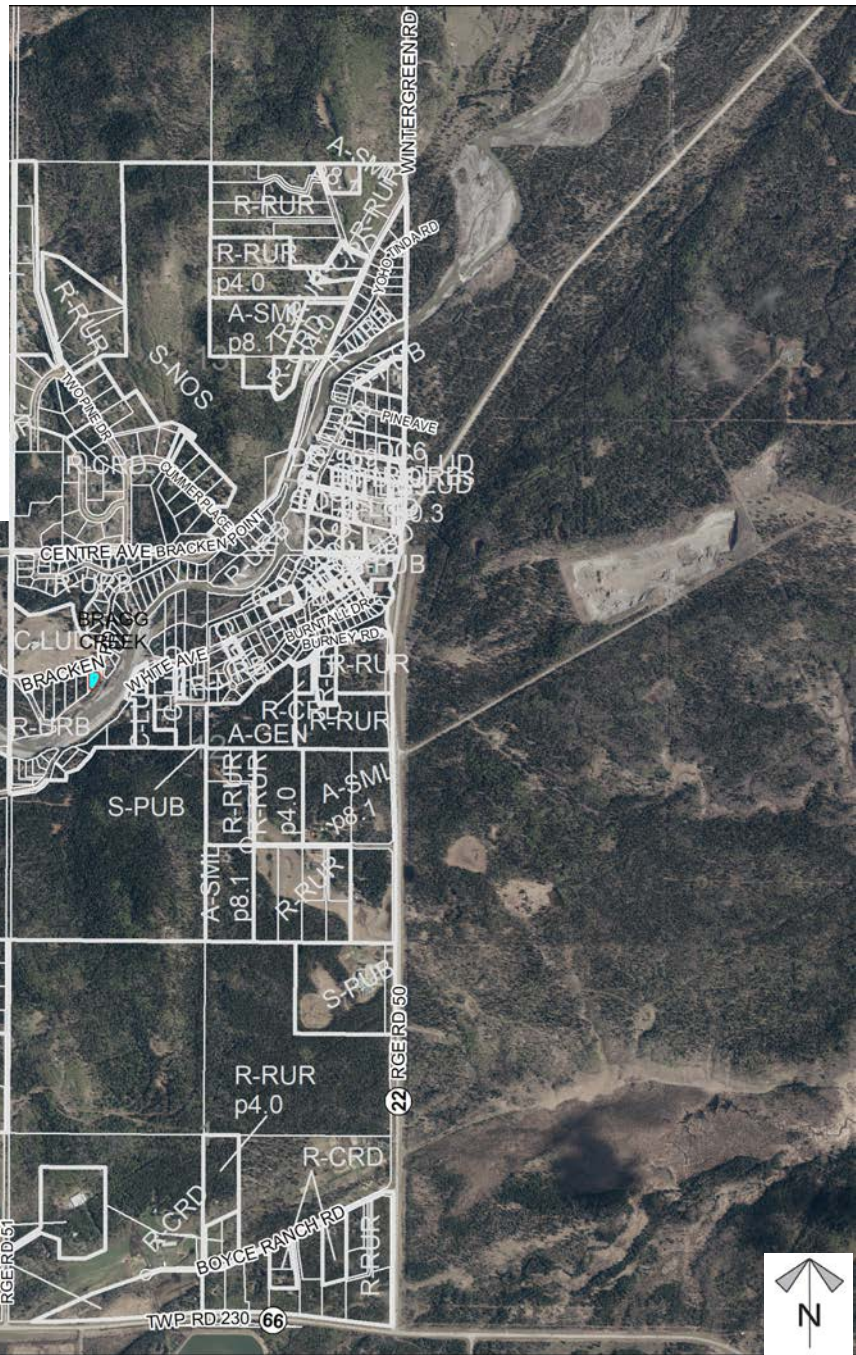
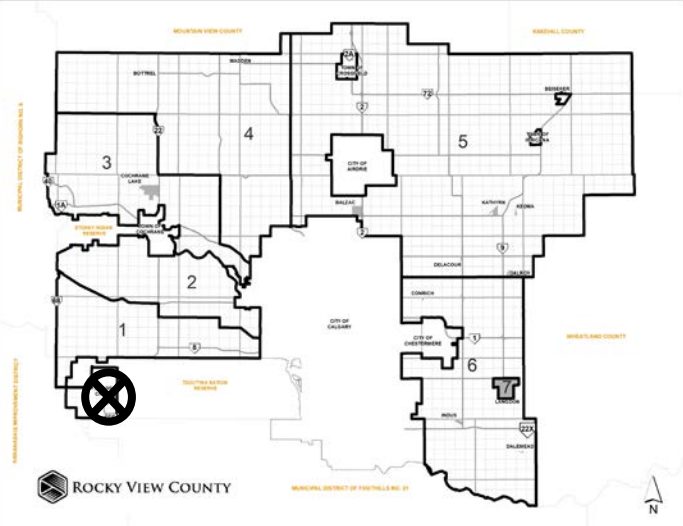
APPLICANT: Brett and Patrica Vansickle	OWNER: Brett and Patrica Vansickle
DATE APPLICATION RECEIVED: May 11, 2022	DATE DEEMED COMPLETE: May 31, 2022
GROSS AREA: ± 0.07 hectares (± 0.18 acres)	LEGAL DESCRIPTION: Lot: 8 (East Pt.), Plan: 8556 CI, NW-12-23-05-W05M (47 Bracken Road)
APPEAL BOARD: Subdivision & Development Appeal Board	
HISTORY: Development History: <ul style="list-style-type: none"> • PRDP20152194: construction of a dwelling, single detached, relaxation of the minimum front, sides, rear yard setback requirements, and relaxation of the maximum site coverage 	

Location & Context

Development Proposal

Vacation Rental

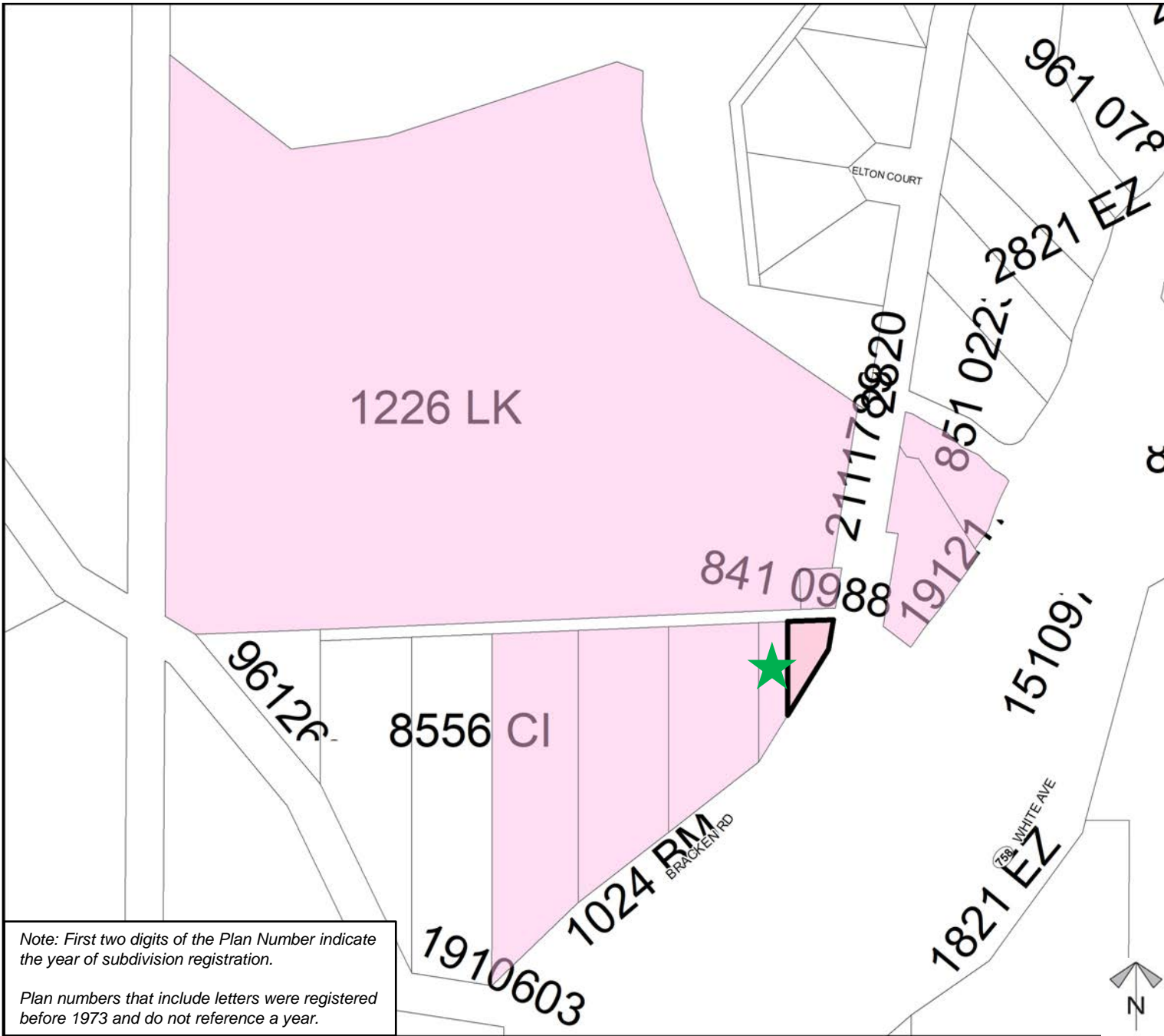
Division: 1
Roll: 03912095
File: PRDP20223260
Printed: June 20, 2022
Legal: Lot:8 (East Pt.)
Plan: 8556 CI; within NW-12-23-05-W05M



Landowner Circulation Area

Development Proposal

Vacation Rental



Note: First two digits of the Plan Number indicate the year of subdivision registration.

Plan numbers that include letters were registered before 1973 and do not reference a year.

Legend

Support



Not Support



Appellant

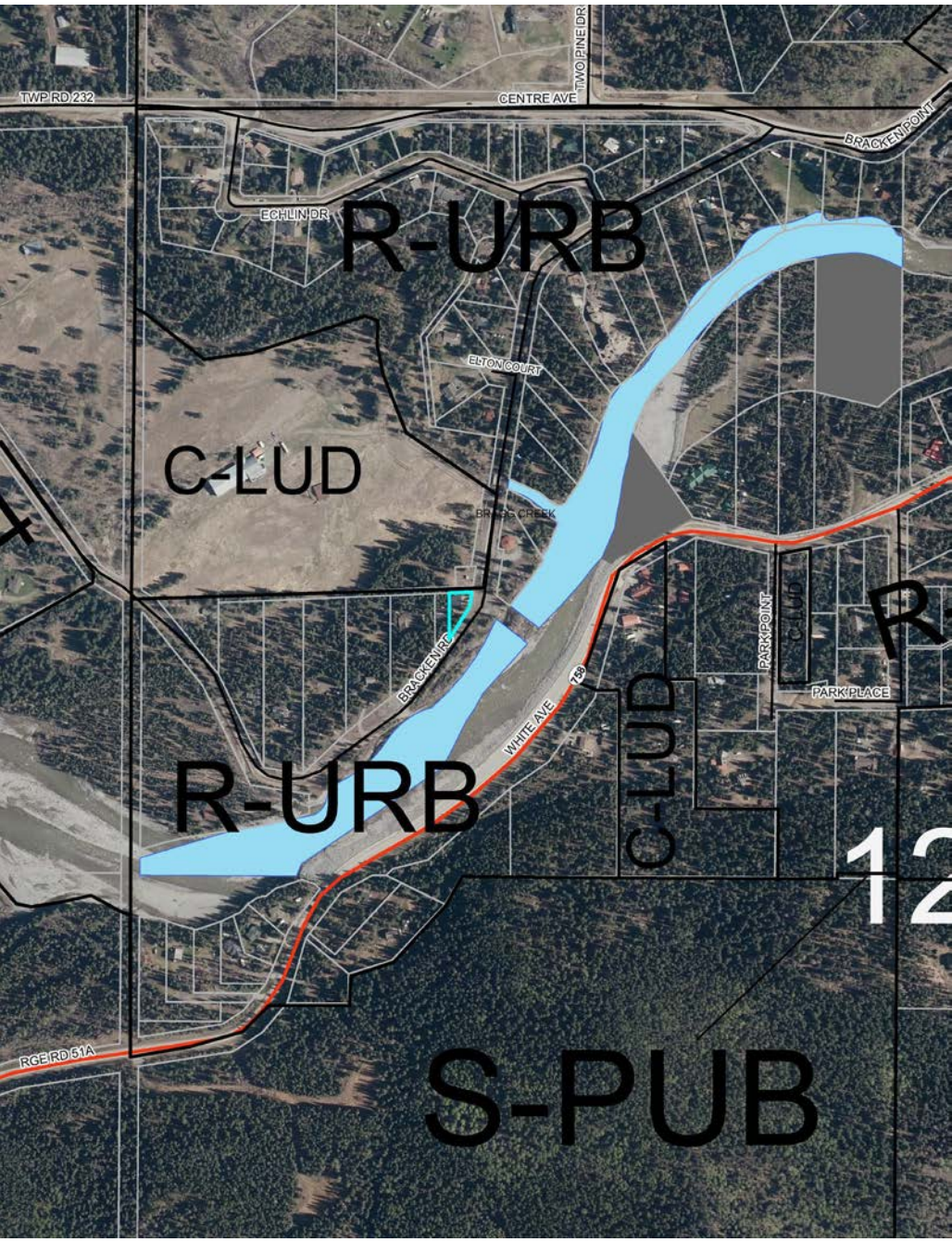


Division: 1
 Roll: 03912095
 File: PRDP20223260
 Printed: June 20, 2022
 Legal: Lot:8 (East Pt.)
 Plan: 8556 CI; within NW-12-23-05-W05M

Aerial Imagery

Development Proposal

Vacation Rental



Division: 1
Roll: 03912095
File: PRDP20223260
Printed: June 20, 2022
Legal: Lot:8 (East Pt.)
Plan: 8556 CI; within NW-12-23-05-W05M

Aerial Imagery

Development Proposal

Vacation Rental

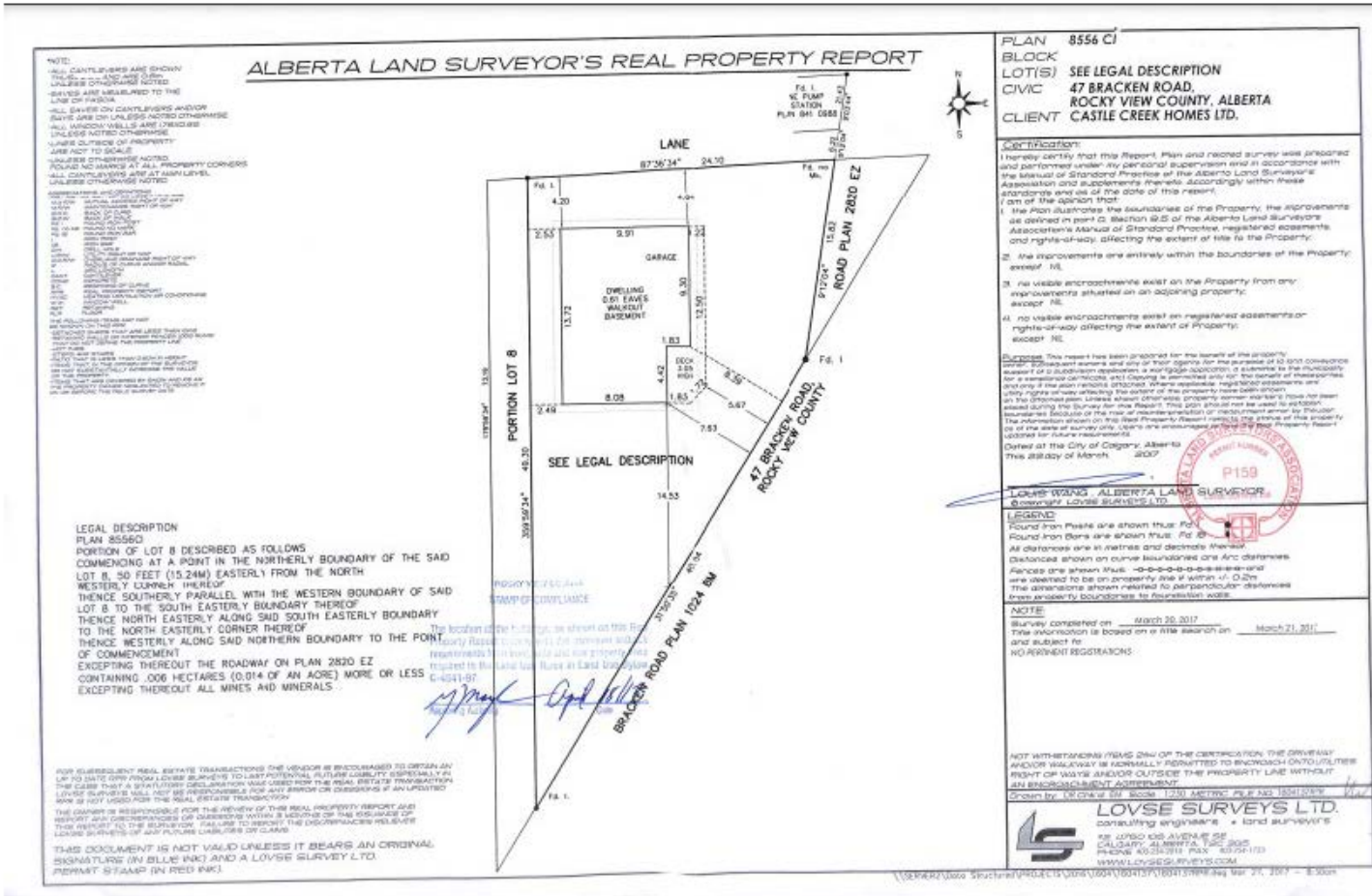


Division: 1
Roll: 03912095
File: PRDP20223260
Printed: June 20, 2022
Legal: Lot:8 (East Pt.)
Plan: 8556 CI; within NW-12-23-05-W05M

Site Plan

Development Proposal

Vacation Rental



Division: 1
 Roll: 03912095
 File: PRDP20223260
 Printed: June 20, 2022
 Legal: Lot:8 (East Pt.)
 Plan: 8556 C1; within NW-12-23-05-W05M

Site Photos

Development Proposal

Vacation Rental



Looking to north of dwelling



Looking southwest along Bracken Road



Dwelling and adjacent landowner



Dwelling

*Division: 1
Roll: 03912095
File: PRDP20223260
Printed: June 20, 2022
Legal: Lot:8 (East Pt.)
Plan: 8556 C1; within NW-12-
23-05-W05M*



Notice of Appeal
Subdivision and Development Appeal Board
Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) Heike Meyer-Soules			
Mailing Address PO Box 473	Municipality Bragg Creek	Province Alberta	Postal Code T0L0K0
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]	

Site Information	
Municipal Address 47 Bracken Rd	Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Lot 8(East Pt.), Plan 8556; NW-12-23-05-05
Property Roll # 03912095	Development Permit, Subdivision Application, or Enforcement Order # PRDP20223260

I am appealing: (check one box only)		
Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order

Reasons for Appeal (attach separate page if required)

Please see attached

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.

Heike Meyer-Soules
Appellant's Signature

July 13/2022
Date

Heike Meyer-Soules
PO Box 473
43 Bracken Rd
Bragg Creek, AB, T0L0K0

July 13, 2022

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

Attention: Subdivision and Development Appeal Board

RE: Development Permit Application Number PRDP20223260, Roll Number 03912095

Thank you for the opportunity to appeal Application PRDP20223260, application for a Vacation Rental.

As the adjacent landowner to 47 Bracken Rd, I have some concerns about the negative impacts on the use and enjoyment of my property that a short-term vacation rental would trigger.

- As a resident of Bragg Creek for almost 40 years, I am concerned about the deterioration of the residential character of our neighbourhood. There are a number of vacation rentals (155 White Avenue, 60 Bracken Rd) and Bed and Breakfast rentals in our neighbourhood that resulted in a loss of community feel and have had a negative impact on the quality of life of the current permanent residents. The number of vacation rentals in our area should be limited to keep the residential feel and utilize existing commercially zoned areas for that purpose. The proposed vacation rental on 47 Bracken Rd is only one residence over from the short-term vacation rental property at 60 Bracken Rd .and the short-term rental on 155 White Avenue is directly south of us, separated by the Elbow River (please see attached figures 1 and 2). There is already a shortage of long-term housing rentals in Bragg Creek, the approval of more short-term rentals, would make the housing supply worse. It is very easy to find a suitable long-term renter for any property owner here in Bragg Creek.
- The previous owner of 47 Bracken Rd, was the son of an "old" Bragg Creek Family, that owns many properties and various businesses in the hamlet. When he applied for the development permit for the house, he presented that he had returned from BC with his young family to help his parents with the businesses. It was important to him, that he was close to the businesses and this small property on 47 Bracken Rd, was ideal for him to support his parents, as it is across the river from the family owned Bragg Creek Trading Post. The construction of the house was approved to be a family home within the residentially zoned community and not a short- term- hotel equivalent.

- Prior to building the residence on 47 Bracken Rd, a Development permit (Board Order No 64-15) was issued in 2015, relaxing minimum front yard, north side yard, south side yard and rear yard setback requirements, as well as the maximum allowable site coverage. Permitting the construction of a house this close to the property line, leaving little green space, set a precedence in Bragg Creek at the time. This resulted in a big, overpowering structure very close to us with very little yard space. The house has an extreme impact on our property enjoyment and privacy. Since the building of the residence, our backyard has not been usable for gardening or any recreation, as we lost all the sun and our privacy. Only a fraction of my property is usable for our enjoyment on the south side of the house and this little area could be further impacted by a constant stream of strangers, a few feet away from the property line. (please see attached figures 3 and 4)
- Short term renters have no stake in the community and therefore no reason to care how the neighborhood around them suffers from their vacation activities. Tourists go on vacation to have a good time and that may effect the quality of life for the permanent residents. For example, my neighbor, on 39 Bracken Rd, mentioned that guests rattled on his door late one night, looking for the short term rental on 60 Bracken Rd. The local hospitality industry, like restaurants and bars, do not benefit from short-term vacation rentals, as they would from appropriate high-density lodging or hotels, as the guests typically eat, drink and party at the rental.
- With the owners of the subject property living off site and out of province, it would make it difficult to monitor the activities in and around the house and to control noise, light glaring and the volume of people. It would be challenging to respond to concerns and to take action in a reasonable time. This would invite destructive behaviour and parties.
- As per the Airbnb listing, this residence offers self-check in via smart lock. This would make it very problematic to control the number of guests arriving.
- Rocky View's noise bylaws prescribe night time quiet hours beginning at 10:01 pm, ending at 6:59 am weekdays and at 8:59 am on weekends. It is very difficult to enforce these times as the Rocky View enforcement officers are only available between 8:00 am and 8:00 pm Mondays through Fridays.
- The property offers 4 bedrooms, as advertised on Airbnb. The potential number of visitors could be high, a lot higher than in a traditional Bed and Breakfast, where the number of permitted bedrooms is limited to 3 and where the house owner is present. This property would offer the perfect space for a big party.
- Bracken Road is currently under construction for the completion of the flood mitigation work; traffic flow is impacted and there is no longer public parking space on the road or in the neighborhood. Parking for the guests needs to be limited to the owner's property to avoid traffic obstacles and possible snow clearing challenges.

- I worry about the risk of fires. There are fire pit blocks and stacks of firewood in various locations on the property. This would invite lighting an open fire. I would like to ensure that guests to the property are not permitted to have open fires. The yard is very small and amongst old spruce trees, that are very dry. There is currently a spruce budworm infestation in Bragg Creek and surrounding areas. This infestation weakens the spruce trees, and causes masses of dried red brown needles hanging from the ends of the branches thus the trees are more susceptible to fires. A disaster could happen very quickly, affecting the whole neighborhood and possibly burning down residences. Smoke from outdoor fire pits would also impact our air quality, since our living room and bedroom windows are facing east, towards the yard of the potential vacation rental property. On a further note, visitors would not be current on fire bans in the area.
- Smoking should be permitted only in a designated and safe area, to avoid the problems mentioned above. (I did already see a guest walking in the trees with a lit cigarette)
- As it is typical for a rural property, there is no fence between us and the neighboring property. The property line is not clearly defined and the neighboring residence is very close, due to the relaxed setbacks and relaxed site coverage. For a rural property the lot is extremely small, with the big house, it only leaves a small yard. Guests might not realize that and trespass and use our property inadvertently. The Airbnb listing has one picture displaying our cabin, which might lead people to believe that it belongs to the vacation rental.

I realize, that it is a difficult task to find ways to regulate short-term vacation rentals in such a way, that they protect the residential neighborhood, while balancing a homeowner's property rights. In order to mitigate conflicts in the neighbourhood, there are jurisdictions in Canada, imposing minimum leases of a month for vacation rentals. This might be a compromise for this vacation rental too.

In summary, there are a number of reasons why I feel that this house should not be permitted to run a vacation rental business, and feel that this development permit should be rejected.

Regards

Heike Meyer-Soules

Heike Meyer-Soules

Figure 1



Figure 2



Figure 3



Figure 4





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

Vansickle, Brett & Patricia
[REDACTED]

Page 1 of 2

Tuesday, June 28, 2022

Roll: 03912095

RE: Development Permit #PRDP20223260
Lot 8 (East Pt.), Plan 8556 CI, NW-12-23-05-05; (47 BRACKEN RD)

The Development Permit application for Vacation Rental has been **conditionally-approved** by the Development Officer subject to the listed conditions below **(PLEASE READ ALL CONDITIONS)**:

Description:

- 1. That a Vacation Rental may commence to operate on the subject property, within dwelling, single detached, in accordance with the approved site plan, floor plans and the conditions of this permit.

Permanent:

- 2. That no off-site advertisement signage associated with the Vacation Rental shall be permitted.
- 3. That there shall be no non-resident employees at any time, with the exception of cleaning companies (if required).
- 4. That the Owner shall be responsible for ensuring that any renters are familiar with the property boundaries, whether that be by means of a fence, signage, or other means, to ensure no trespassing to adjacent properties.
- 5. That all customer parking shall be on the Owner's property at all times and there shall be no parking within a County roadway or right of way.
- 6. That the operation of the vacation rental shall not change the residential character and external appearance of the land and dwellings.
- 7. That the operation of this *Vacation Rental* shall not generate noise, smoke, dust, fumes, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of adjacent residential dwellings shall be preserved. The *Vacation Rental* shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.



ROCKY VIEW COUNTY

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

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

DEVELOPMENT PERMIT PRDP20223260 (Page 2 of 2)

Vansickle, Brett & Patricia

- 8. That this Development Permit shall be valid until **July 20, 2023**, at which time a new application shall be submitted. *Note, that the County will take into consideration any enforcement action of this Vacation Rental prior to considering subsequent applications.*

Advisory:

- That any building permits and applicable subtrade permits for the operation of the Vacation Rental shall be obtained through Building Services, as required.
- That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
- That the site shall conform to the County’s Noise Bylaw C-8067-2020 in perpetuity.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday, July 19, 2022**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. 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

THIS IS NOT A DEVELOPMENT PERMIT



APPLICATION NO.	PRDP20223260
ROLL NO.	03912095
RENEWAL OF	-
FEES PAID	\$515.00
DATE OF RECEIPT	June 16, 2022

DEVELOPMENT PERMIT APPLICATION

APPLICANT/OWNER trish.pfsl@gmail.com

Applicant Name: Brett and Patricia VanSickle Email: [REDACTED]

Business/Organization Name (if applicable): BRAGGIN' RIGHTS RIVERSIDE RETREAT

Mailing Address: [REDACTED] Postal Code: [REDACTED]

Telephone (Primary): [REDACTED] Alternative: [REDACTED]

Landowner Name(s) per title (if not the Applicant):

Business/Organization Name (if applicable):

Mailing Address: Postal Code:

Telephone (Primary): Email:

LEGAL LAND DESCRIPTION - Subject site

All/part of: 1/4 Section: Township: Range: West of: Meridian Division:

All parts of: LOT 8 Block: Plan: 8556C1 Parcel area (ac/ha): .006

Municipal Address: 47 Bracken Rd Brass Creek Toloko Land Use District:

APPLICATION FOR - List use and scope of work

Request is to use existing house at this location as a short term vacation rental (via AIRBNB)

Variance Rationale included: YES NO N/A DP Checklist Included: YES NO Name of RVC Staff Member Assisted:

SITE INFORMATION

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

AUTHORIZATION

I, BRETT B PATRICIA VANSICKLE (Full name in Block Capitals), hereby certify (initial below):

R/SV That I am the registered owner OR That I am authorized to act on the owner's behalf.

R/SV 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.

R/SV 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*.

R/SV **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. R/SV

Applicant Signature [Signature]
Date June 7 2022

Landowner Signature [Signature]
Date June 7 2022



ROCKY VIEW COUNTY

HOME-BASED BUSINESS (TYPE II) BED AND BREAKFAST INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20223260
ROLL NO.	03912095
DISTRICT	R-URB

DETAILS	USE TYPE/LOCATION
Business-related area within:	<input type="checkbox"/> Home-Based Business (Type II) <input checked="" type="checkbox"/> * Bed and Breakfast (AIRBNO)
Principal dwelling (m ² /ft. ²)	
Accessory building (m ² /ft. ²)	
Outdoors (for storage) (m ² /ft. ²)	Located within: <input checked="" type="checkbox"/> Existing Building OR <input type="checkbox"/> New Building

NOTE: If a new accessory building is proposed for Home-Based Business (Type II), submit the **Accessory Building(s) - Information Sheet** and related documents in addition to this form.

BUSINESS OPERATIONS

Business name: BRAGUN RIGHTS RIVERSIDE RETREAT

Describe nature of business: Shortterm Vacation Rental (via AIRBNO)

Any outdoor area on site being used for business purposes (other than storage/parking)? If yes, describe purpose:

NIA

Days of operation: ALL DAYS RENTED Hours of operation: 24/7

Total number of employees (including residents/applicant): Just the owners

Number of non-resident employees: cleaning service → pay per service

Number of business-related vehicle visits per day: 1-2 Per week: 1-2

Location of business-related vehicle parking on site: Front property driveway lot

Total number and type of vehicles used for business on site (Home-Based Business, Type II only):

SCREENING AND SIGNAGE

Type of screening provided for outdoor storage area (Home-Based Business, Type II only):

- Landscaping (specify vegetation): NIA
- Fencing (specify material and height): NIA
- Other (specify material and height): NIA

Business signage proposed on site? YES - attach Signage - Information Sheet and documents NO

ADDITIONAL SITE PLAN REQUIREMENTS

- Location of parking area shown in pictures
- Location and dimensions of proposed outdoor storage area(s)
- Location and type of existing/proposed screening (landscaping, fence etc.), specifically for outdoor storage
- Location of any proposed signage

* Bed and Breakfast shall not be permitted in a principal dwelling which has an existing Home-Based Business (Type I) or Home Based Business (Type II) uses. Land Use Bylaw, C-8000-2020

Applicant Signature

Date June 7, 2022



DEVELOPMENT PERMIT APPLICATION CHECKLIST - GENERAL

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

Select [X] 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
- LOOR 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): Vacation Rental	Land Use District: R-URB
Applicable ASP/CS/IDP/MSDP: Greater Bragg Creek ASP	
Included within file: <input checked="" type="checkbox"/> Information Sheet <input checked="" type="checkbox"/> Parcel Summary <input checked="" type="checkbox"/> Site Aerial <input checked="" type="checkbox"/> Land Use Map Aerial <input checked="" type="checkbox"/> Site Plan	

NOTES:

Staff Signature: Jeewan Warsh



LAND TITLE CERTIFICATE

S			
LINC	SHORT LEGAL	TITLE NUMBER	
0037 202 181	8556CI;;8	161 143 765	

LEGAL DESCRIPTION

PLAN 8556CI
 PORTION OF LOT 8 DESCRIBED AS FOLLOWS
 COMMENCING AT A POINT IN THE NORTHERLY BOUNDARY OF THE SAID
 LOT 8, 50 FEET EASTERLY FROM THE NORTH
 WESTERLY CORNER THEREOF
 THENCE SOUTHERLY PARRALLEL WITH THE WESTERN BOUNDARY OF SAID
 LOT 8 TO THE SOUTH EASTERLY BOUNDARY THEREOF
 THENCE NORTH EASTERLY ALONG SAID SOUTH EASTERLY BOUNDARY
 TO THE NORTH EASTERLY CORNER THEREOF
 THENCE WESTERLY ALONG SAID NORTHERN BOUNDARY TO THE POINT
 OF COMMENCEMENT
 EXCEPTING THEREOUT THE ROADWAY ON PLAN 2820EZ
 CONTAINING .006 HECTARES (0.014 OF AN ACRE) MORE OR LESS
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;5;23;12;NW
 ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 151 299 785

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

161 143 765	23/06/2016	AMENDMENT-LEGAL DESCRIPTION		

OWNERS

JONN ELSDON TEGHTMEYER
 [REDACTED]
 BRAGG CREEK
 ALBERTA T0L 0K0

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
161 143 765

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
161 191 584	16/08/2016	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. 280-5 AVE W COCHRANE ALBERTA T4C2G4 ORIGINAL PRINCIPAL AMOUNT: \$515,000

TOTAL INSTRUMENTS: 001

PENDING REGISTRATION QUEUE

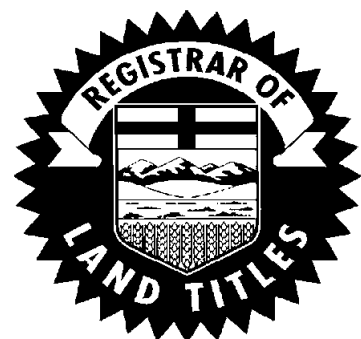
DRR NUMBER	RECEIVED DATE (D/M/Y)	CORPORATE LLP TRADENAME	LAND ID
D0051XW	25/05/2022	MACKAY REAL PROPERTY LAW 403-800-8000 CUSTOMER FILE NUMBER: MAT49823/KB	
001		TRANSFER OF LAND	0037 202 181
002		MORTGAGE	0037 202 181
D005VFM	09/06/2022	BEAUMONT CHURCH LLP 403-264-0000 CUSTOMER FILE NUMBER: 89,302 SAC (TEGHTMEYER)	
001		DISCHARGE	0037 202 181

TOTAL PENDING REGISTRATIONS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 16 DAY OF JUNE, 2022 AT 11:35 A.M.

ORDER NUMBER: 44728102

CUSTOMER FILE NUMBER: PRDP20223260



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.

"THE LAND TITLES ACT"
TRANSFER OF LAND

I, JONN ELSDON TEGHTMEYER, of Bragg Creek, in the Province of Alberta, being registered owner of an estate in fee simple, subject, however, to such encumbrances, liens and interests as are notified by memorandum underwritten, or endorsed hereon in all that certain tract of land situate in the Province of Alberta, being composed of:

PLAN 8556C1
PORTION OF LOT 8 DESCRIBED AS FOLLOWS
COMMENCING AT A POINT IN THE NORTHERLY BOUNDARY OF THE SAID
LOT 8, 50 FEET EASTERLY FROM THE NORTH
WESTERLY CORNER THEREOF
THENCE SOUTHERLY PARRALLEL WITH THE WESTERN BOUNDARY OF SAID
LOT 8 TO THE SOUTH EASTERLY BOUNDARY THEREOF
THENCE NORTH EASTERLY ALONG SAID SOUTH EASTERLY BOUNDARY
TO THE NORTH EASTERLY CORNER THEREOF
THENCE WESTERLY ALONG SAID NORTHERN BOUNDARY TO THE POINT
OF COMMENCEMENT
EXCEPTING THEREOUT THE ROADWAY ON PLAN 2820EZ
CONTAINING .006 HECTARES (0.014 OF AN ACRE) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS


do hereby in consideration of the sum of EIGHT HUNDRED EIGHTY EIGHT THOUSAND, EIGHT HUNDRED & EIGHTY EIGHT (\$888,888.00) DOLLARS paid to me by the transferees hereunder, the receipt of which sum I hereby acknowledge, transfer to the said transferees:

BRETT VANSICKLE and PATRICIA VANSICKLE
of 47 Bracken Road
Bragg Creek, Alberta T0L 0K0
as Joint Tenants

all my estate and interest in the piece of land.

IN WITNESS WHEREOF I have hereunto subscribed my name this 29 day of April, 2022.

SIGNED by the said Transferor
in the presence of:



Witness



JONN ELSDON TEGHTMEYER

CONSENT OF SPOUSE

I, MYA TEGHTMEYER, being married to the within named JONN ELSDON TEGHTMEYER do hereby give my consent to the disposition of our homestead, made in this instrument, and I have executed this document for the purpose of giving up my life estate and other dower rights in the said property given to me by The Dower Act, to the extent necessary to give effect to the said disposition.



MYA TEGHTMEYER

Certificate

At the Purchasers' request, I, the undersigned, being the beneficial owner of the lands herein described, certify that I am a Canadian resident within the meaning of the Income Tax Act.



JONN ELSDON TEGHTMEYER



COUNTRY RESIDENTIAL PURCHASE CONTRACT

Between

THE SELLER

and

THE BUYER

Name JONN ELSDON TEGHTMEYER Name Patricia Van Sickle

Name _____ Name Brett Van Sickle

1. THE PROPERTY

1.1 The Property is:

(a) the land and buildings, excluding all mines and minerals, located at:

Legal description:

Quarter _____ Section 8556CI Township _____ Range _____ W of _____ Meridian
Plan _____ Block _____ Lot Portion of 8

Other: _____

Land size: _____ (hectares) 0.18 (acres) more or less LINC: 0037 202 181

Municipal address: 47 Bracken Road
(street number and name)

Bragg Creek, Alberta T0L 0K0
(municipality) (postal code)

Rural address identifier: _____ Subdivision name: _____

Or,

If a bare land condominium unit, condominium details as described in clause 1.1 of the Country Residential Purchase Contract Condominium Property Schedule, selected as attached in clause 9.1 below.

(b) these unattached goods
Dishwasher, Dryer, Gas Range, Refrigerator, Microwave, Washer, Window Coverings

(c) the attached goods except for _____

2. PURCHASE PRICE AND COMPLETION DAY

2.1 The Purchase Price is \$ 888,888.00

2.2 The Purchase Price includes any applicable Goods and Services Tax (GST).

2.3 This contract will be completed, the Purchase Price fully paid and vacant possession given to the buyer at 12 noon on May 25th, 2022 (Completion Day).

2.4 The seller represents and warrants that on Completion Day, the Property will be in substantially the same condition as when this contract was accepted and the attached and unattached goods will be in normal working order.

3. GENERAL TERMS

3.1 In fulfilling this contract, the seller and buyer agree to act reasonably and in good faith and agree that:

- (a) unless the seller, buyer or both have agreed to alternate representation, the seller and buyer are each represented by their own sole agent and those agents have no agency responsibility to the other party;
- (b) the laws of Alberta apply to this contract;
- (c) Alberta time applies to this contract. Time is of the essence, which means times and dates will be strictly followed and enforced;
- (d) Business Day means every day but Saturday, Sunday and statutory holidays and includes all the hours of the day;
- (e) a reference to the seller or buyer includes singular, plural, masculine and feminine;
- (f) the seller will disclose known Material Latent Defects. Material Latent Defect means a defect in the Property that is not discoverable through a reasonable inspection and that will affect the use or value of the Property;

Seller's Initials JS

Buyer's Initials BV



- (g) the seller and buyer are each responsible for completing their own due diligence and will assume all risks if they do not;
- (h) the seller will ensure the seller's representations and warranties are true by:
- reviewing documents such as a Real Property Report (RPR), land title and registrations on title;
 - determining non-resident status for income tax purposes and determining any dower rights; and
 - doing other needed research;
- (i) the buyer will ensure the buyer's representations and warranties are true by determining ability to purchase land under the *Foreign Ownership of Land Regulations* (Alberta);
- (j) the buyer may get independent inspections or advice on items such as condominium documents, RPR for a bare land condominium unit, land title, registrations on title, current and future use, buildings and mechanical systems, property insurance, title insurance, size of the land and buildings, interior and exterior measurements and other items important to the buyer;
- (k) sections 12 and 13 of the *Condominium Property Act* (Alberta) relating to sale of units by developers and rescission of purchase agreement do not apply;
- (l) contract changes that are agreed to in writing will supersede the pre-printed clauses;
- (m) the seller and buyer will read this contract and seek relevant advice before signing it;
- (n) the brokerages, real estate board and listing services may keep and disclose relevant information about this transaction for reporting, statistical, property evaluation and closing purposes; and
- (o) the _____ **Sellers** _____ brokerage will provide this contract and related documents
(seller's or buyer's)
to the appointed lawyers for the purpose of closing this contract.

4. DEPOSITS

- 4.1 The seller and buyer agree that clauses 4.2 through 4.8 are the terms of trust for the deposits.
- 4.2 The seller and buyer appoint _____ **RE/MAX REALTY PROFESSIONALS** _____ as trustee for the deposit money.
- 4.3 The buyer will pay a deposit of \$ _____ **50,000.00** _____, which will form part of the Purchase Price, to the trustee by _____ **Bank Draft or Wire Transfer** _____, on or before _____ **02/03/2022** _____.
(method of payment)
- 4.4 The buyer will pay an additional deposit of \$ _____, which will form part of the Purchase Price, to the trustee by _____, on or before _____.
(method of payment)
- 4.5 If the buyer fails to pay a deposit by the agreed date, the seller may void this contract at the seller's option by giving the buyer written notice. The seller's option expires when the seller accepts a deposit, even if late.
- 4.6 The trustee will deposit all deposits into a trust account within three Business Days of receipt.
- 4.7 Interest on the deposits will not be paid to the seller or buyer.
- 4.8 The deposits will be held in trust for both the seller and buyer. Provided funds are confirmed, the deposits will be disbursed, without prior notice, as follows:
- to the buyer, if after this contract is accepted:
 - a condition is not satisfied or waived in accordance with clause 8.4;
 - the buyer voids this contract for the seller's failure to provide a Dower Consent and Acknowledgment form in accordance with clause 7.1(b);
 - the seller voids this contract for the buyer's failure to pay a deposit; or
 - the seller fails to perform this contract;
 - to the seller, if this contract is accepted and all conditions are satisfied or waived and the buyer fails to perform this contract; or
 - applied against the Fee owed by the seller by payment directly out of trust to the brokerage(s), with any excess amount paid in trust to the seller's lawyer no later than three Business Days prior to the Completion Day. Fee means the amount, plus GST, owed to a real estate brokerage under a written service agreement.
- 4.9 The disbursement of deposits, as agreed to in this section, will not prevent the seller or buyer from pursuing remedies in section 12.

5. LAND TITLE

- 5.1 Title to the Property will be free of all encumbrances, liens and interests except for:
- those implied by law;
 - non-financial obligations now on title such as easements, utility rights-of-way, covenants and conditions that are normally found registered against property of this nature;
 - homeowner association caveats, encumbrances and similar registrations; and
 - items the buyer agrees to assume in this contract.

6. REPRESENTATIONS AND WARRANTIES

- 6.1 The seller represents and warrants to the buyer that:
- the seller has the legal right to sell the Property;
 - the seller is not a non-resident for the purposes of the *Income Tax Act* (Canada);
 - no one else has a legal right to the included attached and unattached goods;

- (d) the current use of the land and buildings complies with the existing municipal land use bylaw and any restrictive covenant on title;
- (e) the location of the buildings and land improvements:
 - (i) is on the land and not on any easement, right-of-way or neighbouring lands unless there is a registered agreement on title or, in the case of an encroachment into municipal lands or a municipal easement or right of way, the municipality has approved the encroachment in writing; and
 - (ii) complies with any restrictive covenant on title and municipal bylaws, regulations and relaxations, or the buildings and improvements are "non-conforming buildings" as defined in the *Municipal Government Act* (Alberta);
- (f) known Material Latent Defects, if any, have been disclosed in writing in this contract; and
- (g) any government and local authority notices regarding the Property, and lack of permits for any development on the Property, known to the seller have been disclosed in writing in this contract.

6.2 The buyer represents and warrants to the seller that the buyer is eligible to purchase "controlled land" as defined in the *Foreign Ownership of Land Regulations* (Alberta).

6.3 The representations and warranties in this contract:

- (a) are made as of, and will be true at, the Completion Day; and
- (b) will survive completion and may be enforced after the Completion Day as long as any legal action is commenced within the time limits set by the *Limitations Act* (Alberta).

7. DOWER

7.1 The seller represents and warrants to the buyer that no spouse has dower rights in the Property. Otherwise, if dower rights do apply, the seller will:

- (a) have the non-owner spouse sign this contract; and
- (b) provide a completed Dower Consent and Acknowledgment form to be attached to and form part of this contract on or before _____, 20____. (seller to enter an appropriate date.)

If the seller fails to provide the completed Dower Consent and Acknowledgment form by the agreed date, the buyer may void this contract at the buyer's option by giving the seller written notice. The buyer's option expires when the seller delivers the Dower Consent and Acknowledgment form, even if delivered late.

8. CONDITIONS

8.1 The seller and buyer will:

- (a) act reasonably and in good faith in trying to satisfy their own conditions, including making reasonable efforts to fulfill them; and
- (b) pay for any costs related to their own conditions, except for the providing of documents in the Condominium Documents Condition.

8.2 Buyer's Conditions

The buyer's conditions are for the benefit of the buyer and are:

(a) **Financing**

This contract is subject to the buyer securing new financing, not to exceed 80 % of the Purchase Price from a lender of the buyer's choice and with terms satisfactory to the buyer, before 6:00 p.m. on February 11th, 2022 (Condition Day). The seller will cooperate by providing access to the Property on reasonable terms.

(b) **Property Inspection**

This contract is subject to the buyer's satisfaction with a property inspection, conducted by a licensed home inspector, before 6:00 p.m. on February 11th, 2022 (Condition Day). The seller will cooperate by providing access to the Property on reasonable terms.

(c) **Condominium Documents**

This contract is subject to the buyer's satisfaction with a review of the Documents before _____ .m. on _____, 20____ (Condition Day), on the terms in the Country Residential Purchase Contract Condominium Property Schedule, selected as attached in clause 9.1.

(d) **Sale of Buyer's Property**

This contract is subject to the sale of the buyer's property before _____ .m. on _____, 20____ (Condition Day), on the terms in the Sale of Buyer's Property Schedule, selected as attached in clause 9.1.

(e) **Water**

This contract is subject to the buyer's satisfaction with the source and flow rate of the water supply and a review of well and water reports prepared by an inspector of the buyer's choice, before 6:00 p.m. on February 11th, 2022 (Condition Day). The seller will cooperate by providing access to the Property on reasonable terms.

(f) **Septic System**

This contract is subject to the buyer's satisfaction with a review of a septic system inspection, performed by an inspector of the buyer's choice, before 6:00 p.m. on February 11th, 2022 (Condition Day). The seller will cooperate by providing access to the Property on reasonable terms.

DS
JT

BV



(g) **Country Residential Purchase Contract Property Schedule**

This contract is subject to the buyer's satisfaction with the information in the Country Residential Purchase Contract Property Schedule, selected as attached in clause 9.1, before 6:00 P.m. on February 11th, 2022 (Condition Day). The seller will cooperate by providing the completed schedule, including any indicated water and well reports, before 6:00 P.m. on February 4th, 2022.

(h) **Subdivision Plan**

This contract is subject to the buyer's satisfaction with a review of a subdivision plan for the Property before _____ .m. on _____, 20____ (Condition Day). The seller will cooperate by providing a true copy of the subdivision plan.

(i) **Additional Buyer's Conditions**

before _____ .m. on _____, 20____ (Condition Day).

8.3 Seller's Conditions

The seller's conditions are for the benefit of the seller and are:

before _____ .m. on _____, 20____ (Condition Day).

8.4 Condition Notices

Each party will give the other written notice that:

- (a) a condition is unilaterally waived or satisfied on or before its Condition Day. If not, this contract will end after the time indicated for that Condition Day; or
- (b) a condition will not be waived or satisfied prior to its Condition Day. This contract will end upon that notice being given.

9. ATTACHMENTS AND ADDITIONAL TERMS

9.1 The selected documents are attached to and form part of this contract:

- Financing Schedule (Seller Financing, Mortgage Assumption, Other Value)
- Tenancy Schedule
- Manufactured Home Schedule
- Sale of Buyer's Property Schedule
- Country Residential Purchase Contract Property Schedule
- Country Residential Purchase Contract Condominium Property Schedule
- Addendum
- Other _____

9.2 Current condominium unit contributions and fees

To the best of the seller's knowledge and to be verified by the buyer:

- (a) the total current monthly contribution for the Property's titled units is: \$ _____; and
- (b) the total current monthly fee for any non-titled, assigned or leased areas is: \$ _____.

9.3 Other terms:

- a) Seller will provide access to unit at least 24hrs prior to possession for final walk-through.
- b) Seller will have unit professionally cleaned(cleaner or maid service) prior to possession and leave receipt on counter.

10. CLOSING PROCESS

Closing Documents

10.1 The seller or seller's lawyer will deliver normal closing documents to the buyer or buyer's lawyer upon reasonable trust conditions consistent with the terms of this contract, including delivery within a reasonable time before the Completion Day to allow for confirmation of registration of documents at the Land Titles Office, obtain the advance of mortgage financing and verify the transfer of other value items.

DS
JT

Authentic
BV



- 10.2** Closing documents will include an RPR showing the current improvements on the Property according to the Alberta Land Surveyors' Association Manual of Standard Practice, with evidence of municipal compliance or non-conformance and confirming the seller's warranties about the land and buildings. This obligation will not apply if there are no structures on the land. The buyer or buyer's lawyer must have a reasonable time to review the RPR prior to submitting the transfer documents to the Land Titles Office.

Payments and Costs

- 10.3** The buyer will pay the Purchase Price by lawyer's trust cheque or bank draft.
- 10.4** Regardless of when a resolution for a special assessment contribution states that a levied payment is due and payable:
- the seller is responsible for special assessment payments passed by a resolution on or before 12 noon on Completion Day and will make such payments on or before Completion Day; and
 - the buyer is responsible for special assessment payments passed by a resolution after 12 noon on Completion Day.
- 10.5** Items such as real estate property taxes, local improvement fees, utilities, rents, security deposits, statutory interest on security deposits, mortgage interest, homeowner association fees and monthly condominium contributions will be the seller's responsibility for the entire Completion Day and thereafter assumed by the buyer.
- 10.6** The seller's lawyer may use the Purchase Price to pay and discharge all of the seller's financial obligations related to the Property. The seller's lawyer will provide the buyer's lawyer, within a reasonable time after Completion Day:
- evidence of all discharges including, where required, a certified copy of the certificate of title; and
 - if the Property is a bare land condominium unit, an estoppel certificate, effective as of Completion Day, verifying payment of all applicable condominium contributions.
- 10.7** If the seller has entered into a written service agreement with a real estate brokerage, the seller instructs the seller's lawyer to honour the terms of that agreement, including the Fee and other costs payable to the seller's brokerage.
- 10.8** The seller will pay the costs to prepare the closing documents, including an RPR where required, costs to end an existing tenancy of the Property and provide vacant possession to the buyer, and costs to prepare, register and discharge any seller's caveat based on this contract.
- 10.9** The buyer will pay the costs to prepare, register and discharge any buyer's caveat based on this contract and to register the transfer of land.

Closing Day Delays

- 10.10** If the seller fails to deliver the closing documents in accordance with clause 10.1 or 10.2, then:
- the buyer's payment of the Purchase Price and late interest will be delayed until the buyer or buyer's lawyer has received the closing documents and has a reasonable time to review and register them, obtain the advance of mortgage financing and verify the transfer of other value items; and
 - if the buyer is willing and able to close in accordance with this contract and wants to take possession of the Property, then the seller will give the buyer possession upon reasonable terms which will include the payment of late interest only on the amount of mortgage being obtained by the buyer at the interest rate of that mortgage.
- 10.11** If the seller has complied with clauses 10.1 and 10.2 but the buyer is not able to close in accordance with this contract, then:
- the seller may, but is not obligated to, accept late payment of the Purchase Price and give the buyer possession upon reasonable terms; and
 - if the seller agrees to accept late payment of the Purchase Price and, whether or not possession is granted, the buyer will pay late interest at the prime lending rate of the ATB Financial at the Completion Day plus 3% calculated daily from and including the Completion Day to (but excluding) the day the seller is paid in full. Payment received after 12 noon on any day will be payment as of the next Business Day.
- 10.12** The seller and buyer will instruct their lawyers to follow the Western Law Societies Conveyancing Protocol in the closing of this transaction, if appropriate.

11. INSURANCE

- 11.1** The seller bears the risk of loss or damage to the Property until the Purchase Price is paid. If such loss or damage occurs before the Purchase Price is paid, any insurance proceeds will be held in trust for the seller and buyer based on their interests.

12. REMEDIES

- 12.1** If the seller or buyer fails or refuses to complete this contract, the other party may seek all remedies, such as claims for deposits and damages, and reasonable costs including legal fees and disbursements on a solicitor/client full indemnity basis.
- 12.2** On buyer default, if the seller must restore the Property title, enforce a lien against the Property or regain possession of the Property, the seller may seek costs and other remedies.
- 12.3** The seller and buyer agree that the Property is unique. On seller default, the buyer may make a claim for specific performance and other remedies.

13. NOTICE AND DOCUMENTS

- 13.1** A notice under this contract means a written document, including notices required by this contract, and this contract when accepted.
- 13.2** A notice is effective at the time the document is delivered in person or sent by fax or email.
- 13.3** Giving notice means the document is transmitted by one of these methods, and regardless of the method, the notice document is recognized as an original document.
- 13.4** For documents that require a signature, an electronic signature, as defined in the *Electronic Transactions Act* (Alberta), or a digitized signature will have the same function as an ink signature.

14. AUTHORIZATION

14.1 The seller and buyer may each authorize a representative to send and receive notices as described above. Once authorized, notices will be effective upon being delivered in person or sent by fax or email to the authorized representative.

The seller authorizes:

The buyer authorizes:

Seller's Brokerage:

Buyer's Brokerage:

Name: RE/MAX REALTY PROFESSIONALS

Name: EXP REALTY

Address: #10, 6020 - 1A STREET S.W.

Address: 280 23 SUNPARK DRIVE SE

CALGARY AB T2H 0G3

CALGARY AB T2X3V1

Brokerage Representative:

Brokerage Representative:

Name: Kathleen E. Burk

Name: Andrew Pohlod

Phone: 403-259-4141

Phone: 403-461-5169

Fax: _____

Fax: (403) 648-2765

Email: kathleenburk@remax.net

Email: andrew.pohlod@exprealty.com

14.2 If the seller or buyer does not authorize a brokerage, then:

The seller authorizes: _____

The buyer authorizes: _____

14.3 If the authorization information changes, the seller and buyer agree to give written notice to the other party as soon as the change is known so that future notices may be sent to the proper person and place.

15. CONFIRMATION OF CONTRACT TERMS

15.1 The seller and buyer confirm that this contract sets out all the rights and obligations they intend for the purchase and sale of the Property and that:

- (a) this contract is the entire agreement between them; and
- (b) unless expressly made part of this contract, in writing:
 - (i) verbal or written collateral or side agreements or representations or warranties made by either the seller or buyer, or the seller's or buyer's brokerage or agent, have not and will not be relied on and are not part of this contract; and
 - (ii) any pre-contractual representations or warranties, howsoever made, that induced either the seller or buyer into making this contract are of no legal force or effect.

Seller initials JT

Buyer initials BV

16. LEGAL OBLIGATIONS BEGIN

16.1 The legal obligations in this contract begin when the accepted contract is delivered in person or sent by fax or email. The obligations bind the seller and buyer as well as their heirs, administrators, executors, successors and assigns.

17. OFFER

17.1 The buyer offers to buy the Property according to the terms of this contract.

17.2 This offer/counter offer will be open for written acceptance until 6 p.m.

on January 31st, 2022.

Signed and dated at _____, Alberta at 7:01 PM .m. on 01/30/22, 20____.

Trish Vansickle
 Buyer Signature Trish Vansickle Witness Signature _____ Witness Name (print) _____

Signed and dated at _____, Alberta at 6:59 PM .m. on 01/30/22, 20____.

Brett Vansickle
 Buyer Signature Brett Vansickle Witness Signature _____ Witness Name (print) _____



18. ACCEPTANCE

18.1 The seller agrees to sell the Property according to the terms of this contract.

Signed and dated at Kimberley BC, Alberta at _____ .m. on 1/30/2022 | 8:17 PM MST, 20____.

DocuSigned by:
John Teghtmeyer
90245FE15AD9481...
Seller Signature _____ Witness Signature _____ Witness Name (print) _____

Signed and dated at _____, Alberta at _____ .m. on _____, 20____.

Seller Signature _____ Witness Signature _____ Witness Name (print) _____

Non-owner spouse signature (when dower rights apply):

Kimberley BC Signed and dated at _____, Alberta at _____ .m. on 1/30/2022 | 8:19 PM MST, 20____.

DocuSigned by:
Mya Teghtmeyer
74B948CEAFF445...
Non-Owner Spouse Signature _____ Non-Owner Spouse Name (print) Mya Teghtmeyer

Witness Signature _____ Witness Name (print) _____

The following is for information purposes and has no effect on the contract's terms:

REJECTION

I do not accept this offer/counter offer. No counter offer is being made.

Date: _____ Date: _____

Seller: _____ Buyer: _____
JONN ELSDON TEGHTMEYER Trish Vansickle

CONVEYANCING INFORMATION

Seller's Information:

Address _____

Phone _____ Fax _____

Email _____

Lawyer Name _____

Firm _____

Address _____

Phone _____ Fax _____

Email _____

Buyer's Information:

Address _____

Phone _____ Fax _____

Email _____

Lawyer Name _____

Firm _____

Address _____

Phone _____ Fax _____

Email _____



Cover Letter regarding the Application submitted to Rocky View County for 47 Bracken Rd Bragg Creek AB TOLOKO

June 7, 2022

We understand that we are required to submit an application to apply for a development permit to be able to use this existing home and rent it out for short term vacation rentals. We would like to operate this with the guidance of Airbnb. We will have tight rules and regulations set for the tenants. Such as no pets, max number of guests (8), strict sound/noise rules, no parties etc. We will personally vet the renters to ensure that they meet our requirements. Hoping to cater to golfers, cyclists, and hikers. We have a local cleaner that will be taking care of the property and her husband will attend to any needs on site. Both of my son's are also within 30 minutes to the property and can attend whenever required. We intend to be very committed to ensuring this property being rented is of little to no inconvenience to the properties around it.

Brett and I currently live on Brantford, Ontario, Canada. I am employed with the Electrical Safety Authority and Brett is a financial advisor. We have two sons that live in Alberta. One in Cochrane and one in Mackenzie Lake. Our third son currently lives in Ontario, and he has been offered a position in Calgary and has intentions to move there later this year. That all being said, my husband and I have always known we would eventually relocate to Alberta. I happened upon this beautiful home in Bragg on the realtor site and instantly fell in love with it and the area in which it sits. We jumped on this home because we felt it was a once in a lifetime opportunity to own a property like this. Being able to Airbnb this property allows us the opportunity to afford to own this while we settle our lives in Ontario and prepare to relocate to Bragg Creek in the next 2-4 years. We thought that for the interim we would rent this property out as a short-term rental site as well as using it for ourselves the 6-12 weeks a year that we intend on spending there. So, we have a good home base for when we are out to visit and spend time with our kids. To have this application granted, we would be grateful and be able to move forward with those plans. Then within a couple of years, relocate fully from Ontario to Bragg Creek.

There will be no structural changes to the property at all. The building remains as is and used as is.

Please consider this application and understand our intentions as set out above.

Thank you,

Brett & Trish Van Sickle



Summary

Roll Number	03912095	
Legal Desc	NW-12-23-05-W05M	
Divison	01	
Lot Block Plan	Lot:8 (East Pt.) Plan:8556 CI	
Linc Number	37202181	
Title Number	161143765	
Parcel Area	0.18000	
Municipal Address	47 BRACKEN RD	
Contact Information	Teghtmeyer, Jonn Elsdon [REDACTED]	00000000000000 00000000000000 00000000000000
Land Use Information	R-URB	

Plan

Planning Applications Information

{There is no related Application}

Area Structure Plan

Plan Name: Greater Bragg Creek
RV Number:

Conceptual Scheme

{There is no related Conceptual Scheme}

Permit

Building Permit

Permit Number	Permit Type	Date Issued
PRBD20161277	Building	Mon Jul 25, 2016
PREL20161278	Electrical	Mon Jul 25, 2016
PRPL20161279	Plumbing	Mon Jul 25, 2016
PRGS20161280	Gas	Mon Jul 25, 2016
PRPS20161281	Private Sewage	Wed Jun 29, 2016
PREL20160155	Electrical	Tue Jan 19, 2016
PRPRE20220731	Pre-Application	

Development Permit Information

Permit Number
PRDP20152194

Date Issued
December 8, 2015

Alert

Department	Issued By	Date Issued	Date Closed	Status	Reference No.	Description	Severity
	AltheaP	April 18, 2017	April 18, 2017	C		Stamp of Compliance issued	1

Geospatial Boundary

Boundary	Category
Division	1
Area Structure Plan	Greater Bragg Creek
Conceptual Scheme	No Conceptual Scheme
IDP	No IDP
Airport Vicinity	No APVA
Engineer	Zaman Eftekhari
Water Coop	No Water Coop
Gas Coop Service	ATCO GAS
No. of Lots Within 600 M	113
No. of App Subdiv Within 600 M	0
Developed Road Allowance	Yes
Riparian Area	Yes
School	No School Boundary
Recreation	Rocky View West
Fire District	REDWOOD
Primary Fire Station	120
Secondary Fire Station	101
Tertiary Fire Station	102

Geospatial Adjacency

Boundary	Category	Distance
Closest Highway	SECHWY758 ROCKYVIEW	134.69
Closest Gravel Pit	Copithorne Pit	10808.05 M
Sour Gas	No Sour Gas Pipe passes	From closest sour pipe:9148.12 M
Closest Road Name	BRACKEN RD(Surface Type:ChipSeal)	7.52 M
Closest Railway	CPR	21726.12 M
Closest Western Irrigation Districts	Within 10Km	
Closest Waste Water Treatment	Within 10Km	222.5 M
Closest Waste Transfer Site	Bragg Creek	2300.53 M
Closest Municipality	TSUUT'INA NATION RESERVE	1280.86 M
Closest Confined Feeding Operation		642.82 M



BRAGG CREEK

BRACKEN RD

TWP RD 232

CENTRE AVE

TWO PINE DR

BRACKEN POINT

ECHLIN DR

R-URB

ELTON COURT

C-LUD

BRAGG CREEK

BRACKENIRE

PARKPOINT

C-LUD

R

PARKPLACE

758

WHITE AVE

R-URB

C-LUD

12

RGE RD 51A

S-PUB







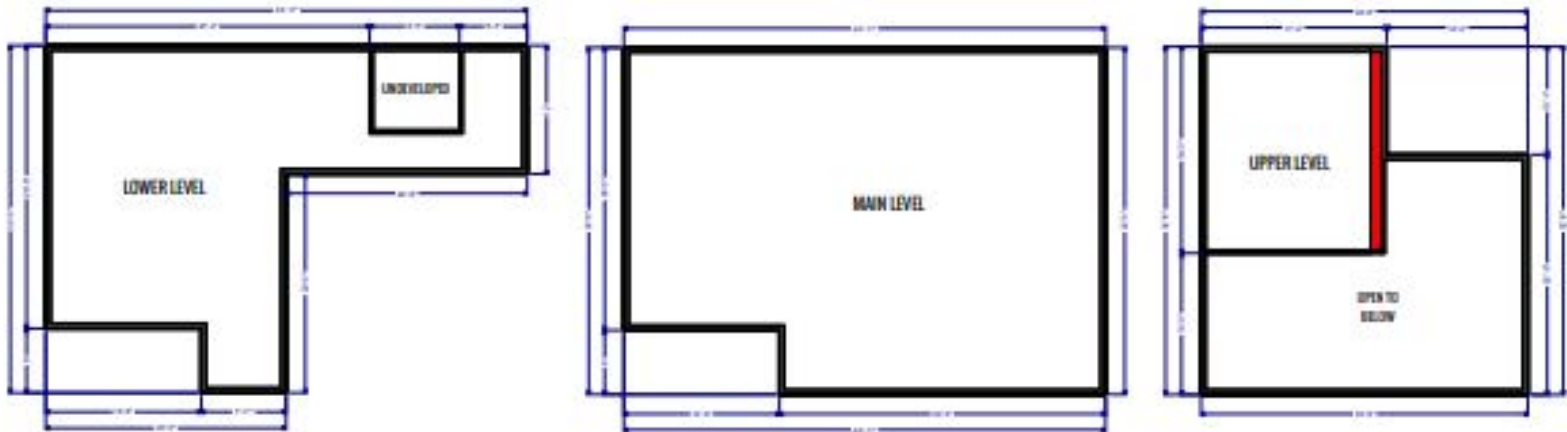
47 BRACKEN ROAD, BRAGG CREEK

MAIN - 1369.04 Sq.ft. / 127.18 m²
UPPER - 306.11 Sq.ft. / 28.43 m²
LOWER - 909.67 Sq.ft. / 84.50 m²
RMS TOTAL - 2584.82 Sq.ft. / 240.12 m²

KATHLEEN BURK
RE/MAX REALTY PROFESSIONALS
JAN. 21, 2022

DETACHED SINGLE FAMILY

*RECA RMS MEASUREMENTS TAKEN TO EXTERIOR OF FOUNDATION





Address 47 Bracken Road, Bragg Creek, AB
Date January 21, 2022
Name Kathleen Burk | Re/Max Realty Professionals
Email kathyburk@remax.net
Phone 403.838.8099

FLOOR TOTALS

Main Level	1389.04 sqft / 127.18 m2	Total Size	2584.82 sqft / 240.12 m2
Upper Level	506.11 sqft / 46.83 m2	Total w/basement	000.00 sqft / 00.00 m2
Lower Level	909.67 sqft / 84.50 m2	Order Procedure	RECA RMS
Finished Lower	846.67 sqft / 78.05 m2	Exterior Wall Size	1 X 6
Additions	000.00 sqft / 00.00 m2	Order Type	Detached Single Family

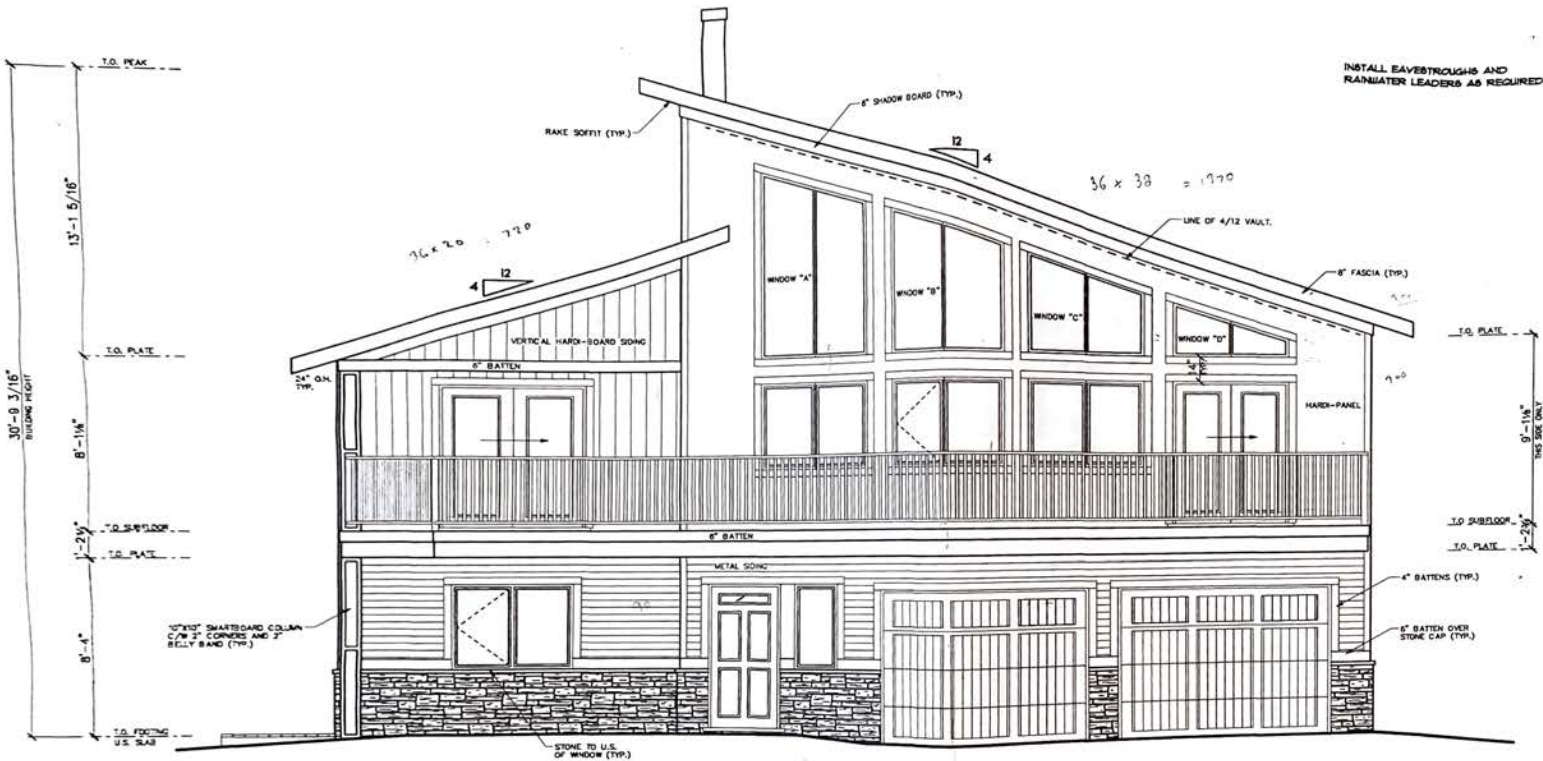
POF & DIMENSIONS

Kitchen	12'10" X 12'2" ft/in	M	Laundry	11'0" X 5'6" ft/in	L
Dining Area	10'0" X 9'2" ft/in	M	Storage Room	0'0" X 0'0" ft/in	NA
Living Room	19'8" X 12'8" ft/in	M	Utility Room	8'0" X 7'4" ft/in	L
Den / Office	0'0" X 0'0" ft/in	NA	Deck	44'4" X 4'4" ft/in	M
Family Room	25'4" X 14'0" ft/in	L	Deck	13'0" X 10'4" ft/in	L
Foyer	12'10" X 7'0" ft/in	L	Patio	0'0" X 0'0" ft/in	NA
Loft	18'8" X 16'4" ft/in	U	Porch	0'0" X 0'0" ft/in	NA
Rec Room	0'0" X 0'0" ft/in	NA	Garage	21'6" X 19'6" ft/in	M

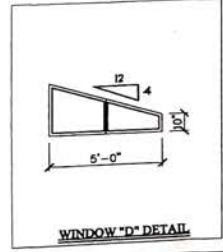
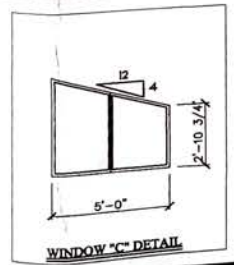
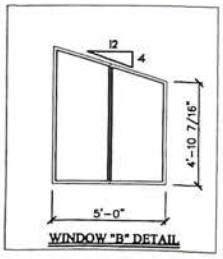
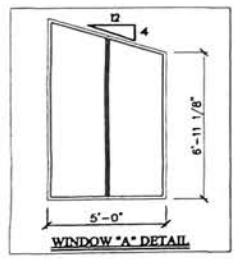
BEDROOM DIMENSIONS

Primary Bedroom	14'6" X 14'0" ft/in	M	Bedroom Five	0'0" X 0'0" ft/in	NA
Bedroom Two	13'0" X 8'6" ft/in	M	Bedroom Six	0'0" X 0'0" ft/in	NA
Bedroom Three	11'6" X 8'6" ft/in	M	Bedroom Seven	0'0" X 0'0" ft/in	NA

INSTALL EAVESTROUGHES AND RAINWATER LEADERS AS REQUIRED.



FRONT ELEVATION



Siding
1x4 @ 12
1x8 @ 12
1x10 @ 12 r3

701. 1x4 @ 12 = 35
1x8 @ 12 = 17
1x10 @ 12 = 11

CLIENT:
TEGHTMEYER

PROJECT / MODEL:
CUSTOM

PROJECT ADDRESS:
BRACKEN ROAD
BRAGG CREEK, AB



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

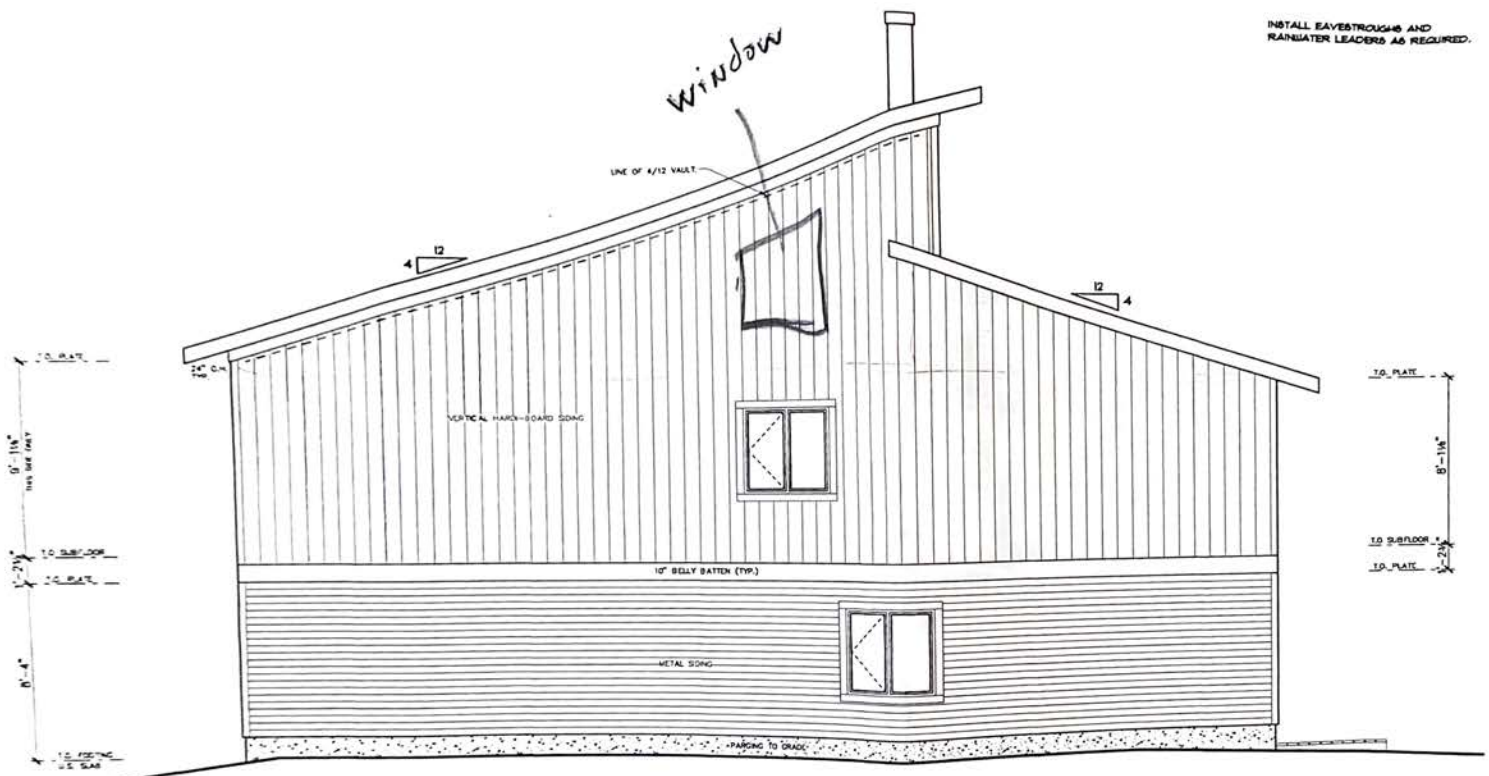
JOB NUMBER:
CC0216-02

ISSUE DATE:
March 19, 2016

REFER INQUIRES TO:
STEWART BAKER

SHEET TITLE:
FRONT ELEVATION

INSTALL EAVESTROUGHS AND
 RAINWATER LEADERS AS REQUIRED.



REAR ELEVATION

Siding
 1 1/4 x 12 x 3
 1 1/8 x 12 x 3
 1 x 10 x 12 x 3

CLIENT:
TEGHTMEYER

PROJECT / MODEL:
CUSTOM

PROJECT ADDRESS:
53 BRACKEN ROAD

BRAGG CREEK, AB

CONTRACTOR / PROJECT MANAGER:



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

JOB NUMBER:
CC0216-02

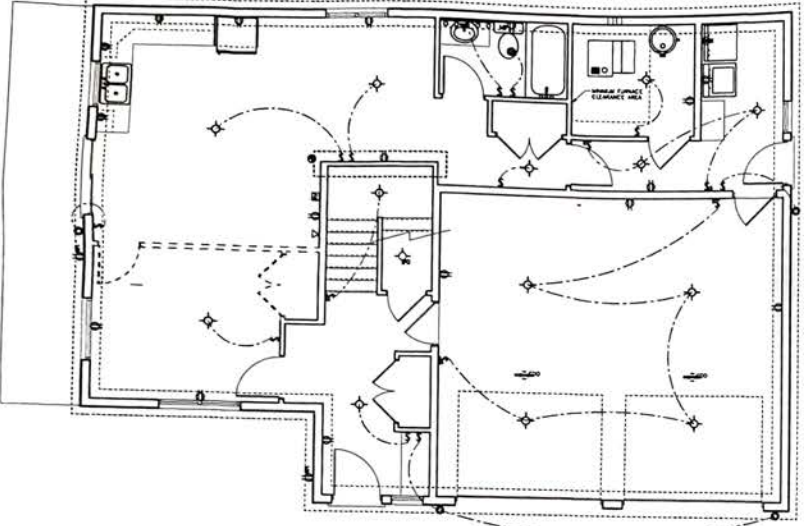
ISSUE DATE:
March 18, 2016

REFER INQUIRES TO:
STEWART BAKER

SHEET TITLE:
REAR ELEVATION

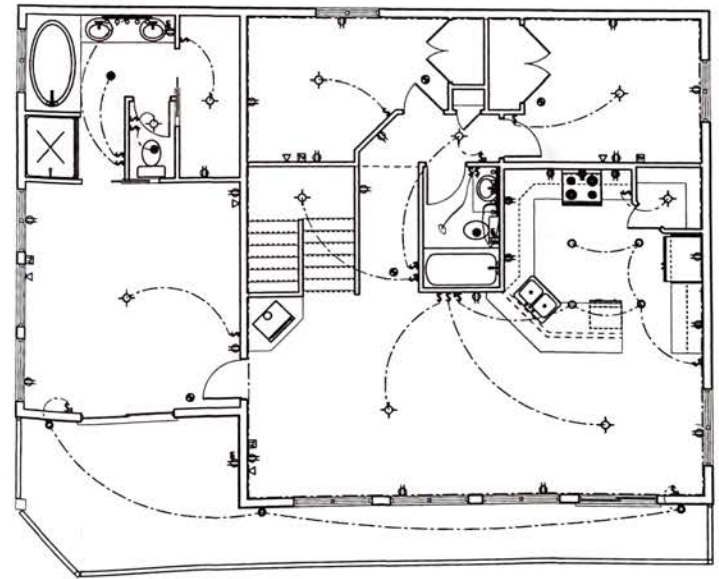
ELECTRICAL LEGEND:

ELECTRICAL	SYMBOL	ELECTRICAL	SYMBOL
pendent light	⊙	fan	⊗
chandelier	⊛	light	⊙
fluorescent fixture	▭	outlet	⊕
pot light	○	outlet 220v	⊕
track light	○—○	outlet gfi	⊕
vanity bar light	—●—●—●—●—	pull chain light	⊙
electrical panel	⊞	smoke/CO detector	⊙
LAN connection	∇	split receptacle	⊕
cable tv outlet	⊞	switch	Ⓢ
dimmer switch	Ⓢ _{DM}	switch 3 way	Ⓢ ₃
switch double	Ⓢ ₂	telephone	∇
switch with outlet	⊕	wall mount light	⊙



FOUNDATION ELECTRICAL PLAN

ELECTRICAL PLANS ARE CONCEPT ONLY. PLACE ELECTRICAL PANEL AS REQUIRED BY SERVICE LOCATION.



MAIN FLOOR ELECTRICAL PLAN

CLIENT:
TEGHTMEYER

PROJECT / MODEL:
CUSTOM

PROJECT ADDRESS:
53 BRACKEN ROAD
BRAGG CREEK, AB

CONTRACTOR / PROJECT MANAGER:
Castle Creek Homes

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

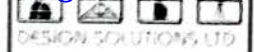
JOB NUMBER:
CC0216-02

ISSUE DATE:
March 18, 2016

REFER INQUIRES TO:
STEWART BAKER

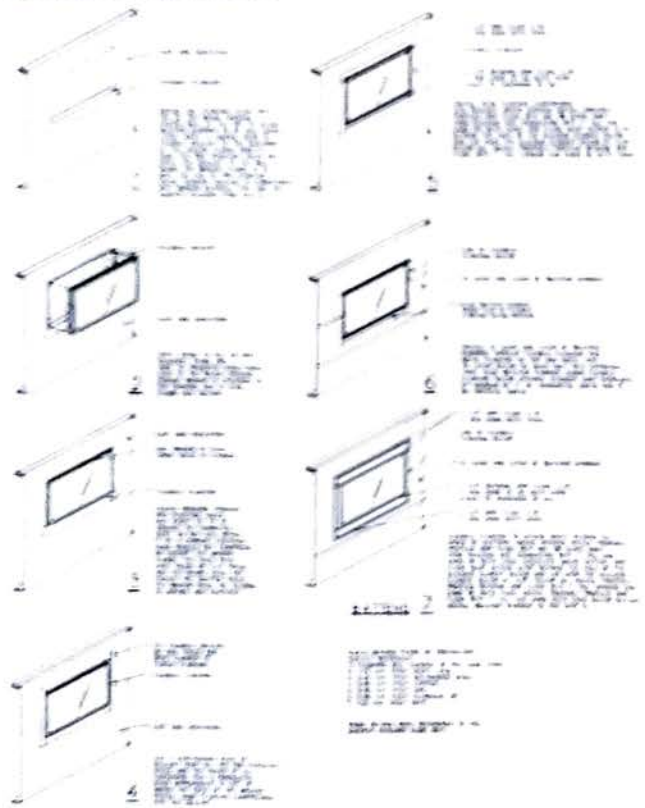
SHEET TITLE:
ELECTRICAL PLANS

8 OF **12**

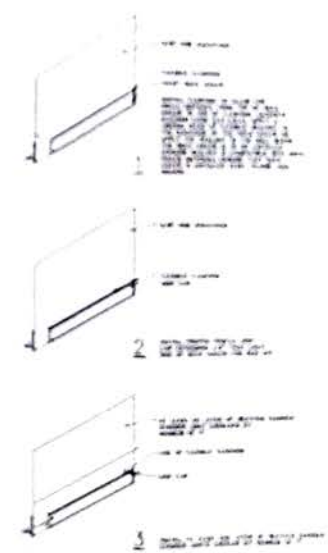


DESIGN SOLUTIONS LTD.
1000 BRACKEN ROAD
BRAGG CREEK, AB T7X 1K1
PHONE: (403) 461-1111
FAX: (403) 461-1112
WWW.ELEMENTALDESIGN.COM

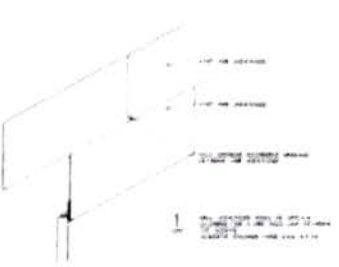
FLASHING METHOD: OPENINGS / BATTENS



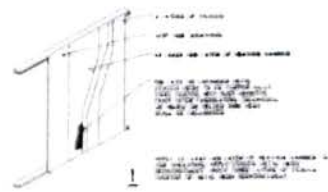
FLASHING METHOD: DECK



WALL SHEATHING



STUCCO APPLICATION



CAULKING APPLICATION

INSTALLATION & DETAIL

FLASHING DETAILS

TECHTMEYER

CUSTOM

53 BRACKEN ROAD

BRAGG CREEK, AB



NTS

CC0216-02

March 18, 2016

STEWART BAKER

INSTALL DETAILS

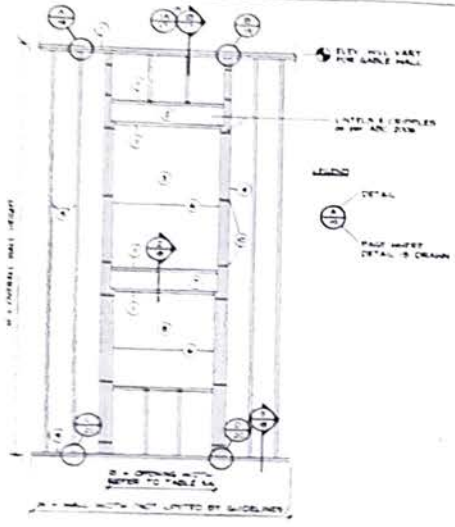
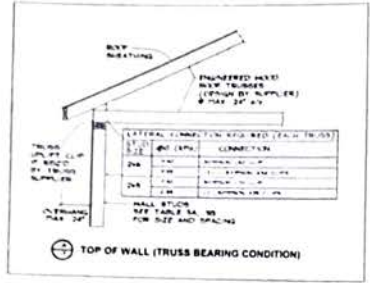


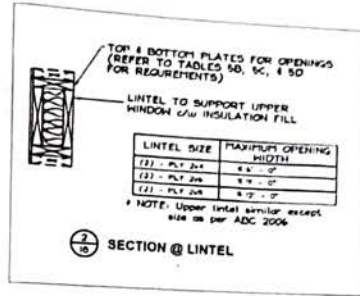
Figure X - FULL HEIGHT STUDS WALL FRAMING
KEYNOTES FOR FIGURE X - REFER TO PAGE 12

KEYNOTES FOR FIGURES X

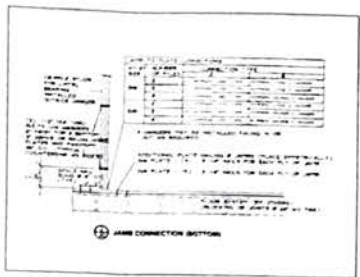
1. DOUBLE WALL TOP PLATES TO MATCH STUD SIZE.
2. 2" x 4" UPPER LINTEL.
3. UPPER WALL OPENING (IF ANY) SUM OF ALL OPENINGS IN WALL SHALL NOT EXCEED 75% OF WALL WIDTH.
4. FULL HEIGHT 2x6 JAMB MEMBERS BOTH SIDES OF OPENINGS. 2 PILES PER SIDE REQUIRED.
5. FULL HEIGHT 2x6 STUDS @ 12" O.C.
6. 2x6 CRIPPLE STUDS TO U.S. OF LINTELS (IF ANY).
7. LOWER OPENING (IF ANY).
8. LOWER LINTEL FOR UPPER WINDOW SUPPORT.
9. SINGLE WALL BOTTOM PLATE TO MATCH STUD SIZE.
10. 1/2" DIAMETER THRU-BOLTS 3" ABOVE AND BELOW EACH HORIZONTAL PLATE LOCATION, 6" FROM TOP AND BOTTOM AND @ 48" O.C. (TYP).
11. PLATES FOR OPENINGS 1 1/2" x 2x6 REQUIRED.



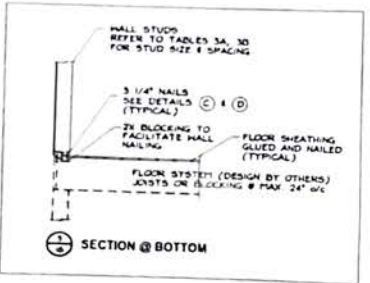
TOP OF WALL (TRUSS BEARING CONDITION)



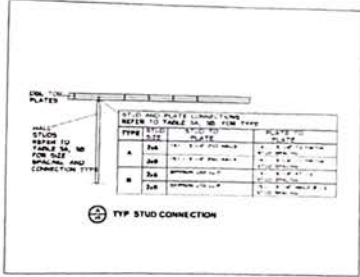
SECTION @ LINTEL



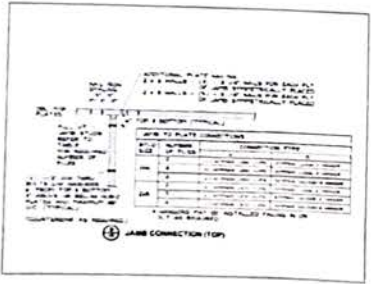
JAMB CONNECTION BOTTOM



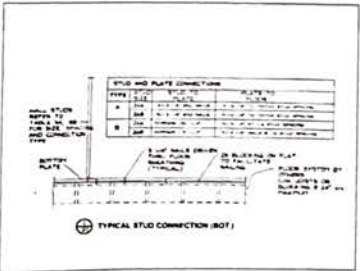
SECTION @ BOTTOM



TYP STUD CONNECTION



JAMB CONNECTION (TOP)



TYPICAL STUD CONNECTION (TOP)

TALL WALL DETAILS
ALL DETAILS TAKEN FROM AHIC 2009
"GUIDELINES FOR CONSTRUCTION OF RESIDENTIAL TALL WALLS"

ELEMENTAL
DESIGN SOLUTIONS LTD.

338 RIVERDALE DRIVE SE, CALGARY, ALBERTA
PHONE: (403)896-4708 FAX: (403)260-4708
E-MAIL: elemental_design@shaw.ca

CLIENT:
TEGHTMEYER

PROJECT / MODEL:
CUSTOM

PROJECT ADDRESS:
53 BRACKEN ROAD

BRAGG CREEK, AB

CONTRACTOR / PROJECT MANAGER:



SCALE:
NTS

JOB NUMBER:
CC0216-02

ISSUE DATE:
March 18, 2016

REVISIONS TO:
STEWART BAKER

SHEET TITLE:
TALL WALL DETAILS

10 OF **12**

338 RIVERVIEW DRIVE SE, CALGARY, ALBERTA
PHONE: (403)998-4788 FAX: (403)270-4708
E-MAIL: info@elemental.ca

FLOOR FINISH

- R1 MAIN AND UPPER FLOOR**
- FLOOR FINISH AS SPECIFIED
 - UNDERLAY AS REQUIRED BY FINISH
 - 3/4" OSB OR FLOOR SHEATHING
 - 1/4" ENGINEERED T-JOISTS @ 16" O.C.
 - 1/2" CEILING BOARD TAPED AND BANDED
 - INTERIOR FINISH

- R2 BASEMENT SLAB**
- FLOOR FINISH AS SPECIFIED
 - UNDERLAY AS REQUIRED BY FINISH
 - 4" CONCRETE SLAB ON STEEL REINFORCEMENT
 - 1/2" POLY VAPOUR BARRIER CONTINUOUS
 - 4" COMPACTED GRAVEL
 - UNDISTURBED SOIL

- R3 GARAGE SLAB**
- 4" CONCRETE SLAB ON STEEL REINFORCEMENT
 - BLOTTED TO GARAGE FLOOR
 - 4" COMPACTED GRAVEL
 - UNDISTURBED SOIL

R4 DECK

- 1/4" TYP. CHECKING
- 3/4" T&B PLYWOOD SHEATHING
- 1/4" ENGINEERED T-JOISTS @ 16" O.C.
- 1/2" OSB FINISHED AS PER OWNER

ROOF FINISH

- R1 TRUSS ROOF**
- ASPHALT SHINGLES
 - FELT BUILDING PAPER OR EQUAL
 - 3/8" OSB SHEATHING ON H.C.L.P.S
 - ENGINEERED WOOD TRUSSES
 - 1/2" INSULATED FILL INSULATION
 - 1/2" POLY VAPOUR BARRIER
 - 1/2" CEILING BOARD TAPED AND BANDED
 - INTERIOR FINISH

R2 RAFTER ROOF

- ASPHALT SHINGLES
- FELT BUILDING PAPER OR EQUAL
- 3/8" OSB SHEATHING ON H.C.L.P.S
- 1/4" ENGINEERED T-JOISTS @ 16" O.C.
- 1/2" OSB BATT INSULATION
- 1/2" POLY VAPOUR BARRIER
- 1/2" CEILING BOARD TAPED AND BANDED
- INTERIOR FINISH

WALL TYPES

W1 EXTERIOR 2x6 WALL

- FINISH AS SPECIFIED
- TYVEK HOUSE WRAP OR EQUAL
- 3/8" OSB SHEATHING
- 2x6 STUDS @ 16" O.C.
- 1/2" OSB BATT INSULATION
- 1/2" POLY VAPOUR BARRIER
- 1/2" GYPROC TAPED AND BANDED
- INTERIOR FINISH

W2 INTERIOR BEARING WALL

- INTERIOR FINISH
- 1/2" GYPROC TAPED AND BANDED
- 2x4 ON 2x6 STUDS @ 16" O.C.
- 1/2" GYPROC TAPED AND BANDED
- INTERIOR FINISH

W3 GARAGE TO HOUSE WALL

- GARAGE FINISH
- 1/2" FIBREGLASS TAPED AND BANDED
- 3/8" OSB SHEATHING
- 2x6 STUDS @ 16" O.C.
- 1/2" OSB BATT INSULATION
- 1/2" POLY VAPOUR BARRIER
- 1/2" GYPROC TAPED AND BANDED
- INTERIOR FINISH

W4 EXTERIOR TALL WALL

- FINISH AS SPECIFIED
- TYVEK HOUSE WRAP OR EQUAL
- 3/8" OSB SHEATHING
- 2x6 STUDS @ 16" O.C. OR BLOCKING
- 1/2" OSB BATT INSULATION
- 1/2" POLY VAPOUR BARRIER
- 1/2" GYPROC TAPED AND BANDED
- INTERIOR FINISH

W5 INTERIOR TALL WALL

- INTERIOR FINISH
- 1/2" GYPROC TAPED AND BANDED
- 2x4 ON 2x6 STUDS @ 16" O.C. OR BLOCKING
- 1/2" GYPROC TAPED AND BANDED
- INTERIOR FINISH

W6 EXTERIOR 2x6 WALL WITH MASONRY

- MASONRY FINISH ON STEEL ANGLE
- TYVEK HOUSE WRAP OR EQUAL
- 3/8" OSB SHEATHING
- 2x6 STUDS @ 16" O.C.
- 1/2" OSB BATT INSULATION
- 1/2" POLY VAPOUR BARRIER
- 1/2" GYPROC TAPED AND BANDED
- INTERIOR FINISH

W7 INTERIOR PARTITION

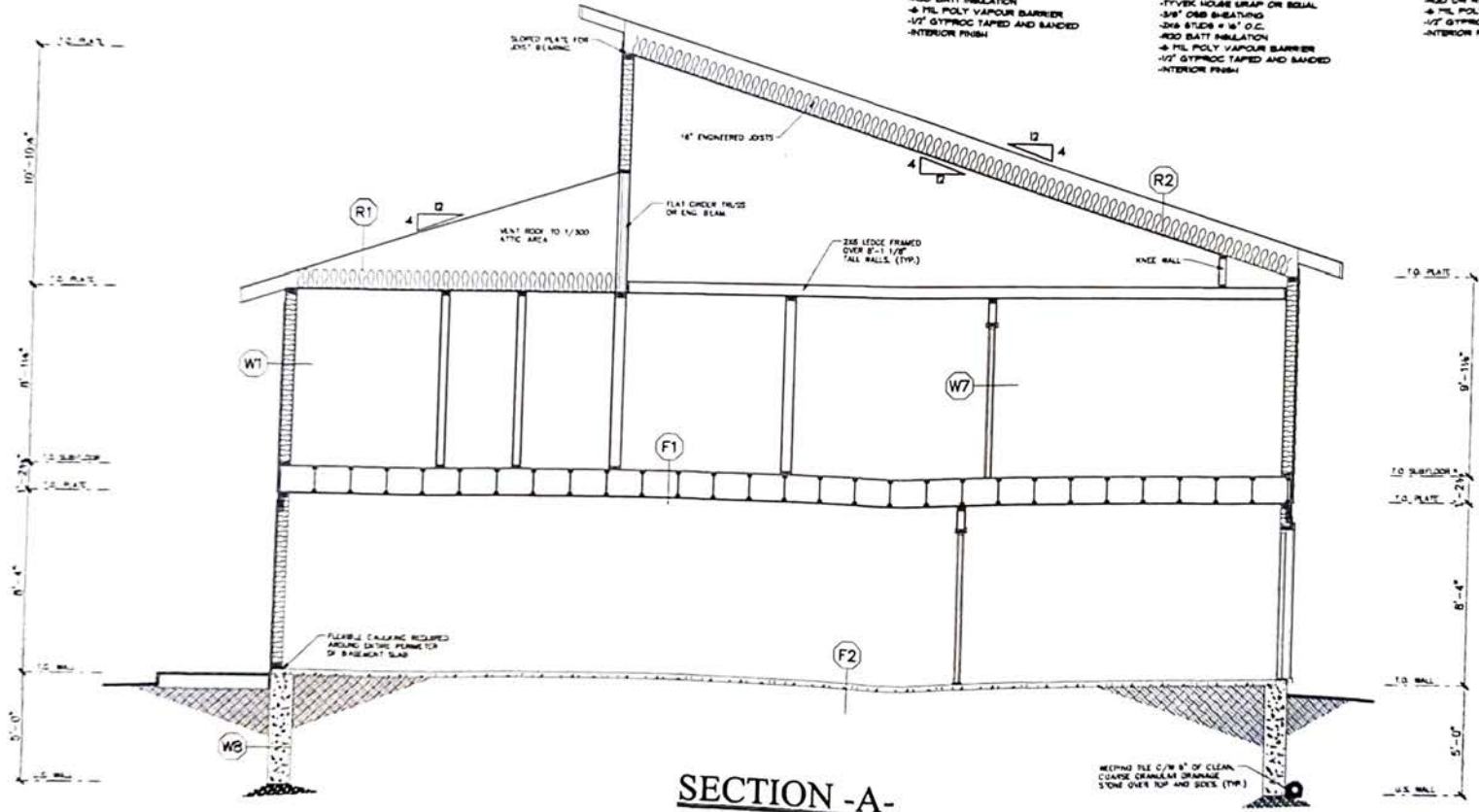
- INTERIOR FINISH
- 1/2" GYPROC TAPED AND BANDED
- 2x4 ON 2x6 STUDS @ 16" O.C.
- 1/2" GYPROC TAPED AND BANDED
- INTERIOR FINISH

W8 CONCRETE FOUNDATION WALL

- SUPERIOR WALL PRECAST FOUNDATION

W9 EXTERIOR GARAGE WALL

- FINISH AS SPECIFIED
- TYVEK HOUSE WRAP OR EQUAL
- 3/8" OSB SHEATHING
- 2x4 ON 2x6 STUDS @ 16" O.C.
- 1/2" OSB BATT INSULATION
- 1/2" POLY VAPOUR BARRIER
- 1/2" GYPROC TAPED AND BANDED
- INTERIOR FINISH



SECTION -A-

C.D.V.T.	TEGHTMEYER
PROJECT / MODEL	CUSTOM
PROJECT ADDRESS	53 BRACKEN ROAD BRAGG CREEK, AB
CONTRACTOR / PROJECT MANAGER	Castle Creek Homes RESIDENTIAL DEVELOPMENT
SCALE	3/16" = 1'-0"
JOB NUMBER	CC0216-02
ISSUE DATE	March 18, 2016
REVISIONS TO	STEWART BAKER
SHEET TITLE	SECTION A
11 OF 12	

CLIENT:
TEGHTMEYER

PROJECT / MODEL:
CUSTOM

PROJECT ADDRESS:
53 BRACKEN ROAD

BRAGG CREEK, AB

CONTRACTOR / PROJECT MANAGER:



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

JOB NUMBER:
CC0216-02

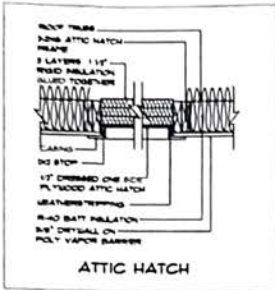
ISSUE DATE:
March 18, 2016

REFER INQUIRES TO:
STEWART BAKER

SHEET TITLE:
SECTION B

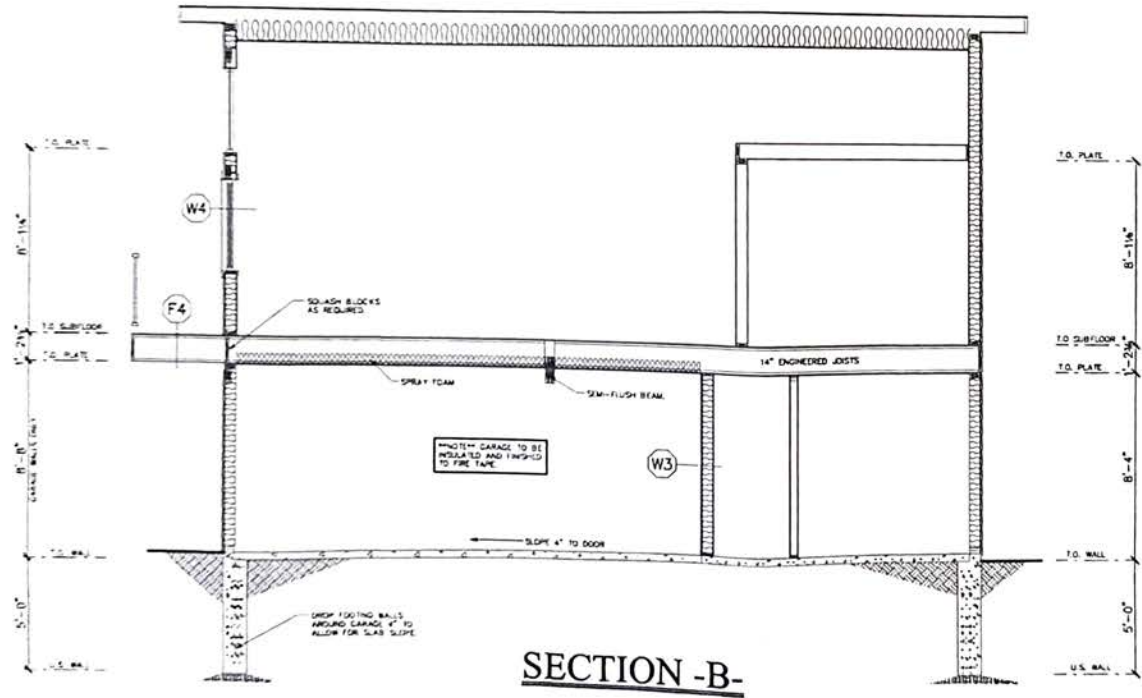
SYMBOL LEGEND

- FLOOR DRAIN
- HOSE RIB
- RADON DECOMPRESSION CAP
- FRESH/COMBUSTION AIR
- GEODETIC ELEVATION POINT
- AIR CONDITIONING PLENUM
- POINT LOAD FROM ABOVE



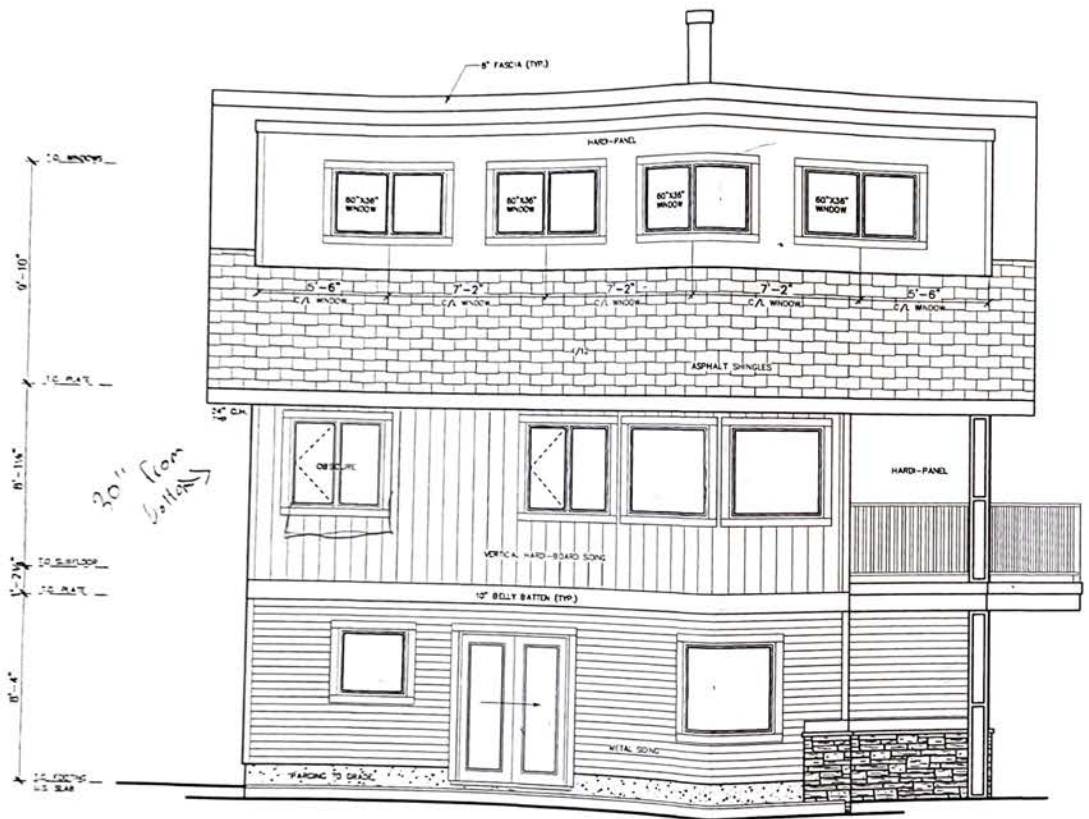
RADON GAS INTRUSION PREVENTION

- VAPOUR BARRIER UNDER SLAB TO BE CONTINUOUS UNDER ALL COLUMNS AND BEARING WALLS AND OVER FOOTINGS.
- ALL PROTRUSIONS THROUGH UNDER-SLAB VAPOUR BARRIER MUST BE SEALED TO SLAB WITH FLEXIBLE SEALANT.
- ALL BUCKS, SUMPS AND ROUGH-INS IN BELOW-GRADE WALLS AND FLOOR SLABS MUST HAVE A TIGHT-FITTING LID WITH WEATHERSTRIPPING.
- SLAB MUST BE SEALED TO WALL WITH FLEXIBLE SEALANT AROUND ENTIRE PERIMETER.
- RADON DECOMPRESSION CAP MUST BE LOCATED AND LABELLED AS PER ABC 2104 SECTION 9.13.4.



SPRAY FOAM CCMC # 13588-L
 SEE PAGE 1 FOR SPRAY FOAM
 INSTALLATION NOTES.

INSTALL EAVESTROUGH AND
RAINWATER LEADERS AS REQUIRED.



10'-0" ROOF
 9'-10"
 10'-0" ROOF
 8'-11 1/2"
 10'-0" ROOF
 10'-0" ROOF
 8'-4"
 10'-0" ROOF
 10'-0" ROOF

30" from
walkway

LEFT ELEVATION

124 x 12 x 15
 128 x 12 x 4
 120 x 12 x 2

CLIENT:
TEGTMAYER
 PROJECT / MODEL:
CUSTOM
 PROJECT ADDRESS:
53 BRACKEN ROAD
BRAGG CREEK, AB
 CONTRACTOR / PROJECT MANAGER:



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

JOB NUMBER:
CC0216-02

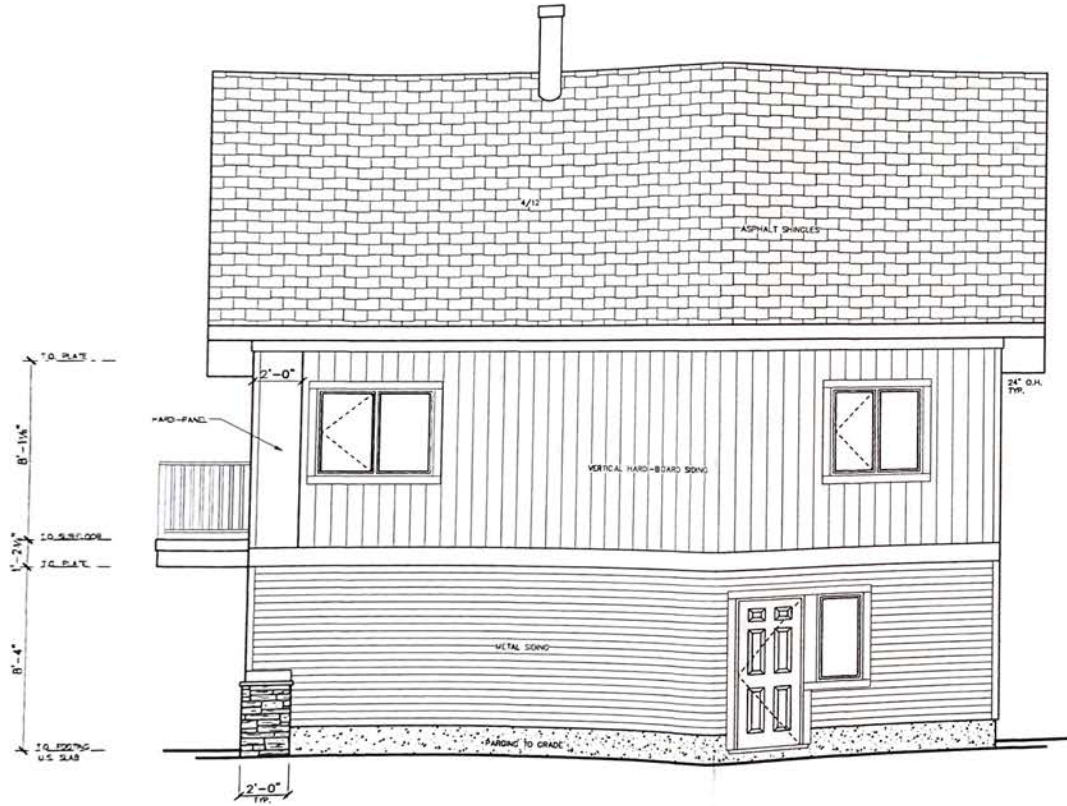
ISSUE DATE:
March 18, 2016

REFER INQUIRES TO:
STEWART BAKER

SHEET TITLE:
LEFT ELEVATION

338 RIVERGLEN DRIVE SE, CALGARY, ALBERTA
 PHONE: (403)999-4766 FAX: (403)720-4766
 E-MAIL: elemental_design@shaw.ca

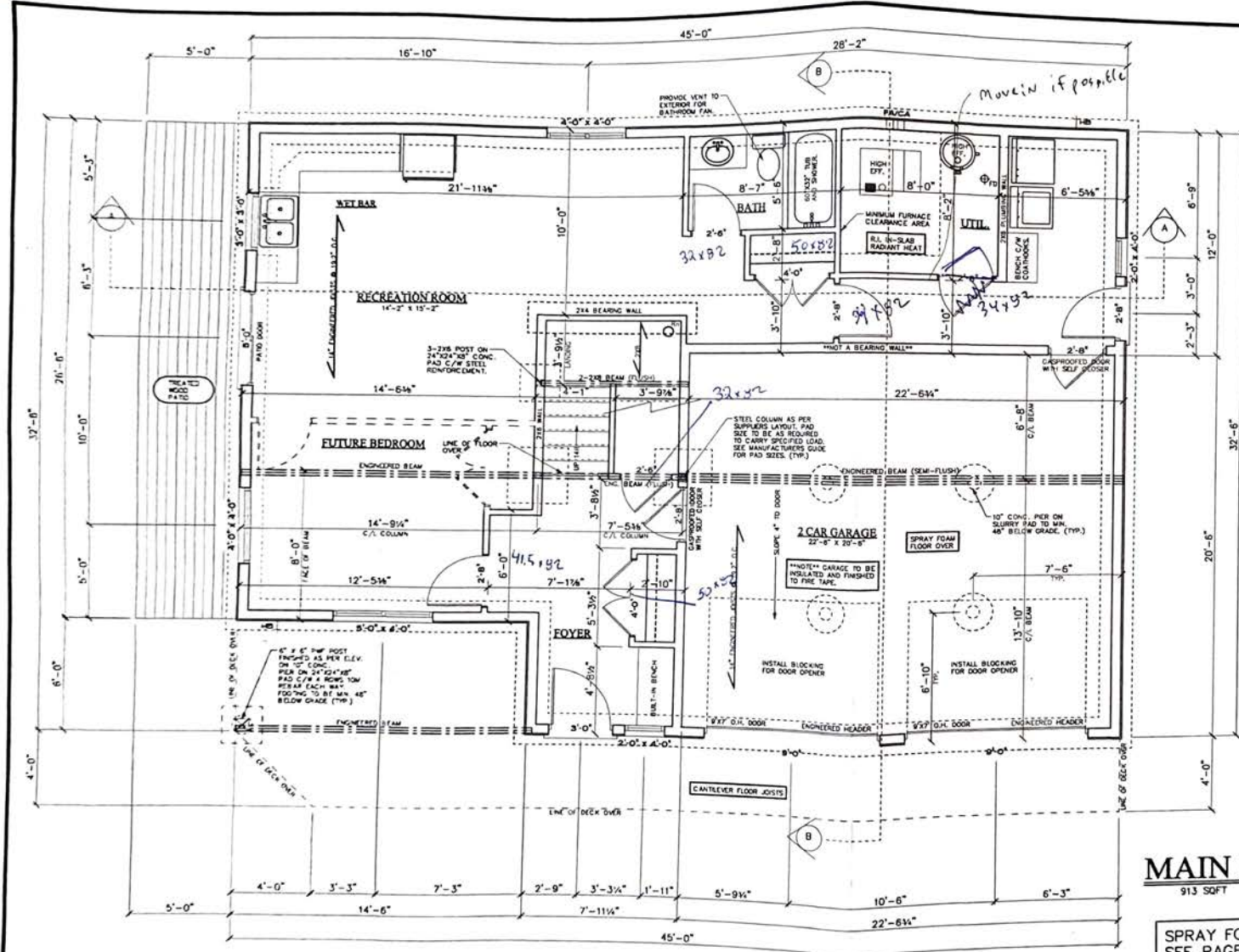
INSTALL EAVESTROUGHS AND
 RAINWATER LEADERS AS REQUIRED.



RIGHT ELEVATION

104 x 12 x 5
 108 x 12 x 9
 140 x 12 x 3

CLIENT:	TEGHTMEYER
PROJECT / MODEL:	CUSTOM
PROJECT ADDRESS:	53 BRACKEN ROAD BRAGG CREEK, AB
CONTRACTOR / PROJECT MANAGER:	Castle Creek Homes MASTER BUILDER
SCALE:	3/16" = 1'-0"
JOB NUMBER:	CC0216-02
ISSUE DATE:	March 18, 2016
REFER INQUIRES TO:	STEWART BAKER
SHEET TITLE:	RIGHT ELEVATION
5 OF 12	



SYMBOL LEGEND

- FLOOR DRAIN
- HOSE BIB
- RADON DECOMPRESSION CAP
- FRESH/COMBUSTION AIR
- GEODETIC ELEVATION POINT
- AIR CONDITIONING PLUMBING
- POINT LOAD FROM ABOVE

RADON GAS INTRUSION PREVENTION

- VAPOUR BARRIER UNDER SLAB TO BE CONTINUOUS UNDER ALL COLUMNS AND BEARING WALLS AND OVER FOOTINGS.
- ALL PROTRUSIONS THROUGH UNDER-SLAB VAPOUR BARRIER MUST BE SEALED TO SLAB WITH FLEXIBLE SEALANT.
- ALL SLOTTES, SLOTTES AND ROUGH-INS IN BELOW-GRADE WALLS AND FLOOR SLABS MUST HAVE A TIGHT-FITTING LID WITH WEATHERSTRIPPING.
- SLAB MUST BE SEALED TO WALL WITH FLEXIBLE SEALANT AROUND ENTIRE PERIMETER.
- RADON DECOMPRESSION CAP MUST BE LOCATED AND LABELLED AS PER ABC 2104 SECTION 9.13.4.

MAIN FLOOR PLAN
 913 SQFT

SPRAY FOAM CCMC # 13588-L
 SEE PAGE 1 FOR SPRAY FOAM
 INSTALLATION NOTES.

CLIENT:
TEGTMAYER

PROJECT / MODEL:
CUSTOM

PROJECT ADDRESS:
53 BRACKEN ROAD

BRAGG CREEK, AB

CONTRACTOR / PROJECT MANAGER:



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

JOB NUMBER:
CC0216-02

ISSUE DATE:
March 18, 2016

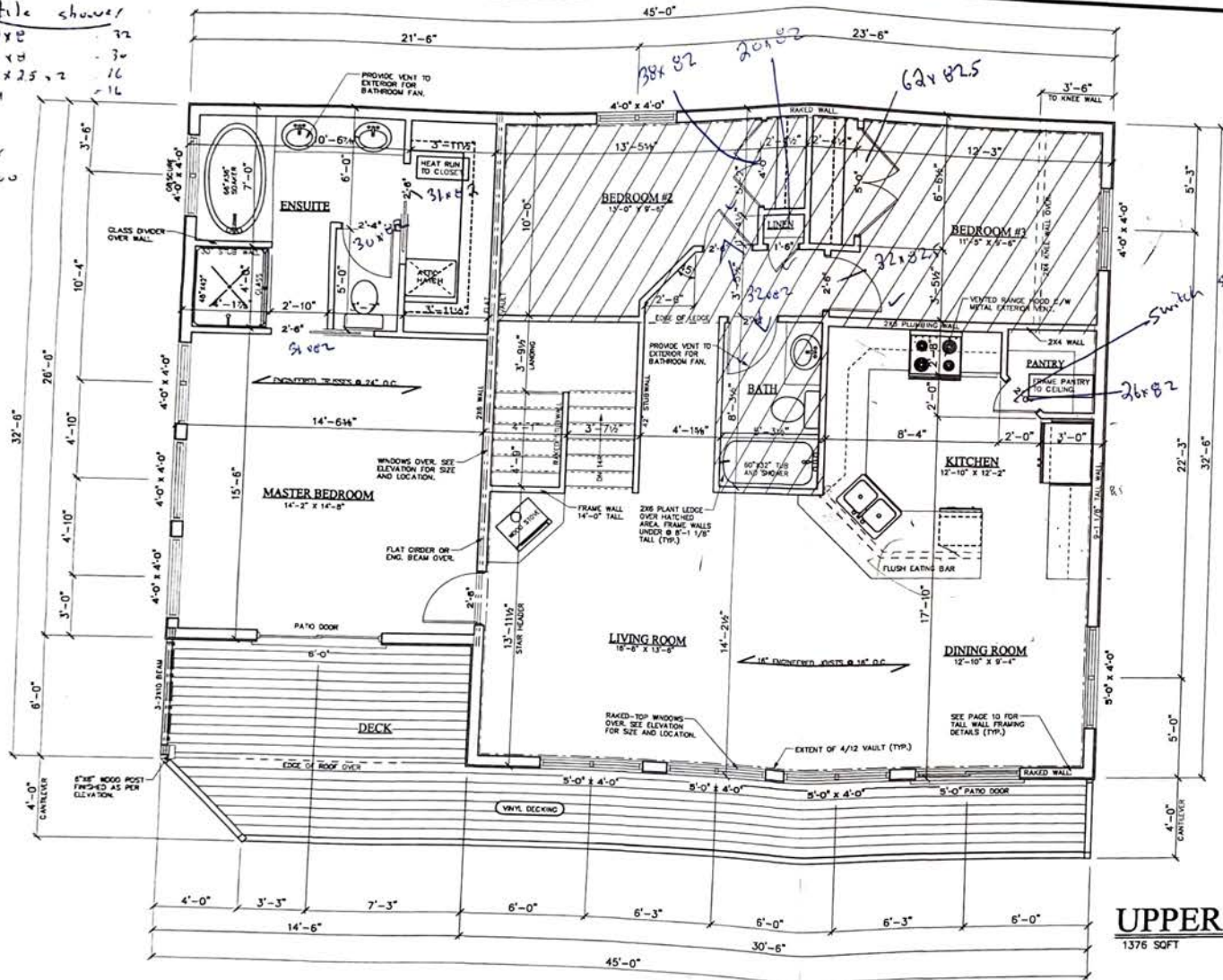
REFER INQUIRES TO:
STEWART BAKER

SHEET TITLE:
MAIN FLOOR PLAN

tile shower
North wall 4x8 = 32
east wall 3.5 x 8 = 28
Stub wall 1.5 x 2.5 x 2 = 16
Floor 4x4 = 16

tile Master shower
10 x 10 = 100

tile Bath
5x6



UPPER FLOOR PLAN
1376 SQFT

4.75mm = 1 foot

switch swing to R.S.

330 RIVERGLEN DRIVE SE, CALGARY, ALBERTA
PHONE: (403) 800-4756 FAX: (403) 720-4706
E-MAIL: elemental_design@shaw.ca

CLIENT:	TEGHTMEYER
PROJECT / MODEL:	CUSTOM
PROJECT ADDRESS:	53 BRACKEN ROAD BRAGG CREEK, AB
CONTRACTOR / PROJECT MANAGER:	Castle Creek Homes CONSTRUCTION SERVICES
SCALE:	3/16" = 1'-0"
JOB NUMBER:	CC0216-02
ISSUE DATE:	March 18, 2016
REFER ACQUIRES TO:	STEWART BAKER
SHEET TITLE:	UPPER FLOOR PLAN
7 OF 12	