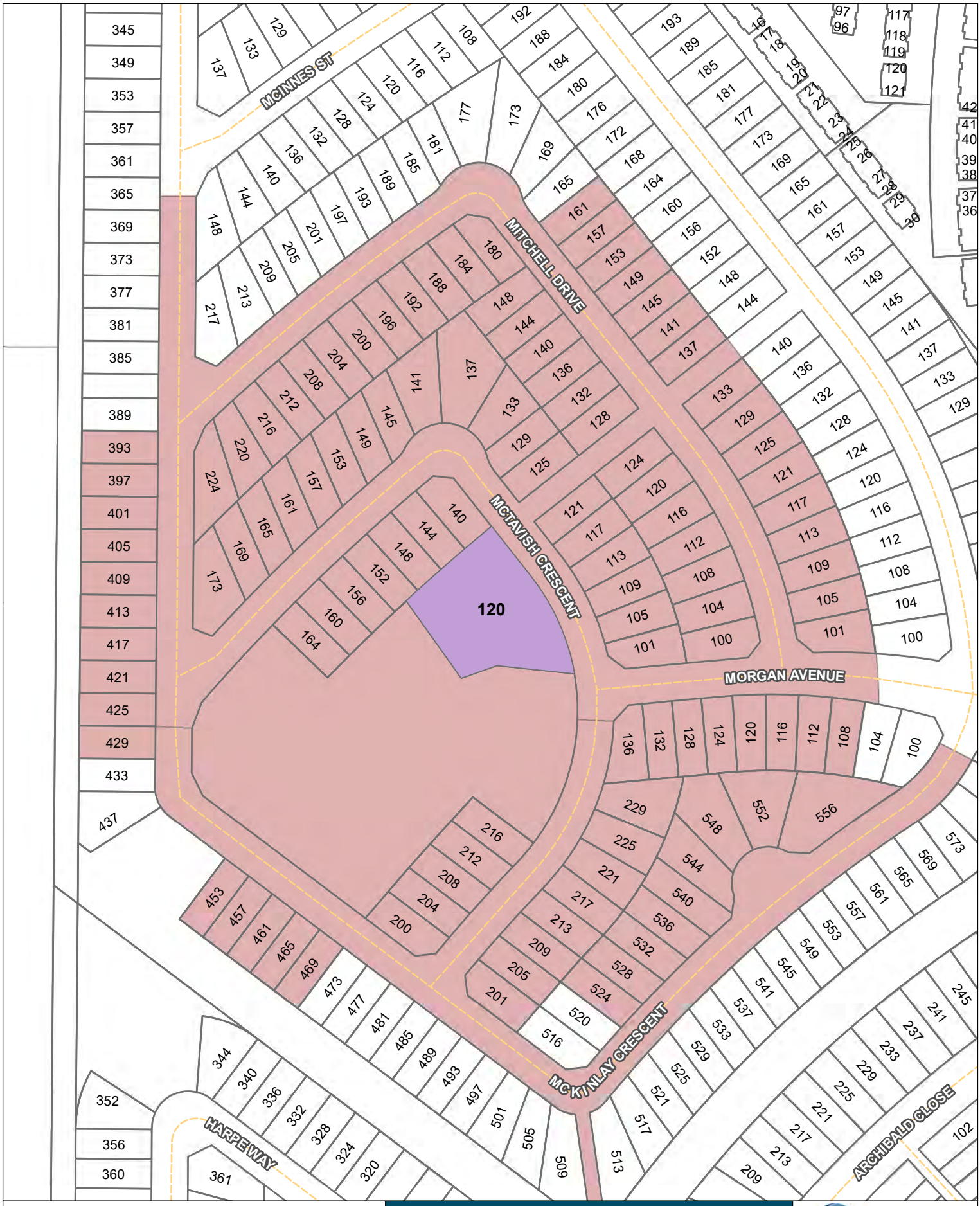
Wood Buffalo TRIBUNALS
Subdivision and Development Appeal Board

EXHIBIT LIST

File Number	Appellants
SDAB 2023-003	Alan and Nicole Harding Travis and Christa Blanchard Morgan and Lacey Pardy

Legal Description	Civic Address
Lot, Block 297, Plan 022 0695	120 McTavish Crescent, Fort McMurray, AB

Exhibit #	Description	Page(s)
	Subject Area Map	1
P1.	Board Decision - Preliminary Hearing	2 - 5
1.	Notice of Appeal – Harding	6
2.	Notice of Appeal - Blanchard	7 – 8
3.	Notice of Appeal - Pardy	9 - 10
4.	Development Permit No. 2021-DP-00531	11 - 44
5.	Planner's Report	45 - 160
6.	Submission in Opposition to Appeal – Bimbola Ogune of Klorious Services	161 - 190
7.	Submission in Opposition to Appeal – Megan Cook	191 - 192
8.	Submission in Opposition to Appeal – Morena Kercuku	193
9.	Submission in Opposition to Appeal - Carmelo Daprocida	194 - 230
10.	Submission in Opposition to Appeal – Michael Adeleye	231
11.	Submission in Opposition to Appeal – Marene Gatali	232
12.	Submission in Opposition to Appeal – Chantal Gatali	233



Notification Property within 120m
Subject Area
Survey Parcels
Roads

N W E S

0 15 30
Metres

120 McTavish Crescent
Block 297, Plan 0220695

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Map Produced by the Geographic Information Systems
TICK95511
07 Jul 2023

FILE NO.	**SDAB 2023-003**
APPLICATION No.:	**2021-DP-00531**
DEVELOPMENT:	**Child Care Facility**
LEGAL DESCRIPTION:	**Lot - Block 279 Plan 022 0695**
CIVIC ADDRESS:	**120 McTavish Crescent, Fort McMurray Alberta**

IN THE MATTER OF AN APPEAL filed with the Regional Municipality of Wood Buffalo Subdivision and Development Appeal Board ("the Board") pursuant to Sections 685 and 686 of the *Municipal Government Act*, R.S.A 2000, c. M-26 ("the Municipal Government Act"), a Preliminary Hearing was held via Microsoft Teams on Tuesday, July 18, 2023.

PARTIES:

Alan and Nicole Harding – Appellant
Bimbola Ogunye – Respondent/Applicant
Carmelo Daprocida – Previous Owner, Subject Property
Brett Williamson – Development Authority
Such Chandhiok – Development Authority

BEFORE:

T. Tupper, Chair
D. Cleaver
A. Mckenzie

Administration:
S. Soutter, Clerk, Subdivision and Development Appeal Board

[1] The Chair confirmed with the parties in attendance that there were no objections to the constitution of the Board or the process to be followed.

PRELIMINARY MATTERS

[2] The purpose of the hearing was to schedule the merit hearing and filing of evidence date. No submissions on the merits of the appeal were made by the parties.

[3] The Clerk submitted for the Board's consideration, based on feedback from the parties a hearing could be held between August 28, 2023 to August 31, 2023.

[4] It was confirmed for the record that there was no party present on behalf of the Appellants.

[5] The Respondent confirmed their availability for any date or time.

[6] The Development Authority confirmed their preference would be August 29, 30 and 31, with August 30 or 31 as a preference.

[7] On the matter of filing of evidence, all parties present confirmed there was no concerns with the Boards standard seven (7) days before the merit hearing.

DECISION

[8] In accordance with section 686 of the *Municipal Government Act* the appeal hearing is scheduled for:

Date: **August 29, 2023**

Location: **In-Person, Council Chamber**
Jubilee Centre
9909 Franklin Avenue
Fort McMurray, AB

Time: **Doors open at 5:30 p.m.,**
Hearing commences at 6:00 p.m.

[9] In accordance with section 629 of the *Municipal Government Act*, the Subdivision and Development Appeal Board may, while carrying out its powers, duties and responsibilities, accept any oral or written evidence. Any documentary or photographic evidence and a summary of testimonial evidence must be received by **4;00 p.m., Monday, August 21, 2023**.

[10] In accordance with the requirements laid out in section 686(3) of the *Municipal Government Act* a notice of the hearing will be sent out to all parties. The Board confirms that all evidence can be submitted electronically via email, details of which will be outlined in the notice of hearing.

REASONS FOR THE DECISION

[11] The Board is aware that it must commence a hearing within 30 days of the date of the appeal, and therefore, the Appeal hearing for SDAB 2023-003 is hereby opened and adjourned to August 29, 2023, which preserves the jurisdiction of the Board in relation to this appeal.

[12] The purpose of the hearing was to hear submissions of the parties in relation to merit hearing dates and evidence dates, of which the Board has selected August 29, 2023, for the merit hearing date.

[13] The disclosure dates for the hearing are as set out above, which accord with the Board's standard practice of requiring disclosure in advance. It is at the discretion of the Board to accept any evidence filed beyond the date set out above.

[14] The Board also clarifies that the members sitting during the preliminary hearing are not seized with the matter, since no information or submissions on the merits were heard by them.

[15] It is so ordered.

Dated at the Regional Municipality of Wood Buffalo in the Province of Alberta, this 21st day of July 2023

FOIP section 17(1)

CHAIR: [redacted]

Taliesin Tupper

DOCUMENTS RECEIVED AND CONSIDERED BY THE SDAB:

Exhibit #	Description	Filing Date
P 1.	Respondent Klorious Services Merit Hearing Dates (1 page)	2023-07-13

REPRESENTATIONS

PERSON APPEARING		CAPACITY
1.	B. Ogunye	Respondent/Applicant
2.	C. Daprocida	Previous Owner Subject Property
3.	B. Williamson	Development Authority- Regional Municipality of Wood Buffalo
4.	S. Chandhiok	Development Authority – Regional Municipality of Wood Buffalo

Wood Buffalo TRIBUNALS

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

NOTICE OF APPEAL

In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 99/059, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame.

Section 1 – Property Information

Legal Land Description:(i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)

Lot	Block	Plan	ATS
	297	022 0695	

Civic Address
120 McTavish Crescent Fort McMurray, Alberta

Development Permit Number or type of Order
2023-DP-00531

Section 2 - Appellant Information

NB: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form.

Appellant Name (If the Appellant is a company, enter the complete legal name of the company)
Alan Harding Nicole Harding

Agent[1] Name (if applicable)	Contact Name (if different) and position held

Mailing Address	City/Town	Province	Postal Code
FOIP section 17(1) [redacted]			

Section 3 – Appeal (Check One Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit	Subdivision Application	Notice of Order
☒ Approval	☐ Approval	
☐ Condition of Approval	☐ Condition of Approval	☐ Notice of Order
☐ Refusal	☐ Refusal	

☐ I/We are the Applicant or Land Owner of the subject property

☒ I/We are a person affected by an order, decision or development permit

Section 4 – Reasons for Appeal

Section 678 and 686 Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal. In support of your appeal, you are requested to provide a full statement of the grounds and reasons of your appeal. You may include any photographs, drawings or plans for clarification.

I/We hereby appeal the decision of the Approval Authority for the following reason(s):
The area in question will not be able to support such a facility, current local roads can not support the traffic that will result from it. It will take away the much used field/park space used by residents and generate excessive noise (business & traffic) in an enjoyable, quiet neighborhood.
(Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATI

06/30/2023
Date

FOIP section 17(1) [redacted]
Signature of Appellant/Agent

If an Agent is representing the property owner, a letter is required from the owner giving consent to a property inspection.

Registered Owner: I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property FOIP section 17(1) [redacted]

Signature of Registered Owner

Please return the completed form and prescribed filing fee to:

Clerk of the Subdivision and Development Appeal Board, 7th Floor, Jubilee Center, 9909 Franklin Avenue, Fort McMurray AB T9H 2K4
Telephone: 780-743-7001 Email: sdab@rmwb.ca

Protection of Privacy
The personal information you provide on this form is being collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act.* The personal information is used to process your designation of an agent for appeals with the Subdivision and Development Appeals Board. If you have any questions about the collection and use of the personal information contact the Legislative Officer –SDAB , 7th Floor 9909 Franklin Avenue, Ft. McMurray AB T9H 2K4 ; or call 780.788.2222

For Office Use Only

Appeal #:	Fee:	Appeal Hearing Date:	Date Applicant Notified:	Date Appellant Notified:

[1] Agent – A person who acts for a Property Owner, Applicant, Appellant, and/or Affected/Adjacent Property Owner during the appeal hearing process or at a hearing before the Subdivision and Development Appeal Board.

Wood Buffalo TRIBUNALS

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

NOTICE OF APPEAL

In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 99/059, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame.

Section 1 – Property Information

Legal Land Description (i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)

Lot	Block	Plan	ATS
297		022 0695	

Civic Address: 120 McTavish Crescent

Development Permit Number or type of Order: 2023-DP-00531

Section 2 - Appellant Information

NB: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form

Appellant Name (If the Appellant is a company, enter the complete legal name of the company): Travis and Christa Blanchard

Agent[1] Name (if applicable)	Contact Name (if different) and position held

FOIP section 17(1)

[redacted]

Section 3 – Appeal (Check One Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit	Subdivision Application	Notice of Order
☐ Approval	☐ Approval	☐ Notice of Order
☐ Condition of Approval	☐ Condition of Approval	
☑ Refusal	☑ Refusal	

☐ I/We are the Applicant or Land Owner of the subject property

☑ I/We are a person affected by an order, decision or development permit

Section 4 – Reasons for Appeal

Section 678 and 686 Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal. In support of your appeal, you are requested to provide a full statement of the grounds and reasons of your appeal. You may include any photographs, drawings or plans for clarification.

I/We hereby appeal the decision of the Approval Authority for the following reason(s):

Please see attached

(Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

July 20, 2023
Date

FOIP section 17(1)

[redacted]

Signature of Appellant/Agent

If an Agent is representing the property owner, a letter is required from the owner giving consent to a property inspection.

Registered Owner: I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property as necessary for the purpose of this Appeal.

Signature of Registered Owner

Please return the completed form and prescribed filing fee to:

Clerk of the Subdivision and Development Appeal Board, 7th Floor, Jubilee Center, 9909 Franklin Avenue, Fort McMurray AB T9H 2K4
Telephone: 780-743-7001 Email: sdab@rmwb.ca

Protection of Privacy
The personal information you provide on this form is being collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act*. The personal information is used to process your designation of an agent for appeals with the Subdivision and Development Appeals Board. If you have any questions about the collection and use of the personal information contact the Legislative Officer –SDAB , 7th Floor 9909 Franklin Avenue, Ft. McMurray AB T9H 2K4 ; or call 780 788.2222

For Office Use Only				
Appeal #:	Fee:	Appeal Hearing Date:	Date Applicant Notified:	Date Appellant Notified:

[1] Agent – A person who acts for a Property Owner, Applicant, Appellant, and/or Affected/Adjacent Property Owner during the appeal hearing process or at a hearing before the Subdivision and Development Appeal Board.

Good Afternoon,

I am writing in regards to the development permit 2023-DP-00531 to develop a Child care facility at Lot-Block 297 Plan 022 0695; 120 McTavish Crescent in Fort McMurray, Alberta.

I am a concerned resident of FOIP section r who would like to appeal the permit for the Childcare facility at the address provided.
My husband and I, as well as our two children, live fairly close to the address, and I'd like to express my concerns. We live in an extremely family/child orientated neighbourhood, and the idea of any business operating in this neighbourhood is very alarming for our children's safety. The amount of traffic that would be coming in and out of this very quiet neighbourhood is not only a safety concern for our children who now have the privilege of riding their bikes/scooters and playing independently at the playground structures located next to where the facility would be built. I can see where parking would be an issue, as this location is inappropriate for such a facility.

Residents of Morgan Heights pay condo fees, which help to fund road repairs in this neighbourhood. With additional traffic arriving and existing in our neighbourhood, our road repairs would require more maintenance, thus raising our condo costs. Right now, the only reason traffic enters and exits the neighbourhood is because you are a resident; there is no need for additional traffic to enter this area.

Almost every evening, children and adults play softball in the exact spot of where this facility would be built. What a fantastic way to have fun while interacting with our neighbours , right ? If this was taken away from our children, they would be crushed. If you ever pass by and see them enjoying the playing field, you will understand how upsetting this can be for them. Honestly, what I'd love to see is the RMWB buy the land and put something recreational there for the kids of this area.

As mentioned before, we live in a condo association and pay condo fees. There isn't a single business in the neighbourhood, and none of them belong there. This is a residential area, not an appropriate location for commercial structures.
According to my understanding, the block was zoned "only" for a childcare facility and could never be changed? I'm not sure how or why this was allowed in the first place. It's just an unusual location for any form of structure/business/facility.

I am strongly against this area being turned into for childcare faciiity or any other company that would disrupt our safe residential neighbourhood.

Please contact me if you have any other questions or concerns.

Christa Blanchard

FOIP section 17(1)

Wood Buffalo TRIBUNALS

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

NOTICE OF APPEAL

In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 99/059, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame.

Section 1 – Property Information

Legal Land Description: (i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)

Lot	Block	Plan	ATS
297		022 0695	

Civic Address: 120 McTavish Cres Fort McMurray

Development Permit Number or type of Order: 2023-DP-00531

Section 2 - Appellant Information

NB: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form.

Appellant Name (If the Appellant is a company, enter the complete legal name of the company): Morgan and Lacey Pardy

Agent[1] Name (if applicable)	Contact Name (if different) and position held

Mailing Address	City/Town	Province	Postal Code

FOIP section 17(1)

[redacted]

Section 3 – Appeal (Check One Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit	Subdivision Application	Notice of Order
☐ Approval	☐ Approval	
☐ Condition of Approval	☐ Condition of Approval	☐ Notice of Order
☒ Refusal	☒ Refusal	

☐ I/We are the Applicant or Land Owner of the subject property

☒ I/We are a person affected by an order, decision or development permit

Section 4 – Reasons for Appeal

Section 678 and 686 Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal. In support of your appeal, you are requested to provide a full statement of the grounds and reasons of your appeal. You may include any photographs, drawings or plans for clarification.

I/We hereby appeal the decision of the Approval Authority for the following reason(s):

Please see attached

(Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

July 21, 2023
Date

FOIP section 17(1)

[redacted]

Signature of Appellant/Agent

If an Agent is representing the property owner, a letter is required from the owner giving consent to a property inspection.

Registered Owner: I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property as necessary for the purpose of this Appeal.

Signature of Registered Owner

Please return the completed form and prescribed filing fee to:

Clerk of the Subdivision and Development Appeal Board, 7th Floor, Jubilee Center, 9909 Franklin Avenue, Fort McMurray AB T9H 2K4
Telephone: 780-743-7001 Email: sdab@rmwb.ca

Protection of Privacy
The personal information you provide on this form is being collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act*. The personal information is used to process your designation of an agent for appeals with the Subdivision and Development Appeals Board. If you have any questions about the collection and use of the personal information contact the Legislative Officer –SDAB , 7th Floor 9909 Franklin Avenue, Ft. McMurray AB T9H 2K4 ; or call 780.788.2222

For Office Use Only

Appeal #:	Fee:	Appeal Hearing Date:	Date Applicant Notified:	Date Appellant Notified:

[1] Agent – A person who acts for a Property Owner, Applicant, Appellant, and/or Affected/Adjacent Property Owner during the appeal hearing process or at a hearing before the Subdivision and Development Appeal Board.

To whom it may concern,

I am writing this letter to refuse the development permit 2023-DP-00531 to development a childcare facility at lot-block 297 plan 0220695 120 McTavish Cres in Fort McMurray, AB.

I am a resident of FOIP section [redacted] in Morgan Heights who would like to appeal the permit for the development of the childcare facility (address provided above). My husband and my 2 children live directed behind this development and I would like to express my concerns.

This neighborhood is an extremely family friendly area, this development is very unacceptable for my children's safety during development stages and after development with high volume of traffic and machinery. Our children now have the freedom for riding their bikes/scooters and playing at the playground independently right next where this will be built.

The facility will bring unnecessary high volumes of traffic and parking into this neighborhood which we pay condo fees to maintain road conditions, this will cause our condo fees to rise and more maintenance needed. The only people that enter this area are residents in this area, there is no need for additional traffic to enter in this neighborhood.

This development area is currently used for neighborhood activities with adults and children such as softball, football, and soccer. Our kids will be devastated that this piece land will be taken away from them and made into an unsafe environment.

This is a residential neighborhood not a commercial neighborhood, I do not understand how this was ever approved, we pay condo fees for residential not commercial. This small residential area is no place for a commercial facility.

I am strongly against this area being turned into a childcare facility or any commercial development that would affect our small safe neighborhood and my children's safety. There are many other commercial locations in Fort McMurray for this type of development.

Please contact me if you have any questions or concerns my information is listed on the appeal form.

Thanks and I hope the right decision is made for our children's wellbeing and our neighborhoods safety.

Morgan and Lacey Pardy

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Permit Number
2021-DP-00531

June 14, 2023

Applicant

KLORIOUS SERVICES INC ADEBIMBOLA OGUNYE

FOIP section 17(1) [redacted]

Owner

KLORIOUS SERVICES INC.

FOIP section 17(1) [redacted]

RE: Child Care Facility
120 MCTAVISH CRES
Lot: Block: 297 Plan: 0220695

Your application for a development permit at the above location has been approved by the Development Officer. This approval is subject to the conditions as outlined in the enclosed Development Permit.

PLEASE READ PERMIT CONDITIONS CAREFULLY AND RETURN A SIGNED COPY TO OUR OFFICE.

This development permit shall expire and no longer be valid after one year from the date of decision of the permit if no construction has been initiated. Any other necessary permits shall be in place prior to commencement of any construction or occupancy. In the case of a change of use within an existing structure, where no significant construction of reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

IMPORTANT NOTE

1. Under the Municipal Government Amendment Act, this approval may be appealed within twenty one (21) days after the day of decision being posted. Should this decision be appealed within twenty one (21) days after the Date of Decision, this permit shall not become effective until the Subdivision and Development Appeal Board has determined the appeal and the Permit may be modified or nullified thereby. Commencement of the approved Development prior to expiry of the appeal period is at your own risk.
2. An appeal shall contain statement of the grounds of appeal and shall be delivered personally or by registered mail so as to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4 within the prescribed time period of twenty one (21) days.
3. Upon delivery of Notice of Appeal, the appellant shall pay to the Regional Municipality of Wood Buffalo, where the appellant is the owner of the site, or his agent, a fee of $500.00.

Compliance with other legislation - A person applying for, or in possession of a valid development permit is not relieved from full responsibility for ascertaining and complying with, or carrying out development in accordance with:

a. the requirements of the Safety Codes Act, Environment Protection and Enhancement Act and Natural Resources Conservation Board Act;

b. the requirements of any other Federal, Provincial, or Municipal statue, regulation code or standard; and

c. the conditions of any caveat, covenant, easement or other instrument affecting a building or land.

The Municipality is not responsible for not does the Municipality have any obligation whatsoever to determine what other legislation may apply to a development, nor monitor or enforce compliance with such legislation.

REGIONAL MUNICIPAILITY OF WOOD BUFFALO
Planning & Development Department
per:

Sample Image Only - Not for Distribution

June 14, 2023

Date

Lee-Anne Kumka
Planner III/Development Officer
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Lee-Anne.Kumka@rmwb.ca

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Permit Number
2021-DP-00531

Applicant: Adebimbola Ogunye **Issued :** June 14, 2023

Development Permit

120 MCTAVISH CRES

Lot	Block	Plan	Section	Township	Range
	297	0220695	35	89	10

Day Care Center (Child Care Facility)

Child Care Facility

Advertising Date June 22, 2023

- **This development was approved by the Development Officer and is subject to the conditions attached to this permit.**
- **All conditions stated on this development permit must be complied with.**
- **You have one year from Date of Decision to commence construction. All appropriate building/mechanical permits must be applied for and issued. In the case of a change of use within an existing structure where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.**

Regional Municipality of Wood Buffalo
Planning & Development Department
per:

Sample Image Only - Not for Distribution

Issued : June 14, 2023
Date

Lee-Anne Kumka
Planner III/Development Officer
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Lee-Anne.Kumka@rmwb.ca

Advisory Notes:

1. Any signage proposed for this development shall require a separate application and approval.
2. The sump shall be installed so that discharge is as per the requirements of the Sewage Bylaw.
3. The developer shall install all appropriate signage at access/egress locations in accordance with the requirements of the Engineering Department.
4. Site services shall be in accordance with the Engineering Standards of the Regional Municipality of Wood Buffalo – Fort McMurray Urban Service Area and the standards set by the Franchise Utilities operating within the Fort McMurray Urban Service Area.
5. A Utility Installation Permit is required from the developer and shall be obtained from Engineering Services Division prior to installing underground utilities.
6. It shall be the developer's responsibility and expense to terminate, at the main, all sanitary and water services which will not be utilized in this development.
7. A route permit shall be required for this development and shall be applied for through the Planning and Development Department.
8. Any damage to the streets, sidewalks, curbs or landscaped boulevards caused by this development shall be the full responsibility of the developer to restore.
9. All required Safety Code permits under the Safety Code Act in the: building, mechanical,electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695.
10. A Health Certificate may be required for this development. Please contact the Health Inspector for the necessary information.
11. A Municipal Business License may be required for this development. Please contact the Licensing Enforcement Officer for information and an application, if required.
12. The Alberta Fire Code applies in and around buildings existing or being constructed on a site. Complete project plans and specifications, construction fire safety plans, and fire related activities requiring Fire Prevention Permits shall be reviewed by the Fire Authority prior to the commencement of any work related thereto. Inquiries and permit applications shall be submitted to the Fire Authority.
13. All Federal, Provincial and Municipal statutes and regulations shall be met, including the Alberta Building Code.
14. -A Water Meter Permit will be required but because this is within private area (services are not Municipal), a Utility Connection Permit will not be required. Note that similar approvals will likely be required by the "condo board/management".
    Advisory notes:
    -May want to verify existing connections with condo (ie. check record drawings). Proposed sizes, locations etc. may not match existing stubs.
    -It is suggested to add a valve on the water connection.

15 1. A construction fire safety plan is required to be submitted and accepted prior to the commencement of construction activities.
1b. An operational fire safety plan is required to be submitted and accepted prior to occupancy of the building.
2. Ensure a Life Safety Plan is included at the building permit application phase, detailing information such as: travel distances to exits, fire separations and associated fire resistance ratings, design occupant loads, total building area, and the 3.2.2. building code major occupancy classification.
3. A daycare facility with an occupant load more than 40 persons requires the installation of a fire alarm system.
4. A building greater than 600 sq. m. in building area requires to be provided with access routes for fire department vehicles.
5. Ensure emergency lighting is provided in conformance with the Building Code.
6. Ensure exit signs are installed as required in conformance with the Building Code.
7. Ensure fire extinguishers are installed in conformance with NFPA 10, "Standard for Portable Fire Extinguishers" 2013 edition.
8. Confirm the type of cooking, including volume/frequency of cooking, that will occur on the premises so that it can be determined whether a commercial cooking equipment exhaust system and/or fire extinguishing system are required.
9. There appears to be an interconnected floor space between the ground floor and the basement which would require the whole building to be fire sprinklered throughout in conformance with the National Building Code 2019 Alberta Edition.

16 ATCO Transmission high pressure pipelines has no objections.
Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

17 Thank you for the opportunity to comment on the above referenced application for New Commercial Development – Child Care Facility 2021 DP 00531. Alberta Health Services, Safe Healthy Environments (AHS SHE) reviews and provides comment on land use applications from a public health perspective.
It is understood that this application proposes to construct a commercial childcare facility with a fenced play area. Documents submitted for this application, have been reviewed. AHS SHE has no objection to the application. However, it is imperative that the applicant abide by the Public Health Act and all applicable Regulations and Standards, including the Institutions Regulation AR 143/1981. The applicant must also ensure that all other Regulatory Agency concerns are addressed. The applicant must contact our office to complete the approval process for the facility and address/provide more information on the following:
• Detailed plans for the kitchen (if food will be prepared and served at the facility) showing dimensions, floor finishes, etc.
• Information on the proposed purpose/use for the basement space, including the kitchen
• Submit a Social Care Facility Registration Form
I may be contacted by email or phone with any questions or concerns. Thank you.

Conditions:

1 This development is classified as a Child Care Facility and is a Discretionary Use - Planning Commission in the RMH – 1 Modified Manufactured Home District.

2 Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to occupancy.

3 Construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties.

4 The garbage and waste material shall be stored in weather-proof and animal-proof containers and shall be visually screened in a manner compatible with the design and external materials of the principal buildings on the site. If a wood screen fence is used, it shall be constructed in accordance with drawing 10-301 of the Engineering Servicing Standards.

5 The building location, orientation, capacity and/or use shall be as indicated on the approved drawings. Any changes to the approved plans shall be submitted to the Development Officer for further approval.

6 The landscaping shall be completed as per the approved plans within one (1) year from the date of building occupancy or within two (2) years from the date of Development Permit issuance, whichever is sooner. Any changes to the approved Landscape Plans shall be submitted to the Development Officer for approval prior to the landscaping being installed.

7 A minimum of 15 on-site parking stalls shall be provided as indicated on the approved plan. All parking stalls shall be hard surfaced with asphalt pavement, concrete or other similar paving material and shall be completed prior to the issuance of an Occupancy Permit. Should a seasonal allowance be required for paving the parking lot, the developer shall provide a written request for the seasonal allowance together with an automatically renewable and irrevocable letter of credit equal to 100 percent of the cost of paving the parking lot. A minimum of 2 of the required stalls shall be accessible parking stalls. These parking stalls shall be hard-surfaced, level, located close to an entrance, and shall be designated with the International Symbol of Access.

8 A minimum of one loading space shall be provided for this development. Loading shall be designed and located so that all vehicles using those spaces can be parked and maneuvered entirely within the bounds of the site before moving onto adjacent streets or lands.

9 All parking stalls shall be graded such that no slope in any direction is less than 0.5% and not more than 4%, to the satisfaction of the Development Officer. All soft landscaped areas shall have a minimum slope of 2% away from buildings.

10 A final site grading plan shall be prepared to the satisfaction of the Engineering Department and shall be approved prior to occupancy of any buildings.

11 The applicant shall enter into a Development Agreement with the Municipality to pay for the installation of public utilities, other than telecommunication systems or works, which are necessary to serve the development.

12 Any excess fill must be deposited on a site approved by the Municipality. Please contact the Engineering Department and/or the Environmental Branch of the Public Works Department.

13 Any and all easements required by the Municipality or any franchise utility as a result of this development shall be provided by the developer at no cost to the Municipality or any franchise utility and shall be registered on title by Utility Right-of-Way Plan.

14 Should it be necessary to alter any on site Municipal or franchise utilities, all cost shall be borne by the developer.

15 There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development construction. The developer may apply to the Development Officer to utilize these lands.

16 All on site lighting shall be located, oriented and shielded so as to restrict the unnecessary illumination of adjacent residential properties.

17 Before any construction starts, the applicant shall ensure that the site is fully fenced, as per the approved fencing plan, in order to prevent any damage to Municipal infrastructure and landscaping surrounding the site, to ensure controlled and safe access and egress of the site, and to provide safe pedestrian access on and through any municipal lands adjacent to the site. The site access locations shall be established as per the fencing plan and will be maintained and operated to the satisfaction of the Development Authority. The fencing is to remain in place and in good working condition until all construction activities have ceased and a Full Development Completion Certificate has been issued.

18 The applicant shall provide security in a form acceptable to the Municipality in the amount of $88,627.35 as a guarantee for completion of the landscaping requirements. When the Municipality is satisfied that the site landscaping has been successfully installed and growing for a minimum of sixty (60) days and a Partial Development Completion Certificate has been issued, 50% of the Landscaping security can be returned. The following year once a Final Development Completion Certificate has been issued and the Landscaping passes a final Inspection the remainder of the security can be returned.

19 Any required removal or modification of existing on-site underground storage tanks and the management of identified contaminants shall be undertaken to the satisfaction of the appropriate authorities prior to the construction of the approved development and all applicable permits received from the local Fire Authority.

20 A Development Completion Certificate is required and shall be applied for by the applicant on completion of the conditions of development and prior to occupancy.

21 A water meter permit may be required. Please contact Underground Services Division for details at 780-799-7493. 780-788-1456 ext. 5832

22 A service connection permit may be required. Please apply at https://www.rmwb.ca/en/permits-and-development/applications-licences-and-permits.aspx.

23 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695 or follow up on our permitting website: https://aca.woodbuffalo.ab.ca/citizenaccess/

24 The applicant shall provide payment in a form acceptable to the Municipality in the amount of $2,225.51 as Development Charges prior to issuance of the Development Permit.

25 The applicant shall provide security in a form acceptable to the Municipality in the amount of $20,000 as a guarantee for completion of the Engineering requirements.

26 The applicant shall provide security in a form acceptable to the Municipality in the amount of $10,450.00 as a guarantee for the installation and maintenance of the construction fencing.

DAYCARE FACILITY

C/O KLORIOUS SERVICES INC.

5028 MACTAVISH CRESCENT
FORT MCMURRAY, AB.
T9K 2N9, CANADA

CONDOMINIUM PLAN: 0220695
UNIT 297

GENERAL NOTES AND SPECIFICATIONS

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ABC CODE, LATEST EDITION AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS. THE GC IS RESPONSIBLE FOR CONSTRUCTION SAFETY AS REQUIRED BY THE OCCUPATIONAL HEALTH AND SAFETY ACT OF ALBERTA.

2. DO NOT SCALE THE DRAWINGS. REPORT ERRORS, OMISSIONS AND DISCREPANCIES ON THE DRAWINGS DURING THE TENDER PERIOD FOR CLARIFICATION TO BEC LIMITED VIA EMAIL AT INFO@BECLIMITED.CA.

3. THE CONTRACTOR AND OWNER ASSUME ALL LIABILITIES IN REGARDS TO THESE PLANS AND CONSTRUCTION.

4. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THESE INCLUDE, BUT ARE NOT LIMITED TO BUILDING PERMITS, INSURANCE, TEMPORARY POWER, WORKERS COMPENSATION, DEMOLITION COSTS ETC.

5. PROTECT AND MAINTAIN ALL EXISTING CONSTRUCTIONS AROUND SITE. KEEP STREET AND LANE REASONABLY CLEAN AND PROMPTLY REMOVE RUBBISH FROM THE BUILDING AND PROPERTY. THE CONTRACTOR SHALL CONFINE HIS APPARATUS, STORAGE OF MATERIALS AND OPERATIONS OF HIS WORKFORCE TO AREAS DESIGNATED BY THE OWNER. ANY PORTIONS OF EXISTING CONSTRUCTION DAMAGED AND/OR DESTROYED DURING THE CONSTRUCTION AND THAT ARE NOT PART OF THIS WORK SHALL BE REPAIRED AND/OR REPLACED AT NO COST TO THE LANDLORD OR ANY TENANT.

6. STRUCTURAL DESIGN LOADS SHALL BE INDICATED ON THE STRUCTURAL DRAWINGS AND THE GC SHALL NOT EXCEED THESE LOADS.

7. DUE TO ONSITE CONDITIONS, THE SPECIFICATIONS, PROCEDURES AND DIMENSIONS CAN VARY WITHIN REASONABLE LIMITS WHILE STILL MAINTAINING CODE REQUIREMENTS FOR RESIDENTIAL CONSTRUCTION. IN SUCH A CASE, THE GC MUST INFORM THE DESIGNER THAT SUCH A CHANGE IS BEING MADE AND ALLOW THE DESIGNER TO RECORD THIS ON THE DRAWINGS TO PREVENT FUTURE CONFLICT.

8. THE GRADE LINE SHOWN ON THE DRAWINGS IS A SUGGESTED LINE. THIS MUST BE VERIFIED ONSITE AND RECORDED AS THE ACTUAL GRADE.

9. ALL WINDOW AND DOOR SCHEDULES ARE APPROXIMATE ONLY AND SHALL BE VERIFIED BY THE WINDOW AND DOOR MANUFACTURERS.

10. WOOD CONSTRUCTION SHALL BE EXECUTED IN ACCORDANCE WITH SECTION 9.23 OF ABC, UNLESS OTHERWISE NOTED. ALL WOOD STUDS, COLUMNS, CRIPPLES AND LINTELS SHALL BE #2 SPF GRADE OR BETTER UNLESS OTHERWISE NOTED.

FRAMING NOTES
- EXTERIOR WALLS SHALL BE 2 x 6 SPRUCE @ 19.2" O.C.
- INTERIOR GARAGE WALLS SHALL BE 2 X 6 SPRUCE @ 19.2" O.C.
- INTERIOR WALLS SHALL BE 2 X 4 KILN DRIED SPRUCE @ 19.2" O.C.
- ALL BEAMS TO BE ENGINEERED BY THE SUPPLIER
- WALL AND ROOF SHEATHING SHALL BE ½" OSB.
- ENGINEERED FLOOR SYSTEM SHALL BE ¾" OSB TAG SUB FLOOR, THE SUB FLOOR SHALL BE GLUED AND NAILED AS PER SUPPLIER'S INSTRUCTIONS
- REAR DECKS SHALL HAVE A NAILER BOARD FOR INSTALLATION.
- FRONT PORCH/VERANDA SHALL HAVE A 1 ½" X 6 PRESSURE TREATED WOOD DECKING OVER 2 X 8 SPRUCE JOISTS WITH ALUMINUM RAILING.
- THE INTERIOR ACCESS STAIRS SHALL BE A HOUSED STRINGER, ROUTERED OUT 2 X 10 STUDS OR GLULAM EXPOSED ON BOTH SIDES.
- INTERIOR BASEMENT WALLS FROST WALLS SHALL BE 2 X 4 WOOD STUDS AT 24" O.C. AND FULL HEIGHT OF THE CONCRETE FOUNDATION WALL
- FRAMERS TO PROVIDE FULL BEARING SUPPORT TO ALL POSTS, LINTELS ETC.
- ALL WINDOW HEADERS TO BE A MINIMUM OF 3-PLY 2X10 #2 SPRUCE UNLESS NOTED OTHERWISE.
- ALL DIMENSIONAL LUMBER TO BE GRADED #2 SPF OR GREATER
- PROVIDE SOUND BLOCKING AT 24" O.C. UNDER ALL PARTITION WALLS RUNNING PARALLEL TO FLOOR JOISTS.
-

11. CONCRETE NOTES
- ALL CONCRETE SHALL BE CSA TYPE HS (FORMERLY TYPE 50) - 32 MPA UNLESS OTHERWISE STATED
- PILE DESIGN AND DEPTH SHALL BE AS PER THE ENGINEER
- FOUNDATION WALL - 8 FT TOOL AND WILL REQUIRE REBAR IF REQUIRED BY THE ENGINEER
- THE FRONT WALKWAY SHALL BE CONSTRUCTED USING POURED CONCRETE AND SHALL NOT BE LESS THAN 4 FT. WIDE.
- GARAGE SLAB TO BE FINISHED SMOOTH AND SLOPED 4" TOWARDS THE GARAGE DOOR.
- DAMP PROOFING REQUIRED BELOW SLAB
- ALL STEP FOOTINGS TO HAVE A MINIMUM OF 600MM RISE AND 600MM RUN.
- ALL CONCRETE FOUNDATION WALLS TO HAVE 4 HORIZONTAL ROWS OF REINFORCEMENT BARS
- ALL WINDOW WELLS TO BE A MINIMUM OF 30" DEEP OR HIGHER.

12. STAIR CONSTRUCTION
MAX. RISE = 8"
MIN. RUN = 9.5"
MIN. TREAD = 9.5"
MIN. HEAD ROOM = 6' - 8"
HANDRAIL HEIGHT = 32" to 36"

13. ROOFING, SIDING AND STONE
- ROOFING COMES WITH A 25 YEAR WARRANTY, 3 TAB ASPHALT SHINGLES
- ANY SOFFIT PROJECTING INTO THE 1.2M SIDE SETBACK SHALL HAVE NO OPENINGS AND SHALL BE PROTECTED WITH MATERIALS AS OUTLINED IN THE ALBERTA BUILDING CODE GUIDELINES
- EAVES TROUGH SHALL BE 4" PRE-FINISHED ALUMINUM.
- VINYL SIDING SHALL BE AS PER PLAN AND WITH MAINTENANCE FREE CAPPING
- EXTERIOR STONE WORK SHALL CONFORM TO THE DRAWING AND AS OUTLINED IN THE ALBERTA BUILDING CODE
- PROVIDE ADEQUATE VENTILATION AND ACCESS TO ROOF SPACE.
- ALL ATTIC SPACE HATCHES SHALL BE WEATHER STRIPPED AND INSULATED WITH R-50 BATT INSULATION AND 6 MIL POLY VAPOUR BARRIER.
- FLASHING IS REQUIRED FOR ALL HORIZONTAL JUNCTIONS AND EXTERIOR OPENINGS.

GENERAL NOTES AND SPECIFICATIONS

14. HEATING
- THE HUMIDIFIER SHALL BE FLOW THROUGH/DRIP TYPE
- COLD AIR RETURNS AND HEAT REGISTERS SHALL BE WHITE AS PER THE SUPPLIER.
- HRV SIZING SHALL BE AS PER THE ALBERTA BUILDING CODE WITH THE MAIN CONTROLS MOUNTED BY THE MAIN THERMOSTAT WITH PUSH BUTTONS AND TIMERS IN BATHS ONLY.
- EXHAUST VENTS IN ALL BATHROOMS SHALL BE 4"
- THE FURNACE SHALL BE 96% EFFICIENT, 2 STAGE AND SIZE OF FURNACE SHALL BE DETERMINED BY HOUSE MODEL. AN HRV SHALL BE PROVIDED AND AN INTELLIGENT THERMOSTAT.
- THE FINAL LOCATION OF COLD AIR RETURNS AND HEAT DUCTING SHALL BE DETERMINED ONSITE BY THE HEATING CONTRACTOR AND MAY BE ADJUSTED AS REQUIRED BY SITE CONDITIONS.
- SUPPLY VENTILATION IN ALL ROOMS. NATURAL OR MECHANICAL
- INSTALL RADON GAS VENTILATION ROUGH IN CENTERED BENEATH BASEMENT CONCRETE SLAB AND TERMINATED IN MECHANICAL ROOM.
- EXTERIOR PENETRATIONS THROUGH EXTERIOR MEMBRANES SHOULD HAVE SOME BACKING SUPPORT FOR POLY VAPOUR BARRIER.

15. ELECTRICAL WORK
- ALL CARBON MONOXIDE DETECTORS SHALL BE MOUNTED IN EACH ROOM ON EACH FLOOR.
- SMOKE DETECTORS SHALL BE MOUNTED IN ALL AREAS AS REQUIRED BY THE ALBERTA BUILDING CODE.
- ELECTRICAL PANEL SHALL BE LOCATED IN THE BASEMENT AND ALL ELECTRICAL DISTRIBUTION WIRING SHALL BE COMPLETED FROM THE BASEMENT TO OTHER AREAS OF THE HOUSE.
- ALL ELECTRICAL WORK TO COMPLY WITH ALBERTA BUILDING CODE AND CANADIAN ELECTRICAL CODE REQUIREMENTS.

16. INSULATION AND DRYWALL
- ALL EXTERIOR HOUSE WALLS SHALL HAVE R-20 FIBERGLASS FRICTION FIT BATTS
- BASEMENT INSULATION SHALL BE R-12 FIBERGLASS BATT INSULATION BETWEEN STUDS AND AT THE FULL HEIGHT OF BASEMENT FOUNDATION WORK. INSULATION SHALL BE R-20 FIBERGLASS FRICTION FIT BATTS AT ALL JOIST ENDS.
- ALL CANTILEVER INSULATION SHALL BE R-28 FRICTION FIT BATTS.
- ALL ATTIC INSULATION SHALL BE LOOSE FILL FIBERGLASS OR CELLULOSE (BLOWN). FIBERGLASS FRICTION FIT BATTS SHALL BE INSTALLED IN VAULTED CEILINGS.
- ALL EXTERIOR WALLS SHALL HAVE A 6MM VAPOUR BARRIER AND CONTINUOUS CAULKING AT ALL JOINTS AND AROUND ALL DOOR OPENINGS.
- ATTIC ACCESS AREAS SHALL HAVE FRICTION FIT BATT INSULATION.
- ALL INTERIOR DRYWALL SHALL BE ½" GYPSUM BOARD AND SCREWED AND NAILED WHERE APPLICABLE.
- ALL DRYWALL CEILINGS SHALL HAVE A ½" DRYWALL CEILING SURFACE, SPLATTERED TEXTURE DESIGN THROUGHOUT THE HOME.
- GARAGE SHALL BE INSULATED WITH VAPOR BARRIER AND A MINIMUM OF ½" OF DRYWALL TO BE INSTALLED ON THE INTERIOR OF THE GARAGE.
- FOR ALL SPACING GREATER THAN 400MM O.C, 15.9MM GYPSUM BOARD SHALL BE USED FOR THE WORK.
- ALL INSULATION SHALL BE PROTECTED FROM DAMAGE PRIOR TO INSTALLATION.

17. FIREPLACE
- A GAS BURNING FIREPLACE SHALL BE SUPPLIED AND INCLUDE A DIRECT VENT WITH 20,000 BTU GAS BURNER TECHNOLOGY, HEAT RATED CIRCULATING FIREBOX. IF THE FIREPLACE CANTILEVER IS 0.06M ABOVE GRADE, THEN THE UNDERSIDE MUST BE PROTECTED IN THE SAME WAY AS THE SOFFIT WITH NO OPENINGS AND SHALL BE PROTECTED WITH THE MATERIALS CONFORMING TO THE ALBERTA BUILDING CODE
- ELECTRICAL FIREPLACE CAN BE USED AND ARE OPTIONAL INSTEAD OF GAS UNITS.

18. PLUMBING WORK
- ALL ROUGH IN PLUMBING TO BE VENTED AS PER THE PLUMBING CODE
- NO PLUMBING TO BE COMPLETED ON EXTERIOR WALLS. IF THE EXTERIOR WALL SIDE IS REQUIRED, AN ADDITIONAL FURRING WALL SHALL BE CONSTRUCTED AND PLUMBING RUN THROUGH THE INTERIOR WALL SECTION ONLY.

19. ALL EXTERIOR EXPOSED STEEL TO BE PAINTED UNLESS NOTED OTHERWISE

20. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONCRETE FOUNDATION WORK.

21. ALL INTERIOR DOOR FRAMES TO BE LOCATED 4" FROM THE FACE OF THE WALL TO THE FACE OF THE DOOR FRAME UNLESS NOTED OTHERWISE.

22. PROVIDE CONTINUOUS ROD AND CAULK JOINT AT ALL EXTERIOR WINDOWS, DOORS, CONTROL JOINTS AND OTHER LOCATIONS AS PER GOOD CONSTRUCTION PRACTICE.

23. SEAL AIR/VAPOUR BARRIER TO PERIMETER OF ALL DOOR FRAMES AND WINDOW FRAMES.

24. ALL FIRE SEPARATIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE OR ROOF ABOVE. ALL OPENINGS AND PENETRATIONS MUST BE PACKED AND SEALED WITH FIRE STOPPING MATERIAL. ALL MATERIALS MUST BE ULC LISTED. PRODUCT DATA TO BE APPROVED BY DESIGNER PRIOR TO INSTALLATION.

25. PROVIDE MINIMUM SLOPE AWAY FROM BUILDING FOR ALL GRADING.

26. PROVIDE MINIMUM 2% SLOPE FOR ALL EXTERIOR CONCRETE SLABS UNLESS NOTED OTHERWISE.

27. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE NATIONAL BUILDING CODE, NBC 2019 (AE), AS A MINIMUM AND AS INDICATED ON THESE DRAWINGS, THE STRINGENT TAKING PRECEDENCE.

28. CONFORM TO ALL MUNICIPAL BYLAWS, RULES AND REGULATIONS GOVERNING THE WORK. KEEP BUILDING AND PROPERTY CLEAN OF DEBRIS AND MATERIALS AT ALL TIMES.

DRAWING INDEX

ARCHITECTURAL	
A0	COVER SHEET
A1	SITE PLAN
A1b	AREA SURVEY PLAN
A1c	SWEPT PATH ANALYSIS
A1d	TYPICAL SITE DETAIL
A1e	TEMP. SITE FENCING
A1f	EGRESS PATH
A2	LANDSCAPING PLAN
A2b	LANDSCAPING DETAIL
A3	MAIN FLOOR PLAN
A4	BASEMENT PLAN
A5	ROOF PLAN
A5B	ROOF DETAIL
A6	E/W ELEVATION
A7	N/S ELEVATION
A8	WINDOW/DOOR SCHEDULE
A9	CROSS-SECTION
A9B	CROSS-SECTION DETAIL
A10	STAIR DETAIL
A11	ADDITIONAL DETAIL

ARCHITECTURAL/LANDSCAPING
EFG ARCHITECTS

STRUCTURAL
BEC LIMITED

MECHANICAL
BEC LIMITED

ELECTRICAL
BEC LIMITED

CIVIL
BY OTHERS

GEOTECHNICAL
BY OTHERS

ENERGY EFFICIENCY
BY OTHERS

efg Architects Inc
9834-105 Street NW
Edmonton, AB, T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ.FT
BASEMENT AREA: 7,498 SQ.FT

Rev	Date	Description	Drawn
5	20-MAR-23	ISSUED FOR PERMITS	MK
4	30-MAR-22	ISSUED FOR PERMITS	MK
3	24-NOV-21	ISSUED UPDATE	AG
2	26-JUL-21	ISSUED UPDATE	AG
1	30-JUN-21	SUBMITTED PERMIT REVIEW	MK

Revision/Drawing Issue

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB, T6E 5G3
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

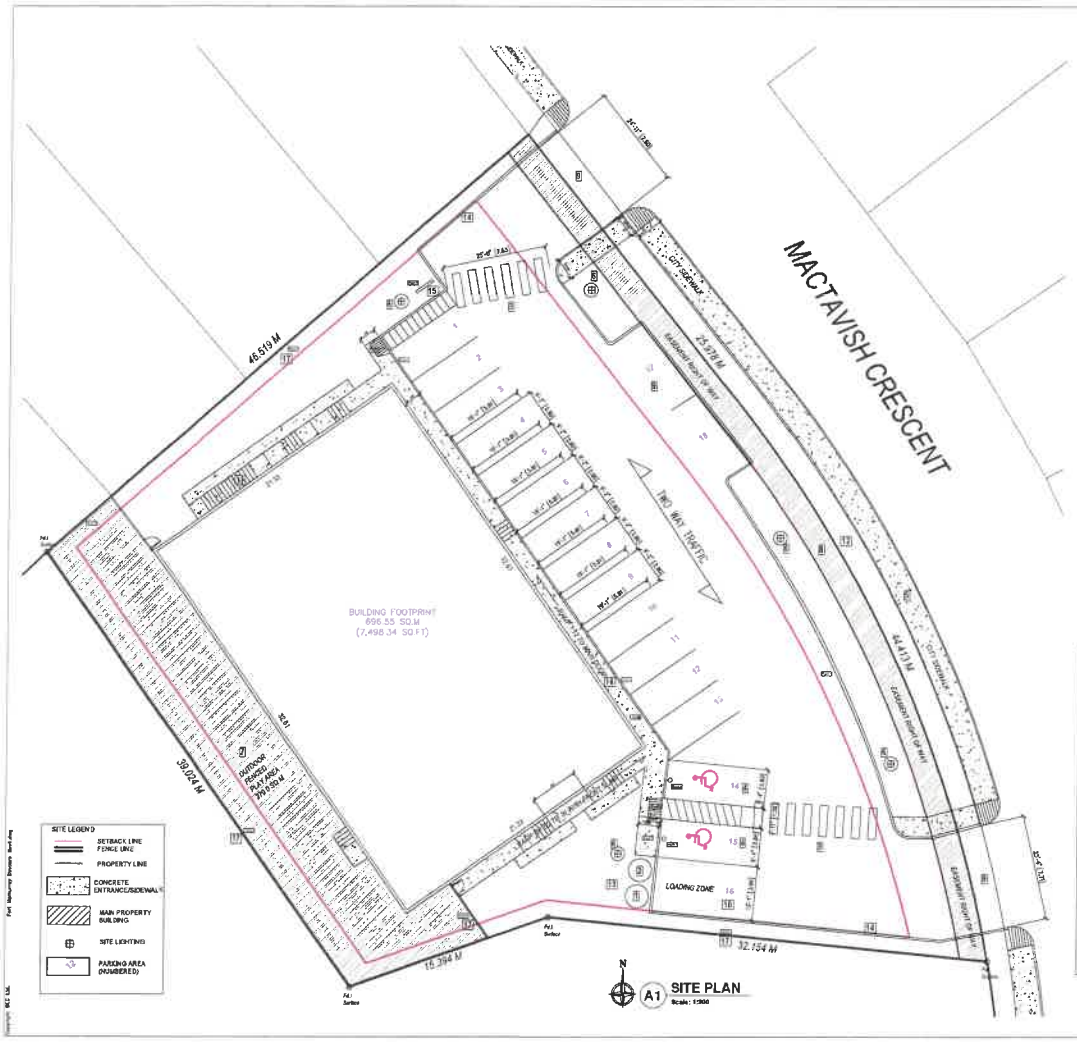
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN ANY SUCH FORM OR FOR ANY PURPOSE SUBJECT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE OWNER & CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS ON SITE AND REPORT ANY ERRORS TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
COVER SHEET

Project number: BEC-217	Date: MARCH 20, 2023
Drawn by: M.K.	Scale: ¼" = 1'-0"
	Checked by: A.G.

A0 — REVISION: REV 5



PROJECT INFORMATION AND DESCRIPTION

LEGAL DESCRIPTION:	CONDOMINIUM PLAN 0220665 UNIT 267
MUNICIPAL ADDRESS AB.	5028 MACTAVISH CRESCENT, FORT MCMURRAY,
ZONING	RMH-1 MODIFIED MANUFACTURED HOME DISTRICT
AREA OF LOT:	8 092.05 M2 (87,150 SQ.FT)
SPRINKLERED:	NO
FIRE ALARMED	YES
PRINCIPAL BUILDING AREA	7,498.34 SQ. FT (696.55 SQ.M)
SITE COVERAGE:	696.55 / 8 092.05 = 8.61%
MAX. BUILDING HEIGHT	6.0M
MAX. LOT COVERAGE.	45%
MIN. SOFT LANDSCAPING	30%
SETBACKS	FRONT: 6.0M REAR: 2.0M SIDE YARD 1.2M.
GROSS BUILDING AREA	MAIN FLOOR: 7,498.34 SQ.FT BASEMENT: 7,498.34 SQ.FT
PARKING AVAILABLE: BICYLE STALLS. ONSITE VEHICLE LOADING	18 2 ACCESSIBLE STALLS 8 STALLS 1 STALL

BUILDING CODE ANALYSIS:

PROPOSED USES	GROUP A, DIVISION 2: DAYCARE FACILITY
BUILDING OCCUPANCY CLASS	GROUP A, DIVISION 2, DAYCARE FACILITY SECTION 3.2.2.28 GROUP A, DIVISION 2, UPTO 2 STOREYS. 1 STOREY MAXIMUM AREA - 1,600M2 FACING 1 STREET. COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION IS PERMITTED ROOF ASSEMBLIES SHALL HAVE A 45MIN FIRE RATING LOAD BEARING WALLS, COLUMNS SHALL HAVE A 45MIN FIRE RATING
MAX. OCCUPANT LOAD.	CHILDREN + STAFF 198 PERSONS.
SEPARATION OF OCCUPANCIES	NOT REQUIRED
EGRESS DOORWAYS	A MINIMUM OF 2 EGRESS DOORWAYS LOCATED SO THAT ONE DOORWAY COULD PROVIDE EGRESS FROM THE SUITE IF THE OTHER DOORWAY BECOMES INACCESSIBLE TO THE OCCUPANTS DUE TO A FIRE WHICH ORIGINATES IN THE SUITE SHALL BE PROVIDED FOR EVERY SUITE WITH OCCUPANTS MORE THAN 60, TRAVEL DISTANCE IS MORE THAN 25M AND THE AREA OF THE SUITE IS MORE THAN 600M2.
MIN. NO. OF EXITS.	EVERY FLOOR AREA INTENDED FOR OCCUPANCY SHALL HAVE AT LEAST 2 EXITS
EXIT WIDTH	EXIT CORRIDOR/PASSAGEWAY 1.1M RAMPS 1.1M STAIRS 0.9M DOORWAYS 0.8M
POWER OPERATOR:	REQUIRED ON MAIN ENTRANCE AND VESTIBULE DOOR

SITE KEY NOTES:

1. MOLOK CLASSIC GARBAGE BINS: 5M3
2. MOLOK CLASSIC RECYCLE BINS: 5M3
3. PARKING LOT CROSS WALK LOCATION ACCESS TO GARBAGE BINS.
4. BARRIER FREE PARKING LOCATIONS: 2 STALLS.
5. EXISTING MUNICIPAL SIDEWALK ON FRONT OF PROPERTY.
6. EXTERIOR LIGHTING POSTS.
7. SOFT LANDSCAPED AREA AT REAR OF BUILDING USED FOR FENCED OUTDOOR DAYCARE PLAYGROUND FACILITY. TOTAL AREA OF PLAYSPACE PROVIDED: 285 SQ.M. REFER TO FENCE SPECIFICATIONS.
8. 2.0M EASEMENT: NO CONSTRUCTION IN SPACE. REFER TO RESTRICTIVE COVENANT 0224543462 FOR ADDITIONAL INFORMATION.
9. FRONT ENTRANCES TO PARKING AREA: 2 ENTRANCES AT NORTH AND SOUTH OF PROPERTY. TWO WAY TRAFFIC WITH 7.0M WIDTH AS PER ENGINEERING SERVICING STANDARD.
10. 20 MINUTE LOADING ZONE AT SOUTH EAST SECTION OF BUILDING: PARKING SPOT 1.
11. SIDE BASEMENT ENTRANCE
12. MUNICIPAL GRASSED AREA
13. FENCED GARBAGE ENCLOSURE
14. SIDE CURBS AT PROPERTY SIDE SETBACK
15. BICYCLE RACK
16. BARRIER FREE RAMP TO MAIN ENTRANCE OF BUILDING.
17. PROPERTY SHALL BE FENCED FULLY AS PER MUNICIPAL REQUIREMENTS.
TOTAL PERIMETER FENCING 133.091M
ADDITIONAL FENCING FOR DAYCARE 9.957M

ADDITIONAL CONSULTANTS

efg architects inc
6834-195 Street NW
Edmonton, AB. T5K 1A8

BUILDER

MAIN FLOOR AREA 7,498 SQ. FT
BASEMENT AREA 7,498 SQ.FT

Rev.	Revision/Drawing Issue	Drawn
		MF
		MK
		AG
		AG
1		MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

THE OPINIONS AND THE CONSTRUCTION CONFIGURATIONS IN THE DRAWING PROPERTY OF BURHANI ENGINEERING AND CONSTRUCTION LTD. SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THE DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. THE DRAWING SHALL NOT BE REPRODUCIBLE FOR THE WORK. THE DRAWING DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER WHETHER COPYRIGHT HAS NOT BEEN PROVIDED TO THE OWNER. DO NOT SCALE THIS DRAWING.

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
SITE PLAN

Project number: BEC-217	Date: MARCH 20, 2023
	Scale: 1:300
Drawn by: M.K.	Checked by: A.G.
A1	REVISION: REV 4

ZONING REGULATIONS:

MAXIMUM HEIGHT OF BUILDING: 8.0M FOR FLAT/GAMBREL/MANSARD ROOFS
MAXIMUM FLOOR AREA RATIO: NOT REQUIRED

SETBACK REQUIREMENTS:
THE FRONT SETBACK: 6.0M
SIDE SETBACK: 1.5M
REAR SETBACK: 3.0M

PARKING/LOADING/STORAGE OR TRASH COLLECTION MAY BE PERMITTED WITHIN THE SIDE SETBACK PROVIDED THERE IS 1.5M OF SOFT LANDSCAPING WITHIN THE SETBACK AND ALL AREAS ARE SCREENED FROM ADJACENT VIEW.

ADDITIONAL CONSULTANTS

efg architects inc.
9634-108 Street NW
Edmonton, AB. T5K 1A8

BUILDER

MAIN FLOOR AREA: 7,494 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

3	2024-03-18	FOR PERMITS	MM
2	2023-11-20	S.D. REVIEW	AG
1	2023-11-03	TS/DEVELOPMENT PERMIT REVIEW	MM
Rev.	yyyy-mm-dd	Revision/Drawing Issue	Drawn by

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSIDERATION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, IN WHOLE OR PART, FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS ON SITE. THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND/OR DRAWING INFORMATION ON THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER (DO NOT SCALE THIS DRAWING).

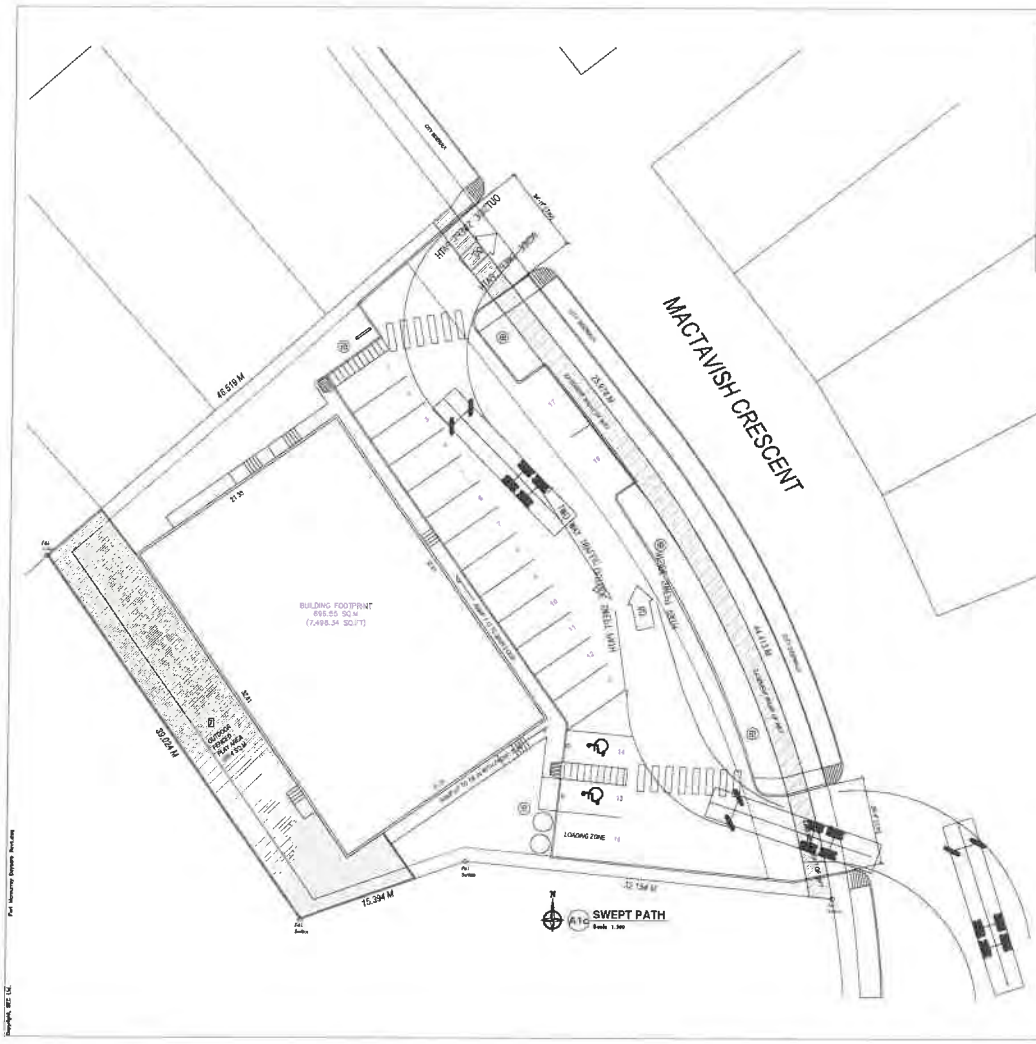
PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
AREA PLAN

Project number: BEC-217	Date: MARCH 10, 2023
	Scale: 1:300
Drawn by: M.K.	Checked by: A.G.

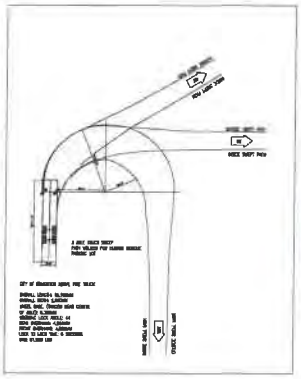
A1b

REVISION: REV 8



GENERAL NOTES

1. AERIAL FIRE TRUCK UTILIZED FOR REVIEW
   1.1. OVERALL LENGTH: 15100 MM
   1.2. OVERALL WIDTH: 2600MM
   1.3. WHEEL BASE: 8300MM
   1.4. STEERING LOCK ANGLE: 44 DEGREES
   1.5. REAR OVERHANG: 4500MM
   1.6. FRONT OVERHANG: 4000MM
   1.7. LOCK TO LOCK TIME: 6 SECONDS
   1.8. GVW (LARGEST): 81,500 LBS
2. IN ACCORDANCE WITH SECTION 3.2.5.5 AND SECTION 3.2.5.6 (1) OF THE ALBERTA BUILDING CODE, THE DESIGN AND CONSTRUCTION OF THE FIRE DEPARTMENT ACCESS ROUTES INVOLVES MULTIPLE VARIABLES AND SHOULD BE COMPLETED IN CONJUNCTION WITH CONSULTATION WITH THE LOCAL FIRE DEPARTMENT.
3. THE TURNS IDENTIFIED ON THE DRAWING SHOW UNOBSTRUCTED TRAVEL AND CONTINUOUS MOVEMENT AROUND THE COMPLETE BUILDING.
4. THE SWEPT PATH FOR A GARBAGE TRUCK HAS NOT BEEN IDENTIFIED ON THIS DRAWING BECAUSE THE DIMENSIONS AND SIZE OF THE TRUCK ARE SMALLER THAN THE COE AERIAL FIRE TRUCK.
   4.1. OVERALL LENGTH:
   4.2. OVERALL WIDTH:
   4.3. STEERING ANGLE
   4.4. GVW (LARGEST): 51,000 LBS
5. TWO ENTRANCES PROVIDED FOR EMERGENCY VEHICLE ACCESS. BOTH ENTRANCES ARE ON THE SOUTH SIDE OF THE PROPERTY AND 7.5M WIDE



ADDITIONAL CONSULTANTS:

efg architects inc.
8834-105 Street NW
Edmonton, AB. T5K 1A5

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	Revision /Drawing Issue	Drawn
2023-03-16	FOR REVIEW	MK
2023-01-16	UPDATE - DP RE-APPL	AG
2022-11-02	UPDATE FOR APPL	AG
2022-11-08	ELEVATION 17 Street NE view	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL 587-794-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD A. GUNDY
ARCHITECT
PROFESSIONAL ENGINEER
ALBERTA
CONSULTANTS

AND THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BEC LIMITED. IT HAS BEEN PREPARED FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED OR USED IN WHOLE OR PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AND SPECIFICATIONS IF ANY CHANGES HAVE BEEN MADE TO THE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
SWEPT PATH ANALYSIS

Project number	Date
BEC-217	MARCH 16, 2023
Drawn by: M.K.	Scale: 1:300
	Checked by: A.G.

A1c — REVISION: REV 3

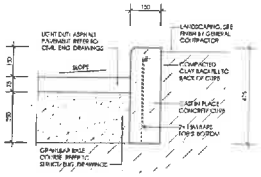


FIGURE 1: TYPICAL CURB DETAIL

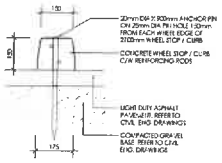


FIGURE 2: TYPICAL WHEEL STOP DETAIL

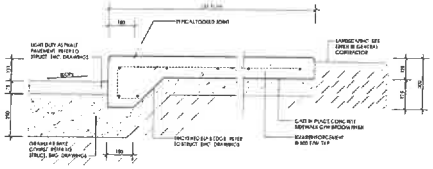


FIGURE 3: TYPICAL SIDEWALK CURB DETAIL

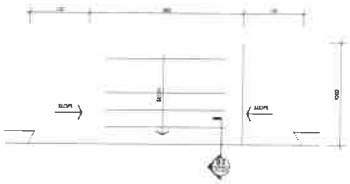


FIGURE 4: TYPICAL DROP-CURB DETAIL

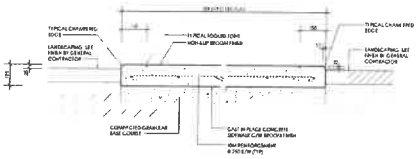


FIGURE 5: TYPICAL SIDECURB DETAIL

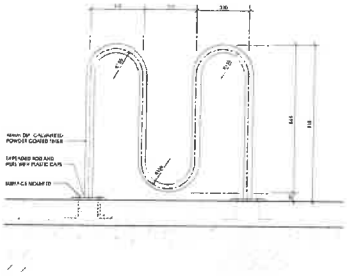


FIGURE 6: TYPICAL BICYCLE RACK DETAIL

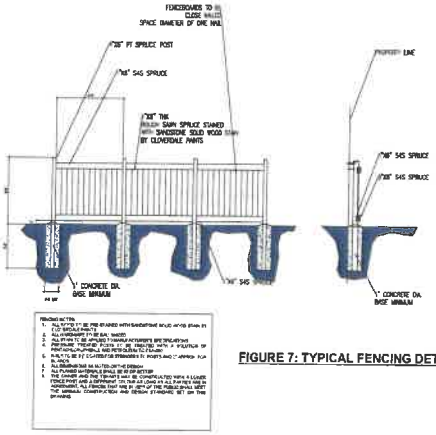


FIGURE 7: TYPICAL FENCING DETAIL

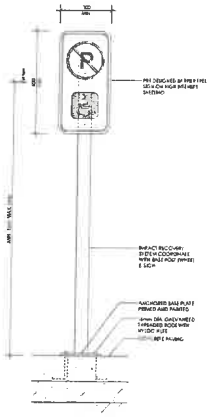


FIGURE 8: TYPICAL BARRIER FREE PARKING SIGN DETAIL

ADDITIONAL CONSULTANTS

efg Architects inc
9834-106 Street NW
Edmonton, AB. T5K 1A8

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQFT

Rev.	Revision / Drawing Issue	Drawn By
2023-03-30	ISSUE FOR PERMITS	MK
2023-03-17	ISSUE FOR REVIEW	AG
2023-01-18	ISSUE FOR PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB, T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

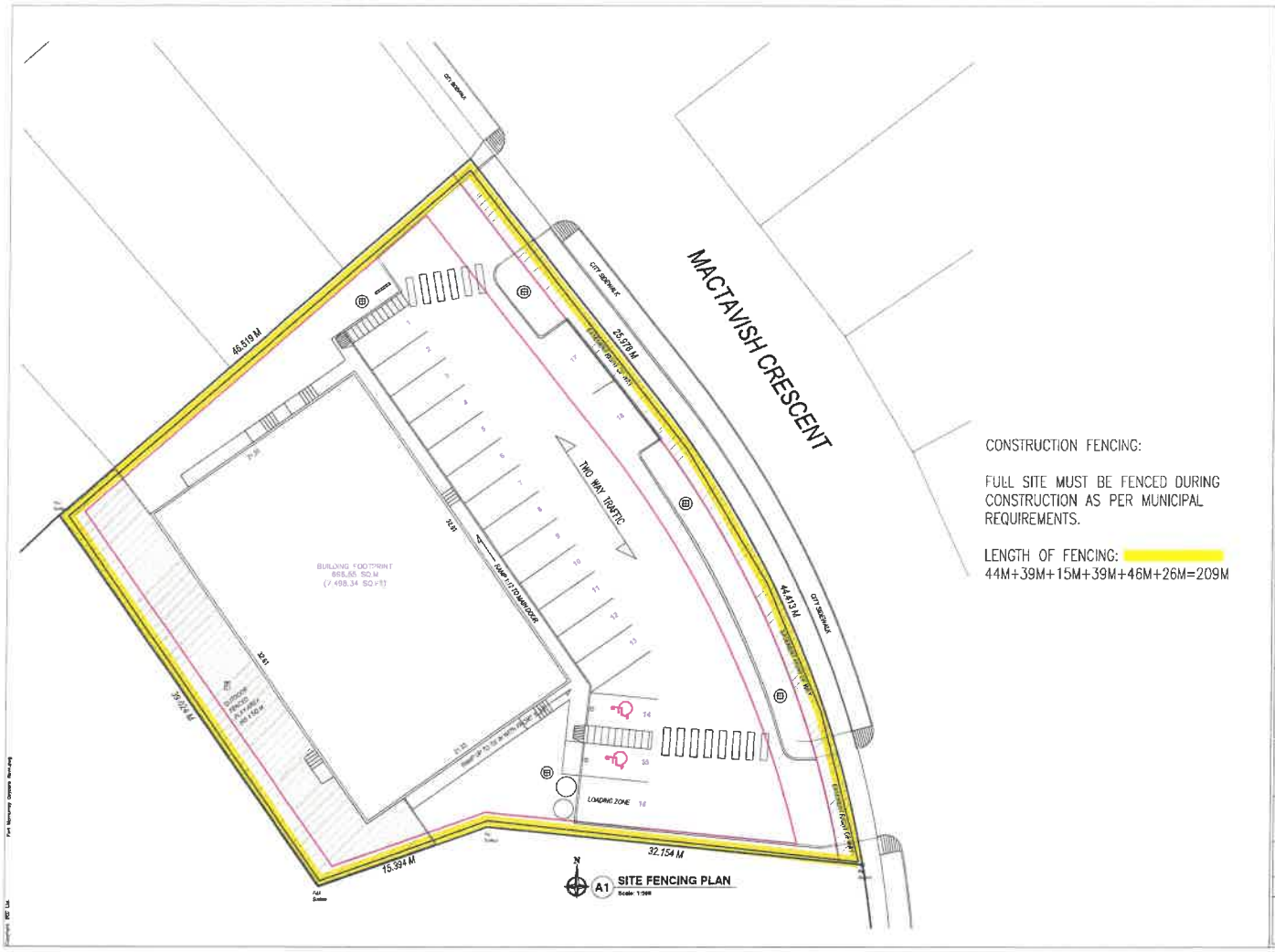
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING MAY NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY OTHER PURPOSE WITHOUT WRITTEN PERMISSION BY THE OWNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DRAWING IF ANY DIMENSIONS OR INFORMATION IS THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
ADDITIONAL DETAIL

Project number	Date
BEC-217	MARCH 30, 2023
Scale	NOT TO SCALE
Drawn by	Checked by
M.K.	A.G.

A1d — REVISION REV 2



CONSTRUCTION FENCING:

FULL SITE MUST BE FENCED DURING CONSTRUCTION AS PER MUNICIPAL REQUIREMENTS.

LENGTH OF FENCING:
44M+39M+15M+39M+46M+26M=209M

ADDITIONAL CONSULTANTS

efg architects inc.
9634-105 Street NW
Edmonton, AB. T5K 1A8

BUILDER

MAIN FLOOR AREA 7,498 SQ. FT
BASEMENT AREA 7,498 SQ. FT

2	2023-03-10	ISSUED FOR PERMITS	MK
1	2023-01-17	ISSUED FOR REVIEW	KG
1	2022-01-17	DEVELOPMENT PERMIT REVIEW	KG
Rev.	Description	Revision Drawing Issue	Drawn by

BURHANI ENGINEERING AND CONSTRUCTION LTD.
9708 51 AVENUE NW
EDMONTON, AB. T6E 5E6
TEL: 587-944-8217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY OTHER PURPOSE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND/OR GRADES INCLUDED IN THE DRAWING IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER (DO NOT SCALE THIS DRAWING)

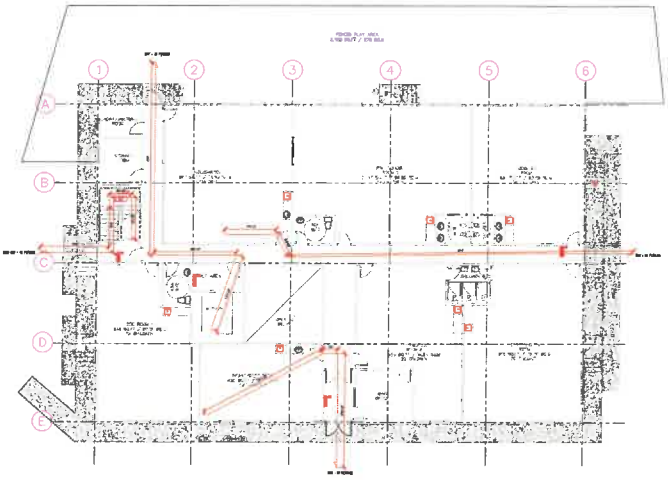
PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
SITE FENCING (TEMPORARY)

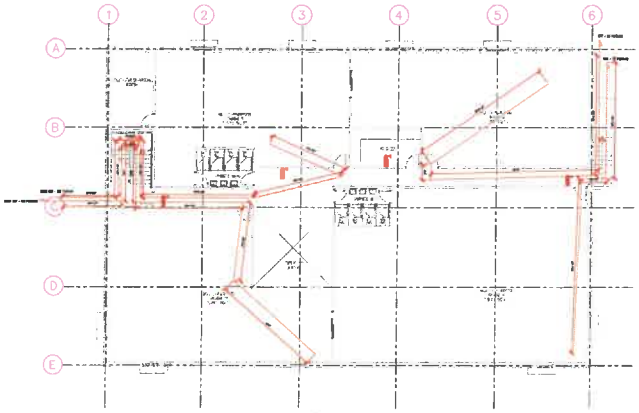
Project number: BEC-217	Date: MARCH 10, 2023
	Scale: NOT TO SCALE
Drawn by: M.K.	Checked by: A.G.

A1e

REVISION REV 2



A11 EGRESS PLAN MAIN FLOOR



A11 EGRESS PLAN BASEMENT

TRAVEL DISTANCE AND ACCESS TO EXITS:

1. EXIT DISTANCES SHALL NOT EXCEED 30M FROM ANY POINT AS PER 3.4.2.5 (F) OF NBCC 2019 (AE).
2. FIRE EXITS IN OPEN SPACES ACCEPTABLE IN SINGLE STOREY STRUCTURES AND AS LONG AS DISTANCE TO EXIT IS LESS THAN 15M.
3. GENERAL CONTRACTOR MUST INSTALL RATED DOORS WHERE REQUIRED.

FIRE EXTINGUISHERS

ADDITIONAL CONSULTANTS

efg architects inc.
8634-165 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA 7,491 SQ. FT
BASEMENT AREA 7,498 SQ.FT

Rev	Date	Revision Drawing Issue	Drawn By
2	2021-03-17	FOR PERMITS	MH
1	2021-01-17	ISSUE after	AG
	2021-01-13	FOR PERMIT REVIEW	MH

BURHANI ENGINEERING AND CONSTRUCTION LTD
9735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL. 587-794-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

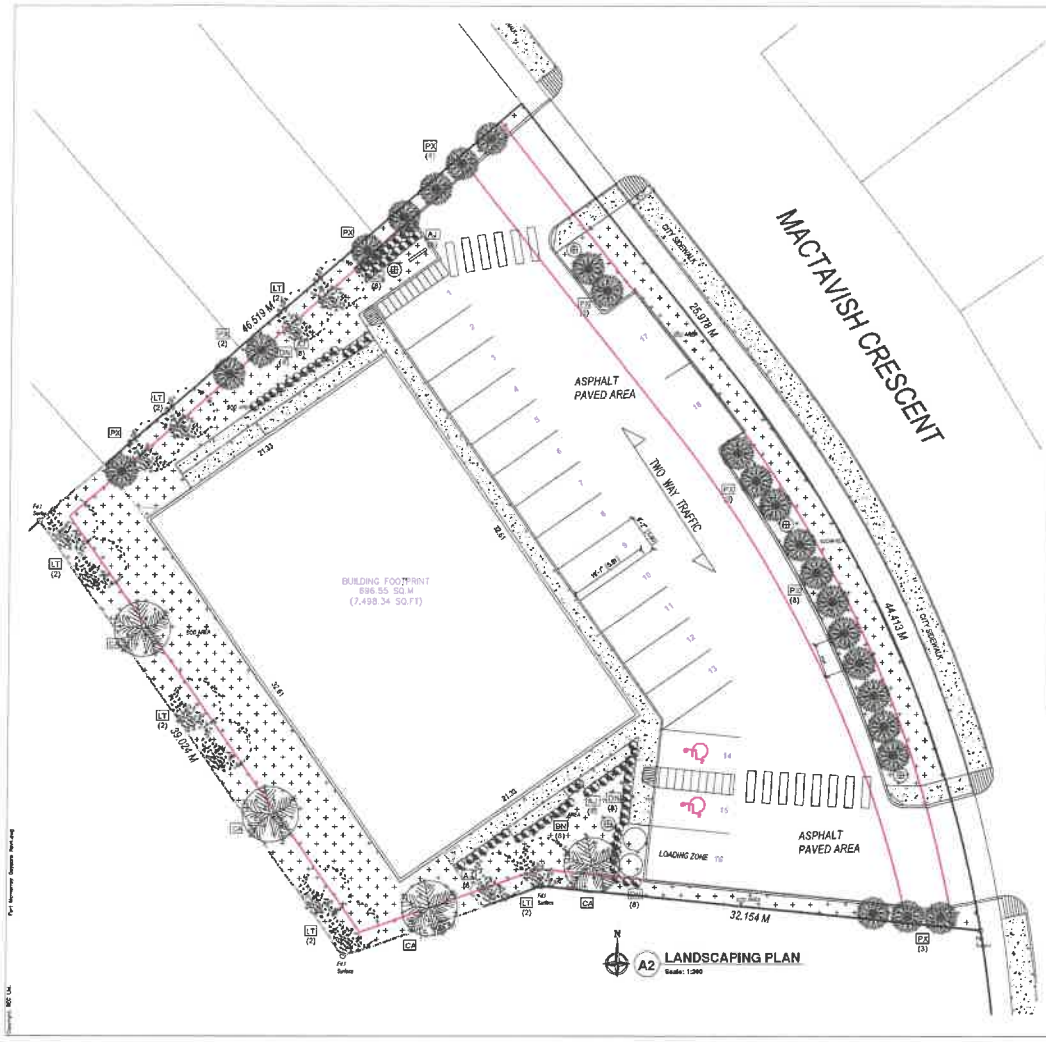
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED IT HAS BEEN PROVIDED "AS IS" FOR THE DISTRIBUTION OF THIS PY CLIC T. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN ANY SIZE, IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL REPORT ALL DRAWINGS, SHEETS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND ITS EFFECTS ARE DEPENDENT ON THE DRAWINGS IF THE DRAWINGS ARE NOT SIGNED AND SEALED DO NOT SCALE THIS DRAWING

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
SITE FENCING (TEMPORARY)

Project number	Date
BEC-217	MARCH 10, 2021
	Scale NOT TO SCALE
Drawn by M.K.	Checked by A.G.

A1e REVISION REV 2



A2 LANDSCAPING PLAN
Scale: 1:200

LANDSCAPING SCHEDULE

No.	Deciduous Shrubs	Botanical Name	Trees/Plant Legend	Deciduous Shrubs/Trees QTY	Quantity of Trees	Tree Canopy at Full Height	Size of Tree	Planting Height	Size Height
P3	Poplar	Populus		P3	34	10'	60mm		10'
LT	Lilac Lilac			LT	12	7'	60mm	50m	10'
P2	Poplar Balsam	Populus Balsamifera		P2	4	10'	60mm		10'
							Plant Spread	Plant Height	
C2	Crabapple	Malus sp.		C2	11		40mm		
P2	Spruce	Picea Pungens		P2	48			210mm	

LANDSCAPING CALCULATIONS

SIDE SETBACKS 1.2M
REAR SETBACK 2.0M
FRONT SETBACK 6.0M

REQUIRED LANDSCAPED SPACE: 30% OF 2,466.33 SQ.M = 739.9 SQ.M
PROVIDED LANDSCAPED SPACE 754.3 SQ.M
TREES REQUIRED FOR LANDSCAPED AREA 739.9/25 = 30 TREES
TREES REQUIRED FOR PARKING 18/5 = 4 TREES
TOTAL NO. SHRUBS REQUIRED (YARD) 739.9/25 = 30 SHRUBS

TOTAL TREES REQUIRED: 34 TREES
TOTAL SHRUBS REQUIRED: 30 SHRUBS

TOTAL TREE AND SHRUB COUNT PROVIDED
DECIDUOUS TREES 28
CONIFEROUS TREES 12
DECIDUOUS SHRUBS 40
CONIFEROUS SHRUBS 32

LANDSCAPING PLAN ACCEPTABLE IN ACCORDANCE WITH WOOD BUFFALO LAND USE BYLAW.

GENERAL NOTES:

1. ALL LANDSCAPING AND PLANTING TO BE COMPLETED IN ACCORDANCE WITH CITY OF FORT MCMURRAY PLANTING GUIDELINES AS SET OUT IN THE WOOD BUFFALO ZONING BYLAW.
2. ONE TREE REQUIRED FOR 25M2 OF LANDSCAPED AREA
3. ONE SHRUB REQUIRED FOR 25M2 OF LANDSCAPED AREA
4. ALL AREAS IN TOWN OF FORT MCMURRAY BOULEVARDS, DAMAGED DURING CONSTRUCTION TO RECEIVE SOD ON 150MM DEPTH COMPACTED CLASS B TOPSOIL TYPICAL.
5. EXISTING TREES ALONG EDGE OF ROADWAY OR IN ANY OTHER LOCATION TO REMAIN IN PLACE.
6. ALL TREES ON LOT TO BE REMOVED FOR CONSTRUCTION.
7. ALL SHRUBS ON PROPERTY TO BE PLANTED ON THE GROUND ON MULCH BED. THE MULCH BED SHALL BE A MINIMUM OF 2 FEET IN DEPTH AS PER GOOD CONSTRUCTION PRACTICE.
8. ALL UTILITIES SHALL BE CONFIRMED BY CALLING ALBERTA ONE CALL (1-800-242-3447) AND ALL UTILITIES SHALL BE MARKED OUT PRIOR TO THE START OF ANY CONSTRUCTION (SUBSCRIBED AND NON-SUBSCRIBED UTILITIES).
9. ALL QUANTITIES SHALL BE VERIFIED PRIOR TO THE START OF THE CONSTRUCTION AND DESIGNER/OWNER NOTIFIED IN CASE OF DISCREPANCIES.
10. DESIGN DRAWINGS SHALL BE ONSITE AT ALL TIMES FOR CONSTRUCTION OF THE PROJECT.
11. GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN AND SAFE WORKSITE AT ALL TIMES IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND OSHA REQUIREMENT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL AND SEDIMENTATION CONTROL AND SHALL ENSURE THAT ALL EFFORTS ARE MADE TO PREVENT EROSION AND SEDIMENT MOVEMENT ONTO ROADS AND DRAINAGE AREAS.

SITE LEGEND

- SITE LIGHTING PARKING LOT (QTY 8)
- MOLOK GARBAGE DISPOSAL (QTY 2)
- BIKE RACK - 5 (QTY AND LOCATION TBD)
- SOD ON CLASS B TOP SOIL (QTY 8,000 SQ.FT APPROX.)
- SHRUBS W/ CLASS B TOPSOIL AND 100MM MULCH (QTY: 30 EACH)
- 1.8M WOODEN FENCED PLAYGROUND AREA (HEIGHT OF SUB GRADE)

ADDITIONAL CONSULTANTS

efg architects inc.
9634-103 Street NW
Edmonton, AB, T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA 7,498 SQ.FT

Rev.	Date	Description	By
4	2023-06-28	FOR PERMITS	AG
2	2023-05-10	FOR PERMITS	AG
1	2023-01-11	UPDATE DEVELOPMENT REVIEW	AG
2	2022-11-02	RE SPA	AG
1	2022-11-16	BUILDING PERMIT RE-SPA	GP
Rev.	Revision Drawing Notes		Drawn By

BURHANI ENGINEERING AND CONSTRUCTION LTD
8726 93 AVENUE NW
EDMONTON, AB, T6E 5S2
TEL: 587-754-2217
INFO@BEELIMITED.CA

PERMIT STAMP

SEAL

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEE LIMITED (IT WAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED (COPIED, OR USED IN WHOLE OR PART BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER CONTRACTOR TO REVIEW ALL DRAWINGS, DIMENSIONS SHEETS AND REPORT AND DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWING IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

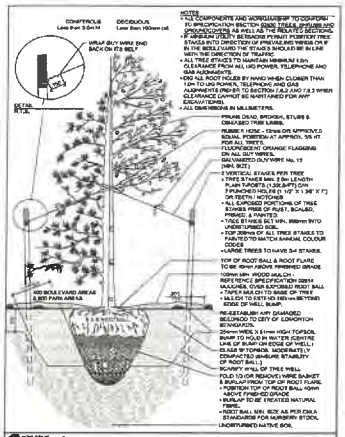
PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

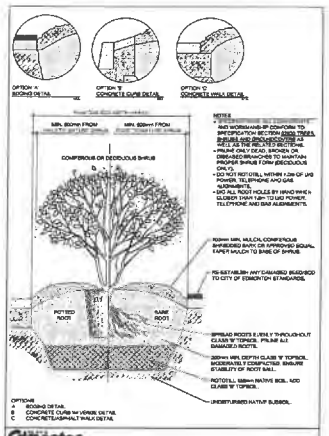
DRAWING TITLE
LANDSCAPING

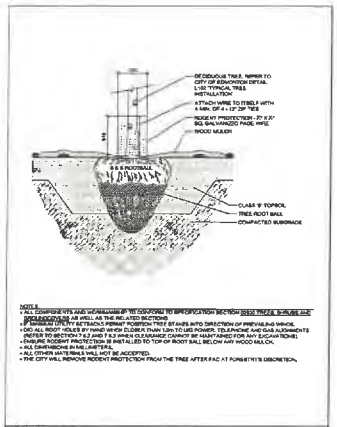
Project number	Date
BEC-217	MARCH 20, 2023
Drawn by: M.K.	Scale: 1" = 1'-0"
	Checked by: A.G.

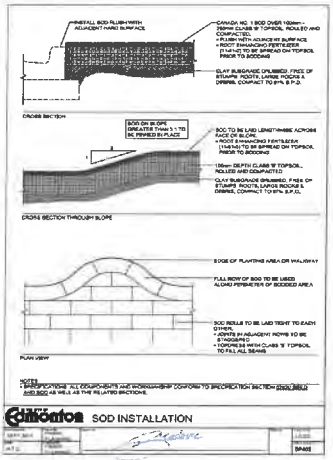
A2

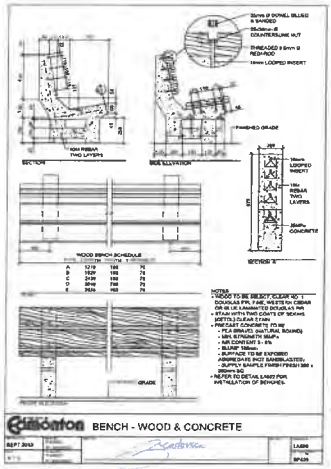
REVISION REV 5











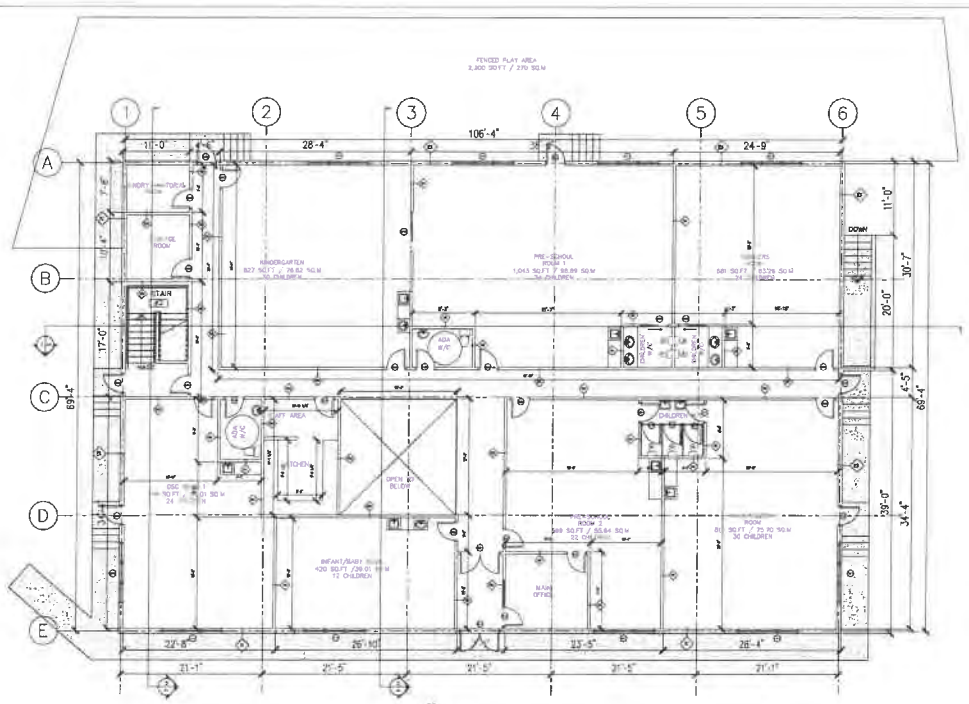
ADDITIONAL CONSULTANTS

efg architects inc
9834-108 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA 7,498 SQ. FT
BASEMENT AREA 7,498 SQ.FT

Rev	Description	Date	Drawn By



A3 MAIN FLOOR PLAN

Scale: 3/8" = 1'-0"

INTERIOR WALLS

FIRE RATED INTERIOR WALL ASSEMBLY 1 HOUR

- Interior air film
- 5/8" TYPE X gypsum board sheathing Taped Fill Sanded Primed
- 6" x 16GA Steel Stud Framing at 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- 5/8" Type X gypsum board sheathing 1 on each side Taped Fill Sanded Primed and Painted
- Interior Air film

FIRE RATED INTERIOR WALL ASSEMBLY 2 HOUR - STC 50

- Interior air film
- 2" TYPE X gypsum board sheathing Taped Fill Sanded Primed
- 6" x 16GA Steel Stud framing at 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- Resilient Channel on one side
- 5/8" Type X gypsum board sheathing 2 on each side Taped Fill Sanded Primed and Painted
- Interior Air film

TYPICAL INTERIOR WALL ASSEMBLY NO FIRE RATING

- Interior air film
- 5/8" gypsum board sheathing Taped Fill Sanded Primed
- 6" x 16GA Steel Stud framing at 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- 5/8" gypsum board sheathing 1 on each side Taped Fill Sanded Primed and Painted
- Interior Air film

TYPICAL EXTERIOR PLUMBING WALL ASSEMBLY NO FIRE RATING

- Exterior Wall Materials
- 5/8" x 16GA Steel Stud framing at 16" O.C.
- 5.5" Glass Fiber acoustic insulation batts in stud cavity
- 5/8" gypsum board sheathing 1 on each side Taped Fill Sanded Primed and painted
- Interior Air Film

- [illegible]
- 1" rigid XPS between furring strips
- 6 Mil poly vapour barrier
- 5/8" fiberglass-mat faced gypsum board sheathing
- 6" x 16GA galvanized steel stud framing @ 16" o.c.
- 6" glass fibre thermal insulation batts in stud cavity
- 10 Mil Poly vapour retarder
- 5/8" fire rated Type X gypsum board, Absorptive insulation material
- Interior air film

TYPICAL EXTERIOR WALL ASSEMBLY

- Exterior finish alternative level 100-6" 4" Vinyl siding
- 1"x 1.5" furring strips @ 16.0" O.C.
- 1" rigid XPS between furring strips
- 6 Mil poly vapour barrier
- 5/8" fiberglass-mat faced gypsum board sheathing
- 6" x 16GA galvanized steel stud framing @ 16" o.c.
- 6" glass fibre thermal insulation batts in stud cavity
- 10 Mil Poly vapour retarder
- 5/8" fire rated Type X gypsum board, Absorptive insulation material
- Interior air film

TYPICAL EXTERIOR WALL ASSEMBLY

- 9" cast in place concrete below 100-0" level
- 2x6 Framing @ 16" o.c. with R24 insulation
- 3mil poly vapour barrier
- 5/8" Gypsum board
- Interior air film

ROOF CONSTRUCTION

TYPICAL INSULATED ROOF ASSEMBLY

- 180 mils vapor retarding SBS modified asphalt CSA A123.23-M91 compliant
- 180 polyester reinforced SBS modified base sheet factory laminated to glass reinforced organic board adhered in asphalt
- Two 4" thick rigid EPS polisty insulation edges staggered adhered
- 500 modified bitumen vapour retarder cold applied adhered in hot asphalt/tarry felt hot self adhered primed
- 5/8" glass-faced gypsum board to ceiling surface mechanically fastened with 1" screws and screws per sheet
- Roofing has half slope See Structural drawings for further information

FLOOR CONSTRUCTION

TYPICAL INSULATED INTER FLOOR ASSEMBLY 2 HOUR

- Finished flooring materials
- 3/4" Plywood sheathing
- T&G Floor sheathing 3/4"
- 11 7/8 Joists @ 16" O.C. w/o insulation
- 4 layers of 5/8" Type X gypsum board Taped filled sanded, primed and painted.

TYPICAL INSULATED INTER FLOOR ASSEMBLY 1 HOUR

- Finished flooring materials
- 3/4" Plywood sheathing
- T&G Floor sheathing 3/4"
- 11 7/8 Joists @ 16" O.C. w/o insulation
- 2 layers of 5/8" Type X gypsum board on one side Taped filled sanded primed and painted

DAYCARE GENERAL NOTES AND ANALYSIS

EMPLOYEE REQUIREMENTS:
13-18 months - 6 Children = 2 Staff
19 Months - 2 years - 18 Children = 3 Staff
3 years - 4 years - 48 Children = 3 Staff
4 years - 6 years - 50 Children = 5 Staff
6 years and Older - 24 Children = 2 Staff

TOTAL STAFF 18

PARKING REQUIREMENTS:
Total Staff 18
TOTAL PARKING PROVIDED 18 STALLS

DROP OFF PARKING REQUIREMENTS:
Total Children 148
TOTAL DROP-OFF PARKING 10 stalls

PLAYGROUND CALCULATION:
Total Children 148
Children > 18 Months: 8
Children < 18 Months: 140

Total Playground required = 315 Sq.M
Playground Space Provided area = 270 Sq.M
Daycare Facility backing onto green space with play park
Additional Playspace available, Daycare operator to provide additional information as per Early Learning and Childcare regulation.

MAXIMUM OCCUPANCY REQUIREMENTS:
BABIES 0-18 Months = 8
TODDLERS 18 months - 3 years = 18
PRE-SCHOOL 3 years - 4 years = 48
KINDER 4 years - 6 years = 50
OSC 6 years - 12 years = 24

TOTAL: 148

ADDITIONAL CONSULTANTS

efg architects inc.
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,496 SQ. FT
BASEMENT AREA: 7,496 SQ.FT

Rev.	Date	Description	Drawn by
	2021-08-10	ISSUED FOR PERMITS	MK
	2023-01-11	PERMIT REVIEW	AG
	2023-11-08	REVIEW	AG
	2023-11-10	PERMIT REVIEW	MK

A revision is denoted by a cloud

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB, T6E 5G2
TEL: 587-754-0217
INFO@BEC.LIMITED.CA

PERMIT STAMP

SEAL

UNDER OWNING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED, OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR, PROJECT MANAGER, ALL SUBCONTRACTORS AND SUPPLIERS MUST REVIEW THIS DRAWING PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ANY ERRORS NOT ENGAGED IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION.

PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

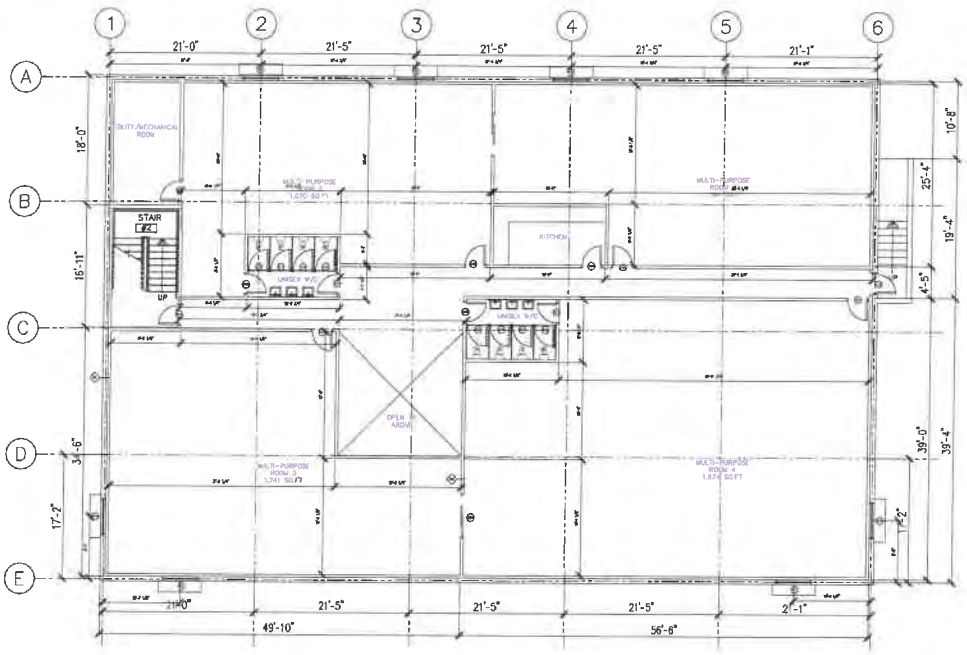
DRAWING TITLE

MAIN FLOOR PLAN

Project number	Date
BEC-217	MARCH 10, 2023
	Scale 1" = 1'-0"
Drawn by M.K.	Checked by A.G.

A3

REVISION REV 3



A4 BASEMENT PLAN

Scale: 1:300

INTERIOR WALLS

FIRE RATED INTERIOR WALL ASSEMBLY 1 HOUR

- Interior air film
- 5/8" TYPE X gypsum board sheathing. Taped, Fill Sanded, Primed
- 6" x 1600A Steel Stud framing at 16" O.C.
- 6" Owens Corn acoustic insulation batts in stud cavity
- 5/8" Type X gypsum board sheathing. 1 on each side. Taped, Fill Sanded, Primed and Painted
- Interior Air film

FIRE RATED INTERIOR WALL ASSEMBLY 2 HOURS, STC 50

- Interior air film
- 5/8" TYPE X gypsum board sheathing. Taped, Fill Sanded, Primed
- 6" x 1600A Steel Stud framing at 16" O.C.
- 6" Owens Corn acoustic insulation batts in stud cavity
- Resilient Channel on one side
- 5/8" Type X gypsum board sheathing. 2 on each side. Taped, Fill Sanded, Primed and Painted
- Interior Air film

TYPICAL INTERIOR WALL ASSEMBLY NO FIRE RATING

- Interior air film
- 5/8" gypsum board sheathing. Taped, Fill Sanded, Primed
- 6" x 1600A Steel Stud framing at 16" O.C.
- 6" Owens Corn insulation batts in stud cavity
- 5/8" gypsum board sheathing. 1 on each side. Taped, Fill Sanded, Primed and Painted
- Interior Air film

TYPICAL EXTERIOR PLUMBING WALL ASSEMBLY NO FIRE RATING

- Exterior Wall Assembly
- 3/8" x 1600A Steel Stud framing at 16" O.C.
- 3/8" Owens Fiber acoustic insulation batts in stud cavity
- 5/8" Gypsum board sheathing. 1 on each side. Taped, Fill Sanded, Primed and painted
- Interior Air film

EXTERIOR WALLS

FIRE RATED EXTERIOR WALL ASSEMBLY 1 HOUR

- Exterior finish stone veneer 100-00 Masonry/Stone by distinct stone
- Exterior finish stone veneer 100-00 Vinyl siding
- 1"x 1 3/8" furring strips @ 16.0" O.C.
- 1" rigid XPS extruded furring strips
- 6 Mil poly vapour barrier
- 5/8" Gypsum board sheathing
- 6" x 1600A Steel Stud framing at 16" O.C.
- 6" Owens Corn insulation batts in stud cavity
- 50 Mil Poly vapour barrier
- 5/8" Type X gypsum board. Absorptive insulation material
- Interior air film

TYPICAL EXTERIOR WALL ASSEMBLY

- Exterior finish stone veneer 100-00 Masonry/Stone by distinct stone
- 1"x 1 3/8" furring strips @ 16.0" O.C.
- 1" rigid XPS extruded furring strips
- 6 Mil poly vapour barrier
- 5/8" Gypsum board gypsum board sheathing
- 6" x 1600A galvanized steel stud framing @ 16" o.c.
- 6" Owens Corn Faced insulation batts in stud cavity
- 50 Mil Poly vapour barrier
- 5/8" Type X gypsum board. Absorptive insulation material
- Interior air film

TYPICAL EXTERIOR WALL ASSEMBLY

- Exterior finish stone veneer below 100-00" level
- 3x4 Framing @ 16" o.c. with R24 insulation
- 6mil poly vapour barrier
- 5/8" Gypsum board
- Interior air film

ROOF CONSTRUCTION

TYPICAL INSULATED ROOF ASSEMBLY

- 150 mm thick reinforced 35G in situ bed granular sap green semi-polished
- 180 polymer modified 35G in situ bed base sheet, factory laminated to glass reinforced asphaltic layers adhered to substrate
- Two 4" layers 50kg/m³ EPS primary insulation, edges staggered, adhered
- 65G in situ bed bituthene vapour retarder with bituminous primer polyethylene facing self adhered to primer
- 5/8" glass-faced gypsum board to sitting surface, mechanically fastened with 12 plates and screws per sheet
- double ply roof membrane installed in accordance with manufacturer's specifications

FLOOR CONSTRUCTION

TYPICAL INSULATED INTER FLOOR ASSEMBLY 3 HOUR

- Finished flooring materials
- 3/4" Plywood sheathing
- 7x14 Floor sheathing
- 11 7 1.4 Joists @ 16" O.C. w/ insulation
- 4 layers of 5/8" Type X gypsum board. Taped, filled, sanded, primed and painted

TYPICAL INSULATED INTER FLOOR ASSEMBLY 1 HOUR

- Finished flooring materials
- 3/4" Plywood sheathing
- 7x14 Floor sheathing
- 11 7 1.4 Joists @ 16" O.C. w/ insulation
- 2 layers of 5/8" Type X gypsum board on one side. Taped, filled, sanded, primed and painted

EMPLOYEE REQUIREMENTS:
12-18 Months: 8 Children + 2 Staff
18 Months - 3 years: 18 Children + 3 Staff
3 years - 4 years: 48 Children + 6 Staff
4 years - 6 years: 60 Children + 6 Staff
6 years and Older: 24 Children +2 Staff

TOTAL STAFF 18

PARKING REQUIREMENTS:
Total Staff: 18
TOTAL PARKING PROVIDED 18 STALLS

DROP OFF PARKING REQUIREMENTS
Total Children 148
TOTAL DROP-OFF PARKING 10 stalls

PLAYGROUND CALCULATION
Total Children: 148
Children < 18 Months: 8
Children < 18 Months: 140

Total Playground required = 315 SqM
Playground Space Provided area = 270 SqM
Daycare Facility lacking area green space with play park
Additional Playspace available. Daycare operates in provide additional information as per Early Learning and Childcare regulation.

BUILDING OPERATING REQUIREMENTS
BABIES: 3-18 Months = 8
TODDLERS: 18 Months - 3 years = 18
PRE-SCHOOL: 3 years - 4 years = 48
KINDER: 4 years - 6 years = 60
OSC: 6 years - 12 years = 24

ADDITIONAL CONSULTANTS

efg architects inc.
8834-165 Street NW
Edmonton, AB. T5R 1A5

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev	Date	Description	Drawn
1	2023-03-10	FOR PERMITS	MK
	2023-11-08	RE SPA	NS
	2023-11-14	FOR PERMITS REVIEW	MK
		Revision Drawing Issue	

BURHANI ENGINEERING AND CONSTRUCTION LTD
5735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED IS NOT BEEN PROVIDED BASED FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART OR USED FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATES AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE DRAWINGS WHICH ARE NOT SIGNED AND SEALED. IN THE DRAWINGS IF WRITTEN CERTIFICATION HAS NOT BEEN PROVIDED TO THE DESIGNER DO NOT USE THIS DRAWING

PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE

BASEMENT PLAN

Project number: BEC-017	Date: MARCH 10, 2023
	Scale: 3/ - 1'-0"
Drawn by: MJK	Checked by: A.G.
A4	REVISION: REV 2

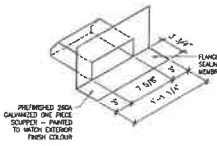
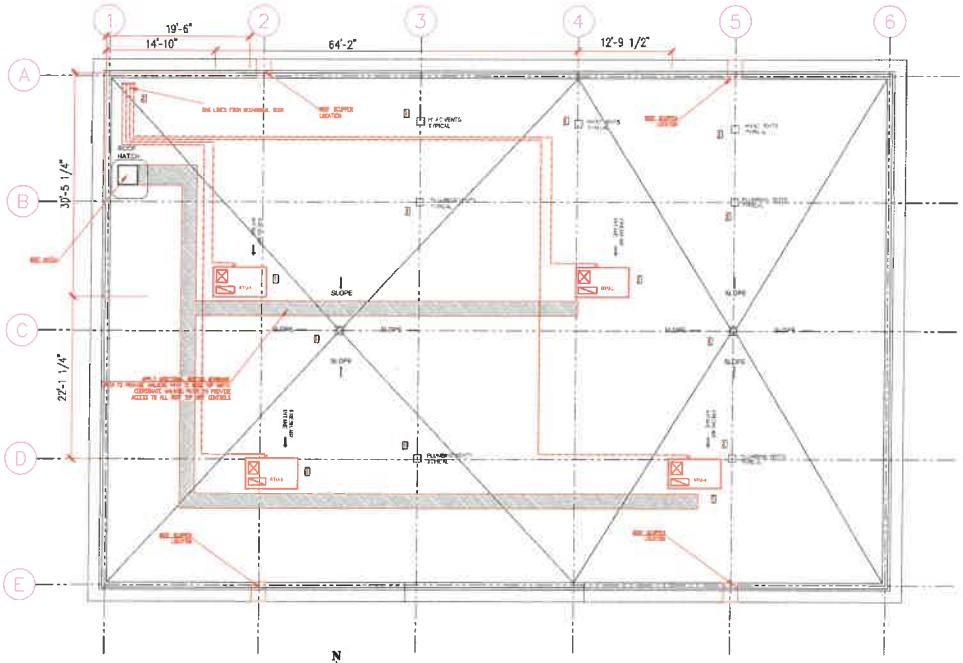


FIGURE 1: TYPICAL SCUPPER DETAIL MOUNTED IN PARAPET



A5 ROOF PLAN

Scale: 1:300

INTERIOR WALLS

FIRE RATED INTERIOR WALL ASSEMBLY 1 HOUR
- Interior air film
- ⅝" TYPE X gypsum board sheathing, Taped, Fill, Sanded, Primed
- 4" x 16GA Steel Stud framing at 16" O.C.
- 4" Glass fibre insulation insulation batts in stud cavity
- ⅝" Type X gypsum board sheathing, 1 on each side, Taped, Fill, Sanded, Primed and Painted
- Interior Air film

FIRE RATED INTERIOR WALL ASSEMBLY 2 HOURS, STC 50
- Interior air film
- ⅝" TYPE X gypsum board sheathing, Taped, Fill, Sanded, Primed
- 2" x 16GA Steel Stud framing at 16" O.C.
- 4" Glass fibre acoustic insulation batts in stud cavity
- Resilient channel 24 o/c one side
- ⅝" Type X gypsum board sheathing, 2 on each side, Taped, Fill, Sanded, Primed and Painted
- Interior Air film

TYPICAL INTERIOR WALL ASSEMBLY NO FIRE RATING
- Interior air film
- ⅝" gypsum board sheathing, Taped, Fill, Sanded, Primed
- 4" x 16GA Steel Stud framing at 16" O.C.
- 4" Glass fibre insulation insulation batts in stud cavity
- ⅝" gypsum board sheathing, 1 on each side, Taped, Fill, Sanded, Primed and Painted
- Interior Air film

TYPICAL EXTERIOR PLUMBING WALL ASSEMBLY NO FIRE RATING
- Exterior Wall Assembly
- 3⅝" x 16GA Steel Stud framing at 16" O.C.
- 3½" Glass fibre insulation insulation batts in stud cavity
- ⅝" gypsum board sheathing, 1 on each side, Taped, Fill, Sanded, Primed and painted
- Interior Air film

- [illegible]
- 1" rigid XPS between furring strips
- 6 Mil poly vapour barrier
- ⅝" Georgia-pacific board gypsum board sheathing
- 6" x 16GA galvanized steel stud framing @ 16" o.c.
- 4" glass fibre thermal insulation batts in stud cavity
- 10 Mil Poly vapour retarder
- ⅝" fire rated Type X gypsum board, Absorptive insulation material
- Interior air film

TYPICAL EXTERIOR WALL ASSEMBLY
- Exterior finish above/below level 196'-0" ⅛" Vinyl siding
- 1"x 3" furring strips @ 16.0" O.C.
- 1" rigid XPS between furring strips
- 6 Mil poly vapour barrier
- ⅝" Georgia-pacific board gypsum board sheathing
- 6" x 16GA galvanized steel stud framing @ 16" o.c.
- 6" glass fibre thermal insulation batts in stud cavity
- 10 Mil Poly vapour retarder
- ⅝" fire rated Type X gypsum board, Absorptive insulation material
- Interior air film

TYPICAL EXTERIOR WALL ASSEMBLY
- 8" cast in place concrete below 196'-0" level
- 2x6 Framing @ 16" o.c. with R24 insulation
- 6mil poly vapour barrier
- ⅝" Gypsum board
- Interior air film

ROOF CONSTRUCTION

TYPICAL INSULATED ROOF ASSEMBLY
- 180 adjustable reinforced SBS modified granular cap sheet torch applied
- 180 polymer reinforced SBS modified bitumen sheet, fully bonded to glass reinforced asphalt board adhered in adhesive
- Two 4" layers rigid EPS primary insulation staggered adhered
- SBS modified bitumen vapour retarder with interleaved cross polyethylene factor self adhesive membrane
- ½" glass-faced gypsum board in alloy surface membranes fastened with TC plates and screws per sheet
- Modified roof deck (see structural drawings for further information)

FLOOR CONSTRUCTION

TYPICAL INSULATED INTER FLOOR ASSEMBLY 2 HOUR
- Finished floring materials
- ¾" Plywood sheathing
- 1x3 Plank strapping @
- 11 ⅞" T.J. Joists @ 16" O.C., w/ insulation
- 4 layers of ⅝" Type X gypsum board Taped, filled, sanded, primed and painted

TYPICAL INSULATED INTER FLOOR ASSEMBLY 1 HOUR
- Finished flooring materials
- ¾" Plywood sheathing
- T&G Floor sheathing @
- 11 ⅞" T.J. Joists @ 16" O.C., w/ insulation
- 1 layers of ⅝" Type X gypsum board on one side, Taped, filled, sanded, primed and painted

BUILDING GENERAL NOTES AND DETAILS

EMPLOYEE REQUIREMENTS
12-18 Months - 6 Children = 2 Staff
18 Months - 3 years - 18 Children = 3 Staff
3 years - 4 years - 48 Children = 8 Staff
4 years - 6 years - 50 Children = 6 Staff
6 years and Older - 24 Children = 2 Staff

TOTAL STAFF: 18

PARKING REQUIREMENTS
Total Staff: 18
TOTAL PARKING PROVIDED 18 STALLS

DROP OFF PARKING REQUIREMENT:
Total Children: 148
TOTAL DROP-OFF PARKING 10 stalls

PLAYGROUND CALCULATION
Total Children: 148
Children = 12 Months 8
Children = 18 Months 140

Total Playground required = 316 Sq.M
Playground Space Provided area = 270 Sq.M
Daycare Facility backing onto green space with alley park
Additional Playspace available. Daycare operator to provide additional activities as per Early Learning and Childcare legislation.

CHILDREN SPACIAL REQUIREMENTS
BABIES 0-18 Months = 8
TODDLERS 18 Months - 3 years = 18
PRE-SCHOOL 3 years - 4 years = 48
KINDER 4 years - 6 years = 50
OSC 6 years - 13 years = 24

ADDITIONAL CONSULTANTS

efg architects inc
9534-105 Street NW
Edmonton, AB. T5K 1A8

BUILDER

MAIN FLOOR AREA 7,436 SQ. FT
BASEMENT AREA 7,458 SQ.FT

4	2021-04-30	ISSUED FOR PERMITS	MH
3	2020-12-21	ISSUED FOR PERMITS	MH
2	2020-11-09	ISSUED FOR REVIEW	MS
1	2020-11-05	DEVELOPMENT PERMIT REVIEW	MS
Rev.	Description	Revision Drawing Issue	Drawn By

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BURHANI ENGINEERING AND IS SUBJECT TO THE CONDITIONS OF THE PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS ON THE JOB AND THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND FOR ANY WORK NOT CONSTRUCTED IN THE DIMENSIONS OF WHICH THE INFORMATION HAS NOT BEEN PROVIDED TO THE DESIGNER DURING SCALE THEREOF.

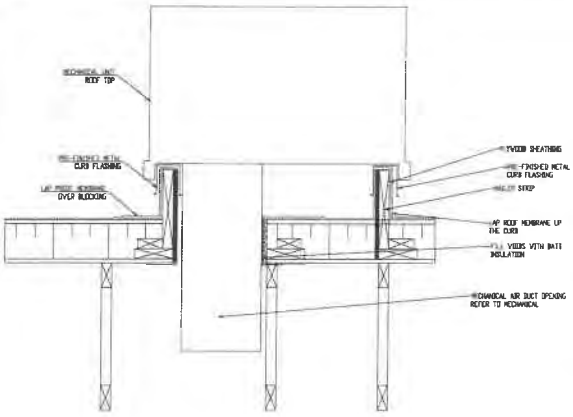
PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
ROOF PLAN

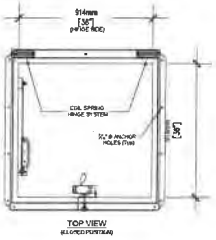
Project number: BEC-217	Date: MARCH 20, 2023
	Scale: 1/8" = 1'-0"
Drawn by: M.K.	Checked by: A.G.

A5

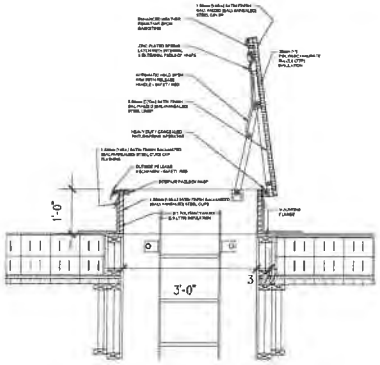
REVISION: REV 2



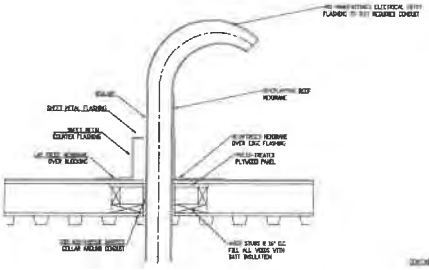
A5B FIGURE 1: TYPICAL ROOF MECHANICAL DETAIL



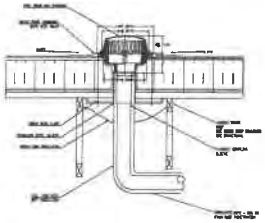
TOP VIEW



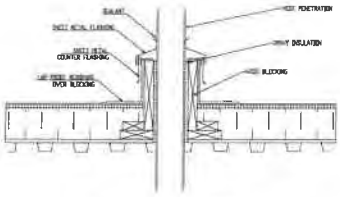
A5B FIGURE 6: TYPICAL ROOF HATCH DETAIL



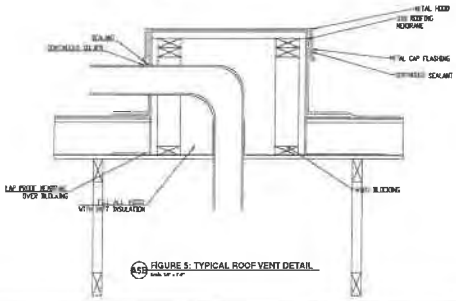
A5B FIGURE 2: TYPICAL ROOF CONDUIT DETAIL



A5B FIGURE 3: TYPICAL ROOF DRAIN DETAIL



A5B FIGURE 4: TYPICAL PLUMBING VENT DETAIL



A5B FIGURE 5: TYPICAL ROOF VENT DETAIL

ADDITIONAL CONSULTANTS

efg architects inc.
9834-106 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,494 SQ. FT
BASEMENT AREA: 7,494 SQ. FT

1	JUL/24/23	ISSUE FOR PERMITS	AG
	JUL/24/23	RE-ISSUE	AG
	OCT/04/23	Revised Mechanical	SH
		Revision Crossing	Drawn by

BURHANI ENGINEERING AND CONSTRUCTION LTD
4735 53 AVENUE NW
EDMONTON, AB. T6B 2G2
TEL: 587-754-0317
INFO@BECLIMITED.CA

PERMIT STAMP

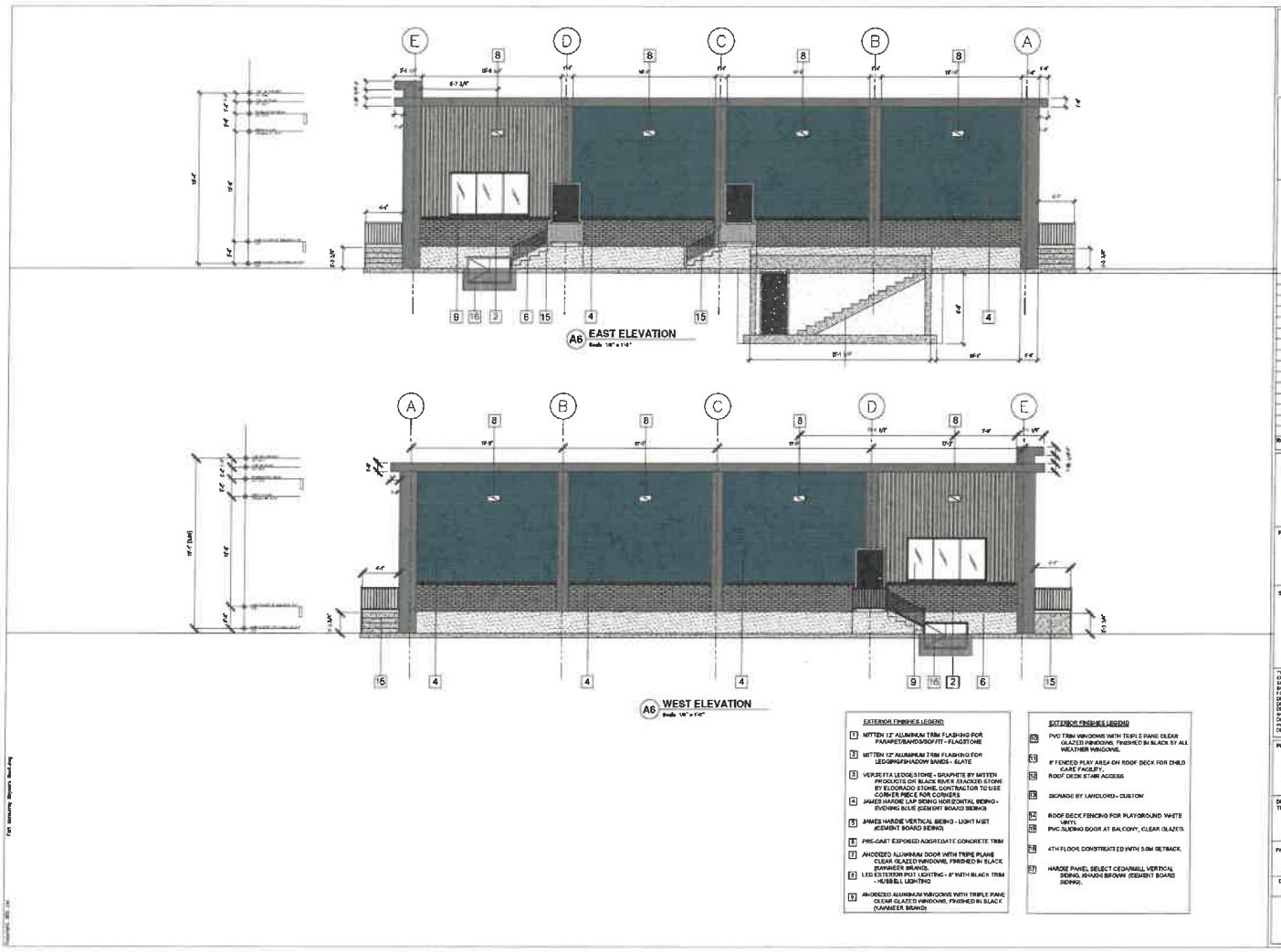
SEAL

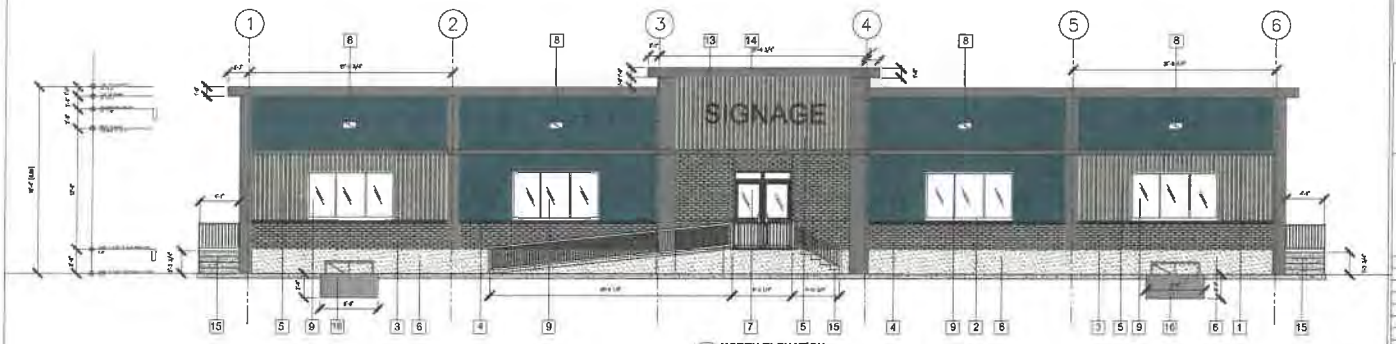
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF BEC LIMITED. THE DESIGNER OF THE DRAWINGS, THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS IF ANY FIELD CHANGES HAVE NOT BEEN APPROVED TO THE REVISIONS. DO NOT SCALE THIS DRAWING.

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

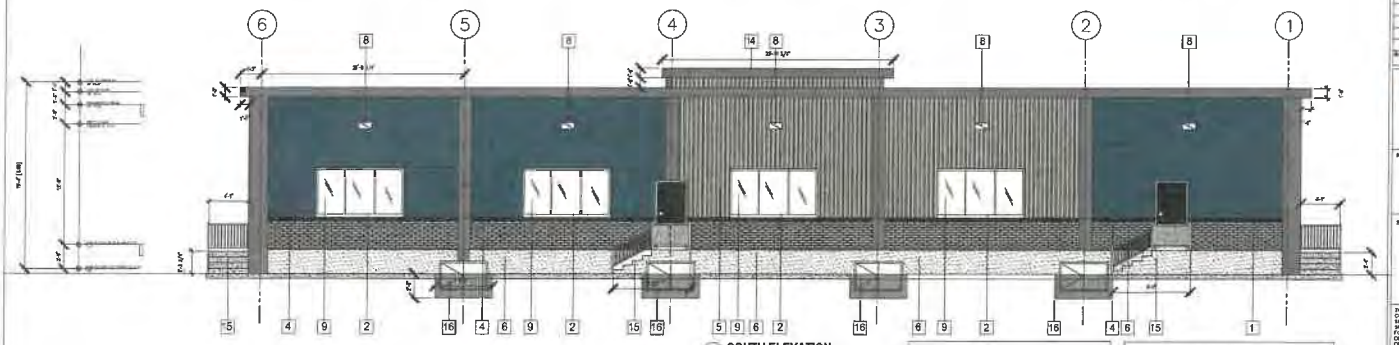
DRAWING TITLE
ADDITIONAL DETAIL

Project number: BEC-217	Date: MARCH 10, 2023
	Scale: 1:300
Drawn by: M.K.	Checked by: A.G.
A5b	REVISION: REV 2


A6 EAST ELEVATION
A6 WEST ELEVATION
EXTERIOR FINISHES LEGEND
1 MITTEN 12" ALUMINUM TRIM FLASHING FOR PARAPET/BAND/SIGNOFFIT - FLAGSTONE
2 MITTEN 12" ALUMINUM TRIM FLASHING FOR LEDGING/FASCIA/SHADOW BANDS - SLATE
3 VERSETTA LEDGESTONE - GRAPHITE BY MITTEN PRODUCTS OR BLACK RIVER STACKED STONE BY ELDORADO STONE. CONTRACTOR TO USE CORNER PIECE FOR CORNERS
4 JAMES HARDIE LAP SIDING HORIZONTAL SIDING - EVENING BLUE (CEMENT BOARD SIDING)
5 JAMES HARDIE VERTICAL SIDING - LIGHT MIST (CEMENT BOARD SIDING)
6 PRE-CAST EXPOSED AGGREGATE CONCRETE TRIM
7 ANODIZED ALUMINUM DOOR WITH TRIPLE PLANE CLEAR GLAZED WINDOWS, FINISHED IN BLACK (KAWNEER BRAND).
8 LED EXTERIOR POT LIGHTING - 6" WITH BLACK TRIM - HUBBELL LIGHTING
9 ANODIZED ALUMINUM WINDOWS WITH TRIPLE PANE CLEAR GLAZED WINDOWS, FINISHED IN BLACK (KAWNEER BRAND)
EXTERIOR FINISHES LEGEND
10 PVC TRIM WINDOWS WITH TRIPLE PANE CLEAR GLAZED WINDOWS. FINISHED IN BLACK BY ALL WEATHER WINDOWS.
11 6' FENCED PLAY AREA ON ROOF DECK FOR CHILD CARE FACILITY.
12 ROOF DECK STAIR ACCESS
13 SIGNAGE BY LANDLORD - CUSTOM
14 ROOF DECK FENCING FOR PLAYGROUND WHITE VINYL
15 PVC SLIDING DOOR AT BALCONY, CLEAR GLAZED.
16 4TH FLOOR CONSTRUCTED WITH 3.0M SETBACK.
17 HARDIE PANEL SELECT CEDARMILL VERTICAL SIDING, IRIANDI BROWN (CEMENT BOARD SIDING).
ADDITIONAL CONSULTANTS
efg architects inc
6834-105 Street NW
Edmonton, AB. T5K 1A6
BUILDER
MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT
Revision Drawing Issue
BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL. 587-7544217
INFO@BECLIMITED.CA
PERMIT STAMP
SEAL
PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.
DRAWING TITLE
EAST/WEST ELEVATION
Project number
BEC-217
Date
MARCH 10, 2025
Scale
1/8" = 1'-0"
Drawn by
M.K.
Checked by
A.G.
A6
REVISION
REV 3



A7 NORTH ELEVATION



A7 SOUTH ELEVATION

EXTERIOR FINISHES LEGEND

1. MITTEN 12" ALUMINUM TRIM FLASHING FOR PARAPET/BANDS&SOFFIT - FLAGSTONE
2. MITTEN 12" ALUMINUM TRIM FLASHING FOR LEDGING/SHADOW BANDS - SLATE
3. VERSETTA LEDGESTONE - GRAPHITE BY MITTEN PRODUCTS OR BLACK RIVER STACKED STONE BY ELDORADO STONE, CONTRACTOR TO USE CORNER PIECE FOR CORNERS
4. JAMES HARDIE LAP SIDING HORIZONTAL SIDING - EVENING BLUE (CEMENT BOARD SIDING)
5. JAMES HARDIE VERTICAL SIDING - LIGHT MIST (CEMENT BOARD SIDING)
6. PRE-CAST EXPOSED AGGREGATE CONCRETE TRIM
7. ANODIZED ALUMINUM DOOR WITH TRIPE PLANE CLEAR GLAZED WINDOWS, FINISHED IN BLACK (KAWNEER BRAND).
8. LED EXTERIOR POT LIGHTING - 6" WITH BLACK TRIM - HUBBELL LIGHTING
9. ANODIZED ALUMINUM WINDOWS WITH TRIPLE PANE CLEAR GLAZED WINDOWS, FINISHED IN BLACK (KAWNEER BRAND)

EXTERIOR FINISHES LEGEND

10. PVC TRIM WINDOWS WITH TRIPLE PANE CLEAR GLAZED WINDOWS, FINISHED IN BLACK BY ALL WEATHER WINDOWS.
11. 6' FENCED PLAY AREA ON ROOF DECK FOR CHILD CARE FACILITY.
12. ROOF DECK STAIR ACCESS
13. SIGNAGE BY LANDLORD - CUSTOM
14. ROOF DECK PARAPET AS PER ARCHITECTURAL DESIGN REQUIREMENT.
15. MAIN FLOOR EXIT STAIRS: CONCRETE PRE-FABRICATED STAIRS
16. ALUMINUM WINDOW WELLS BY TECSTEEL INC.
17.

ADDITIONAL CONSULTANTS

efg architects inc.
9534-165 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,484 SQ. FT
BASEMENT AREA 7,498 SQ.FT

	2023-03-01	FOR PERMITS	MK
1	2023-01-13	ISSUED FOR REVIEW	MK
	2022-11-28	ISSUED FOR REVIEW	MK
	2022-11-09	ISSUED FOR REVIEW	MK
Revision		Revision Drawing Issue	Drawn

BURHANI ENGINEERING AND CONSTRUCTION LTD
4736 33 AVENUE NW
EDMONTON, AB. T6L 6G2
TEL: 587-784-6117
INFO@BECLIMITED.CA

PERMIT STAMP

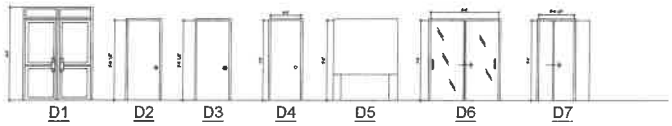
SEAL

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BURHANI ENGINEERING AND CONSTRUCTION LTD. AND IS SUBJECT TO THE CONDITIONS OF THE PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR IN PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS ON THE JOB BEFORE ORDERING MATERIALS AND PRIOR TO ANY CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND ELEVATIONS AND TOLERANCES NOT SHOWN ON THE DRAWINGS. WRITTEN INFORMATION HAS NOT BEEN PROVIDED TO THE DESIGNER DO NOT SCALE THIS DRAWING.

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

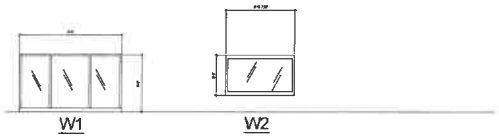
DRAWING TITLE
NORTH/SOUTH ELEVATION

Project number: BEC-317	Date: MARCH 13, 2023
Drawn by: MK	Scale: 3" = 1'-0"
	Checked by: A.G.
A7	REVISION: REV 3



DOOR SCHEDULE								
NO.	SIZE	DESCRIPTION	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	ULC	HARDWARE
D01	6'x6'	EXTERIOR	ALUMINUM	ANODIZED	ALUMINUM	ANODIZED	N/A	DOOR LOCK, TRIPLE PANE GLASS, WEATHER STRIPPING, DOOR CLOSER, PUSH PADDLE FOR EXITING
D2	3' X 7'	EXTERIOR	INSULATED METAL	PAINTED	~~THERMALL BROKEN PRESSED METAL FRAME~~	PAINTED	1 HOUR	DOOR LOCK, WEATHER STRIPPING, 1 HOUR RATING, DOOR CLOSER
D3	3' X 7'	INTERIOR	HOLLOW METAL	PAINTED	PRESSED METAL FRAME	PAINTED	1 HOUR	DOOR LOCK, WEATHER STRIPPING, 1 HOUR RATING, DOOR CLOSER
D4	3' X 7'	INTERIOR	HOLLOW CORE WOOD	PAINTED	WOODEN FRAME	PAINTED	NA	LOCK, PAINTED
D5	3' X 7'	INTERIOR	ALUMINUM	ANODIZED	ALUMINUM	ANODIZED	NA	TOILET DOOR PARTITIONING WITH LOCK SYSTEM
D6	6' X 7'	INTERIOR	HOLLOW CORE WOOD	PAINTED	WOODEN FRAME	PAINTED	NA	POCKET DOOR/SLIDING DOOR - 6'-0", LOCK SYSTEM
D7	3' X 7'	INTERIOR	HOLLOW CORE WOOD	PAINTED	WOODEN FRAME	PAINTED	NA	POCKET/SLIDING DOOR, 3'-0", LOCK SYSTEM

A10 Door Schedule
Scale: NTS



WINDOW SCHEDULE						
NO.	SIZE	DESCRIPTION	MATERIAL	FRAME	FINISH	GLASS TYPE
W1	9' W X 5'H	PICTURE	ALUMINUM	ALUMINUM - KAWNEER	ANODIZED	TRIPLE PANE
W2	5'W X 3'H	SLIDER	PVC	PVC	GREY PAINTED	TRIPLE PANE

A10 Window Schedule
Scale: NTS

WINDOW NOTES

1. ALL WINDOWS SUPPLIED IN THIS BUILDING HAVE THE FOLLOWING GLASS PERFORMANCE
   MODEL: LOW-E H-SX-C180
   DESCRIPTION: TRIPLE PANE, TWO LOW-E COATING, ARGON
   U-VALUE 0.133
   R-VALUE 7.521
   SOLAR HEAT GAIN: 0.580
   VISIBLE LIGHT TRANSMITTANCE 70%

ADDITIONAL CONSULTANTS

efg architects inc
5834-106 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA 7,498 SQ. FT
BASEMENT AREA 7,498 SQ.FT

0	2024-01-18	ISSUED FOR PERMITS	kw
1	2024-01-25	REVISED	kw
2	2024-01-26	ISSUED FOR SITE	kw
3	2024-03-26	ISSUED FOR REVISED TO APP	kw
Rev.	Date	Revision Drawing Issue	Drawn by

BURHANI ENGINEERING AND CONSTRUCTION LTD
8723 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@SECURETIED.CA

PERMIT STAMP

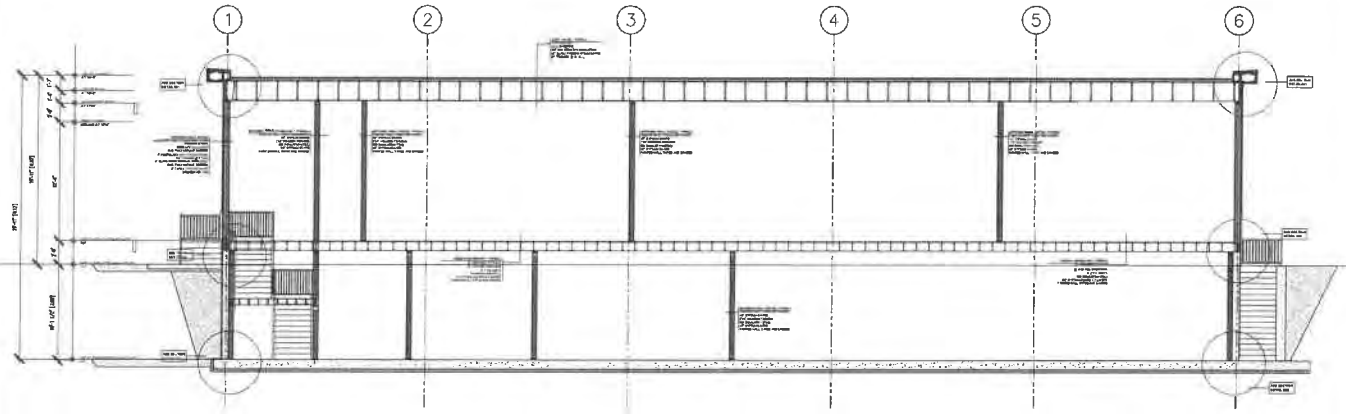
SEAL

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF B&C LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE PURPOSE TO BID OR TO ENABLE THE CONTRACTOR TO CONSTRUCT THE SITE IN ACCORDANCE WITH THE DRAWING. ANY OTHER USE OR PARTIES WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR WILL VERIFY ALL DIMENSIONS, GRIDS AND ABRIGHT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DRAWING IF ANY CHANGES HAVE BEEN MADE TO THE DRAWING WITHOUT WRITTEN APPROVAL HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING

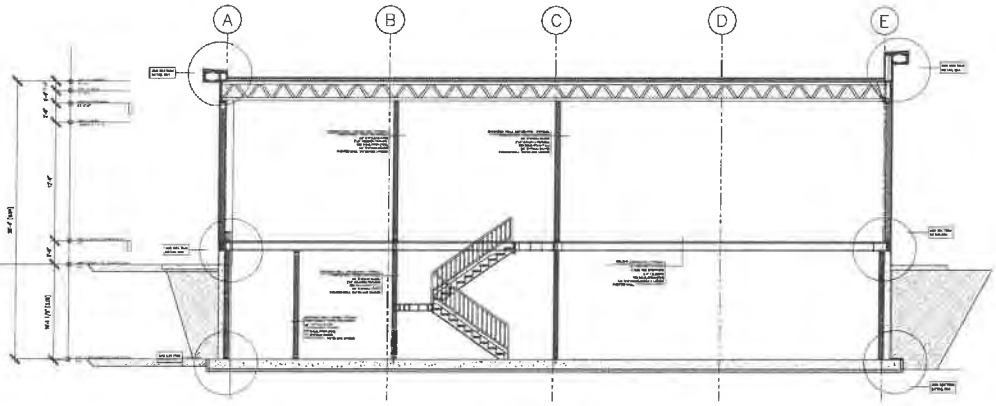
PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
WINDOWS SPECIFICATIONS

Project number: B&C-217	Date: MARCH 18, 2023
	Scale: 2" = 1'-0"
Drawn by: M.K.	Checked by: A.G.
A8	REVISION: REV 3



A9 EAST WEST CROSS SECTION
Scale: 1/8" = 1'-0"



A9 NORTH SOUTH CROSS-SECTION
Scale: 1/8" = 1'-0"

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,488 SQ. FT
BASEMENT AREA: 7,488 SQ.FT

No.	Date	Revision /Drawing Issue	Drawn By
2	2021-05-18	FOR PERMITS	MK
	2020-11-05	Consult Ref. upd.	MK
1	2021-11-18	1 PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@SECLIMITED.CA

PERMIT STAMP

SEAL

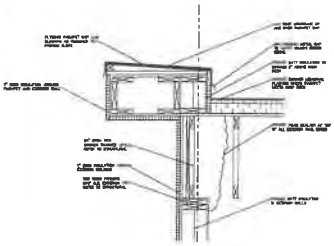
THE DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF EFG ARCHITECTS AND HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THE DRAWING SHALL NOT BE REPRODUCED, COPIED, SOLD, USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS THAT ARE NOT CALCULABLE IN THIS DRAWING IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

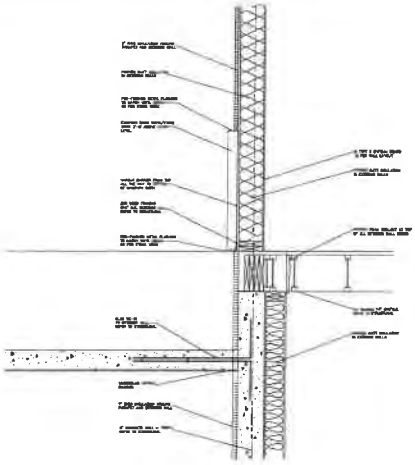
DRAWING TITLE
CROSS SECTION DETAIL

Project Number: BEC-217	Date: MARCH 18, 2023
	Scale: 1/8" = 1'-0"
Drawn By: M.K.	Checked by: A.G.

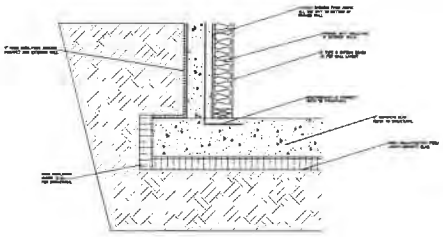
A9 REV 2



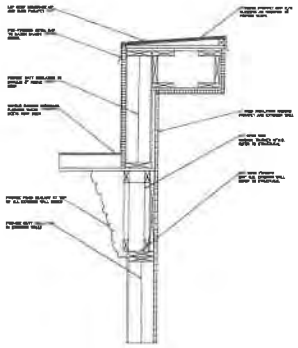
A9b FIGURE 1: PARAPET/CANOPY DETAIL SECTION
Scale: 1/4" = 1'-0"



A9b FIGURE 2: CONCRETE FLOOR/WALL DETAIL
Scale: 1/4" = 1'-0"



A9b FIGURE 3: CONCRETE FOUNDATION DETAIL
Scale: 1/4" = 1'-0"



A9b FIGURE 4: PARAPET/CANOPY DETAIL SECTION
Scale: 1/4" = 1'-0"

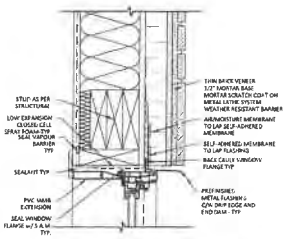


FIGURE 5: TYPICALWINDOW HEADER DETAIL WITH MASONRY WORK

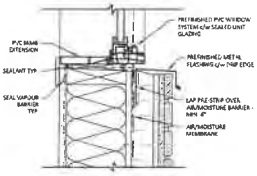


FIGURE 6: TYPICALWINDOW SILL DETAIL WITH MASONRY WORK

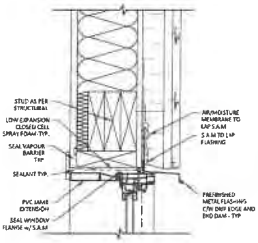


FIGURE 7: TYPICALWINDOW HEADER DETAIL WITH CEMENT BOARD SIDING

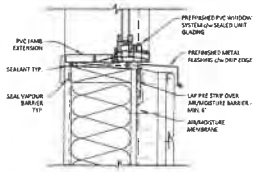


FIGURE 8: TYPICALWINDOW SILL DETAIL WITH CEMENT BOARD SIDING

ADDITIONAL CONSULTANTS

efg architects inc.
8434-106 Street NW
Edmonton, AB. T3K 1A6

BUILDER

MAIN FLOOR AREA 7,498 SQ. FT
BASEMENT AREA 7,498 SQ.FT

5	2024-04-01	FOR PERMITS	MK
	2024-04-17	FOR PERMIT RE-ISSUE	MK
1	2023-11-02	IFC SET	MK
No.		Revision /Drawing Issue	Drawn By

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 51 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

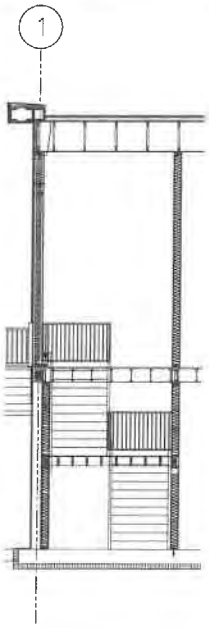
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BURHANI ENGINEERING AND CONSTRUCTION LTD. AND IS PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED, OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS ON THE JOB AND THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND/OR SIZES AND DIMENSIONS IN THE DRAWINGS IF WRITTEN CLARIFICATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

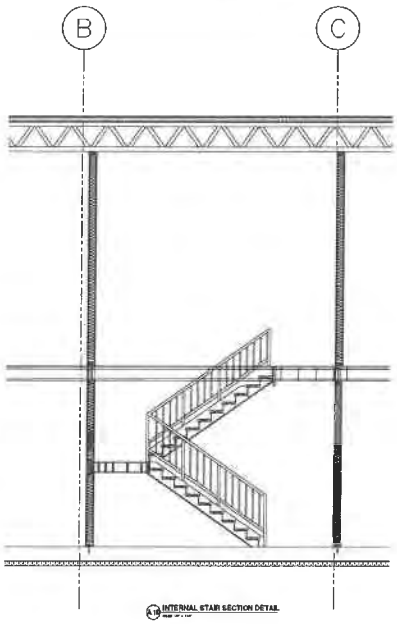
DRAWING TITLE
SECTION DETAILS

Project Number: BEC-217	Date: MARCH 10, 2023
	Scale: 1/4" = 1'-0"
Drawn by: M.K.	Checked by: A.G.

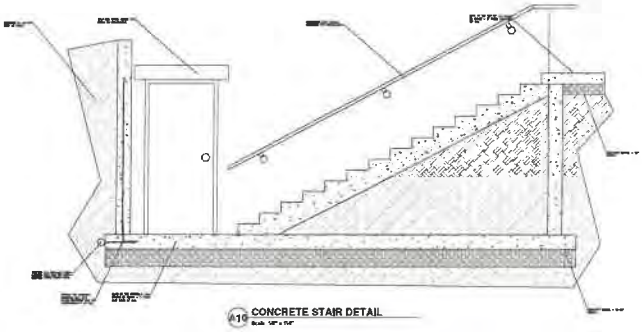
A9b REV 2



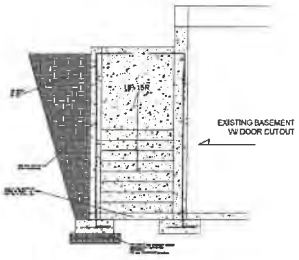
A10 INTERNAL STAIR DETAIL



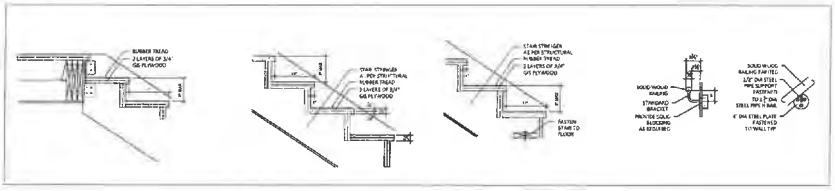
A10 INTERNAL STAIR SECTION DETAIL



A10 CONCRETE STAIR DETAIL



A10 CONCRETE STAIR DETAIL



A10 INTERNAL STAIR SECTION DETAIL

efg architects inc
9634-105 Street NW
Edmonton, AB. T5K 1A8

BUILDER

MAIN FLOOR AREA: 7,496 SQ. FT
BASEMENT AREA: 7,496 SQ.FT

Rev	Revision/Drawing	Drawn

BURHANI ENGINEERING AND CONSTRUCTION LTD
3736 63 AVENUE NW
EDMONTON, AB, T6E 5G2
TEL: 587-784-0217
INFO@BECLIMITED.CA

PERMIT STAMP

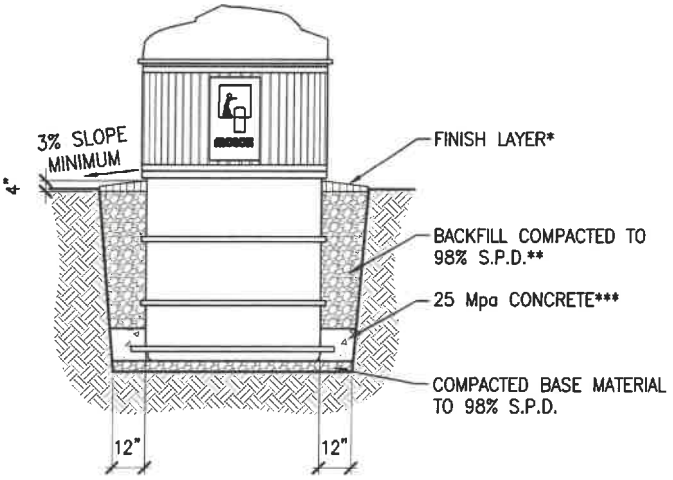
SEAL

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
STAIR DETAILS

Project number	Date
BEC-217	MARCH 10, 2023
	Scale 1/ - 1'-0"
Drawn by M.K.	Checked by A.G.

A10 REV 1



NOTES:
*FINE GRAVEL, ASPHALT, TOP SOIL, ETC, MAY BE USED AS FINISH LAYER. REFER TO SITE PLAN AND LANDSCAPE DRAWINGS.
**BACKFILL USING SUITABLE BALLAST MATERIAL (EG. GRANULAR 'A'). EXCAVATED SOIL MAY BE USED IF SUITABLE. DO NOT USE MATERIAL THAT CAN FREEZE (CLAY, SILT, OR MUD). STONES WITH DIAMETER GREATER THAN 100mm TO BE REMOVED. COMPACT BALLAST CAREFULLY EVERY 200mm.
***M-5000, M-3000, M-1300, AND M-GREASE TO HAVE 300mm THICK CONCRETE. M-800, M-300, AND M-STORAGE TO HAVE 100mm THICK CONCRETE.

CONTAINERS TO BE MINIMUM 300mm FROM OTHER CONTAINERS, WALLS, STRUCTURES, AND UNDERGROUND UTILITIES AND SERVICES.

OPTIONS:

FRAMING:	RECYCLED PLASTIC FRAMING (GREY)
LINERS:	STANDARD LIFTING BAG
LIDS:	STANDARD LID (BLACK)
	-RECYCLING w/ CARDBOARD SLOT

FIGURE 1: TYPICAL MOLOK DETAIL
FOLLOW SUPPLIER RECOMMENDATIONS

ADDITIONAL CONSULTANTS

efg architects inc.
8624-105 Street NW
Edmonton, AB, T6K 1A6

BUILDER

MAIN FLOOR AREA: 7,496 SQ. FT
BASEMENT AREA: 7,485 SQ.FT

Date	Revision/Drawing Issue	Drawn By
2023-03-03	FOR PERMITS	MK
2023-03-07	PERMIT REVIEW	MK
2023-03-20	RE: RFI	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB, T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

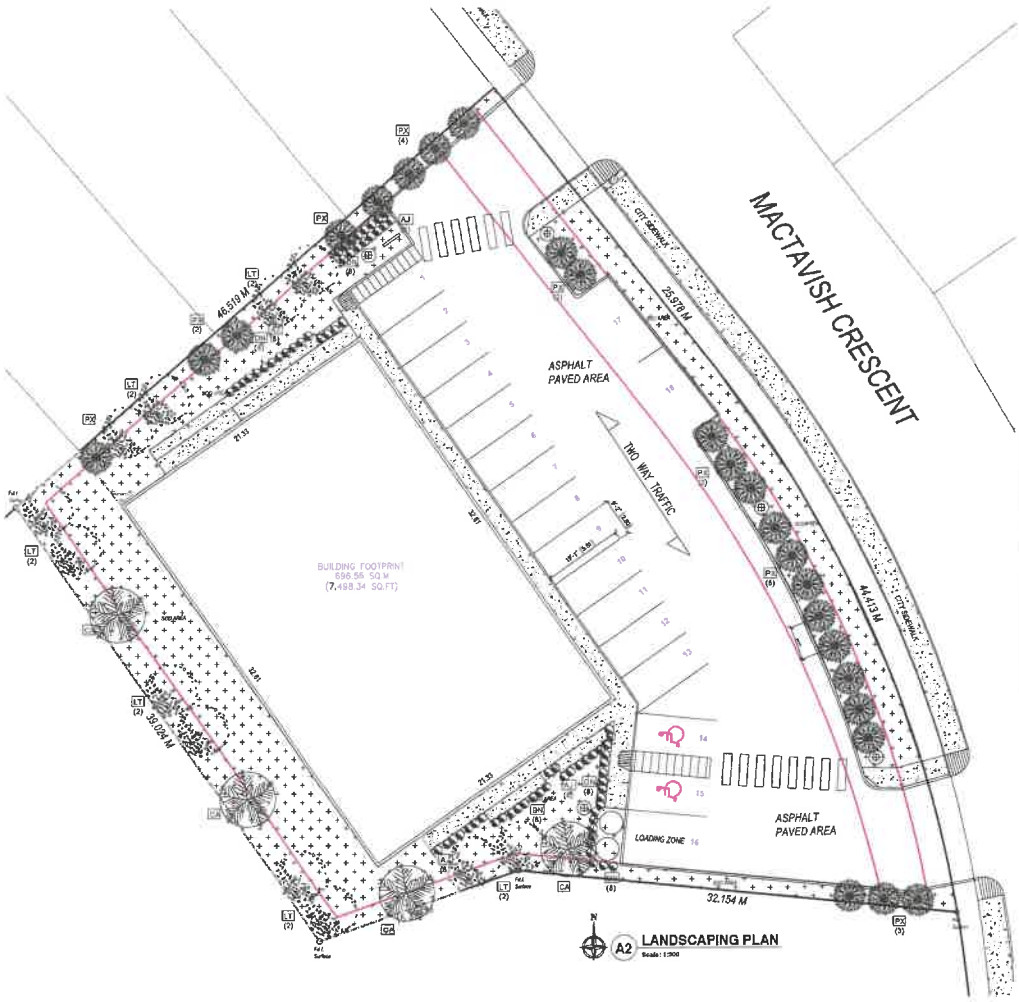
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS ON THE JOB AND THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND ELEVATIONS AND CONDITIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER (DO NOT SCALE THIS DRAWING)

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
ADDITIONAL DETAILS

Project number: BEC-217	Date: MARCH 10, 2023
	Scale: 2" = 1'-0"
Drawn by: M.K.	Checked by: A.G.

A11 REVISION REV 1



A2 LANDSCAPING PLAN
Scale: 1:300

LANDSCAPING SCHEDULE

Key	Botanical Name	Quantity of Trees	Tree Caliper at P.O. Height	Size of Stock	Planting Height	Sod Height
PX	Populus	(E)	34	10"	50mm	10"
LT	Larix Laricina	(E)	10	9"	50mm	3.0m
CA	Pyrus Ca	(E)	4	10"	50mm	40"
					Plant Spread	Plant Height
GA	Juniperus Sabina	(E)	72		600mm	
BN	Rosa Rugosa	(E)	48			450mm

LANDSCAPING CALCULATIONS
SIDE SETBACKS 1.2M
REAR SETBACK 2.0M
FRONT SETBACK 6.0M

REQUIRED LANDSCAPED SPACE 30% OF 2,465.33 SQ.M = 739.6 SQ.M
PROVIDED LANDSCAPED SPACE 754.3 SQ.M
TREES REQUIRED FOR LANDSCAPED AREA: 739.9/25 = 30 TREES
TREES REQUIRED FOR PARKING 18/5 = 4 TREES
TOTAL NO. SHRUBS REQUIRED (YARD) 739.9/25 = 30 SHRUBS

TOTAL TREES REQUIRED 34 TREES
TOTAL SHRUBS REQUIRED 30 SHRUBS

TOTAL TREE AND SHRUB COUNT PROVIDED
DECIDUOUS TREES 24
CONIFEROUS TREES 12
DECIDUOUS SHRUBS 40
CONIFEROUS SHRUBS 32

LANDSCAPING PLAN ACCEPTABLE IN ACCORDANCE WITH WOOD BUFFALO LAND USE BYLAW.

GENERAL NOTES.

1. ALL LANDSCAPING AND PLANTING TO BE COMPLETED IN ACCORDANCE WITH CITY OF FORT MCMURRAY PLANTING GUIDELINES AS SET OUT IN THE WOOD BUFFALO ZONING BYLAW.
2. ONE TREE REQUIRED FOR 25M2 OF LANDSCAPED AREA
3. ONE SHRUB REQUIRED FOR 25M2 OF LANDSCAPED AREA
4. ALL AREAS IN TOWN OF FORT MCMURRAY BOULEVARDS DAMAGED DURING CONSTRUCTION TO RECEIVE SOD ON 150MM DEPTH COMPACTED CLASS B TOPSOIL TYPICAL.
5. EXISTING TREES ALONG EDGE OF ROADWAY OR IN ANY OTHER LOCATION TO REMAIN IN PLACE.
6. ALL TREES ON LOT TO BE REMOVED FOR CONSTRUCTION.
7. ALL SHRUBS ON PROPERTY TO BE PLANTED ON THE GROUND ON MULCH BED. THE MULCH BED SHALL BE A MINIMUM OF 2 FEET IN DEPTH AS PER GOOD CONSTRUCTION PRACTICE.
8. ALL UTILITIES SHALL BE CONFIRMED BY CALLING ALBERTA ONE CALL (1-800-242-3447) AND ALL UTILITIES SHALL BE MARKED OUT PRIOR TO THE START OF ANY CONSTRUCTION (SUBSCRIBED AND NON-SUBSCRIBED UTILITIES).
9. ALL QUANTITIES SHALL BE VERIFIED PRIOR TO THE START OF THE CONSTRUCTION AND DESIGNER/OWNER NOTIFIED IN CASE OF DISCREPANCIES.
10. DESIGN DRAWINGS SHALL BE ONSITE AT ALL TIMES FOR CONSTRUCTION OF THE PROJECT.
11. GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN AND SAFE WORKSITE AT ALL TIMES IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND OSHA REQUIREMENT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL AND SEDIMENTATION CONTROL AND SHALL ENSURE THAT ALL EFFORTS ARE MADE TO PREVENT EROSION AND SEDIMENT MOVEMENT ONTO ROADS AND DRAINAGE AREAS.

SITE LEGEND

- SITE LIGHTING PARKING LOT (QTY 3)
- MOLOK GARBAGE DISPOSAL (QTY 3)
- BIKE RACK - 6 (QTY AND LOCATION TBD)
- SOD ON CLASS B TOP SOIL (QTY 8,000 SQ.FT APPROX.)
- SHRUBS W/ CLASS B TOPSOIL AND 100MM MULCH (QTY 30 EACH)
- 1.8M WOODEN FENCED PLAYGROUND AREA

ADDITIONAL CONSULTANTS
efg architects inc.
8634-105 Street NW
Edmonton, AB. T6K 1A8

BUILDER

MAIN FLOOR AREA: 7,499 SQ.FT
BASEMENT AREA: 7,499 SQ.FT

Date	Revision	By
2021-04-22	FOR PERMITS	AG
2021-06-10	FOR PERMITS	AG
2021-11-15	HIGH LEVEL DEVELOPMENT REVIEW	AG
2022-11-08	RE: RDI	AG
2023-03-06	DEVELOPMENT PERMIT RE-SUBM	MK
Date	Revision Drawing Issue	Drawn By

BURHANI ENGINEERING AND CONSTRUCTION LTD
8755 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL
BERNARD P. BOCHKO
REGISTERED
PROFESSIONAL ENGINEER
03/06/2023
ALBERTA

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED OR COPIED OR USED IN WHOLE OR PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS CHECK AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND / OR SIZES AND CHARACTER OF THE DRAWINGS IF WRITTEN CLARIFICATION HAS NOT BEEN REQUESTED TO THE DESIGNER PRIOR TO THE WORKING

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
LANDSCAPING

Project number	Date
BEC-317	MARCH 20, 2023
Drawn by	Scale
M.K.	1/8" = 1'-0"
Checked by	
A.G.	

A2 REV 5

1.0 GENERAL NOTES:
1.1. No construction shall commence prior to authorization from local authorities.
1.2. All construction to be consistent with local and provincial construction standards and national plumbing code.
1.3. Contractor to confirm all service location points on site prior to construction.

2.0 GENERAL PIPE TRENCHING & BACKFILL:
2.1. Excavate trenches to alignment and depth indicated or required and to uniform width, sufficiently wide to conform to safety requirements.
2.2. Excavate soft areas of subgrade, fill with approved material and compact to minimum 100% of standard proctor density (spd).
2.3. Where compaction may not be achieved please refer to geotechnical consulting representative.
2.4. Class b bedding to be used throughout, or an municipality approved equivalent.
2.5. Grade and shape pipe trench to give uniform and even bearing for each length of pipe chr bell holes at each joint as required.
2.6. Backfill trenches using fill materials specified by geotechnical report and/or on-site geotechnical representative.
2.7. All backfill to be clean native or engineered fill, uniform and uniformly compacted in layers not exceeding 150mm to 95% standard proctor density (spd), 98% spd for final 300mm to subgrade elevation, performed in a manner that avoids damage or displacement of services.
2.8. Remove and replace the frozen material with appropriate backfill material.
2.9. Compact material around pipe with hand tampers properly shaped to ensure full compaction below haunches. do not use mechanical tampers over top of pipe where cover is less than 300 mm.
3.0 FROST BOX:
3.1. Use dow hi-40 styrofoam or approved equivalent for storm and sanitary services with less than 2.0m ground cover.
3.2. Use dow hi-40 styrofoam or approved equivalent for water services with less than 3.0m ground cover.
3.3. Pipe insulation requirements may vary, confirm with municipality standards and guidelines for minimum depth requirements.
4.0 WATER:
4.1. Pipe and pipe fittings
4.1.1. Provide factory-fabricated pipe and pipe fittings of sizes, types, pressure ratings, and joining methods indicated.
4.1.2. Steel pipe and pipe fittings:
4.1.2.1. Pipe: to ANSI/AWWA C200.
4.1.2.2. Fittings: to ANSI/AWWA C208.
4.1.2.3. Internal lining: cement-mortar, to ANSI/AWWA C205.
4.1.2.4. External coating: polyethylene jacket.
4.1.3. Polyvinyl chloride (PVC) pipe and fittings:
4.1.3.1. Pipe: AWWA C900 (100 to 300mm) DR 18, AWWA C905 (350 or greater) DR 25
4.1.3.2. Fittings: to CSA B137.3.
4.1.3.3. Joints: gasketed bell end, to CSA B137.3.
4.1.4. Polyethylene (PE) pipe and fittings:
4.1.4.1. Pipe sizes up to and including NPS 6: to CSA B137.1.
4.1.4.2. Pipe sizes over NPS 6: to CGSB 41/GP/52M.
4.1.4.3. Fittings: cast iron, to enamelware C110/A21.10.
4.1.4.4. Joints: butt welded and/or mechanical.
4.1.4.5. Copper pipe: to ASTM B88.
4.2. Valves, valve boxes, and valve casings
4.2.1. Valves are to be placed within road right of way or landscaped areas. valves are not permitted within sidewalk or curb & gutters.
4.2.2. Gate valves: to ANSI/AWWA C500, non-rising stem, square body, to open counter-clockwise.
4.2.3. Valve boxes: cast iron, adjustable over a minimum of 450mm complete with valve operating extension rod.
4.2.4. Corporation main stops, curb stops and curb boxes: to ANSI/AWWA C800-89.
4.2.5. Steel pipe casings to conform to AWWA C200, minimum tensile strength 207 mpa.
4.2.6. Provide type 'b' (screw type) valve casing set with plug
4.2.7. Provide type 'b' (screw type) middle extension for valves with depths in excess of 3.0m from top of operating nut.
4.2.8. Operating nut must be between 1.8m and 2.5m to surface grade use valve stem risers (extensions) with stone catcher flange.
4.2.9. Depth of valve casing to paved finished grade to be within 0mm to 5mm.
4.3. Installation of pipe and pipe fittings
4.3.1. Steel pipe: install to ANSI/AWWA M11.
4.3.2. PVC & PE pipe: install in accordance with manufacturer's installation instructions.
4.4. Joint connection methods
4.4.1. Steel to steel:
4.4.1.1. Welded: to ANSI/AWWA c206
4.4.1.2. Steel flanges: to ANSI/AWWA c207
4.4.2. PVC to PVC:
4.4.2.1. Gasketed bell-end joints: to CSA B137.3.
4.4.2.2. Solvent cemented joints: to CSA B137.3.
4.4.3. PVC to cast iron fittings:
4.4.3.1. Rubber gasket joints: to ANSI/AWWA C111/A21.11.
4.4.4. PE to PE:
4.4.4.1. Thermal butt fusion welded joints: in accordance with manufacture's recommendations.
4.4.5. PE to cast iron fittings:
4.4.5.1. Flanged joints: in accordance with manufacture's recommendations.

4.5. Hydrant
4.5.1. Hydrants: to ANSI/AWWA C503-84, compression type, complying with requirements of local authority having jurisdiction.
4.5.2. Locate and set hydrants plumb, locate pumper nozzle perpendicular to the roadway set to grade, with nozzle 500mm above ground minimum. locate control valve min 0.3m and max 1.2m from hydrant.
4.5.3. Hydrant valves are to be placed within road right of way or landscaped areas. valves are not permitted within sidewalk or curb & gutters.
4.6. Testing procedures
4.6.5. Disinfection (chlorination) test water line as per AWWA standard C651,and by continuous feed method as per or local authority having jurisdiction.
4.6.6. Pressure and leakage test water line as per AWWA standard C605 and AWWA manual M23, or local authority having jurisdiction.
4.6.7. Super chlorinated water shall not be discharged to the storm sewer system without de-chlorination of discharge water.
4.6.8. Bacteriological testing shall be carried out on all installed works and shall be coordinated into use only after acceptable test results are achieved.
4.6.9. Strathcona County Officials to be notified 24 hours prior to chlorination, flushing and bacteriological sample collection.

5. SANITARY AND STORM:
5.1. Materials schedule
5.1.1. PVC pipe and PVC pipe fittings:
5.1.1.1. Smooth wall pipe: CSA B182.1 (100 to 150mm) SDR 35 or SDR 28,CSA B182.2-95 (200 to 675mm) SDR 35 or SDR 28.
5.1.1.2. Ultra rib pipe: CSA B182.4 (250mm to 600mm) or ASTM F794 or approved equivalent.
5.1.1.3. Joints: rubber gasketed, bell end.
5.1.2. Non-reinforced concrete pipe:
5.1.2.1. Pipe: CSA A257.0 class 3 sulfate resistant cement,CSA 257.1 (up to 600mm) class 3 sulfate resistant cement
5.1.2.2. Joints: rubber gasket to CSA A257.3-M92.
5.1.2.3. Grout: non-shrinking cement mortar or bituminous sealant approved by manufacturer of precast components.
5.1.3. Corrugated steel:
5.1.3.1. Pipe: CSA-G401 galvanized.
5.1.3.2. Joints: welded.
5.1.4. Precast manhole
5.1.4.1. Type: ASTM C76 sulfate resistant cement c/w galvanized ladder rungs.
5.1.4.2. Joints: rubber gasket to CSA A257.3-M92.
5.1.5. Precast manhole base, slab top:
5.1.5.1. Type: sulfate resistant cement.
5.1.5.2. Grout: non-shrinking cement mortar or bituminous sealant approved by manufacturer of precast components.
5.1.6. Manhole cover:
5.1.6.1. Type: F80 or as specified.
5.1.6.2. Material: standard cast iron.
5.1.7. Catch basin:
5.1.7.1. Type: as detailed.
5.1.8. Catch basin cover:
5.1.8.1. Hard surfaces: frame and cover F35 or as specified landscape surfaces: frame and cover F39 or as specified.
5.1.8.2. Type: as detailed, standard cast iron.
5.2. Installation notes
5.2.1. Lay pipes with bell-end upgrade.
5.2.2. Provide and utilize "laser" type instrument to control line and grade for grades less than 0.5%. for steeper grades, use approved and accepted methods of establishing grades.

6. EARTHWORKS TESTING:
6.1. General requirements
6.1.1. Applicable test methods for earthwork testing specified in this section:
6.1.2. Particle size analysis of fill materials: testing for conformance with specified gradation limits will utilize testing sieves complying with CAN/CGSB-4.2-M88, sieves, testing, woven wire, metric.
6.1.3. Compaction testing: to ASTM D698. laboratory compaction characteristics of soil using standard effort.
6.2. Testing agency services
6.2.1. Comply with requirements as outlined in municipal standards.
6.2.2. Cooperate with testing agency in site sampling for testing.
6.3. Fill material testing
6.3.1. Provide on site, for testing purposes, 1.0 m3 of each type of imported fill material.
6.3.2. Imported fill materials will be tested, before placement, for conformance with requirements specified by Geo-technical Engineer's recommendation and specification.
6.3.3. Native excavated material to be used as fill material will, before placement, be inspected for compliance with requirements specified by Geo-technical Engineer's recommendation and specification.
6.4. Compaction testing
6.4.1. Compaction testing will be performed during fill material placement operations to ensure that specified minimum compaction requirements are met.

7. EARTHWORKS:
7.1. General requirements
7.1.1. "earth excavation" includes:
7.1.1.1. Removal and disposal of obstructions, the extent of which is visible on ground surface.
7.1.1.2. Removal and disposal of each and other materials encountered, of any classification, except rock.
7.1.1.3. Trenches in excess of 3.00m in width and pits in excess of 9m in either length or width will be classified as open excavation.
7.2. Unauthorized excavation
7.2.1. Unauthorized excavation shall be any excavation beyond elevations and dimensions indicated, without specific direction by consultant.
7.2.2. Fill unauthorized excavation to elevations and dimensions indicated, as directed by consultant.
7.2.3. Unauthorized excavation and remedial work shall be at contractor's expense.
7.3. Excavation levels
7.3.1. Notify consultant if unsuitable bearing materials are encountered at indicated elevations.
7.3.2. Carry excavation deeper and replace excavated material with suitable materials if and as directed by consultant.
7.3.3. Notify consultant if bearing conditions are fulfilled at elevations above those indicated.
7.3.4. Adjust excavation elevations if and as directed by consultant.
7.4. Preparation prior to commencing excavation:
7.4.1. Contact all affected utility companies regarding exact location and current status of all utilities, voltage of underground and overhead power lines and pressure of natural gas lines.
7.4.2. Notify consultant if any utility lines have been omitted from or incorrectly indicated on drawings.
7.4.3. Identify known underground utilities, state and flag locations identify and flag surface and aerial utilities.
7.4.4. Notify utility company to remove and relocate utility lines.
7.4.5. Expose building connections, service connections and utilities to be crossed to confirm horizontal and vertical alignment of existing utilities.
7.4.6. Expose existing utility lines by hand excavation to confirm location before machine digging within 600mm of lines.
7.4.7. Maintain and protect existing above and below grade utilities which pass through work area, protect active utility lines exposed by excavation, from damage. hand excavate to final elevations and dimensions.
7.4.8. Where existing pipes, ducts or other underground services intersect a trench, support trench in a manner approved by utility.
7.4.9. Where existing overhead line poles are adjacent to excavations, temporarily support poles in a manner approved by utility.
7.5. Dewatering
7.5.1. Maintain excavations free of water. provide pumps, piping, temporary drains, trenches, sumps, and related equipment to remove water.
7.5.2. Do not use sanitary sewers or private property for discharge of water.
7.6. Excavating
7.6.1. Strip topsoil from areas to be excavated or filled.
7.6.2. Do not excavate under wet conditions or when such conditions are anticipated.
7.7. Backfilling
7.7.1. Ensure areas to be backfilled are free of debris, snow, ice, water and that surfaces are not frozen. do not backfill over porous, wet, or spongy subgrade surfaces.
7.7.2. Backfill systematically, as early as possible, to allow maximum time for reduced settlement.
7.8. Compaction
7.8.1. Compact fill materials using only mechanical methods. do not use hydraulic methods.
7.8.2. Do not perform compaction using vehicles and other equipment not designed for compacting.
7.8.3. Maintain optimum moisture content of materials being compacted,as required to attain specified compaction density.

8.0 SITE EXCAVATING, FILLING AND GRADING:
8.1. Excavation
8.1.1. Excavate to elevations and dimensions indicated on drawings within a tolerance of ±50mm.
8.2. Placement and compaction of fill materials
8.2.1. Backfill excavations and fill to required subgrade elevations using fill materials specified by geotech recommendation.
8.2.2. Place fill materials in layers not exceeding loose thickness specified by geotech recommendation.
8.2.3. Compact each layer of fill to minimum percentages of standard proctor density specified by geotech recommendation.
8.3. Grading
8.3.1. Make changes in grade natural. blend slopes into level areas.
8.3.2. Unless otherwise indicated on drawings, slope grade away from building minimum 1:20.
8.3.3. Grade and shape surfaces within following tolerances from subgrade elevations indicated on drawings:
8.3.3.1. Landscaped areas: ±50mm.
8.3.3.2. Under paved areas: ±20mm.
8.3.3.3. Under sidewalks: ±10mm.

DRAWING LEGEND

C1.0	General Notes and Information
C1.1	Storm sewer management Plan
C1.2	Existing Grading Plan
C1.3	New Grading Plan
C1.4	Additional Detail

CIVIL LEGENDS

Dimensions are in meters and decimals thereof
Elevations are in meters and decimals thereof
Manhole
Fire hydrant
Water stop off valve
Catch basin
Structure
Water Line
Sanitary Line
Storm water Line
Gas Line
Vent Line
Check Valve
Backwater Valve
Backwater Valve
Valve or Flange
Clean out
Water Meter from lot
Floor drain/ floor waste

ADDITIONAL CONSULTANTS

efg architects inc.
9634-195 Street NW
Edmonton, AB. T5E 1A8

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	Yyyy-mm-dd	Revision Description	Drawn by
3	2023-03-16	ISSUED FOR PERMITS	AB
2	2023-01-20	ISSUED REVIEW	AB
1	2022-11-30	IFP-Incorporated review comments	AB
0	2022-11-30	IFP-Incorporated review comments	AB

BURHANI ENGINEERING AND CONSTRUCTION LTD
8730 50 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-994-0257
INFO@BURHANI.BUILDER.CA

PERMIT STAMP

PERMIT TO REVIEW
Permit Number: PRT2023-00000
Issued to: BURHANI ENGINEERING AND CONSTRUCTION LTD
Issued on: MARCH, 15, 2023
Permit issued under the PBR NRS Stream
Discipline: Structural
Description of Work: Structural Review
PRH ID: 102149

SEAL

MARCH 17, 2023
PRH ID: 102149

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BBC LIMITED. IT MAY NOT BE REPRODUCED, DISCLOSED OR PUBLISHED IN WHOLE OR IN PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CLIENTS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. DO NOT SCALE THIS DRAWING. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DATA HERE AND FOR ERRORS AND OMISSIONS IN THIS DRAWING IF THE ACTUAL CONSTRUCTION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
CIVIL NOTES

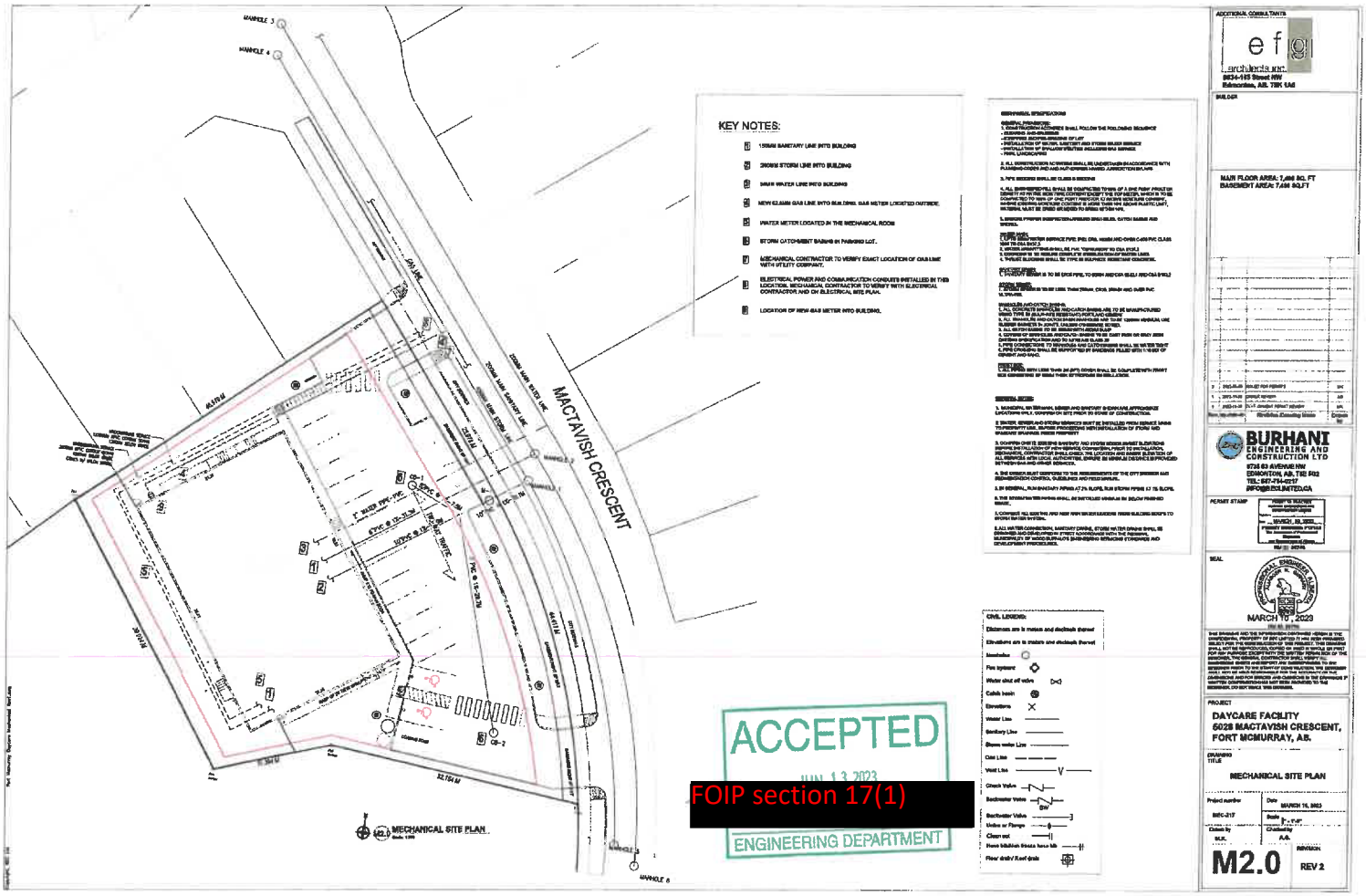
Project number	Date
2022-017	MARCH 09, 2023

Scale: 1" = 1'-0"

Drawn by	Checked by
BLK.	A.B.

C1.0 REV 2

ACCEPTED
FOIP section 17(1)
[redacted]
ENGINEERING DEPARTMENT


KEY NOTES:
1 150MM SANITARY LINE INTO BUILDING
2 200MM STORM LINE INTO BUILDING
3 34MM WATER LINE INTO BUILDING
4 NEW 63MM GAS LINE INTO BUILDING. GAS METER LOCATED OUTSIDE.
5 WATER METER LOCATED IN THE MECHANICAL ROOM
6 STORM CATCHMENT BASINS IN PARKING LOT.
7 MECHANICAL CONTRACTOR TO VERIFY EXACT LOCATION OF GAS LINE WITH UTILITY COMPANY.
8 ELECTRICAL POWER AND COMMUNICATION CONDUITS INSTALLED IN THIS LOCATION. MECHANICAL CONTRACTOR TO VERIFY WITH ELECTRICAL CONTRACTOR AND ON ELECTRICAL SITE PLAN.
9 LOCATION OF NEW GAS METER INTO BUILDING.
MACTAVISH CRESCENT
MANHOLE 3
MANHOLE 4
MANHOLE 5
MANHOLE 6
MECHANICAL SITE PLAN
CIVIL LEGEND:
Distances are in meters and decimals thereof
Elevations are in meters and decimals thereof
Manhole
Fire hydrant
Water shut off valve
Catch basin
Elevations
Water Line
Sanitary Line
Storm water Line
Gas Line
Vent Line
Check Valve
Backwater Valve
Valve w/ Flange
Clean out
Floor drain/ Roof drain
ACCEPTED
JUN 13 2023
FOIP section 17(1)
ENGINEERING DEPARTMENT
ADDITIONAL CONSULTANTS
efg architects inc.
8834-115 Street NW
Edmonton, AB. T6G 1A6
BUILDER
MAIN FLOOR AREA: 1,496 SQ. FT
BASEMENT AREA: 7,484 SQ.FT
BURHANI ENGINEERING AND CONSTRUCTION LTD
8726 63 AVENUE NW
EDMONTON, AB. T6E 0G2
TEL: 587-714-0257
INFO@BCLIMITED.CA
PERMIT STAMP
SEAL
MARCH 10 , 2023
PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.
DRAWING TITLE
MECHANICAL SITE PLAN
Project number
BEC-217
Date
MARCH 16, 2023
Scale
1" = 1'-0"
Drawn by
SLK
Checked by
AA
M2.0
REVISION
REV 2

STORM WATER PONDING REQUIREMENT	M2	Hectares	Acres
TOTAL AREA OF DEVELOPMENT	2486.33	0.247	0.609
STORM WATER MAXIMUM ALLOWED VOLUME	L/s/Ha	Volume (L/S)	Volume (CF/S)
	35.00	8.632	0.305

SURFACE AREAS	M2	Hectares	Acres
GRASS AREA	754.30	0.075	0.186
GRAVEL AREA	0.00	0.000	0.000
PAVED AREA	1014.70	0.101	0
ROOF AREA	697.00	0.070	0.172
TOTAL AREA	2466.00	0.247	0.609

COMBINED RUN OFF COEFFICIENT	FACTOR	COEFFICIENT
GRASS AREA	0.3	0.023
GRAVEL AREA	0.5	0
PAVED AREA	0.55	0.096
ROOF AREA	0.95	0.066
TOTAL AREA (SUM OF COEFFICIENTS)	2.7	0.185

POST DEVELOPMENT RUNOFF COEFFICIENT	
TOTAL AREA IN HA / SUM OF COEFFICIENTS	0.751

STORAGE VOLUME REQUIRED IN M3/HA TO RETAIN PRE-DEVELOPMENT RATE OF OUTFLOW (1:5 YEAR)		
1:5 year Runoff rate	63.9	mm/hr	10 min IDF
1:25 year Runoff rate	95.1	mm/hr	10 min IDF

STORAGE REQUIRED: BASED ON 5 YEAR EVENT	USING RATIONAL METHOD	
101mm/hr - 67.7 mm/hr x 10min x 60s/min		
Q1=C x I x A / 360	0.033	Q (1:5)
Q2=C x I x A / 360	0.049	Q (1:25)
V = Q1 x 10 min x 60s/min (1:5 year flood)	19.728	M3
V=Q2 X 10min x 60s/min (1:25 year flood)	29.361	M3
POND AREA CALCULATED FROM VOLUME (0.1M DEPTH)	197.281	M2
	2122.745	FT2
POND AREA PROVIDED PER DESIGN	3297.000	FT2

ORIFICE SIZING (BASED ON POND VOLUME)		
Q (RELEASE) = Q (MAX) x AREA		
Q (MAX)	0.033	M3/S/Ha
Q (RELEASE)	0.066	M3/S
A = Q (RELEASE) / (0.61 x SQRT (2GH))	0.003	M2
RADIUS (MM)	29.537	MM
DIAMETER (MM)	59.074	MM

STORM WATER POND REQUIREMENTS.

POST DEVELOPMENT RUNOFF COEFFICIENT

C=((0.3xGRASS)+(0.5xGRAVEL)+(0.95xPAVED)+(0.95xROOF))/TOTAL AREA

1:5 YEAR POST DEVELOPMENT RUN-OFF RATE
(10 MIN IDF = 33.9 MM/HR)
Q=CxIxA/60

1:25 YEAR POST DEVELOPMENT RUN-OFF RATE
(10 MIN IDF = 95.1 MM/HR)
Q=CxIxA/60

(Data obtained from Use Page 362 of Regional Municipality of Wood Buffalo's Engineering working standards and development procedures

STORAGE REQUIRED (1:25 YEAR RATE - 1:5 YEAR RATE) X 10 MIN X 60S/MIN
V=(Q 1:25) - (Q 1:5) X 10MIN X 60S/MIN

POND REQUIRED 10.73 M3
POND CREATED: 30.62 M3

GENERAL LEGEND:
Distances are in meters and decimals thereof
Elevations are in meters and decimals thereof
Manhole
Fire hydrant
Water shut off valve
Catch basin
Shrubbery
Water Line
Sanitary Line
Storm water Line
Gas line
Yard Line
Check Valve
Backwater Valve
Backwater Valve
Union or Flange
Clean out
Floor drain/ floor drain

efg architects inc.
9924-108 Street NW
Edmonton, AB. T5K 1A4

BUILDER

MAIN FLOOR AREA: 7,488 SQ. FT
BASEMENT AREA: 7,488 SQ.FT

Rev.	yy-mm-dd	Revision/Drawing issue	Drawn by
0	2023-03-10	ISSUED FOR PERMITS	MK
1	2023-03-28	GENERAL REVISION	MK
2	2023-04-27	REVISIONS FOR PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 93 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-734-0217
INFO@BECLIMITED.CA

PERMIT STAMP
PERMIT TO PRACTICE
Burhani Engineering and Construction Ltd
MARCH 10, 2023
PERMIT NUMBER: P8019
The Association of Professional Engineers and Geoscientists of Alberta
APEGA ID: 8019148

SEAL
PROFESSIONAL ENGINEER
MARCH 10, 2023
PERMIT NUMBER: P8019
The Association of Professional Engineers and Geoscientists of Alberta

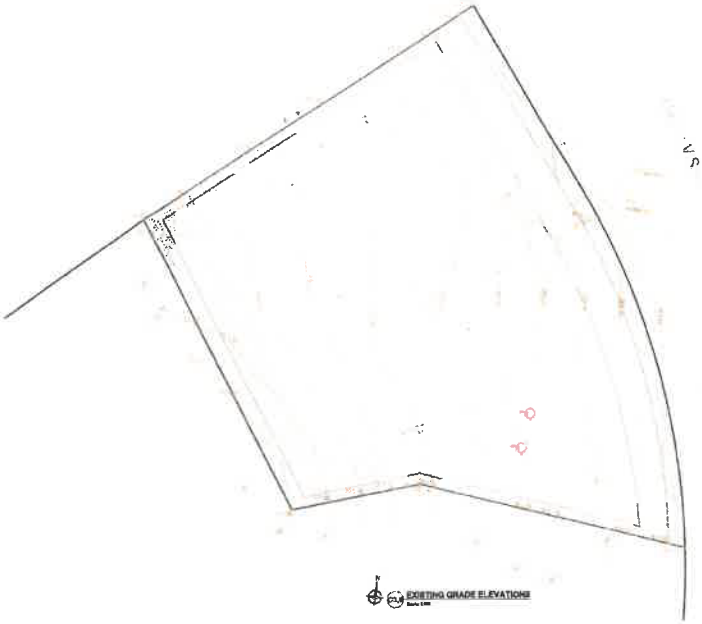
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BURHANI ENGINEERING AND CONSTRUCTION LTD. THE REPRODUCTION, IN WHOLE OR IN PART, OR USE OF THIS DESIGN OR DRAWING WITHOUT WRITTEN CONSENT OF BURHANI ENGINEERING AND CONSTRUCTION LTD IS PROHIBITED. THE ORIGINAL CONTRACTOR OWNS, OPERATES AND MAINTAINS THE COPYRIGHT OF THIS DOCUMENT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND DATA THAT PERTAIN TO THE SCOPE OF CONSTRUCTION. IT IS STRONGLY SUGGESTED THAT THE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AND NOT STARTING AND CONTINUING IN THE DEVELOPMENT WITHOUT WRITTEN CONSENT FROM THE ENGINEER. THE CONTRACTOR SHALL NOT BEGIN PROCEEDING TO THE CONSTRUCTION STAGE UNTIL THIS DRAWING HAS BEEN APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS AND DATA THAT PERTAIN TO THE SCOPE OF CONSTRUCTION. IT IS STRONGLY SUGGESTED THAT THE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AND NOT STARTING AND CONTINUING IN THE DEVELOPMENT WITHOUT WRITTEN CONSENT FROM THE ENGINEER. THE CONTRACTOR SHALL NOT BEGIN PROCEEDING TO THE CONSTRUCTION STAGE UNTIL THIS DRAWING HAS BEEN APPROVED BY THE ENGINEER.

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
STORM MANAGEMENT

Project number	Date
BEC-017	MARCH 10, 2023
Drawn by	Scale
M.K.	1:100
	Checked by
	A.G.

C2.0 REVISION REV 2



SITE SERVICING GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL USE THE SURVEY DRAWINGS FOR EXACT DIMENSIONS AND FOR CONSTRUCTION
2. MECHANICAL CONTRACTOR SHALL VERIFY ALL SITE UTILITIES AND REPORT DISCREPANCIES BACK TO THE ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION. DESIGNER DOES NOT ACCEPT ANY LIABILITY FOR EXISTING SITE CONDITIONS.
3. OWNER SHALL OBTAIN A LOT GRADING CERTIFICATE FROM THE LAND SURVEYOR AT PROJECT COMPLETION FOR FINAL GRADING APPROVAL.
4. ALL SEWER INVERTS AT THE PROPERTY LINE MUST NOT VARY FROM THE MUNICIPALITY APPROVED ELEVATION.
5. ALL SERVICES INSTALLED ON THE PRIVATE PROPERTY SHALL BE INSTALLED WITHIN A 0.5M TOLERANCE FOR EASIER CONNECTION TO THE UTILITY COMPANY.
6. ALL APPROACHES/CURBRACKS INTO THE SITE ARE PER THE MUNICIPALITY OF WOOD BUFFALO ENGINEERING STANDARDS.
7. REFER TO ARCHITECTURAL DESIGN DRAWINGS FOR PARKING REQUIREMENTS FOR THE PROJECT.
8. ALL WORK AND MATERIALS ARE AS DESCRIBED IN THE REGIONAL MUNICIPALITY OF WOOD BUFFALO ENGINEERING SERVICING STANDARDS AND DEVELOPMENT REQUIREMENTS.
9. THIS BUILDING IS NOT EQUIPPED WITH A SPRINKLER SYSTEM.
10. THIS BUILDING IS FULLY FIRE ALARMED.
11. ALL ELEVATIONS SHALL BE VERIFIED ON SITE PRIOR TO START OF CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER PRIOR TO START OF CONSTRUCTION FOR REVIEW.
12. FIRE HYDRANTS SHALL BE LOCATED WITHIN 45M FROM THE ENTRANCE OF THE BUILDING. ADDITIONAL HYDRANTS NOT REQUIRED.

MUNICIPAL ADDRESS
5028 MACTAVISH CRESCENT
FORT MCMURRAY, ALBERTA
(COUNTY OF WOOD BUFFALO)

LEGAL DESCRIPTION
PLAN 852 2444
CONDOMINIUM PLAN 25733.

ACCEPTED
JUN 13 2022
FOIP section 17(1)
ENGINEERING DEPARTMENT

MANHOLES AND CATCHBASIN ELEVATIONS.
INFORMATION FROM UNIT TECHNOLOGIES 24 NOVEMBER 2021

MANHOLE 1:
RIM ELEV: 364.99
N.INV: 360.85
S.INV: 360.81

MANHOLE 2:
RIM ELEV: 364.83
N.INV: 360.10
S.INV: 360.08

MANHOLE 3:
RIM ELEV: 364.51
N.INV: 360.72
S.INV: 360.72
E.INV: 360.79

MANHOLE 4:
RIM ELEV: 364.70
N.INV: 361.27
S.INV: 361.24
E.INV: 361.06

MANHOLE 5:
RIM ELEV: 364.70
N.INV: 360.53
S.INV: 360.53
E.INV: 360.51
W.INV: 360.50

MANHOLE 6:
RIM ELEV: 364.28
N.INV: 358.03
S.INV: 358.04
E.INV: 358.00
W.INV: 358.06

CATCH BASIN 1:
RIM ELEVATION: 365.10

CATCH BASIN 2:
RIM ELEVATION: 365.10

SAMPLING MANHOLE 1:
RIM ELEVATION: 365.10

CIVIL LEGENDS:

Dimensions are in metres and decimals thereof
Elevations are in metres and decimals thereof

Manhole
Fire hydrant
Water shut off valve
Catch basin
Water Line
Sanitary Line
Storm water Line
Gas Line
Vent Line
Check Valve
Backwater Valve
Backwater Valve
Valve or Flange
Clean out
Floor drain/ Roof drain

ADDITIONAL CONSULTANTS

efg engineers inc.
9634-198 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,488 SQ. FT
BASEMENT AREA: 7,488 SQ.FT

Rev.	Date	Description	Drawn
2	2022-06-08	Revised per Comments	MK
1	2022-04-29	Issued for Review	MK
1	2021-11-24	Pre-Submitted Initial Issue	MK
Rev.	Date	Description	Drawn

BURHANI ENGINEERING AND CONSTRUCTION LTD
8710 93 AVENUE NW
EDMONTON, AB. T6B 0R3
TEL: 587-794-8317
INFO@BURHANI.CA

PERMIT STAMP

MARCH 14, 2022
PERMIT NUMBER: P-2022-00
This drawing is of Professional Engineer

SEAL

PROFESSIONAL ENGINEER
MARCH 10, 2023

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT WAS SEND PROVIDED SOLELY FOR THE CONSTRUCTION OF SAID PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE, PROVIDED HOWEVER THE INSTITUTE, REPRODUCTION OF THE DRAWING, OR ANY PART THEREOF, FOR THE SOLE PURPOSE OF THE CONSTRUCTION, OWNER AND REPAIRS OF SAID PROJECT. THE DRAWING PRIOR TO THE ISSUANCE OF WRITTEN PERMISSION. BEC SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWING, OR ANY PART THEREOF, PRIOR TO THE ISSUANCE OF WRITTEN CONSTRUCTION USE AND ISSUE PROVIDED TO THE DRAWING, OR ANY PART THEREOF.

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
EXISTING CONTOUR AND ELEVATIONS

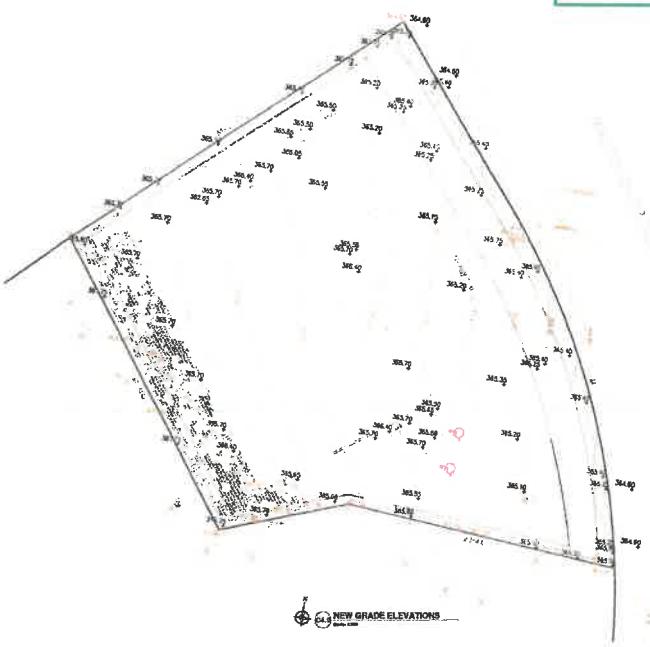
Project number	Date
BEC-217	MARCH 10, 2023
Drawn by: M.K.	Scale: 1:75
	Checked by: A.B.

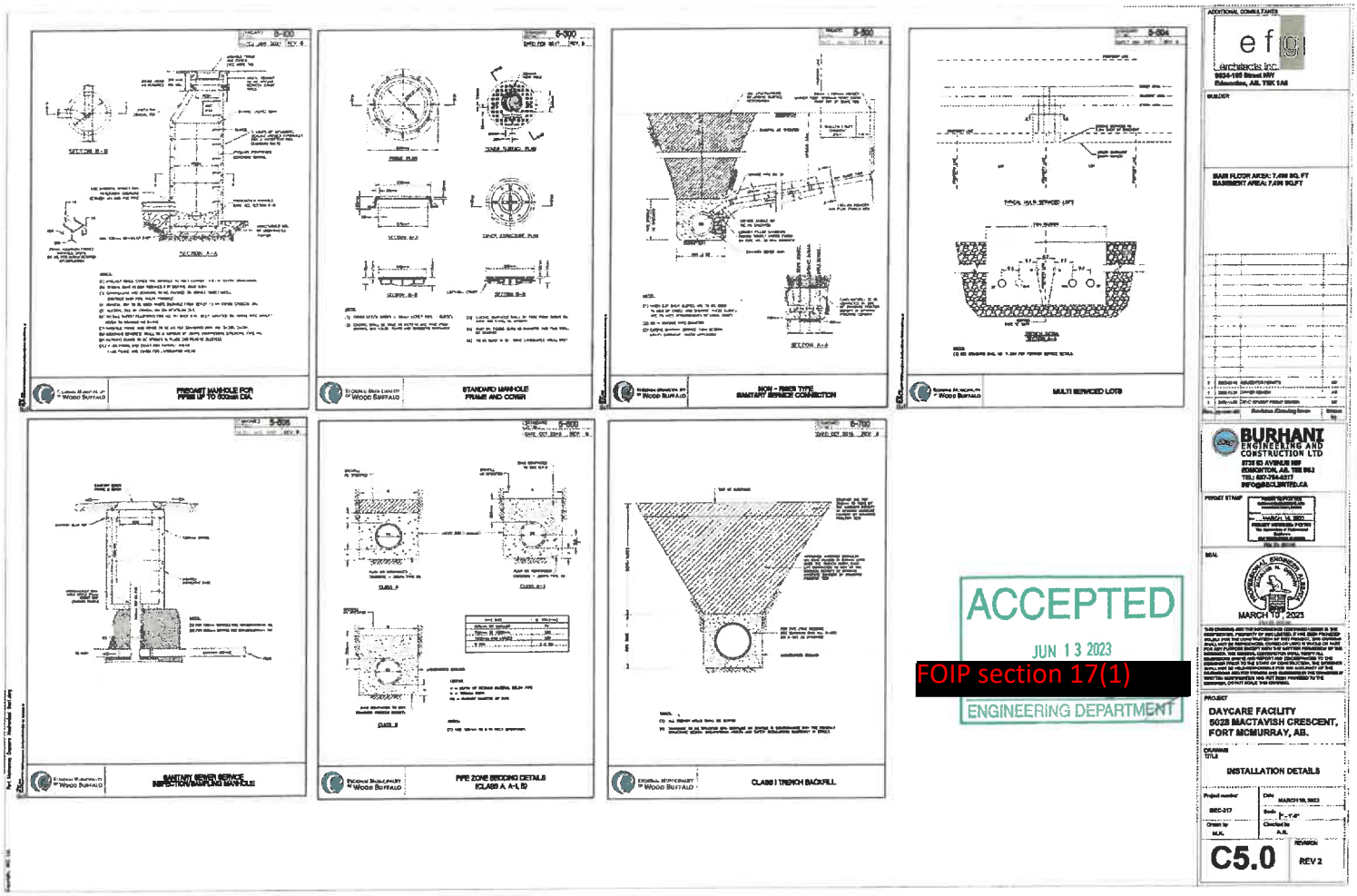
C3.0 REVISION REV 2

ACCEPTED

FOIP section 17(1)

ENGINEERING DEPARTMENT




PRECAST MANHOLE FOR PIPES UP TO 600mm DIA.
STANDARD MANHOLE FRAME AND COVER
NON - RISER TYPE SANITARY SERVICE CONNECTION
MULTI SERVICED LOTS
SANITARY SEWER SERVICE INSPECTION/SAMPLING MANHOLE
PIPE ZONE BEDDING DETAILS (CLASS A A-1, B)
CLASS I TRENCH BACKFILL
ACCEPTED
JUN 13 2023
FOIP section 17(1)
ENGINEERING DEPARTMENT
ADDITIONAL CONSULTANTS
efci architects inc.
BUILDER
BURHANI ENGINEERING AND CONSTRUCTION LTD
MARCH 10, 2023
PROJECT
DAYCARE FACILITY
5023 MACTAVISH CRESCENT, FORT MCMURRAY, AB.
DRAWING TITLE
INSTALLATION DETAILS
C5.0
REV 2

Received by the Subdivision and Development Appeal Board August 22, 203

Planning and Development Department Report

Subdivision and Development Appeal Board SDAB 2023-003

File:	2023-003
Appellant(s):	Travis and Christa Blanchard, Alan and Nicole Harding, Morgan and Lacey Pardy
Subject:	Appeal of Development Permit 2021-DP-00531 Re: Child Care Facility
Legal Description:	Block 297, Plan 022 0695
Civic Address:	120 McTavish Crescent
Land Use Designation:	RMH-1 Modified Manufactured Home District

Introduction

1. This appeal stems from the approval of Development Permit 2021-DP-00531, an application for a Child Care Facility at 120 McTavish Crescent (the "Application"), legally described as Block 297, Plan 022 0695 (the "Subject Property"). A map showing the location of the Subject Property is available as **Attachment 1.**

2. The Development Permit was issued pursuant to section 121 of Land Use Bylaw 99/059 (the "LUB") by the Regional Municipality of Wood Buffalo (the "RMWB") Development Authority (the "Development Authority"). (**Attachment 2)**

Chronology

3. On December 15, 2021, Planning and Development received the Application for a Child Care Facility located at 120 McTavish Crescent.

4. January 24, 2022, the application was assigned to a planner for planning review and circulation of proposed application to internal and external stakeholders for comments.

5. January 24, 2022, application circulated to internal and external stakeholders for comments. This included a standard two-week circulation period, ending February 9, 2022. (**Attachment 3)**

6. February 22, 2022, a notice was mailed to adjacent property owners providing notice of the proposed day care facility and giving residents an opportunity to provide comments by March 8, 2022.

7. March 10, 2022, revisions requested based on feedback from internal and external stakeholders.

8. May 4, 2022, revised plans resubmitted for review, application re-circulated to internal and external stakeholders for comments. Two-week circulation period ending May 18, 2022.

9. June 13, 2022, additional revisions required following feedback from Landscape Planning Technician. Application placed on hold.

10. May 4, 2023, revised application submitted to Planning and Development. Application circulated to Engineering and Landscape Planning Tech for comments. One week circulation period ending May 11, 2023.

11. May 16, 2023, revised application circulated to internal and external stakeholders for comments. Two-week circulation period ending May 30, 2023.

12. June 7, 2023, revisions requested based on feedback from Fire Prevention.

13. June 14, 2023, revisions submitted and circulated to Fire Prevention. Two-week circulation period ending June 28, 2023. Fire Prevention approval received same day.

14. June 14, 2023, All outstanding stakeholder concerns addressed. Development Permit approved and issued. (**Attachment 2)**

15. Advertising date set for June 22, 2023; including letters to neighboring residents. (**Attachment 4)**

Summary Discussion

16. The Subject property is in the RMH-1 – Modified Manufactured Home District.

17. The surrounding park space is zoned as PR – Parks and Recreation District.

18. Child Care Facilities are defined as "a development licensed by the province to provide personal care, maintenance, supervision, or education for seven (7) or more children for periods less than 24 consecutive hours in daytime and overnight. This definition includes daycare centers, nursery schools and play schools and other similar uses but does not include family day home as defined by Alberta Early Learning and Child Care Act." (Land Use Bylaw No. 22/009 at Section 10 [Land Use Bylaw]).

19. Child Care Facilities are classified as "Discretionary Use – Planning Commission" in the District (*Land Use Bylaw* No. 99/059 at 121.4(b) [Land Use Bylaw]). (**Attachment 5)**

20. Restrictive Covenant 022 093 029, section 4.4 states: "All units shall be used for residential purposes only with the exception of any Unit designated by the

Developer located within Unit B (Phase III) as a Day Care Unit (the "Designated Day Care Unit") which may be developed and operated as a Day Care centre or such other commercial use as is permitted by the Land Use Bylaws of the Regional Municipality of Wood Buffalo." (**Attachment 6)**

21. Restrictive Covenant 022 454 362, section 4 states: "Morgan hereby covenants that the Servient Lands shall be used for no purpose other than the development and operation of a Day Care Centre." (**Attachment 7)**

22. The Board of Directors for Condominium Corporation 0220695 ("Morgan Heights") provided a letter of support for the development dated April 11, 2022. (**Attachment 8)**

23. All comments from internal and external stakeholders addressed, including road access.

24. Per condition 23 of the approved development permit: All architectural and civil drawings must be complete and approved/stamped in accordance with the ESS and Development Procedures of the RMWB

Development Authority's Position

25. The subject property is privately owned land and is not considered part of the existing park space, ownership is demonstrated in the Certificate of Title. (**Attachment 10).**

26. The development of the proposed childcare facility will occur on a separate lot intended for development and is not considered part of the municipal park space as shown on the subject area map. (Attachment 1).

27. The subject property is zoned RMH-1, the adjacent park space is zoned PR – Parks and Recreation.

28. Development of the proposed childcare facility includes the installation of eighteen (18) parking stalls to reduce the impact of vehicles and parking on the public road. This number is in excess of the minimum required parking count (15).

29. Per condition #17 of the development permit, before any construction starts, the applicant is required to ensure that the site is fully fenced in ensure controlled and safe access and egress of the site and to provide safe pedestrian adjacent to the site. The fencing is to remain in place and in good condition until all construction activities have ceased.

30. Development permit 2021-DP-00531 includes an approved construction fencing plan on page 13 of the document. (Attachment 2).

31. Per condition #3 construction materials, including garbage, must be stored so as not to create a nuisance to neighbouring properties.

32. The development is required to minimize the impact on surrounding properties, including condition #16, which requires that all on site lighting shall be located, oriented, and shieled so restrict the unnecessary illumination of adjacent residential properties.

33. Day Care Unit is a use defined under the Definitions and Interpretation section of the Morgan Heights Bylaw and the term 'Day Care Unit' is referenced multiple times throughout the Morgan Heights Bylaw including sections 48 and 65. (**Attachment 11)**

34. Section 65 (page 30) of the Morgan Heights bylaw states that "Nothing herein shall be constructed so as to prevent the owner of a Day Care Unit from utilizing the Day Care Unit for the purpose of developing and operating a Day Care Centre or such other commercial use as is permitted by the Land Use Bylaw of the Regional Municipality of Wood Buffalo. **(Attachment 11).**

Recommendation

35. THAT the Subdivision and Development Appeal Board uphold the decision rendered for 2021-DP-00531 and support the development of the Subject Property

Prepared by: __FOIP section 17(1)[redacted] August 22, 2023

Brett Williamson
Planner II, Community Development Planning

Reviewed by: _____FOIP section 17(1)[redacted]_____ August 22, 2023

Lee-Anne Kumka
Supervisor, Community Development Planning

Presented to: Subdivision and Development Appeal Board

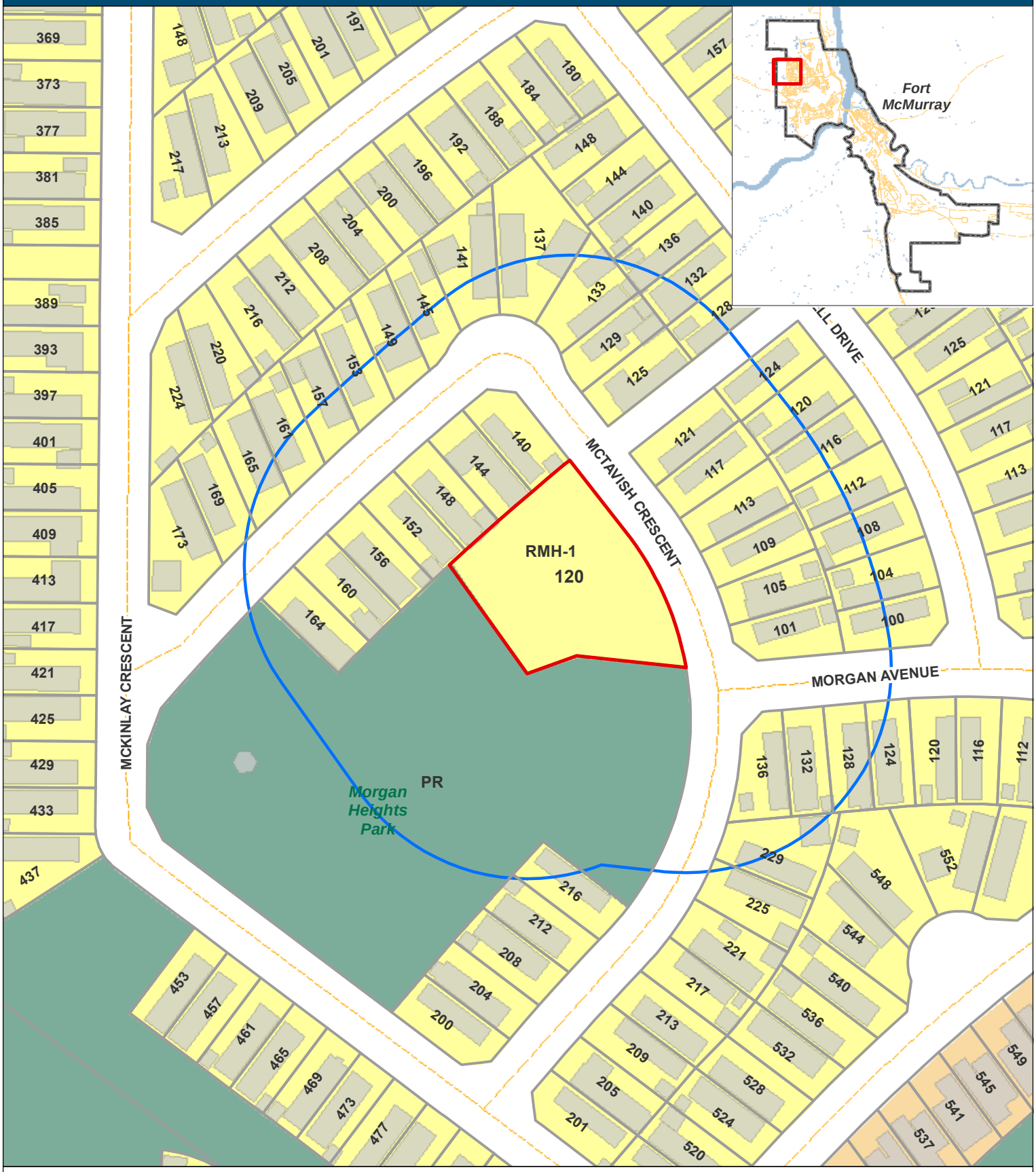
Attachments

1. Subject Property Map
2. Development Permit 2021-DP-00531
3. Internal and External Stakeholder Comments
4. Notice to Adjacent Property Owners
5. Land Use Bylaw Section 121 – RMH-1 Regulations
6. Restrictive Covenant 022 093 029
7. Restrictive Covenant 022 454 362
8. Morgan Heights Condominium Corporation Letter of Support

9. Subdivision Plan Survey
10. Certificate of Title
11. Morgan Heights Registered Bylaws
12. Notices of Appeal – Alan and Nicole Harding
13. Notices of Appeal – Travis and Christa Blanchard
14. Notices of Appeal – Morgan and Lacey Pardy
15. 120 McTavish Crescent Photo Map
16. 120 McTavish Crescent Site Photos

SUBJECT AREA MAP
Block 297, Plan 0220695 - 120 McTavish Crescent

Attachment 1



Map Produced by the Geographic Information System Group on 18 Aug 2023
TICK96791

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Permit Number
2021-DP-00531

June 14, 2023

Applicant	Owner
KLORIOUS SERVICES INC ADEBIMBOLA OGUNYE	KLORIOUS SERVICES INC.
FOIP section 17(1) [redacted]	FOIP section 17(1) [redacted]

RE: Child Care Facility
120 MCTAVISH CRES
Lot: Block: 297 Plan: 0220695

Your application for a development permit at the above location has been approved by the Development Officer. This approval is subject to the conditions as outlined in the enclosed Development Permit.

PLEASE READ PERMIT CONDITIONS CAREFULLY AND RETURN A SIGNED COPY TO OUR OFFICE.

This development permit shall expire and no longer be valid after one year from the date of decision of the permit if no construction has been initiated. Any other necessary permits shall be in place prior to commencement of any construction or occupancy. In the case of a change of use within an existing structure, where no significant construction of reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.

IMPORTANT NOTE

1. Under the Municipal Government Amendment Act, this approval may be appealed within twenty one (21) days after the day of decision being posted. Should this decision be appealed within twenty one (21) days after the Date of Decision, this permit shall not become effective until the Subdivision and Development Appeal Board has determined the appeal and the Permit may be modified or nullified thereby. Commencement of the approved Development prior to expiry of the appeal period is at your own risk.
2. An appeal shall contain statement of the grounds of appeal and shall be delivered personally or by registered mail so as to reach the Secretary of the Subdivision and Development Appeal Board, 9909 Franklin Avenue, Fort McMurray, AB T9H 2K4 within the prescribed time period of twenty one (21) days.
3. Upon delivery of Notice of Appeal, the appellant shall pay to the Regional Municipality of Wood Buffalo, where the appellant is the owner of the site, or his agent, a fee of $500.00.

Compliance with other legislation - A person applying for, or in possession of a valid development permit is not relieved from full responsibility for ascertaining and complying with, or carrying out development in accordance with:

a. the requirements of the Safety Codes Act, Environment Protection and Enhancement Act and Natural Resources Conservation Board Act;

b. the requirements of any other Federal, Provincial, or Municipal statue, regulation code or standard; and

c. the conditions of any caveat, covenant, easement or other instrument affecting a building or land.

The Municipality is not responsible for not does the Municipality have any obligation whatsoever to determine what other legislation may apply to a development, nor monitor or enforce compliance with such legislation.

REGIONAL MUNICIPAILITY OF WOOD BUFFALO
Planning & Development Department
per:

FOIP section 17(1)

[redacted]

June 14, 2023

Date

Lee-Anne Kumka
Planner III/Development Officer
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Lee-Anne.Kumka@rmwb.ca

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Permit Number
2021-DP-00531

Applicant: Adebimbola Ogunye **Issued :** June 14, 2023

Development Permit

120 MCTAVISH CRES

Lot	Block	Plan		Section	Township	Range	
	297	0220695		35	89	10	

Day Care Center (Child Care Facility)

Child Care Facility

Advertising Date June 22, 2023

- **This development was approved by the Development Officer and is subject to the conditions attached to this permit.**
- **All conditions stated on this development permit must be complied with.**
- **You have one year from Date of Decision to commence construction. All appropriate building/mechanical permits must be applied for and issued. In the case of a change of use within an existing structure where no significant construction or reconstruction is necessary, the applicant shall have the new use in operation within one year of the decision of the development permit.**

Regional Municipality of Wood Buffalo
Planning & Development Department
per:

[redacted] FOIP section 17(1)

Issued : June 14, 2023
Date

Lee-Anne Kumka
Planner III/Development Officer
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
Lee-Anne.Kumka@rmwb.ca

Advisory Notes:

1. Any signage proposed for this development shall require a separate application and approval.
2. The sump shall be installed so that discharge is as per the requirements of the Sewage Bylaw.
3. The developer shall install all appropriate signage at access/egress locations in accordance with the requirements of the Engineering Department.
4. Site services shall be in accordance with the Engineering Standards of the Regional Municipality of Wood Buffalo – Fort McMurray Urban Service Area and the standards set by the Franchise Utilities operating within the Fort McMurray Urban Service Area.
5. A Utility Installation Permit is required from the developer and shall be obtained from Engineering Services Division prior to installing underground utilities.
6. It shall be the developer's responsibility and expense to terminate, at the main, all sanitary and water services which will not be utilized in this development.
7. A route permit shall be required for this development and shall be applied for through the Planning and Development Department.
8. Any damage to the streets, sidewalks, curbs or landscaped boulevards caused by this development shall be the full responsibility of the developer to restore.
9. All required Safety Code permits under the Safety Code Act in the: building, mechanical,electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695.
10. A Health Certificate may be required for this development. Please contact the Health Inspector for the necessary information.
11. A Municipal Business License may be required for this development. Please contact the Licensing Enforcement Officer for information and an application, if required.
12. The Alberta Fire Code applies in and around buildings existing or being constructed on a site. Complete project plans and specifications, construction fire safety plans, and fire related activities requiring Fire Prevention Permits shall be reviewed by the Fire Authority prior to the commencement of any work related thereto. Inquiries and permit applications shall be submitted to the Fire Authority.
13. All Federal, Provincial and Municipal statutes and regulations shall be met, including the Alberta Building Code.
14. -A Water Meter Permit will be required but because this is within private area (services are not Municipal), a Utility Connection Permit will not be required. Note that similar approvals will likely be required by the "condo board/management".
    Advisory notes:
    -May want to verify existing connections with condo (ie. check record drawings). Proposed sizes, locations etc. may not match existing stubs.
    -It is suggested to add a valve on the water connection.

15 1. A construction fire safety plan is required to be submitted and accepted prior to the commencement of construction activities.
1b. An operational fire safety plan is required to be submitted and accepted prior to occupancy of the building.
2. Ensure a Life Safety Plan is included at the building permit application phase, detailing information such as: travel distances to exits, fire separations and associated fire resistance ratings, design occupant loads, total building area, and the 3.2.2. building code major occupancy classification.
3. A daycare facility with an occupant load more than 40 persons requires the installation of a fire alarm system.
4. A building greater than 600 sq. m. in building area requires to be provided with access routes for fire department vehicles.
5. Ensure emergency lighting is provided in conformance with the Building Code.
6. Ensure exit signs are installed as required in conformance with the Building Code.
7. Ensure fire extinguishers are installed in conformance with NFPA 10, "Standard for Portable Fire Extinguishers" 2013 edition.
8. Confirm the type of cooking, including volume/frequency of cooking, that will occur on the premises so that it can be determined whether a commercial cooking equipment exhaust system and/or fire extinguishing system are required.
9. There appears to be an interconnected floor space between the ground floor and the basement which would require the whole building to be fire sprinklered throughout in conformance with the National Building Code 2019 Alberta Edition.

16 ATCO Transmission high pressure pipelines has no objections.
Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

17 Thank you for the opportunity to comment on the above referenced application for New Commercial Development – Child Care Facility 2021 DP 00531. Alberta Health Services, Safe Healthy Environments (AHS SHE) reviews and provides comment on land use applications from a public health perspective.
It is understood that this application proposes to construct a commercial childcare facility with a fenced play area. Documents submitted for this application, have been reviewed. AHS SHE has no objection to the application. However, it is imperative that the applicant abide by the Public Health Act and all applicable Regulations and Standards, including the Institutions Regulation AR 143/1981. The applicant must also ensure that all other Regulatory Agency concerns are addressed. The applicant must contact our office to complete the approval process for the facility and address/provide more information on the following:
• Detailed plans for the kitchen (if food will be prepared and served at the facility) showing dimensions, floor finishes, etc.
• Information on the proposed purpose/use for the basement space, including the kitchen
• Submit a Social Care Facility Registration Form
I may be contacted by email or phone with any questions or concerns. Thank you.

Conditions:

1 This development is classified as a Child Care Facility and is a Discretionary Use - Planning Commission in the RMH – 1 Modified Manufactured Home District.
2 Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to occupancy.
3 Construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties.
4 The garbage and waste material shall be stored in weather-proof and animal-proof containers and shall be visually screened in a manner compatible with the design and external materials of the principal buildings on the site. If a wood screen fence is used, it shall be constructed in accordance with drawing 10-301 of the Engineering Servicing Standards.
5 The building location, orientation, capacity and/or use shall be as indicated on the approved drawings. Any changes to the approved plans shall be submitted to the Development Officer for further approval.
6 The landscaping shall be completed as per the approved plans within one (1) year from the date of building occupancy or within two (2) years from the date of Development Permit issuance, whichever is sooner. Any changes to the approved Landscape Plans shall be submitted to the Development Officer for approval prior to the landscaping being installed.
7 A minimum of 15 on-site parking stalls shall be provided as indicated on the approved plan. All parking stalls shall be hard surfaced with asphalt pavement, concrete or other similar paving material and shall be completed prior to the issuance of an Occupancy Permit. Should a seasonal allowance be required for paving the parking lot, the developer shall provide a written request for the seasonal allowance together with an automatically renewable and irrevocable letter of credit equal to 100 percent of the cost of paving the parking lot. A minimum of 2 of the required stalls shall be accessible parking stalls. These parking stalls shall be hard-surfaced, level, located close to an entrance, and shall be designated with the International Symbol of Access.
8 A minimum of one loading space shall be provided for this development. Loading shall be designed and located so that all vehicles using those spaces can be parked and maneuvered entirely within the bounds of the site before moving onto adjacent streets or lands.
9 All parking stalls shall be graded such that no slope in any direction is less than 0.5% and not more than 4%, to the satisfaction of the Development Officer. All soft landscaped areas shall have a minimum slope of 2% away from buildings.
10 A final site grading plan shall be prepared to the satisfaction of the Engineering Department and shall be approved prior to occupancy of any buildings.
11 The applicant shall enter into a Development Agreement with the Municipality to pay for the installation of public utilities, other than telecommunication systems or works, which are necessary to serve the development.
12 Any excess fill must be deposited on a site approved by the Municipality. Please contact the Engineering Department and/or the Environmental Branch of the Public Works Department.
13 Any and all easements required by the Municipality or any franchise utility as a result of this development shall be provided by the developer at no cost to the Municipality or any franchise utility and shall be registered on title by Utility Right-of-Way Plan.
14 Should it be necessary to alter any on site Municipal or franchise utilities, all cost shall be borne by the developer.
15 There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development construction. The developer may apply to the Development Officer to utilize these lands.
16 All on site lighting shall be located, oriented and shielded so as to restrict the unnecessary illumination of adjacent residential properties.

17 Before any construction starts, the applicant shall ensure that the site is fully fenced, as per the approved fencing plan, in order to prevent any damage to Municipal infrastructure and landscaping surrounding the site, to ensure controlled and safe access and egress of the site, and to provide safe pedestrian access on and through any municipal lands adjacent to the site. The site access locations shall be established as per the fencing plan and will be maintained and operated to the satisfaction of the Development Authority. The fencing is to remain in place and in good working condition until all construction activities have ceased and a Full Development Completion Certificate has been issued.

18 The applicant shall provide security in a form acceptable to the Municipality in the amount of $88,627.35 as a guarantee for completion of the landscaping requirements. When the Municipality is satisfied that the site landscaping has been successfully installed and growing for a minimum of sixty (60) days and a Partial Development Completion Certificate has been issued, 50% of the Landscaping security can be returned. The following year once a Final Development Completion Certificate has been issued and the Landscaping passes a final Inspection the remainder of the security can be returned.

19 Any required removal or modification of existing on-site underground storage tanks and the management of identified contaminants shall be undertaken to the satisfaction of the appropriate authorities prior to the construction of the approved development and all applicable permits received from the local Fire Authority.

20 A Development Completion Certificate is required and shall be applied for by the applicant on completion of the conditions of development and prior to occupancy.

21 A water meter permit may be required. Please contact Underground Services Division for details at 780-799-7493. 780-788-1456 ext. 5832

22 A service connection permit may be required. Please apply at https://www.rmwb.ca/en/permits-and-development/applications-licences-and-permits.aspx.

23 All required Safety Code permits under the Safety Code Act in the: building, mechanical, electrical, gas, plumbing and private sewage disciplines must be obtained for this development. Please contact the Regional Municipality of Wood Buffalo - Planning and Development Branch to obtain the required Safety Code permits or for information regarding these permits 780-799-8695 or follow up on our permitting website: https://aca.woodbuffalo.ab.ca/citizenaccess/

24 The applicant shall provide payment in a form acceptable to the Municipality in the amount of $2,225.51 as Development Charges prior to issuance of the Development Permit.

25 The applicant shall provide security in a form acceptable to the Municipality in the amount of $20,000 as a guarantee for completion of the Engineering requirements.

26 The applicant shall provide security in a form acceptable to the Municipality in the amount of $10,450.00 as a guarantee for the installation and maintenance of the construction fencing.

DAYCARE FACILITY

C/O KLORIOUS SERVICES INC.

5028 MACTAVISH CRESCENT
FORT MCMURRAY, AB.
T9K 2N9, CANADA

CONDOMINIUM PLAN: 0220695
UNIT 297

GENERAL NOTES AND SPECIFICATIONS

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ABC CODE, LATEST EDITION AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS. THE GC IS RESPONSIBLE FOR CONSTRUCTION SAFETY AS REQUIRED BY THE OCCUPATIONAL HEALTH AND SAFETY ACT OF ALBERTA

2. DO NOT SCALE THE DRAWINGS. REPORT ERRORS, OMISSIONS AND DISCREPANCIES ON THE DRAWINGS DURING THE TENDER PERIOD FOR CLARIFICATION TO BEC LIMITED VIA EMAIL AT INFO@BECLIMITED.CA.

3. THE CONTRACTOR AND OWNER ASSUME ALL LIABILITIES IN REGARDS TO THESE PLANS AND CONSTRUCTION.

4. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THESE INCLUDE, BUT ARE NOT LIMITED TO BUILDING PERMITS, INSURANCE, TEMPORARY POWER, WORKERS COMPENSATION, DEMOLITION COSTS ETC.

5. PROTECT AND MAINTAIN ALL EXISTING CONSTRUCTIONS AROUND SITE. KEEP STREET AND LANE REASONABLY CLEAN AND PROMPTLY REMOVE RUBBISH FROM THE BUILDING AND PROPERTY. THE CONTRACTOR SHALL CONFINE HIS APPARATUS, STORAGE OF MATERIALS AND OPERATIONS OF HIS WORKFORCE TO AREAS DESIGNATED BY THE OWNER. ANY PORTIONS OF EXISTING CONSTRUCTION DAMAGED AND/OR DESTROYED DURING THE CONSTRUCTION AND THAT ARE NOT PART OF THIS WORK SHALL BE REPAIRED AND/OR REPLACED AT NO COST TO THE LANDLORD OR ANY TENANT.

6. STRUCTURAL DESIGN LOADS SHALL BE INDICATED ON THE STRUCTURAL DRAWINGS AND THE GC SHALL NOT EXCEED THESE LOADS.

7. DUE TO ONSITE CONDITIONS, THE SPECIFICATIONS, PROCEDURES AND DIMENSIONS CAN VARY WITHIN REASONABLE LIMITS WHILE STILL MAINTAINING CODE REQUIREMENTS FOR RESIDENTIAL CONSTRUCTION. IN SUCH A CASE, THE GC MUST INFORM THE DESIGNER THAT SUCH A CHANGE IS BEING MADE AND ALLOW THE DESIGNER TO RECORD THIS ON THE DRAWINGS TO PREVENT FUTURE CONFLICT.

8. THE GRADE LINE SHOWN ON THE DRAWINGS IS A SUGGESTED LINE. THIS MUST BE VERIFIED ONSITE AND RECORDED AS THE ACTUAL GRADE.

9. ALL WINDOW AND DOOR SCHEDULES ARE APPROXIMATE ONLY AND SHALL BE VERIFIED BY THE WINDOW AND DOOR MANUFACTURERS.

10. WOOD CONSTRUCTION SHALL BE EXECUTED IN ACCORDANCE WITH SECTION 9.23 OF ABC, UNLESS OTHERWISE NOTED. ALL WOOD STUDS, COLUMNS, CRIPPLES AND LINTELS SHALL BE #2 SPF GRADE OR BETTER UNLESS OTHERWISE NOTED.

FRAMING NOTES:
- EXTERIOR WALLS SHALL BE 2 x 6 SPRUCE @ 19.2" O.C.
- EXTERIOR GARAGE WALLS SHALL BE 2 X 6 SPRUCE @ 19.2" O.C.
- INTERIOR WALLS SHALL BE 2 X 4 KILN DRIED SPRUCE @ 19.2" O.C.
- ALL BEAMS TO BE ENGINEERED BY THE SUPPLIER
- WALL AND ROOF SHEATHING SHALL BE $\frac{7}{16}$" OSB
- ENGINEERED FLOOR SYSTEM SHALL BE $\frac{23}{32}$" OSB T&G SUB FLOOR. THE SUB FLOOR SHALL BE GLUED AND NAILED AS PER SUPPLIER'S INSTRUCTIONS
- REAR DECKS SHALL HAVE A NAILER BOARD FOR INSTALLATION.
- FRONT PORCH/VERANDA SHALL HAVE A 1 $\frac{3}{4}$" X 6 PRESSURE TREATED WOOD DECKING OVER 2 X 8 SPRUCE JOISTS WITH ALUMINUM RAILING.
- THE INTERIOR ACCESS STAIRS SHALL BE A HOUSED STRINGER, ROUTERED OUT 2 X 10 STUDS OR GLULAM EXPOSED ON BOTH SIDES.
- INTERIOR BASEMENT WALLS FROST WALLS SHALL BE 2 X 4 WOOD STUDS AT 24" O.C. AND FULL HEIGHT OF THE CONCRETE FOUNDATION WALL
- FRAMERS TO PROVIDE FULL BEARING SUPPORT TO ALL POSTS, LINTELS ETC.
- ALL WINDOW HEADERS TO BE A MINIMUM OF 2-PLY 2X10 #2 SPRUCE UNLESS NOTED OTHERWISE.
- ALL DIMENSIONAL LUMBER TO BE GRADED #2 SPF OR GREATER
- PROVIDE SOUND BLOCKING AT 24" O.C. UNDER ALL PARTITION WALLS RUNNING PARALLEL TO FLOOR JOISTS.
-

11. CONCRETE NOTES:
- ALL CONCRETE SHALL BE CSA TYPE HS (FORMERLY TYPE 50) - 32 MPA UNLESS OTHERWISE STATED
- PILE DESIGN AND DEPTH SHALL BE AS PER THE ENGINEER
- FOUNDATION WALL - 9 FT TOOL AND WILL REQUIRE REBAR IF REQUIRED BY THE ENGINEER
- THE FRONT WALKWAY SHALL BE CONSTRUCTED USING POURED CONCRETE AND SHALL NOT BE LESS THAN 4 FT. WIDE.
- GARAGE SLAB TO BE FINISHED SMOOTH AND SLOPED 4" TOWARDS THE GARAGE DOOR.
- DAMP PROOFING REQUIRED BELOW SLAB
- ALL STEP FOOTINGS TO HAVE A MINIMUM OF 600MM RISE AND 600MM RUN.
- ALL CONCRETE FOUNDATION WALLS TO HAVE 6 HORIZONTAL ROWS OF REINFORCEMENT BARS
- ALL WINDOW WELLS TO BE A MINIMUM OF 30" DEEP OR HIGHER.

12. STAIR CONSTRUCTION:
MAX. RISE = 8"
MIN. RUN = 8.5"
MIN. TREAD = 9.5"
MIN. HEAD ROOM = 6' - 8"
HANDRAIL HEIGHT = 32" to 36"

13. ROOFING, SIDING AND STONE:
- ROOFING: COMES WITH A 25 YEAR WARRANTY, 3 TAB ASPHALT SHINGLES
- ANY SOFFIT PROJECTING INTO THE 1.2M SIDE SETBACK SHALL HAVE NO OPENINGS AND SHALL BE PROTECTED WITH MATERIALS AS OUTLINED IN THE ALBERTA BUILDING CODE GUIDELINES
- EAVES TROUGH SHALL BE 4" PRE-FINISHED ALUMINUM.
- VINYL SIDING SHALL BE AS PER PLAN AND WITH MAINTENANCE FREE CAPPING
- EXTERIOR STONE WORK SHALL CONFORM TO THE DRAWING AND AS OUTLINED IN THE ALBERTA BUILDING CODE
- PROVIDE ADEQUATE VENTILATION AND ACCESS TO ROOF SPACE.
- ALL ATTIC SPACE HATCHES SHALL BE WEATHER STRIPPED AND INSULATED WITH R-50 BATT INSULATION AND 6 MIL POLY VAPOUR BARRIER.
- FLASHING IS REQUIRED FOR ALL HORIZONTAL JUNCTIONS AND EXTERIOR OPENINGS.

GENERAL NOTES AND SPECIFICATIONS

14. HEATING:
- THE HUMIDIFIER SHALL BE FLOW THROUGH/DRIP TYPE
- COLD AIR RETURNS AND HEAT REGISTERS SHALL BE WHITE AS PER THE SUPPLIER.
- HRV SIZING SHALL BE AS PER THE ALBERTA BUILDING CODE WITH THE MAIN CONTROLS MOUNTED BY THE MAIN THERMOSTAT WITH PUSH BUTTONS AND TIMERS IN BATHS ONLY.
- EXHAUST VENTS IN ALL BATHROOMS SHALL BE 4"
- THE FURNACE SHALL BE 96% EFFICIENT, 2 STAGE AND SIZE OF FURNACE SHALL BE DETERMINED BY HOUSE MODEL. AN HRV SHALL BE PROVIDED AND AN INTELLIGENT THERMOSTAT.
- THE FINAL LOCATION OF COLD AIR RETURNS AND HEAT DUCTING SHALL BE DETERMINED ONSITE BY THE HEATING CONTRACTOR AND MAY BE ADJUSTED AS REQUIRED BY SITE CONDITIONS.
- SUPPLY VENTILATION IN ALL ROOMS: NATURAL OR MECHANICAL
- INSTALL RADON GAS VENTILATION ROUGH IN CENTERED BENEATH BASEMENT CONCRETE SLAB AND TERMINATED IN MECHANICAL ROOM.
- EXTERIOR PENETRATIONS THROUGH EXTERIOR MEMBRANES SHOULD HAVE SOME BACKING SUPPORT FOR POLY VAPOUR BARRIER.

15. ELECTRICAL WORK:
- ALL CARBON MONOXIDE DETECTORS SHALL BE MOUNTED IN EACH ROOM ON EACH FLOOR.
- SMOKE DETECTORS SHALL BE MOUNTED IN ALL AREAS AS REQUIRED BY THE ALBERTA BUILDING CODE.
- ELECTRICAL PANEL SHALL BE LOCATED IN THE BASEMENT AND ALL ELECTRICAL DISTRIBUTION WIRING SHALL BE COMPLETED FROM THE BASEMENT TO OTHER AREAS OF THE HOUSE.
- ALL ELECTRICAL WORK TO COMPLY WITH ALBERTA BUILDING CODE AND CANADIAN ELECTRICAL CODE REQUIREMENTS.

16. INSULATION AND DRYWALL:
- ALL EXTERIOR HOUSE WALLS SHALL HAVE R-20 FIBERGLASS FRICTION FIT BATTS
- BASEMENT INSULATION SHALL BE R-12 FIBERGLASS BATT INSULATION BETWEEN STUDS AND AT THE FULL HEIGHT OF BASEMENT FOUNDATION WORK. INSULATION SHALL BE R-20 FIBERGLASS FRICTION FIT BATTS AT ALL JOIST ENDS.
- ALL CANTILEVER INSULATION SHALL BE R-28 FRICTION FIT BATTS.
- ALL ATTIC INSULATION SHALL BE LOOSE FILL FIBERGLASS OR CELLULOSE (BLOWN). FIBERGLASS FRICTION FIT BATTS SHALL BE INSTALLED IN VAULTED CEILINGS.
- ALL EXTERIOR WALLS SHALL HAVE A 6MM VAPOUR BARRIER AND CONTINUOUS CAULKING AT ALL JOINTS AND AROUND ALL DOOR OPENINGS.
- ATTIC ACCESS AREAS SHALL HAVE FRICTION FIT BATT INSULATION.
- ALL INTERIOR DRYWALL SHALL BE $\frac{1}{2}$" GYPSUM BOARD AND SCREWED AND NAILED WHERE APPLICABLE.
- ALL DRYWALL CEILINGS SHALL HAVE A $\frac{1}{2}$" DRYWALL CEILING SURFACE, SPLATTERED TEXTURE DESIGN THROUGHOUT THE HOME.
- GARAGE SHALL BE INSULATED WITH VAPOR BARRIER AND A MINIMUM OF $\frac{1}{2}$" OF DRYWALL TO BE INSTALLED ON THE INTERIOR OF THE GARAGE.
- FOR ALL SPACING GREATER THAN 400MM O.C, 15.9MM GYPSUM BOARD SHALL BE USED FOR THE WORK.
- ALL INSULATION SHALL BE PROTECTED FROM DAMAGE PRIOR TO INSTALLATION.

17. FIREPLACE:
- A GAS BURNING FIREPLACE SHALL BE SUPPLIED AND INCLUDE A DIRECT VENT WITH 20,000 BTU GAS BURNER TECHNOLOGY, HEAT RATED CIRCULATING FIREBOX. IF THE FIREPLACE CANTILEVER IS 0.06M ABOVE GRADE, THEN THE UNDERSIDE MUST BE PROTECTED IN THE SAME WAY AS THE SOFFIT WITH NO OPENINGS AND SHALL BE PROTECTED WITH THE MATERIALS CONFORMING TO THE ALBERTA BUILDING CODE
- ELECTRICAL FIREPLACE CAN BE USED AND ARE OPTIONAL INSTEAD OF GAS UNITS.

18. PLUMBING WORK:
- ALL ROUGH IN PLUMBING TO BE VENTED AS PER THE PLUMBING CODE
- NO PLUMBING TO BE COMPLETED ON EXTERIOR WALLS. IF THE EXTERIOR WALL SIDE IS REQUIRED, AN ADDITIONAL FURRING WALL SHALL BE CONSTRUCTED AND PLUMBING RUN THROUGH THE INTERIOR WALL SECTION ONLY.

19. ALL EXTERIOR EXPOSED STEEL TO BE PAINTED UNLESS NOTED OTHERWISE

20. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONCRETE FOUNDATION WORK

21. ALL INTERIOR DOOR FRAMES TO BE LOCATED 4" FROM THE FACE OF THE WALL TO THE FACE OF THE DOOR FRAME UNLESS NOTED OTHERWISE.

22. PROVIDE CONTINUOUS ROD AND CAULK JOINT AT ALL EXTERIOR WINDOWS, DOORS, CONTROL JOINTS AND OTHER LOCATIONS AS PER GOOD CONSTRUCTION PRACTICE.

23. SEAL AIR/VAPOUR BARRIER TO PERIMETER OF ALL DOOR FRAMES AND WINDOW FRAMES.

24. ALL FIRE SEPARATIONS ARE TO EXTEND TO THE UNDERSIDE OF THE STRUCTURE OR ROOF ABOVE. ALL OPENINGS AND PENETRATIONS MUST BE PACKED AND SEALED WITH FIRE STOPPING MATERIAL. ALL MATERIALS MUST BE ULC LISTED. PRODUCT DATA TO BE APPROVED BY DESIGNER PRIOR TO INSTALLATION.

25. PROVIDE MINIMUM SLOPE AWAY FROM BUILDING FOR ALL GRADING.

26. PROVIDE MINIMUM 2% SLOPE FOR ALL EXTERIOR CONCRETE SLABS UNLESS NOTED OTHERWISE.

27. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE NATIONAL BUILDING CODE: NBC 2019 (AE). AS A MINIMUM AND AS INDICATED ON THESE DRAWINGS, THE STRINGENT TAKING PRECEDENCE.

28. CONFORM TO ALL MUNICIPAL BYLAWS, RULES AND REGULATIONS GOVERNING THE WORK. KEEP BUILDING AND PROPERTY CLEAN OF DEBRIS AND MATERIALS AT ALL TIMES.

DRAWING INDEX

ARCHITECTURAL	
A0	COVER SHEET
A1	SITE PLAN
A1b	AREA SURVEY PLAN
A1c	SWEPT PATH ANALYSIS
A1d	TYPICAL SITE DETAIL
A1e	TEMP. SITE FENCING
A1f	EGRESS PATH
A2	LANDSCAPING PLAN
A2b	LANDSCAPING DETAIL
A3	MAIN FLOOR PLAN
A4	BASEMENT PLAN
A5	ROOF PLAN
A5B	ROOF DETAIL
A6	E/W ELEVATION
A7	N/S ELEVATION
A8	WINDOW/DOOR SCHEDULE
A9	CROSS-SECTION
A9B	CROSS-SECTION DETAIL
A10	STAIR DETAIL
A11	ADDITIONAL DETAIL

ARCHITECTURAL/LANDSCAPING
EFG ARCHITECTS

STRUCTURAL
BEC LIMITED

MECHANICAL
BEC LIMITED

ELECTRICAL
BEC LIMITED

CIVIL
BY OTHERS

GEOTECHNICAL
BY OTHERS

ENERGY EFFICIENCY
BY OTHERS

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
5	2023-03-20	ISSUED FOR PERMITS	MK
4	2023-03-10	ISSUED FOR PERMITS	MK
3	2023-01-15	DESIGN UPDATE	AG
2	2022-11-30	DESIGN UPDATE	AG
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOOCH
REGISTERED
ARCHITECT
03/30/2023
ALBERTA

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

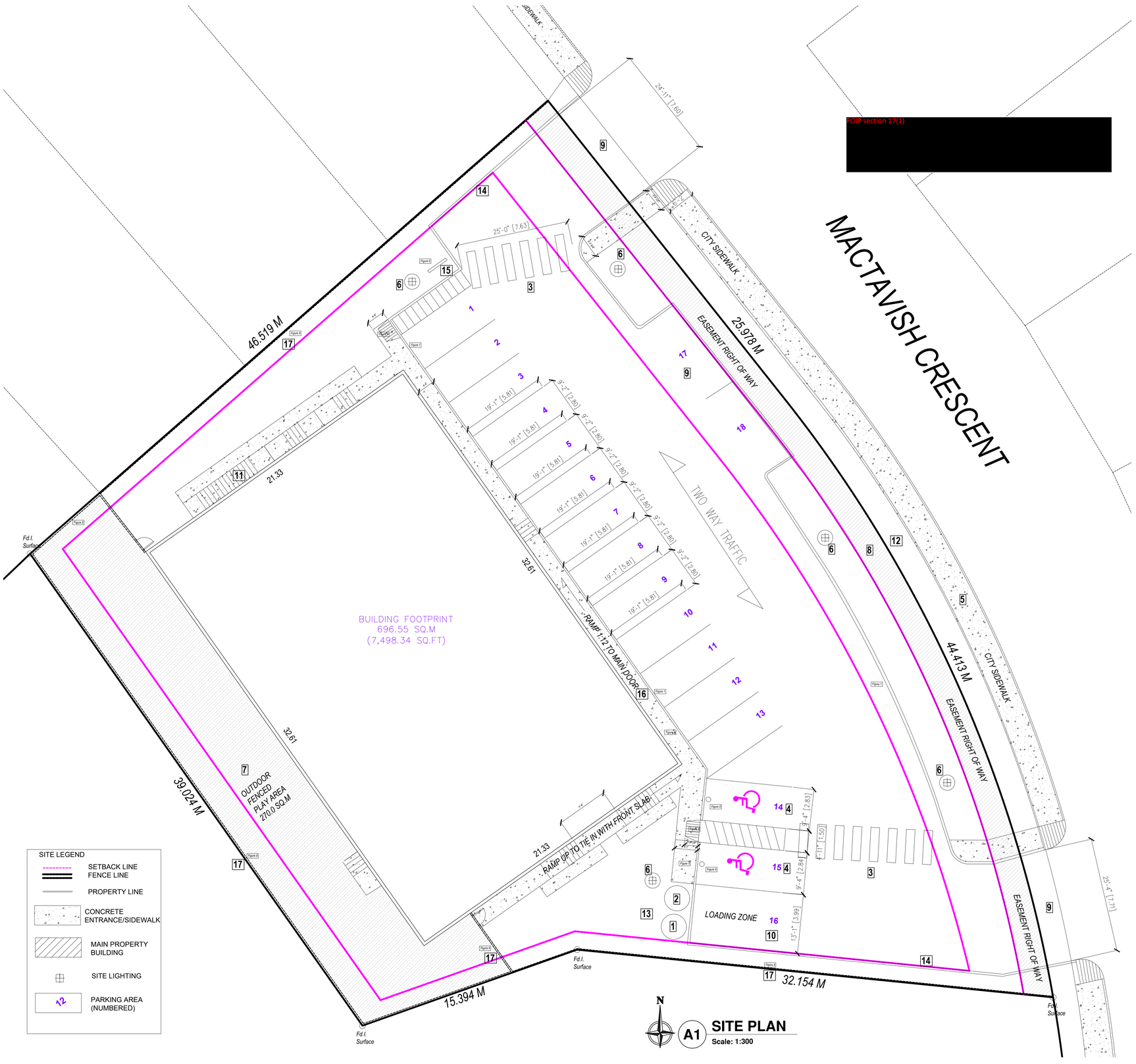
DRAWING TITLE
COVER SHEET

Project number	Date
BEC-217	MARCH 20, 2023
	Scale 3/32" - 1'-0"
Drawn by M.K.	Checked by A.G.

A0

REVISION
REV 5

Fort Mcmurray Daycare Rev4.dwg
Copyright, BEC Ltd.



SITE LEGEND

- SETBACK LINE
- FENCE LINE
- PROPERTY LINE
- CONCRETE ENTRANCE/SIDEWALK
- MAIN PROPERTY BUILDING
- SITE LIGHTING
- 12 PARKING AREA (NUMBERED)

A1 SITE PLAN

Scale: 1:300

PROJECT INFORMATION AND DESCRIPTION:

LEGAL DESCRIPTION:	CONDOMINIUM PLAN: 0220695, UNIT 297
MUNICIPAL ADDRESS:	5028 MACTAVISH CRESCENT, FORT MCMURRAY, AB.
ZONING:	RMH-1: MODIFIED MANUFACTURED HOME DISTRICT
AREA OF LOT:	8,092.05 M2 (26,550 SQ.FT)
SPRINKLERED:	NO
FIRE ALARMED:	YES
PRINCIPAL BUILDING AREA:	7,498.34 SQ. FT (696.55 SQ.M)
SITE COVERAGE:	696.55 / 8,092.05 = 8.61%
MAX. BUILDING HEIGHT:	6.0M
MAX. LOT COVERAGE:	45%
MIN. SOFT LANDSCAPING:	30%
SETBACKS:	FRONT: 6.0M REAR: 2.0M SIDE YARD: 1.2M.
GROSS BUILDING AREA:	MAIN FLOOR: 7,498.34 SQ.FT BASEMENT: 7,498.34 SQ.FT
PARKING AVAILABLE:	18, 2 ACCESSIBLE STALLS
BICYLE STALLS:	6 STALLS
ONSITE VEHICLE LOADING:	1 STALL

BUILDING CODE ANALYSIS:

PROPOSED USES:	GROUP A, DIVISION 2, DAYCARE FACILITY
BUILDING OCCUPANCY CLASS:	GROUP A, DIVISION 2, DAYCARE FACILITY SECTION 3.2.2.25: GROUP A, DIVISION 2, UPTO 2 STOREYS 1 STOREY MAXIMUM AREA - 1,600M2 FACING 1 STREET. COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION IS PERMITTED ROOF ASSEMBLIES SHALL HAVE A 45MIN FIRE RATING LOAD BEARING WALLS, COLUMNS SHALL HAVE A 45MIN FIRE RATING
MAX. OCCUPANT LOAD;	CHILDREN + STAFF: 166 PERSONS.
SEPARATION OF OCCUPANCIES:	NOT REQUIRED
EGRESS DOORWAYS:	A MINIMUM OF 2 EGRESS DOORWAYS LOCATED SO THAT ONE DOORWAY COULD PROVIDE EGRESS FROM THE SUITE IF THE OTHER DOORWAY BECOMES INACCESSIBLE TO THE OCCUPANTS DUE TO A FIRE WHICH ORIGINATES IN THE SUITE, SHALL BE PROVIDED FOR EVERY SUITE WITH OCCUPANTS MORE THAN 60, TRAVEL DISTANCE IS MORE THAN 25M AND THE AREA OF THE SUITE IS MORE THAN 600M2.
MIN. NO. OF EXITS:	EVERY FLOOR AREA INTENDED FOR OCCUPANCY SHALL HAVE AT LEAST 2 EXITS
EXIT WIDTH:	EXIT CORRIDOR/PASSAGEWAY: 1.1M RAMPS: 1.1M STAIRS: 0.9M DOORWAYS: 0.8M
POWER OPERATOR:	REQUIRED ON MAIN ENTRANCE AND VESTIBULE DOOR

SITE KEY NOTES:

1. MOLOK CLASSIC GARBAGE BINS: 5M3
2. MOLOK CLASSIC RECYCLE BINS: 5M3
3. PARKING LOT CROSS WALK LOCATION: ACCESS TO GARBAGE BINS.
4. BARRIER FREE PARKING LOCATIONS: 2 STALLS.
5. EXISTING MUNICIPAL SIDEWALK ON FRONT OF PROPERTY.
6. EXTERIOR LIGHTING POSTS.
7. SOFT LANDSCAPED AREA AT REAR OF BUILDING: USED FOR FENCED OUTDOOR DAYCARE PLAYGROUND FACILITY. TOTAL AREA OF PLAYSPACE PROVIDED: 285 SQ.M.
   REFER TO FENCE SPECIFICATIONS.
8. 2.0M EASEMENT: NO CONSTRUCTION IN SPACE. REFER TO RESTRICTIVE COVENANT 022454362 FOR ADDITIONAL INFORMATION.
9. FRONT ENTRANCES TO PARKING AREA: 2 ENTRANCES AT NORTH AND SOUTH OF PROPERTY. TWO WAY TRAFFIC WITH 7.0M WIDTH AS PER ENGINEERING SERVICING STANDARD.
10. 20 MINUTE LOADING ZONE AT SOUTH EAST SECTION OF BUILDING: PARKING SPOT 1.
11. SIDE BASEMENT ENTRANCE
12. MUNICIPAL GRASSED AREA
13. FENCED GARBAGE ENCLOSURE
14. SIDE CURBS AT PROPERTY SIDE SETBACK
15. BICYCLE RACK
16. BARRIER FREE RAMP TO MAIN ENTRANCE OF BUILDING.
17. PROPERTY SHALL BE FENCED FULLY AS PER MUNICIPAL REQUIREMENTS.
    TOTAL PERIMETER FENCING: 133.091M
    ADDITIONAL FENCING FOR DAYCARE: 9.957M

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
4	2023-03-20	ISSUED FOR PERMITS	MK
3	2023-03-10	ISSUED FOR PERMITS	MK
2	2023-01-15	DESIGN UPDATE - DEVELOPMENT PERMIT	AG
1	2022-11-30	OWNER REVIEW	AG
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOOCH REGISTERED PROFESSIONAL ENGINEER ALBERTA 03/30/2023

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE

SITE PLAN

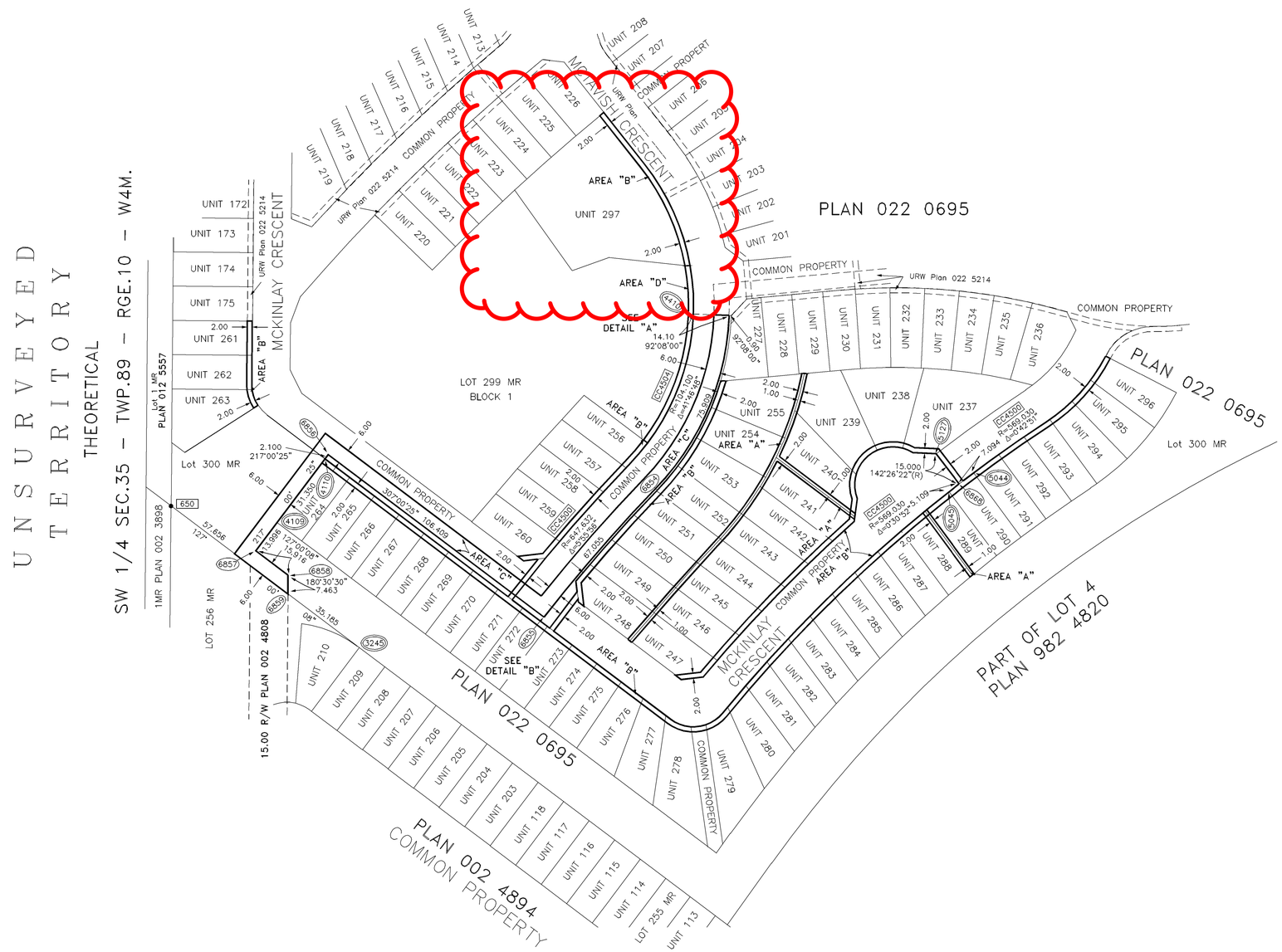
Project number	Date
BEC-217	MARCH 20, 2023
	Scale 1:300
Drawn by M.K.	Checked by A.G.

A1

REVISION REV 4

Copyright, BEC Ltd.

Fort Mcmurray Daycare Rev4.dwg



ZONING REGULATIONS:

MAXIMUM HEIGHT OF BUILDING: 6.0M FOR FLAT/GAMBREL/MANSARD ROOFS
MAXIMUM FLOOR AREA RATIO: NOT REQUIRED

SETBACK REQUIREMENTS:
THE FRONT SETBACK: 6.0M
SIDE SETBACK: 1.2M
REAR SETBACK: 2.0M

PARKING/LOADING/STORAGE OR TRASH COLLECTION MAY BE PERMITTED WITHIN THE SIDE SETBACK PROVIDED THERE IS 1.5M OF SOFT LANDSCAPING WITHIN THE SETBACK AND ALL AREAS ARE SCREENED FROM ADJACENT VIEW.

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
3	2023-03-10	ISSUED FOR PERMITS	MK
2	2022-11-30	OWNER REVIEW	AG
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOOCH
REGISTERED
ARCHITECT
03/30/2023
ALBERTA

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE

AREA PLAN

Project number	Date
BEC-217	MARCH 10, 2023
	Scale 1:300
Drawn by M.K.	Checked by A.G.

A1b

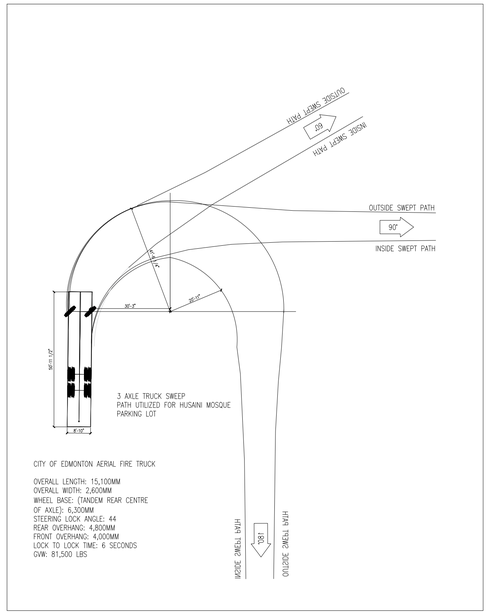
REVISION REV 8

Fort Mcmurray Daycare Rev4.dwg
Copyright, BEC Ltd.

A1c **SWEPT PATH**
Scale: 1:300

GENERAL NOTES:

1. AERIAL FIRE TRUCK UTILIZED FOR REVIEW:
   - 1.1. OVERALL LENGTH: 15100 MM
   - 1.2. OVERALL WIDTH: 2600MM
   - 1.3. WHEEL BASE: 6300MM
   - 1.4. STEERING LOCK ANGLE: 44 DEGREES
   - 1.5. REAR OVERHANG: 4800MM
   - 1.6. FRONT OVERHANG: 4000MM
   - 1.7. LOCK TO LOCK TIME: 6 SECONDS
   - 1.8. GVW (LARGEST): 81,500 LBS
2. IN ACCORDANCE WITH SECTION 3.2..5.5 AND SECTION 3.2.5.6 (1) OF THE ALBERTA BUILDING CODE, THE DESIGN AND CONSTRUCTION OF THE FIRE DEPARTMENT ACCESS ROUTES INVOLVES MULTIPLE VARIABLES AND SHOULD BE COMPLETED IN CONJUNCTION WITH CONSULTATION WITH THE LOCAL FIRE DEPARTMENT.
3. THE TURNS IDENTIFIED ON THE DRAWING SHOW UNOBSTRUCTED TRAVEL AND CONTINUOUS MOVEMENT AROUND THE COMPLETE BUILDING.
4. THE SWEPT PATH FOR A GARBAGE TRUCK HAS NOT BEEN IDENTIFIED ON THIS DRAWING BECAUSE THE DIMENSIONS AND SIZE OF THE TRUCK ARE SMALLER THAN THE COE AERIAL FIRE TRUCK.
   - 4.1. OVERALL LENGTH:
   - 4.2. OVERALL WIDTH:
   - 4.3. STEERING ANGLE:
   - 4.4. GVW (LARGEST): 51,000 LBS
5. TWO ENTRANCES PROVIDED FOR EMERGENCY VEHICLE ACCESS.
   BOTH ENTRANCES ARE ON THE SOUTH SIDE OF THE PROPERTY AND 7.0M WIDE



ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
3	2023-03-10	ISSUED FOR PERMITS	MK
2	2023-01-15	DESIGN UPDATE - DP REVIEW	AG
1	2022-11-30	OWNER REVIEW	AG
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOOCH
REGISTERED
APPROVED
03/30/2023
ALBERTA

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE

SWEPT PATH ANALYSIS

Project number	Date
BEC-217	MARCH 10, 2023
	Scale 1:300
Drawn by M.K.	Checked by A.G.

A1c

REVISION REV 3

Fort Mcmurray Daycare Rev4.dwg
Copyright, BEC Ltd.

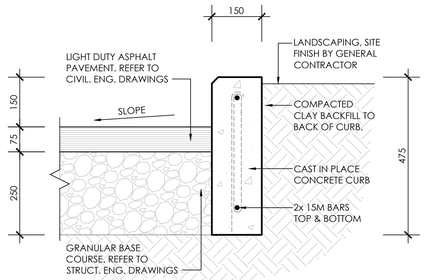


FIGURE 1: TYPICAL CURB DETAIL

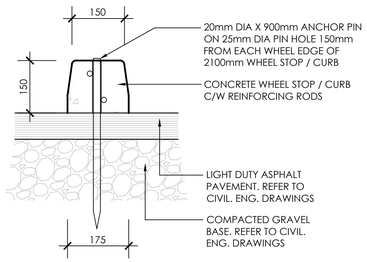


FIGURE 2: TYPICAL WHEEL STOP DETAIL

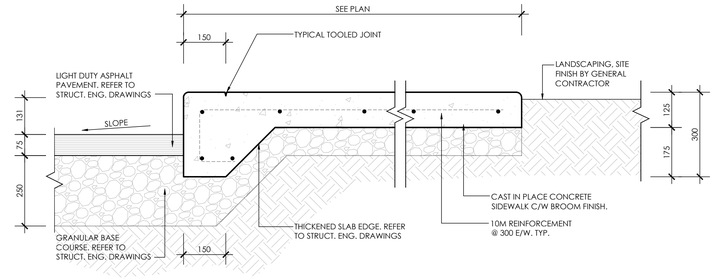


FIGURE 3: TYPICAL SIDEWALK CURB DETAIL

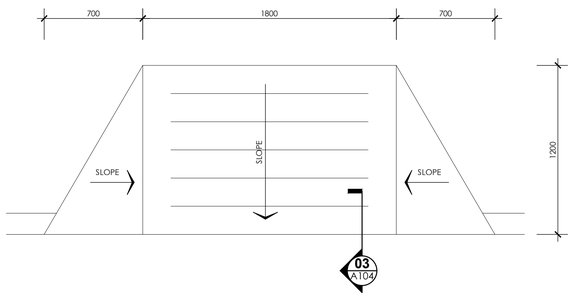


FIGURE 4: TYPICAL DROP-CURB DETAIL

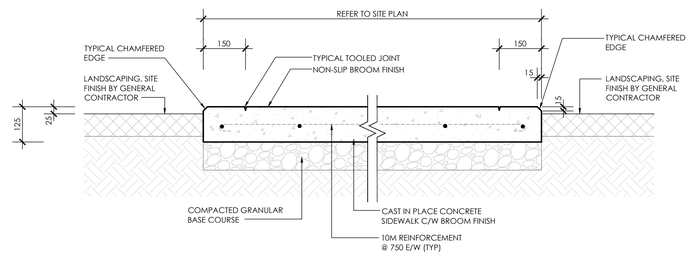


FIGURE 5: TYPICAL SIDECURB DETAIL

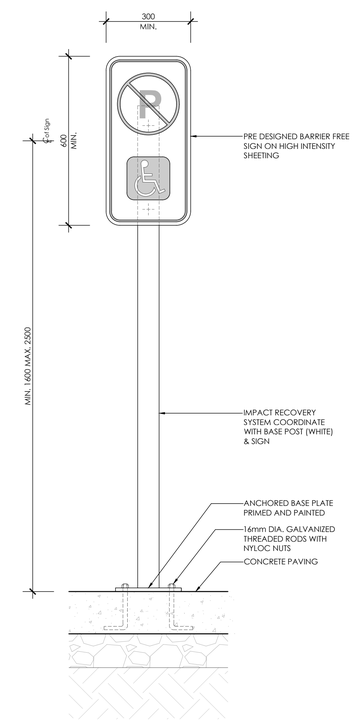


FIGURE 8: TYPICAL BARRIER FREE PARKING SIGN DETAIL

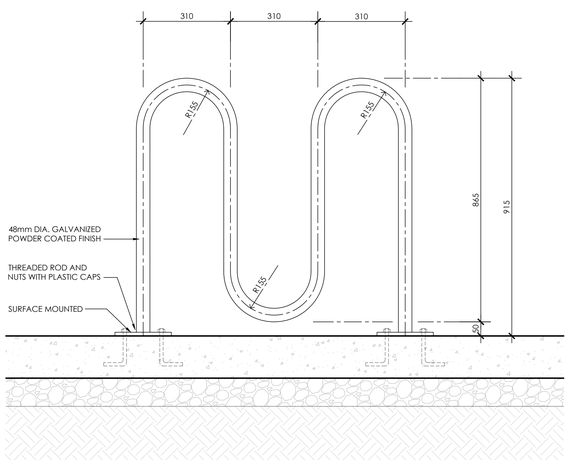
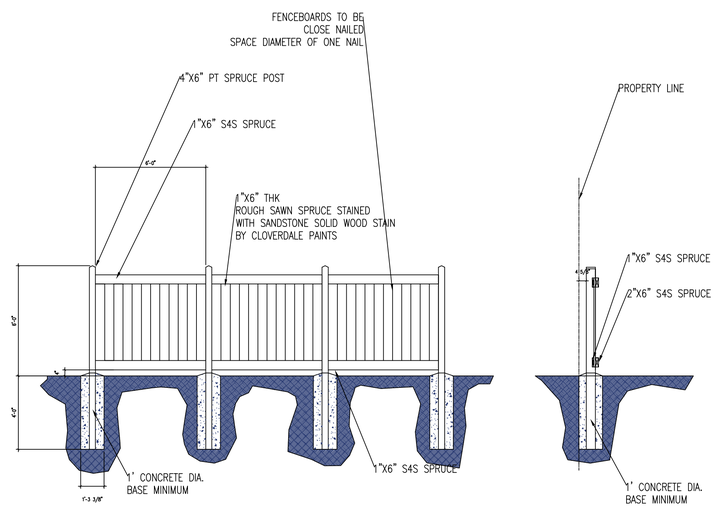


FIGURE 6: TYPICAL BICYCLE RACK DETAIL



FENCING NOTES:
1. ALL WOOD TO BE PRE-STAINED WITH SANDSTONE SOLID WOOD STAIN BY CLOVERDALE PAINTS
2. ALL HARDWARE TO BE GALVANIZED.
3. ALL STAIN TO BE APPLIED TO MANUFACTURER'S SPECIFICATIONS
4. PRESSURE TREATED POSTS TO BE TREATED WITH A SOLUTION OF PENTACHLOROPHENOL AND PETROLEUM TO CSA-080
5. NAILS TO BE 3 $\frac{1}{2}$" COATED FOR STRINGERS TO POSTS AND 2" APPROX. FOR BOARDS.
6. ALL DIMENSIONS AS NOTED ON THE DESIGN
7. ALL PLANED MATERIALS SHALL BE #2 OR BETTER
8. THE OWNER AND THE TENANTS MAY BE CONSTRUCTED WITH A LOWER FENCE POST AND A DIFFERENT COLOUR AS LONG AS ALL PARTIES ARE IN AGREEMENT. ALL FENCES THAT ARE IN VIEW OF THE PUBLIC SHALL MEET THE MINIMUM CONSTRUCTION AND DESIGN STANDARD SET ON THIS DRAWING.

FIGURE 7: TYPICAL FENCING DETAIL

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
2	2023-03-10	ISSUED FOR PERMITS	MK
1	2023-01-15	OWNER REVIEW	AG
1	2022-01-15	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOOCH REGISTERED ARCHITECT ALBERTA 03/30/2023

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE

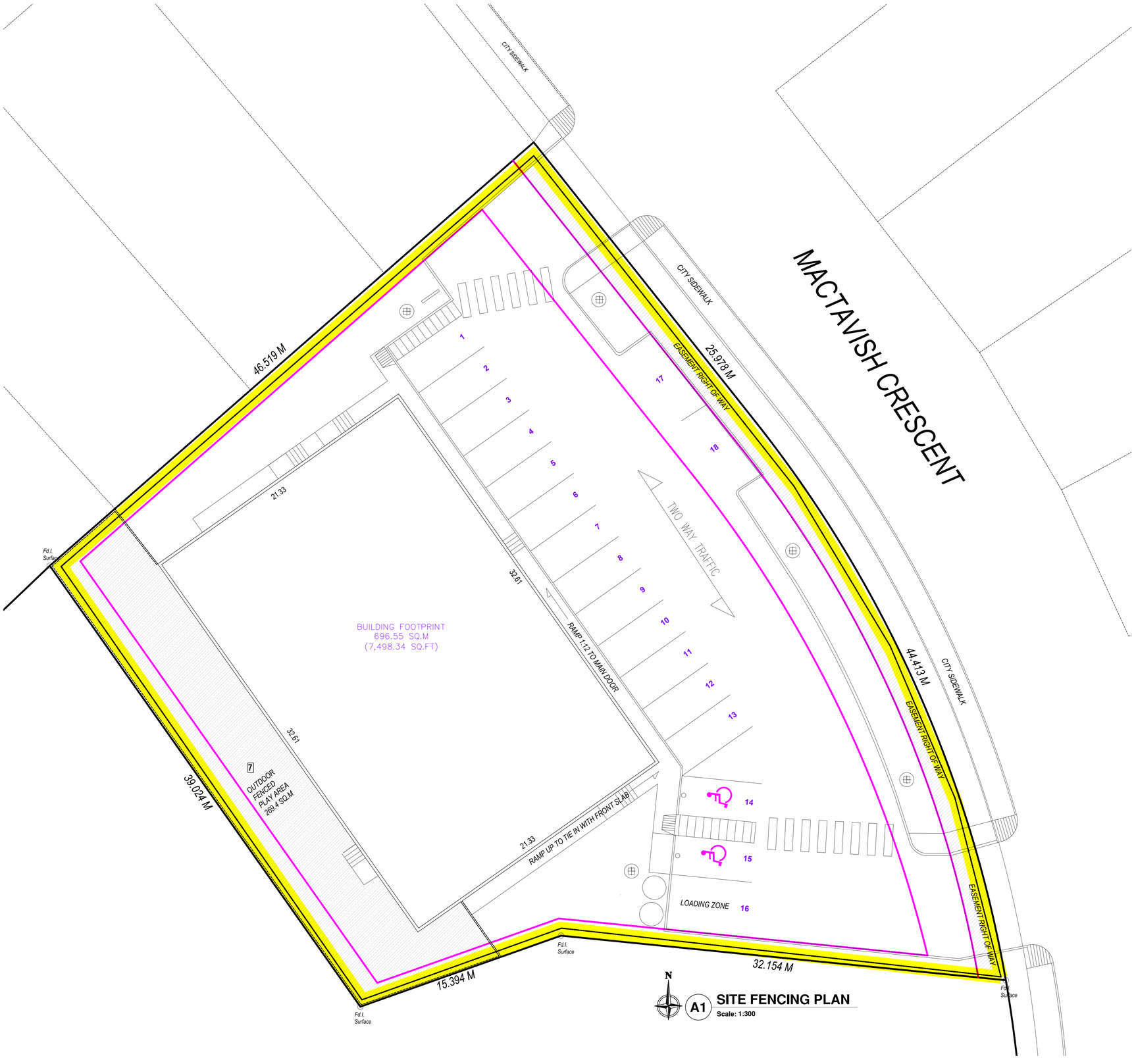
ADDITIONAL DETAIL

Project number	Date
BEC-217	MARCH 10, 2023
	Scale NOT TO SCALE
Drawn by M.K.	Checked by A.G.

A1d

REVISION REV 2

Fort Mcmurray Daycare Rev4.dwg
Copyright, BEC Ltd.



A1 **SITE FENCING PLAN**
Scale: 1:300

CONSTRUCTION FENCING:

FULL SITE MUST BE FENCED DURING CONSTRUCTION AS PER MUNICIPAL REQUIREMENTS.

LENGTH OF FENCING:
44M+39M+15M+39M+46M+26M=209M

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
2	2023-03-10	ISSUED FOR PERMITS	MK
1	2023-01-15	OWNER REVIEW	AG
1	2022-01-15	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOOCH REGISTERED ARCHITECT ALBERTA 03/30/2023

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE

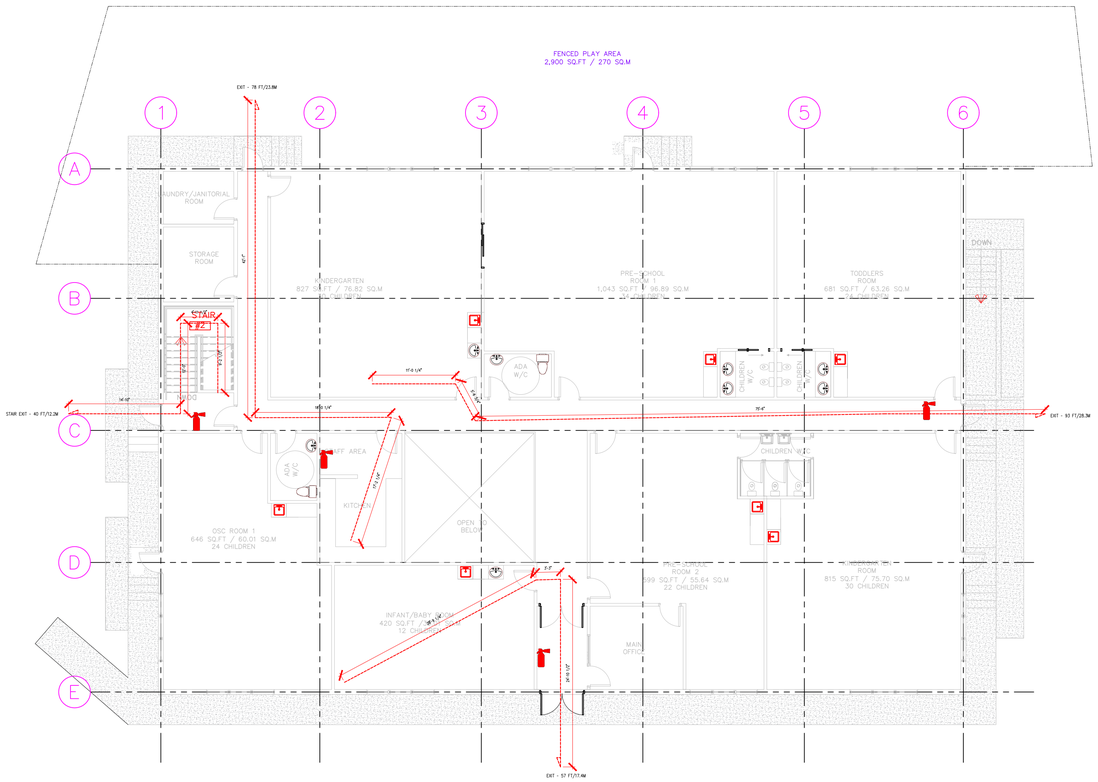
SITE FENCING (TEMPORARY)

Project number	Date
BEC-217	MARCH 10, 2023
	Scale NOT TO SCALE
Drawn by M.K.	Checked by A.G.

A1e

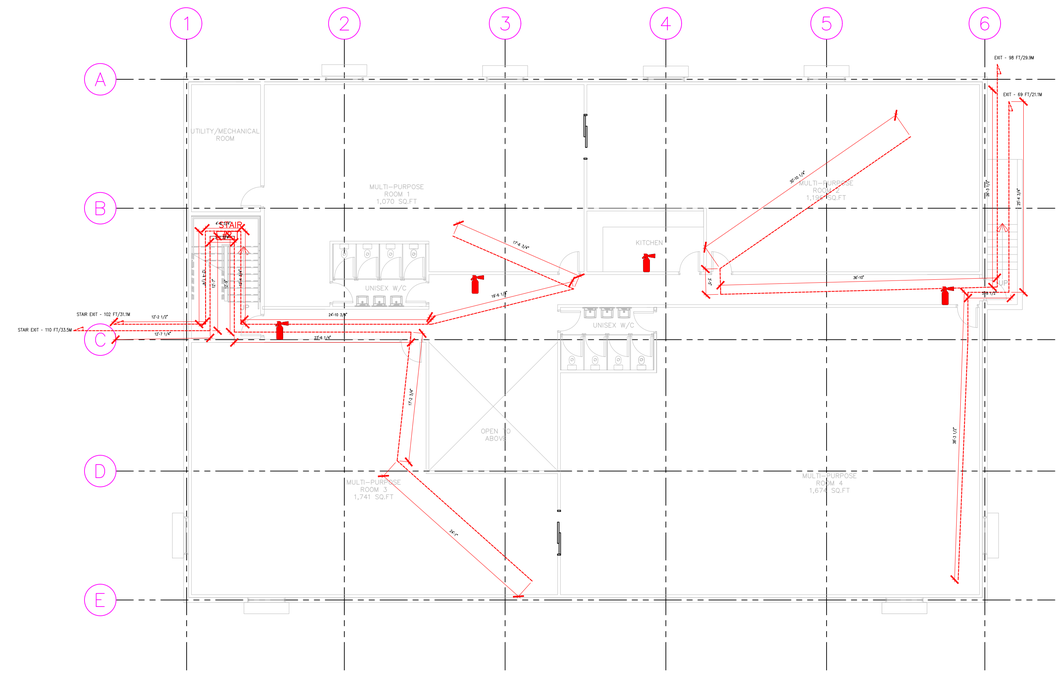
REVISION REV 2

Fort Mcmurray Daycare Rev4.dwg
Copyright, BEC Ltd.



N

A1f **EGRESS PLAN MAIN FLOOR**
Scale: 3/8" = 1'-0"



N

A1f **EGRESS PLAN BASEMENT**
Scale: 3/8" = 1'-0"

TRAVEL DISTANCE AND ACCESS TO EXITS:

1. EXIT DISTANCES SHALL NOT EXCEED 30M FROM ANY POINT AS PER 3.4.2.5 (F) OF NBCC 2019 (AE).
2. FIRE EXITS IN OPEN SPACES ACCEPTABLE IN SINGLE STOREY STRUCTURES AND AS LONG AS DISTANCE TO EXIT IS LESS THAN 15M.
3. GENERAL CONTRACTOR MUST INSTALL RATED DOORS WHERE REQUIRED.

FIRE EXTINGUISHERS

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
2	2023-03-10	ISSUED FOR PERMITS	MK
1	2023-01-15	OWNER REVIEW	AG
1	2022-01-15	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOOCH REGISTERED ARCHITECT ALBERTA 03/30/2023

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

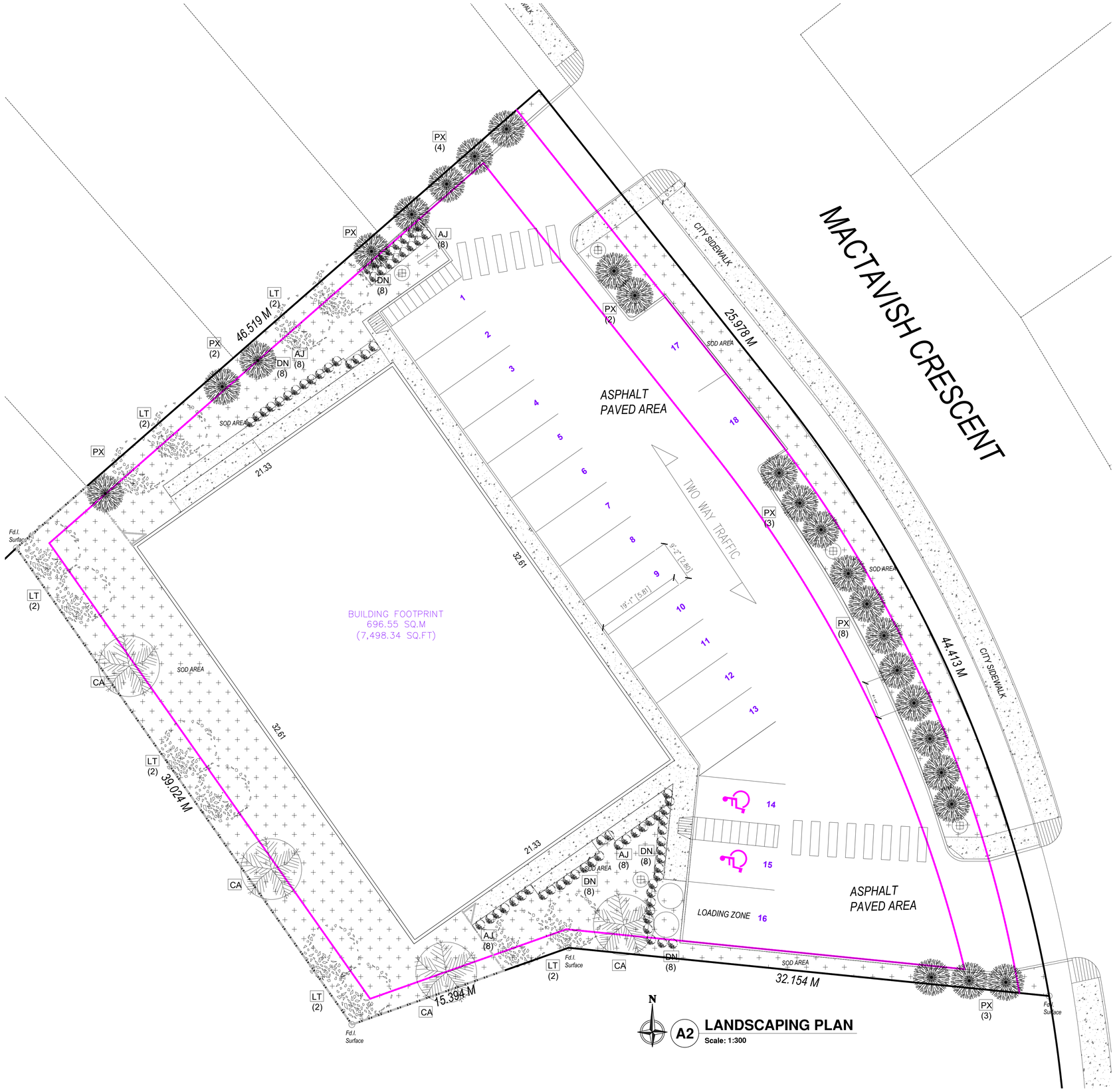
DRAWING TITLE
SITE FENCING (TEMPORARY)

Project number	Date
BEC-217	MARCH 10, 2023
	Scale NOT TO SCALE
Drawn by M.K.	Checked by A.G.

A1e

REVISION REV 2

Fort Mcmurray Daycare Rev4.dwg
Copyright, BEC Ltd.



A2 **LANDSCAPING PLAN**
Scale: 1:300

LANDSCAPING SCHEDULE

No.	Tree/Shrub Name	Botanical Name	Tree/Shrub Legend	Deciduous (D)/Coniferous (C)	Quantity of Trees	Tree Canopy at Full Height	Caliper of Trunk	Planting Height	Max. Height
PX	Poplar	Poplar X		(D)	24	10'	50mm		60'
LT	Larch/Tamarack	Larix Laricina		(C)	12	8'	50mm	3.5m	40'
CA	Columnar Asper	Populus tremulus Erecta		(D)	4	10'	50mm		40'
							Plant Spread	Plant Height	
AJ	Andorra Juniper	Juniperus Horizontalis plumosa Andorra		(C)	32		450mm		
DN	Diablo Ninebark	Physocarpus opulifolius Diablo		(D)	40			450mm	

LANDSCAPING CALCULATIONS:
SIDE SETBACKS: 1.2M
REAR SETBACK: 2.0M
FRONT SETBACK: 6.0M

REQUIRED LANDSCAPED SPACE: 30% OF 2,466.33 SQ.M = 739.9 SQ.M
PROVIDED LANDSCAPED SPACE: 754.3 SQ.M
TREES REQUIRED FOR LANDSCAPED AREA: 739.9/25 = 30 TREES
TREES REQUIRED FOR PARKING: 18/5 = 4 TREES
TOTAL NO. SHRUBS REQUIRED (YARD): 739.9/25 = 30 SHRUBS

TOTAL TREES REQUIRED: 34 TREES
TOTAL SHRUBS REQUIRED: 30 SHRUBS

TOTAL TREE AND SHRUB COUNT PROVIDED:
DECIDUOUS TREES: 28
CONIFEROUS TREES: 12
DECIDUOUS SHRUBS: 40
CONIFEROUS SHRUBS: 32

LANDSCAPING PLAN ACCEPTABLE IN ACCORDANCE WITH WOOD BUFFALO LAND USE BYLAW.

GENERAL NOTES:

1. ALL LANDSCAPING AND PLANTING TO BE COMPLETED IN ACCORDANCE WITH CITY OF FORT MCMURRAY PLANTING GUIDELINES AS SET OUT IN THE WOOD BUFFALO ZONING BYLAW.
2. ONE TREE REQUIRED FOR 25M2 OF LANDSCAPED AREA
3. ONE SHRUB REQUIRED FOR 25M2 OF LANDSCAPED AREA
4. ALL AREAS IN TOWN OF FORT MCMURRAY BOULEVARDS, DAMAGED DURING CONSTRUCTION TO RECEIVE SOD ON 150MM DEPTH COMPACTED CLASS B TOPSOIL TYPICAL.
5. EXISTING TREES ALONG EDGE OF ROADWAY OR IN ANY OTHER LOCATION TO REMAIN IN PLACE.
6. ALL TREES ON LOT TO BE REMOVED FOR CONSTRUCTION.
7. ALL SHRUBS ON PROPERTY TO BE PLANTED ON THE GROUND ON MULCH BED. THE MULCH BED SHALL BE A MINIMUM OF 2 FEET IN DEPTH AS PER GOOD CONSTRUCTION PRACTICE.
8. ALL UTILITIES SHALL BE CONFIRMED BY CALLING ALBERTA ONE CALL (1-800-242-3447) AND ALL UTLITIES SHALL BE MARKED OUT PRIOR TO THE START OF ANY CONSTRUCTION (SUBSCRIBED AND NON-SUBSCRIBED UTILITIES).
9. ALL QUANTITIES SHALL BE VERIFIED PRIOR TO THE START OF THE CONSTRUCTION AND DESIGNER/OWNER NOTIFIED INCASE OF DISCREPANCIES.
10. DESIGN DRAWINGS SHALL BE ONSITE AT ALL TIMES FOR CONSTRUCTION OF THE PROJECT.
11. GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN AND SAFE WORKSITE AT ALL TIMES IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND OSHA REQUIREMENT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL AND SEDIMENTATION CONTROL AND SHALL ENSURE THAT ALL EFFORTS ARE MADE TO PREVENT EROSION AND SEDIMENT MOVEMENT ONTO ROADS AND DRAINAGE AREAS.

SITE LEGEND

- SITE LIGHTING PARKING LOT (QTY 5)
- GARBAGE DISPOSAL AREA 10'-0" x 6'-0" — MOLOK GARBAGE DISPOSAL (QTY 2)
- BIKE RACK - 6 (QTY AND LOCATION TBD)
- SOD ON CLASS B TOP SOIL (QTY 8,000 SQ.FT APPROX.)
- SHRUBS W/ CLASS B TOPSOIL AND 100MM MULCH (QTY: 30 EACH)
- 1.8M WOODEN FENCED PLAYGROUND AREA (REAR OF BUILDING)

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
5	2023-03-20	ISSUED FOR PERMITS	AG
4	2023-03-10	ISSUED FOR PERMITS	AG
3	2023-01-15	DESIGN UPDATE: DEVELOPMENT REVIEW	AG
2	2022-11-30	OWNER REVIEW	AG
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOOD
REGISTERED ARCHITECT
03/30/2023
ALBERTA

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

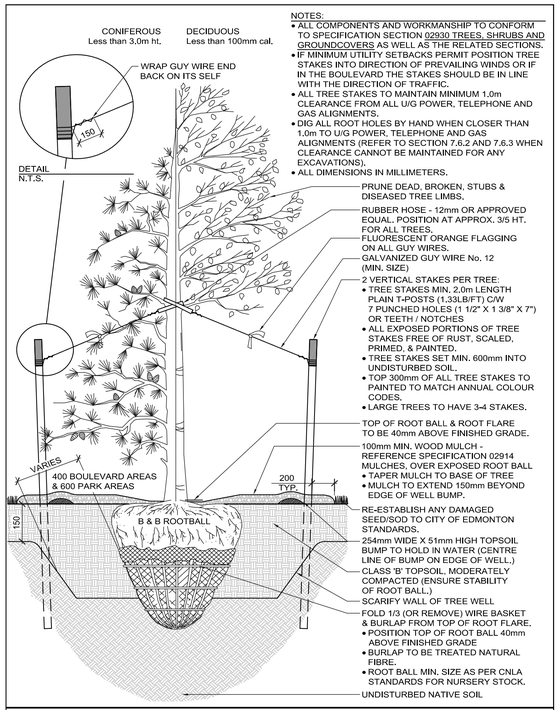
PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
LANDSCAPING

Project number	Date
BEC-217	MARCH 20, 2023
	Scale 3/32" - 1'-0"
Drawn by M.K.	Checked by A.G.

A2 — REVISION REV 5

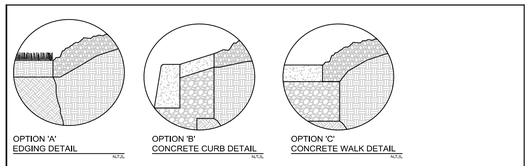
Fort Mcmurray Daycare Rev4.dwg
Copyright, BEC Ltd.

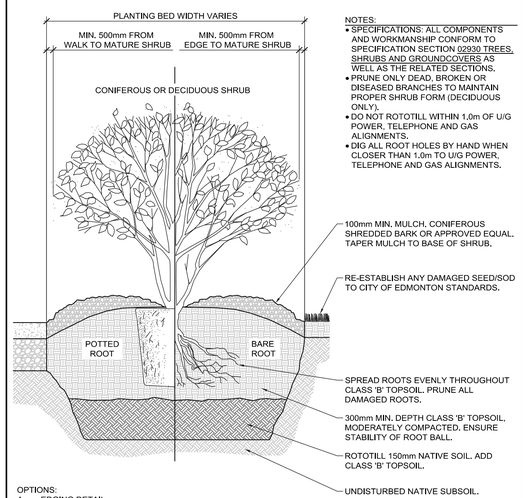


NOTES:
- ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO SPECIFICATION SECTION 02930 TREES, SHRUBS AND GROUNDCOVERS AS WELL AS THE RELATED SECTIONS.
- IF MINIMUM UTILITY SETBACKS PERMIT POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS OR IF IN THE BOULEVARD THE STAKES SHOULD BE IN LINE WITH THE DIRECTION OF TRAFFIC.
- ALL TREE STAKES TO MAINTAIN MINIMUM 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
- DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 1.0m TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS (REFER TO SECTION 7.6.2 AND 7.6.3 WHEN CLEARANCE CANNOT BE MAINTAINED FOR ANY EXCAVATIONS).
- ALL DIMENSIONS IN MILLIMETERS.

THE CITY OF Edmonton — TYPICAL TREE INSTALLATION

Date Approved: JUNE 2016	Drawn by: PARKS PLANNING	Approved: FOIP section 17(1) [redacted]	Revision	Drawing No. LA102
Scale: N.T.S.	Checked by: PARKS PLANNING			Old Drawing No. SP400a



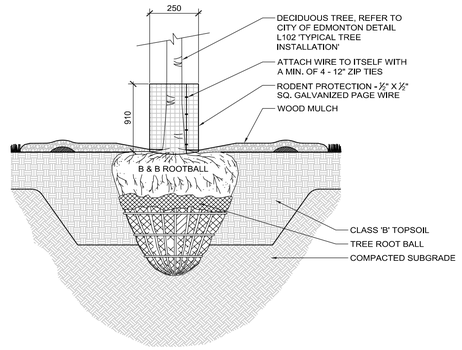


NOTES:
- SPECIFICATIONS: ALL COMPONENTS AND WORKMANSHIP CONFORM TO SPECIFICATION SECTION 02930 TREES, SHRUBS AND GROUNDCOVERS AS WELL AS THE RELATED SECTIONS.
- PRUNE ONLY DEAD, BROKEN OR DISEASED BRANCHES TO MAINTAIN PROPER SHRUB FORM (DECIDUOUS ONLY).
- DO NOT ROTOTILL WITHIN 1.0m OF U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
- DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 1.0m TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS.

OPTIONS:
A: EDGING DETAIL
B: CONCRETE CURB W/ VERGE DETAIL
C: CONCRETE/ASPHALT WALK DETAIL

THE CITY OF Edmonton — TYPICAL SHRUB PLANTING

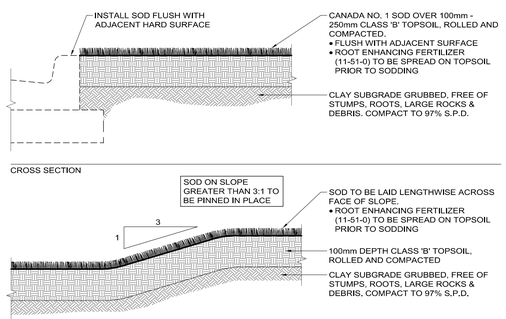
Date Approved: JUNE 2017	Drawn by: PARKS PLANNING	Approved: FOIP section 17(1) [redacted]	Revision	Drawing No. LA108B
Scale: N.T.S.	Checked by: PARKS PLANNING			Old Drawing No. LA108



NOTES:
- ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO SPECIFICATION SECTION 02930 TREES, SHRUBS AND GROUNDCOVERS AS WELL AS THE RELATED SECTIONS.
- IF MINIMUM UTILITY SETBACKS PERMIT POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS.
- DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 1.0m TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS (REFER TO SECTION 7.6.2 AND 7.6.3 WHEN CLEARANCE CANNOT BE MAINTAINED FOR ANY EXCAVATIONS).
- ENSURE RODENT PROTECTION IS INSTALLED TO TOP OF ROOT BALL BELOW ANY WOOD MULCH.
- ALL DIMENSIONS IN MILLIMETERS.
- ALL OTHER MATERIALS WILL NOT BE ACCEPTED.
- THE CITY WILL REMOVE RODENT PROTECTION FROM THE TREE AFTER FAC AT FORESTRY'S DISCRETION.

THE CITY OF Edmonton — TYPICAL TREE RODENT PROTECTION

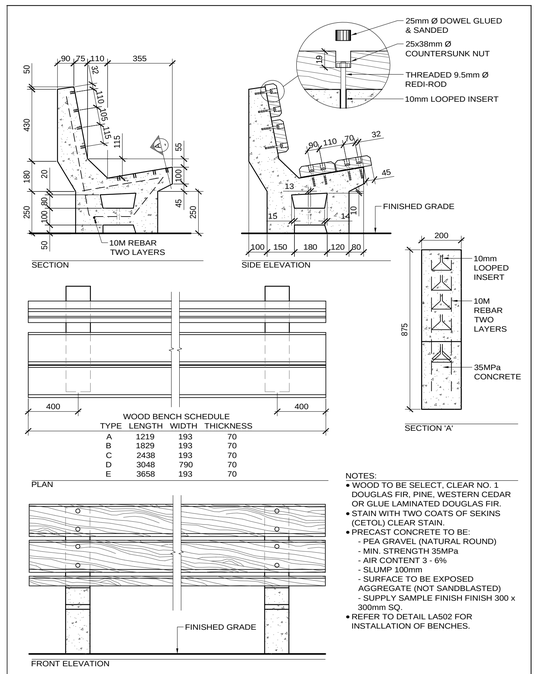
Date Approved: JUNE 2015	Drawn by: PARKS PLANNING	Approved: FOIP section 17(1) [redacted]	Revision	Drawing No. LA112
Scale: N.T.S.	Checked by: PARKS PLANNING			Old Drawing No. N/A



NOTES:
- SPECIFICATIONS: ALL COMPONENTS AND WORKMANSHIP CONFORM TO SPECIFICATION SECTION 02920 SEED AND SOD AS WELL AS THE RELATED SECTIONS.

THE CITY OF Edmonton — SOD INSTALLATION

Date Approved: SEPT 2013	Drawn by: PARKS PLANNING	Approved: FOIP section 17(1) [redacted]	Revision	Drawing No. LA300
Scale: N.T.S.	Checked by: PARKS PLANNING			Old Drawing No. SP402



WOOD BENCH SCHEDULE

TYPE	LENGTH	WIDTH	THICKNESS
A	1219	193	70
B	1829	193	70
C	2438	193	70
D	3048	790	70
E	3658	193	70

NOTES:
- WOOD TO BE SELECT, CLEAR NO. 1 DOUGLAS FIR, PINE, WESTERN CEDAR OR GLUE LAMINATED DOUGLAS FIR.
- STAIN WITH TWO COATS OF SEKINS (CETOL) CLEAR STAIN.
- PRECAST CONCRETE TO BE:
  - PEA GRAVEL (NATURAL ROUND)
  - MIN. STRENGTH 35MPa
  - AIR CONTENT 3 - 6%
  - SLUMP 100mm
  - SURFACE TO BE EXPOSED AGGREGATE (NOT SANDBLASTED)
  - SUPPLY SAMPLE FINISH FINISH 300 x 300mm SQ.
- REFER TO DETAIL LA502 FOR INSTALLATION OF BENCHES.

THE CITY OF Edmonton — BENCH - WOOD & CONCRETE

Date Approved: SEPT 2013	Drawn by: PARKS PLANNING	Approved: FOIP section 17(1) [redacted]
Scale: N.T.S.	Checked by: PARKS PLANNING	

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
3	2023-03-10	ISSUED FOR PERMITS	AG
2	2022-11-30	OWNER REVIEW	AG
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOOCH REGISTERED ARCHITECT 03/30/2023 ALBERTA

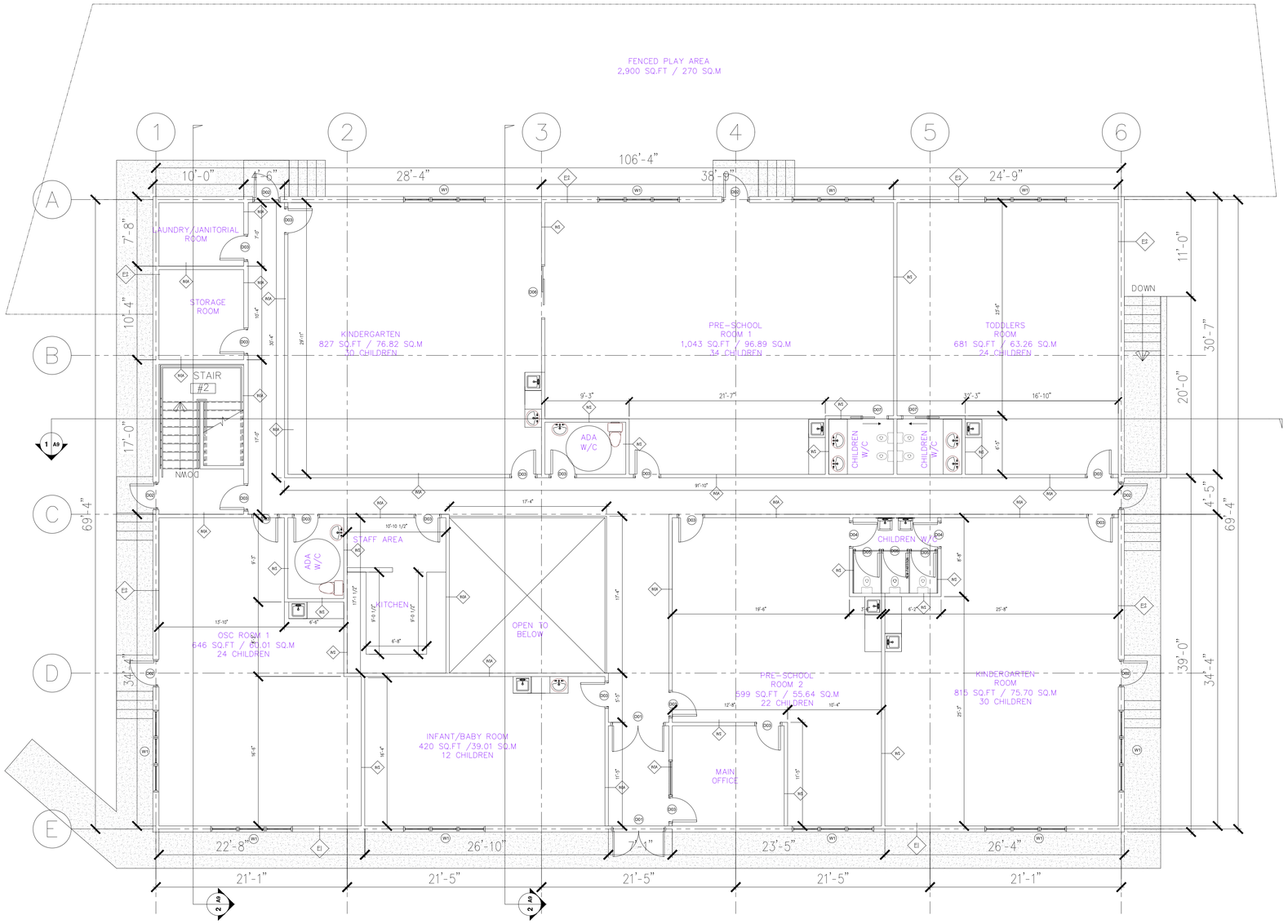
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
LANDSCAPING DETAIL

Project number	Date
BEC-217	MARCH 10, 2023
	Scale 3/32" - 1'-0"
Drawn by M.K.	Checked by A.G.
A2b	REVISION REV 2

Copyright, BEC Ltd.
Fort Mcmurray Daycare Rev4.dwg



FOIP section 17(1)

[redacted]

N

A3 MAIN FLOOR PLAN

Scale: 3/8" = 1'-0"

INTERIOR WALLS:

FIRE RATED INTERIOR WALL ASSEMBLY: 1 HOUR (W1A)
- Interior air film
- 5/8" TYPE X gypsum board sheathing: Taped, Fill, Sanded, Primed
- 6" x 18GA Steel Stud framing at 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- 5/8" Type X gypsum board sheathing, 1 on each side: Taped, Fill, Sanded, Primed and Painted
- Interior Air film

FIRE RATED INTERIOR WALL ASSEMBLY: 2 HOURS, STC 50 (W1B)
- Interior air film
- 5/8" TYPE X gypsum board sheathing: Taped, Fill, Sanded, Primed
- 6" x 18GA Steel Stud framing at 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- Resilient Channel on one side
- 5/8" Type X gypsum board sheathing, 2 on each side: Taped, Fill, Sanded, Primed and Painted
- Interior Air film

TYPICAL INTERIOR WALL ASSEMBLY: NO FIRE RATING (W2)
- Interior air film
- 1/2" gypsum board sheathing: Taped, Fill, Sanded, Primed
- 6" x 18GA Steel Stud framing at 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- 1/2" gypsum board sheathing, 1 on each side: Taped, Fill, Sanded, Primed and Painted
- Interior Air film

TYPICAL EXTERIOR PLUMBING WALL ASSEMBLY: NO FIRE RATING (W3)
- Exterior Wall Assembly
- 3 5/8" x 18GA Steel Stud framing at 16" O.C.
- 3 5/8" Glass Fiber acoustic insulation batts in stud cavity
- 1/2" Gypsum board sheathing, 1 on each side: Taped, Fill, Sanded, Primed and painted
- Interior Air Film

(E1)
- 1" x 1" furring strips @ 16.0" O.C.
- 1" rigid XPS between furring strips
- 6 Mil poly vapour barrier
- 1/2" fiberglass-mat faced gypsum board sheathing
- 6" x 18GA galvanized steel stud framing @ 16" o.c.
- 6" glass fibre thermal insulation batts in stud cavity
- 10 Mil Poly vapour retarder
- 5/8" fire rated Type X gypsum board, Absorptive insulation material
- Interior air film

TYPICAL EXTERIOR WALL ASSEMBLY:
- Exterior finish above/below level 106'-0": 5/16" Vinyl siding
- 1"x 1 1/2" furring strips @ 16.0" O.C.
- 1" rigid XPS between furring strips
- 6 Mil poly vapour barrier

(E2)
- 1/2" fiberglass-mat faced gypsum board sheathing
- 6" x 18GA galvanized steel stud framing @ 16" o.c.
- 6" glass fibre thermal insulation batts in stud cavity
- 10 Mil Poly vapour retarder
- 5/8" fire rated Type X gypsum board, Absorptive insulation material
- Interior air film

TYPICAL EXTERIOR WALL ASSEMBLY:

(E3)
- 8" cast in place concrete below 106'-0" level
- 2x6 Framing @ 16" o.c. with R24 insulation
- 6mil poly vapour barrier
- 1/2" Gypsum board
- Interior air film

ROOF CONSTRUCTION:

TYPICAL INSULATED ROOF ASSEMBLY (R1)
- 180 polyester reinforced SBS modified granular cap sheet, torch applied
- 180 polyester reinforced SBS modified base sheet, factory laminated to glass reinforced asphaltic board adhered in adhesive
- Two 4" layers rigid EPS primary insulation, edges staggered, adhered
- SBS modified bitumen vapour retarder with tri-laminated woven polyethylene facer, self adhered in primer
- 1/2" glass-faced gypsum board levelling surface, mechanically fastened with 1/2 plates and screws per sheet
- steel/wood roof deck (see structural drawings for further information)

FLOOR CONSTRUCTION:

TYPICAL INSULATED INTER FLOOR ASSEMBLY: 2 HOUR (F1)
- Finished flooring materials
- 1/2" Plywood sheathing
- T&G Floor sheathing 23/32"
- 11 7/8" TJI Joists @ 16" O.C. w/o insulation
- 4 layers of 5/8" Type X gypsum board: Taped, filled, sanded, primed and painted.

TYPICAL INSULATED INTER FLOOR ASSEMBLY: 1 HOUR (F2)
- Finished flooring materials
- 1/2" Plywood sheathing
- T&G Floor sheathing 23/32"
- 11 7/8" TJI Joists @ 16" O.C. w/o insulation
- 2 layers of 5/8" Type X gypsum board on one side: Taped, filled, sanded, primed and painted.

DAYCARE GENERAL NOTES AND ANALYSIS

EMPLOYEE REQUIREMENTS:
12-19 Months: 8 Children = 2 Staff
19 Months - 3 years: 18 Children = 3 Staff
3 years - 4 years: 48 Children = 6 Staff
4 years - 6 years: 50 Children = 5 Staff
6 years and Older: 24 Children =2 Staff

TOTAL STAFF: 18

PARKING REQUIREMENTS:
Total Staff: 18
TOTAL PARKING PROVIDED: 18 STALLS

DROP OFF PARKING REQUIREMENTS:
Total Children: 148
TOTAL DROP-OFF PARKING: 10 stalls

PLAYGROUND CALCULATION:
Total Children: 148
Children > 19 Months: 8
Children < 19 Months: 140

Total Playground required = 315 Sq.M
Playground Space Provided area = 270 Sq.M
Daycare Facility backing onto green space with play park
Additional Playspace available. Daycare operator to provide additional information as per Early Learning and Childcare regulation.

CHILDREN SPACING REQUIREMENTS:
BABIES: 0-19 Months = 8
TODDLERS: 19 Months - 3 years = 18
PRE-SCHOOL: 3 years - 4 years = 48
KINDER: 4 years - 6 years = 50
OSC: 6 years - 12 years = 24

TOTAL: 148

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
4	2023-03-10	ISSUED FOR PERMITS	MK
3	2023-01-15	DEVELOPMENT PERMIT REVIEW	AG
2	2022-11-30	OWNER REVIEW	AG
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOOCH REGISTERED ARCHITECT ALBERTA 03/30/2023

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

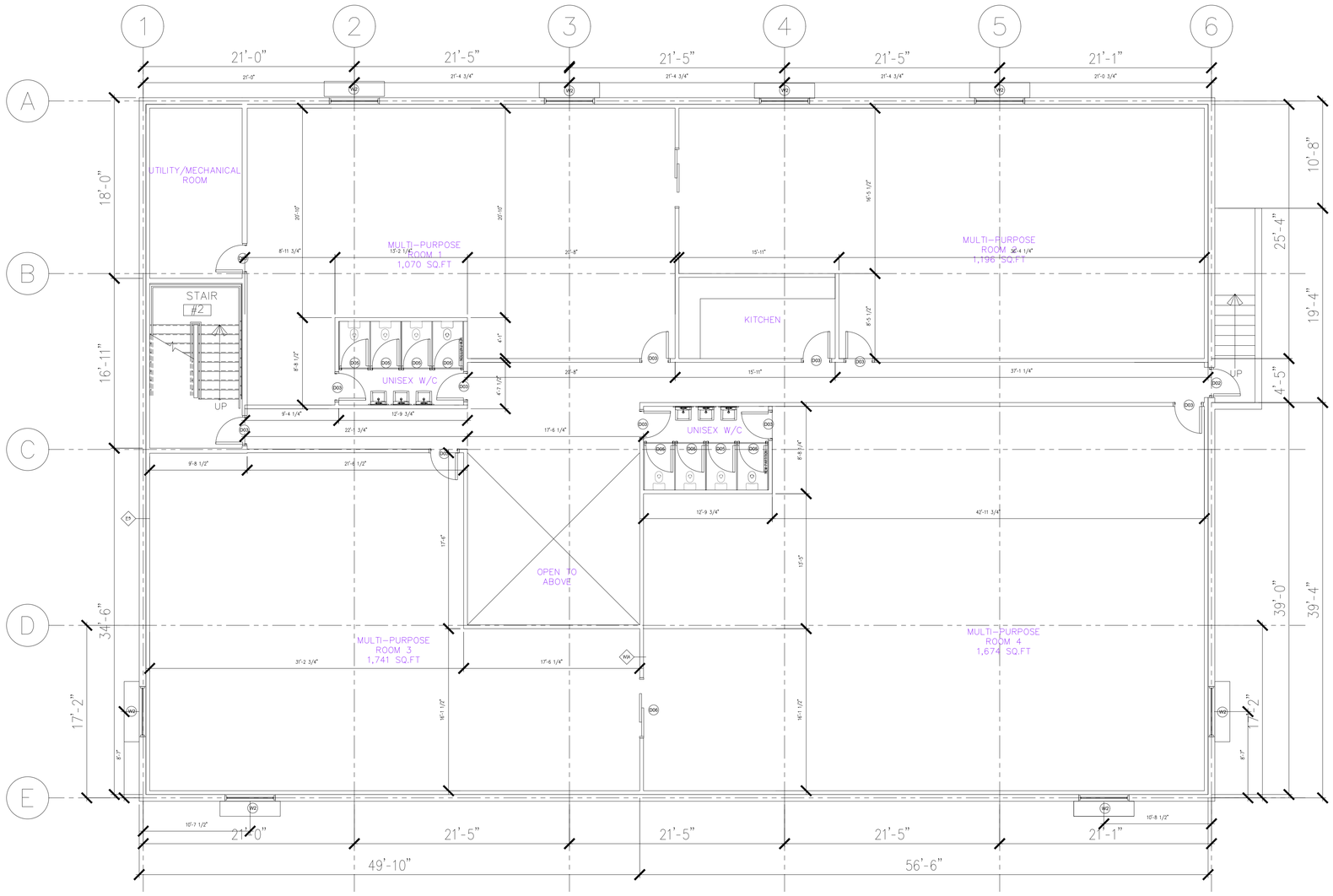
DRAWING TITLE
MAIN FLOOR PLAN

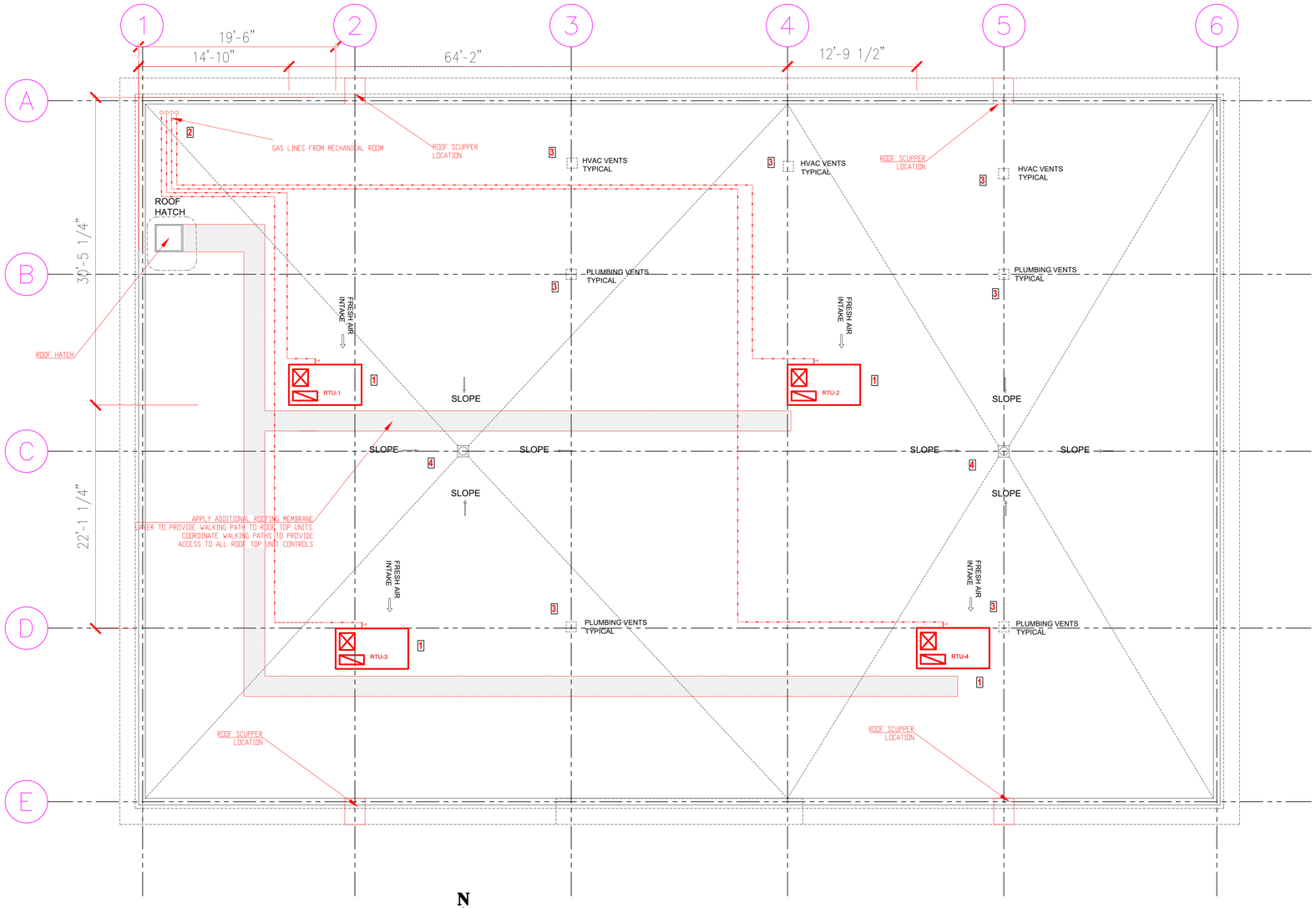
Project number	Date
BEC-217	MARCH 10, 2023
	Scale 3/8" - 1'-0"
Drawn by M.K.	Checked by A.G.

A3 — REVISION REV 3

Copyright, BEC Ltd.

Fort Mcmurray Daycare Rev4.dwg


1
2
3
4
5
6
A
B
C
D
E
21'-0"
21'-5"
21'-5"
21'-5"
21'-1"
49'-10"
56'-6"
18'-0"
16'-11"
34'-6"
17'-2"
10'-8"
25'-4"
19'-4"
4'-5"
39'-0"
39'-4"
17'-2"
UTILITY/MECHANICAL ROOM
STAIR #2
UP
MULTI-PURPOSE ROOM 1 1,070 SQ.FT
UNISEX W/C
KITCHEN
MULTI-PURPOSE ROOM 2 1,196 SQ.FT
UP
UNISEX W/C
OPEN TO ABOVE
MULTI-PURPOSE ROOM 3 1,741 SQ.FT
MULTI-PURPOSE ROOM 4 1,674 SQ.FT
W1A
W1B
W2
W3
W4
W5
W6
W7
W8
W9
W10
W11
W12
W13
W14
W15
W16
W17
W18
W19
W20
W21
W22
W23
W24
W25
W26
W27
W28
W29
W30
W31
W32
W33
W34
W35
W36
W37
W38
W39
W40
W41



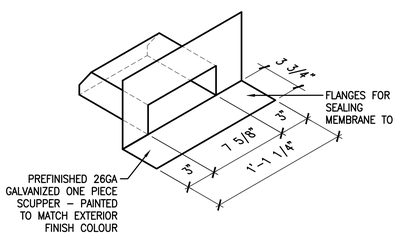


FIGURE 1: TYPICAL SCUPPER DETAIL MOUNTED IN PARAPET

N

A5 ROOF PLAN

Scale: 1:300

INTERIOR WALLS:

W1A
FIRE RATED INTERIOR WALL ASSEMBLY: 1 HOUR
- Interior air film
- 5/8" TYPE X gypsum board sheathing: Taped, Fill, Sanded, Primed
- 6" x 18GA Steel Stud framing at 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- 5/8" Type X gypsum board sheathing, 1 on each side: Taped, Fill, Sanded, Primed and Painted
- Interior Air film

W1B
FIRE RATED INTERIOR WALL ASSEMBLY: 2 HOURS, STC 50
- Interior air film
- 5/8" TYPE X gypsum board sheathing: Taped, Fill, Sanded, Primed
- 6" x 18GA Steel Stud framing at 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- Resilient Channel on one side
- 5/8" Type X gypsum board sheathing, 2 on each side: Taped, Fill, Sanded, Primed and Painted
- Interior Air film

W2
TYPICAL INTERIOR WALL ASSEMBLY: NO FIRE RATING
- Interior air film
- 1/2" gypsum board sheathing: Taped, Fill, Sanded, Primed
- 6" x 18GA Steel Stud framing at 16" O.C.
- 6" Glass fibre acoustic insulation batts in stud cavity
- 1/2" gypsum board sheathing, 1 on each side: Taped, Fill, Sanded, Primed and Painted
- Interior Air film

W3
TYPICAL EXTERIOR PLUMBING WALL ASSEMBLY: NO FIRE RATING
- Exterior Wall Assembly
- 3 5/8" x 18GA Steel Stud framing at 16" O.C.
- 3 5/8" Glass Fiber acoustic insulation batts in stud cavity
- 1/2" Gypsum board sheathing, 1 on each side: Taped, Fill, Sanded, Primed and painted
- Interior Air Film

E1
- 1"x 1 1/2" furring strips @ 16.0" O.C.
- 1" rigid XPS between furring strips
- 6 Mil poly vapour barrier
- 1/2" fiberglass-mat faced gypsum board sheathing
- 6" x 18GA galvanized steel stud framing @ 16" o.c.
- 6" glass fibre thermal insulation batts in stud cavity
- 10 Mil Poly vapour retarder
- 5/8" fire rated Type X gypsum board, Absorptive insulation material
- Interior air film

TYPICAL EXTERIOR WALL ASSEMBLY:
- Exterior finish above/below level 106'-0": 5/16" Vinyl siding

E2
- 1"x 1 1/2" furring strips @ 16.0" O.C.
- 1" rigid XPS between furring strips
- 6 Mil poly vapour barrier
- 1/2" fiberglass-mat faced gypsum board sheathing
- 6" x 18GA galvanized steel stud framing @ 16" o.c.
- 6" glass fibre thermal insulation batts in stud cavity
- 10 Mil Poly vapour retarder
- 5/8" fire rated Type X gypsum board, Absorptive insulation material
- Interior air film

TYPICAL EXTERIOR WALL ASSEMBLY:

E3
- 8" cast in place concrete below 106'-0" level
- 2x6 Framing @ 16" o.c. with R24 insulation
- 6mil poly vapour barrier
- 1/2" Gypsum board
- Interior air film

ROOF CONSTRUCTION:

R1
TYPICAL INSULATED ROOF ASSEMBLY
- 180 polyester reinforced SBS modified granular cap sheet, torch applied
- 180 polyester reinforced SBS modified base sheet, factory laminated to glass reinforced asphaltic board adhered in adhesive
- Two 4" layers rigid EPS primary insulation, edges staggered, adhered
- SBS modified bitumen vapour retarder with tri-laminated woven polyethylene facer, self adhered in primer
- 1/2" glass-faced gypsum board levelling surface, mechanically fastened with 12 plates and screws per sheet
- steel/wood roof deck (see structural drawings for further information)

FLOOR CONSTRUCTION:

F1
TYPICAL INSULATED INTER FLOOR ASSEMBLY: 2 HOUR
- Finished flooring materials
- 1/2" Plywood sheathing
- T&G Floor sheathing 23/32"
- 11 7/8" TJI Joists @ 16" O.C. w/o insulation
- 4 layers of 5/8" Type X gypsum board: Taped, filled, sanded, primed and painted.

F2
TYPICAL INSULATED INTER FLOOR ASSEMBLY: 1 HOUR
- Finished flooring materials
- 1/2" Plywood sheathing
- T&G Floor sheathing 23/32"
- 11 7/8" TJI Joists @ 16" O.C. w/o insulation
- 2 layers of 5/8" Type X gypsum board on one side: Taped, filled, sanded, primed and painted.

DAYCARE GENERAL NOTES AND ANALYSIS

EMPLOYEE REQUIREMENTS:
12-19 Months: 8 Children = 2 Staff
19 Months - 3 years: 18 Children = 3 Staff
3 years - 4 years: 48 Children = 6 Staff
4 years - 6 years: 50 Children = 5 Staff
6 years and Older: 24 Children =2 Staff

TOTAL STAFF: 18

PARKING REQUIREMENTS:
Total Staff: 18
TOTAL PARKING PROVIDED: 18 STALLS

DROP OFF PARKING REQUIREMENTS:
Total Children: 148
TOTAL DROP-OFF PARKING: 10 stalls

PLAYGROUND CALCULATION:
Total Children: 148
Children > 19 Months: 8
Children < 19 Months: 140

Total Playground required = 315 Sq.M
Playground Space Provided area = 270 Sq.M
Daycare Facility backing onto green space with play park
Additional Playspace available. Daycare operator to provide additional information as per Early Learning and Childcare regulation.

CHILDREN SPACING REQUIREMENTS:
BABIES: 0-19 Months = 8
TODDLERS: 19 Months - 3 years = 18
PRE-SCHOOL: 3 years - 4 years = 48
KINDER: 4 years - 6 years = 50
OSC: 6 years - 12 years = 24

TOTAL: 148

Copyright, BEC Ltd.

Fort Mcmurray Daycare Rev4.dwg

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
4	2023-03-20	ISSUED FOR PERMITS	MK
3	2023-03-10	ISSUED FOR PERMITS	MK
2	2022-11-30	OWNER REVIEW	AG
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

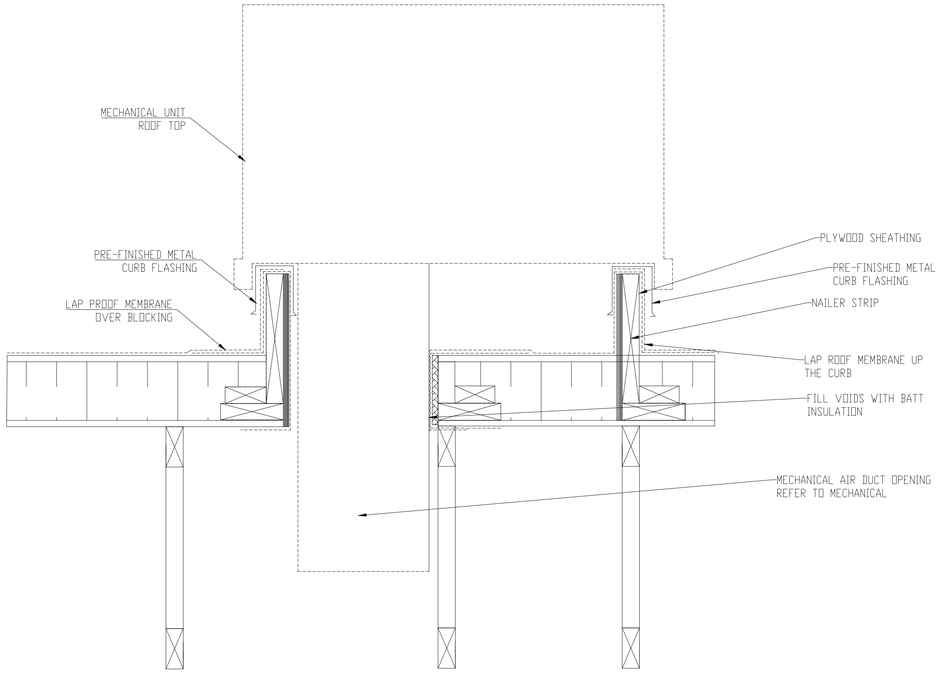
EDWARD F. GOOD
REGISTERED
ARCHITECT
ALBERTA
03/30/2023

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

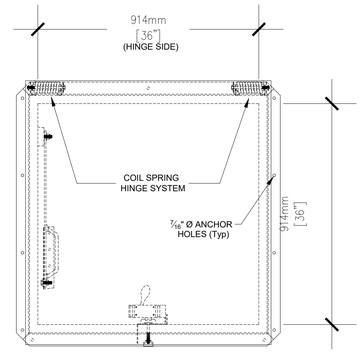
PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
ROOF PLAN

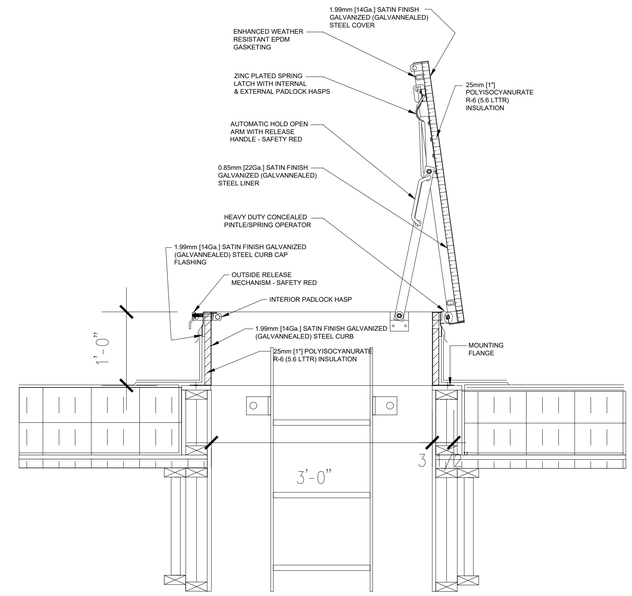
Project number	Date
BEC-217	MARCH 20, 2023
	Scale 3/32" - 1'-0"
Drawn by M.K.	Checked by A.G.
A5	REVISION REV 2



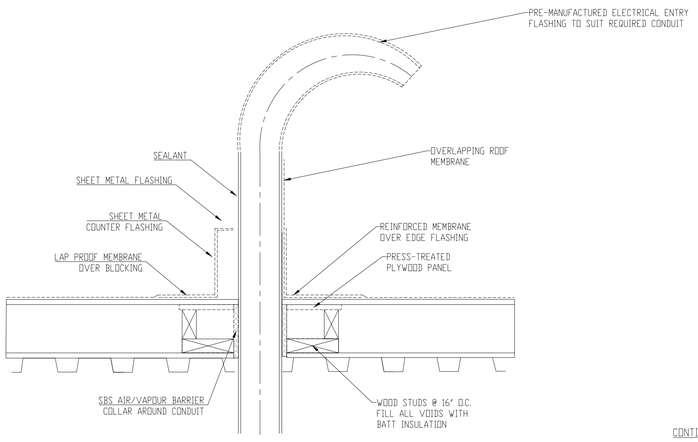
A5B FIGURE 1: TYPICAL ROOF MECHANICAL DETAIL
Scale: 1/8" = 1'-0"



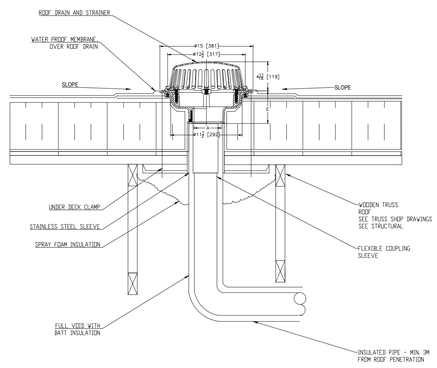
TOP VIEW
(CLOSED POSITION)



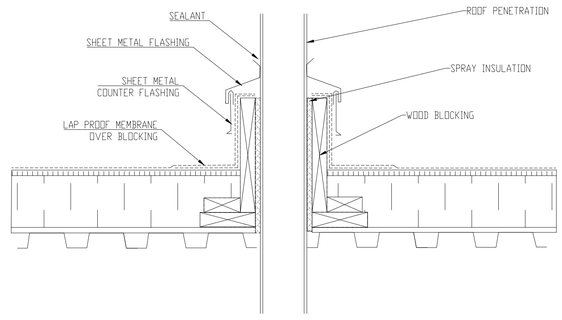
A5B FIGURE 6: TYPICAL ROOF HATCH DETAIL
Scale: 1/8" = 1'-0"



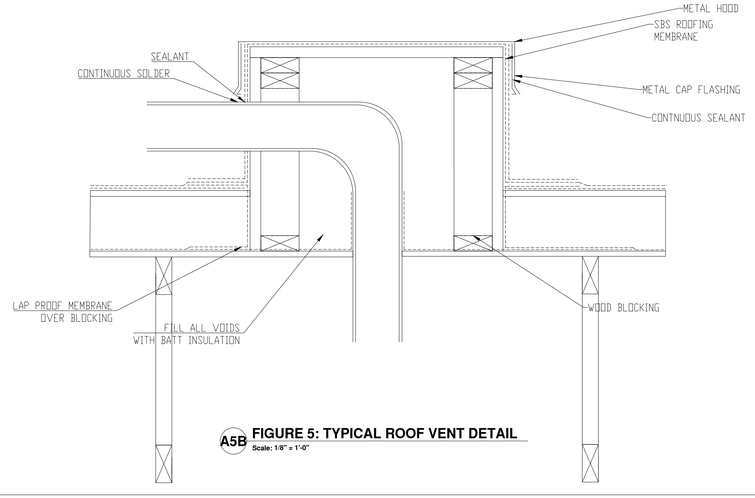
A5B FIGURE 2: TYPICAL ROOF CONDUIT DETAIL
Scale: 1/8" = 1'-0"



A5B FIGURE 3: TYPICAL ROOF DRAIN DETAIL
Scale: 1/8" = 1'-0"



A5B FIGURE 4: TYPICAL PLUMBING VENT DETAIL
Scale: 1/8" = 1'-0"



A5B FIGURE 5: TYPICAL ROOF VENT DETAIL
Scale: 1/8" = 1'-0"

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
2	2023-03-10	ISSUED FOR PERMITS	AG
1	2023-01-15	OWNER REVIEW	AG
1	2022-01-15	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOOCH REGISTERED ARCHITECT ALBERTA 03/30/2023

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

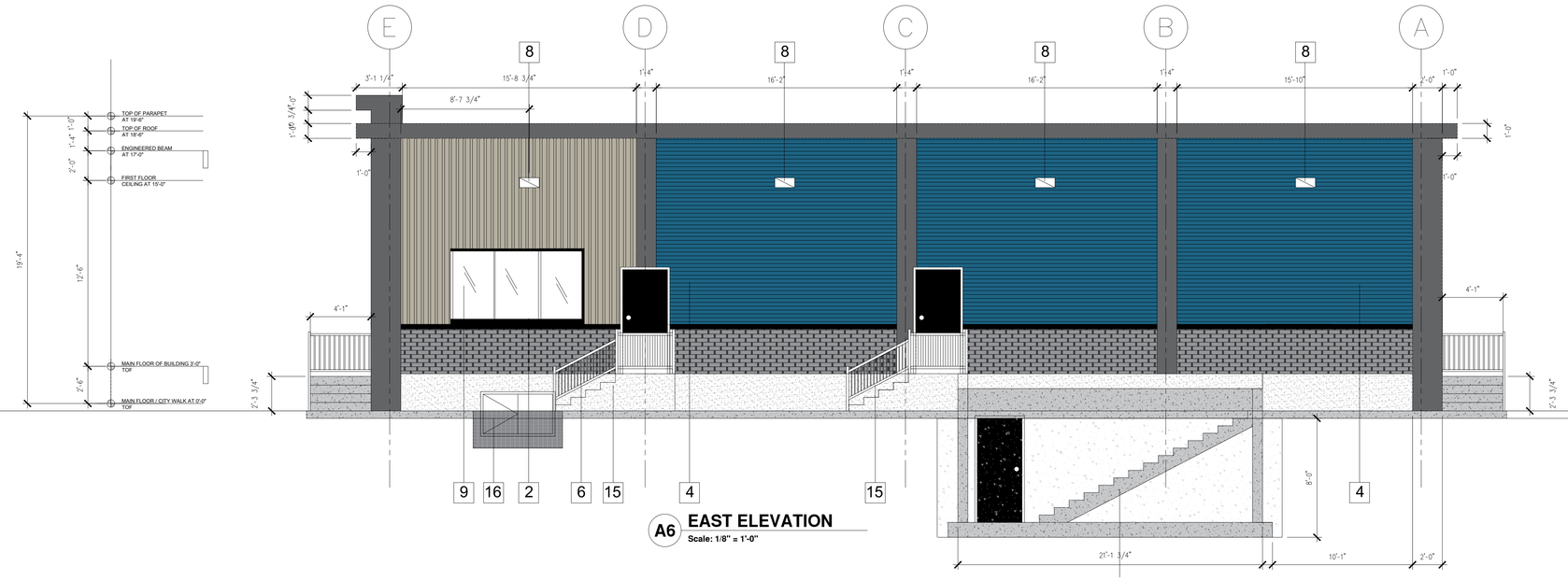
PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
ADDITIONAL DETAIL

Project number	Date
BEC-217	MARCH 10, 2023
	Scale 1:300
Drawn by M.K.	Checked by A.G.

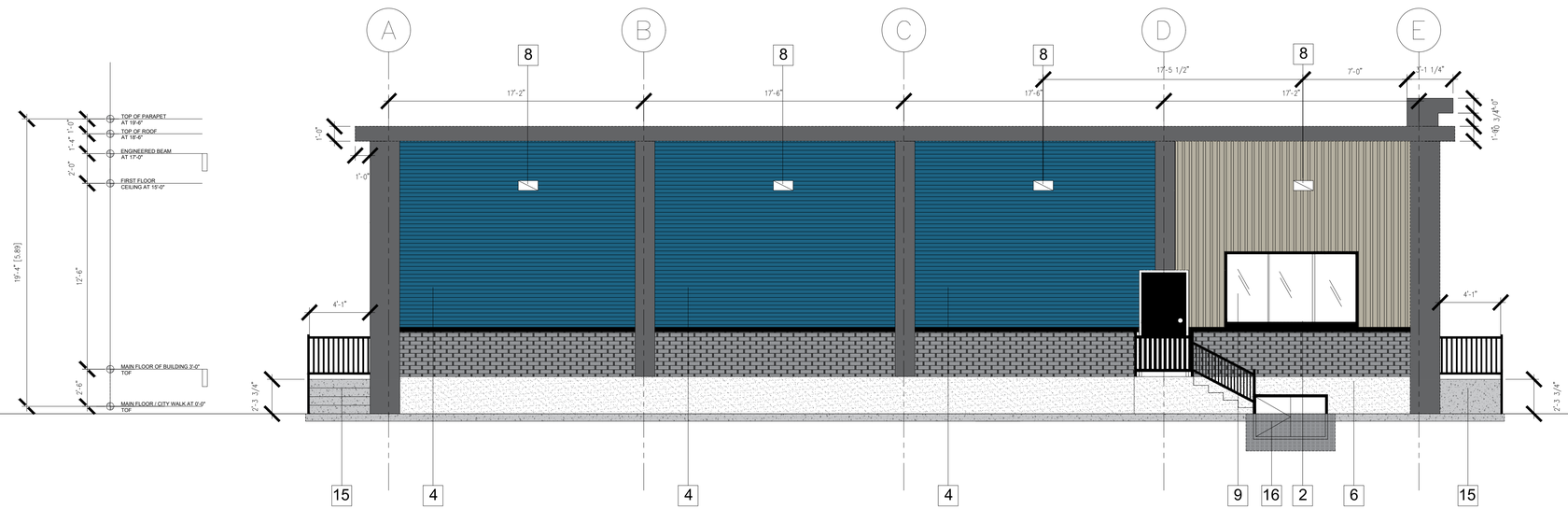
A5b
REVISION REV 2

Fort Mcmurray Daycare Rev4.dwg
Copyright, BEC Ltd.



A6 EAST ELEVATION
Scale: 1/8" = 1'-0"

FOIP section 17(1)



A6 WEST ELEVATION
Scale: 1/8" = 1'-0"

EXTERIOR FINISHES LEGEND

1. MITTEN 12" ALUMINUM TRIM FLASHING FOR PARAPET/BANDS/SOFFIT - FLAGSTONE
2. MITTEN 12" ALUMINUM TRIM FLASHING FOR LEDGING//SHADOW BANDS - SLATE
3. VERSETTA LEDGESTONE - GRAPHITE BY MITTEN PRODUCTS OR BLACK RIVER STACKED STONE BY ELDORADO STONE. CONTRACTOR TO USE CORNER PIECE FOR CORNERS
4. JAMES HARDIE LAP SIDING HORIZONTAL SIDING - EVENING BLUE (CEMENT BOARD SIDING)
5. JAMES HARDIE VERTICAL SIDING - LIGHT MIST (CEMENT BOARD SIDING)
6. PRE-CAST EXPOSED AGGREGATE CONCRETE TRIM
7. ANODIZED ALUMINUM DOOR WITH TRIPE PLANE CLEAR GLAZED WINDOWS, FINISHED IN BLACK (KAWNEER BRAND).
8. LED EXTERIOR POT LIGHTING - 6" WITH BLACK TRIM - HUBBELL LIGHTING
9. ANODIZED ALUMINUM WINDOWS WITH TRIPLE PANE CLEAR GLAZED WINDOWS, FINISHED IN BLACK (KAWNEER BRAND)

EXTERIOR FINISHES LEGEND

10. PVC TRIM WINDOWS WITH TRIPLE PANE CLEAR GLAZED WINDOWS, FINISHED IN BLACK BY ALL WEATHER WINDOWS.
11. 6' FENCED PLAY AREA ON ROOF DECK FOR CHILD CARE FACILITY.
12. ROOF DECK STAIR ACCESS
13. SIGNAGE BY LANDLORD - CUSTOM
14. ROOF DECK FENCING FOR PLAYGROUND: WHITE VINYL
15. PVC SLIDING DOOR AT BALCONY, CLEAR GLAZED.
16. 4TH FLOOR CONSTRUCTED WITH 3.0M SETBACK.
17. HARDIE PANEL SELECT CEDARMILL VERTICAL SIDING, KHAKHI BROWN: (CEMENT BOARD SIDING).

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
3	2023-03-10	ISSUED FOR PERMITS	MK
2	2023-01-15	DEVELOPMENT PERMIT REVIEW	MK
1	2022-11-30	OWNER REVIEW	MK
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOOCH REGISTERED ARCHITECT ALBERTA 03/30/2023

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE

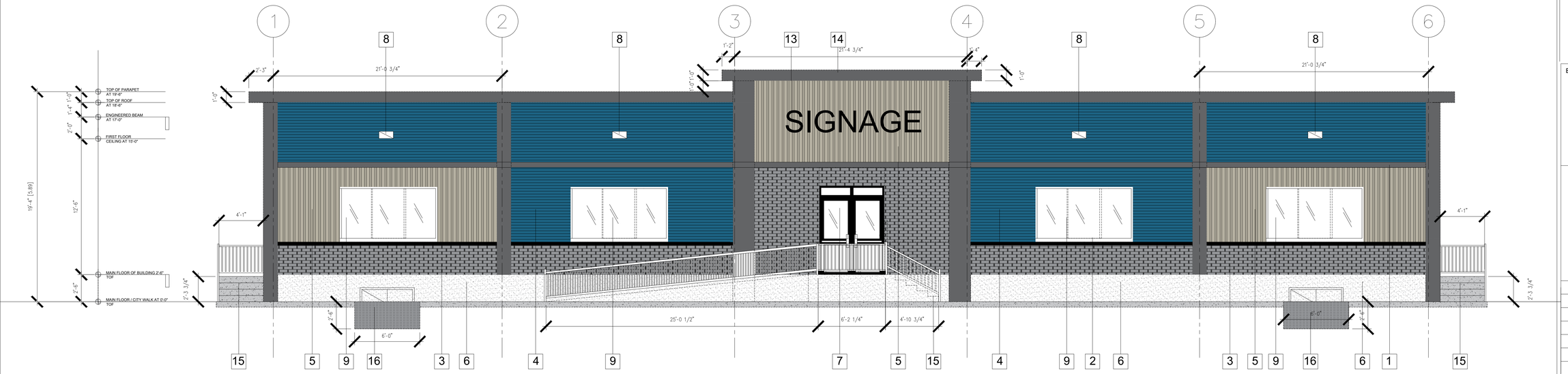
EAST/WEST ELEVATION

Project number	Date
BEC-217	MARCH 10, 2023
	Scale 1/8" = 1'-0"
Drawn by M.K.	Checked by A.G.

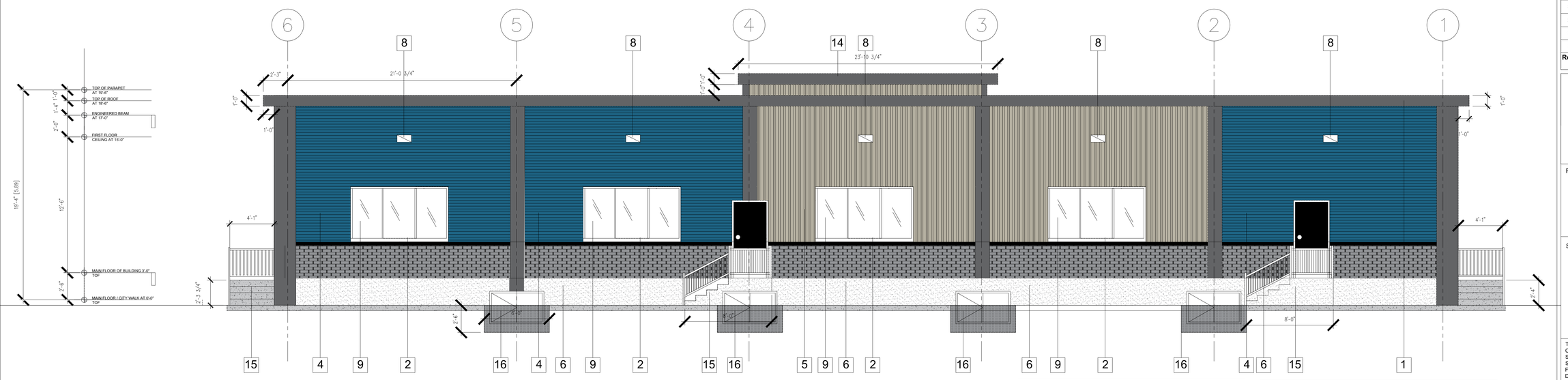
A6

REVISION REV 3

Fort Mcmurray Daycare Rev4.dwg
Copyright, BEC Ltd.



A7 NORTH ELEVATION
Scale: 1/8" = 1'-0"



A7 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

FOIP section 17(1)

[redacted]

EXTERIOR FINISHES LEGEND

1. MITTEN 12" ALUMINUM TRIM FLASHING FOR PARAPET/BANDS/SOFFIT - FLAGSTONE
2. MITTEN 12" ALUMINUM TRIM FLASHING FOR LEDGING//SHADOW BANDS - SLATE
3. VERSETTA LEDGESTONE - GRAPHITE BY MITTEN PRODUCTS OR BLACK RIVER STACKED STONE BY ELDORADO STONE. CONTRACTOR TO USE CORNER PIECE FOR CORNERS
4. JAMES HARDIE LAP SIDING HORIZONTAL SIDING - EVENING BLUE (CEMENT BOARD SIDING)
5. JAMES HARDIE VERTICAL SIDING - LIGHT MIST (CEMENT BOARD SIDING)
6. PRE-CAST EXPOSED AGGREGATE CONCRETE TRIM
7. ANODIZED ALUMINUM DOOR WITH TRIPE PLANE CLEAR GLAZED WINDOWS, FINISHED IN BLACK (KAWNEER BRAND).
8. LED EXTERIOR POT LIGHTING - 6" WITH BLACK TRIM - HUBBELL LIGHTING
9. ANODIZED ALUMINUM WINDOWS WITH TRIPLE PANE CLEAR GLAZED WINDOWS, FINISHED IN BLACK (KAWNEER BRAND)

EXTERIOR FINISHES LEGEND

10. PVC TRIM WINDOWS WITH TRIPLE PANE CLEAR GLAZED WINDOWS, FINISHED IN BLACK BY ALL WEATHER WINDOWS.
11. 6' FENCED PLAY AREA ON ROOF DECK FOR CHILD CARE FACILITY.
12. ROOF DECK STAIR ACCESS
13. SIGNAGE BY LANDLORD - CUSTOM
14. ROOF DECK PARAPET AS PER ARCHITECTURAL DESIGN REQUIREMENT.
15. MAIN FLOOR EXIT STAIRS: CONCRETE PRE-FABRICATED STAIRS
16. ALUMINUM WINDOW WELLS BY TECSTEEL INC.
17.

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
3	2023-03-10	ISSUED FOR PERMITS	MK
2	2023-01-15	DEVELOPMENT REVIEW	MK
1	2022-11-30	OWNER REVIEW	MK
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOODS REGISTERED ARCHITECT ALBERTA 05/30/2023

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE

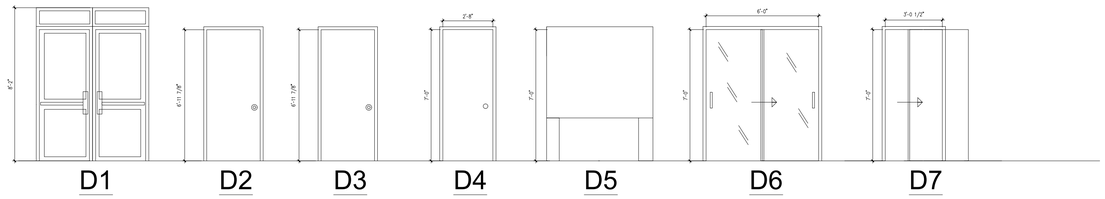
NORTH/SOUTH ELEVATION

Project number	Date
BEC-217	MARCH 10, 2023
	Scale 3/8" - 1'-0"
Drawn by M.K.	Checked by A.G.

A7

REVISION REV 3

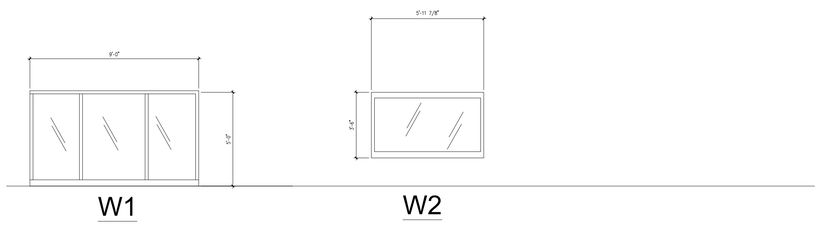
Fort Mcmurray Daycare Rev4.dwg
Copyright, BEC Ltd.



DOOR SCHEDULE								
NO.	SIZE	DESCRIPTION	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	ULC	HARDWARE
D01	8'x6'	EXTERIOR	ALUMINUM	ANODIZED	ALUMINUM	ANODIZED	N/A	DOOR LOCK, TRIPLE PANE GLASS, WEATHER STRIPPING, DOOR CLOSER, PUSH PADDLE FOR EXITING
D2	3' X 7'	EXTERIOR	INSULATED METAL	PAINTED	THERMALL BROKEN PRESSED METAL FRAME	PAINTED	1 HOUR	DOOR LOCK, WEATHER STRIPPING, 1 HOUR RATING, DOOR CLOSER
D3	3' X 7'	INTERIOR	HOLLOW METAL	PAINTED	PRESSED METAL FRAME	PAINTED	1 HOUR	DOOR LOCK, WEATHER STRIPPING, 1 HOUR RATING, DOOR CLOSER
D4	3' X 7'	INTERIOR	HOLLOW CORE WOOD	PAINTED	WOODEN FRAME	PAINTED	NA	LOCK, PAINTED
D5	3' X 7'	INTERIOR	ALUMINUM	ANODIZED	ALUMINUM	ANODIZED	NA	TOILET DOOR PARTITIONING WITH LOCK SYSTEM
D6	6' X 7'	INTERIOR	HOLLOW CORE WOOD	PAINTED	WOODEN FRAME	PAINTED	NA	POCKET DOOR/SLIDING DOOR - 6'-0", LOCK SYSTEM
D7	3' X 7'	INTERIOR	HOLLOW CORE WOOD	PAINTED	WOODEN FRAME	PAINTED	NA	POCKET/SLIDING DOOR, 3'-0", LOCK SYSTEM

A10 Door Schedule

Scale: NTS



WINDOW SCHEDULE						
NO.	SIZE	DESCRIPTION	MATERIAL	FRAME	FINISH	GLASS TYPE
W1	9' W X 5'H	PICTURE	ALUMINUM	ALUMINUM - KAWNEER	ANODIZED	TRIPLE PANE
W2	5'W X 3'H	SLIDER	PVC	PVC	GREY PAINTED	TRIPLE PANE

A10 Window Schedule

Scale: NTS

WINDOW NOTES:

1. ALL WINDOWS SUPPLIED IN THIS BUILDING HAVE THE FOLLOWING GLASS PERFORMANCE:
   MODEL: LOW-E HS3-C180
   DESCRIPTION: TRIPLE PANE, TWO LOW-E COATING, ARGON
   U-VALUE: 0.133
   R-VALUE: 7.521
   SOLAR HEAT GAIN: 0.560
   VISIBLE LIGHT TRANSMITTANCE: 70%

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
3	2023-03-10	ISSUED FOR PERMITS	MK
2	2023-01-15	DEVELOPMENT REVIEW	MK
1	2022-11-30	OWNER REVIEW	MK
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOOCH REGISTERED ARCHITECT ALBERTA 03/30/2023

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE

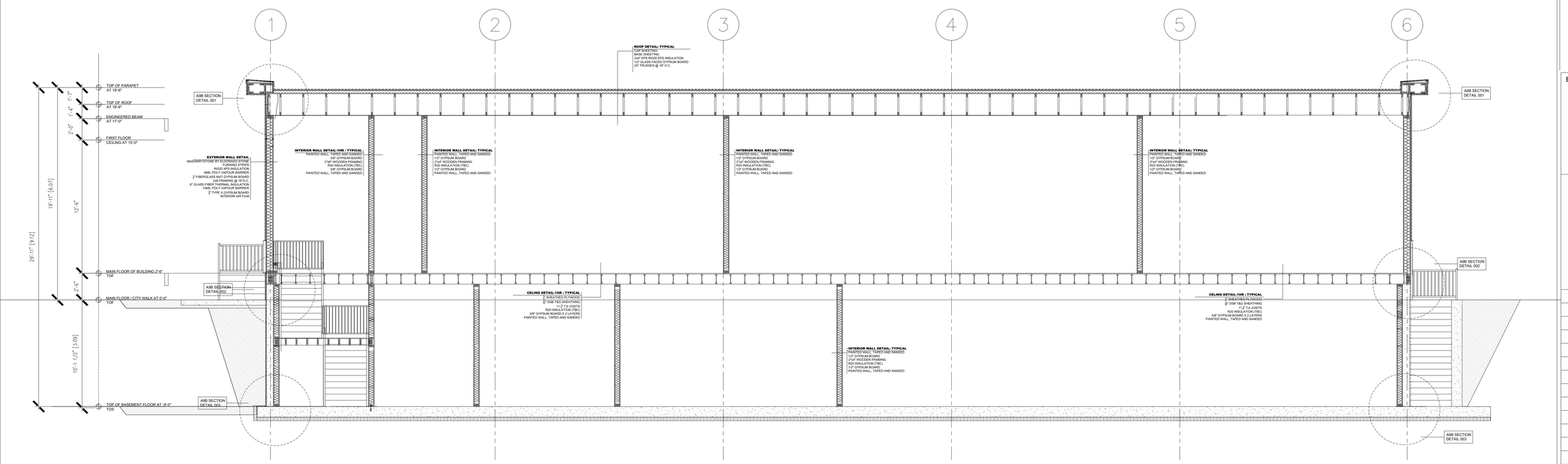
WINDOWS SPECIFICATIONS

Project number	Date
BEC-217	MARCH 10, 2023
	Scale 3/8" - 1'-0"
Drawn by M.K.	Checked by A.G.

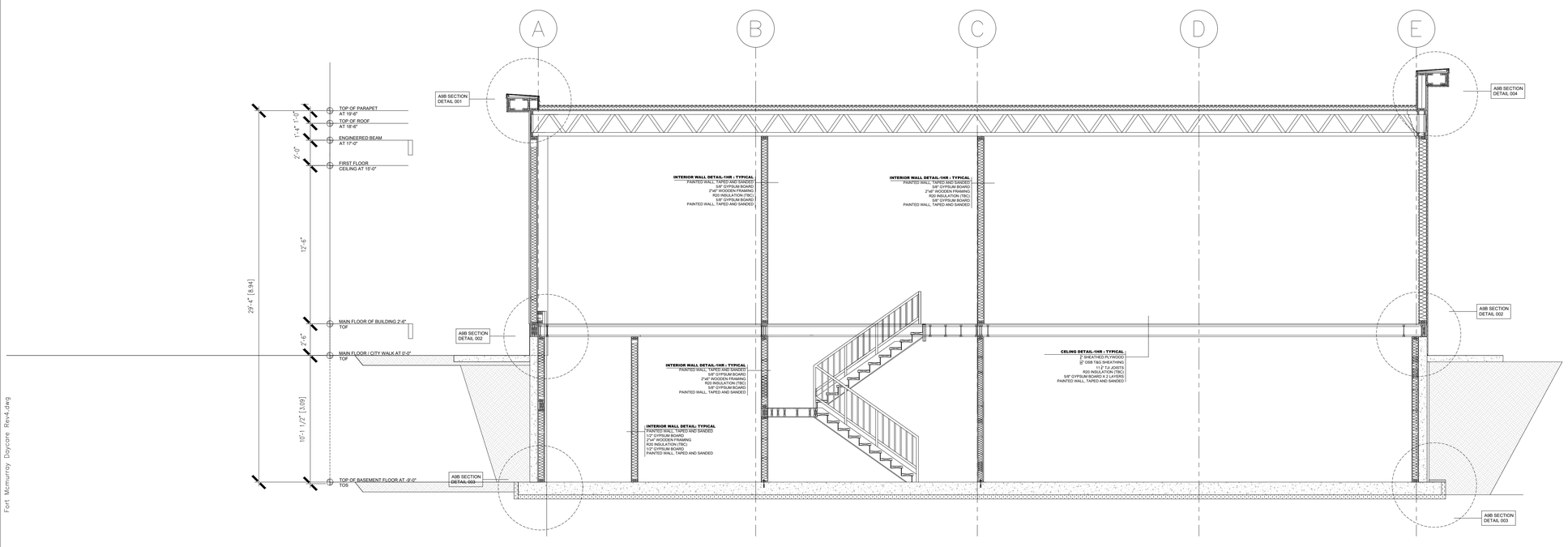
A8

REVISION REV 3

Fort Mcmurray Daycare Rev4.dwg
Copyright, BEC Ltd.



A9 **EAST WEST CROSS SECTION**
Scale: 1/8" = 1'-0"



A9 **NORTH SOUTH CROSS-SECTION**
Scale: 1/8" = 1'-0"

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
2	2023-03-10	ISSUED FOR PERMITS	MK
1	2022-11-30	OWNER REVIEW	MK
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOOCH
REGISTERED
ARCHITECT
05/30/2023
ALBERTA

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE

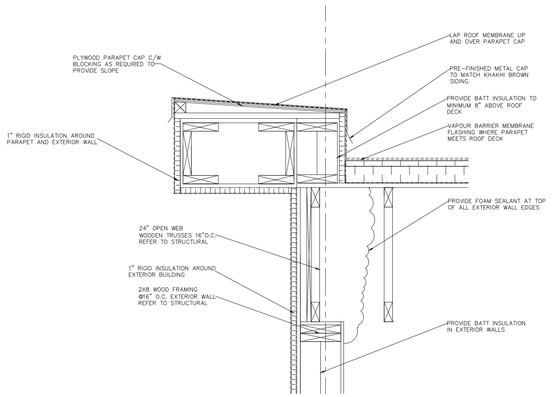
CROSS SECTION DETAIL

Project number	Date
BEC-217	MARCH 10, 2023
	Scale 3/8" - 1'-0"
Drawn by M.K.	Checked by A.G.

A9

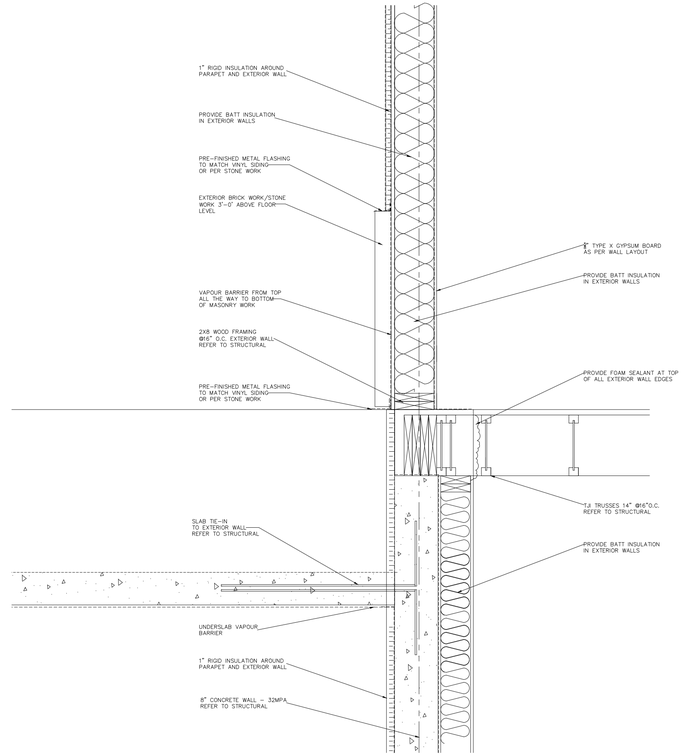
REVISION REV 2

Fort Mcmurray Daycare Rev4.dwg
Copyright, BEC Ltd.



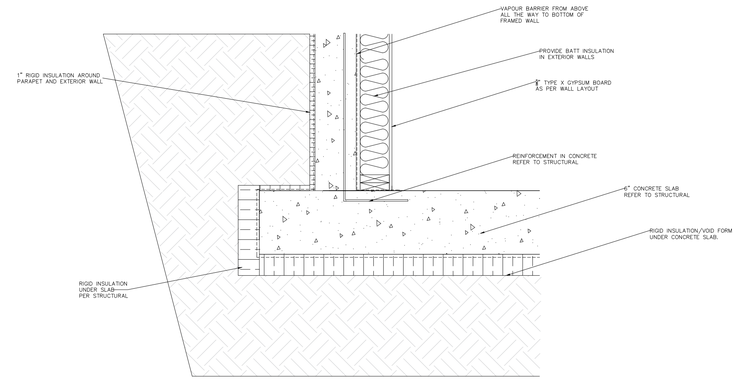
A9B FIGURE 1: PARAPET/CANOPY DETAIL SECTION

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



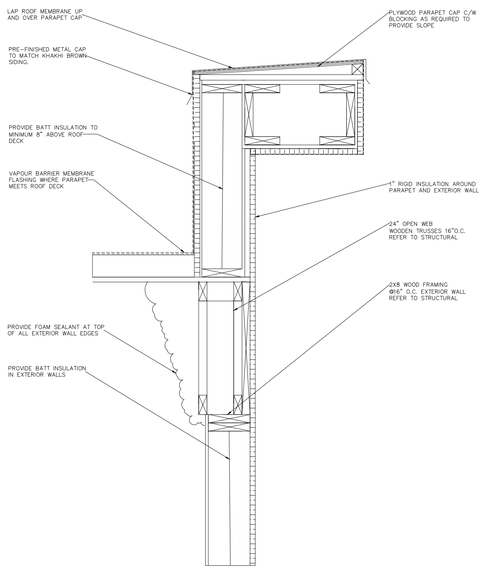
A9B FIGURE 2: CONCRETE FLOOR/WALL DETAIL

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



A9B FIGURE 3: CONCRETE FOUNDATION DETAIL

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



A9B FIGURE 4: PARAPET/CANOPY DETAIL SECTION

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

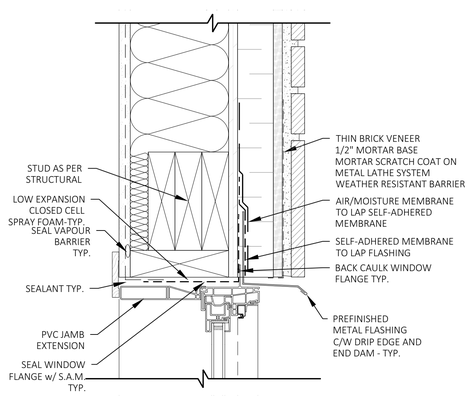


FIGURE 5: TYPICALWINDOW HEADER DETAIL WITH MASONRY WORK

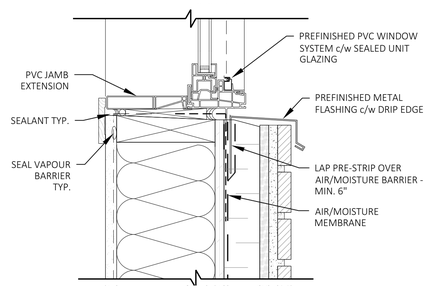


FIGURE 6: TYPICALWINDOW SILL DETAIL WITH MASONRY WORK

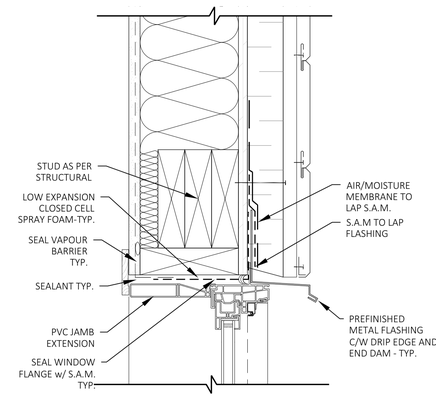


FIGURE 7: TYPICALWINDOW HEADER DETAIL WITH CEMENT BOARD SIDING

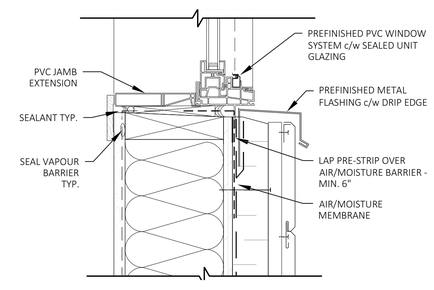


FIGURE 8: TYPICALWINDOW SILL DETAIL WITH CEMENT BOARD SIDING

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
3	2023-03-10	ISSUED FOR PERMITS	MK
2	2023-01-15	DEVELOPMENT PERMIT REVIEW	MK
1	2022-11-30	OWNER REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOOCH REGISTERED ARCHITECT ALBERTA 03/30/2023

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE

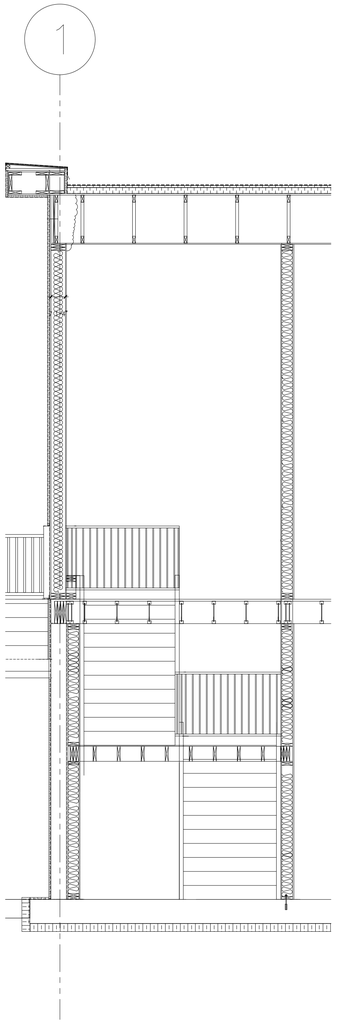
SECTION DETAILS

Project number	Date
BEC-217	MARCH 10, 2023
	Scale 3/8" - 1'-0"
Drawn by M.K.	Checked by A.G.

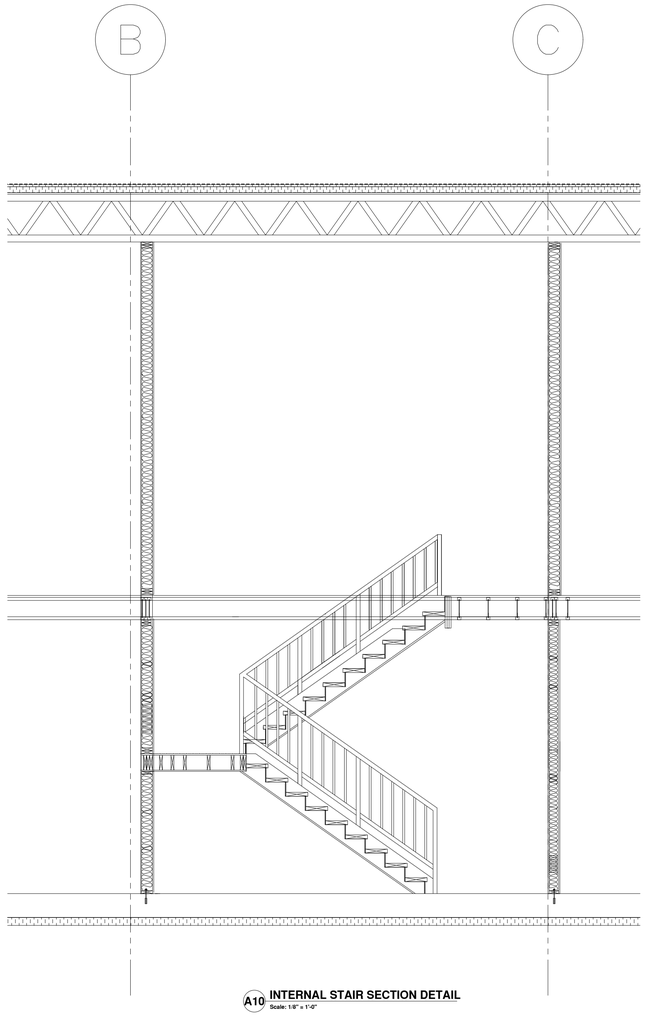
A9b

REVISION REV 2

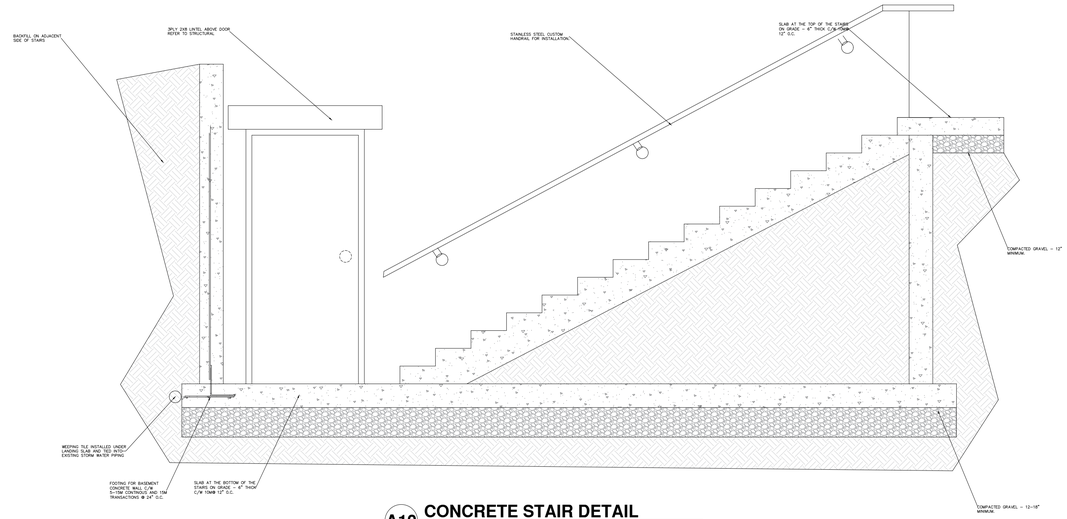
Fort Mcmurray Daycare Rev4.dwg
Copyright, BEC Ltd.



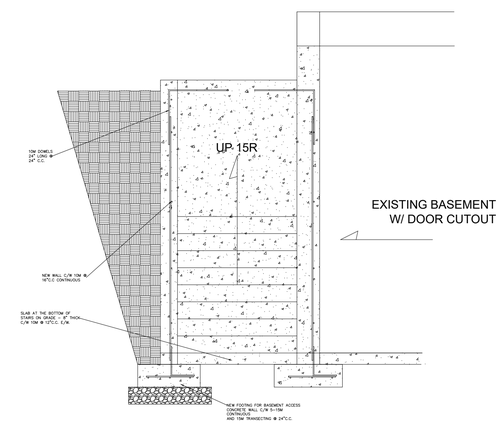
A10 **INTERNAL STAIR DETAIL**
Scale: 1/8" = 1'-0"



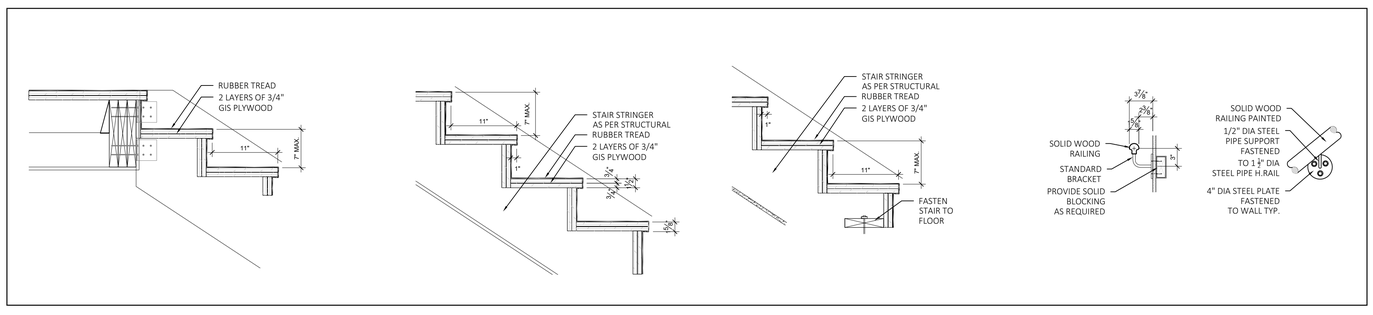
A10 **INTERNAL STAIR SECTION DETAIL**
Scale: 1/8" = 1'-0"



A10 **CONCRETE STAIR DETAIL**
Scale: 1/8" = 1'-0"



A10 **CONCRETE STAIR DETAIL**
Scale: 1/8" = 1'-0"



A10 **INTERNAL STAIR SECTION DETAIL**
Scale: 1/8" = 1'-0"

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
1	2023-03-10	ISSUED FOR PERMITS	MK
1	2023-03-10	OWNER REVIEW	MK

BURHANI
ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

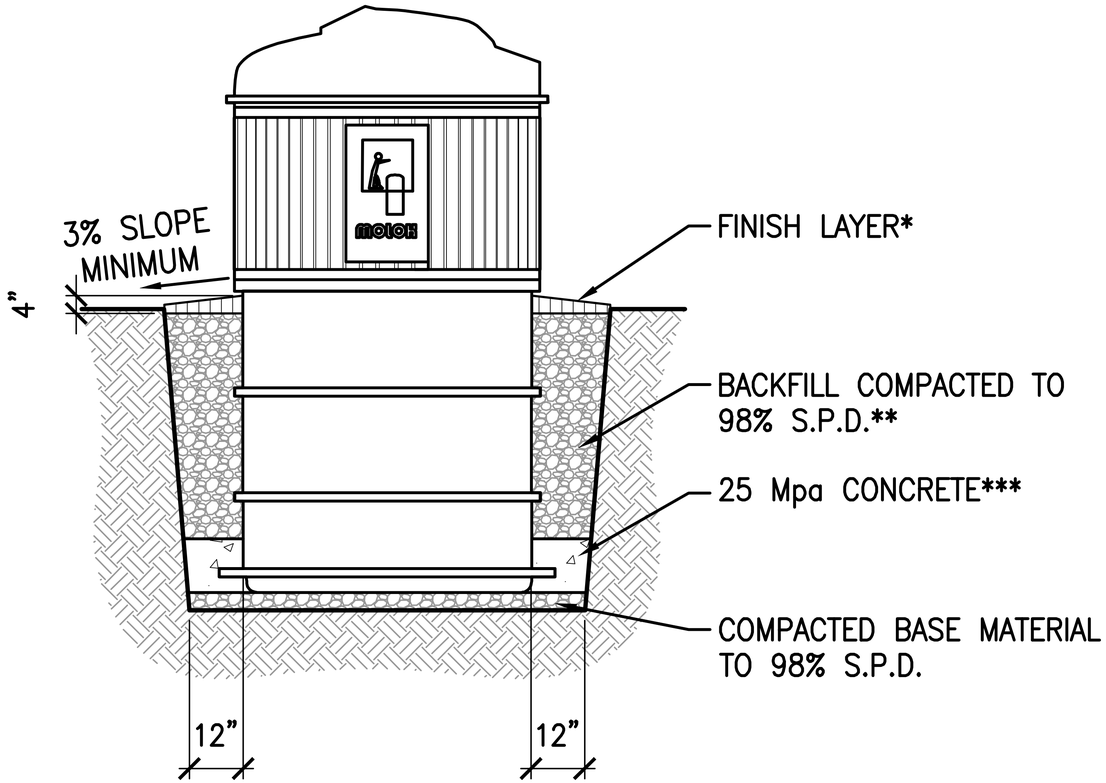
DRAWING TITLE

STAIR DETAILS

Project number	Date
BEC-217	MARCH 10, 2023
	Scale 3/8" - 1'-0"
Drawn by M.K.	Checked by A.G.

A10 — REVISION REV 1

Fort Mcmurray Daycare Rev4.dwg
Copyright, BEC Ltd.



NOTES:
*FINE GRAVEL, ASPHALT, TOP SOIL, ETC, MAY BE USED AS FINISH LAYER. REFER TO SITE PLAN AND LANDSCAPE DRAWINGS.
**BACKFILL USING SUITABLE BALLAST MATERIAL (EG. GRANULAR 'A'). EXCAVATED SOIL MAY BE USED IF SUITABLE. DO NOT USE MATERIAL THAT CAN FREEZE (CLAY, SILT, OR MUD). STONES WITH DIAMETER GREATER THAN 100mm TO BE REMOVED. COMPACT BALLAST CAREFULLY EVERY 200mm.
***M-5000, M-3000, M-1300, AND M-GREASE TO HAVE 300mm THICK CONCRETE. M-800, M-300, AND M-STORAGE TO HAVE 100mm THICK CONCRETE.

CONTAINERS TO BE MINIMUM 300mm FROM OTHER CONTAINERS, WALLS, STRUCTURES, AND UNDERGROUND UTILITIES AND SERVICES.

OPTIONS:

FRAMING:	RECYCLED PLASTIC FRAMING (GREY)
LINERS:	STANDARD LIFTING BAG
LIDS:	STANDARD LID (BLACK)
	-RECYCLING w/ CARDBOARD SLOT

FIGURE 1: TYPICAL MOLOK DETAIL
FOLLOW SUPPLIER RECOMMENDATIONS

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
3	2023-03-10	ISSUED FOR PERMITS	MK
2	2023-01-15	DEVELOPMENT PERMIT REVIEW	MK
1	2022-11-30	OWNER REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOOCH
REGISTERED
ARCHITECT
03/30/2023
ALBERTA

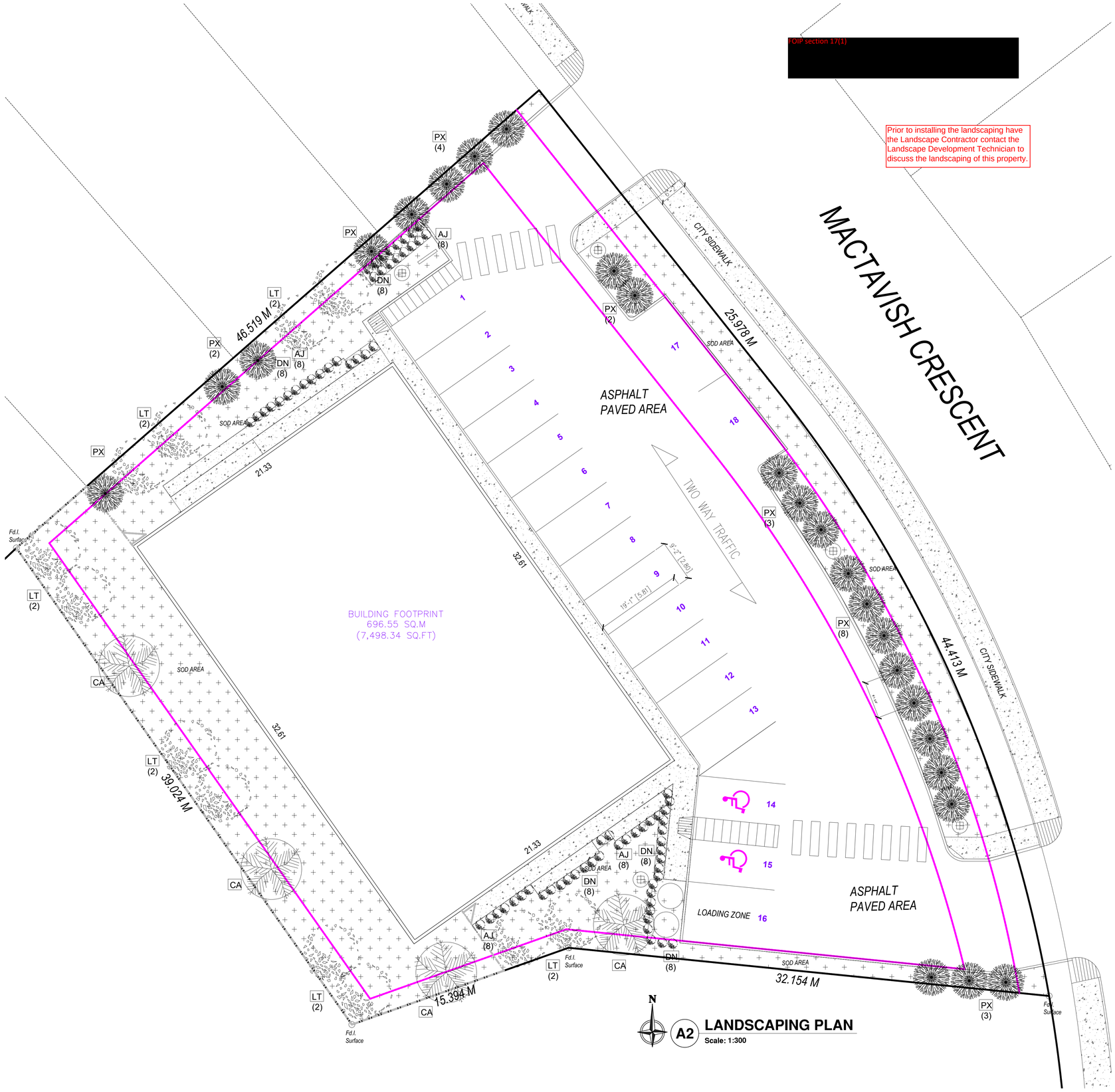
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
ADDITIONAL DETAILS

Project number: BEC-217	Date: MARCH 10, 2023
	Scale: 3/8" - 1'-0"
Drawn by: M.K.	Checked by: A.G.
A11	REVISION: REV 1

Fort Mcmurray Daycare Rev4.dwg
Copyright, BEC Ltd.



FOIP section 17(1)

[redacted]

Prior to installing the landscaping have the Landscape Contractor contact the Landscape Development Technician to discuss the landscaping of this property.

A2 LANDSCAPING PLAN

Scale: 1:300

LANDSCAPING SCHEDULE

No.	Tree/Shrub Name	Botanical Name	Tree/Shrub Legend	Deciduous (D)/Coniferous (C)	Quantity of Trees	Tree Canopy at Full Height	Caliper of Trunk	Planting Height	Max. Height
PX	Poplar	Poplar X		(D)	24	10'	50mm		60'
LT	Larch/Tamarack	Larix Laricina		(C)	12	8'	50mm	3.5m	40'
CA	Columnar Aspen	Populus tremulus Erecta		(D)	4	10'	50mm		40'
							Plant Spread	Plant Height	
AJ	Andorra Juniper	Juniperus Horizontalis plumosa Andorra		(C)	32		450mm		
DN	Diablo Ninebark	Physiocarpus opulifolius Diablo		(D)	40			450mm	

LANDSCAPING CALCULATIONS:
SIDE SETBACKS: 1.2M
REAR SETBACK: 2.0M
FRONT SETBACK: 6.0M

REQUIRED LANDSCAPED SPACE: 30% OF 2,466.33 SQ.M = 739.9 SQ.M
PROVIDED LANDSCAPED SPACE: 754.3 SQ.M
TREES REQUIRED FOR LANDSCAPED AREA: 739.9/25 = 30 TREES
TREES REQUIRED FOR PARKING: 18/5 = 4 TREES
TOTAL NO. SHRUBS REQUIRED (YARD): 739.9/25 = 30 SHRUBS

TOTAL TREES REQUIRED: 34 TREES
TOTAL SHRUBS REQUIRED: 30 SHRUBS

TOTAL TREE AND SHRUB COUNT PROVIDED:
DECIDUOUS TREES: 28
CONIFEROUS TREES: 12
DECIDUOUS SHRUBS: 40
CONIFEROUS SHRUBS: 32

LANDSCAPING PLAN ACCEPTABLE IN ACCORDANCE WITH WOOD BUFFALO LAND USE BYLAW.

GENERAL NOTES:

1. ALL LANDSCAPING AND PLANTING TO BE COMPLETED IN ACCORDANCE WITH CITY OF FORT MCMURRAY PLANTING GUIDELINES AS SET OUT IN THE WOOD BUFFALO ZONING BYLAW.
2. ONE TREE REQUIRED FOR 25M2 OF LANDSCAPED AREA
3. ONE SHRUB REQUIRED FOR 25M2 OF LANDSCAPED AREA
4. ALL AREAS IN TOWN OF FORT MCMURRAY BOULEVARDS, DAMAGED DURING CONSTRUCTION TO RECEIVE SOD ON 150MM DEPTH COMPACTED CLASS B TOPSOIL TYPICAL.
5. EXISTING TREES ALONG EDGE OF ROADWAY OR IN ANY OTHER LOCATION TO REMAIN IN PLACE.
6. ALL TREES ON LOT TO BE REMOVED FOR CONSTRUCTION.
7. ALL SHRUBS ON PROPERTY TO BE PLANTED ON THE GROUND ON MULCH BED. THE MULCH BED SHALL BE A MINIMUM OF 2 FEET IN DEPTH AS PER GOOD CONSTRUCTION PRACTICE.
8. ALL UTILITIES SHALL BE CONFIRMED BY CALLING ALBERTA ONE CALL (1-800-242-3447) AND ALL UTLITIES SHALL BE MARKED OUT PRIOR TO THE START OF ANY CONSTRUCTION (SUBSCRIBED AND NON-SUBSCRIBED UTILITIES).
9. ALL QUANTITIES SHALL BE VERIFIED PRIOR TO THE START OF THE CONSTRUCTION AND DESIGNER/OWNER NOTIFIED INCASE OF DISCREPANCIES.
10. DESIGN DRAWINGS SHALL BE ONSITE AT ALL TIMES FOR CONSTRUCTION OF THE PROJECT.
11. GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN AND SAFE WORKSITE AT ALL TIMES IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND OSHA REQUIREMENT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL AND SEDIMENTATION CONTROL AND SHALL ENSURE THAT ALL EFFORTS ARE MADE TO PREVENT EROSION AND SEDIMENT MOVEMENT ONTO ROADS AND DRAINAGE AREAS.

SITE LEGEND

- SITE LIGHTING PARKING LOT (QTY 5)
- GARBAGE DISPOSAL AREA 10'-0" x 6'-0" — MOLOK GARBAGE DISPOSAL (QTY 2)
- BIKE RACK - 6 (QTY AND LOCATION TBD)
- SOD ON CLASS B TOP SOIL (QTY 8,000 SQ.FT APPROX.)
- SHRUBS W/ CLASS B TOPSOIL AND 100MM MULCH (QTY: 30 EACH)
- 1.8M WOODEN FENCED PLAYGROUND AREA (REAR OF BUILDING)

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
5	2023-03-20	ISSUED FOR PERMITS	AG
4	2023-03-10	ISSUED FOR PERMITS	AG
3	2023-01-15	DESIGN UPDATE: DEVELOPMENT REVIEW	AG
2	2022-11-30	OWNER REVIEW	AG
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP

SEAL

EDWARD F. GOOD REGISTERED ARCHITECT ALBERTA 03/30/2023

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT

DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE

LANDSCAPING

Project number	Date
BEC-217	MARCH 20, 2023
	Scale 3/32" - 1'-0"
Drawn by M.K.	Checked by A.G.

A2 — REVISION REV 5

Fort Mcmurray Daycare Rev4.dwg
Copyright, BEC Ltd.

1.0 GENERAL NOTES:
1.1. No construction shall commence prior to authorization from local authorities.
1.2. All construction to be consistent with local and provincial construction standards and national plumbing codes.
1.3. Contractor to confirm all service location points on site prior to construction.

2.0 GENERAL PIPE TRENCHING & BACKFILL:
2.1. Excavate trenches to alignment and depth indicated or required and to uniform width, sufficiently wide to conform to safety requirements.
2.2. Excavate soft areas of subgrade, fill with approved material and compact to minimum 100% of standard proctor density (spd).
2.3. Where compaction may not be achieved please refer to geotechnical consulting representative.
2.4. Class-b bedding to be used throughout, or an municipality approved equivalent.
2.5. Grade and shape pipe trench to give uniform and even bearing for each length of pipe c/w bell holes at each joint as required.
2.6. Backfill trenches using fill materials specified by geotechnical report and/or on-site geotechnical representatives.
2.7. All backfill to be clean native or engineered fill, unfrozen and uniformly compacted in layers not exceeding 150mm to 98% standard proctor density (spd), 98% spd for final 600mm to subgrade elevation, performed in a manner that avoids damage or displacement of services.
2.8. Remove and replace the frozen material with appropriate bedding material.
2.9. Compact material around pipe with hand tampers properly shaped to ensure full compaction below haunches. do not use mechanical tampers over top of pipe where cover is less than 300 mm.
3.0 FROST BOX:
3.1. Use dow hi-40 styrofoam or approved equivalent for storm and sanitary services with less than 2.0m ground cover.
3.2. Use dow hi-40 styrofoam or approved equivalent for water services with less than 3.0m ground cover.
3.3. Pipe insulation requirements may vary, confirm with municipality standards and guidelines for minimum depth requirements.
4.0 WATER:
4.1. Pipe and pipe fittings
4.1.1. Provide factory-fabricated pipe and pipe fittings of sizes, types, pressure ratings, and joining methods indicated.
4.1.2. Steel pipe and pipe fittings:
4.1.2.1. Pipe: to ANSI/AWWA C200.
4.1.2.2. Fittings: to ANSI/AWWA C208.
4.1.2.3. Internal lining: cement-mortar, to ANSI/AWWA C205.
4.1.2.4. External coating: polyethylene jacket.
4.1.3. Polyvinyl chloride (PVC) pipe and fittings:
4.1.3.1. Pipe: AWWA C900 (100 to 300mm) DR 18. AWWA C905 (350 or greater) DR 25
4.1.3.2. Fittings: to CSA B137.3.
4.1.3.3. Joints: gasketed bell end, to CSA B137.3.
4.1.4. Polyethylene (PE) pipe and fittings:
4.1.4.1. Pipe sizes up to and including NPS 6: to CSA B137.1.
4.1.4.2. Pipe sizes over NPS 6: to CGSB 41 8GP825M.
4.1.4.3. Fittings: cast iron, to ansi/awwa C110/A21.10.
4.1.4.4. Joints: butt welded and/or mechanical.
4.1.4.5. Copper pipe: to ASTM B88.
4.2. Valves, valve boxes, and valve casings
4.2.1. Valves are to be placed within road right of way or landscaped areas. valves are not permitted within sidewalk or curb & gutters.
4.2.2. Gate valves: to ANSI/AWWA C500, non-rising stem, square body, to open counter-clockwise.
4.2.3. Valve boxes: cast iron, adjustable over a minimum of 450mm complete with valve operating extension rod.
4.2.4. Corporation main stops, curb stops and curb boxes: to ANSI/AWWA C800-89.
4.2.5. Steel pipe casings to conform to AWWA C200, minimum tensile strength 207 mpa.
4.2.6. Provide type 'b' (screw type) valve casing set with plug
4.2.7. Provide type 'b' (screw type) middle extension for valves with depths in excess of 3.0m from top of operating nut.
4.2.8. Operating nut must be between 1.8m and 2.5m to surface grade use valve stem risers (extensions) with stone catcher flange.
4.2.9. Depth of valve casing to paved finished grade to be within 0mm to 5mm.
4.3. Installation of pipe and pipe fittings
4.3.1. Steel pipe: install to ANSI/AWWA M11.
4.3.2. PVC & PE pipe: install in accordance with manufacturer's installation instructions.
4.4. Joint connection methods
4.4.1. Steel to steel:
4.4.1.1. Welded: to ANSI/AWWA c206
4.4.1.2. Steel flanges: to ANSI/AWWA c207
4.4.2. PVC to PVC:
4.4.2.1. Gasketed bell-end joints: to CSA B137.3.
4.4.2.2. Solvent cemented joints: to CSA B137.3.
4.4.3. PVC to cast iron fittings:
4.4.3.1. Rubber gasket joints: to ANSI/AWWA C111/A21.11.
4.4.4. PE to PE:
4.4.4.1. Thermal butt fusion welded joints: in accordance with manufacturer's recommendations.
4.4.5. PE to cast iron fittings:
4.4.5.1. Flanged joints: in accordance with manufacturer's recommendations.

4.5. Hydrant
4.5.1. Hydrants: to ANSI/AWWA C502-94, compression type, complying with requirements of local authority having jurisdiction.
4.5.2. Locate and set hydrants plumb. locate pumper nozzle perpendicular to the roadway set to grade, with nozzle 500mm above ground minimum. locate control valve min 0.3m and max 1.2m from hydrant.
4.5.3. Hydrant valves are to be placed within road right of way or landscaped areas. valves are not permitted within sidewalk or curb & gutters.
4.6. Testing procedures
4.6.5. Disinfection (chlorination) test water line as per AWWA standard C651,and by continuous feed method as per or local authority having jurisdiction.
4.6.6. Pressure and leakage test water line as per AWWA standard C605 and AWWA manual M23, or local authority having jurisdiction.
4.6.7. Super chlorinated water shall not be discharged to the storm sewer system without de-chlorination of discharge water .
4.6.8. Bacteriological testing shall be carried out on all Installed works and shall be commissioned into use only after acceptable test results are achieved.
4.6.9. Strathcona County Officials to be notified 24 hours prior to chlorination, flushing and bacteriological sample collection.

5. SANITARY AND STORM:
5.1. Materials schedule
5.1.1. PVC pipe and PVC pipe fittings:
5.1.1.1. Smooth wall pipe: CSA B182.1 (100 to 150mm) SDR 35 or SDR 28.CSA B182.2-95 (200 to 675mm) SDR 35 or SDR 28.
5.1.1.2. Ultra rib pipe: CSA B182.4 (200mm to 600mm) or ASTM F794 or approved equivalent.
5.1.1.3. Joints: rubber gasketed, bell end.
5.1.2. Non-reinforced concrete pipe:
5.1.2.1. Pipe: CSA A257.0 class 3 sulfate resistant cement.CSA 257.1 (up to 600mm) class 3 sulfate resistant cement
5.1.2.2. Joints: rubber gasket to CSA A257.3-M92.
5.1.2.3. Grout: non-shrinking cement mortar or bituminous sealant approved by manufacturer of precast components.
5.1.3. Corrugated steel:
5.1.3.1. Pipe: CSA-G401 galvanized.
5.1.3.2. Joints: welded.
5.1.4. Precast manhole
5.1.4.1. Type: ASTM C76 sulfate resistant cement c/w galvanized ladder rungs.
5.1.4.2. Joints: rubber gasket to CSA A257.3-M92.
5.1.5. Precast manhole base, slab top:
5.1.5.1. Type: sulfate resistant cement.
5.1.5.2. Grout: non-shrinking cement mortar or bituminous sealant approved by manufacturer of precast components.
5.1.6. Manhole cover:
5.1.6.1. Type: F80 or as specified.
5.1.6.2. Material: standard cast iron.
5.1.7. Catch basin:
5.1.7.1. Type: as detailed.
5.1.8. Catch basin cover:
5.1.8.1. Hard surfaces: frame and cover F38 or as specified landscape surfaces: frame and cover F39 or as specified.
5.1.8.2. Type: as detailed, standard cast iron.
5.2. Installation notes
5.2.1. Lay pipes with bell-end upgrade.
5.2.2. Provide and utilize "laser" type instrument to control line and grade for grades less than 0.5%. for steeper grades, use approved and accepted methods of establishing grades.

6. EARTHWORKS TESTING:
6.1. General requirements
6.1.1. Applicable test methods for earthwork testing specified in this section:
6.1.2. Particle size analysis of fill materials: testing for conformance with specified graduation limits will utilize testing sieves complying with CAN/CGSB-8.2-M88, sieves, testing, woven wire, metric.
6.1.3. Compaction testing: to ASTM D698, laboratory compaction characteristics of soil using standard effort.
6.2. Testing agency services
6.2.1. Comply with requirements as outlined in municipal standards.
6.2.2. Cooperate with testing agency in site sampling for testing.
6.3. Fill material testing
6.3.1. Provide on site, for testing purposes, 1.0 m3 of each type of imported fill material.
6.3.2. Imported fill materials will be tested, before placement, for conformance with requirements specified by Geo-technical Engineer's recommendation and specification.
6.3.3. Native excavated material to be used as fill material will, before placement, be inspected for compliance with requirements specified by Geo-technical Engineer's recommendation and specification.
6.4. Compaction testing
6.4.1. Compaction testing will be performed during fill material placement operations to ensure that specified minimum compaction requirements are met.

7. EARTHWORKS:
7.1. General requirements
7.1.1. "earth excavation" includes:
7.1.1.1. Removal and disposal of obstructions, the extent of which is visible on ground surface.
7.1.1.2. Removal and disposal of earth and other materials encountered, of any classification, except rock.
7.1.1.1. Trenches in excess of 3.00m in width and pits in excess of 9m in either length or width will be classified as open excavation.
7.2. Unauthorized excavation
7.2.1. Unauthorized excavation shall be any excavation beyond elevations and dimensions indicated, without specific direction by consultant.
7.2.2. Fill unauthorized excavation to elevations and dimensions indicated, as directed by consultant.
7.2.3. Unauthorized excavation and remedial work shall be at contractor's expense.
7.3. Excavation levels
7.3.1. Notify consultant if unsuitable bearing materials are encountered at indicated elevations.
7.3.2. Carry excavation deeper and replace excavated material with suitable materials if and as directed by consultant.
7.3.3. Notify consultant if bearing conditions are fulfilled at elevations above those indicated.
7.3.4. Adjust excavation elevations if and as directed by consultant.
7.4. Preparation prior to commencing excavation:
7.4.1. Contact all affected utility companies regarding exact location and current status of all utilities, voltage of underground and overhead power lines and pressure of natural gas lines.
7.4.2. Notify consultant if any utility lines have been omitted from or incorrectly indicated on drawings.
7.4.3. Identify known underground utilities. stake and flag locations identify and flag surface and aerial utilities.
7.4.4. Notify utility company to remove and relocate utility lines.
7.4.5. Expose building connections, service connections and utilities to be crossed to confirm horizontal and vertical alignment of existing utilities.
7.4.6. Expose existing utility lines by hand excavation to confirm location before machine digging within 600mm of lines.
7.4.7. Maintain and protect existing above and below grade utilities which pass through work area. protect active utility lines exposed by excavation, from damage. hand excavate to final elevations and dimensions.
7.4.8. Where existing pipes, ducts or other underground services intersect a trench, support trench in a manner approved by utility.
7.4.9. Where existing overhead line poles are adjacent to excavations, temporarily support poles in a manner approved by utility.
7.5. Dewatering
7.5.1. Maintain excavations free of water. provide pumps, piping, temporary drains, trenches, sumps, and related equipment to remove water.
7.5.2. Do not use sanitary sewers or private property for discharge of water.
7.6. Excavating
7.6.1. Strip topsoil from areas to be excavated or filled.
7.6.2. Do not excavate under wet conditions or when such conditions are anticipated.
7.7. Backfilling
7.7.1. Ensure areas to be backfilled are free of debris, snow, ice, water and that surfaces are not frozen. do not backfill over porous, wet, or spongy subgrade surfaces.
7.7.2. Backfill systematically, as early as possible, to allow maximum time for natural settlement.
7.8. Compaction
7.8.1. Compact fill materials using only mechanical methods. do not use hydraulic methods.
7.8.2. Do not perform compaction using vehicles and other equipment not designed for compacting.
7.8.3. Maintain optimum moisture content of materials being compacted,as required to attain specified compaction density.

8.0 SITE EXCAVATING, FILLING AND GRADING:
8.1. Excavation
8.1.1. Excavate to elevations and dimensions indicated on drawings within a tolerance of ±50mm.
8.2. Placement and compaction of fill materials
8.2.1. Backfill excavations and fill to required subgrade elevations using fill materials specified by geotech recommendation.
8.2.2. Place fill materials in layers not exceeding loose thickness specified by geotech recommendation.
8.2.3. Compact each layer of fill to minimum percentages of standard proctor density specified by geotech recommendation.
8.3. Grading
8.3.1. Make changes in grade natural. blend slopes into level areas.
8.3.2. Unless otherwise indicated on drawings, slope grade away from building minimum 1:20.
8.3.3. Grade and shape surfaces within following tolerances from subgrade elevations indicated on drawings:
8.3.3.1. Landscaped areas: ±50mm.
8.3.3.2. Under paved areas: ±50mm.
8.3.3.3. Under sidewalks: ±50mm.

DRAWING LEGEND	
C1.0	General Notes and Information
C2.0	Storm water management Plan
C3.0	Existing Grading Plan
C3.1	New Grading Plan
C4.0	Additional Detail

CIVIL LEGEND:
Distances are in meters and decimals thereof
Elevations are in meters and decimals thereof
Manholes
Fire hydrant
Water shut off valve
Catch basin
Elevations
Water Line
Sanitary Line
Storm water Line
Gas Line
Vent Line
Check Valve
Backwater Valve
BW
Backwater Valve
Union or Flange
Clean out
Hose bib/Non freeze hose bib
Floor drain/ Roof drain

ACCEPTED
FOIP section 17(1)
[redacted]
ENGINEERING DEPARTMENT

ADDITIONAL CONSULTANTS
efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
2	2023-03-10	ISSUED FOR PERMITS	AG
1	2023-01-15	OWNER REVIEW	AG
1	2023-01-15	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP
PERMIT TO PRACTICE
BURHANI ENGINEERING AND CONSTRUCTION LIMITED
Signature
Date MARCH 10, 2023
PERMIT NUMBER: P12183
The Association of Professional Engineers and Geoscientists of Alberta
RM ID: 89746

SEAL
PROFESSIONAL ENGINEER ALIASGER N. GIRNARY ALBERTA
MARCH 10, 2023
RM ID: 89746

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
CIVIL NOTES

Project number	Date
BEC-217	MARCH 10, 2023
	Scale 1/8" - 1'-0"
Drawn by M.K.	Checked by A.G.

C1.0
REVISION REV 2

Copyright, BEC Ltd.
Fort Mcmurray Daycare Mechanical Rev1.dwg

M2.0 MECHANICAL SITE PLAN
Scale: 1:300

KEY NOTES:

1. 150MM SANITARY LINE INTO BUILDING
2. 200MM STORM LINE INTO BUILDING
3. 50MM WATER LINE INTO BUILDING
4. NEW 62.5MM GAS LINE INTO BUILDING. GAS METER LOCATED OUTSIDE.
5. WATER METER LOCATED IN THE MECHANICAL ROOM
6. STORM CATCHMENT BASINS IN PARKING LOT.
7. MECHANICAL CONTRACTOR TO VERIFY EXACT LOCATION OF GAS LINE WITH UTILITY COMPANY.
8. ELECTRICAL POWER AND COMMUNICATION CONDUITS INSTALLED IN THIS LOCATION. MECHANICAL CONTRACTOR TO VERIFY WITH ELECTRICAL CONTRACTOR AND ON ELECTRICAL SITE PLAN.
9. LOCATION OF NEW GAS METER INTO BUILDING.

MECHANICAL SPECIFICATIONS

GENERAL PROVISIONS:
1. CONSTRUCTION ACTIVITIES SHALL FOLLOW THE FOLLOWING SEQUENCE:
- CLEARING AND GRUBBING
- STRIPPING AND PRE-GRADING OF LOT
- INSTALLATION OF WATER, SANITARY AND STORM WATER SERVICE
- INSTALLATION OF SHALLOW UTILITIES INCLUDING GAS SERVICE
- FINAL LANDSCAPING

2. ALL CONSTRUCTION ACTIVITIES SHALL BE UNDERTAKEN IN ACCORDANCE WITH PLUMBING CODES AND AND AUTHORITIES HAVING JURISDICTION BYLAWS

3. PIPE BEDDING SHALL BE CLASS B BEDDING

4. ALL ENGINEERED FILL SHALL BE COMPACTED TO 98% OF A ONE POINT PROCTOR DENSITY AT NATIVE MOISTURE CONTENT EXCEPT THE TOP METER, WHICH IS TO BE COMPACTED TO 100% OF ONE POINT PROCTOR AT NATIVE MOISTURE CONTENT. WHERE EXISTING MOISTURE CONTENT IS MORE THAN 10% ABOVE PLASTIC LIMIT, MATERIAL MUST BE DRIED OR MIXED TO BRING WITHIN 10%.

5. ENSURE PROPER COMPACTION AROUND MAN HOLES, CATCH BASINS AND VALVES.

WATER MAIN:
1. UPTO 50MM WATER SERVICE PIPE: IPEX DR9, 100MM AND OVER C-900 PVC CLASS 1035 TO CSA B137.3
2. WATER MAIN FITTING SHALL BE PVC "CENTURION" TO CSA B137.3
3. COORDINATE TO ASSURE COMPLETE STERILIZATION OF WATER LINES
4. THRUST BLOCKING SHALL BE TYPE 50 SULPHATE REGISTANT CONCRETE.

SANITARY DRAIN:
1. SANITARY SEWER IS TO BE DR35 PIPE, TO D3034 AND CSA B182.1 AND CSA B182.2

STORM SEWER:
1. STORM SEWER IS TO BE LESS THAN 200MM, DR35, 200MM AND OVER PVC ULTRA-RIB.

MANHOLES AND CATCH BASINS:
1. ALL CONCRETE MANHOLES AND CATCH BASINS ARE TO BE MANUFACTURED USING TYPE 50 (SULPHATE RESISTANT) PORTLAND CEMENT
2. ALL MANHOLES AND CATCH BASIN MANHOLES ARE TO BE 1200MM MINIMUM, USE RUBBER GASKETS IN JOINTS, UNLESS OTHERWISE NOTED.
3. ALL CATCH BASINS TO BE 900MM WITH 450MM SUMP
4. COVERS OF MANHOLES AND CATCH BASINS TO BE CAST IRON OR GRAY IRON CASTING SPECIFICATION AND TO ASTM A48 CLASS 20
5. PIPE CONNECTIONS TO MANHOLES AND CATCH BASINS SHALL BE WATER TIGHT
6. PIPE CROSSING SHALL BE SUPPORTED BY SANDBAGS FILLED WITH 1:10 MIX OF CEMENT AND SAND.

FROST BOX:
1. ALL PIPING WITH LESS THAN 2M (8FT) COVER SHALL BE COMPLETE WITH FROST BOX CONSISTING OF 50MM THINK SYTROFOAM SM INSULATION.

GENERAL NOTES:

1. MUNICIPAL WATER MAIN, SEWER AND SANITARY SHOWN ARE APPROXIMATE LOCATIONS ONLY, CONFIRM ON SITE PRIOR TO START OF CONSTRUCTION.

2. WATER, SEWER AND STORM SERVICES MUST BE INSTALLED FROM SERVICE MAINS TO PROPERTY LINE, BEFORE PROCEEDING WITH INSTALLATION OF STORM AND SANITARY DRAINAGE INSIDE PROPERTY

3. CONFIRM ONSITE EXISTING SANITARY AND STORM SEWER INVERT ELEVATIONS BEFORE INSTALLATION OF NEW SERVICE CONNECTION. PRIOR TO INSTALLATION, MECHANICAL CONTRACTOR SHALL CHECK THE LOCATION AND INVERT ELEVATION OF ALL SERVICES WITH LOCAL AUTHORITIES. ENSURE 2M MINIMUM DISTANCE IS PROVIDED BETWEEN GAS AND OTHER SERVICES.

4. THE OWNER MUST CONFORM TO THE REQUIREMENTS OF THE CITY EROSION AND SEDIMENTATION CONTROL GUIDELINES AND FIELD MANUAL.

5. IN GENERAL, RUN SANITARY PIPING AT 2% SLOPE, RUN STORM PIPING AT 1% SLOPE.

6. THE STORM WATER PIPING SHALL BE INSTALLED MINIMUM 2M BELOW FINISHED GRADE.

7. CONNECT ALL EXISTING AND NEW RAIN WATER LEADERS FROM BUILDING ROOFS TO STORM WATER SYSTEM.

8. ALL WATER CONNECTION, SANITARY DRAINS, STORM WATER DRAINS SHALL BE DESIGNED AND DEVELOPED IN STRICT ACCORDANCE WITH THE REGIONAL MUNICIPALITY OF WOOD BUFFALO'S ENGINEERING SERVICING STANDARDS AND DEVELOPMENT PROCEDURES.

CIVIL LEGEND:

Distances are in meters and decimals thereof

Elevations are in meters and decimals thereof

Manholes
Fire hydrant
Water shut off valve
Catch basin
Elevations
Water Line
Sanitary Line
Storm water Line
Gas Line
Vent Line
Check Valve
Backwater Valve (BW)
Backwater Valve
Union or Flange
Clean out
Hose bib/Non freeze hose bib
Floor drain/ Roof drain

ACCEPTED
JUN 13 2023
FOIP section 17(1)
[redacted]
ENGINEERING DEPARTMENT

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
2	2023-03-10	ISSUED FOR PERMITS	MK
1	2022-11-30	OWNER REVIEW	AG
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP
PERMIT TO PRACTICE BURHANI ENGINEERING AND CONSTRUCTION LIMITED
Signature
Date MARCH 10, 2023
PERMIT NUMBER: P12183
The Association of Professional Engineers and Geoscientists of Alberta
RM ID: 89746

SEAL
PROFESSIONAL ENGINEER ALBERTA ALIASGER N. GINNAWY
MARCH 10 , 2023
RM ID: 89746

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

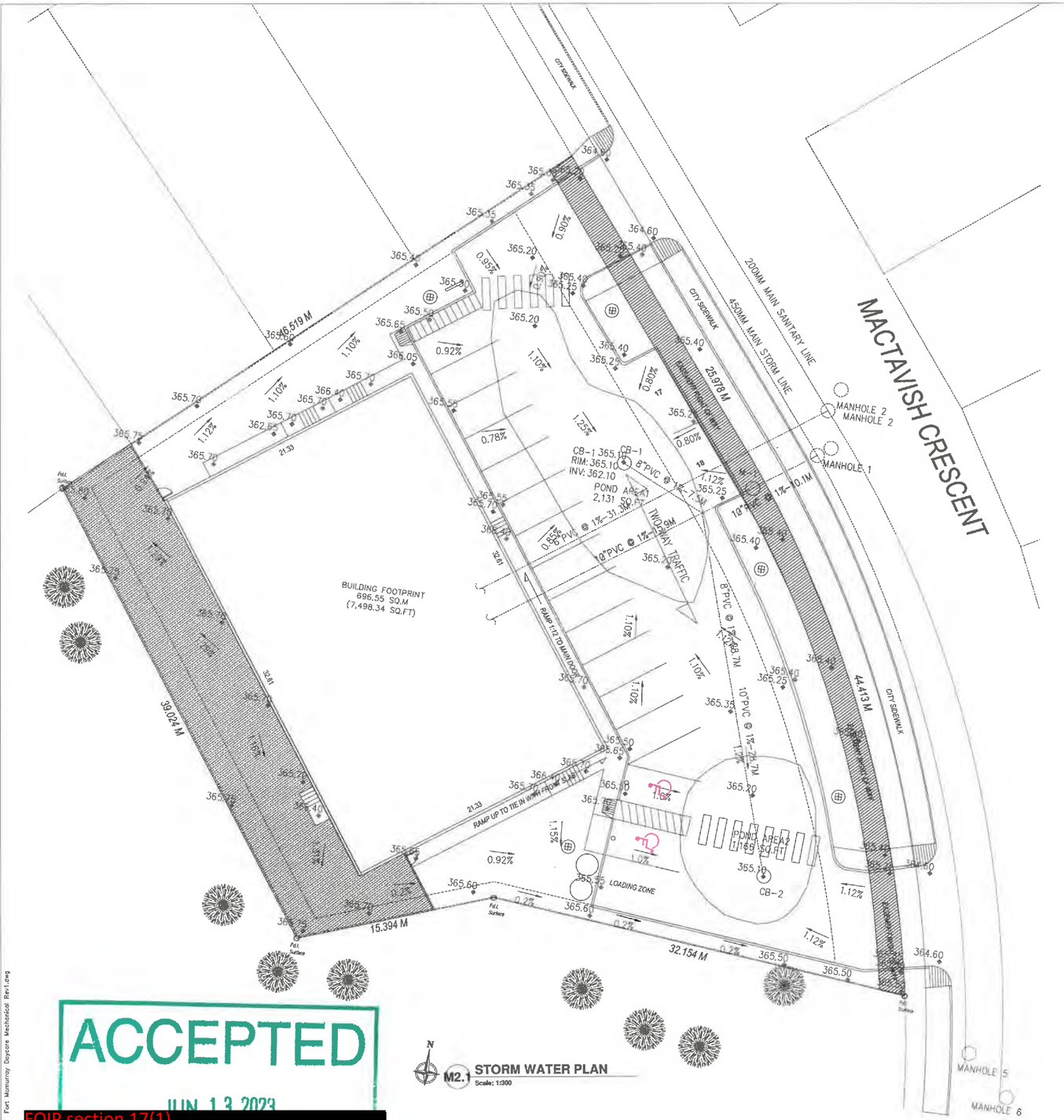
PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
MECHANICAL SITE PLAN

Project number	Date
BEC-217	MARCH 10, 2023
Drawn by: M.K.	Scale: 1/8" - 1'-0"
	Checked by: A.G.

M2.0 REVISION REV 2

Copyright, BEC Ltd.
Fort Mcmurray Daycare Mechanical Rev1.dwg



M2.1 STORM WATER PLAN
Scale: 1:300

ACCEPTED
JUN 13 2023
ENGINEERING DEPARTMENT

FOIP section 17(1)
[redacted]

STORM WATER PONDING REQUIREMENT

	M2	Hectares	Acres
TOTAL AREA OF DEVELOPMENT	2466.33	0.247	0.609
STORM WATER MAXIMUM ALLOWED VOLUME	L/s/Ha	Volume (L/S)	Volume (CF/S)
	35.00	8.632	0.305
SURFACE AREAS	M2	Hectares	Acres
GRASS AREA	754.30	0.075	0.186
GRAVEL AREA	0.00	0.000	0.000
PAVED AREA	1014.70	0.101	0
ROOF AREA	697.00	0.070	0.172
TOTAL AREA	2466.00	0.247	0.609
COMBINED RUN OFF COEFFICIENT	FACTOR	COEFFICIENT	
GRASS AREA	0.3	0.023	
GRAVEL AREA	0.5	0	
PAVED AREA	0.95	0.096	
ROOF AREA	0.95	0.066	
TOTAL AREA (SUM OF COEFFICIENTS)	2.7	0.185	
POST DEVELOPMENT RUNOFF COEFFICIENT			
TOTAL AREA IN HA / SUM OF COEFFICIENTS	0.751		
STORAGE VOLUME REQUIRED IN M3/HA TO RETAIN PRE-DEVELOPMENT RATE OF OUTFLOW (1:5 YEAR)			
1:5 year Runoff rate	63.9	mm/hr	10 min IDF
1:25 year Runoff rate	95.1	mm/hr	10 min IDF
STORAGE REQUIRED: BASED ON 5 YEAR EVENT	USING RATIONAL METHOD		
101mm/hr - 67.7 mm/hr x 10min x 60s/min			
Q1=C x I x A / 360	0.033	Q (1:5)	
Q2=C x I x A / 360	0.049	Q (1:25)	
V = Q1 x 10 min x 60s/min (1:5 year flood)	19.728	M3	
V=Q2 X 10min x 60s/min (1:25 year flood)	29.361	M3	
POND AREA CALCULATED FROM VOLUME (0.1M DEPTH)	197.281	M2	
	2122.745	FT2	
POND AREA PROVIDED PER DESIGN	3297.000	FT2	
ORIFICE SIZING (BASED ON POND VOLUME)			
Q (RELEASE) = Q (MAX) x AREA			
Q (MAX)	0.033	M3/S/Ha	
Q (RELEASE)	0.008	M3/S	
A = Q (RELEASE)/ (0.61 x SQRT (2GH)	0.003	M2	
RADIUS (MM)	29.537	MM	
DIAMETER (MM)	59.074	MM	

STORM WATER POND REQUIREMENTS:

POST DEVELOPMENT RUNOFF COEFFICIENT:

C=[(0.3*GRASS)+(0.5*GRAVEL)+(0.95*PAVED)+(0.95*ROOF)/TOTAL AREA

1:5 YEAR POST DEVELOPMENT RUN-OFF RATE
(10 MIN IDF = 63.9 MM/HR)
Q=C*I*A/60

1:25 YEAR POST DEVELOPMENT RUN-OFF RATE
(10 MIN IDF = 95.1 MM/HR)
Q=C*I*A/60

[Data obtained from the Page 362 of Regional Municipality of Wood Buffalo's Engineering servicing standards and development procedures

STORAGE REQUIRED (1:25 YEAR RATE - 1:5 YEAR RATE) X 10 MIN X 60S/MIN
V=(Q 1:25) - (Q 1:5) X 10MIN X 60S/MIN

POND REQUIRED: 19.73 M3
POND CREATED: 30.62 M3

CIVIL LEGEND:

Distances are in meters and decimals thereof

Elevations are in meters and decimals thereof

Manholes
Fire hydrant
Water shut off valve
Catch basin
Elevations
Water Line
Sanitary Line
Storm water Line
Gas Line
Vent Line
Check Valve
Backwater Valve (BW)
Backwater Valve
Union or Flange
Clean out
Hose bib/Non freeze hose bib
Floor drain/ Roof drain

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
2	2023-03-10	ISSUED FOR PERMITS	MK
1	2022-11-30	OWNER REVIEW	AG
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP
PERMIT TO PRACTICE
BURHANI ENGINEERING AND CONSTRUCTION LIMITED
MARCH 10, 2023
PERMIT NUMBER: P12183
The Association of Professional Engineers and Geoscientists of Alberta
RM ID: 89746

SEAL
PROFESSIONAL ENGINEER ALASDAIR N. GRANT ALBERTA
MARCH 10 , 2023
RM ID: 89746

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

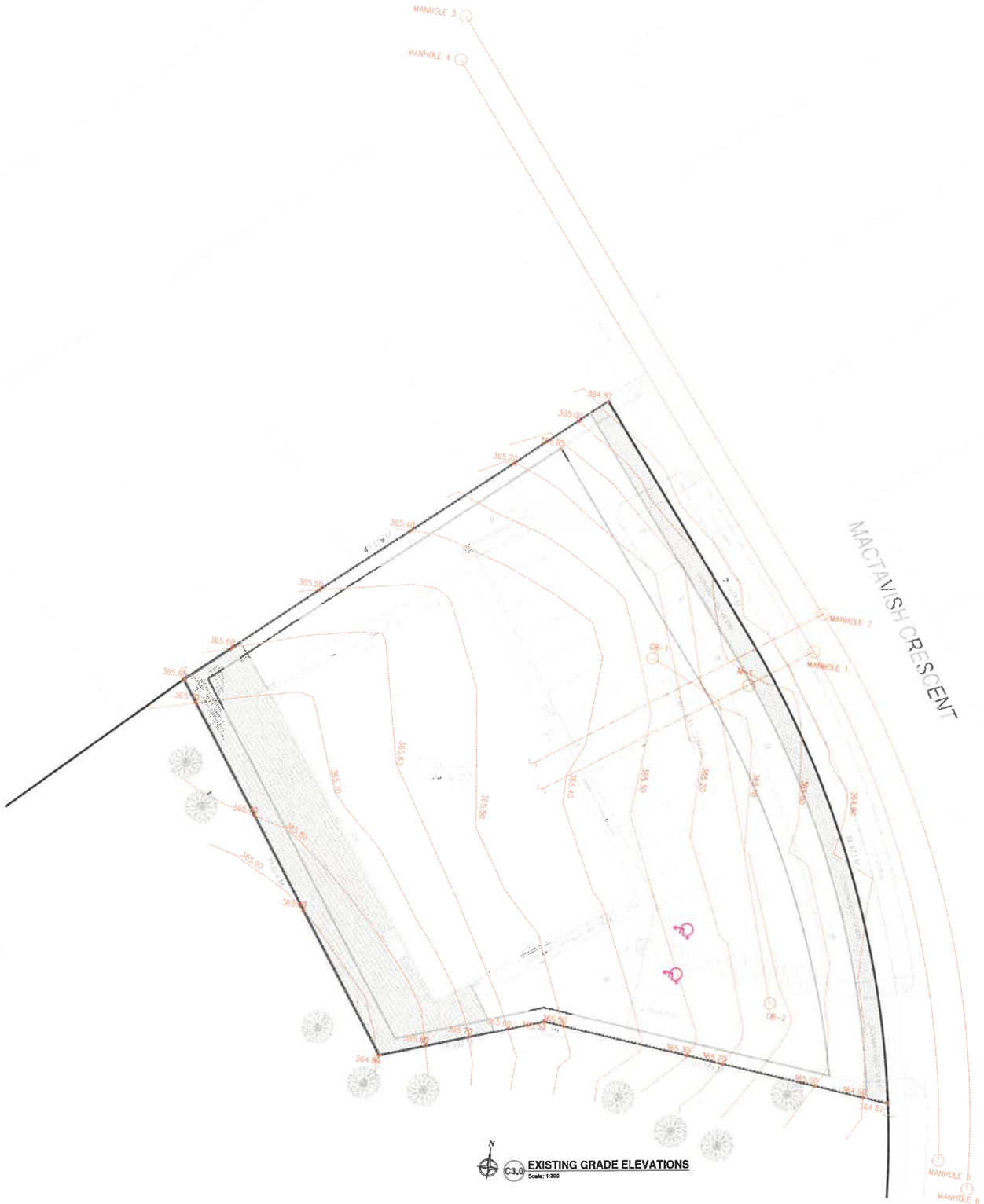
PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
STORM MANAGEMENT

Project number	Date
BEC-217	MARCH 10, 2023
Drawn by	Scale
M.K.	3/32" - 1'-0"
Checked by	
A.G.	

C2.0 REV 2

Copyright. BEC Ltd.
Fort Mcmurray Daycare Mechanical Rev1.dwg



C3.0 EXISTING GRADE ELEVATIONS
Scale: 1:300

SITE SERVICING GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL USE THE SURVEY DRAWINGS FOR EXACT DIMENSIONS AND FOR CONSTRUCTION.
2. MECHANICAL CONTRACTOR SHALL VERIFY ALL SITE UTILITIES AND REPORT DISCREPANCIES BACK TO THE ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION. DESIGNER DOES NOT ACCEPT ANY LIABILITY FOR EXISTING SITE CONDITIONS.
3. OWNER SHALL OBTAIN A LOT GRADING CERTIFICATE FROM THE LAND SURVEYOR AT PROJECT COMPLETION FOR FINAL GRADING APPROVAL.
4. ALL SEWER INVERTS AT THE PROPERTY LINE MUST NOT VARY FROM THE MUNICIPALITY APPROVED ELEVATION.
5. ALL SERVICES INSTALLED ON THE PRIVATE PROPERTY SHALL BE INSTALLED WITHIN A 0.5M TOLERANCE FOR EASIER CONNECTION TO THE UTILITY COMPANY.
6. ALL APPROACHES/ENTRANCES INTO THE SITE ARE PER THE MUNICIPALITY OF WOOD BUFFALO ENGINEERING STANDARDS.
7. REFER TO ARCHITECTURAL DESIGN DRAWINGS FOR PARKING REQUIREMENTS FOR THE PROJECT.
8. ALL WORK AND MATERIALS ARE AS DESCRIBED IN THE REGIONAL MUNICIPALITY OF WOOD BUFFALO ENGINEERING SERVICING STANDARDS AND DEVELOPMENT REQUIREMENTS.
9. THIS BUILDING IS NOT EQUIPPED WITH A SPRINKLER SYSTEM.
10. THIS BUILDING IS FULLY FIRE ALARMED
11. ALL ELEVATIONS SHALL BE VERIFIED ONSITE PRIOR TO START OF CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER PRIOR TO START OF CONSTRUCTION FOR REVIEW.
12. FIRE HYDRANTS SHALL BE LOCATED WITHIN 45M FROM THE ENTRANCE OF THE BUILDING. ADDITIONAL HYDRANTS NOT REQUIRED.

MUNICIPAL ADDRESS
5028 MACTAVISH CRESCENT
FORT MCMURRAY, ALBERTA
(COUNTY OF WOOD BUFFALO)

LEGAL DESCRIPTION
PLAN: 852 2444
CONDOMINIUM PLAN: 25735.

MANHOLES AND CATCHBASIN ELEVATIONS:
INFORMATION FROM LNDT TECHNOLOGIES IN NOVEMBER 2021

MANHOLE 1:
RIM ELEV: 364.99
N.INV: 360.85
S.INV: 360.83

MANHOLE 2:
RIM ELEV: 364.93
N.INV: 360.10
S.INV: 360.08

MANHOLE 3:
RIM ELEV: 364.61
N.INV: 360.75
S.INV: 360.72
E.INV: 360.79

MANHOLE 4:
RIM ELEV: 364.70
N.INV: 361.07
S.INV: 361.04
E.INV: 361.06

MANHOLE 5:
RIM ELEV: 364.70
N.INV: 360.53
S.INV: 360.53
E.INV: 360.51
W.INV: 360.55

MANHOLE 6:
RIM ELEV: 364.28
N.INV: 359.03
S.INV: 359.04
E.INV: 359.00
W.INV: 359.06

CATCH BASIN 1:
RIM ELEVATION: 365.10

CATCH BASIN 2:
RIM ELEVATION: 365.10

SAMPLING MANHOLE 1:
RIM ELEVATION: 365.10

ACCEPTED
JUN 13 2023
FOIP section 17(1)
[redacted]
ENGINEERING DEPARTMENT

CIVIL LEGEND:

Distances are in meters and decimals thereof

Elevations are in meters and decimals thereof

Manholes
Fire hydrant
Water shut off valve
Catch basin
Elevations
Water Line
Sanitary Line
Storm water Line
Gas Line
Vent Line
Check Valve
Backwater Valve
BW
Backwater Valve
Union or Flange
Clean out
Hose bib/Non freeze hose bib
Floor drain/ Roof drain

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
2	2023-03-10	ISSUED FOR PERMITS	MK
1	2022-11-30	OWNER REVIEW	AG
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP
PERMIT TO PRACTICE
BURHANI ENGINEERING AND CONSTRUCTION LIMITED
Signature
Date MARCH 10, 2023
PERMIT NUMBER: P12183
The Association of Professional Engineers and Geoscientists of Alberta
RM ID: 89746

SEAL
PROFESSIONAL ENGINEER ALBERTA
ALI ASGER N. GIRNARI
MARCH 10, 2023
RM ID: 89746

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

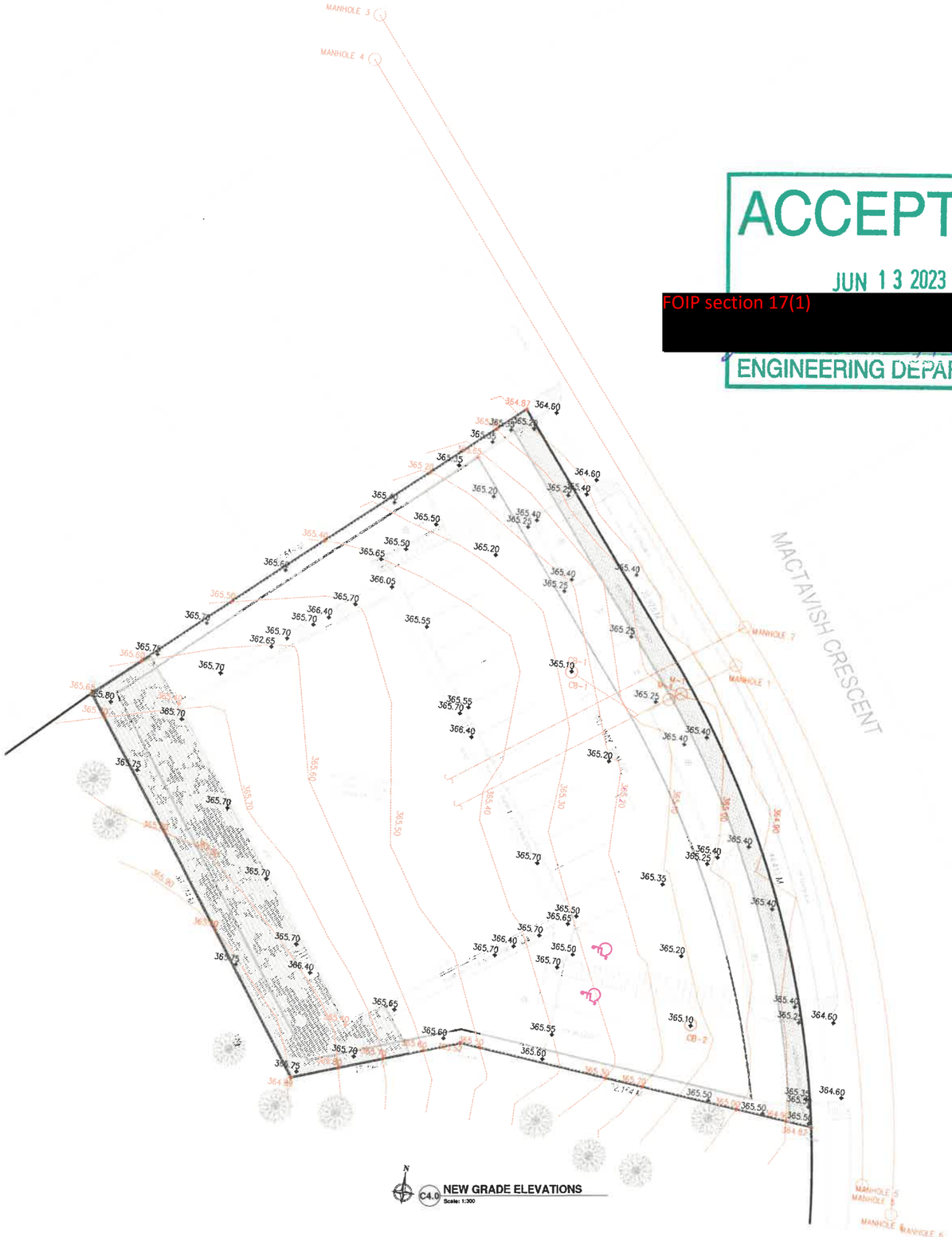
PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

DRAWING TITLE
EXISTING CONTOUR AND ELEVATIONS

Project number	Date
BEC-217	MARCH 10, 2023
	Scale 1" = 1'-0"
Drawn by M.K.	Checked by A.G.

C3.0 REVISION REV 2

Copyright, BEC Ltd.
Fort Mcmurray Daycare Mechanical Rev1.dwg



C4.0 NEW GRADE ELEVATIONS
Scale: 1:300

ACCEPTED
JUN 13 2023
FOIP section 17(1)
[redacted]
ENGINEERING DEPARTMENT

SITE SERVICING GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL USE THE SURVEY DRAWINGS FOR EXACT DIMENSIONS AND FOR CONSTRUCTION.
2. MECHANICAL CONTRACTOR SHALL VERIFY ALL SITE UTILITIES AND REPORT DISCREPANCIES BACK TO THE ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION. DESIGNER DOES NOT ACCEPT ANY LIABILITY FOR EXISTING SITE CONDITIONS.
3. OWNER SHALL OBTAIN A LOT GRADING CERTIFICATE FROM THE LAND SURVEYOR AT PROJECT COMPLETION FOR FINAL GRADING APPROVAL.
4. ALL SEWER INVERTS AT THE PROPERTY LINE MUST NOT VARY FROM THE MUNICIPALITY APPROVED ELEVATION.
5. ALL SERVICES INSTALLED ON THE PRIVATE PROPERTY SHALL BE INSTALLED WITHIN A 0.5M TOLERANCE FOR EASIER CONNECTION TO THE UTILITY COMPANY.
6. ALL APPROACHES/ENTRANCES INTO THE SITE ARE PER THE MUNICIPALITY OF WOOD BUFFALO ENGINEERING STANDARDS.
7. REFER TO ARCHITECTURAL DESIGN DRAWINGS FOR PARKING REQUIREMENTS FOR THE PROJECT.
8. ALL WORK AND MATERIALS ARE AS DESCRIBED IN THE REGIONAL MUNICIPALITY OF WOOD BUFFALO ENGINEERING SERVICING STANDARDS AND DEVELOPMENT REQUIREMENTS.
9. THIS BUILDING IS NOT EQUIPPED WITH A SPRINKLER SYSTEM.
10. THIS BUILDING IS FULLY FIRE ALARMED
11. ALL ELEVATIONS SHALL BE VERIFIED ONSITE PRIOR TO START OF CONSTRUCTION AND ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER PRIOR TO START OF CONSTRUCTION FOR REVIEW.
12. FIRE HYDRANTS SHALL BE LOCATED WITHIN 45M FROM THE ENTRANCE OF THE BUILDING. ADDITIONAL HYDRANTS NOT REQUIRED.

MUNICIPAL ADDRESS
5028 MACTAVISH CRESCENT
FORT MCMURRAY, ALBERTA
(COUNTY OF WOOD BUFFALO)

LEGAL DESCRIPTION
PLAN: 852 2444
CONDOMINIUM PLAN: 25735.

MANHOLES AND CATCHBASIN ELEVATIONS:
INFORMATION FROM LNDT TECHNOLOGIES IN NOVEMBER 2021

MANHOLE 1:
RIM ELEV: 364.99
N.INV: 360.85
S.INV: 360.83

MANHOLE 2:
RIM ELEV: 364.93
N.INV: 360.10
S.INV: 360.08

MANHOLE 3:
RIM ELEV: 364.61
N.INV: 360.75
S.INV: 360.72
E.INV: 360.79

MANHOLE 4:
RIM ELEV: 364.70
N.INV: 361.07
S.INV: 361.04
E.INV: 361.06

MANHOLE 5:
RIM ELEV: 364.70
N.INV: 360.53
S.INV: 360.53
E.INV: 360.51
W.INV: 360.55

MANHOLE 6:
RIM ELEV: 364.28
N.INV: 359.03
S.INV: 359.04
E.INV: 359.00
W.INV: 359.06

CATCH BASIN 1:
RIM ELEVATION: 365.10

CATCH BASIN 2:
RIM ELEVATION: 365.10

SAMPLING MANHOLE 1:
RIM ELEVATION: 365.10

CIVIL LEGEND:

Distances are in meters and decimals thereof

Elevations are in meters and decimals thereof

Manholes
Fire hydrant
Water shut off valve
Catch basin
Elevations
Water Line
Sanitary Line
Storm water Line
Gas Line
Vent Line
Check Valve
Backwater Valve (BW)
Backwater Valve
Union or Flange
Clean out
Hose bib/Non freeze hose bib
Floor drain/ Roof drain

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
2	2023-03-10	ISSUED FOR PERMITS	MK
1	2022-11-30	OWNER REVIEW	AG
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP
PERMIT TO PRACTICE
BURHANI ENGINEERING AND CONSTRUCTION LIMITED
Signature
Date MARCH 10, 2023
PERMIT NUMBER: P12183
The Association of Professional Engineers and Geoscientists of Alberta
RM ID: 89746

SEAL
PROFESSIONAL ENGINEER ALASSER N. GIRGIRY ALBERTA
MARCH 10, 2023
RM ID: 89746

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT,
FORT MCMURRAY, AB.

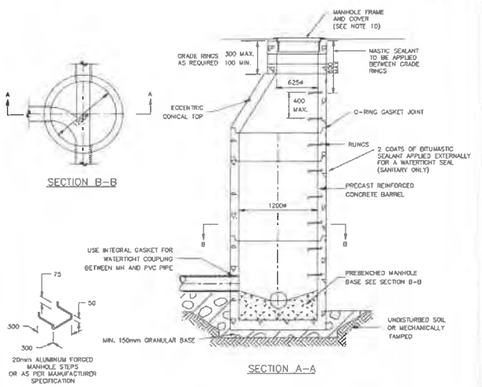
DRAWING TITLE
NEW GRADING PLAN

Project number	Date
BEC-217	MARCH 10, 2023
	Scale 1/8" = 1'-0"
Drawn by M.K.	Checked by A.G.

C4.0 REVISION REV 2

Copyright, BEC Ltd.
Fort Mcmurray Daycare Mechanical Rev1.dwg

STANDARD DETAIL 5-100
DATE: JAN. 2021 REV: 5



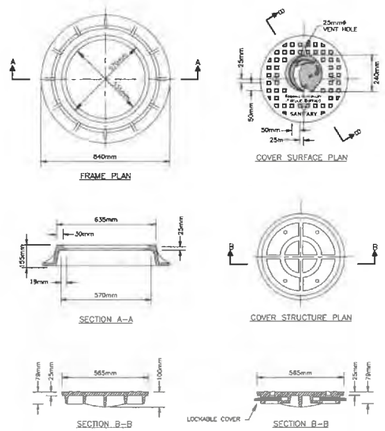
NOTES:

(1) PRECAST RINGS, CONES AND BARRELS TO MEET CURRENT A.S.T.M. C478M STANDARDS.
(2) SPECIAL BASE DESIGN REQUIRED FOR DEPTHS OVER 9.0m.
(3) CHANNELLING AND BENCHING TO BE FINISHED TO TROWEL SMOOTHNESS. CONTINUE MAIN PIPE WHERE POSSIBLE.
(4) CONICAL TOP TO BE USED WHERE DISTANCE FROM BENCH TO MH COVER EXCEEDS 2m.
(5) VERTICAL SIDE OF CONICAL MH ON UPSTREAM SIDE.
(6) INSTALL SAFETY PLATFORMS FOR ALL MH OVER 6.0m DEEP, LOCATED 2m ABOVE PIPE OBVERT. REFER TO DRAWING NO 5-400
(7) MANHOLE FRAME AND COVER TO BE AS PER STANDARD DWG. NO. 5-300, 5-301.
(8) BENCHING CONCRETE SHALL BE A MINIMUM OF 30MPa COMPRESSIVE STRENGTH, TYPE HS.
(9) RETROFIT RINGS TO BE EPOXIED IN PLACE (NO PLASTIC SLEEVES)
(10) F-80 FRAME AND COVER FOR ASPHALT AREAS.
F-39 FRAME AND COVER FOR LANDSCAPED AREAS

REGIONAL MUNICIPALITY OF WOOD BUFFALO

PRECAST MANHOLE FOR PIPES UP TO 500mm DIA.

STANDARD DETAIL 5-300
DATE: FEB 2017 REV: 6



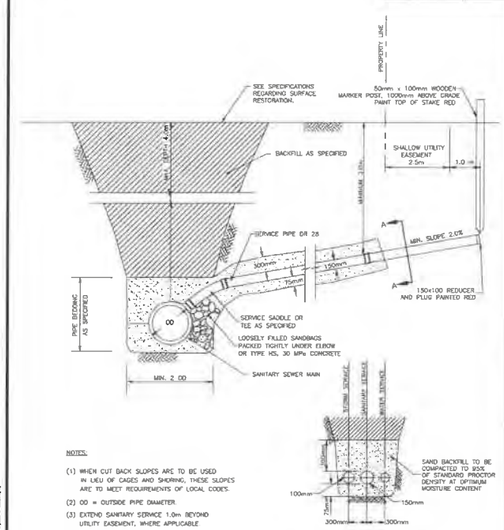
NOTES:

(1) COVER LETTER HEIGHT - 25mm LETTER TYPE - GORBEL
(2) CASTING SHALL BE TRUE TO PATTERN AND FREE FROM CRACKS, GAS HOLES, FLAWS AND EXCESSIVE SHRINKAGE.
(3) CASTING SURFACES SHALL BE FREE FROM BURNT ON SAND AND SHALL BE SMOOTH
(4) CAST ON PIECES SUCH AS RUNNERS AND FINS SHALL BE REMOVED.
(5) TO BE USED IN OFF ROAD LANDSCAPED AREAS ONLY

REGIONAL MUNICIPALITY OF WOOD BUFFALO

STANDARD MANHOLE FRAME AND COVER

STANDARD DETAIL 5-500
DATE: JAN. 2021 REV: 4



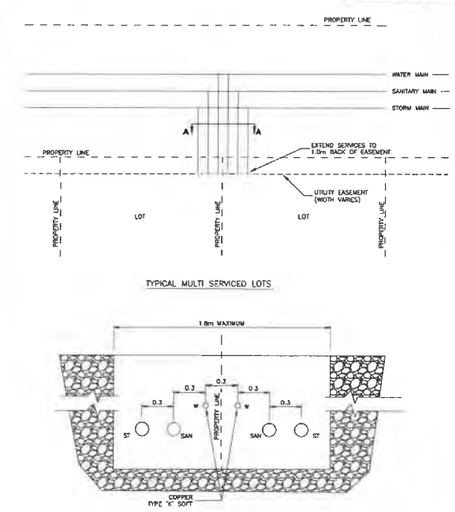
NOTES:

(1) WHEN CUT BACK SLOPES ARE TO BE USED IN LIEU OF CAGES AND SHORING, THESE SLOPES ARE TO MEET REQUIREMENTS OF LOCAL CODES.
(2) OD = OUTSIDE PIPE DIAMETER
(3) EXTEND SANITARY SERVICE 1.0m BEYOND UTILITY EASEMENT, WHERE APPLICABLE

REGIONAL MUNICIPALITY OF WOOD BUFFALO

NON - RISER TYPE SANITARY SERVICE CONNECTION

STANDARD DETAIL 5-504
DATE: JAN. 2021 REV: 3



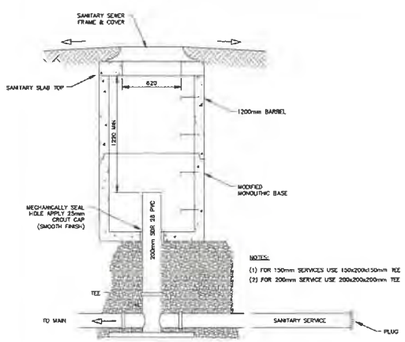
NOTES:

(1) SEE STANDARD DWG. NO. 7-304 FOR FURTHER SERVICE DETAILS.

REGIONAL MUNICIPALITY OF WOOD BUFFALO

MULTI SERVICED LOTS

STANDARD DETAIL 5-506
DATE: JAN. 2021 REV: 0



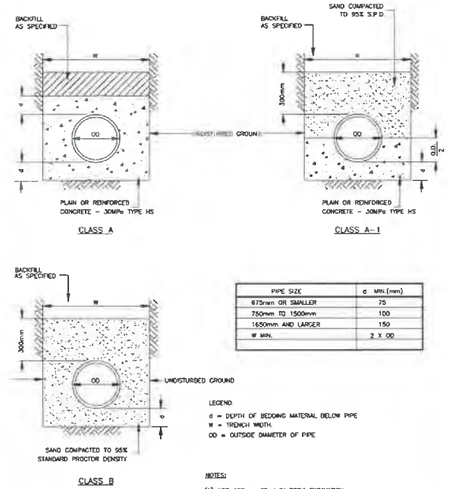
NOTES:

(1) FOR 150mm SERVICES USE 150x200x150mm TEE
(2) FOR 200mm SERVICE USE 200x200x200mm TEE

REGIONAL MUNICIPALITY OF WOOD BUFFALO

SANITARY SEWER SERVICE INSPECTION/SAMPLING MANHOLE

STANDARD DETAIL 5-600
DATE: OCT 2016 REV: 3



PIPE SIZE	d MIN.(mm)
675mm OR SMALLER	75
750mm TO 1500mm	100
1650mm AND LARGER	150
W MIN.	2 X OD

LEGEND
d = DEPTH OF BEDDING MATERIAL BELOW PIPE
W = TRENCH WIDTH.
OD = OUTSIDE DIAMETER OF PIPE

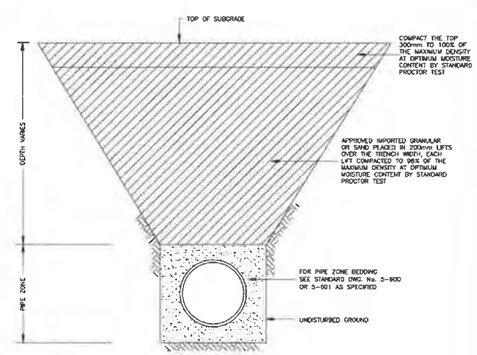
NOTES:

(1) ADD 100mm TO d IN ROCK EXCAVATION.

REGIONAL MUNICIPALITY OF WOOD BUFFALO

PIPE ZONE BEDDING DETAILS (CLASS A, A-1, B)

STANDARD DETAIL 6-700
DATE: OCT 2016 REV: 3



NOTES:

(1) ALL TRENCH WALLS SHALL BE SLOPED
(2) SUBGRADE TO BE SPECIFIED WITH COMPLETE OR SHORED IN CONFORMANCE WITH THE ROADWAY STRUCTURE DESIGN. OCCUPATIONAL HEALTH AND SAFETY REGULATIONS CURRENTLY IN EFFECT.

REGIONAL MUNICIPALITY OF WOOD BUFFALO

CLASS I TRENCH BACKFILL

ACCEPTED
JUN 13 2023
FOIP section 17(1)
[redacted]
ENGINEERING DEPARTMENT

ADDITIONAL CONSULTANTS

efg architects inc.
9834-105 Street NW
Edmonton, AB. T5K 1A6

BUILDER

MAIN FLOOR AREA: 7,498 SQ. FT
BASEMENT AREA: 7,498 SQ.FT

Rev.	yy-mm-dd	Revision /Drawing Issue	Drawn by
2	2023-03-10	ISSUED FOR PERMITS	MK
1	2022-11-30	OWNER REVIEW	AG
1	2022-11-30	DEVELOPMENT PERMIT REVIEW	MK

BURHANI ENGINEERING AND CONSTRUCTION LTD
8735 53 AVENUE NW
EDMONTON, AB. T6E 5G2
TEL: 587-754-0217
INFO@BECLIMITED.CA

PERMIT STAMP
PERMIT TO PRACTICE BURHANI ENGINEERING AND CONSTRUCTION LIMITED
Signature
Date MARCH 10, 2023
PERMIT NUMBER: P12183
The Association of Professional Engineers and Geoscientists of Alberta
RM ID: 89746

SEAL
PROFESSIONAL ENGINEER ALIAGGER N. GIRAYA ALBERTA
MARCH 10, 2023
RM ID: 89746

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS THE CONFIDENTIAL PROPERTY OF BEC LIMITED. IT HAS BEEN PROVIDED SOLELY FOR THE CONSTRUCTION OF THIS PROJECT. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART FOR ANY PURPOSE EXCEPT WITH THE WRITTEN PERMISSION OF THE DESIGNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ONSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR ERRORS AND OMISSIONS IN THE DRAWINGS IF WRITTEN CONFIRMATION HAS NOT BEEN PROVIDED TO THE DESIGNER. DO NOT SCALE THIS DRAWING.

PROJECT
DAYCARE FACILITY
5028 MACTAVISH CRESCENT, FORT MCMURRAY, AB.

DRAWING TITLE
INSTALLATION DETAILS

Project number	Date
BEC-217	MARCH 10, 2023
Drawn by	Scale
M.K.	3/8" = 1'-0"
Checked by	
A.G.	

C5.0 REVISION REV 2

Fort McMurray Daycare Mechanical Rev1.dwg
Copyright, BEC Ltd.

REGIONAL MUNICIPALITY OF WOOD BUFFALO

March 10, 2022

Adebimbola Ogunye

FOIP section 17(1)

[redacted]

Re: 2021-DP-00531

Please find attached the list of comments from internal departments and franchise utilities regarding your Day Care Center (Child Care Facility).

Please note that this list of replies is provided for your information purposes; other conditions may apply prior to approval.

Please feel free to contact me if you require information or assistance.

Yours truly,

Lee-Anne Kumka
Planner II
Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo
LEE-ANNE.KUMKA@rmwb.ca

Objections, Outstanding Issues or Special Requirements **2021-DP-00531**

Review Comment:

Circulated To	Status	Circulated Date	Status Date	Comment
Engineering Review	Refused	Jan. 25, 2022	Jan.25, 2022	Please provide: 1. Plot plan/Site plan/Grading plan 2. Sanitary service, Stormwater management and water distribution plans
Community Services	Refused	Jan. 24, 2022	Feb.4, 2022	Thank you for the opportunity to comment of the Proposed Day Care. Although Day Care is a Facility that is on demand in the community is very important that these facilities and building are inclusive. The proposal does not: - Show accessible parking stalls - Show accessible bathrooms - Accessible access to the building or inside the building to any classroom The Diversity and Inclusion Community Plan (2017-2022) – includes a priority on the reductions of barriers to resources and services. These Facility will provide an essential Service and should be accessible for people with disabilities. Additional resource are available here for your consideration: https://www.rickhansen.com/become-accessible/accessibility-resources https://www.rickhansen.com/sites/default/files/2020-05/acp-845-finalrhfac-rating-survey-v30-pre-release-may-2020.pdf Please do not hesitate to contact me if you have any questions: Isela Contreras-Dogbe Isela.contreras-dogbe@rmwb.ca
Roads and Maintenance	Approved	Jan. 25, 2022	Feb.9, 2022	The Roads Division of The Parks and Roads Services Branch do not have any comments for this circulation. KW 2/9/22
Underground Service	Approved	Jan. 24, 2022	Jan.25, 2022	Note: -Engineering Department approval of site servicing plan is required (not included in documents?). -Because this is private/condo lands, a Utility Connection permit is not required.

Fire Prevention	Approved	Jan. 25, 2022	Feb.9, 2022	1. A construction fire safety plan is required to be submitted and accepted prior to the commencement of construction activities. 1b. An operational fire safety plan is required to be submitted and accepted prior to occupancy of the building. 2. Ensure a Life Safety Plan is included at the building permit application phase, detailing information such as: travel distances to exits, fire separations and associated fire-resistance ratings, design occupant loads, total building area, and the 3.2.2. building code major occupancy classification. 3. A daycare facility with an occupant load more than 40 persons requires the installation of a fire alarm system. 4. An assembly major occupancy (daycare facility) with an occupant load more than 300 persons requires the installation of a fire protective signaling system. 5. A building greater than 600 sq. m. in building area requires to be provided with access routes for fire department vehicles. 6. Ensure emergency lighting is provided in conformance with the Building Code. 7. Ensure exit signs are installed as required in conformance with the Building Code. 8. Ensure fire extinguishers are installed in conformance with NFPA 10, "Standard for Portable Fire Extinguishers" 2013 edition. 9. Confirm the type of cooking, including volume/frequency of cooking, that will occur on the premises so that it can be determined whether a commercial cooking equipment exhaust system and/or fire-extinguishing system are required.
Landscape Technician	Refused	Jan. 25, 2022	Feb.3, 2022	The landscape plan requires revisions and a cost estimate must be submitted to determine the landscape security. I uploaded the Landscape Plan Review in Accela and emailed review and other related documents to Lee-Anne to be forwarded to the applicant.

ATCO Gas	Approved	Jan. 24, 2022	Jan.31, 2022	• ATCO Gas existing right-of-way or other land rights shall be carried forward and registered on any newly created lots. Any work of any nature whatsoever (i.e. paving, stockpiling, landscaping, berms, etc.) affecting the surface of ATCO Gas right-of-way must first receive prior written consent from ATCO Gas Land Administration Department at 780-420-8012 or email crossings@atcogas.com. • There are existing ATCO Gas facilities in the area. Drainage for any of ATCO Gas above ground appurtenances must be maintained. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution Engineer Jason Holden (Jason.holden@ATCO.com, 780-881-2624) to enable an adequate and timely response by ATCO Gas. Note all alteration costs will be borne by the developer / owner. • A gas main installation will be required. It is required the owner / developer contact ATCO Gas Distribution Engineer Jason Holden (Jason.holden@ATCO.com, 780-881-2624) Note: a minimum 4 months to design and obtain the necessary approvals for the gas main installation is required. • Please contact Utility Safety Partners at 1-800-242-3447 to have the gas lines located at least 48 hours prior to excavation. • Deep Utilities: Maintain a minimum of 0.3m vertical clearance and a 2.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities. • All Other Facilities: Maintain a minimum of 0.3m vertical clearance and a 1.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities. • Above Ground Facilities: Maintain a 1.5m horizontal clearance between ATCO Gas's distribution gas lines and your above ground facilities. • If deviations are required please contact Jason Holden (Jason.holden@ATCO.com, 780-881-2624) • Clearance requirements from ATCO Gas pipelines for trees are as follows: - minimum of 1 meter from tree spade (hand expose the pipeline) - if work must be carried out on a line with trees above it, the trees must be removed - to minimize damage, root balls should clear the buried pipeline by 1.2 meters - shrubs may be planted in gas rights-of-ways, but trees are not permitted to be planted on gas rights-of-way - Maintain a minimum clearance of 1.2meters from planted trees, prior written

				consent should be obtained through ATCO Gas Land Administration Department at 780-420-8012 or email crossings@atcogas.com
ATCO Electric/AltaLink/Fortis	Approved	Jan. 24, 2022	Feb.18, 2022	No comment received
Shaw Cable	Approved	Jan. 24, 2022	Feb.7, 2022	no comment received
Cable Systems GP	Approved	Jan. 24, 2022	Feb.18, 2022	No comment receied
Telus	Approved	Jan. 24, 2022	Feb.8, 2022	TELUS has no objections regarding this application. However if TELUS services are required the applicant/developer is strongly urged to contact TELUS at 4DEV@telus.com or 310-4DEV (4338) as soon as the application is approved to arrange for TELUS servicing this site. Off-site work by TELUS may be required to ensure service is supplied to this location in a timely fashion.
Alberta Health	Refused	Jan. 24, 2022	Feb.7, 2022	Alberta Health Services (AHS) – Environmental Public Health (EPH) has received and reviewed the above referenced approval application for the development permit # 2021-DP-00531. Upon reviewing the application, it has been determined that the blueprint provided does not provide adequate information pertaining to the layout of the daycare (i.e. the sink required in the room for washing hand after changing diapers; if applicable). See the link below for more information: Health and Safety Guidelines for Childcare Facilities. April 2014: http://www.albertahealthservices.ca/EnvironmentalHealth/wf-eh-health-safety-guidlines-child-care-facilities.pdf In the event that a kitchen is required for preparing meals, the EHO requests that the owner/operator of the facility provide adequate information pertaining to the number of sinks, coolers, stoves/grills, dishwasher, dry food storage area, mop sinks, staff washrooms etc., and where they will be located in the kitchen. See page 14-30 the Food code: Food Retail and Foodservice Code, October 2003, Alberta Health and Wellness: http://www.health.alberta.ca/documents/Food-Code-Alberta-2003.pdf Also, the EHO requests that the owner/operator of the facility contact our office to consult with the area inspector; no later than two weeks before the end of construction, for a pre- approval inspection, to ensure all requirements under the Public Health Act & its Regulations are complied with and to ensure that all required forms and applications are submitted
Catholic School Board	Approved	Jan. 24, 2022	Feb.7, 2022	no comment received

Planning comments for 2021-DP-00531

1. Zoning is RMH-1 – Modified Manufactured Home District
2. Please provide Copies of the Restrictive Covenants 022 093 029 and 022 454 362
3. Building height – Maximum building height is 6m. Proposed building height is 11.34 m. This is above what can be approved.
4. Parking stalls – Please have stalls dimensioned – minimum of 2.8mx 5.8m
5. Parking calculation – 1stall/ employee - Information submitted need 15 stalls for development
6. Accessible Stalls – Please ensure they meet the requirements below

   (b) Design and Construction - Parking Spaces

   (i) Parking stalls shall have minimum width of 2.3 m and length of 5.8 m. Access aisles of width of 1.5 m shall be placed on both sides of the stall. Parallel parking stalls shall be at least 7.0 m in length.

   (ii) Each parking stall shall be clearly identified by painting the international symbol of accessibility. The symbol shall be in white on a blue background and has minimum size of 1.0 m by 1.0 m.

   (iii) The access aisle shall be marked with diagonal striping with strip spacing of 0.6 m.

   (iv) The access aisle shall lead to a curb cut to the adjacent sidewalk connecting to a building entrance. The curb cut shall have a minimum width of 0.92 m and shall have a desirable slope of no more than 1:12. A maximum slope of 1:8 may be used with the permission of the Development Authority.

   (v) Parking stalls and the cross-slopes (in the longitudinal direction of the walk) of the sidewalk at the vicinity of the curb cut to the access aisle shall have a firm, slip-resistant and level surface with a maximum slope of 1:10. The areas of slope shall be painted with a non-skid yellow paint.

   (vi) Each parking stall shall be marked with a wheelchair symbol sign with the message “Permit Required”, with black letterings on silver/white background, and shall have minimum dimensions of 450 mm by 610 mm. The sign shall be mounted at a height of at least 1.2 m from the pavement or sidewalk to the bottom of the sign and be positioned so as to be easily seen by drivers who are attempting to park.

7. Landscaping – 30% soft landscaping – Please provide calculation showing the proposed development meets these requirements
8. Easement to the front of the property is not shown on drawings. Please add to the drawings and ensure no development is on top of the easement.
9. Please provide a Detail of Garbage Enclosure
10. Outdoor play space – Are you planning to provide any outdoor play space? Please provide details if yes.
11. There are 3 spaces planned for the back of the property with paving along the South façade. Can these stalls be provided nearer to the front of the daycare eliminating the paved area?

Public School Board	Approved	Jan. 24, 2022	Feb.18, 2022	No comment received
Safety Codes	Approved	Feb. 8, 2022	Feb.8, 2022	

REGIONAL MUNICIPALITY OF WOOD BUFFALO

June 06, 2023

Adebimbola Ogunye

FOIP section 17(1)

[redacted]

Re: 2021-DP-00531

Please find attached the list of comments from internal departments and franchise utilities regarding your Day Care Center (Child Care Facility).

Please note that this list of replies is provided for your information purposes; other conditions may apply prior to approval.

Please feel free to contact me if you require information or assistance.

Yours truly,

Planning and Development Dept.
Land Services Branch
Regional Municipality of Wood Buffalo

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Objections, Outstanding Issues or Special Requirements **2021-DP-00531**

Review Comment:

Circulated To	Status	Circulated Date	Status Date	Comment
Engineering Review	Approved	May. 4, 2023	May.25, 2023	
Community Services	Refused	May. 4, 2023	May.17, 2022	
Roads and Maintenance	Approved	May. 4, 2023	May.26, 2023	The Roads Division of the Parks and Roads Services Branch do not have any concerns/comments for this circulation. KW 2023.5.25
Underground Service	Approved	May. 4, 2023	May.29, 2023	-A Water Meter Permit will be required but because this is within private area (services are not Municipal), a Utility Connection Permit will not be required. Note that similar approvals will likely be required by the "condo board/management". Advisory notes: -May want to verify existing connections with condo (ie. check record drawings). Proposed sizes, locations etc. may not match existing stubs. -It is suggested to add a valve on the water connection.
Fire Prevention	Approved	May. 4, 2023	Feb.9, 2022	
Landscape Technician	Approved	May. 4, 2023	Jun.2, 2023	The landscape plan and cost estimate meet the regulations outlined in LUB 99/059.
ATCO Gas	Approved	May. 16, 2023	Jan.31, 2022	
ATCO Electric/AltaLink/Fortis	Approved	May. 16, 2023	Feb.18, 2022	
Shaw Cable	Approved	May. 16, 2023	Feb.7, 2022	

Cable Systems GP	Approved	May. 16, 2023	Feb.18, 2022	
Telus	Approved	May. 16, 2023	Feb.8, 2022	
Alberta Health	Refused	May. 16, 2023	Feb.7, 2022	
Catholic School Board	Approved	May. 16, 2023	Feb.7, 2022	
Public School Board	Approved	May. 16, 2023	Feb.18, 2022	
Safety Codes	Approved	May. 4, 2023	Feb.8, 2022	

June 29, 2023

AMENDED NOTICE TO ADJACENT PROPERTY OWNERS

Application for Development Permit 2021-DP-00531
LOT - BLOCK 297 PLAN 022 0695; 120 McTavish Crescent
FORT MCMURRAY, ALBERTA

It was the decision of the Development Officer to approve Development Permit 2021-DP-00531 which allows the applicant to develop a Child Care Facility at the above-named site.

You are being informed of this development because you live within a 60 metre radius of the subject property. You have the right to appeal this decision to the Subdivision and Development Appeal Board. If you wish to exercise this right, written notice of appeal must be received by the Secretary of the Subdivision and Development Appeal Board within 21 days of the date of this notice. Appeal Forms are available from the Planning and Development Department and must be forwarded to:

The Regional Municipality of Wood Buffalo
Attention: Legislative Services
9909 Franklin Avenue – 7th Floor
Fort McMurray AB T9H 2K4
Phone: (780) 743-7001
Facsimile: (780) 743-7028

If a reply is not received by July 21, 2023 it shall be assumed that you have no comments or concerns regarding this application. Any major concerns arising from this circulation will be heard by the Subdivision and Development Appeal Board.

If you have questions regarding the application, please contact the undersigned. Questions regarding the appeal process must be directed to the Clerk of the Subdivision & Development Appeal Board at 780-743-7001 or email SDAB@rmwb.ca.

Sincerely,

C Bailey
Carolynn Bailey
Carolynn.bailey@rmwb.ca
Community Development Planning Branch
Planning & Development Department

120.5 Site Provisions

In addition to the general provision contained in Part 5, (of the Land Use Bylaw), the following standards shall apply to every Development in this District.

(a)	Lot Area (minimum):	2.0 ha Those uses identified with an * must be on parcels 4.0 ha or greater
(b)	Front Yard, (minimum):	7.6 m for principal building 15.0 m for all other buildings and structures
(c)	Side Yard, (minimum):	7.6 m for principal building
(d)	Rear Yard, (minimum):	7.6 m for principal building
(e)	Building Height, (maximum):	10.0 m

120.6 Additional Provisions

Small Holdings development shall only be allowed if the Development Authority is satisfied that:

(a) adequate access exists to a public road;
(b) no conflict will result with adjacent land owners;
(c) the developer will be responsible for constructing all internal roads;
(d) the development can be serviced with water and sanitary sewage in compliance with the Nuisance and General Sanitation Regulation of the Public Health Act and the Alberta Private Sewage Treatment and Disposal Regulation;
(e) the development meets the requirements of Section 60 – Development in the Flood Plain (Clearwater River/Athabasca River Flood Plain Area) and Section 61 – Development Near Water Bodies and Water Courses, of this Bylaw.

(i) **DELETED (BL 12/039, BL 13/014)**

121. RMH – 1 Modified Manufactured Home District (BL 00/074)

121.1 Purpose

The purpose of this District is to provide for the development of manufactured home subdivisions which will allow for an attached garage in the Urban Service Area.

121.2 Permitted Uses:

The following are permitted uses:

(a) Accessory Building
(b) Home Occupation
(c) Manufactured Home

(d) Park
(e) Public Utility

121.3 Discretionary Uses – Development Officer

The following are discretionary uses that may be approved by the Development Officer:

(a) Amateur Radio Antenna
(b) Home Business
(c) Project Accommodation **(BL 06/001)**
(d) Public Use
(e) Residential Sales Center **(BL 06/029)**
(f) Satellite Dish Antenna

121.4 Discretionary Uses – Planning Commission

The following are discretionary uses that may be approved by the Municipal Planning Commission:

(a) Basement Suite **(BL 08/001)**
(b) Child Care Facility

121.5 Site Provisions

In addition to the general provisions contained in Part 5, (of the Land Use Bylaw), the following standards shall apply to every development in this District.

(a)	Front Yard (minimum):	6.0 m but can be reduced to 4.5 m when the lot is served by a rear yard lane. **(BL 06/029)**
(b)	Side Yard, Interior (minimum):	1.2 m each side with an attached garage In a laneless subdivision, excepting corner lots, a manufactured home without an attached garage shall provide one (1) 2.7 m side yard to provide vehicular access to the rear yard.
(c)	Side Yard, Exterior (minimum):	3.0 m
(d)	Rear Yard (minimum):	2.0 m
(e)	Building Height (maximum):	6.0 m
(f)	Lot Width (minimum):	12.2 m
(g)	Lot Depth (minimum):	30 m
(h)	Lot Area (minimum):	366 m^2
(i)	Lot Coverage (maximum):	45 percent **(BL 02/076)**
(j)	Landscaping:	A minimum of 30 percent of the lot area shall be

landscaped with soft landscaping.

121.6 Additional Provisions

(a) The undercarriage of manufactured homes shall be completely screened from view by the foundation, skirting or by such other means satisfactory to the Development Authority.

(b) All accessory building, additions, porches and skirting shall be of a quality and appearance equivalent to the manufactured home. **(BL 00/074)**

122. SI - Support Industrial District (BL 01/099)

122.1 Purpose

The purpose of this District is to provide for the development of heavier industrial uses, which support the oil sands industry and which may have larger land requirements and create some nuisance effects on adjacent sites.

122.2 Permitted Uses

The following are permitted uses:

(a) **DELETED (BL 06/030)**

122.3 Discretionary Uses – Development Officer

The following are discretionary uses that may be approved by the Development Officer:

(a) Accessory Building **(BL 06/030)**
(b) Automotive and Equipment Repair and Storage **(BL 06/030)**
(c) Bulk Oil and Chemical Storage
(d) Business Support Facility
(e) Contractors, General **(BL 06/030)**
(f) Custom Manufacturing **(BL 06/030)**
(g) Equipment Rental **(BL 06/030)**
(h) Essential Public Service **(BL 06/030)**
(i) Fleet Service **(BL 06/030)**
(j) Gas Bar **(BL 04/012)**
(k) General Industrial **(BL 06/030)**
(l) Industrial Support Facility
(m) Public Use/Utility **(BL 06/030)**
(n) Recycling Depot
(o) Satellite Dish Antenna **(BL 06/030)**
(p) Security Suite
(q) Service Station, Major and Minor
(r) Warehouse and Storage **(BL 06/030)**

122.4 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this District subject to Section 63.

(a) Front yard (minimum):

(i) 41.0 m (if adjacent to a Primary or Secondary Highway) this must be a natural or landscaped buffer and cannot be utilized by any building, facilities or storage.

(ii) all other cases 12.0 m

(b) Side yard (minimum):

(i) 41.0 m (if adjacent to a Primary or Secondary Highway) this must be a natural or landscaped buffer and cannot be utilized by any building, facilities or storage.

(ii) all other cases 12.0 m

(c) Rear yard (minimum)

(i) 41.0 m (if adjacent to a Primary or Secondary Highway) this must be a natural or landscaped buffer and cannot be utilized by any building, facilities or storage.

(ii) all other cases 12.0 m

(d) Lot Area (minimum):

(i) Adjacent to a Primary or Secondary Highway 2.0 ha

(ii) All other cases 1.0 ha

(e) Lot Frontage (minimum): 60.0 m

(f) Lot Depth (minimum) 60.0 m

(BL 01/099)

123. DC-R4 - Direct Control High Density Residential District (BL 02/002)

123.1 Purpose

The purpose of this District is to establish special land use and development regulations to accommodate medium/high density residential development and to ensure a high and comprehensive standard of form and appearance appropriate to the site in conformance with the Lower Townsite Area Redevelopment Plan. This District is also intended to provide the Municipality with the necessary control over development to address the issues of flooding, flood protection and the necessity for filling land within the Clearwater River Valley Flood Plain Area, as well as the environmental circumstances, unique character and recreational opportunities of the Clearwater River Valley and the servicing and transportation challenges in this area.

123.2 Discretionary Use – Development Officer

The following are discretionary uses that may be approved by the Development Officer having regard for the polices contained in the Lower Townsite Area Redevelopment Plan:

(a) Accessory Building
(b) Amateur Radio Antenna
(c) Child Care Facility
(d) Educational Services Facility (accessory to a Religious Assembly only)
(e) Home Business
(f) Home Occupation

RC

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

022093029

ORDER NUMBER: 28695684

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

MORGAN HEIGHTS
FORT MCMURRAY, Alberta

RESTRICTIVE COVENANT / EASEMENT AGREEMENT

WHEREAS MORGAN HEIGHTS INC. ("Developer") is the registered owner of Units One (1) to one hundred twenty eight (128) inclusive, Unit A and Unit B in Condominium Plan 0220695

AND WHEREAS the Developer is or is entitled to be registered as the owner of the Units and Common Property comprising Condominium Plan 0220695

AND WHEREAS it is the intention of the Developer to sell all of the Units in Phase I of the Development (i.e. Units 1-128, Condominium Plan 0220695 and thereafter to proceed with the development of Unit A and Unit B. Condominium Plan 0220695 and to sell the individual Units created from Unit A and Unit B, all to Purchasers who shall have the benefit of the following covenants;

AND WHEREAS it is desirable that the improvements consisting of manufactured homes located on the Units be constructed and maintained to a uniform standard and design;

AND WHEREAS the Developer wishes to develop upon the bare land units single family manufactured homes which are to be architecturally controlled;

WITNESSETH that the Developer as covenantor, on behalf of itself, its successors on title from time to time and the persons deriving title under it or them; COVENANTS with itself as covenantee on behalf of itself, its successors in title from time to time and the persons deriving title under it or them to the intent that the burden of the covenants may run with and bind the Units and every part thereof and to the intent that the benefit thereof may be annexed to and run with the Units and every part thereof and further for the burden and benefit of Condominium Corporation No. 0220695 AS FOLLOWS:

In this Agreement:

ARTICLE 1

1.1 "Condominium Corporation" means Condominium Corporation No. 0220695

1.2 "Units" means Units 1 through 128, Condominium Plan 0220695 together with all Units created from Unit A and Unit B, Condominium Plan 0220695 upon the development of Phase II and Phase III of the Condominium Plan.

1.3 "Morgan Heights Homeowner Design Guidelines" - those guidelines attached as Schedule "A" hereto annexed and forming part of this Restrictive Covenant.

ARTICLE II – RESTRICTIVE COVENANT

NOW THEREFORE, the Developer as owner (or entitled to become registered owner) of all of the said Units, subject to such liens, encumbrances and interests as are notified by a memorandum on title, in consideration of the premises and the mutual covenants herein contained, on its own behalf and on behalf of its successors in title to each Unit, does accordingly covenant and agree with itself as owner of each of the remainder Units and with each of its successors in title thereto that:

2.1 The land use restrictions outlined in the Morgan Heights Homeowner Design Guidelines and those restrictions which are hereinafter described as being applicable to the Units shall be and be deemed to be covenants running with the Units and shall be binding upon and enure to the benefit of all Units and their respective Owners and may accordingly be enforced by any Owner for whose benefit they exist against any Unit bound by the covenants and restrictions contained herein.

2.2 The said covenants and conditions including the Morgan Heights Homeowner Design Guidelines shall not be personally binding or enure to the benefit of the Developer or its respective successors and assigns in title except while it or they remain the registered or beneficial owner or Owner of any of the Units and then only in respect of such Units as are owned by it or them.

2.3 No building, wall, fence or improvement of any nature shall be constructed on any Unit except in accordance with the Morgan Heights Homeowner Design Guidelines.

ARTICLE III – EASEMENT

3.1 The Developer for itself and its successors and assigns, as Owner of the Units, hereby grants to itself for itself and its successors and assigns and to the Condominium Corporation for itself and its successors and assigns, the easement, right, license and privilege to enter upon, do work and maintenance to pass and repass, subject to the limits and conditions hereafter set out, over all portions of the Unit(s) for the purposes and in accordance with this Agreement. Such right, license, easement and privilege shall run with and bind the title to the Units and all successors and assigns of the Developer and shall be covenants running with the Units, and shall be for the purposes and subject to the following limits:

a) The purpose shall be:

i) to allow access to the Condominium Corporation for purposes of carrying out the by-laws respecting maintenance, repairs, service of the Units by the Owner or Condominium Corporation in accordance with this agreement pursuant to the Condominium By-Laws in force by the Condominium Corporation from time to time. Nothing in this paragraph (a)(i) shall obligate the Developer or the Condominium Corporation to do any of the foregoing things, this easement grants the right to do the same;

ii) to construct, operate, inspect, maintain, repair, replace, dig, put down, take-up, replace, service stubs located on the Units.

b) Such rights, easements, privileges and licenses shall include the right to enter and carry out the said purposes by or through servants or agents and with or without all manner of machinery necessary or suitable for the said purposes.

ARTICLE IV – GENERAL

4.1 The Developer shall not be liable for a breach of the restrictions or covenants set forth in respect of any Unit after the date it ceases to have interest in that Unit.

4.2 Should any one or more of the provisions of this Restrictive Covenant / Easement be determined to be illegal or unenforceable or otherwise invalid, the same shall be severed from all other provisions of the Agreement which shall remain in effect.

4.3 Nothing in this Agreement shall be construed so as to prohibit the registration of further Condominium Plans to divide Unit A into further Units and Unit B into further Units (i.e. in the case of Unit B into both Residential and a Day Care Unit) provided that such further Units that are created by the registration of additional Condominium Plans shall be subject to the terms and conditions of this Agreement.

4.4 All Units shall be used for residential purposes only with the exception of any Unit designated by the Developer located within Unit B (Phase III) as a Day Care Unit (the "Designated Day Care Unit") which may be developed and operated as a Day Care centre or such other commercial use as is permitted by the Land Use By-laws of the Regional Municipality of Wood Buffalo. The Morgan Heights Design Guidelines shall not apply to the Designated Day Care Unit.

4.5 Whenever the singular number or neuter or masculine gender is used herein, the same shall be construed as including the plural and such other genders as the context requires.

IN WITNESS WHEREOF MORGAN HEIGHTS INC., has executed these presents the 5 day of FEB, A.D. 2002.

MORGAN HEIGHTS INC.,
Per:
FOIP section 17(1) [redacted] (cs)

IN WITNESS WHEREOF CONDOMINIUM CORPORATION NO. 0220695 has executed these presents the 5 day of FEB, A.D. 2002.

CONDOMINIUM CORPORATION NO. 0220695
Per:
FOIP section 17(1) [redacted] (cs)

RC

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

022454362

ORDER NUMBER: 25094481

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

MORGAN HEIGHTS
FORT MCMURRAY, Alberta

RESTRICTIVE COVENANT

BETWEEN:

MORGAN HEIGHTS INC.
(hereinafter referred to as "Morgan")

AND

REGIONAL MUNICIPALITY OF WOOD BUFFALO
(hereinafter referred to as the "Municipality")

WHEREAS Morgan is the owner of Unit 297 Condominium Plan 0220695, (hereinafter referred to as the "Servient Lands");

AND WHEREAS the Municipality is the owner of Lot 299 MR, Block 1 PARK (hereinafter referred to as the "Dominant Lands";

AND WHEREAS Morgan and the Municipality have entered into a Development Agreement which requires Morgan to restrict the development and use of the Servient Lands for to the development and operation of a Day Care Centre;

AND WHEREAS the parties have agreed that this restriction be registered as a Restrictive Covenant against the Servient Lands;

AND WHEREAS the Dominant Lands among other lands owned by the Municipality shall benefit from the restriction imposed on the Servient Lands;

AND WHEREAS the parties intend that the Restrictive Covenant shall run with the Dominant and Servient Lands;

NOW THEREFOR in consideration of the mutual covenants hereinafter contained the parties covenant and agree as follows:

1. For the purposes of this Agreement the following terms shall have the meaning expressed hereunder:

   a) Day Care Centre – means one or more buildings constructed and operated for the purpose of providing care to children while absent from their parent's home during reasonable hours as established by the operators of the Day Care Centre from time to time as the demand warrants.

RD

2. Morgan as owner of the Servient Lands, subject to such liens, encumbrances and interests as are notified by memorandum on title, in consideration of the premises and the mutual covenants herein contained, on its own behalf and on behalf of its successors in title to the Servient Lands, does accordingly covenant and agree with the Municipality as owner of the Dominant Lands that the restrictions contained herein shall be deemed to be convenants running with the Servient Lands and Dominant Lands and shall be binding upon and enure to the benefit of the Servient Lands and Dominant Lands and their respective owners and may accordingly be enforced by the Municipality and any successors in title to the Dominant Lands against Morgan or any successor in title to the Servient Lands.

3. The said covenants and conditions included herein shall not be personally binding or enure to the benefit of the parties hereto except while they are the registered or beneficial owners of the Dominant Lands and Servient Lands respectively.

4. Morgan hereby covenants that the Servient Lands shall be used for no purpose other than the development and operation of a Day Care Centre.

5. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, successors and assigns. Wherefore the parties have caused this Restrictive Covenant to be executed by their respective authorized officers on the 21 day of Sept, A.D. 2002.

MORGAN HEIGHTS INC.

FOIP section 17(1)

[redacted] (cs)

REGIONAL MUNICIPALITY OF WOOD BUFFALO

FOIP section 17(1)

[redacted] (cs)

Chief Legislative Officer

022454362

022454362 REGISTERED 2002 11 27
RESC - RESTRICTIVE COVENANT
DOC 4 OF 11 DRR#: 9441315 ADR/CATHYREQ
LINC/S: 0029649266 +

April 11, 2022

Klorious Services Inc.
Bim Ogunye, Executive Director
120 McTavish Crescent,
Fort McMurray, AB T9K 2N9

c/o Solomon Davies
SmartWay Daycare Brokerage
Info@smartwaybrokerage.com

Dear Sir/Madame:
The Board of Directors for Condominium Corporation 0220695 acknowledges that under the Restrictive Covenant filed in Alberta Land Titles upon development of the lands as described in the Plan (Registered Bylaws attached), legal unit 297 is deemed to be developed into a Day Care centre available to the community.

The owners in the community are made aware of this commitment upon purchase of their units; as it is outlined in the Registered Bylaws. Morgan Heights was Incorporated in 2002; therefore, owners have waited many years to see this development occur.

The Board of Directors representing the ownership is in full support of the initiative to have a daycare of 150+ children at this location as it offers community support for not just Morgan Heights but also the surrounding neighbourhoods.

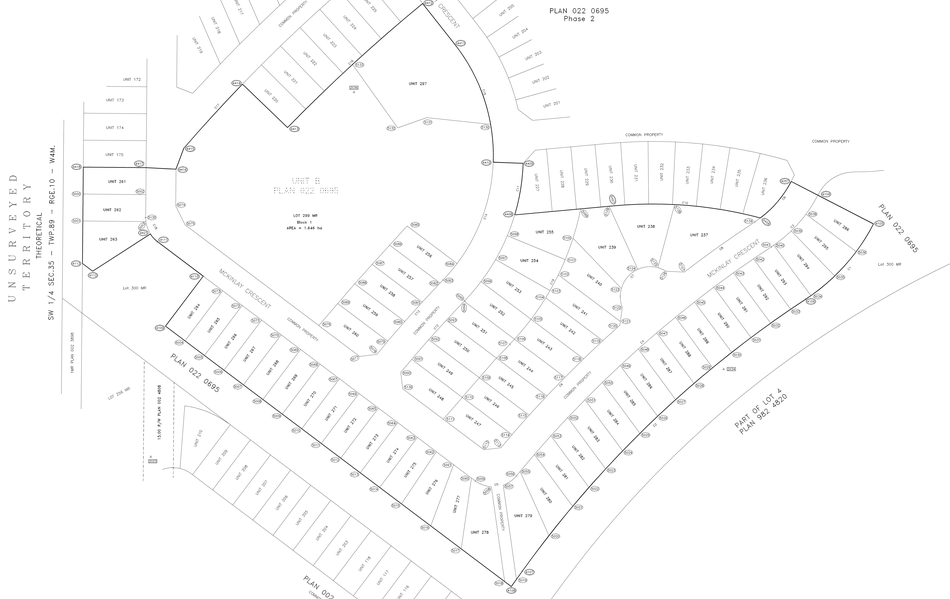
Klorious is a shareholder in the Condominium Corporation and as such must meet the rules and regulations as all other owners. The Condominium Corporation is looking forward to the completion of this project and will be engaged as needed throughout the process to see the project come to fruition.

If further information is required, please address all requests in writing to MorganHeights@S2Management.info or by mail.

Sincerely,

Morgan Heights Condominium Corporation 022 0695

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



LINE TABLE			
LINE #	BEARING	DELTA ANGLE	LENGTH (METRE)
L1	90°00'00"	90°00'00"	20.00 (MR)
L2	117.08	117.08	20.00 (MR)
L3	117.08	117.08	20.00 (MR)
L4	90°00'00"	90°00'00"	20.00 (MR)
L5	117.08	117.08	20.00 (MR)
L6	90°00'00"	90°00'00"	20.00 (MR)
L7	117.08	117.08	20.00 (MR)
L8	90°00'00"	90°00'00"	20.00 (MR)
L9	117.08	117.08	20.00 (MR)
L10	90°00'00"	90°00'00"	20.00 (MR)
L11	117.08	117.08	20.00 (MR)
L12	90°00'00"	90°00'00"	20.00 (MR)
L13	117.08	117.08	20.00 (MR)
L14	90°00'00"	90°00'00"	20.00 (MR)
L15	117.08	117.08	20.00 (MR)
L16	90°00'00"	90°00'00"	20.00 (MR)
L17	117.08	117.08	20.00 (MR)
L18	90°00'00"	90°00'00"	20.00 (MR)
L19	117.08	117.08	20.00 (MR)
L20	90°00'00"	90°00'00"	20.00 (MR)
L21	117.08	117.08	20.00 (MR)
L22	90°00'00"	90°00'00"	20.00 (MR)
L23	117.08	117.08	20.00 (MR)
L24	90°00'00"	90°00'00"	20.00 (MR)
L25	117.08	117.08	20.00 (MR)
L26	90°00'00"	90°00'00"	20.00 (MR)
L27	117.08	117.08	20.00 (MR)
L28	90°00'00"	90°00'00"	20.00 (MR)
L29	117.08	117.08	20.00 (MR)
L30	90°00'00"	90°00'00"	20.00 (MR)
L31	117.08	117.08	20.00 (MR)
L32	90°00'00"	90°00'00"	20.00 (MR)
L33	117.08	117.08	20.00 (MR)
L34	90°00'00"	90°00'00"	20.00 (MR)
L35	117.08	117.08	20.00 (MR)
L36	90°00'00"	90°00'00"	20.00 (MR)
L37	117.08	117.08	20.00 (MR)
L38	90°00'00"	90°00'00"	20.00 (MR)
L39	117.08	117.08	20.00 (MR)
L40	90°00'00"	90°00'00"	20.00 (MR)
L41	117.08	117.08	20.00 (MR)
L42	90°00'00"	90°00'00"	20.00 (MR)
L43	117.08	117.08	20.00 (MR)
L44	90°00'00"	90°00'00"	20.00 (MR)
L45	117.08	117.08	20.00 (MR)
L46	90°00'00"	90°00'00"	20.00 (MR)
L47	117.08	117.08	20.00 (MR)
L48	90°00'00"	90°00'00"	20.00 (MR)
L49	117.08	117.08	20.00 (MR)
L50	90°00'00"	90°00'00"	20.00 (MR)
L51	117.08	117.08	20.00 (MR)
L52	90°00'00"	90°00'00"	20.00 (MR)
L53	117.08	117.08	20.00 (MR)
L54	90°00'00"	90°00'00"	20.00 (MR)
L55	117.08	117.08	20.00 (MR)
L56	90°00'00"	90°00'00"	20.00 (MR)
L57	117.08	117.08	20.00 (MR)
L58	90°00'00"	90°00'00"	20.00 (MR)
L59	117.08	117.08	20.00 (MR)
L60	90°00'00"	90°00'00"	20.00 (MR)
L61	117.08	117.08	20.00 (MR)
L62	90°00'00"	90°00'00"	20.00 (MR)
L63	117.08	117.08	20.00 (MR)
L64	90°00'00"	90°00'00"	20.00 (MR)
L65	117.08	117.08	20.00 (MR)
L66	90°00'00"	90°00'00"	20.00 (MR)
L67	117.08	117.08	20.00 (MR)
L68	90°00'00"	90°00'00"	20.00 (MR)
L69	117.08	117.08	20.00 (MR)
L70	90°00'00"	90°00'00"	20.00 (MR)
L71	117.08	117.08	20.00 (MR)
L72	90°00'00"	90°00'00"	20.00 (MR)
L73	117.08	117.08	20.00 (MR)
L74	90°00'00"	90°00'00"	20.00 (MR)
L75	117.08	117.08	20.00 (MR)
L76	90°00'00"	90°00'00"	20.00 (MR)
L77	117.08	117.08	20.00 (MR)
L78	90°00'00"	90°00'00"	20.00 (MR)
L79	117.08	117.08	20.00 (MR)
L80	90°00'00"	90°00'00"	20.00 (MR)
L81	117.08	117.08	20.00 (MR)
L82	90°00'00"	90°00'00"	20.00 (MR)
L83	117.08	117.08	20.00 (MR)
L84	90°00'00"	90°00'00"	20.00 (MR)
L85	117.08	117.08	20.00 (MR)
L86	90°00'00"	90°00'00"	20.00 (MR)
L87	117.08	117.08	20.00 (MR)
L88	90°00'00"	90°00'00"	20.00 (MR)
L89	117.08	117.08	20.00 (MR)
L90	90°00'00"	90°00'00"	20.00 (MR)
L91	117.08	117.08	20.00 (MR)
L92	90°00'00"	90°00'00"	20.00 (MR)
L93	117.08	117.08	20.00 (MR)
L94	90°00'00"	90°00'00"	20.00 (MR)
L95	117.08	117.08	20.00 (MR)
L96	90°00'00"	90°00'00"	20.00 (MR)
L97	117.08	117.08	20.00 (MR)
L98	90°00'00"	90°00'00"	20.00 (MR)
L99	117.08	117.08	20.00 (MR)
L100	90°00'00"	90°00'00"	20.00 (MR)
L101	117.08	117.08	20.00 (MR)
L102	90°00'00"	90°00'00"	20.00 (MR)
L103	117.08	117.08	20.00 (MR)
L104	90°00'00"	90°00'00"	20.00 (MR)
L105	117.08	117.08	20.00 (MR)
L106	90°00'00"	90°00'00"	20.00 (MR)
L107	117.08	117.08	20.00 (MR)
L108	90°00'00"	90°00'00"	20.00 (MR)
L109	117.08	117.08	20.00 (MR)
L110	90°00'00"	90°00'00"	20.00 (MR)
L111	117.08	117.08	20.00 (MR)
L112	90°00'00"	90°00'00"	20.00 (MR)
L113	117.08	117.08	20.00 (MR)
L114	90°00'00"	90°00'00"	20.00 (MR)
L115	117.08	117.08	20.00 (MR)
L116	90°00'00"	90°00'00"	20.00 (MR)
L117	117.08	117.08	20.00 (MR)
L118	90°00'00"	90°00'00"	20.00 (MR)
L119	117.08	117.08	20.00 (MR)
L120	90°00'00"	90°00'00"	20.00 (MR)
L121	117.08	117.08	20.00 (MR)
L122	90°00'00"	90°00'00"	20.00 (MR)
L123	117.08	117.08	20.00 (MR)
L124	90°00'00"	90°00'00"	20.00 (MR)
L125	117.08	117.08	20.00 (MR)
L126	90°00'00"	90°00'00"	20.00 (MR)
L127	117.08	117.08	20.00 (MR)
L128	90°00'00"	90°00'00"	20.00 (MR)
L129	117.08	117.08	20.00 (MR)
L130	90°00'00"	90°00'00"	20.00 (MR)
L131	117.08	117.08	20.00 (MR)
L132	90°00'00"	90°00'00"	20.00 (MR)
L133	117.08	117.08	20.00 (MR)
L134	90°00'00"	90°00'00"	20.00 (MR)
L135	117.08	117.08	20.00 (MR)
L136	90°00'00"	90°00'00"	20.00 (MR)
L137	117.08	117.08	20.00 (MR)
L138	90°00'00"	90°00'00"	20.00 (MR)
L139	117.08	117.08	20.00 (MR)
L140	90°00'00"	90°00'00"	20.00 (MR)
L141	117.08	117.08	20.00 (MR)
L142	90°00'00"	90°00'00"	20.00 (MR)
L143	117.08	117.08	20.00 (MR)
L144	90°00'00"	90°00'00"	20.00 (MR)
L145	117.08	117.08	20.00 (MR)
L146	90°00'00"	90°00'00"	20.00 (MR)
L147	117.08	117.08	20.00 (MR)
L148	90°00'00"	90°00'00"	20.00 (MR)
L149	117.08	117.08	20.00 (MR)
L150	90°00'00"	90°00'00"	20.00 (MR)
L151	117.08	117.08	20.00 (MR)
L152	90°00'00"	90°00'00"	20.00 (MR)
L153	117.08	117.08	20.00 (MR)
L154	90°00'00"	90°00'00"	20.00 (MR)
L155	117.08	117.08	20.00 (MR)
L156	90°00'00"	90°00'00"	20.00 (MR)
L157	117.08	117.08	20.00 (MR)
L158	90°00'00"	90°00'00"	20.00 (MR)
L159	117.08	117.08	20.00 (MR)
L160	90°00'00"	90°00'00"	20.00 (MR)
L161	117.08	117.08	20.00 (MR)
L162	90°00'00"	90°00'00"	20.00 (MR)
L163	117.08	117.08	20.00 (MR)
L164	90°00'00"	90°00'00"	20.00 (MR)
L165	117.08	117.08	20.00 (MR)
L166	90°00'00"	90°00'00"	20.00 (MR)
L167	117.08	117.08	20.00 (MR)
L168	90°00'00"	90°00'00"	20.00 (MR)
L169	117.08	117.08	20.00 (MR)
L170	90°00'00"	90°00'00"	20.00 (MR)
L171	117.08	117.08	20.00 (MR)
L172	90°00'00"	90°00'00"	20.00 (MR)
L173	117.08	117.08	20.00 (MR)
L174	90°00'00"	90°00'00"	20.00 (MR)
L175	117.08	117.08	20.00 (MR)
L176	90°00'00"	90°00'00"	20.00 (MR)
L177	117.08	117.08	20.00 (MR)
L178	90°00'00"	90°00'00"	20.00 (MR)
L179	117.08	117.08	20.00 (MR)
L180	90°00'00"	90°00'00"	20.00 (MR)
L181	117.08	117.08	20.00 (MR)
L182	90°00'00"	90°00'00"	20.00 (MR)
L183	117.08	117.08	20.00 (MR)
L184	90°00'00"	90°00'00"	20.00 (MR)
L185	117.08	117.08	20.00 (MR)
L186	90°00'00"	90°00'00"	20.00 (MR)
L187	117.08	117.08	20.00 (MR)
L188	90°00'00"	90°00'00"	20.00 (MR)
L189	117.08	117.08	20.00 (MR)
L190	90°00'00"	90°00'00"	20.00 (MR)
L191	117.08	117.08	20.00 (MR)
L192	90°00'00"	90°00'00"	20.00 (MR)
L193	117.08	117.08	20.00 (MR)
L194	90°00'00"	90°00'00"	20.00 (MR)
L195	117.08	117.08	20.00 (MR)
L196	90°00'00"	90°00'00"	20.00 (MR)
L197	117.08	117.08	20.00 (MR)
L198	90°00'00"	90°00'00"	20.00 (MR)
L199	117.08	117.08	20.00 (MR)
L200	90°00'00"	90°00'00"	20.00 (MR)
L201	117.08	117.08	20.00 (MR)
L202	90°00'00"	90°00'00"	20.00 (MR)
L203	117.08	117.08	20.00 (MR)
L204	90°00'00"	90°00'00"	20.00 (MR)
L205	117.08	117.08	20.00 (MR)
L206	90°00'00"	90°00'00"	20.00 (MR)
L207	117.08	117.08	20.00 (MR)
L208	90°00'00"	90°00'00"	20.00 (MR)
L209	117.08	117.08	20.00 (MR)
L210	90°00'00"	90°00'00"	20.00 (MR)
L211	117.08	117.08	20.00 (MR)
L212	90°00'00"	90°00'00"	20.00 (MR)
L213	117.08	117.08	20.00 (MR)
TOTAL	2247	2247	2247

NOTE: Lot factors are calculated such that at each Lot the proportion of UNIT PARTICIPATION is 1/100 at completion of phasing (Phase 1 and Phase 2 all permit)

Phase 1		
Unit	Factor	Numerator
UNIT 201	11	187
UNIT 238	11	187
UNIT 239	11	187
UNIT 240	11	187
UNIT 241	11	187
UNIT 242	11	187
UNIT 243	11	187
UNIT 244	11	187
UNIT 245	11	187
UNIT 246	11	187
UNIT 247	11	187
UNIT 248	11	187
UNIT 249	11	187
UNIT 250	11	187
UNIT 251	11	187
UNIT 252	11	187
UNIT 253	11	187
UNIT 254	11	187
UNIT 255	11	187
UNIT 256	11	187
UNIT 257	11	187
UNIT 258	11	187
UNIT 259	11	187
UNIT 260	11	187
UNIT 261	11	187
UNIT 262	11	187
UNIT 263	11	187
UNIT 264	11	187
UNIT 265	11	187
UNIT 266	11	187
UNIT 267	11	187
UNIT 268	11	187
UNIT 269	11	187
UNIT 270	11	187
UNIT 271	11	187
UNIT 272	11	187
UNIT 273	11	187
UNIT 274	11	187
UNIT 275	11	187
UNIT 276	11	187
UNIT 277	11	187
UNIT 278	11	187
UNIT 279	11	187
UNIT 280	11	187
UNIT 281	11	187
UNIT 282	11	187
UNIT 283	11	187
UNIT 284	11	187
UNIT 285	11	187
UNIT 286	11	187
UNIT 287	11	187
UNIT 288	11	187
UNIT 289	11	187
UNIT 290	11	187
UNIT 291	11	187
UNIT 292	11	187
UNIT 293	11	187
UNIT 294	11	187
UNIT 295	11	187
UNIT 296	11	187
UNIT 297	11	187
UNIT 298	11	187
TOTAL	2247	33671

PHASE 3 Sheet 1 of 1 sheet

REGISTRAR
LAND TITLES OFFICE

PLAN NO. 022 0695
PHASE: 3
ENTERED AND REGISTERED
ON NOV 26, 2002
INSTRUMENT NO. 022 454 360

C. JONES
REGISTRAR

Note:
Co-ordinate positions of the Monuments Found or Placed by this survey, using control monuments and Reference Monuments certified and the co-ordinates published by Alberta Land Titles Office, are shown in a Table of Co-ordinates attached to the Plan. The Survey fits, are shown in a Table of Co-ordinates attached to the Plan.

CERTIFICATE SECTION 47, SURVEYS ACT
REGISTERED ON June 24 2003
IN NUMBER 032 156 836 +
Certified that all REFERENCE Monuments were placed in the ground between the ..... and the ..... and that the co-ordinates of the REFERENCE Monuments ..... were are accurate to the tolerance under co-ordinates as the accepted ADR standard.
UNABLE TO POST MONUMENT #R396 DUE TO POWERPOLE
UNABLE TO POST MONUMENT #R398 DUE TO POWERPOLE
UNABLE TO POST MONUMENT #R179 DUE TO POWERPOLE

PETER J.FILIK
REGISTRAR

LEGEND & ABBREVIATIONS

1. Statutory iron survey post found shown thus ..... (SIP) — calculated
2. Statutory iron survey post placed shown thus ..... (SIP) — chainlinks
3. Reference Monuments with 2-inch aluminum caps ..... (RM) — centre line
4. Reference Monuments with 2-inch aluminum caps ..... (RM) — distance
5. Reference Monuments with 2-inch aluminum caps ..... (RM) — distance
6. Reference Monuments with 2-inch aluminum caps ..... (RM) — found or recovered
7. Distances are in metres and decimals thereof — measured
8. Distances are in metres and decimals thereof — metres
9. Distances are in metres and decimals thereof — plan
10. Bearings are based on the Alberta Survey Control Network (ASCN) — radial
11. Road bearings are calculated from ..... — range
12. Road bearings are calculated from ..... — rod
13. Curve Centre co-ordinates shown thus ..... — township
14. Road bearings are calculated from ..... — unity
15. Values are given in the attached Table of Co-ordinates for Monuments Found or Placed in accordance with Plan 022 0695 are shown thus ..... (CM) (CM) (CM) (CM)
16. Bearings are the true bearings between Monuments Found or Placed in accordance with Plan 022 0695 are shown thus ..... (CM) (CM) (CM) (CM)
17. The combined factor used is 0.999972
18. Observations measured using GPS or values derived from GPS co-ordinates are shown thus ..... (GPS)
19. The area enclosed by the registration of this plan is as-built, thus ..... (GPS)
20. The boundary of any unit is governed by the monuments placed pursuant to the survey plan.

SURVEYOR

NAME LEE J. FREDERICK, ALBERTA LAND SURVEYOR
NAME OF SURVEY Surveyed between the dates of ..... and ..... in accordance with the Surveys Act.

LEE J. FREDERICK
ALBERTA
LAND
SURVEYOR
P026

REGISTERED OWNER

NAME MORGAN HEIGHTS INC

SUBDIVISION AUTHORITY

NAME: REGIONAL MUNICIPALITY OF WOOD BUFFALO
FILE NO.: 2001-RD-125-U02
DATE APPROVED: October 4th, 2002

SERVICE ADDRESS OF CORPORATION
#1 - 10009 - 108 AVENUE
FORT McMURRAY, ALBERTA
T9H 5N9

PLAN SHOWING SURVEY OF PHASED DEVELOPMENT OF BARE LAND CONDOMINIUM

WITHIN
UNIT B PLAN 022 0695
(SE 1/4 SEC.35 - TWP.89 - RGE.10 - W4M.)
FORT MCMURRAY
REGIONAL MUNICIPALITY OF WOOD BUFFALO
ALBERTA - 2002

METRES
0 20 40 60 80 100

Scale:	LEE J. FREDERICK ALBERTA LAND SURVEYOR	File No:
1 : 500	111 Hunter - 9009 Street Fort McMurray, Alberta	W 240-U2

Drawing File Name : MCMHTS1.DWG — Size: No : 22x36
P.O. NO. — Compiled By : PRP — Checked By : LF — Dwg. No. : 1

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0029 649 563	0220695;297	212 211 780

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0220695
UNIT 297
AND 67 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;10;89;35;SE

MUNICIPALITY: REGIONAL MUNICIPALITY OF WOOD BUFFALO (FORT MCMURRAY)

REFERENCE NUMBER: 062 377 811

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
212 211 780	29/09/2021	TRANSFER OF LAND	$400,000	$400,000

OWNERS

KLORIOUS SERVICES INC.
OF 117 NICHOLSON DRIVE
FORT MCMURRAY
ALBERTA T9K 0Z6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
022 093 029	18/03/2002	RESTRICTIVE COVENANT "ENDORSED BY 022340912 ON 20020911"
022 454 362	27/11/2002	RESTRICTIVE COVENANT
022 454 365	27/11/2002	UTILITY RIGHT OF WAY GRANTEE - REGIONAL MUNICIPALITY OF WOOD BUFFALO. AS TO PORTION OR PLAN:0227301 AS TO AREA "B"

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
212 203 914	21/09/2021	CAVEAT RE : PURCHASERS INTEREST CAVEATOR - KLORIOUS SERVICES INC. MONYO LAW 1400, 10665 JASPER AVENUE EDMONTON ALBERTA T5J3S9 AGENT - JEN MONYO-MAINA

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 14 DAY OF OCTOBER, 2021 AT 04:14 P.M.

ORDER NUMBER: 42860892

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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

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

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

022093187

ORDER NUMBER: 26661902

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

CDE-1
FORM 3

CONDOMINIUM PROPERTY ACT
Section 32
NOTICE OF CHANGE OF BY-LAWS

Condominium Corporation No. 0220695 hereby certifies that, by a special resolution passed on February 11, 2002, the by-laws of the corporation were added to, amended or repealed as follows:

That the By-Laws attached as Schedule "A" hereto are adopted as the By-Laws of the Condominium Corporation in substitution for any existing By-Laws of the Corporation

(set out terms of resolution)

The seal of Condominium Corporation No. 0220695 was affixed on March 1 2002 in the presence of _____.

FOIP section 17(1)

[redacted]

Director – Bernie Walsh

(Corporate Seal)

RESOLUTION OF OWNERS
CONDOMINIUM CORPORATION 0220695

DATED THIS 11 DAY OF FEBRUARY, 2002

RESOLVED by the sole owner as at the above mentioned date as follows:

1. There shall be one Director of the Condominium Corporation;

2. That the Director of the Condominium Corporation shall be:

   Bernie Walsh - 205 Warren Way, Fort McMurray, Alberta, T9H 5H9

3. That the By-Laws attached as Schedule "A" hereto are adopted as the By-Laws of the Condominium Corporation.

DATED at Fort McMurray in the Regional Municipality of Wood Buffalo, in Province of Alberta, this 5 day of Feb, 2002.

MORGAN HEIGHTS INC.
FOIP section 17(1)
PE[redacted]

MORGAN HEIGHTS
BYLAWS OF CONDOMINIUM CORPORATION
0220695

Date February 11, 2002

SUMMARY OF CONTENTS

INDEX

DECLARATION OF PURPOSE 3
DEFINITIONS AND INTERPRETATION 3
MISCELLANEOUS PROVISIONS 5
DUTIES OF THE OWNERS 6
DUTIES OF THE CORPORATION 7
POWERS OF THE CORPORATION 8
THE CORPORATION AND THE BOARD 10
NUMBER ON BOARD 10
RETIREMENT FROM THE BOARD 10
ELIGIBILITY FOR RE-ELECTION TO BOARD 10
REMOVAL FROM BOARD 10
CASUAL VACANCY ON BOARD 10
QUORUM FOR BOARD 10
OFFICERS OF THE CORPORATION AND RECORDS OF THE CORPORATION 11
CHAIRMAN OF BOARD MEETINGS 11
DUTIES OF OFFICERS 11
VOTES OF BOARD 11
FURTHER POWERS OF BOARD 17. THE BOARD MAY: 11
ADDITIONAL DUTIES OF THE BOARD 12
DEFECTS IN APPOINTMENT TO BOARD 14
VACATING OFFICE OF BOARD MEMBERS 14
SIGNING AUTHORITIES 14
CORPORATE SEAL 14
ANNUAL GENERAL MEETING 14
EXTRAORDINARY GENERAL MEETING 15
CONVENING EXTRAORDINARY GENERAL MEETINGS 15
NOTICE OF GENERAL MEETINGS 15
PROCEEDINGS AT GENERAL MEETINGS 15
QUORUM FOR GENERAL MEETINGS 15
ADJOURNMENT FOR LACK OF QUORUM 15
CHAIRMAN FOR GENERAL MEETINGS 16
ORDER OF BUSINESS FOR GENERAL MEETINGS 16
VOTING BY SHOW OF HANDS 16
POLL VOTE 17
VOTING CALCULATION 17
VOTING PERSONALLY OR BY PROXY 17
PROXIES 17
ELIGIBILITY TO VOTE 17
VOTE BY CO-OWNERS 17
RESOLUTION OF THE OWNERS 17
SUCCESSIVE INTERESTS 18
TRUSTEE VOTE 18

VOTING RIGHTS OF MORTGAGEE 18
VIOLATION OF BYLAWS AND PENALTIES FOR BYLAW CONTRAVENTION 18
AMENDMENT OF BYLAWS 19
INSURANCE 19
ASSESSMENTS FOR COMMON EXPENSES AND BUDGETS 22
PHASED DEVELOPMENT & IMPACT ON PAYMENT OF CONDOMINIUM FEES 25
SPECIAL ASSESSMENTS 26
DEFAULT IN PAYMENT OF ASSESSMENTS 26
ESTOPPEL CERTIFICATE 27
LEASING OF UNITS 27
DEVELOPER'S RIGHTS 28
PHASED DEVELOPMENT 28
SEVERABILITY 28
NOTICES 28
NOTICE OF DEFAULT TO MORTGAGEES 29
DEBT RETIREMENT ON TERMINATION 29
COMPANY WHICH IS MEMBER OF BOARD 29
REALTY TAXES 29
INDEMNIFICATION OF OFFICERS & MANAGERS 29
NON-PROFIT CORPORATION 30
USE AND OCCUPANCY RESTRICTIONS 30
EASEMENTS 33

BYLAWS OF CONDOMINIUM CORPORATION
0220695

DECLARATION OF PURPOSE

The Owners of the Corporation shall keep and preserve Morgan Heights as a place of comfort and security for family living.

DEFINITIONS AND INTERPRETATION

1. In these Bylaws unless the context or subject matter requires a difference meaning:

(a) "Act" means the CONDOMINIUM PROPERTY ACT, Revised Statutes of Alberta, 1980. Chapter C-22, as amended from time to time or any statue or statutes passed in substitution therefor,

(b) "Board" means the Board of Directors of the Corporation;

(c) "Bylaws" means the Bylaws of the Corporation, as amended from time to time;

(d) "Common Expenses" means the expense of performance of the objects and duties of the Corporation and any expenses specified as Common Expenses in these Bylaws;

(e) "Common Property" shall be deemed to mean so much of the Parcel as is not comprised in or does not form part of a Residential Units;

(f) "Condominium Plan" means the condominium plan registered under the Act as No. 0220695 ;

(g) "Condominium Unit" means bare land condominium unit forming part of the Condominium Plan referenced in paragraph 1(f).

(h) "Corporation" means the corporation constituted under the Act by the registration of the Condominium Plan whose legal name is Condominium Corporation 0220695 ;

(i) "Day Care Unit" means any Unit designated for use as a Day Care facility or a use other than a single family manufactured home which is approved by the Regional Municipality of Wood Buffalo.

(j) "Developer" means the party responsible for preparing and registering the Condominium Plan, servicing the site and becoming the first owner of all of the individual Condominium Units.

(k) "Insurance Trustee" means any company or person authorized to act as an insurance trustee under the laws of the Province of Alberta as selected from time to time on Ordinary Resolution of the Board;

(l) "Interest Rate" means that interest at the rate of twelve (12.00%) per centum per annum calculated semi-annually unless otherwise resolved by the Board of Directors of the Condominium Corporation from time to time;

(m) "Manager" means any manager contractually appointed by the Board;

(n) "Office" means the office for the Board/Committees;

(o) "Ordinary Resolution" means a resolution:

(i) passed at a properly convened meeting of the Corporation by a majority of not less than 51 % of all the persons present at such meeting and entitled to exercise the power of voting conferred under the Act or these Bylaws; or

(ii) in writing signed by not less than 51% of all of the persons who, at a properly convened meeting of the Corporation, would be entitled to exercise the power of voting conferred by the Act or these Bylaws and representing not less than 51 % of the total unit factors for all of the units;

(p) "Owner" means a person who is registered as the owner of the fee simple estate in the Condominium Unit and where the term "Owner", is used in Bylaw 65, that term includes a tenant;

(q) "Parcel" means the land comprised in the Condominium Plan;

(r) "Project 'means all of the real and personal property and fixtures comprising the Parcel, land and buildings which constitute the Units, the Residential Units and the Common Property;

(s) "Reserve Fund" means a separate fund of money for major repairs and replacements which are not part of normal operating costs and is collected as part of the assessment for annual Common Expenses and budgets;

(t) "Residential Unit(s)" means the Condominium Unit(s) improved by a manufactured home and also includes the Day Care Unit unless the context of these By-laws provides to the contrary;

(u) "Restrictive Covenant' means that restrictive covenant registered against the titles to the Residential Units in the Condominium Plan which restricts the use of the Residential Units;

(v) "Special Resolution" means:

(i) a resolution passed at a properly convened meeting of the Corporation, of which at least seven (7) days' notice specifying the proposed resolution has been given, by a majority of not less than 75% of all the persons entitled to exercise the power of voting conferred under the Act or these Bylaws and not less than 75% of the total unit factors for all the units; and

(ii) a written resolution signed by not less than 75% of all the persons who, at a properly convened meeting of the Corporation, would be entitled to exercise the power of voting conferred by the Act or these Bylaws and representing not less than 75% of the total unit factors for all the units;

(w) "Unanimous Resolution" means a resolution:

(i) passed unanimously at a property convened meeting of the Corporation by all persons entitled to exercise the power of voting conferred by the Act or these Bylaws representing the total unit factors for all units; and

(ii) signed by all persons who, at a properly convened meeting of the Corporation, would be entitled to exercise the powers of voting conferred by the Act or these Bylaws;

(x) "Unit" means land that is situated within the Parcel and is described as a Unit in the Condominium Plan by reference to boundaries governed by monuments placed or to be placed pursuant to the provisions of the *Surveys* Act respecting subdivision surveys;

and

"Unit" means a comprehensive reference to all of the Units including Residential Units and Day Care Unit where the context so requires;

(y) "Unit Factor" means the Unit factor for each unit as more particularly specified or apportioned and described in and set forth on the Condominium Plan.

Words and expressions which have a special meaning assigned to them in the Act have the same meaning in these Bylaws and other expressions used in these Bylaws and not defined in the Act or in these Bylaws have the same meaning as may be assigned to them in the LAND TITLES ACT of Alberta or the LAW OF PROPERTY ACT of Alberta, as amended from time to time or in any statute or statutes passed in substitution therefor. Words importing the singular number also include the plural, and vice versa, and words importing the masculine gender include the female gender or neuter, and vice versa, and words importing persons including firms and corporations and vice versa, where the context so requires.

MISCELLANEOUS PROVISIONS

2. (a) The headings used throughout these Bylaws are inserted for reference purposes only and are not be considered or taken into account in construing the terms or provisions or any Bylaw;

(b) The rights and obligations given or imposed on the Corporation or the Owners under these Bylaws are in addition to any rights or obligations given or imposed on the Corporation or the owners under the Act;

(c) If there is any conflict between the Bylaws and the Act, the Act prevails.

DUTIES OF THE OWNERS

3.01 An Owner shall:

(a) permit the Corporation and its agents, at all reasonable times on notice (except in case of emergency when no notice is required), to enter his condominium unit for the purpose of maintaining, repairing or renewing pipes, wires, cables, ducts, conduits, plumbing, sewers and other facilities for the furnishing of utilities for the time being existing in other Owners' Residential Units where the provision of such services depends upon the proper functioning of such pipes, wires, cables, ducts, conduits, plumbing, sewers and other facilities located within the Owner's condominium unit.

(b) forthwith carry out all work that may be ordered by any municipality or public authority in respect of his Residential Unit and pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of his Residential Unit;

(c) repair and maintain the Residential Unit in it's entirety;

(d) not make any additions or alterations to the exterior of his Residential Unit or the Building (including interior and exterior load bearing and partition walls) of which his Residential Unit forms a part without first obtaining the written consent of the Corporation;

(e) use and enjoy the Common Property in accordance with these Bylaws and all rules and regulations prescribed by the Corporation and in such a manner as to not unreasonably interfere with the use and enjoyment thereof by other Owners, their families or visitors;

(f) not use his Residential Unit or permit it to be used in any manner for any purpose which may be illegal, injurious or that will cause nuisance or hazard to any occupier of another Residential Unit (whether an Owner or not) or any other person;

(g) notify the Corporation forthwith upon any change of ownership or of any mortgage, lease or other dealing in connection with his Residential Unit;

(h) comply strictly with these Bylaws and with such rules and regulations as may be adopted pursuant thereto from time to time and cause all occupiers of and visitors to his Residential Unit to similarly comply;

(i) except as otherwise provided herein, pay to the Corporation (or if requested to the Manager) when due all contributions levied or assessed against his Residential Unit together with interest on any arrears thereof at the Interest Rate calculated from the due date and the Corporation is hereby permitted to charge such interest in accordance with Section 32 of the Act;

(j) upon the request of the Corporation, obtain from the tenant (or have the manager who leases his Residential Unit on his behalf obtain from his tenant), an undertaking in writing to the following effect:

"I, _____, covenant and agree that I, the members of my household and my guests from time to time will, in using the Residential Unit rented by me, related to the Unit and all the Common Property, comply with the *Condominium Property* Act, the Bylaws and all Rules and Regulations of the Condominium Corporation during the term of my tenancy."

3.02 Nothing herein shall be interpreted so as to prohibit the Owner of the Day Care Unit from developing the Day Care Unit as a Day Care Centre or such other use as is permitted by the Regional Municipality of Wood Buffalo Land Use By-law.

DUTIES OF THE CORPORATION

4. In addition to the duties of the Corporation set forth in the Act, the Corporation, through its Board shall:

(a) control, manage, maintain, repair and administer the Common Property (except as hereinbefore and hereinafter set forth) and all real property, chattels, personal property or other property owned by the Corporation for the benefit of all the Owners and for the benefit of the entire condominium Project (Note – All improvements located on the Condominium Unit are owned by the Owner of the Condominium Unit);

(b) do all things required of it by the Act these Bylaws and the Restrictive Covenant and any other rules and regulations in force from time to time;

(c) provide and maintain in force all such insurance as is required by the Act, it being understood that each Owner shall be responsible to subscribe to property insurance providing coverage against loss or damage to his Residential Unit;

(d) subject to any obligations imposed by the Bylaws or by the Corporation upon any Owners to maintain any part of the Common Property or a Unit over which such Owners are granted exclusive right of use, maintain and repair the Common Property;

(e) collect and receive all contributions towards the Common Expenses and deposit same in a separate account with a chartered bank or trust company or Province of Alberta Treasury Branch;

(f) provide and maintain out of the assessments to be levied by the Corporation towards the Common Expenses or otherwise such amount as the Board may determine from time to time to be fair and prudent for a capital replacement reserve fund to be used for the repair and replacement of any real and personal property owned by the Corporation and the Common Property where the repair or replacement does not occur annually;

(g) pay all sums of money properly required to be paid on account of all services, supplies and assessments pertaining to or for the benefit of the Parcel, the Corporation and the Owners as to the Board may seem justifiable in the management or administration of the entire condominium Project, including, without limitation, payment of any and all property tax payments on Units owned by the Corporation provided that in the event the Corporation fails to pay said property taxes as contemplated herein, the Owners shall be at liberty to apply a portion of their monthly common expenses payment directly on account of their respective share of the property tax payment;

(h) remove ice, snow, slush and debris from and keep and maintain in good order and condition all areas of the Common Property designated for vehicular or pedestrian traffic or outside parking and keep and maintain in good order and condition all grassed or landscaped areas of the Common Property PROVIDED THAT the maintenance of any exclusive area designated to an Owner under Bylaw 5 shall be the prime responsibility of the Owner to whom such Privacy Area has been assigned;

(i) at all times keep and maintain for the benefit of the Corporation and all Owners copies of all warranties, guarantees, drawings and specifications, plans, written agreements, certificates and approvals provided to the Corporation pursuant to Section 37 of the Act;

(j) not plant any trees or substantial landscaping or make any unauthorized grade changes within any lands, which are the subject of an easement or similar grant to any utility company, municipality or local authority;

(k) establish and maintain lawns, trees and shrubs and other landscaping on the Common Property and promptly replace on a continuing basis, any lawns, trees or shrubs which die;

(l) develop rules and regulations, as required, to ensure the safety, cleanliness, livability and aesthetic value of the entire Parcel. Such rules and regulations shall have the same force and effect as if they were Bylaws.

POWERS OF THE CORPORATION

5. In addition to the powers of the Corporation set forth in the Act, the Corporation through its Board, may and is hereby authorized to:

(a) purchase, lease or otherwise acquire personal property and/or real property for use by Owners in connection with the maintenance, repair, replacement or enjoyment of the real and personal property of the Corporation or the Common Property, or their Units or any of them, provided that real property shall only be acquired or disposed of by Special Resolution of the Corporation;

(b) borrow monies required by it in the performance of its duties or the exercise of its powers provided that each such borrowing in excess of 50% of the current year's Common Expenses budget has been approved by Special Resolution;

(c) secure the repayment of Monies borrowed by it, and the payment of interest thereon, by negotiable instrument or mortgage or unpaid contributions (whether levied or not), or mortgage of any property vested in it, or by any combination of those means;

(d) invest as it may determine any contributions towards the Common Expenses SUBJECT TO the restrictions set forth in Section 3 5 of the Act;

(e) make an agreement with an Owner of a Residential Unit for the provision of amenities or services by it to the Residential Unit;

(f) grant to any Owner the right to exclusive use and enjoyment of part of the Units in respect of areas adjoining or relating to such Owner's Residential Unit or special privileges in respect thereof for such consideration and on such terms and conditions as it deems requisite, and, any such grant to be terminable on such reasonable notice or as maybe determined by the Board, unless the Corporation by Special Resolution otherwise resolves;

(g) make such rules and regulations as it may deem necessary or desirable from time to time in relation to the use, enjoyment and safety of the Common Property and do all things reasonably necessary for the enforcement of these Bylaws and the Restrictive Covenant and for the control, management and administration of the Common Property generally including the commencement of an action under Section 29 of the Act and all subsequent proceedings relating thereto;

(h) enforce all rules and regulations as enacted by the Board with the same force and effect as if they were Bylaws, which rules and regulations can be rescinded by the Corporation or the Board;

(i) determine from time to time the amounts to be raised to collected for the purposes hereinbefore mentioned;

(j) raise amounts so determined by levying contributions on the Owners in proportion to the unit factors for their respective Residential Units or as otherwise herein provided;

(k) charge interest under Section 32 of the Act on any contribution or Common Expenses owing to it by an Owner at the Interest Rate;

(l) pay an annual honorarium, stipend or salary to members of the Board in the manner and in the amounts as may be from time to time determined by Ordinary Resolution at a general meeting;

(m) join any organization serving the interests of the Corporation and assess the membership fee in such organization as part of the Common Expenses;

(n) do all things which are, either or both, incidental or conducive to the exercise of its powers granted under the Act and the Bylaws;

(o) subject to any limitations and prohibitions contained in the Act, these Bylaws and otherwise by law, have such powers and do all such things which any body corporate shall be empowered and authorized to do under the Business Corporations Act of Albert (as amended and replaced from time to time) and do all things and have such rights, powers and privileges of a natural person;

(p) levy penalties by way of fines, or commence such other proceedings as may be available, for the contravention of any Bylaw or the Restrictive Covenant, which penalties and fines may be to the maximum established penalties and fines outlined in the provisions of the *Condominium Property Act* and the Regulations enacted thereunder;

(q) acquire and grant land interests including, without limitation, the acquisition of title to and/or rights of easement in respect of any Parking Units, and the granting of mortgage security in respect of the any acquisition, if applicable, of Parking Units.

THE CORPORATION AND THE BOARD

6. The powers and duties of the Corporation shall, subject to any restriction imposed or direction given at a general meeting, be exercised and performed by the Board.

NUMBER ON BOARD

7. The Board shall consist of not fewer than one (1) person and not more than seven (7) persons provided that a minimum of three quarters (3/4) of the board members must be Owners, Owners' spouses or a mortgagee. Any Member whose terms has expired may be re-elected at the annual meeting. The number of Members of the Board for the next ensuing year shall be fixed by Resolution at the Annual General Meeting just prior to the election of the Board.

RETIREMENT FROM THE BOARD

8. At each annual general meeting of the Corporation all the members of the Board whose term has expired shall retire from office and the Corporation shall elect new Board members as required. A member of the Board shall be elected at an annual general meeting for a term expiring at the conclusion of the annual general meeting convened in the second (2nd) year following the year in which he was elected to the Board.

ELIGIBILITY FOR RE-ELECTION TO BOARD

9. A retiring member of the Board shall be eligible for re-election.

REMOVAL FROM BOARD

10. Except where the Board consists of all the Owners, the Corporation may, by ordinary resolution at an extraordinary general meeting, remove any member of the Board before the expiration of his term of office and appoint another Owner in his place, to hold office until the next annual general meeting.

CASUAL VACANCY ON BOARD

11. Where a vacancy occurs on the Board under Bylaw 20, the remaining members of the Board may appoint a person to fill that office for the remainder of the former member's term provided such person qualifies for membership pursuant to Bylaw 7.

QUORUM FOR BOARD

12. A quorum for a meeting of the Board is a majority of the members of the Board. Any member of the Board may waive notice of a meeting before, during or after the meeting and such waiver shall be deemed the equivalent of receipt of due and proper notice of the meeting.

OFFICERS OF THE CORPORATION AND RECORDS OF THE CORPORATION

13. a) At the first meeting of the Board held after each annual general meeting of the Corporation, the Board shall elect from among its members a President, a Vice-President, a Treasurer and/or a Secretary who shall hold their respective offices until the conclusion of the next annual general meeting of the Corporation or until their successors are elected or appointed. The President shall be the Chairman of the Board and shall have a casting vote in addition to his original vote. A person ceases to be an officer of the Corporation if he ceases to be a member of the Board. Where a person ceases to be an officer of the Corporation, the Board shall designate from its members a person to fill that office for the remainder of the term;

b) All records and files, whether originals or copies, with respect to Corporation matters, shall be immediately returned to the Corporation upon termination as a member of the executive or membership on the Board.

CHAIRMAN OF BOARD MEETINGS

14. The President shall act as chairman of every meeting of the Board. Where the President is absent from any meeting of the Board or Vacates the chair during the course of any meeting, the Vice-President shall act as the Chairman and shall have all the duties and powers of the Chairman while so acting. In the absence of both the President and the Vice-President the members present shall from among themselves appoint a Chairman for the meeting who shall have all the duties and powers of the Chairman while so acting.

DUTIES OF OFFICERS

15. The other duties of the officers of the Board shall be as determined by the Board from time to time.

VOTES OF BOARD

16. At meetings of the Board all matters shall be determined by simple majority vote. A resolution of the Board in writing signed by all the members shall have the same effect as a resolution passed at a meeting of the Board duly convened and held. All meetings of the Board shall be conducted according to the rules of procedure adopted by the Board and in the absence of any rule of procedures the procedure set forth in Robert's Rules of order shall be followed.

FURTHER POWERS OF BOARD

17. The Board may:

a) meet together for the conduct of business, adjourn and otherwise regulate its meetings as it fit, and it shall meet when any member of the Board gives to the other members of the Board not less than three (3) days' notice of a meeting proposed by him, specifying the reason for calling the meeting provided that the Board shall meet at the call of the President on such notice as he may specify without the necessity of the President giving reasons for the calling of the meeting;

b) appoint or employ for and on behalf of the Corporation such agents or servants as it thinks fit in connection with the control, management and administration of the Common Property and the exercise and performance of the powers and duties of the Corporation;

c) subject to any restriction imposed or direction given at a general meeting of Owners, delegate to one or more members of the Board such of its powers and duties as it thinks fit, and at any time revoke such delegation;

d) obtain and retain by contract the services of a Manager or of any professional real property management firm or professional real property manager or agent for such purposes including but not so as to limit the generality of the foregoing the supervision, management and performance of any or all of the duties of the Corporation) and upon such terms as the Board may from time to time decide SUBJECT ALWAYS to the control and direction of the Corporation and the Board, such Manager to be reasonably fit and suited to perform such duties. The Manager employed by the Board need not devote its full time to the performance of duties of the Corporation so long as those duties are performed in a good and sufficient fashion. If under such contract the Manager holds funds for the Corporation, the contract shall require the Manager to arrange or maintain a fidelity bond owned by and in the name of the Corporation and for the benefit of the Corporation and such bond shall be in an amount required by the Corporation but in any event not less than the total amount of any replacement reserve funds in the hands of or controlled by the Manager;

e) enter into an insurance trust agreement in form and on terms as required by an insurance trustee.

ADDITIONAL DUTIES OF THE BOARD

18. The Board shall:

a) keep minutes of its proceedings and upon written request at the expense of the person requesting, provide copies thereof to Owners and to mortgagees who have notified their interests to the Corporation.

b) cause minutes to be kept of general meetings of the Owners and, upon written request at the expense of the person requesting, provide copies thereof to Owners and to mortgagees who have notified their interests to the Corporation.

c) cause proper books of accounts to be kept in respect of all sums of money received and expended by it and the matters in respect of which receipt and expenditure shall take place, and monthly summaries of receipts and expenditures are to be posted for Owners in the Board/Committees Office in the Amenities Building;

d) prepare proper accounts relating to all monies of the Corporation, and the income and expenditure thereof, for each annual general meeting;

e) maintain financial records of all the assets, liabilities and equity of the Corporation;

f) on written application of an Owner or mortgagee, or any person authorized in writing by him, make the books or account available for inspection at all reasonable times;

g) cause to be prepared and distributed to each Owner and to each mortgagee who has notified its interest to the Corporation a copy of the audited Financial Statement of the receipts and contributions of all Owners towards the Common Expenses and disbursements made by the Corporation and a copy of the Auditor's Report within ninety (90) days of the end of the fiscal year of the Corporation;

h) keep a register of all Owners and mortgagees who have notified their interests to the Corporation and provide a mortgagee entitled to voting rights, as may be prescribed by the Act, the same notices required to be given to the Owner of the mortgaged unit upon the Corporation's having received such notice of the mortgage as may be required;

i) at all times, keep and maintain in force, all insurance required hereunder and by the Act to be maintained by the Corporation;

j) within thirty (30) days of a person becoming or ceasing to be a member of the Board, file or cause to be filed at the Land Titles Office a notice in the prescribed form stating the name and address of that person and the day that the person became or ceased to be, as the case may be, a member of the Board;

k) file or cause to be filed at the Land Titles Office a notice in the prescribed form of any change in the address for service of the Corporation;

l) Appoint the following committees:

Audit Committee
Common Areas Committee

and may appoint any other committee for any purpose it sees fit.

The Audit Committee shall consist of at least 2 people. The Common Areas Committee may consist of as many people as the Board shall decide is an effective number of members. Each committee shall appoint a chairman and each chairman shall report to the Board on each committee's activities with an up-to-date financial report indicating income disbursements and cash/bank account balances.

Any committee of the Board shall have only that authority to deal with the Owners of units, the occupants of units, or others, as the Board may expressly confer on each committee.

a) ensure that in any and all matters of business, the members of the Board, and/or Committees, volunteers, Manager or staff, shall disclose any financial or relational ties with individuals or firms contracted to do business with the Corporation, provided that this Bylaw does not prohibit such dealings but requires full disclosure and approval by the Board prior to entry into a contract or financial obligation on behalf of the Corporation.

DEFECTS IN APPOINTMENT TO BOARD

19. All acts done in good faith by the Board are, notwithstanding it be afterwards discovered that there was some defect in the appointment or continuance in office of any member of the Board, as valid as if the member had been duly appointed or had duly continued in office.

VACATING OFFICE OF BOARD MEMBERS

20. The office of a member of the Board shall be vacated if the member;

a) by notice in writing to the Corporation resigns his office; or
b) dies; or
c) is in arrears more than sixty (60) days of any contribution, levy or assessment required to be made by him as an Owner, or
d) becomes bankrupt; or
e) is found lunatic or becomes of unsound mind, or is the subject of a certificate of Incapacity issued under the MENTAL HEALTH ACT; or
f) is convicted of an indictable offence; or
g) is absent from meetings of the Board for a continuous period of three (3) months or, three (3) consecutive meetings without the consent of the remaining members of the Board and a majority of the remaining members of the Board resolve at the next subsequent meeting of the Board that his office be vacated; or
h) he ceases to qualify for membership pursuant to Bylaw 7; or
i) in the case of a company which is a member of the Board, if the company shall become bankrupt or make an assignment for the benefit of creditors or if proceedings are commenced to wind up the company, otherwise than for the purpose of amalgamation or reconstruction.

SIGNING AUTHORITIES

21. The Board shall determine, by resolution from time to time, the manner in which officer or officers shall sign cheques, drafts, notes and other instruments and documents, including banking forms and authorities not required to be under corporate seal and may authorize the Manager to sign the same with or without co-signing by any officer or officers.

CORPORATE SEAL

22. The Corporation shall have a common seal, which shall be adopted by resolution and which shall at no time be used or affixed to any instrument except in the presence of at least two members of the Board or by the persons as may be authorized from time to time by resolution of the Board, except that where there is only one member of the Corporation his signature shall be sufficient for the purposes of this Bylaw, and if the only member is a company the signature of its appointed representative on the Board shall be sufficient for the purpose of this Bylaw.

ANNUAL GENERAL MEETING

23. An annual general meeting shall be held once in each calendar year, and not more than fifteen (15) months shall elapse between the date of one annual general meeting and that of the next.

EXTRAORDINARY GENERAL MEETING

24. All general meetings other than annual general meetings shall be called extraordinary general meetings.

CONVENING EXTRAORDINARY GENERAL MEETINGS

25. The Board may whenever it thinks fit and shall upon a requisition in writing by Owners representing not less than 15% of the total unit factors for all the units or upon the request in writing from mortgagees holding registered mortgages (and who have notified their interests to the Corporation) against units in respect of which corresponding unit factors represent not less than 15% of the total unit factors or a combination of such Owners or mortgagees entitled to vote with respect to 15% of the total unit factors convene an extraordinary general meeting.

NOTICE OF GENERAL MEETINGS

26. At least seven (7) days' notice of every general meeting specifying the place, the date and the hour of meeting, and in the case of special business the general nature of such business, shall be given to all Owners and mortgagees who have notified their interests to the Corporation. Notice shall be given to the Owner and to such mortgagees in the manner prescribed in these Bylaws, but the accidental omission to give notice to an Owner or mortgagee or non-receipt by an Owner or mortgage does not invalidate the meeting or any proceedings thereat. In computing the number of the days of notice of a general meeting required under these Bylaws, the day on which the notice is deemed to have been received and the day of the meeting shall be counted. Notice of any meeting may be waived either at, before or after the meeting by persons entitled to vote at the meeting and such waiver shall be deemed the equivalent of receipt of due and proper notice of the meeting.

PROCEEDINGS AT GENERAL MEETINGS

27. All business that is transacted at an annual general meeting, with the exception of the consideration of accounts and election of members to the Board, or at any extraordinary general meeting, shall be deemed special.

QUORUM FOR GENERAL MEETINGS

28. Save as in these Bylaws otherwise provided, no business shall be transacted at any general meeting unless a quorum of persons entitled to vote is present at the time when the meeting proceeds to business and fifteen percent (15%) of the persons entitled to vote present in person or by proxy shall constitute a quorum.

ADJOURNMENT FOR LACK OF QUORUM

29. If within one-half hour from the time appointed for a general meeting a quorum is not present the meeting shall stand adjourned to the same day in the next week at the same place and time and if at the adjourned meeting a quorum is not present within one-half hour from the time appointed for the meeting, the persons entitled to vote who are present shall be a quorum.

CHAIRMAN FOR GENERAL MEETINGS

30. The President of the Board shall be Chairman of all general meetings or in his absence from the meeting or in case he shall vacate the chair, the Vice-President of the Board shall act as chairman provided always that if the President and Vice-President be absent or shall vacate the chair or refuse to act, the meeting shall elect a Chairman.

ORDER OF BUSINESS FOR GENERAL MEETINGS

31. The Order of Business at general meetings, and as far as is appropriate at all extraordinary general meetings, shall be:

a) if the President or Vice-President of the Board shall be absent or elects to vacate the chair or refuses to act, the election of the Chairman of the meeting;

b) calling of the roll and establish quorum;

c) proof of notice of meeting or waiver of notice;

d) reading and disposal of any unapproved minutes of general meetings;

e) reports or officers;

f) reports of committees;

g) financial report;

h) appointment of external auditors;

i) resignation of Board Members whose term has expired;

j) election of Board Members;

k) unfinished business;

l) new business;

m) adjournment.

VOTING BY SHOW OF HANDS

32. At any general meeting a resolution by the vote of the Owners shall be decided on a show of hands, unless a poll is demanded by any Owner or registered mortgagee present in person or by proxy. Unless a poll be so demanded, a declaration by the Chairman that a resolution has, on the show of hands, been carried is conclusive evidence of the fact without proof of the number or proportion of votes recorded in favour or against the resolution. Except for matters requiring a Special Resolution or Unanimous Resolution, all matters shall be determined by Ordinary Resolution.

POLLVOTE

33. A poll, if demanded, shall be taken in whatever manner the Chairman thinks fit, and the result of the poll shall be deemed to be the resolution of the meeting at which the poll was demanded. In the case of equality in the votes, whether on a show of hands or on a poll, the Chairman of the meeting is entitled to a casting vote in addition to his original vote. A demand for a poll may be withdrawn.

VOTING CALCULATION

34. On a show of hands, each unit shall have one vote. On a poll, the votes of persons entitled to vote for such unit shall correspond with the number of unit factors for the respective units owned or mortgaged to them.

VOTING PERSONALLY OR BY PROXY

35. On a show of hands or on a poll, votes may be given either personally or by proxy.

PROXIES

36. An instrument appointing a proxy shall be in writing under the hand of the appointee or his attorney, and may be either general or for a particular meeting. A proxy need not be an Owner.

ELIGIBILITY TO VOTE

37. Except in cases where by or under the Act or these Bylaws a Unanimous Resolution or Special Resolution is required, no Owner is entitled to vote at any general meeting unless all assessments payable in respect of his Residential Unit have been duly paid to the date thirty (30) days prior to the date of such meeting but the presence of any such defaulting Owner shall be included in the count for quorum constitution purposes pursuant to Bylaw 28.

VOTE BY CO-OWNERS

38. a) Co-owners may vote by proxy but only if the proxy is jointly appointed by them or by one of the co-owners appointed by the other or all others, as the case may be, and in the absence of such proxy, co-owners are not entitled to vote separately on a show of hands except when a Unanimous Resolution is required, but any one co-owner may demand a poll;

b) On any poll, each co-owner is entitled to such part of the vote applicable to a unit as is proportionate to his interest in the unit. The joint proxy (if any) on a poll shall have a vote proportionate to the interests in the unit of the joint Owners as do not vote personally or by individual proxy.

RESOLUTION OF THE OWNERS

39. A resolution of the Owners in writing signed by each Owner or his duly appointed proxy shall have the same effect as a resolution passed at a meeting of the Owners duly convened and held.

SUCCESSIVE INTERESTS

40. Where owners are entitled to successive interests in a Residential Unit, the Owner entitled to the first interest (or if his interest is mortgaged by registered first mortgage notified to the Corporation, the mortgagee under such mortgage) is alone entitled to vote, whether on a show of hands or a poll.

TRUSTEE VOTE

41. Where an Owner is a trustee, he shall exercise the voting rights in respect of the Residential Unit to the exclusion of persons beneficially interested in the trust, and those persons shall not vote.

VOTING RIGHTS OF MORTGAGEE

42. Notwithstanding the provisions of these Bylaws with respect to appointment of a proxy, where the Owner's interest is subject to a registered mortgage and where the mortgage or these By-laws or any statute provides that the power of vote conferred on an Owner may or shall be exercised by the mortgagee and where the mortgagee have given written notice of the mortgage to the Corporation, no instrument or proxy shall be necessary to give the mortgagee the said power to vote and the mortgagee's power to vote shall not be limited or proscribed by the Owner's failure to pay assessments.

VIOLATION OF BYLAWS AND PENALTIES FOR BYLAW CONTRAVENTION

43. a) Any infraction or violation of or default under these Bylaws or any rules and regulations established pursuant to these Bylaws on the part of an Owner, his servants, agents, licensees, invitees or tenants that has not been corrected, remedied or cured within ten (10) days of having received written notification from the Corporation to do so, may be corrected, remedied or cured by the Corporation and any costs or expenses incurred or expended by the Corporation including costs as between a solicitor and his own client, in correcting, remedying or curing such infraction, violation or default shall be charged to such Owner and shall be added to and become part of the assessment of such Owner for the month following the date when such costs or expenses are expended and incurred (but not necessarily paid) by the Corporation and shall become due and payable on the date of payment of such monthly assessment and shall bear interest both before and after judgment at the Interest Rate until paid;

b) The Corporation may recover from an Owner by an action for debt in any court of competent jurisdiction any sum of money which the Corporation is required to expend as a result of any act or omission by the Owner, his servants, agents, licensees, invitees or tenants, which violates these Bylaws or any rules or regulations established pursuant to these Bylaws and for which ten (10) days prior written notice has been given by the Corporation and there shall be added to any judgment, all costs of such action including costs as between a solicitor and his own client. Nothing herein shall be deemed to limit any right of any Owner to bring an action or proceeding for the enforcement and protection of his rights and the exercise of his remedies;

c) In addition, the Corporation may exercise the powers provided for by the appropriate section of the Act;

d) If the Board determines that a breach of any Bylaw, rules and/or regulations or the Restrictive Covenant is occurring, it may, by resolution, cause a notice to be delivered to the Owner alleged to be in breach specifying the nature and the particulars of the breach, and specifying a reasonable time in which the breach is to be rectified. The time specified shall be no earlier than three days from the date the notice is delivered to the Owner alleged in breach. Upon resolution, the Board may impose a penalty by fine, not to exceed $100.00 per day, to be leviable upon the expiry of a time specified to rectify the breach if the breach has not been rectified. If a tenant of an Owner is alleged to be in breach, the notice shall also be served on the tenant and it shall specify whether the Owner, the tenant or both, are liable for payment of the penalty. Each day of a continuing breach shall be deemed a contravention of a Bylaw, rule and/or regulation or the Restrictive Covenant.

The notice alleging the breach shall also specify the fine to be levied if the breach is not rectified;

e) An Owner aggrieved by a notice given by the Board or by a fine leviable or levied may appeal the resolutions of the Board to an extraordinary general meeting of the Owners convened in the manner specified by these Bylaws.

The Owners convened in an extraordinary general meeting may rescind, amend or confirm the resolution or resolutions of the Board, and in doing so may inquire into all the circumstances of the alleged breach, its rectification, any fine levied or leviable, the collection or forgiveness of any fine and, generally, to act in their discretion to uphold the Bylaws and the Restrictive Covenant.

The appeal to the Owners shall be conducted according to rules of natural justice. No error in procedure shall operate so as to nullify the proceedings unless the error is sufficiently grave as to prejudice the rights of all or any one of the Owners.

f) An Owner may appeal the resolutions of the Board to the Owners at extraordinary general meeting whether or not proceedings to recover penalties have been commenced under the Provincial Court Act.

AMENDMENT OF BYLAWS

44. These Bylaws, or any of them, may be added to, amended or repealed by Special Resolution of the Corporation and not otherwise and the Corporation shall cause to be prepared and distributed to each mortgagee who has notified its interest to the Corporation a notice or memorandum of any proposed amendments, additions or repeal thirty (30) days prior to the date of any such Special Resolution and thereafter provide each such mortgagee with a copy of any registered amendment addition or repeal.

INSURANCE

45. a) The Board, on behalf of the Corporation, shall obtain and maintain, subject always to the Act, and in particular, Section 38 thereof, the following insurance:

(i) Fire insurance with extended coverage endorsement for such perils as the Board shall deem advisable insuring: (A) all of the insurable Common Property; (B) all insurable property of the Corporation, both real and personal of any nature whatsoever for the full replacement cost thereof, without deduction for depreciation; and insuring the interests of and naming as insureds; (C) all Owners from time to time; (D) the Corporation; and (E) the Board of Managers and any person referred to in Bylaw 17 hereof (hereinafter collectively called the "Insureds") as their respective interests may appear;

(ii) Boiler and vessel insurance if any boilers and vessels exist;

(iii) Public liability insurance insuring the Insureds against any liability to the public and or to the Owners and their invitees, licensees or tenants, incidental to the ownership and/or use of the Common Property and Units and such insurance shall be limited to liability in an amount not less than $5,000,000.00 inclusive for bodily injury and/or property damage per occurrence;

(iv) Liability insurance, including errors and omissions coverage, in such amounts and with such deductible as the Board may determine, insuring the Board and every member thereof from time to time from and against all loss, costs, and expenses, including counsel fees, reasonably incurred by him in connection with any action, suit or proceeding to which he may be made a party by reason of his being or having been a manager or officer of the Corporation, except as to matters as to which he shall be finally adjudged in such action, suit or proceeding to be liable for gross negligence or willful misconduct;

(v) Such other insurance and coverage for such other risks or causes as the Board may determine or as may be determined by Special Resolution;

b) Each and every said policy of insurance shall name the Insureds and shall, as available and where applicable, provide:

(i) that the policy may not be cancelled without at least sixty (60) days' prior written notice to all Insureds;

(ii) that in no event shall insurance coverage be brought into contribution with insurance purchased by any Owner or mortgagee and such insurance shall be deemed as primary insurance;

(iii) standard mortgage endorsements attached to each such policy;

(iv) a waiver by the insurer of its rights of subrogation against the Corporation, its Manager, agents, employees, servants and volunteers, and against any Owner, his or her spouse, the relatives of either, and any person under the age of 18 years in the care of an Owner, except for arson, fraud or vehicle impact;

(v) a waiver by the insurer of any defence based upon co-insurance (provided that policies of physical damage insurance may contain co-insurance on a stated amount basis so long as the appraisal provisions of this Bylaw are met) or of

invalidity arising from the conduct of or any omission or act or breach of a statutory condition by any Insured (not with respect to the individual committing the act/breach, but the waiver of invalidity with respect to the innocent parties);

(vi) a waiver of the insurer's option to repair, rebuild or replace in the event that after damage the status of the condominium is terminated by Special Resolution or by Court Order;

(vii) a cross liability endorsement wherein the rights of any insured shall not be prejudice with respect to another Insured;

(viii) subject to sub-clause (g) below, the Corporation shall obtain and pay for all glass insurance for the Project;

c) Prior to obtaining any policy of insurance hereunder or any renewal thereof, and at least 2 to 5 years thereafter, the Board shall obtain an appraisal from a duly qualified appraiser setting out the full replacement cost of the Common Property and all of the property of the Corporation. A copy of such appraisal shall be delivered to each mortgagee who has given written notice of his mortgage to the Corporation. The Board shall forthwith obtain insurance coverage under any and all such policies of insurance in accordance with such appraisal to insure the full replacement value as set forth in such appraisal. In addition to such insurance coverage for the replacement value of the Common Property and any other property of the Corporation, the Board shall review and adjust the level of insurance coverage for other risks (including liability) to such amounts and levels required by and as would be maintained by an Owner of similar property in the locality in which the condominium property is situate;

d) A certificate or memorandum of all insurance policies and endorsements thereto shall be issued by the Board, or by the Manager on its behalf, as soon as practicable to each of the Insureds immediately upon written request therefor, and a duplicate original or certified copy of each such policy shall be forwarded as aforesaid to each mortgagee who has in writing notified the Board of its interest. Further, a renewal certificate or memorandum or new insurance policies shall be issued to each Insured. The Master policy of all insurance coverage shall be retained by the Corporation in its office, and shall be available for inspection by any and all of the Insureds upon reasonable request;

e) Notwithstanding anything aforesaid, all proceeds of insurance on loss or claim shall be paid to the Insurance Trustee (if any), and exclusive authority to adjust losses and settle proceeds under all insurance policies shall be vested in the Board or its authorized representative, and the Insurance Trustee (if any); provided that any expense of the Insurance Trustee shall be treated as Common Expenses of the Corporation;

f) The Owners (and not the Corporation) shall, carry insurance on their own Residential Units.

ASSESSMENTS FOR COMMON EXPENSES AND BUDGETS

46. a) Except as otherwise provided herein, the Common Expenses of the Corporation shall be paid by the unit Owners substantially in proportion to the unit factors for their respective Units and, without limiting the generality hereof, shall include the following:

(i) All levies or charges on account of property tax payments for the Units (other than tax levied directly to each Unit), garbage removal, electricity, water, sewer, gas and fuel services and television antenna or cable services (if any) supplied to the Corporation for the Project and for the benefit of all Owners and not charged directly to any one Owner either by meter or otherwise;

(ii) Management fees and Insurance Trustee fees, if any, wages, salaries, taxes and other expenses payable to or on account of employees or independent contractors of the Corporation;

(iii) All the charges on account of cleaning or sweeping of parking areas, lawn maintenance and landscaping and for ice, snow and debris removal from Common Property not designated as a Privacy Area under Bylaw 5 or Bylaw 59;

(iv) All charges on account of lighting fixtures situated on Common Property;

(v) All charges on account of maintenance for Common Property for which the Corporation is responsible under these Bylaws;

(vi) All costs of furnishings and equipment for use in and about the Project facilities or amenities including the repair, maintenance or replacement thereof;

(vii) All insurance costs in respect of the insurance for which the Corporation is responsible under these Bylaws and/or the Act;

(viii) All costs of and charges for all manner of consultation, professional and servicing assistance required by the Corporation including without limiting the generality of the foregoing all legal and accounting fees and disbursements;

(ix) All reserves for repairs and replacement of Common Property or Buildings, the repair or replacement of which is the responsibility of the Corporation in accordance with the most recent Reserve Fund study;

(x) The cost of maintaining fidelity bonds as provided in these Bylaws;

(xi) The cost of borrowing money for the purpose of carrying out the duties and objects of the Corporation;

(xii) The allocable or pro rata portion of the cost of any electricity taken from any exterior plug which is billed directly to an Owner by the provider of such

electricity and which is used by the Corporation for purposes of operating or maintaining Common Property;

b) At least fifteen (15) days prior to the end of each fiscal year the Corporation shall deliver or mail to each Owner at the municipal address of his unit:

(i) a copy of the budget for the ensuing fiscal year, and
(ii) a notice of the assessment for his contribution towards the Common Expenses for said ensuing fiscal year. The budget shall include a reasonable provision for contingencies and replacements ("replacement reserve fund");

c) The budget shall set out by categories an estimate of the Common Expenses of the Corporation for the next fiscal year. The budget shall include a reasonable provision for contingencies and replacements based on a current replacement Reserve Fund study if such study has been prepared;

d) The Reserve Fund shall only be used to pay for major repairs and replacement of:

(i) any real and personal property owned by the Corporation; and
(ii) the Common Property where repair or replacement is not an annually recurring event.

The Reserve Fund shall not be co-mingled with any other fund and no transfers or withdrawals shall be made for items not specifically provided for in the most recent Reserve Fund study, unless a previously unidentified, but necessary capital expenditure arises and removal of funds for that purpose is:

(iii) authorized by a Special Resolution; and
(iv) after removal of funds pursuant to the Special Resolution, there are sufficient funds remaining in the Reserve Fund to meet the needs of the Reserve Fund.

The money in the Reserve Fund of the Corporation is an asset of the Corporation and no part of that money shall be refunded or distributed to any Owner of a Unit except where the Owners and the Parcel cease to be governed by the Act.

The value of the Reserve Fund and contributions to it shall be verified at least every five years (or such earlier date as the Act shall require) by a Reserve Fund study review undertaken by a qualified professional. Investment of the Reserve Fund shall be registered to the Condominium Corporation and shall be in accordance with the Alberta *Trustee Act*. The Board shall report annually on the status of the Reserve Fund including all payments into and out of the Reserve Fund, status of the depreciating Common Property and also list the items replaced or refurbished complete with the costs of such actions. The Corporation may be resolution determine the maximum amount that may be paid from the Reserve Fund in respect of a single expenditure.

e) The Common Expenses set forth in each contribution shall be payable to the Corporation, or to any other person, firm or corporation to whom the Corporation shall direct payment to be made from time to time, in twelve (12) equal consecutive monthly installments payable, in advance of the first day of each month, the first installment to

be made on the 1st day of the month immediately following receipt of such notice of assessment, or such other time as may be prescribed by the Corporation;

f) All payment of whatsoever nature required to be made by each Owner and not paid within ten (10) days from the due date for payment shall bear interest at the Interest Rate from the date when due until paid. All payments on account shall first be applied to interest and then to the assessment payment first due;

g) The Corporation shall, on the application of an Owner or any person authorized in writing by him, certify within twenty (20) days:

(i) the amount of any contribution determined as the contribution of the Owner;

(ii) the manner in which the contribution is payable;

(iii) the extent to which the contribution has been paid by the Owner; and

(iv) the interest owing, if any, on any unpaid balance of a contribution; and, in favour of any person dealing with that Owner the certificate is conclusive proof of the matters certified therein;

h) Upon the written request of an Owner, purchaser or mortgagee of a Unit the Corporation shall, within twenty (20) days of receiving that request, provide to the person making the request one or more of the following as requested by that person:

(i) a statement setting forth the amount of any contributions due and payable in respect of a Residential Unit;

(ii) the particulars of

(A) any action commenced against the Corporation and served upon the Corporation;

(B) any unsatisfied judgment or order for which the Corporation is liable; and

(C) any written demand made upon the Corporation for an amount in excess of $5,000.00 that if not met, may result in an action being brought against the Corporation;

(i) The omission by the Board to fix the contributions hereunder for the next ensuing fiscal year or other period provided for herein, shall not be deemed a waiver or modification in any respect of the provisions of these Bylaws or release of the Owner or Owners from their obligation to pay the contributions or special assessments, or any installments thereof for any year or period, but the contributions fixed from time to time shall continue until new contributions toward the Common Expenses by waiver of the use of enjoyment of any of the Common Property or by vacating or abandoning his Residential Unit;

(j) The Board or manager supplying any documents required to be provided to these Bylaws or under Section 36 of the Act, shall be entitled to charge a reasonable fee for the production thereof.

PHASED DEVELOPMENT & IMPACT ON PAYMENT OF CONDOMINIUM FEES

47. The Developer shall approach development of the Parcel in 3 phases. Phase I shall consist of 128 Condominium Units more or less. Phase II, if developed, shall consist of 108 Condominium Units more or less. Phase III, if developed, shall consist of not more than 81 Condominium Units more or less.

48. Until such time as the Developer services and improves the Condominium Units located in Phase II and Phase III as set out herein, the Developer shall be obligated to bear all direct costs relating to the maintenance of Condominium Units and common property situate within Phase II and Phase III of the Parcel, including without limiting the generality of the foregoing, all maintenance and repair costs, road maintenance if any, snow removal if necessary, clean-up and landscaping if necessary, and real property taxes. No common assessments shall be payable by the Owner of a Unit in Phase II and Phase III until such time as:

(a) In the case of a Residential Unit (other than the Day Care Unit), the same has been improved by the erection of a Manufactured Home and the Regional Municipality of Wood Buffalo has issued an occupancy permit authorizing occupation of such Residential Unit. The Owner of such Residential Unit shall become obligated to contribute to Common Expenses on the 1st day of the month following the date of the issuance of the occupancy permit.

(b) In the case of the Day Care Unit at the earlier of the following events:

i) the date that the Day Care Unit is developed and Occupancy permission is issued by the Regional Municipality of Wood Buffalo or its authorized agent;

ii) the date that all of the Residential Units in Phase I, II and III have been improved by the installation of a manufactured home and Occupancy Permits or occupancy permission has been issued in relation to all such residential units.

49. The Owner of any Condominium Unit located within Phase I shall not be obligated to contribute to the common assessments until such time as the manufactured home has been situated on such Condominium Unit and an occupancy permit has been issued by the Regional Municipality of Wood Buffalo or its agent permitting occupation. Common assessment shall be payable by the Owner on the 1st day of the month following the issuance of the occupancy permit. The Developer shall be obligated to bear all direct costs incurred in relation to the maintenance of those Condominium Units located in Phase I which are not subject to assessment including, without limiting the generality of the foregoing, all maintenance and repair costs, road maintenance, snow removal if necessary, clean up, lawn cutting, real property taxes and shall pay such costs directly rather than contribute to the payment of Condominium Fees. Once an Occupancy Permit has been issued in respect of any Condominium Unit, such Unit shall remain subject to assessment whether or not it is improved by a Manufactured Home.

50. Until such time as the Owners of all Units in Phase I, Phase II and Phase III of the Condominium Project become obligated to contribute to common assessments, the Owners of the Residential Units obligated to contribute to common assessment shall not contribute on the basis of their Unit Factor, but rather, shall share equally amongst themselves all Common Expenses of the Condominium Corporation relating to the Residential Units which are assessable.

SPECIAL ASSESSMENTS

51. If at any time it appears that the annual contributions towards the Common Expenses will be insufficient to meet the Common Expenses, the Corporation may assess and collect a special contribution or assessment against each unit in an amount sufficient to cover the additional anticipated Common Expenses. The Corporation shall give notice of such further assessment to all Owners which shall include a written statement setting out the reasons for the assessment and each assessment shall be due and payable by each Owner in the manner and on the date or dates specified in the notice. Each such special assessment shall be determined and assessed against the Owners in proportion to their unit factors. All such special assessments shall be payable within ten (10) days of the due date for payment as specified in the notice and if not paid shall bear interest at the Interest Rate from the due date until paid.

DEFAULT IN PAYMENT OF ASSESSMENTS

52. Default in payment of assessments and lien for unpaid assessments, installments and payments:

a) The Corporation shall and does hereby have a lien on and a charge against the estate or interest of any Owner for any unpaid contribution, assessment, installment or payment due to the Corporation, which lien shall be a lien against any such estate or interest. The Corporation shall have the right to file a caveat or encumbrance against the unit title or interest of such Owner in respect of the lien or charge for the amount of such unpaid contribution, assessment, installment or payment as hereinbefore mentioned, and for so long as such unpaid contribution assessment, installment or payment remains unpaid, provided that each such caveat or encumbrance shall not be registered until after the expiration of thirty (30) days following the due date for the payment in arrears. As further and better security, each Owner responsible for any such unpaid contribution, assessment installment or payment which is in arrears hereby charges his interest in all Units owned by him with the full amount of all contributions, assessments, installments, payments, interest and costs thereon in arrears and the Corporation shall be entitled to enforce its charge and security and pursue such remedies as may be available to it at law, or in equity, from time to time including the recovery by the Corporation of its legal fees and disbursements on a solicitor and his own client basis from such defaulting Owner. This remedy is in addition to any other remedy granted to the Corporation pursuant to the *Condominium Property Act*.

b) Any other Owner or person, firm, or corporation whatsoever may pay any unpaid contribution, assessment installment or payment after the expiration of thirty (30) days following the due date for payment by the Owner in default, with respect to a unit, and upon such payment, such party, person, firm or corporation shall have a lien, subject to the estates or interests hereinbefore mentioned and shall be entitled to file a caveat or encumbrance in respect of the amount so paid on behalf of the Owner in default, and

c) Notwithstanding and in addition to any other term, condition or provision herein contained or implied, each unpaid contribution, assessment, installment or payment shall be deemed a separate, distinct and personal debt and obligation of the Owner against whom the same is assessed and collectible as such. Any action, suit or proceeding to recover such debt or to realize on any judgment therefore shall be maintainable as a separate action, suit or proceeding without foreclosing or waiving the lien, charge or security, securing the same;

d) in the event of any assessment against or installment or payment due from an Owner remaining due and unpaid for a period of ninety (90) days, the Board shall give notice of such default to all mortgagees having an interest in such Owner's unit who have notified their interests to the Corporation;

e) in the event of any assessment against or installment or payment due from an Owner remaining due and unpaid for a period of thirty (30) days, the Board, at its election, may accelerate the remaining monthly contributions, assessments, installments and payments for the fiscal year upon notice to the Owner in arrears, and thereupon all such unpaid and accelerated monthly contributions, assessments, installments and payments shall become payable on and as of the date of the said notice, PROVIDED THAT no such acceleration shall affect the interest of or be binding upon any registered mortgagee;

f) All reasonable costs of the Manager and costs incurred by the Corporation (including legal costs being costs on a solicitor and his own client basis) in registering and/or discharging a Caveat which either the Manager or the Corporation expends as a result of any act or omission of an Owner, his servants, agents, licensees, invitees or tenants, or incurred or in any way as a result of the enforcement of the security granted hereunder to the Corporation or the taking of any remedies to cure any default hereunder, shall constitute a payment due by the defaulting Owner to the Corporation.

ESTOPPEL CERTIFICATE

53. Any certificate as to an Owner's position with regard to contributions, expense assessments or otherwise, issued by an officer of the Corporation or the Manager shall be deemed to be an Estoppel certificate and the Corporation and all of the Owners shall be estopped from denying the accuracy of such certificate against any mortgagee, purchaser or other person dealing with the Residential Unit Owner but this shall not prevent the enforcement against the Residential Unit Owner incurring the said expense of all obligations of the said Residential Unit Owner whether improperly stated in such Estoppel certificate of not.

LEASING OF UNITS

54. a) In the event that any Owner desires to lease or rent his Residential Unit (including Day Care Unit) he shall furnish to the Corporation an undertaking, in form satisfactory to the Corporation, signed by the proposed lessee or occupant that the proposed lessee or occupant of the Residential Unit will comply with the provisions of the Act and of the Bylaws of the Corporation. The Owner shall not be released of any of his obligations and shall be jointly and severally liable with the proposed lessee or occupant with respect to such obligations:

b) The Corporation is authorized to:

(i) impose and collect deposits under Section 44 of the Act;

(ii) give notices to give up possession of Residential Units under Section 45 of the Act; and

(iii) make applications to the Court under Section 46 and 47 of the Act;

c) No tenant shall be liable for the payment of contributions or assessments or Common Expenses under these By laws unless notified by the Corporation that the Owner from whom he rents the Residential Unit is in default of payment of contributions, in which case the tenant shall deduct from the rent payable to the Owner, such default contributions and shall pay the same to the Corporation. Any such payment by the tenant shall be deemed to be a rental payment made to the Owner; and

d) An Owner who rents his Residential Unit shall pay and maintain with the Corporation a deposit equal to one month's rent charged for the Residential Unit.

DEVELOPER'S RIGHTS

55. During such time as the Developer, its successors or assigns is the Owner of one or more Units or Residential Units, it shall have the right to maintain a reasonable number of Residential Units, owned by it, as display Residential Units and to carry on all sales it considers necessary from such Residential Units. The Developer, its agents, employees and mortgage inspector shall have the right to enter onto any Unit or Residential Unit and the rights of access to the Common Property in order to complete any of the items repair deficiencies, inspect the Unit and the Residential Unit and make any modifications or repairs to the utilities situate thereon.

PHASED DEVELOPMENT

56. Nothing in these By-Laws shall be interpreted or construed in such a way as to prevent the Developer from undertaking the creation of one hundred and eight (108) Units (more or less) in Phase II and not more than eighty one (81) Units (more or less) in Phase III which areas are presently described as Unit A and Unit B of the Phase I Condominium Plan.

SEVERABILITY

57. The provisions hereof shall be deemed independent and severable and the invalidity in whole or in part of any Bylaw does not effect the validity of the remaining Bylaws, which shall continue in full force and effect as if such invalid portion had never been included herein.

NOTICES

58. Unless otherwise expressly provided in these Bylaws, service of any notice required to be given under the Act or under these Bylaws shall be well and sufficiently given if sent by pre-paid registered mail to the Owner at the address of his Residential Unit or other known address or if left with him or some adult person at the said address or to the Corporation at its address for service shown on the Condominium Plan, or to a mortgagee at its address supplied to the Corporation. Any notice given by post shall be deemed to have been sent and received forty

eight (48) hours after it is posted. An Owner or a mortgagee may at any time in writing advise the Corporation of any change of address at which notices shall be served or given and thereafter the address specified therein shall be deemed to be the address of such Owner or a mortgagee, as the case may be, for the giving of notices. The word "notice" shall include any request statement or other writing required or permitted to be given hereunder or pursuant to the Act or these Bylaws.

NOTICE OF DEFAULT TO MORTGAGEES

59. Where a mortgagee has notified the Corporation of its interest any notice of default sent to an Owner shall also be sent to the mortgagee.

DEBT RETIREMENT ON TERMINATION

60. Subject to the provisions of the Act, upon termination of the condominium status for any purpose, all debts of the Corporation shall first be paid out of the assets, and the balance of the assets, if any, shall be distributed to the Owners in proportion to their Residential Unit factors subject to the interests of any mortgagees.

COMPANY WHICH IS MEMBER OF BOARD

61. A company which is an Owner may by proxy, power of attorney or resolution of its directors appoint such person as it thinks fit as its representative as Owner to attend all meetings of Owners and to vote at such meetings on behalf of the company and such representative shall be entitled to so act provided notice in writing thereof shall have been given to the Board.

REALTY TAXES

62. The realty taxes and other municipal and governmental levies or assessments against land, including improvements, comprising all of any part of the Residential Units and the Common Property comprising the condominium Project shall be assessed and imposed in accordance with provisions of the Act, but until such time as the assessing authority assesses each Residential Unit and the share in the Common Property appurtenant thereto pursuant to the Act such realty taxes and other municipal and governmental levies or assessments shall be apportioned and adjusted amongst all the Owners according to their respective Residential Unit factors.

INDEMNIFICATION OF OFFICERS & MANAGERS

63. The Corporation shall indemnify every member of the Board, manager, officer, volunteers of the Corporation or employee and his or her heirs, executors and administrators against all loss, costs and expense, including counsel fees, reasonably incurred by him in connection with any action, suit or proceeding to which he may be a party by reason of his being or having been a Board member, manager, officer or volunteer of the Corporation, except as to matters as to which he shall be finally adjudged in such action, suit or proceeding to be liable for fines or penalties imposed in a criminal suit or action of for unjustified profit or advantage or for any illegal act done or attempted in bad faith or dishonesty. All liability, loss, damage, costs and expenses incurred or suffered by the Corporation by reason or arising out of or in connection with the foregoing indemnification provisions shall be treated and handled by the Corporation as Common Expenses. The Corporation may be Ordinary Resolution, require that all members of

the Board be bonded by a recognized bonding institution in an amount not less than $10,000.00, the cost of such bonding to constitute a common expense of the Corporation.

NON-PROFIT CORPORATION

64. The Corporation is not organized for profit. No Owner, member of the Board or person from whom the Corporation may receive any property of funds or shall receive or shall be lawfully entitled to receive any pecuniary profit from the operations thereof. The foregoing, however, shall neither prevent nor restrict the following:

a) reasonable compensation may be paid to any member of the Board or Owner while acting as an agent or employee of the Corporation for services rendered in effecting one or more of the purposes of the Corporation; and

b) any member of the Board or Owner may, from time to time, be reimbursed for his actual and reasonable expenses incurred in connection with the administration of the affairs of the Corporation;

c) members of the Board may receive an annual honorarium, stipend or salary established pursuant to Bylaw 5(1).

USE AND OCCUPANCY RESTRICTIONS

65. a) In this Bylaw:

(i) "occupant" means a person present in a Residential Unit or in or upon the real or personal property or the Corporation or the Common Property with the permission of an Owner;

(ii) "Owner" includes a tenant;

(iii) "single family dwelling" means a Residential Unit occupied or intended to be occupied as a residence by one family alone and containing one kitchen and in which no roomers or boarders are allowed;

b) An Owner shall not:

(i) use his Residential Unit or any part thereof for any commercial, professional or other business purposes except home occupations which require express written approval by the Board of Directors or for any purpose which may be illegal or injurious to the reputation of the condominium Project for a purpose involving the attendance of the public at such Residential Unit. Nothing herein shall be construed so as to prevent the owner of a Day Care Unit from utilizing the Day Care Unit for the purpose of developing and operating a Day Care Centre or such other commercial use as is permitted by the Land Use By-law of the Regional Municipality of Wood Buffalo.

(ii) make or permit noise in or about any Residential Unit or the Common Property which in the opinion of the Board is a nuisance or unreasonably interferes with

the use and enjoyment of a Residential Unit or the Common Property. All Municipal Bylaws are in effect within the Project including the Common Property and Municipal Officers are authorized and permitted to enforce Municipal Bylaws within the Project including Common Property. No instrument or other device shall be used within a Residential Unit which in the opinion of the Board causes a disturbance or interferes with the comfort of other Owners;

(iii) keep or allow any animal, livestock, fowl or pet of any kind (other than birds or fish or small animals, including dogs and cats, restrained at all times in enclosures inside the Residential Unit) at any time to be in his Residential Unit or on a Common Property Unit without the specific approval in writing of the Board, which approval the Board may withhold and may, if given, be withdrawn anytime on seven (7) days notice to that effect. All dogs and cats must be hand leashed and kept under control and in the custody of a responsible person at all time who shall not allow the animal to befoul or defecate on the lawns or other common property. All Municipal Bylaws are in effect within the Common Property and municipal officers are authorized and permitted to enforce Municipal Bylaws on Common Property;

(iv) use or permit the use of his Residential Unit (except the Day Care Unit) other than as a single family dwelling;

(v) do any act or permit any act to be done, or alter or permit to be altered his Residential Unit in any manner, which will alter the exterior appearance of the structure comprising his or any other Residential units without the prior written approval of the Board;

(vi) erect or place any building, structure, tent, or trailer, (either with or without living, sleeping or eating accommodation) on the Common Property or on any Privacy Area assigned to him without the prior written approval of the Board;

(vii) do anything or permit anything to be done by any occupier of his Residential Units in his Residential Unit or the Common Property that is contrary to any statute, ordinance, Bylaw or regulation of any government authority whether Federal, Provincial, Municipal or otherwise;

(viii) deposit customary household refuse and garbage outside his Residential Unit other than in proper secure garbage bags placed in garbage containers;

(ix) erect, place, allow, keep or display signs, billboards, advertising matter or other notices or displays of any kind on the Common Property or in or about any Residential Unit (except for sale or for lease signs) in any manner which may make the same visible from the outside of the Residential Unit without the prior written approval of the Board. Nothing herein shall prevent the Owner of the Day Care Unit from erecting signage within the boundaries of the Day Care Unit otherwise permitted by the Land Use By-laws of the Regional Municipality of Wood Buffalo;

(x) permit any member of his household, guests or visitors to trespass on the part of the Parcel to which another Owner is entitled to exclusive occupation;

(xi) use the common driveway or roadway or any part of the Common Property (other than a parking areas which are specifically designated as a parking area) for the parking of any motor vehicles except in accordance with permission in writing from the Board;

(xii) carry out any repairs or adjustments to motor vehicles on Common Property or in the front yard or front driveway of any Residential Unit;

(xiii) bring into the Project any vehicle other than private passenger automobiles or trucks no larger than one tonne trucks (except in those areas specifically designated for trailers, campers, boats, snowmobiles, trail bikes, all terrain vehicles, motor homes and other recreational vehicles) without the written consent of the Board;

(xiv) allow trailers, campers, boats, snowmobiles, trail bikes, all terrain vehicles, or any type of motor home or recreational vehicle or equipment to be parked or stored on the Common Property other than in an area designated by the Board;

(xv) keep on the Common Property or designated parking areas any private passenger automobile, truck, trailer or recreational vehicle or motor home which is not currently licensed, in operating condition or is not being used from day to day without the prior written consent of the Board;

(xvi) drive any motor vehicle on the Common Property at a speed in excess of 40 kilometers per hour, or such other limit as is imposed by the Regional Municipality of Wood Buffalo;

(xvii) use the common driveway or roadway or any part of the Common Property, other than for ingress to and egress form his/her Unit and shall not use the area for parking except areas designated for on street parking;

(xviii) allow any propane powered motor vehicle to be brought into, kept or stored in any interior building;

(xix) obstruct or permit any walkway, passage or driveways or parking areas to be obstructed by his family, guests or visitors by the parking of vehicles or otherwise;

(xx) allow his Residential Unit to become unsanitary or unsightly in appearance. The Board shall be at liberty to remove any rubbish or clean up the common property in close proximity to an owner's premises to its satisfaction and charge the expense to the owners;

(xxi) without the prior written approval of the Board, have any right of access to those portions of the Common Property used from time to time for utilities areas, building maintenance, storage areas (not specifically assigned to him),

operating machinery or any other parts of the Common Property used for the care, maintenance or operation of the Project generally;

(xxii) utilize any vehicle including travel trailers, recreational vehicles, fifth wheels and motorhomes, for residential purposes while parked on the Common Property or upon any Unit;

c) An Owner shall ensure that his occupants comply with those requirements that the Owner must comply with under Subsection (a) hereof

EASEMENTS

66. Following registration of the Condominium Plan and Redivision Plan, there shall be implied in respect of each Unit and each Residential Unit shown on said plans:

a) in the case of a Residential Unit in favour of the Owner of the Residential Unit, and as appurtenant to the Residential Unit and against all remaining Residential Units and Common Property, easements for the passage or provision of water, sewerage, drainage (ie. including eaves and rain gutters), gas, electricity, garbage, artificially heated or cooled air, telephone lines, cable lines, and other services including telephone, radio, television, internet services through or by means of any pipes, wires, cables or ducts for the time being existing in the Parcel to the extent to which those pipes, wires, cables or ducts are capable of being used in connection with the enjoyment of the Residential Unit; and

b) in the case of a Residential Unit as against the Owner of the Residential Unit in favour of all other Residential Units and Common Property, easements, to which the Residential Unit is subject, for the passage or provision of water, sewerage, drainage (ie. including eaves and rain gutters), gas, electricity, garbage, artificially heated or cooled air, telephone lines, cable lines, and other services including telephone, radio, television, internet services through or by means of any pipes, wires cables or ducts for the time being existing within the Residential Unit as appurtenant to the Common Property and also to every other Unit capable of enjoying those easements.

When an easement is implied by this Bylaw, the Owner of any utility service who is providing his service to the Parcel, or to any Residential Unit, is entitled to the benefit of any of those easements that are appropriate to the proper provision of that service, but not to the exclusion of the Owner of any other utility service.

This agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

IN WITNESS WHEREOF of the parties hereto have caused these presents to be executed to be presents to be executed under their respective corporate seals this 11 day of February, 2002.

CONDOMINIUM CORPORATION 0220695

PER: FOIP section 17(1) [redacted] (cs)

022093187 REGISTERED 2002 03 19
CCBL - CHANGE OF BY-LAWS
DOC 2 OF 2 DRR#: 9963849 ADR/EELENIAK
LINC/S: 0029203098

2/2/9

Wood Buffalo TRIBUNALS

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

NOTICE OF APPEAL

In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 99/059, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame.

Section 1 – Property Information

Legal Land Description:(i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)

Lot	Block	Plan	ATS
	297	022 0695	

Civic Address
120 McTavish Crescent Fort McMurray, Alberta

Development Permit Number or type of Order
2023-DP-00531

Section 2 - Appellant Information

NB: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form.

Appellant Name (If the Appellant is a company, enter the complete legal name of the company)
Alan Harding Nicole Harding

Agent[1] Name (if applicable)	Contact Name (if different) and position held

Mailing Address	City/Town	Province	Postal Code
FOIP section 17(1) [redacted]			

Telephone Number (Daytime)	Alternate Telephone Number	Email Address
FOIP section 17(1) [redacted]		

Section 3 – Appeal (Check One Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit	Subdivision Application	Notice of Order
☒ Approval	☐ Approval	
☐ Condition of Approval	☐ Condition of Approval	☐ Notice of Order
☐ Refusal	☐ Refusal	

☐ I/We are the Applicant or Land Owner of the subject property

☒ I/We are a person affected by an order, decision or development permit

Section 4 – Reasons for Appeal

Section 678 and 686 Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal. In support of your appeal, you are requested to provide a full statement of the grounds and reasons of your appeal. You may include any photographs, drawings or plans for clarification.

I/We hereby appeal the decision of the Approval Authority for the following reason(s):
The area in question will not be able to support such a facility, current local roads can not support the traffic that will result from it. It will take away the much used field/park space used by residents and generate excessive noise (business & traffic) in an enjoyable, quiet neighborhood.

PLEASE SEE REVERSE FOR IMPORTANT INFORMATIO FOIP section 17(1) [redacted]

06/30/2023
Date

Signature of Appellant/Agent

If an Agent is representing the property owner, a letter is required from the owner giving consent to a property inspection.

Registered Owner: I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property a FOIP section 17(1) [redacted]

Signature of Registered Owner

Please return the completed form and prescribed filing fee to:

Clerk of the Subdivision and Development Appeal Board, 7th Floor, Jubilee Center, 9909 Franklin Avenue, Fort McMurray AB T9H 2K4
Telephone: 780-743-7001 Email: sdab@rmwb.ca

Protection of Privacy
The personal information you provide on this form is being collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act.* The personal information is used to process your designation of an agent for appeals with the Subdivision and Development Appeals Board. If you have any questions about the collection and use of the personal information contact the Legislative Officer –SDAB , 7th Floor 9909 Franklin Avenue, Ft. McMurray AB T9H 2K4 ; or call 780.788.2222

For Office Use Only

Appeal #:	Fee:	Appeal Hearing Date:	Date Applicant Notified:	Date Appellant Notified:

[1] Agent – A person who acts for a Property Owner, Applicant, Appellant, and/or Affected/Adjacent Property Owner during the appeal hearing process or at a hearing before the Subdivision and Development Appeal Board.

Wood Buffalo TRIBUNALS

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

NOTICE OF APPEAL

In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 99/059, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame.

Section 1 – Property Information

Legal Land Description (i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)

Lot	Block	Plan	ATS
297		022 0695	

Civic Address: 120 McTavish Crescent

Development Permit Number or type of Order: 2023-DP-00531

Section 2 - Appellant Information

NB: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form

Appellant Name (If the Appellant is a company, enter the complete legal name of the company): Travis and Christa Blanchard

Agent[1] Name (if applicable):

Contact Name (if different) and position held:

Mailing Address | City/Town | Province | Postal Code

FOIP section 17(1) [redacted]

Telephone Number (Daytime): FOIP section 17(1) [redacted]

Alternate Telephone Number:

Email Address: FOIP section 17(1) [redacted]

Section 3 – Appeal (Check One Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit	Subdivision Application	Notice of Order
☐ Approval	☐ Approval	☐ Notice of Order
☐ Condition of Approval	☐ Condition of Approval	
☑ Refusal	☑ Refusal	

☐ I/We are the Applicant or Land Owner of the subject property

☑ I/We are a person affected by an order, decision or development permit

Section 4 – Reasons for Appeal

Section 678 and 686 Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal. In support of your appeal, you are requested to provide a full statement of the grounds and reasons of your appeal. You may include any photographs, drawings or plans for clarification.

I/We hereby appeal the decision of the Approval Authority for the following reason(s):

Please see attached

(Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

July 20, 2023
Date

FOIP section 17(1) [redacted]
Signature of Appellant/Agent

If an Agent is representing the property owner, a letter is required from the owner giving consent to a property inspection.

Registered Owner: I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property as necessary for the purpose of this Appeal.

Signature of Registered Owner

Please return the completed form and prescribed filing fee to:

Clerk of the Subdivision and Development Appeal Board, 7th Floor, Jubilee Center, 9909 Franklin Avenue, Fort McMurray AB T9H 2K4
Telephone: 780-743-7001 Email: sdab@rmwb.ca

Protection of Privacy
The personal information you provide on this form is being collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act*. The personal information is used to process your designation of an agent for appeals with the Subdivision and Development Appeals Board. If you have any questions about the collection and use of the personal information contact the Legislative Officer –SDAB , 7th Floor 9909 Franklin Avenue, Ft. McMurray AB T9H 2K4 ; or call 780 788.2222

For Office Use Only

Appeal #:	Fee:	Appeal Hearing Date:	Date Applicant Notified:	Date Appellant Notified:

[1] Agent – A person who acts for a Property Owner, Applicant, Appellant, and/or Affected/Adjacent Property Owner during the appeal hearing process or at a hearing before the Subdivision and Development Appeal Board.

Good Afternoon,

I am writing in regards to the development permit 2023-DP-00531 to develop a Child care facility at Lot-Block 297 Plan 022 0695; 120 McTavish Crescent in Fort McMurray, Alberta.

I am a concerned resident of FOI FOIP section 17(1) who would like to appeal the permit for the Childcare facility at the address provided.
My husband and I, as well as our two children, live fairly close to the address, and I'd like to express my concerns. We live in an extremely family/child orientated neighbourhood, and the idea of any business operating in this neighbourhood is very alarming for our children's safety. The amount of traffic that would be coming in and out of this very quiet neighbourhood is not only a safety concern for our children who now have the privilege of riding their bikes/scooters and playing independently at the playground structures located next to where the facility would be built. I can see where parking would be an issue, as this location is inappropriate for such a facility.

Residents of Morgan Heights pay condo fees, which help to fund road repairs in this neighbourhood. With additional traffic arriving and existing in our neighbourhood, our road repairs would require more maintenance, thus raising our condo costs. Right now, the only reason traffic enters and exits the neighbourhood is because you are a resident; there is no need for additional traffic to enter this area.

Almost every evening, children and adults play softball in the exact spot of where this facility would be built. What a fantastic way to have fun while interacting with our neighbours , right ? If this was taken away from our children, they would be crushed. If you ever pass by and see them enjoying the playing field, you will understand how upsetting this can be for them. Honestly, what I'd love to see is the RMWB buy the land and put something recreational there for the kids of this area.

As mentioned before, we live in a condo association and pay condo fees. There isn't a single business in the neighbourhood, and none of them belong there. This is a residential area, not an appropriate location for commercial structures.
According to my understanding, the block was zoned "only" for a childcare facility and could never be changed? I'm not sure how or why this was allowed in the first place. It's just an unusual location for any form of structure/business/facility.

I am strongly against this area being turned into for childcare faciiity or any other company that would disrupt our safe residential neighbourhood.

Please contact me if you have any other questions or concerns.

Christa Blanchard
FOIP section 17(1)

Wood Buffalo TRIBUNALS

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

NOTICE OF APPEAL

In accordance with Section 678 and 686 of the Municipal Government Act and the Regional Municipality of Wood Buffalo Land Use Bylaw 99/059, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame.

Section 1 – Property Information

Legal Land Description: (i.e. Lot, Block, Plan or ATS 1/4 Sec-Twp-Rng-Mer)

Lot	Block	Plan	ATS
297		022 0695	

Civic Address
120 McTavish Cres Fort McMurray

Development Permit Number or type of Order
2023-DP-00531

Section 2 - Appellant Information

NB: At the time of the appeal hearing the individual acting as agent must produce the completed and signed Agent Authorization Form.

Appellant Name (If the Appellant is a company, enter the complete legal name of the company)
Morgan and Lacey Pardy

Agent[1] Name (if applicable)	Contact Name (if different) and position held

Mailing Address	City/Town	Province	Postal Code
FOIP section 17(1) [redacted]	FOIP section 17(1) [redacted]		

Telephone Number (Daytime)	Alternate Telephone Number	Email Address
FOIP section 17(1) [redacted]		

Section 3 – Appeal (Check One Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit	Subdivision Application	Notice of Order
☐ Approval	☐ Approval	☐ Notice of Order
☐ Condition of Approval	☐ Condition of Approval	
☒ Refusal	☒ Refusal	

☐ I/We are the Applicant or Land Owner of the subject property

☒ I/We are a person affected by an order, decision or development permit

Section 4 – Reasons for Appeal

Section 678 and 686 Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal. In support of your appeal, you are requested to provide a full statement of the grounds and reasons of your appeal. You may include any photographs, drawings or plans for clarification.

I/We hereby appeal the decision of the Approval Authority for the following reason(s):

Please see attached

(Attach a separate page if required)

PLEASE SEE REVERSE FOR IMPORTANT INFORMATION

July 21, 2023
Date

FOIP section 17(1) [redacted]
Signature of Appellant/Agent

If an Agent is representing the property owner, a letter is required from the owner giving consent to a property inspection.

Registered Owner: I/We hereby give permission to the Regional Municipality of Wood Buffalo to do a site inspection and take photographs of the property as necessary for the purpose of this Appeal.

Signature of Registered Owner

Please return the completed form and prescribed filing fee to:

Clerk of the Subdivision and Development Appeal Board, 7th Floor, Jubilee Center, 9909 Franklin Avenue, Fort McMurray AB T9H 2K4
Telephone: 780-743-7001 Email: sdab@rmwb.ca

Protection of Privacy
The personal information you provide on this form is being collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act*. The personal information is used to process your designation of an agent for appeals with the Subdivision and Development Appeals Board. If you have any questions about the collection and use of the personal information contact the Legislative Officer –SDAB , 7th Floor 9909 Franklin Avenue, Ft. McMurray AB T9H 2K4 ; or call 780.788.2222

For Office Use Only

Appeal #:	Fee:	Appeal Hearing Date:	Date Applicant Notified:	Date Appellant Notified:

[1] Agent – A person who acts for a Property Owner, Applicant, Appellant, and/or Affected/Adjacent Property Owner during the appeal hearing process or at a hearing before the Subdivision and Development Appeal Board.

To whom it may concern,

I am writing this letter to refuse the development permit 2023-DP-00531 to development a childcare facility at lot-block 297 plan 0220695 120 McTavish Cres in Fort McMurray, AB.

I am a resident of [redacted] s in Morgan Heights who would like to appeal the permit for the development of the childcare facility (address provided above). My husband and my 2 children live directed behind this development and I would like to express my concerns.

FOIP section 17(1) P section 17(1)

This neighborhood is an extremely family friendly area, this development is very unacceptable for my children's safety during development stages and after development with high volume of traffic and machinery. Our children now have the freedom for riding their bikes/scooters and playing at the playground independently right next where this will be built.

The facility will bring unnecessary high volumes of traffic and parking into this neighborhood which we pay condo fees to maintain road conditions, this will cause our condo fees to rise and more maintenance needed. The only people that enter this area are residents in this area, there is no need for additional traffic to enter in this neighborhood.

This development area is currently used for neighborhood activities with adults and children such as softball, football, and soccer. Our kids will be devastated that this piece land will be taken away from them and made into an unsafe environment.

This is a residential neighborhood not a commercial neighborhood, I do not understand how this was ever approved, we pay condo fees for residential not commercial. This small residential area is no place for a commercial facility.

I am strongly against this area being turned into a childcare facility or any commercial development that would affect our small safe neighborhood and my children's safety. There are many other commercial locations in Fort McMurray for this type of development.

Please contact me if you have any questions or concerns my information is listed on the appeal form.

Thanks and I hope the right decision is made for our children's wellbeing and our neighborhoods safety.

Morgan and Lacey Pardy

120 McTavish Crescent Photo Map

Legend: Photo # - 1, 2, 3, ...
View Direction - ⟶

05/20/2022

THIS SIDE

Received by the Subdivision and Development Appeal Board August 21, 2023

From: F[redacted]
To: Subdivision and Development Appeal Board
Subject: Re: SDAB 2023-003
Date: Monday, August 21, 2023 11:20:56 AM
Attachments: FOIP section 17(1)[redacted]

External Message - Please be cautious when opening links or attachments in email

Hello Heather,
Find attached the following in support of the appeal above

1. **Letter of support from Fort McMurray -Wood-buffalo MLA Tany Yao**
2. **Letter of support from Fort McMurray Chamber of Commerce**
3. **Survey of childcare needs in Fort McMurray**
4. **letter of support from concerned parents**
5. **Restrictive convent between RMWB and the condo board**
6. **letter and purchase agreement with the condo board**
7. **Drawing that shows the private property green area separated from the RMWB green space**

Bimbola Ogunye
FOIP section 17(1)[redacted]

On Tuesday, August 8, 2023 at 02:26:48 p.m. MDT, Subdivision and Development Appeal Board <sdab@rmwb.ca> wrote:

Good afternoon,

Please find attached a Notification of Appeal Hearing with regards to approved Development Permit Application for a Child Care Facility at 120 McTavish Crescent. Since the Preliminary Hearing was held on July 18th, 2 additional Notice of Appeal forms were filed. I have attached the three filed Notice of Appeal forms to this email for your records.

Also attached is a pamphlet to assist you with preparing for the hearing.

Regards,

Heather Fredeen

Board/Committee Clerk,

Subdivision and Development Appeal Board

Community Standards Appeal Committee

T: 780-743-7001 |rmwb.ca

9909 Franklin Avenue

Fort McMurray | ᓂᐢᑕᐊᔅᔥᐣ | Nisʼtawâyâw | Ełídlı̨ Kué

Alberta T9H 2K4

I humbly acknowledge that the land on which we live, learn, work and play is Treaty 8 Territory, the traditional

lands of the Cree, Dene, and the unceded territory of the Métis.

STATEMENT OF CONFIDENTIALITY: The information contained in this email message and any attachments may be confidential and legally privileged and is for the use of the intended recipient(s) only. If you are not an intended recipient, please: (1) notify me immediately by replying to this message; (2) do not use, disseminate, distribute or reproduce any part of the message or any attachment; and (3) destroy all copies of this message and any attachments. Thank you.

LEGISLATIVE ASSEMBLY
ALBERTA

Subdivision and development Appeal Board
9909 Franklin Avenue
Fort McMurray, AB T9H 2K4

August 16, 2023

Re: Development Permit - Klorious Services Inc.

To whom it may concern,

As the MLA for Fort McMurray Wood Buffalo, I am writing this letter to express my support for the childcare facility being proposed in Timberlea by Klorious Services Inc. (operating as Klorious Kids Childcare Centre(s)). Fort McMurray Wood Buffalo is experiencing a huge demand for childcare facilities and this new facility will go a long way in addressing those demands.

Having had the opportunity to visit other Klorious Kids facilities in Fort McMurray and having spoken to the owner of Klorious Kids, Bim Ogunye, I am confident this facility will be operated in a professional manner. This would include working with its surrounding neighborhood to address the wants and needs of the community in which it operates and serves.

Childcare Facilities such as those operated by Klorious Kids are not just a place for childcare, but a place where lifelong friendships are formed, essential skills are acquired, and memories are cherished. Quite often fostering creativity, social interaction, and a love for learning is inspiring and vital for the development of our future generations.

Affordable child-care has been known to be behind record-high employment rates recorded last year among Canadian women. The demand for childcare in Alberta plays a pivotal role in facilitating women's reentry into the workforce. Accessible and high-quality childcare services are not only essential for the well-being and development of children but also act as a critical enabler for mothers seeking to return to their careers. With reliable childcare options available, women are empowered to pursue professional opportunities without compromising their children's care. By addressing the demand for childcare, Alberta not only supports working mothers in achieving their personal and career goals but also contributes to the overall economic growth and gender equality within the province.

It is for these many reasons that I fully support the proposed Daycare by Klorious Services Inc. (operating as Klorious Kids Childcare Centre(s)) to be in Timberlea. Should you have any questions or concerns please feel free to reach out to my office at your convenience.

Sincerely,

FOIP section 17(1)

Tany Yao
MLA Fort McMurray – Wood Buffalo
Parliamentary Secretary for Small Business and Northern Development

CONSTITUENCY OFFICE: 102-9912 FRANKLIN AVE., FORT MCMURRAY, AB. T9H 2K4
Fortmcmurray.woodbuffalo@assembly.ab.ca 780-790-6014

FORT McMURRAY
CHAMBER of COMMERCE

105-9912 Franklin Avenue
Fort McMurray, AB
T9H 2K4 – 780.743.3100

August 16, 2023

Subject: Letter of Support and Appeal for Fair Evaluation of Childcare Centre Establishment

Dear Appeal Board Name,

I am writing on behalf of the Fort McMurray Chamber of Commerce, and I wish to state our support for the development of a new childcare centre in the Timberlea area at 120 McTavish Crescent, Fort McMurray, AB.

We are keenly aware of the historical context surrounding this location, as illustrated by the registered restrictive covenant and the prior successful appeal against rezoning. These documented efforts underscore the significant commitment to designate this land for the critical purpose of childcare services, reflecting the genuine dedication to the betterment of our community.

While acknowledging that concerns have arisen regarding the development's potential impact on the adjacent green space, we urge the Appeal Board to exercise fairness and due diligence in evaluating the legitimacy of these concerns. It is imperative that the bylaws and regulations governing such matters are upheld, ensuring that any decisions made are in alignment with the established guidelines. We trust that the Appeal Board will approach this evaluation with the utmost impartiality and commitment to adhering to the principles that govern our community's development.

Furthermore, we recognize the remarkable value that this proposed childcare centre brings to our community, particularly in an area that is currently underserved in terms of accessible childcare options. The demand for reliable and high-quality childcare facilities has reached a critical juncture, with waitlists extending to hundreds of families across Fort McMurray. The establishment of this centre would offer a significant relief to these families and contribute directly to the economic well-being of our region by enabling working parents to actively participate in the local workforce.

Moreover, the prospect of having a childcare facility strategically located within a densely populated area holds immeasurable benefits. Children's early development is greatly enhanced through exposure to well-structured educational and social environments, and this facility has the potential to create a profound impact on our young residents' lives. The convenience of having such a resource nearby also contributes to a strengthened sense of community and support among local families.

In light of these considerations, we respectfully request that the Appeal Board takes into account

both the historical commitment to childcare services and the pressing need for accessible facilities. We ask for a thorough review of the concerns raised by the residents, with a keen focus on fairness, transparency, and adherence to established bylaws. By ensuring that the evaluation process is characterized by these qualities, we can collectively arrive at a decision that is both equitable and in the best interests of the entire community.

We kindly ask for your timely attention to this matter and your support in fostering an environment where the voices of all stakeholders are heard and considered. We remain confident that your dedication to upholding community values and standards will lead to an outcome that resonates positively with the aspirations of our residents and the broader goals of our region's development.

Thank you for your time and consideration. We look forward to a resolution that reflects the genuine concerns of our community while embracing the potential for progress.

Sincerely,

FOIP section 17(1)

Dianna de Sousa
Executive Director,
The Fort McMurray Chamber of Commerce

[Enclosures: Development Permit No. 2021-DP-00531, Restrictive Covenant Documentation]

Timestamp	What area of Fort McMur	In your opinion what area	Please indicate your post Postal Code	In general, do you think t	Do you currently have an	what is your current child	what challenges have yo	What additional childcare	when choosing childcare	Does our community nee	Would a licensed Daycar
8/16/2023 22:33:08	Timberlea	Timberlea	T9K 0Z6	No	No	No current arrangement	N/A	Need a childcare centre i	very important	Yes	Yes
8/16/2023 23:50:36	Timberlea	Timberlea	T9K0N4	No	No	No current arrangement	I don't have young kids a	Childcare and Daycare e	very important	Yes	Yes
8/17/2023 7:53:16	Timberlea	Timberlea	T9K0Y2	No	No	No current arrangement	Too expensive	Better prices	very important	Yes	Yes
8/17/2023 9:27:48	Downtown	Downtown	T9h 0c9	Dont know	Yes	Daycare center	I worry if I have another child there would be no so		very important	Yes	No
8/17/2023 9:29:53	Timberlea	Timberlea	T9K0K8	Dont know	Yes	Daycare center	Before my sons enrolment in the daycare, it was ch		somewhat Important	Yes	Dont Know
8/17/2023 9:30:23	Gregoire	Gregoire	T9h2p5	No	Yes	No current arrangement	Not enough spots	More daycare	somewhat Important	Dont Know	No
8/17/2023 9:31:40	Gregoire	Downtown	T9H4G7	No	Yes	Daycare center	Waiting lists	More summer camps	very important	Yes	No
8/17/2023 9:37:24	Downtown	Downtown	T9H3N1	No	No	Daycare center	I faced a challenge findin	More ECD P/K programs	very important	Yes	No
8/17/2023 9:37:37	Timberlea	Timberlea	T9K 2X2	No	Yes	Daycare center	I know that most Daycares have a long waiting list		somewhat Important	Yes	Yes
8/17/2023 9:41:56	Downtown	Downtown	t9h-2b4	No	Yes	Daycare center	long wait lists	engaging before and afte	very important	Yes	No
8/17/2023 9:47:07	Timberlea	Timberlea	T9K 2W8	No	Yes	Daycare center	Availability		not so important	Yes	Yes
8/17/2023 9:48:30	Timberlea	Timberlea	T9H5K4	No	Yes	Daycare center	Finding someone with mo	Services for children with	somewhat Important	Yes	Yes
8/17/2023 9:49:14	Thickwood	Thickwood	T9K1A7	No	Yes	Daycare center	Na		somewhat Important	Yes	Yes
8/17/2023 9:58:34	Timberlea	Timberlea	T9K 2X2	No	Yes	Daycare center	After School and weeken	before and after school c	not so important	Yes	Yes
8/17/2023 10:07:08	Timberlea	Timberlea	T9K0P9	No	Yes	Daycare center	Extended hours and wee	Na	very important	Yes	Yes
8/17/2023 10:11:39	Thickwood	Thickwood	T9h3z4	No	Yes	Daycare center	Long wait lists, daycares	Weekend and evening dr	somewhat Important	Yes	No
8/17/2023 10:14:47	Outside Fort McMurray	Gregoire	T9H5K7	No	Yes	Daycare center	We have been lucky to find day care at reasonable		very important	Yes	No
8/17/2023 10:25:27	Abasand	Not Applicable	T9J1A1	Dont know	Yes	Daycare center	Affordability	Affordable after school ca	very important	Dont Know	No
8/17/2023 10:33:48	Thickwood	Thickwood	T9H 3S5	No	Yes	Daycare center	Hours of operation (spec	Longer hours of operatio	somewhat Important	Yes	Dont Know
8/17/2023 10:38:09	Timberlea	Timberlea	T9K2Y1	No	No	No current arrangement	no enough childcare		very important	Yes	Dont Know
8/17/2023 10:41:50	Abasand	Timberlea	T9j1e5	No	No	No current arrangement	It is difficult to find	Daycare	Not at all important	Yes	Yes
8/17/2023 10:52:33	Thickwood	Thickwood	T9H 3T9	No	Yes	Daycare center	Hours. We both work shif	Shift work hours.	somewhat Important	Dont Know	Yes
8/17/2023 10:56:19	Timberlea	Timberlea	T9K2Y1	No	Yes	Daycare center	Daycares and dayhomes	More availability for in/ou	very important	Yes	Yes
8/17/2023 11:16:05	Thickwood	Thickwood	T9k 1j1	Dont know	No	Family member	NA		very important	Dont Know	Dont Know
8/17/2023 11:39:32	Abasand	Thickwood	T9J1A2	Dont know	No	Daycare center	Child caregivers off or closed on the holidays wher		somewhat Important	Yes	Dont Know
8/17/2023 11:48:06	Outside Fort McMurray	Thickwood	T0J1J0	No	Yes	Daycare center	Wait lists		very important	Yes	No
8/17/2023 13:36:21	Gregoire	Gregoire	T9H4X9	Dont know	Yes	No current arrangement	Childcare for site workers. Most people leave for w		very important	Yes	No
8/17/2023 13:50:44	Eagle Ridge	Eagle Ridge	T9K09	No	Yes	Daycare center	N/a		somewhat Important	Yes	Yes
8/17/2023 15:55:42	Timberlea	Timberlea	T9K 2Z6	No	Yes	Family member	Long waiting lists	Before and after school c	very important	Yes	Yes
8/17/2023 17:10:53	Timberlea	Timberlea	T9K2M5	No	Yes	Dayhome	Extended Hours, outside	Extended hours	very important	Yes	Yes
8/18/2023 8:19:57	Timberlea	Timberlea	T9K 0J2	No	Yes	No current arrangement	Cost for both kids is more	Something to help moms	somewhat Important	Yes	Yes
8/18/2023 12:45:11	Timberlea	Timberlea	T9k2x3	Dont know	Yes	Dayhome	Ratio age and limited spc	Before and after school	very important	Yes	Yes
8/18/2023 12:49:14	Eagle Ridge	Timberlea	T9K0L1	Dont know	No	Daycare center	Not all can accommodate	Availability/ can accomm	not so important	Yes	Yes
8/18/2023 13:14:42	Gregoire	Gregoire	T9h2n8	No	Yes	Daycare center	My area of town doesn't have many options		very important	Yes	No
8/18/2023 13:20:38	Timberlea	Timberlea	T9K 0B6	No	Yes	Daycare center	not enough childcare spaces		very important	Yes	Yes
8/18/2023 14:47:39	Thickwood	Thickwood	T9H 4K1	No	Yes	No current arrangement	I am currently looking for	I would like the daycare t	very important	Dont Know	No
8/18/2023 14:58:38	Timberlea	Timberlea	T9K 0H9	No	Yes	No current arrangement	No daycare close to my h	More daycare centers	very important	Yes	Yes
8/18/2023 21:04:58	Timberlea	Timberlea	T9K0H9	No	Yes	No current arrangement	It difficult to find daycare	Any	very important	Yes	Yes
8/19/2023 8:25:55	Outside Fort McMurray	Outside Fort McMurray	T9H5B4	No	Yes	Daycare center	Hard to find live in nanny	After school drop in dayc	not so important	Yes	No
8/19/2023 12:38:46	Timberlea	Timberlea	T9K0E9	Dont know	Yes	No current arrangement	Last minute Drop offs, we	.	very important	Yes	Yes
8/19/2023 14:50:03	Timberlea	Timberlea	T9k2x8	No	Yes	Daycare center	Getting affordable care a	More swimming lessons,	very important	Yes	Yes
8/19/2023 15:34:19	Timberlea	Timberlea	T9K1X1	No	Yes	Dayhome	The cost is too expensive	and we have another ba	somewhat Important	Yes	Yes
8/19/2023 18:16:52	Timberlea	Timberlea	T9k0a6	No	Yes	Daycare center	School transportation		very important	Yes	Yes

e in Timberlea with access to government subsidies and grants for affordable childcare be a benefit to you or your family .

Fort McMurray Childcare need Survey

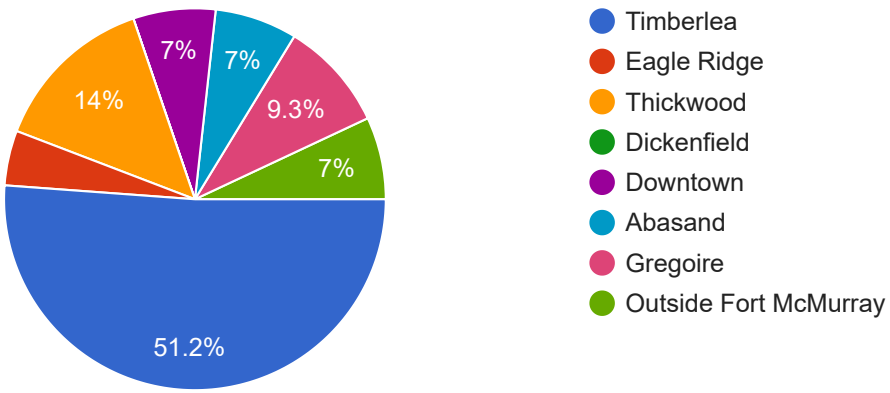
43 responses

Publish analytics

What area of Fort McMurray do you reside ?

Copy

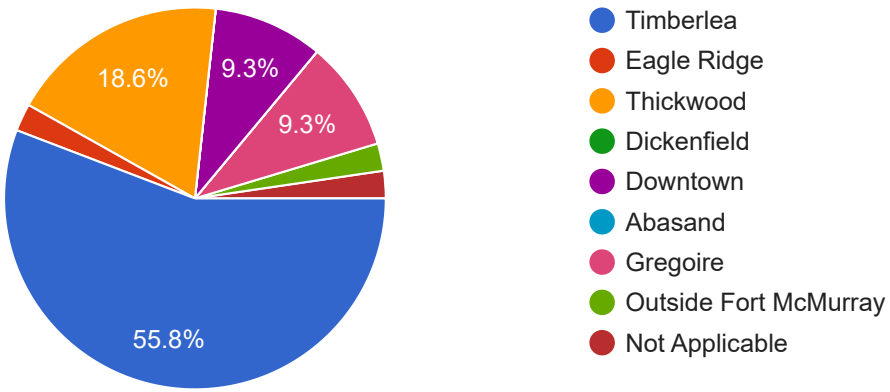
43 responses



In your opinion what area of Fort McMurray do we need more childcare centers?

Copy

43 responses

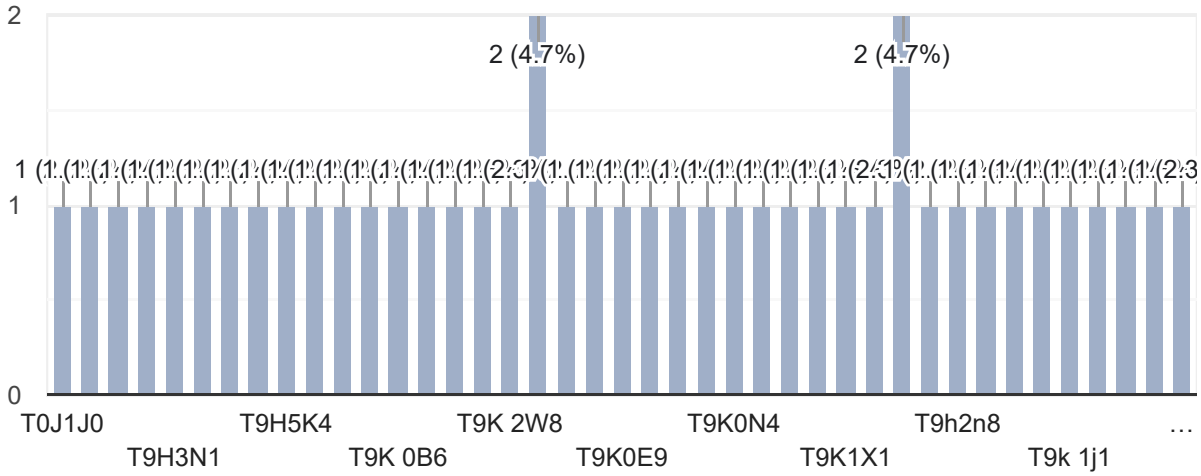


Please indicate your postal code below so that we can group childcare needs by area

Copy

Postal Code

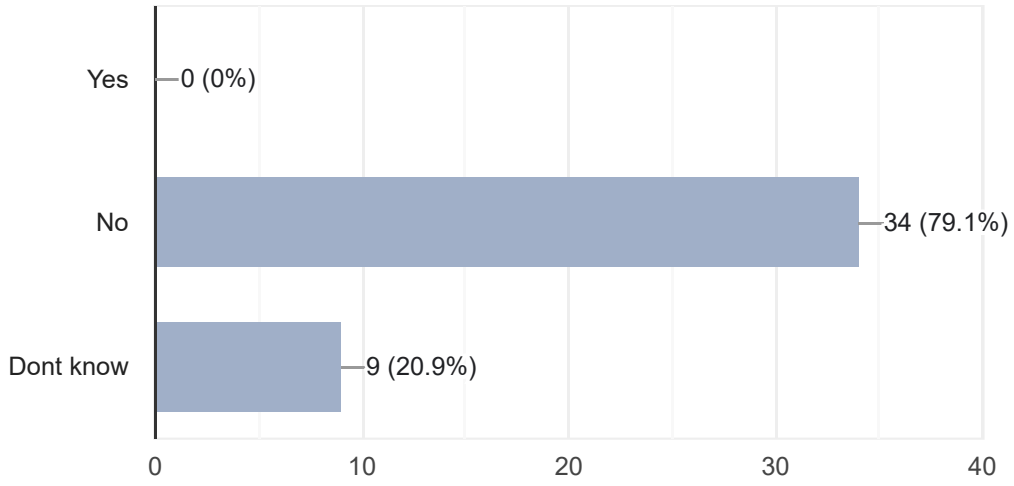
43 responses



In general, do you think that families in your community have access to an adequate supply of childcare services?

Copy

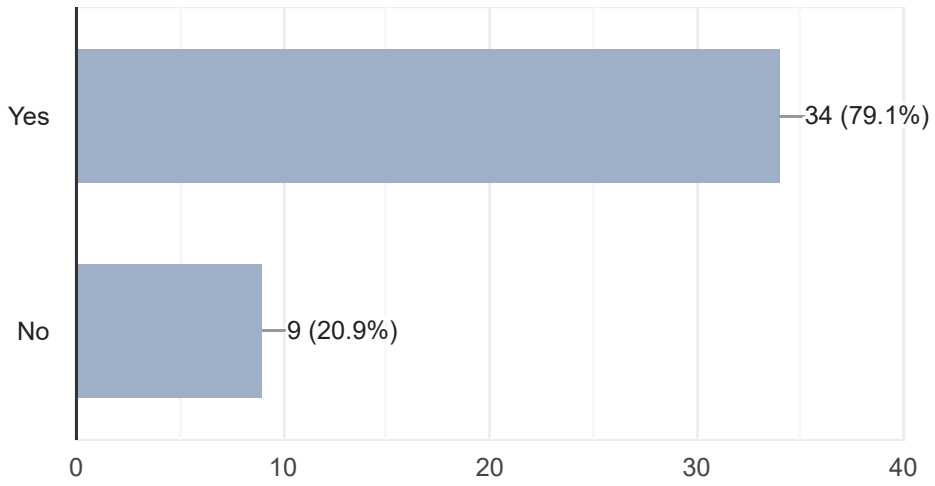
43 responses



Do you currently have any children 12 and under living at home?

Copy

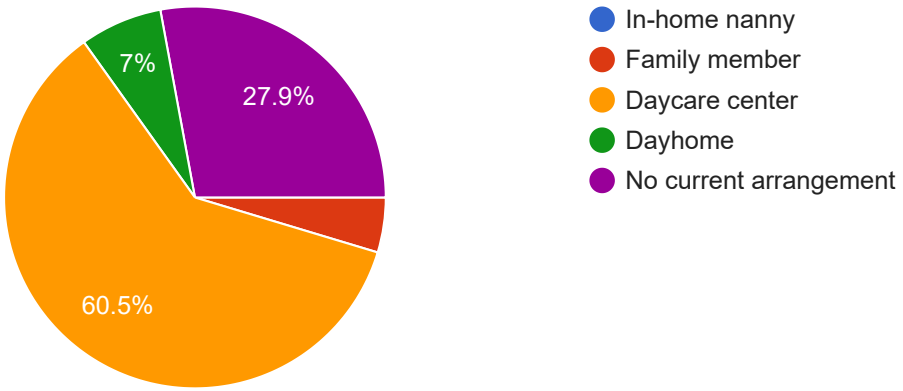
43 responses



what is your current childcare arrangement

Copy

43 responses



what challenges have you faced or currently facing in finding childcare

43 responses

N/A

I don't have young kids anymore but I know that there's nor enough services in my area

Too expensive

I worry if I have another child there would be no soace

Before my sons enrolment in the daycare, it was challenging finding a daycare with open spots for our schedules and affordable

Not enough spots

Waiting lists

I faced a challenge finding a daycare spot for my kids for over 6 months. All daycares in downtown location were saying they don't have available spots.

I know that most Daycares have a long waiting list to get in

long wait lists

Availability

Finding someone with more experience- the pay does not equal the amount they deserve therefore many people move on.

Na

After School and weekend coverage to cover for shift work

Extended hours and weekends

Long wait lists, daycares only accepting certain ages so needing to utilize two centres

We have been lucky to find day care at reasonable price, but I know a lot of friends that struggle finding day care that is open during there work shifts

Affordability

Hours of operation (specifically weekends).

no enough childcare

It is difficult to find

Hours. We both work shift work and end up paying daycare then paying so much extra for evening and nightshift care. It's hard to work

Daycares and dayhomes that offer Pick/drop off services included at a decent and reasonable fee.

NA

Child caregivers off or closed on the holidays when care still needed

Wait lists

Childcare for site workers. Most people leave for work at 6am and aren't home till 830pm.

N/a

Long waiting lists

Extended Hours, outside of 6am to 6pm

Cost for both kids is more than I make

Ratio age and limited spots

Not all can accommodate shift schedule and so as the drop in/ off

My area of town doesn't have many options

not enough childcare spaces

I am currently looking for childcare as I am hoping to transition from part-time employment(school hours) to full-time. I need out of school care and transportation to my son's school. Have not had any luck with this yet. Waitlisted with YMCA AND FMCSD Programs.

No daycare close to my house in Timbalea

It difficult to find daycare varieties due to limited choices

Hard to find live in nanny for a good fair price for long hours

Last minute Drop offs, weekend drop offs

Getting affordable care and getting a spot in a childcare centre

The cost is too expensive and we have another baby on the way which we won't be able to afford childcare for two kids.

School transportation

What additional childcare services or programs would you like to see in the community?

27 responses

Need a childcare centre in Timberlea so that parents can drop-off their children rather than going all the way to downtown

Childcare and Daycare e.g. Klorious Kids

Better prices

More daycare

More summer camps

More ECD P/K programs

engaging before and after school care

Services for children with disabilities

before and after school care

Na

Weekend and evening drop in

Affordable after school care

Longer hours of operation. Weekend availability.

Daycare

Shift work hours.

More availability for in/out of school care programs inside the school premises

Before and after school care

Extended hours

Something to help moms who can't get subsidized care because their partner makes to much - day care based on what the mother makes

Before and after school

Availability/ can accommodate parents needs (shift workers)

I would like the daycare to transport my child instead of having to pay another large fee for transport with a company like Kid Drop. I would be willing to pay the Daycare a bit more.

More daycare centers

Any

After school drop in daycare that's affordable for moms that work shift work

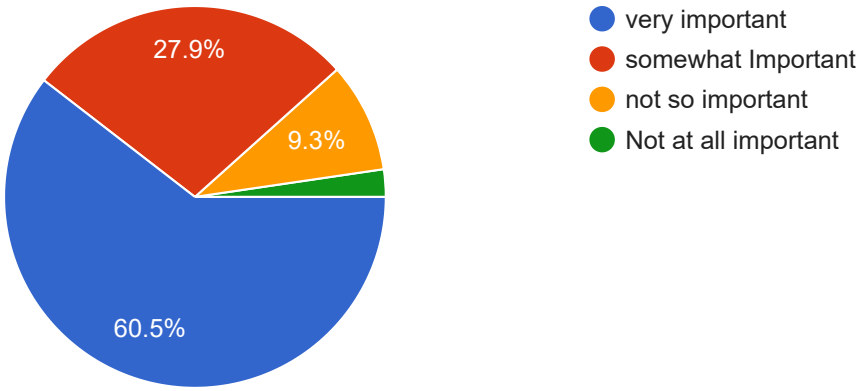
.

More swimming lessons, musical arts, more gymnastics and sports (for toddlers),

when choosing childcare, how important is location to you?

Copy

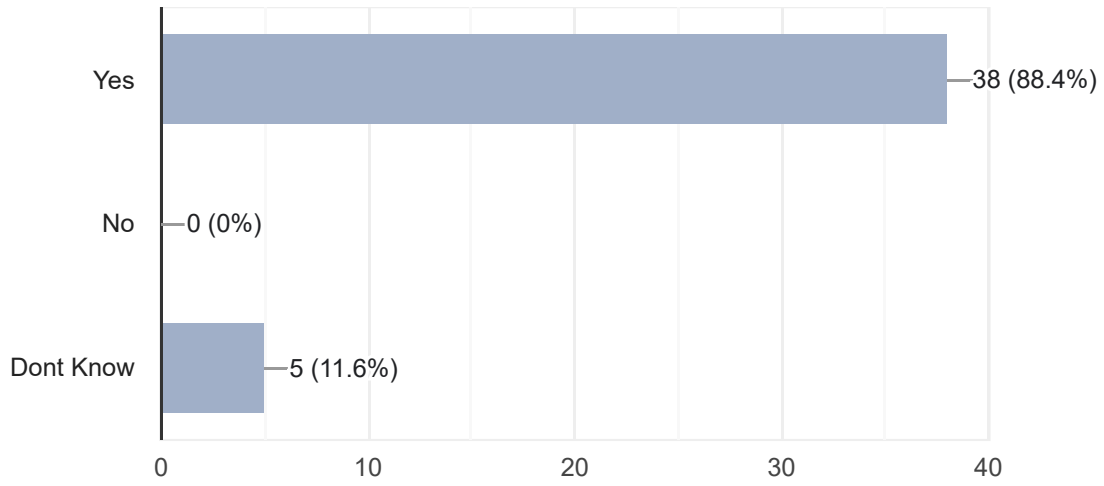
43 responses



Does our community need more small businesses?

Copy

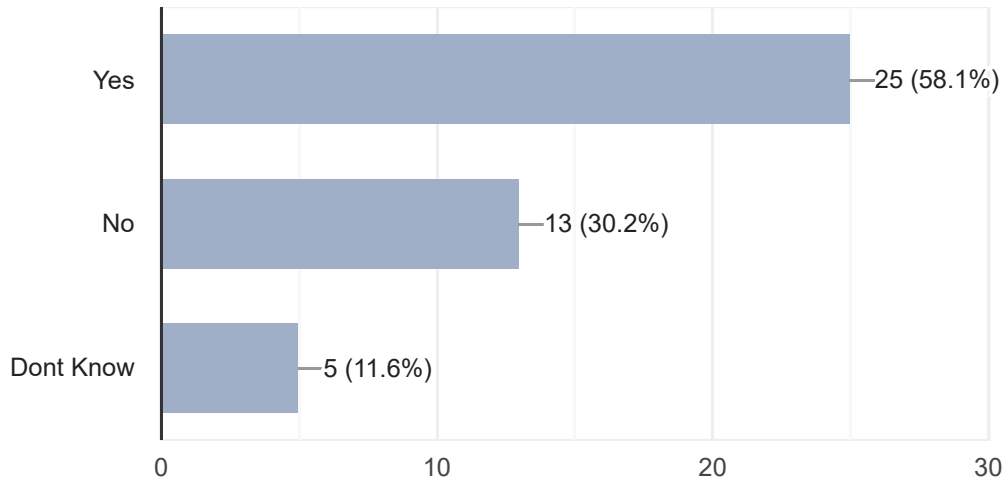
43 responses



Would a licensed Daycare in Timberlea with access to government subsidies and grants for affordable childcare be a benefit to you or your family .

Copy

43 responses



This content is neither created nor endorsed by Google. Report Abuse - Terms of Service - Privacy Policy

Google Forms

Timberlea Area Child Care Facility

From: Megan Cook FOIP section 17(1)

To: sdab@rmwb.ca

Cc: FOIP section 17(1)

Date: Thursday, August 17, 2023 at 03:25 p.m. MDT

Good Afternoon,

I am writing to show my strong support for the development of a new childcare centre in our community Timberlea area. As a parent residing in the Parsons Creek area, with my son currently attending daycare downtown this would be extremely beneficial to not only our family but the other parents in similar circumstances as ours.

A month ago RMWB approved the development (APPROVAL - Development Permit No. 2021-DP-00531) of a childcare facility in the Timberlea area, however, a few residents in the neighbourhood have appealed against the development, and some of the concerns listed by the residents are unfound or maybe for lack of understanding of how childcare centers operate. While I can understand traffic/congestion concerns, it should be pointed out that most daycare centres typically see parents dropping off much earlier and picking up much later than typical school hours. Daycare drop offs are more sporadic with less congestion compared to the Elementary and Jr. High schools also in the area with designated start times. Daycare affords the parents to drop off as their schedule requires, there are no designated drop off/pick up times. At our current facility there is little to no congestion from parents picking up/dropping off.

As a resident of Fort McMurray and a concerned parent who is very passionate about quality and easy access to childcare, it is alarming at the long waitlist in each childcare center in town. I have been fortunate to find a spot for daycare however many friends with small children have not been so lucky.

Most families drive downtown to drop off their children and most of us work on-site, which makes our drive longer. We believe that close access to high-quality childcare services is crucial for the well-being and development of our children, as well as the economic growth of our region. It is evident that the demand for reliable and affordable childcare facilities has been steadily increasing, causing strain on existing resources in Fort McMurray. Daycare facilities are crucial to our town's development and economy. Without them, families are forced to relocate. We are all aware of the high cost of living here compared to the rest of the province. Most family units see both parents working full time, daycare makes this necessity possible.

The lack of accessible and quality childcare options can impact parents' ability to participate in the workforce, hindering our local economy's potential. Additionally, a well-designed childcare centre can contribute to early childhood education and socialization, setting a strong foundation for our children's future success.

I kindly urge you, to consider approving the building of this much-needed childcare centre. Your commitment to this cause would undoubtedly have a positive and lasting impact on countless families in our community.

Thank you for your anticipated support

Megan Cook

FOIP section 17(1)

☎ [redacted] 📱 [redacted] ✉ [redacted]

📍 [redacted]

FOIP section 17(1)

[redacted]

FUNKY BANJOKO

FOIP section 17(1) [redacted]

August 18th, 2023

TO WHOM IT MAY CONCERN,

This letter serves to show my strong support for the development of a new childcare centre in our community Timberlea area of Fort McMurray Alberta.

About a month ago RMWB approved the development (APPROVAL - Development Permit No. 2021-DP-00531) of a childcare facility in the Timberlea area, however, a few residents in the neighbourhood have appealed against the development, and some of the concerns listed by the residents are unfound or maybe for lack of understanding of how childcare centers operate.

As a resident of Fort McMurray and a concerned parent, I am passionate about quality and easy access to childcare. The long waitlist in each childcare center in town is concerning to me as a mother.

You might be aware that currently, most families drive downtown to drop off their children and most of us work on-site, which makes our drive longer. We believe that close access to high-quality childcare services is crucial for the well-being and development of our children, as well as the economic growth of our region.

The demand and need for reliable and affordable childcare facilities has been steadily increasing, causing strain on existing resources in the uptown part of Fort McMurray where most young parents reside.

There is need for us to support accessible and quality childcare options so as to not impact negatively our workforce in the City, which could in effect hinde our local economy. Additionally, a well-designed childcare centre can contribute to early childhood education and socialization, setting a strong foundation for our children's future success.

I sincerely hope that my voice and that of others supporting additional childcare in Timberlea would be heard.

Yours truly,

FOIP section 17(1) [redacted]

Funky Banjoko

RC

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

022454362

ORDER NUMBER: 25094481

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

MORGAN HEIGHTS
FORT MCMURRAY, Alberta

RESTRICTIVE COVENANT

BETWEEN:

MORGAN HEIGHTS INC.
(hereinafter referred to as "Morgan")

AND

REGIONAL MUNICIPALITY OF WOOD BUFFALO
(hereinafter referred to as the "Municipality")

WHEREAS Morgan is the owner of Unit 297 Condominium Plan 0220695, (hereinafter referred to as the "Servient Lands");

AND WHEREAS the Municipality is the owner of Lot 299 MR, Block 1 PARK (hereinafter referred to as the "Dominant Lands";

AND WHEREAS Morgan and the Municipality have entered into a Development Agreement which requires Morgan to restrict the development and use of the Servient Lands for to the development and operation of a Day Care Centre;

AND WHEREAS the parties have agreed that this restriction be registered as a Restrictive Covenant against the Servient Lands;

AND WHEREAS the Dominant Lands among other lands owned by the Municipality shall benefit from the restriction imposed on the Servient Lands;

AND WHEREAS the parties intend that the Restrictive Covenant shall run with the Dominant and Servient Lands;

NOW THEREFOR in consideration of the mutual covenants hereinafter contained the parties covenant and agree as follows:

1. For the purposes of this Agreement the following terms shall have the meaning expressed hereunder:

   a) Day Care Centre – means one or more buildings constructed and operated for the purpose of providing care to children while absent from their parent's home during reasonable hours as established by the operators of the Day Care Centre from time to time as the demand warrants.

RD

2. Morgan as owner of the Servient Lands, subject to such liens, encumbrances and interests as are notified by memorandum on title, in consideration of the premises and the mutual covenants herein contained, on its own behalf and on behalf of its successors in title to the Servient Lands, does accordingly covenant and agree with the Municipality as owner of the Dominant Lands that the restrictions contained herein shall be deemed to be convenants running with the Servient Lands and Dominant Lands and shall be binding upon and enure to the benefit of the Servient Lands and Dominant Lands and their respective owners and may accordingly be enforced by the Municipality and any successors in title to the Dominant Lands against Morgan or any successor in title to the Servient Lands.

3. The said covenants and conditions included herein shall not be personally binding or enure to the benefit of the parties hereto except while they are the registered or beneficial owners of the Dominant Lands and Servient Lands respectively.

4. Morgan hereby covenants that the Servient Lands shall be used for no purpose other than the development and operation of a Day Care Centre.

5. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, successors and assigns. Wherefore the parties have caused this Restrictive Covenant to be executed by their respective authorized officers on the 21 day of [illegible], A.D. 2002.

MORGAN HEIGHTS INC.

Per:

FOIP section 17(1)

[redacted] (cs)

REGIONAL MUNICIPALITY OF WOOD BUFFALO

FOIP section 17(1)

[redacted] (cs)

Chief Legislative Officer

022454362 REGISTERED 2002 11 27
RESC - RESTRICTIVE COVENANT
DOC 4 OF 11 DRR#: 9441315 ADR/CATHYREQ
LINC/S: 0029649266 +

Birchwood Homes Inc

FOIP section 17(1) [redacted]

To: The RMWB Subdivision and Appeal Board

I am writing this letter to show my strong support for the development of the new prosed Childcare Centre located at 5028 McTavish Crescent, Fort McMurray Alberta.

I am the previous owner of the property. I purchased the subject property Unit 0297 Condo Plan 0220695 on August 1, 2006 from the developer Walbern Management Inc. The purchase contract states clearly that the only usage allowed on this property is a Daycare Facility. The developer Walbern Management would have provided a package to the purchasers at the time of purchase it would have been part of their disclosure to all the purchasers of Morgan Heights who are all part of the Morgan Heights Condominium Corporation 022 0695. Building a Daycare Facility has never been an issue. I am providing a copy of the purchase contract which clearly says that this property is zoned for Daycare Use only.

I would suggest that a copy of the Condo Corporation Documents be accessed which will confirm that the property is dedicated and zoned for Daycare and Daycare use only.

The property has been used by the residents of the Condo Corporation as a park since August 2006.

The residents may be under the impression that this land is owned by the RMWB but it is not. It is private land and is part of the Morgan Heights Condominium Corporation 022 0695. The property has been paying Condo Fees since 2006 and is part of the Morgan Heights Condominium Corporation 022 0695.

I applied once to the planning department to allow me to subdivide the property to allow 4 mobile home park lots and was refused because this lot is dedicated for Daycare usage only.

This property is ideally located to have a childcare facility, it is adjacent to a large park and will serve the needs of homeowners in Morgan Heights and the whole community, it will be a wonderful asset to Morgan Heights and the community.

Best regards

Carmelo Daprocida

Birchwood Homes Inc.

FOIP section 17(1) [redacted]

RESIDENTIAL REAL ESTATE PURCHASE CONTRACT

01174
Purchase Contract Number

This form was developed by the Alberta Real Estate Association for the use of its members and may not be altered electronically by any person. Others who use this document do so at their own risk.

RP010

This Contract is between

THE SELLER	and	THE BUYER
Name		Name
Name		Name

1. THE PROPERTY

1.1 The Property is the Land, Buildings, Attached Goods (unless excluded) and included Unattached Goods located at (municipal address): _____

1.2 The legal description of the Property is:

Plan _____ Block _____ Lot/Unit _____

Other _____

If Condominium Property, details as described in Condominium Property Schedule (attached).

1.3 No Unattached Goods (chattels) except for: _____

1.4 All Attached Goods (fixtures) except for: _____

1.5 Unless otherwise agreed in writing, title will be free and clear of all encumbrances, registrations and obligations except the following:

(a) those implied by law;

(b) 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 and which do not affect the saleability of the Property;

(c) homeowners association caveats, encumbrances and similar registrations; and

(d) those items which the Buyer agreed to assume in this Contract.

2. THE TRANSACTION

2.1 The Buyer and the Seller agree to act cooperatively, reasonably, diligently and in good faith.

2.2 Other than the Deposits, the Buyer shall pay the Purchase Price by certified cheque, lawyer's trust cheque, bank draft or other agreed value as follows:

$ _____ Initial Deposit

$ _____ Additional Deposit

$ _____ Assumption of Mortgage (approximate principal balance)

$ _____

$ _____ New Financing

$ _____ Seller Financing (as per attached Financing Schedule)

$ _____ Other Value

$ _____ Balance Owing (subject to adjustments)

$ _____ **Purchase Price**

Unless otherwise agreed in writing, the Purchase Price includes any applicable Goods and Services Tax (GST).

3. DEPOSITS

3.1 All Deposits shall be delivered in trust to _____

Unless otherwise agreed in writing, the Initial Deposit shall accompany the offer. _____

3.2 The Initial Deposit shall be deposited no later than the second Business Day following the day that Final Signing occurred (as per clause 15.1). Additional Deposits shall be deposited no later than the second Business Day following the day the Additional Deposit is received by the brokerage.

3.3 Any Additional Deposits shall be delivered as follows: _____

3.4 Unless otherwise agreed in writing, no interest on the Deposits shall be paid to the Seller or the Buyer. _____

_____ Seller's Initials _____ Buyer's Initials

© January 2005 (06/05) The Alberta Real Estate Association

WHITE - CONVEYANCING COPY • CANARY - BUYER COPY • PINK - SELLER COPY • ORANGE - BUYER COPY

10. ADVICE/DISCLOSURE

10.1 This Contract is intended to create binding legal obligations. The Seller and the Buyer should read this Contract carefully and are encouraged to obtain legal advice before signing.

10.2 The Buyer may wish to obtain an independent property inspection and verify the measurements of the Property.

10.3 Unless there is a dual agency or another written agreement, the Seller's brokerage represents the Seller as Seller's Agent and does not have a fiduciary relationship with the Buyer, and the Buyer's brokerage represents the Buyer as Buyer's Agent and does not have a fiduciary relationship with the Seller.

10.4 The Seller and the Seller's brokerage have signed a Listing Contract. The Seller directs the Seller's lawyer to honour the terms of the Listing Contract and in particular to close the transaction according to the irrevocable assignment of the Purchase Price contained in the Listing Contract.

10.5 The Buyer and Seller agree that the sale and other related information regarding this transaction may be retained and disclosed by the brokerage and/or the real estate boards(s) as required for closing and for reporting, appraisal and statistical purposes.

10.6 This Contract may be signed and sent by fax and this procedure will be as effective as signing and delivering an original copy.

11. DEFINITIONS

11.1 In this Agreement:

(a) **Business Day** means a day when both the Land Titles Office and the Schedule I chartered banks are open for business.

(b) **Buyer's Agent** means the licensed brokerage (including its broker, all associate brokers and agents) who represents the Buyer.

(c) **Commission** means the sum owing from the Seller for services rendered under the Listing Contract plus GST.

(d) **Completion Day** is the day described in clause 4.1.

(e) **Deposits** mean the Initial Deposit plus all Additional Deposits.

(f) **Seller's Agent** means the licensed brokerage (including its broker, all associate brokers and agents) who represents the Seller.

(g) **Unless otherwise agreed in writing** means a written agreement by letter or otherwise between the Seller or the Seller's lawyer and the Buyer or the Buyer's lawyer.

12. REPRESENTATIVES/NOTICE

Note: This section must be completed at the offer stage prior to the Contract being signed.

12.1 The Representatives identified in clause 12.2 represent the Seller and the Buyer.

12.2 For the purposes of giving and receiving any notice referred to in this Contract, and for acceptance of an offer to purchase, communication must be in writing and must be delivered to the address or faxed to the number described below.

A notice sent or received by a Representative is proper notice for the purposes of this Contract.

Seller's Information:

Seller's Address _____

_____ (postal code)

Phone _____ Fax _____

Seller's Representative:

_____

Broker, associate broker or agent registered to the brokerage

Brokerage Name _____

_____

Address _____

_____ (postal code)

Phone _____ Fax _____

Buyer's Information:

Buyer's Address _____

_____ (postal code)

Phone _____ Fax _____

Buyer's Representative:

_____

Broker, associate broker or agent registered to the brokerage

Brokerage Name _____

_____

Address _____

_____ (postal code)

Phone _____ Fax _____

13. OFFER

13.1 The Buyer offers to buy the Property for the Purchase Price according to the terms of this Contract.

13.2 This offer / counter offer shall be open for acceptance in writing until _____.m. on _____, _____.

SIGNED AND DATED at _____, Alberta at _____.m. on the _____ day of _____, _____.

Signature of Buyer	Signature of Witness
Print Name of Buyer	Print Name of Witness
Signature of Buyer	Signature of Witness
Print Name of Buyer	Print Name of Witness

14. ACCEPTANCE

14.1 The Seller **accepts** the Buyer's offer and agrees to sell the Property for the Purchase Price according to the terms of this Contract.

SIGNED AND DATED at _____, Alberta at _____.m. on the _____ day of _____, _____.

Signature of Seller	Signature of Witness
Print Name of Seller	Print Name of Witness
Signature of Seller	Signature of Witness
Print Name of Seller	Print Name of Witness

15. FINAL SIGNING

15.1 Final signing of this Contract occurred at _____ .m. on _____, _____.

Initials of the person(s) who signed last _____

CONVEYANCING

Seller's Lawyer _____

Lawyer's Address _____ (postal code)

Lawyer's Phone _____ Fax _____

Buyer's Lawyer _____

Lawyer's Address _____ (postal code)

Lawyer's Phone _____ Fax _____

3.5 The Deposits shall be held in trust for both the Seller and the Buyer and shall be:

(a) applied against the Commission (as defined in the Residential Real Estate Listing Contract or any other commission agreement signed by the Seller) and paid directly out of trust to the brokerage(s) when the Commission is earned in accordance with the terms of the Listing Contract or any other commission agreement signed by the Seller;

(b) refunded forthwith to the Buyer if this offer is not accepted;

(c) refunded forthwith to the Buyer upon the Buyer's cheque clearing the brokerage's trust account if a condition is not satisfied or waived (as per clause 8.4) or the Seller fails to perform this Contract; and

(d) forfeited to the Seller if this offer is accepted and all conditions are satisfied or waived and the Buyer fails to perform on this Contract.

3.6 The brokerage holding the Deposits is further directed and authorized to pay that portion of the Deposits exceeding the Commission in trust to the Seller's lawyer no later than two (2) Business Days prior to the Completion Day.

3.7 If there is a dispute between the Seller and the Buyer as to entitlement to the Deposits then:

(a) the brokerage holding the Deposit shall review the circumstances, determine entitlement and pay the money to the party who is entitled to the Deposit;

(b) if no reasonable conclusion can be made in regard to (a) above, the brokerage shall notify the parties to the Contract in writing and shall pay the money into a lawyer's trust account;

(c) the parties agree to allow the lawyer or the brokerage to deduct from the Deposit a reasonable fee and costs incurred for dealing with the Deposit;

(d) a brokerage and/or lawyer acting in good faith under this clause shall not be liable to either party for any damages associated with the handling of the Deposit, except arising from the negligence of the brokerage or lawyer.

4. CLOSING

4.1 Unless otherwise agreed in writing, this Contract will be completed, the Purchase Price will be fully paid and vacant possession will be available by:

noon on the _____ day of _____, _____

(the "**Completion Day**"), subject to the rights of the existing tenants, if any.

When the Buyer obtains possession, the Property will be in substantially the same condition as it was in when this Contract was accepted.

4.2 Items which are normally adjusted for, such as real estate taxes, amortized local improvement levies, utilities, rents, security deposits, statutory interest on security deposits, mortgage interest, homeowners association fees and monthly condominium contributions, will be assumed by the Buyer and will be adjusted as of 24:00 hours on the Completion Day.

4.3 The Seller and the Seller's lawyer will deliver normal closing documents to the Buyer or the Buyer's lawyer upon reasonable conditions consistent with the terms of this Contract. The Buyer must have a reasonable period of time before the Completion Day to confirm registration of documents at the Land Titles Office and to obtain the advance of proceeds for any New Financing and Other Value.

4.4 If the Seller fails to deliver the closing documents according to clause 4.3, then payment of the Purchase Price and Interest will be postponed until the Buyer has received the closing documents and has a reasonable period of time to register them.

4.5 If the Buyer has not paid all of the Purchase Price, then the Seller may give the Buyer possession upon reasonable terms.

4.6 If the Seller agrees in writing to accept late payment of the Purchase Price, then the Buyer will pay Interest to the Seller calculated daily from and including the Completion Day to (but excluding) the day the Seller is paid in full. Payment received after noon on any day will be payment as of the next Business Day. Interest means the prime lending rate of the Province of Alberta Treasury Branches at the Completion Day plus 3%.

4.7 The Seller's lawyer may use the Purchase Price to pay out all mortgages, condominium contributions, registrations and other financial obligations that are the Seller's obligation to pay or discharge. Within a reasonable period of time after the Completion Day, the Seller's lawyer will provide the Buyer's lawyer with evidence of all discharges including, where required, a certified copy of the certificate of title and an estoppel certificate evidencing the payment of all condominium contributions that are the Seller's obligation to pay.

4.8 The Seller will pay the costs to prepare the closing documents; to prepare, register and discharge any Seller's caveat based on this Contract; and to provide the documents described in clause 4.11.

4.9 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.

4.10 If the Property is rented and the Buyer is not assuming the tenancy, then the Seller is responsible for all costs related to ending the tenancy and to giving vacant possession to the Buyer.

4.11 At least ten (10) Business Days prior to the Completion Day, the Seller will provide the Buyer, regarding the matters described in clause 6.1, a real property report reflecting the current state of improvement on the Property, according to the Alberta Land Surveyors' Manual of Standard Practice, with evidence of municipal compliance or non-conformance. This obligation will **not** apply to condominium units that do not create a lot nor to any transaction where there are no structures on the land.

4.12 Notwithstanding the closing provisions in this Contract, the parties authorize their lawyers to follow, if appropriate, the Law Society of Alberta Conveyancing Protocol in the closing of this transaction.

5. INSURANCE

5.1 The risk of loss or damage to the Property shall lie with the Seller until the Purchase Price is paid according to the terms of this Contract. If loss or damage to the Property occurs before the Seller is paid the Purchase Price, then any insurance proceeds shall be held in trust for the Buyer and the Seller according to their interests in the Property.

6. WARRANTIES AND REPRESENTATIONS

6.1 The Seller represents and warrants to the Buyer that:

(a) the Seller has the legal right to sell the Property;

(b) the Attached Goods and included Unattached Goods are in normal working order and are free and clear of all encumbrances;

(c) the Seller is not a non-resident of Canada for the purposes of the *Income Tax Act* (Canada);

(d) the current use of the Land and Buildings complies with the existing municipal land use bylaw;

(e) the Buildings and other improvements on the Land are not placed partly or wholly on any easement or utility right-of-way and are entirely on the Land and do not encroach on neighbouring lands, except where an encroachment agreement is in place;

(f) the location of Buildings and other improvements on the Land complies with all relevant municipal bylaws, regulations or relaxations granted by the appropriate municipality prior to the Completion Day, or the Buildings and other improvements on the Land are "non-conforming buildings" as that term is defined in the *Municipal Government Act* (Alberta);

(g) $_____ is the current monthly condominium contribution payable (fee for administrative and other expenses); and

(h) except as otherwise disclosed, the Seller is not aware of any defects that are not visible and that may render the Property dangerous or potentially dangerous to occupants or unfit for habitation.

6.2 All of the warranties contained in this Contract and any attached Schedules are made as of and will be true at the Completion Day, unless otherwise agreed in writing.

6.3 The representations and warranties in this Contract may be enforced after the Completion Day, provided that any legal action is commenced within the time limits prescribed by the *Limitations Act* (Alberta).

6.4 The Seller and the Buyer each acknowledge that, except as otherwise described in this Contract, there are **no other warranties, representations or collateral agreements** made by or with the other party, the Seller's brokerage and the Buyer's brokerage about the Property, any neighbouring lands, and this transaction, including any warranty, representation or collateral agreement relating to the size/measurements of the Land and Buildings or the existence or non-existence of any environmental condition or problem.

7. ADDITIONAL TERMS

7.1 All time periods, deadlines and dates in this Contract shall be strictly followed and enforced. All times will be Alberta time unless otherwise stated.

7.2 This Contract is for the benefit of and shall be binding upon the heirs, executors, administrators and assigns of the individual parties and the successors and assigns of corporate parties.

7.3 All changes of number and gender shall be made where required.

7.4 This Contract will be governed by the laws of the Province of Alberta. The parties submit to the jurisdiction of the Courts in the Province of Alberta in any dispute that may arise out of this transaction.

7.5 The Schedules form part of this Contract:

☐ Financing Schedule ☐ Property Schedule
☐ Addendum ☐ Condominium Property Schedule

7.6 Additional terms of sale (if any): _____

8. CONDITIONS

8.1 The Buyer's Conditions are:

(a) **Financing Condition**

The Buyer will apply and be approved for New Financing as follows:

- as per clause 2.2 (plus applicable mortgage insurance fee, if any)
- interest rate not to exceed _____ percent a year calculated semi-annually not in advance
- a term of not less than _____ years

Monthly payment of principal and interest not to exceed $ _____ (including mortgage insurance fee, if applicable) for an amortization of 25 years.

The Buyer will pay for all costs associated with the New Financing.

Before **9 p.m.** on _____ (the "Condition Day").

(b) **Property Inspection Condition**

As per attached Property Inspection Schedule, this Contract is subject to the Buyer's approval of a property inspection. ☐ Yes ☐ No

Before **9 p.m.** on _____ (the "Condition Day").

(c) **Condominium Documents Condition**

This Contract is subject to the Buyer's Condition regarding Condominium Documents, as per attached Condominium Property Schedule. ☐ Yes ☐ No

Before **9 p.m.** on _____ (the "Condition Day").

(d) **Sale of Buyer's Home Condition**

This Contract is subject to the sale of the Buyer's home, as per attached Sale of Buyer's Home Schedule. ☐ Yes ☐ No

Before **9 p.m.** on _____ (the "Condition Day").

(e) **Additional Buyer's Conditions**: _____

Before **9 p.m.** on _____ (the "Condition Day").

8.2 The **Seller's Conditions** are: _____

Before **9 p.m.** on _____ (the "Condition Day").

8.3 Unless otherwise agreed in writing, the Buyer's Conditions are for the sole benefit of the Buyer and the Seller's Conditions are for the sole benefit of the Seller.

8.4 The Buyer and the Seller may unilaterally waive or satisfy their Conditions by giving a Notice to the other party (the "Notice") on or before the stated Condition Day.

8.5 Provided that the Buyer or the Seller, as the case may be, uses reasonable efforts to satisfy the Condition(s), if the Notice has not been given on or before the stated Condition Day, then this Contract is ended.

9. REMEDIES/DISPUTES

9.1 If the Seller or the Buyer fails or refuses to complete this Contract according to its terms, then the other party may pursue all available remedies. The Seller's remedies include keeping the Deposits and claiming additional damages. Both the Seller and the Buyer can claim reasonable costs including legal fees and disbursements on a solicitor/client full indemnity basis.

9.2 If the Seller must restore title to the Property, enforce a lien against the Property or regain possession of the Property due to the Buyer's default, then the Buyer will pay the Seller's reasonable costs including legal fees and disbursements on a solicitor/client full indemnity basis.

Project site (May 2017)
120 McTavish Crescent Fort McMurray

05/30/2017

Received by the Subdivision and Development Appeal Board August 17, 2023

Heather Fredeen

From: Megan Cook FOIP section 17(1)
Sent: Thursday, August 17, 2023 3:26 PM
To: Subdivision and Development Appeal Board
Cc: kloriouskidskare@gmail.com
Subject: Timberlea Area Child Care Facility

External Message - Please be cautious when opening links or attachments in email

Good Afternoon,

I am writing to show my strong support for the development of a new childcare centre in our community Timberlea area. As a parent residing in the Parsons Creek area, with my son currently attending daycare downtown this would be extremely beneficial to not only our family but the other parents in similar circumstances as ours.

A month ago RMWB approved the development (APPROVAL - Development Permit No. 2021-DP-00531) of a childcare facility in the Timberlea area, however, a few residents in the neighbourhood have appealed against the development, and some of the concerns listed by the residents are unfound or maybe for lack of understanding of how childcare centers operate. While I can understand traffic/congestion concerns, it should be pointed out that most daycare centres typically see parents dropping off much earlier and picking up much later than typical school hours. Daycare drop offs are more sporadic with less congestion compared to the Elementary and Jr. High schools also in the area with designated start times. Daycare affords the parents to drop off as their schedule requires, there are no designated drop off/pick up times. At our current facility there is little to no congestion from parents picking up/dropping off.

As a resident of Fort McMurray and a concerned parent who is very passionate about quality and easy access to childcare, it is alarming at the long waitlist in each childcare center in town. I have been fortunate to find a spot for daycare however many friends with small children have not been so lucky.

Most families drive downtown to drop off their children and most of us work on-site, which makes our drive longer. We believe that close access to high-quality childcare services is crucial for the well-being and development of our children, as well as the economic growth of our region. It is evident that the demand for reliable and affordable childcare facilities has been steadily increasing, causing strain on existing resources in Fort McMurray. Daycare facilities are crucial to our town's development and economy. Without them, families are forced to relocate. We are all aware of the high cost of living here compared to the rest of the province. Most family units see both parents working full time, daycare makes this necessity possible.

The lack of accessible and quality childcare options can impact parents' ability to participate in the workforce, hindering our local economy's potential. Additionally, a well-designed childcare centre can contribute to early childhood education and socialization, setting a strong foundation for our children's future success.

I kindly urge you, to consider approving the building of this much-needed childcare centre. Your commitment to this cause would undoubtedly have a positive and lasting impact on countless families in our community.

Thank you for your anticipated support

Megan Cook

FOIP section 17(1)

FOIP section 17(1)

[redacted]

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

Received by the Subdivision and Development Appeal Board August 17, 2023

Heather Fredeen

From: morena kercuku [redacted] FOIP section 17(1)
Sent: Thursday, August 17, 2023 3:16 PM
To: Subdivision and Development Appeal Board
Cc: Klorious Kids Director
Subject: Supporting the childcare centre in Timberlea

External Message - Please be cautious when opening links or attachments in email

Good afternoon,

I am writing to show my strong support for the development of a new childcare centre in our community Timberlea area.

A month ago RMWB approved the development (APPROVAL - Development Permit No. 2021-DP-00531) of a childcare facility in the Timberlea area, however, a few residents in the neighbourhood have appealed against the development, and some of the concerns listed by the residents are unfound or maybe for lack of understanding of how childcare centers operate.

As a resident of Fort McMurray and a concerned parent who is very passionate about quality and easy access to childcare, it is alarming to see the long waitlist in each childcare center in town.

My family drives downtown to drop off children before going to work on-site, which makes our drive longer. We believe that close access to high-quality childcare services is crucial for the well-being and development of our children, as well as the economic growth of our region. It is evident that the demand for reliable and affordable childcare facilities has been steadily increasing, causing strain on existing resources in Fort McMurray.

The lack of accessible and quality childcare options can impact parents' ability to participate in the workforce, hindering our local economy's potential. Additionally, a well-designed childcare centre can contribute to early childhood education and socialization, setting a strong foundation for our children's future success.

Thank you for your support.

Sincerely,
Morena Kercuku.

Received by the Subdivision and Development Appeal Board August 21, 2023

Birchwood Homes Inc
FOIP section 17(1)
[redacted]

To: The RMWB Subdivision and Appeal Board

I am writing this letter to show my strong support for the development of the new prosed Childcare Centre located at 5028 McTavish Crescent, Fort McMurray Alberta.

I am the previous owner of the property. I purchased the subject property Unit 0297 Condo Plan 0220695 on August 1, 2006 from the developer Walbern Management Inc. The purchase contract states clearly that the only usage allowed on this property is a Daycare Facility. The developer Walbern Management would have provided a package to the purchasers at the time of purchase it would have been part of their disclosure to all the purchasers of Morgan Heights who are all part of the Morgan Heights Condominium Corporation 022 0695. Building a Daycare Facility has never been an issue. I am providing a copy of the purchase contract which clearly says that this property is zoned for Daycare Use only.

I would suggest that a copy of the Condo Corporation Documents be accessed which will confirm that the property is dedicated and zoned for Daycare and Daycare use only.

The property has been used by the residents of the Condo Corporation as a park since August 2006.

The residents may be under the impression that this land is owned by the RMWB but it is not. It is private land and is part of the Morgan Heights Condominium Corporation 022 0695. The property has been paying Condo Fees since 2006 and is part of the Morgan Heights Condominium Corporation 022 0695.

I applied once to the planning department to allow me to subdivide the property to allow 4 mobile home park lots and was refused because this lot is dedicated for Daycare usage only.

This property is ideally located to have a childcare facility, it is adjacent to a large park and will serve the needs of homeowners in Morgan Heights and the whole community, it will be a wonderful asset to Morgan Heights and the community.

Best regards

Carmelo Daprocida

Birchwood Home I

FOIP section 17(1)
[redacted]

AREA
ALBERTA REAL ESTATE ASSOCIATION

RESIDENTIAL REAL ESTATE PURCHASE CONTRACT

01174
Purchase Contract Number

This form was developed by the Alberta Real Estate Association for the use of its members and may not be altered electronically by any person. Others who use this document do so at their own risk.

RP010

This Contract is between

THE SELLER	and	THE BUYER
Name Walbern Management Inc.		Name × Proem Ventures Ltd.
Name		Name

1. THE PROPERTY

1.1 The Property is the Land, Buildings, Attached Goods (unless excluded) and included Unattached Goods located at (municipal address): McTavish Crescent

1.2 The legal description of the Property is:

Plan _____ Block _____ Lot/Unit _____

Other Unit #02 97 Plan 0220695

If Condominium Property, details as described in Condominium Property Schedule (attached).

1.3 No Unattached Goods (chattels) except for: Raw Land Only

1.4 All Attached Goods (fixtures) except for: _____

1.5 Unless otherwise agreed in writing, title will be free and clear of all encumbrances, registrations and obligations except the following:

(a) those implied by law;

(b) 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 and which do not affect the saleability of the Property;

(c) homeowners association caveats, encumbrances and similar registrations; and

(d) those items which the Buyer agreed to assume in this Contract.

2. THE TRANSACTION

2.1 The Buyer and the Seller agree to act cooperatively, reasonably, diligently and in good faith.

2.2 Other than the Deposits, the Buyer shall pay the Purchase Price by certified cheque, lawyer's trust cheque, bank draft or other agreed value as follows:

$ 5,000	Initial Deposit
$	Additional Deposit
$	Assumption of Mortgage (approximate principal balance)
$	
$	New Financing
$	Seller Financing (as per attached Financing Schedule)
$	Other Value
$ 95,000	Balance Owing (subject to adjustments)
$ 100,000	**Purchase Price**

Unless otherwise agreed in writing, the Purchase Price includes any applicable Goods and Services Tax (GST).

3. DEPOSITS

3.1 All Deposits shall be delivered in trust to _____

Unless otherwise agreed in writing, the Initial Deposit shall accompany the offer. _____

3.2 The Initial Deposit shall be deposited no later than the second Business Day following the day that Final Signing occurred (as per clause 15.1). Additional Deposits shall be deposited no later than the second Business Day following the day the Additional Deposit is received by the brokerage.

3.3 Any Additional Deposits shall be delivered as follows: _____

3.4 Unless otherwise agreed in writing, no interest on the Deposits shall be paid to the Seller or the Buyer. _____

× _____ Seller's Initials × _____ Buyer's Initials

© January 2005 (06/05) The Alberta Real Estate Association

WHITE - CONVEYANCING COPY • CANARY - BUYER COPY • PINK - SELLER COPY • ORANGE - BUYER COPY

10. ADVICE/DISCLOSURE

10.1 This Contract is intended to create binding legal obligations. The Seller and the Buyer should read this Contract carefully and are encouraged to obtain legal advice before signing.

10.2 The Buyer may wish to obtain an independent property inspection and verify the measurements of the Property.

10.3 Unless there is a dual agency or another written agreement, the Seller's brokerage represents the Seller as Seller's Agent and does not have a fiduciary relationship with the Buyer, and the Buyer's brokerage represents the Buyer as Buyer's Agent and does not have a fiduciary relationship with the Seller.

10.4 The Seller and the Seller's brokerage have signed a Listing Contract. The Seller directs the Seller's lawyer to honour the terms of the Listing Contract and in particular to close the transaction according to the irrevocable assignment of the Purchase Price contained in the Listing Contract.

10.5 The Buyer and Seller agree that the sale and other related information regarding this transaction may be retained and disclosed by the brokerage and/or the real estate boards(s) as required for closing and for reporting, appraisal and statistical purposes.

10.6 This Contract may be signed and sent by fax and this procedure will be as effective as signing and delivering an original copy.

11. DEFINITIONS

11.1 In this Agreement:

(a) **Business Day** means a day when both the Land Titles Office and the Schedule I chartered banks are open for business.

(b) **Buyer's Agent** means the licensed brokerage (including its broker, all associate brokers and agents) who represents the Buyer.

(c) **Commission** means the sum owing from the Seller for services rendered under the Listing Contract plus GST.

(d) **Completion Day** is the day described in clause 4.1.

(e) **Deposits** mean the Initial Deposit plus all Additional Deposits.

(f) **Seller's Agent** means the licensed brokerage (including its broker, all associate brokers and agents) who represents the Seller.

(g) **Unless otherwise agreed in writing** means a written agreement by letter or otherwise between the Seller or the Seller's lawyer and the Buyer or the Buyer's lawyer.

12. REPRESENTATIVES/NOTICE

Note: This section must be completed at the offer stage prior to the Contract being signed.

12.1 The Representatives identified in clause 12.2 represent the Seller and the Buyer.

12.2 For the purposes of giving and receiving any notice referred to in this Contract, and for acceptance of an offer to purchase, communication must be in writing and must be delivered to the address or faxed to the number described below.

A notice sent or received by a Representative is proper notice for the purposes of this Contract.

Seller's Information:

Seller's Address _____

_____ (postal code)

Phone _____ Fax _____

Seller's Representative:

_____

Broker, associate broker or agent registered to the brokerage

Brokerage Name _____

_____

Address _____

_____ (postal code)

Phone _____ Fax _____

Buyer's Information:

Buyer's Address _____

_____ (postal code)

Phone _____ Fax _____

Buyer's Representative:

_____

Broker, associate broker or agent registered to the brokerage

Brokerage Name _____

_____

Address _____

_____ (postal code)

Phone _____ Fax _____

13. OFFER

13.1 The Buyer offers to buy the Property for the Purchase Price according to the terms of this Contract.

13.2 This offer / counter offer shall be open for acceptance in writing until _____.m. on _____, _____.

SIGNED AND DATED at _____, Alberta at _____.m. on the _____ day of _____, _____.

FOIP section 17(1) [redacted]

Signature of Buyer	Signature of Witness
Print Name of Buyer	Print Name of Witness
Signature of Buyer	Signature of Witness
Print Name of Buyer	Print Name of Witness

14. ACCEPTANCE

14.1 The Seller **accepts** the Buyer's offer and agrees to sell the Property for the Purchase Price according to the terms of this Contract.

SIGNED AND DATED at _____, Alberta at _____.m. on the _____ day of _____, _____.

Signature of Seller	Signature of Witness
Print Name of Seller	Print Name of Witness
Signature of Seller	Signature of Witness
Print Name of Seller	Print Name of Witness

15. FINAL SIGNING

15.1 Final signing of this Contract occurred at _____ .m. on _____, _____.

Initials of the person(s) who signed last _____

CONVEYANCING

Seller's Lawyer _____

Lawyer's Address _____ (postal code)

Lawyer's Phone _____ Fax _____

Buyer's Lawyer _____

Lawyer's Address _____ (postal code)

Lawyer's Phone _____ Fax _____

WHITE - CONVEYANCING COPY • CANARY - BUYER COPY • PINK - SELLER COPY • ORANGE - BUYER COPY

3.5 The Deposits shall be held in trust for both the Seller and the Buyer and shall be:

(a) applied against the Commission (as defined in the Residential Real Estate Listing Contract or any other commission agreement signed by the Seller) and paid directly out of trust to the brokerage(s) when the Commission is earned in accordance with the terms of the Listing Contract or any other commission agreement signed by the Seller;

(b) refunded forthwith to the Buyer if this offer is not accepted;

(c) refunded forthwith to the Buyer upon the Buyer's cheque clearing the brokerage's trust account if a condition is not satisfied or waived (as per clause 8.4) or the Seller fails to perform this Contract; and

(d) forfeited to the Seller if this offer is accepted and all conditions are satisfied or waived and the Buyer fails to perform on this Contract.

3.6 The brokerage holding the Deposits is further directed and authorized to pay that portion of the Deposits exceeding the Commission in trust to the Seller's lawyer no later than two (2) Business Days prior to the Completion Day.

3.7 If there is a dispute between the Seller and the Buyer as to entitlement to the Deposits then:

(a) the brokerage holding the Deposit shall review the circumstances, determine entitlement and pay the money to the party who is entitled to the Deposit;

(b) if no reasonable conclusion can be made in regard to (a) above, the brokerage shall notify the parties to the Contract in writing and shall pay the money into a lawyer's trust account;

(c) the parties agree to allow the lawyer or the brokerage to deduct from the Deposit a reasonable fee and costs incurred for dealing with the Deposit;

(d) a brokerage and/or lawyer acting in good faith under this clause shall not be liable to either party for any damages associated with the handling of the Deposit, except arising from the negligence of the brokerage or lawyer.

4. CLOSING

4.1 Unless otherwise agreed in writing, this Contract will be completed, the Purchase Price will be fully paid and vacant possession will be available by:

noon on the 17 day of August, 2008

(the "**Completion Day**"), subject to the rights of the existing tenants, if any.

When the Buyer obtains possession, the Property will be in substantially the same condition as it was in when this Contract was accepted.

4.2 Items which are normally adjusted for, such as real estate taxes, amortized local improvement levies, utilities, rents, security deposits, statutory interest on security deposits, mortgage interest, homeowners association fees and monthly condominium contributions, will be assumed by the Buyer and will be adjusted as of 24:00 hours on the Completion Day.

4.3 The Seller and the Seller's lawyer will deliver normal closing documents to the Buyer or the Buyer's lawyer upon reasonable conditions consistent with the terms of this Contract. The Buyer must have a reasonable period of time before the Completion Day to confirm registration of documents at the Land Titles Office and to obtain the advance of proceeds for any New Financing and Other Value.

4.4 If the Seller fails to deliver the closing documents according to clause 4.3, then payment of the Purchase Price and Interest will be postponed until the Buyer has received the closing documents and has a reasonable period of time to register them.

4.5 If the Buyer has not paid all of the Purchase Price, then the Seller may give the Buyer possession upon reasonable terms.

4.6 If the Seller agrees in writing to accept late payment of the Purchase Price, then the Buyer will pay Interest to the Seller calculated daily from and including the Completion Day to (but excluding) the day the Seller is paid in full. Payment received after noon on any day will be payment as of the next Business Day. Interest means the prime lending rate of the Province of Alberta Treasury Branches at the Completion Day plus 3%.

4.7 The Seller's lawyer may use the Purchase Price to pay out all mortgages, condominium contributions, registrations and other financial obligations that are the Seller's obligation to pay or discharge. Within a reasonable period of time after the Completion Day, the Seller's lawyer will provide the Buyer's lawyer with evidence of all discharges including, where required, a certified copy of the certificate of title and an estoppel certificate evidencing the payment of all condominium contributions that are the Seller's obligation to pay.

4.8 The Seller will pay the costs to prepare the closing documents; to prepare, register and discharge any Seller's caveat based on this Contract; and to provide the documents described in clause 4.11.

4.9 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.

4.10 If the Property is rented and the Buyer is not assuming the tenancy, then the Seller is responsible for all costs related to ending the tenancy and to giving vacant possession to the Buyer.

4.11 At least ten (10) Business Days prior to the Completion Day, the Seller will provide the Buyer, regarding the matters described in clause 6.1, a real property report reflecting the current state of improvement on the Property, according to the Alberta Land Surveyors' Manual of Standard Practice, with evidence of municipal compliance or non-conformance. This obligation will **not** apply to condominium units that do not create a lot nor to any transaction where there are no structures on the land.

4.12 Notwithstanding the closing provisions in this Contract, the parties authorize their lawyers to follow, if appropriate, the Law Society of Alberta Conveyancing Protocol in the closing of this transaction.

5. INSURANCE

5.1 The risk of loss or damage to the Property shall lie with the Seller until the Purchase Price is paid according to the terms of this Contract. If loss or damage to the Property occurs before the Seller is paid the Purchase Price, then any insurance proceeds shall be held in trust for the Buyer and the Seller according to their interests in the Property.

6. WARRANTIES AND REPRESENTATIONS

6.1 The Seller represents and warrants to the Buyer that:

(a) the Seller has the legal right to sell the Property;

(b) the Attached Goods and included Unattached Goods are in normal working order and are free and clear of all encumbrances;

(c) the Seller is not a non-resident of Canada for the purposes of the *Income Tax Act* (Canada);

(d) the current use of the Land and Buildings complies with the existing municipal land use bylaw;

(e) the Buildings and other improvements on the Land are not placed partly or wholly on any easement or utility right-of-way and are entirely on the Land and do not encroach on neighbouring lands, except where an encroachment agreement is in place;

(f) the location of Buildings and other improvements on the Land complies with all relevant municipal bylaws, regulations or relaxations granted by the appropriate municipality prior to the Completion Day, or the Buildings and other improvements on the Land are "non-conforming buildings" as that term is defined in the *Municipal Government Act* (Alberta);

(g) $_____ is the current monthly condominium contribution payable (fee for administrative and other expenses); and

_____ Seller's Initials _____ Buyer's Initials

WHITE - CONVEYANCING COPY • CANARY - BUYER COPY • PINK - SELLER COPY • ORANGE - BUYER COPY

(h) except as otherwise disclosed, the Seller is not aware of any defects that are not visible and that may render the Property dangerous or potentially dangerous to occupants or unfit for habitation.

6.2 All of the warranties contained in this Contract and any attached Schedules are made as of and will be true at the Completion Day, unless otherwise agreed in writing.

6.3 The representations and warranties in this Contract may be enforced after the Completion Day, provided that any legal action is commenced within the time limits prescribed by the *Limitations Act* (Alberta).

6.4 The Seller and the Buyer each acknowledge that, except as otherwise described in this Contract, there are **no other warranties, representations or collateral agreements** made by or with the other party, the Seller's brokerage and the Buyer's brokerage about the Property, any neighbouring lands, and this transaction, including any warranty, representation or collateral agreement relating to the size/measurements of the Land and Buildings or the existence or non-existence of any environmental condition or problem.

7. ADDITIONAL TERMS

7.1 All time periods, deadlines and dates in this Contract shall be strictly followed and enforced. All times will be Alberta time unless otherwise stated.

7.2 This Contract is for the benefit of and shall be binding upon the heirs, executors, administrators and assigns of the individual parties and the successors and assigns of corporate parties.

7.3 All changes of number and gender shall be made where required.

7.4 This Contract will be governed by the laws of the Province of Alberta. The parties submit to the jurisdiction of the Courts in the Province of Alberta in any dispute that may arise out of this transaction.

7.5 The Schedules form part of this Contract:

❑ Financing Schedule ❑ Property Schedule

❑ Addendum ❑ Condominium Property Schedule

7.6 Additional terms of sale (if any): _____

8. CONDITIONS

8.1 The Buyer's Conditions are:

(a) **Financing Condition**

The Buyer will apply and be approved for New Financing as follows:

- as per clause 2.2 (plus applicable mortgage insurance fee, if any)
- interest rate not to exceed _____ percent a year calculated semi-annually not in advance
- a term of not less than _____ years

Monthly payment of principal and interest not to exceed $ _____ (including mortgage insurance fee, if applicable) for an amortization of 25 years.

The Buyer will pay for all costs associated with the New Financing.

Before **9 p.m.** on _____ (the "Condition Day").

(b) **Property Inspection Condition**

As per attached Property Inspection Schedule, this Contract is subject to the Buyer's approval of a property inspection. ❑ Yes ❑ No

Before **9 p.m.** on _____ (the "Condition Day").

(c) **Condominium Documents Condition**

This Contract is subject to the Buyer's Condition regarding Condominium Documents, as per attached Condominium Property Schedule. ❑ Yes ❑ No

Before **9 p.m.** on _____ (the "Condition Day").

(d) **Sale of Buyer's Home Condition**

This Contract is subject to the sale of the Buyer's home, as per attached Sale of Buyer's Home Schedule. ❑ Yes ❑ No

Before **9 p.m.** on _____ (the "Condition Day").

(e) **Additional Buyer's Conditions**: _____

Schedule A is part of offer

Before **9 p.m.** on _____ (the "Condition Day").

8.2 The **Seller's Conditions** are: _____

Terms

1. Purchaser will be responsible for any G.S.T. payment.
2. Lot is zoned for Daycare Usage Only

Before **9 p.m.** on _____ (the "Condition Day").

8.3 Unless otherwise agreed in writing, the Buyer's Conditions are for the sole benefit of the Buyer and the Seller's Conditions are for the sole benefit of the Seller.

8.4 The Buyer and the Seller may unilaterally waive or satisfy their Conditions by giving a Notice to the other party (the "Notice") on or before the stated Condition Day.

8.5 Provided that the Buyer or the Seller, as the case may be, uses reasonable efforts to satisfy the Condition(s), if the Notice has not been given on or before the stated Condition Day, then this Contract is ended.

9. REMEDIES/DISPUTES

9.1 If the Seller or the Buyer fails or refuses to complete this Contract according to its terms, then the other party may pursue all available remedies. The Seller's remedies include keeping the Deposits and claiming additional damages. Both the Seller and the Buyer can claim reasonable costs including legal fees and disbursements on a solicitor/client full indemnity basis.

9.2 If the Seller must restore title to the Property, enforce a lien against the Property or regain possession of the Property due to the Buyer's default, then the Buyer will pay the Seller's reasonable costs including legal fees and disbursements on a solicitor/client full indemnity basis.

_____ Seller's Initials _____ Buyer's Initials

929207 Alberta Ltd.
P.O. Box 5268, Stn. Main
Fort McMurray, Alberta T9H 3G3

0371

April 28/06
DATE

PAY to the order of RE/MAX FORT McMURRAY IN. TRUST $ 5000.00 XX

Five thousand dollars. 100 DOLLARS

Security features included

BMO Bank of Montreal
FORT MCMURRAY
9920 FRANKLIN AVE.
FORT MCMURRAY, ALTA. T9H 2K5

RE DAY CARE LOT PURCHASE.

FOIP section 17(1) [redacted]

FOIP section 17(1) [redacted]

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE REVERSE

TENTATIVE PLAN SHOWING

SUBDIVISION OF

UNIT 297
BARE LAND CONDOMINIUM PLAN 022 0695
(PHASE 3)

WITHIN

S.E. 1/4 SEC. 35, TWP. 89, RGE. 10, W.4M.

REGIONAL MUNICIPALITY OF WOOD BUFFALO
FORT McMURRAY - ALBERTA

2006

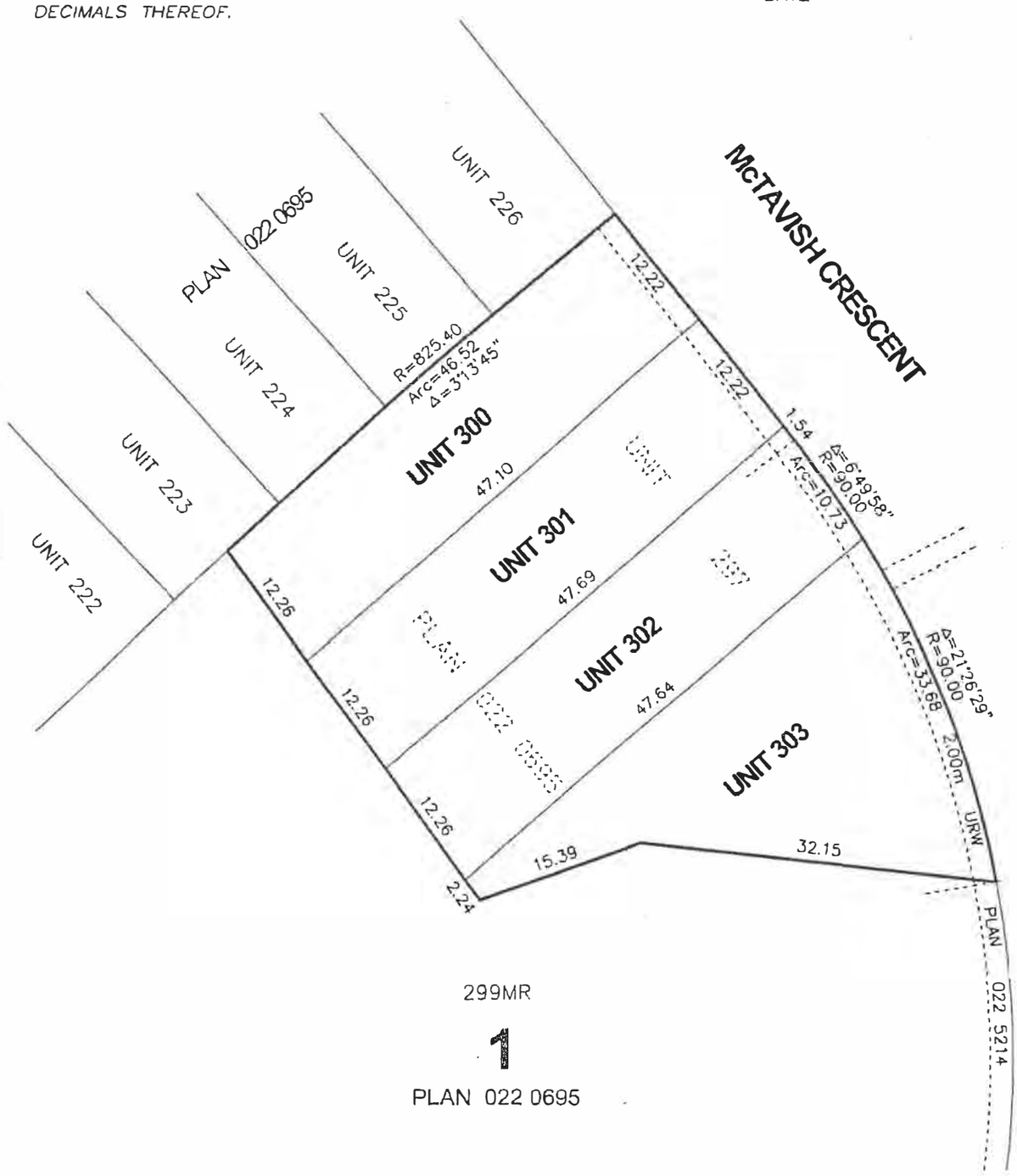
NOTE:
DISTANCES ARE IN METRES AND DECIMALS THEREOF.

FOIP section 17(1)

[redacted]

JULES BRASSARD, A.L.S.

SEPTEMBER 29th, 2006
DATE



299MR

1

PLAN 022 0695

0 5 10 20 30 40 50 METRES

SCALE 1 : 500

CHALLENGER GEOMATICS LTD. EDMONTON (780) 424-5511 FORT MCMURRAY (780) 743-8697	DWN/CHK SM/JB	Date : SEPT. 29,2006	Dwg. No. : 06-S-26520-TENT

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

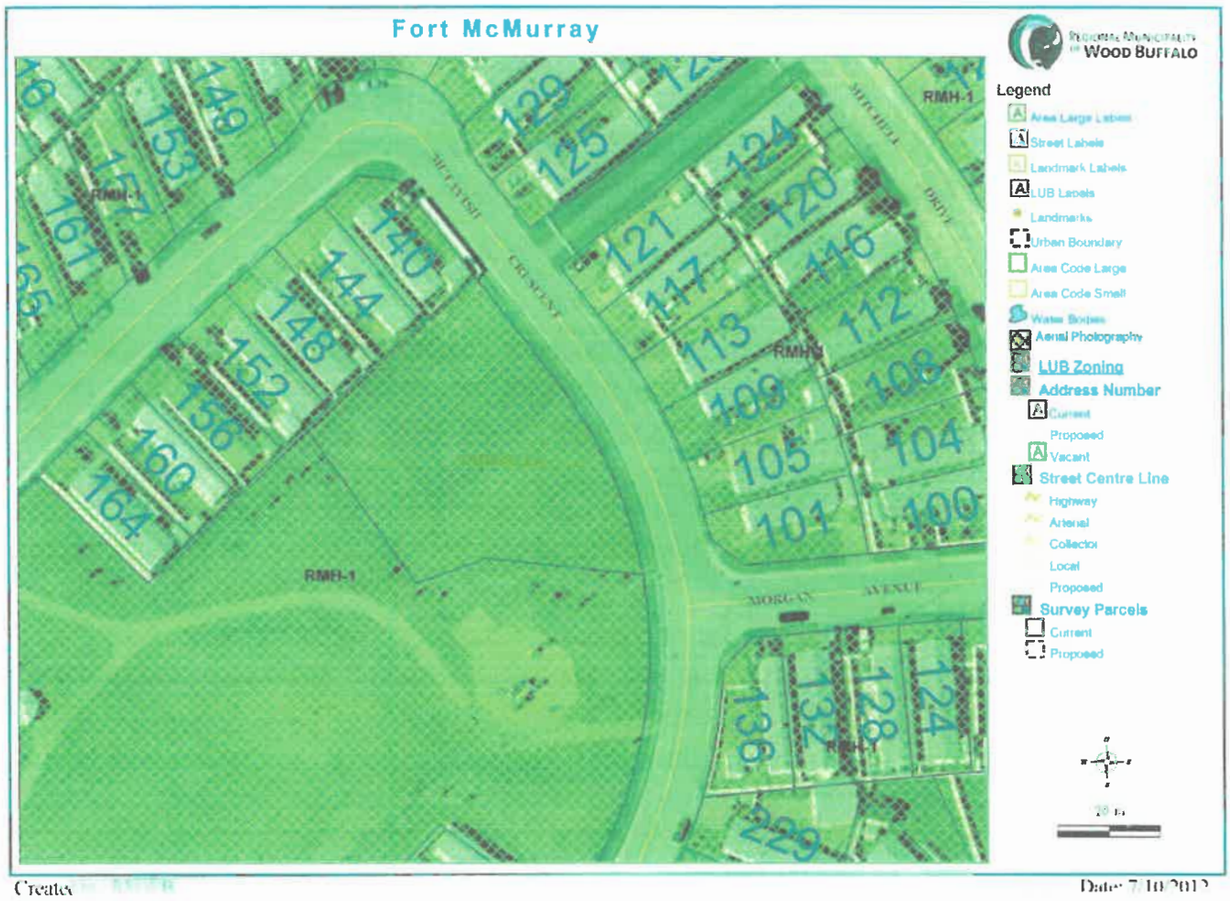
022454362

ORDER NUMBER: 23891952

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.



Created

Date: 7/10/2012

REGIONAL MUNICIPALITY OF WOOD BUFFALO

PLANNING & DEVELOPMENT

Applicant's Authorization

I/We, **Proam Ventures Limited**
(Name of Registered Owner)

being the registered owner of:

Unit 297, Condominium Plan 022 0695

do hereby authorize **Focus Surveys Limited Partnership** to make application for subdivision affecting the above noted property.

Proam Ventures Limited

[redacted] FOIP Section 17(1)

Signature President

CARMELO DAPROCIDA.
Print Name and Title

APRIL 4/14.
Date of Signature

REGIONAL MUNICIPALITY OF WOOD BUFFALO

PLANNING & DEVELOPMENT

THE MUNICIPAL GOVERNMENT AMENDMENT ACT, 1995
(SECTION 653)

Right of Entry Authorization

As registered owner (or agent of the owner) I hereby grant consent for an authorized person of **THE REGIONAL MUNICIPALITY OF WOOD BUFFALO** to enter upon the subject land for the purpose of a site inspection and evaluation in respect to the proposed Subdivision Application.

LEGAL LAND DESCRIPTION: Unit 297, Condominium Plan 022 0695

Proam Ventures Limited.

FOIP section 17(1) [redacted]

Signature

CARMELO DAMOCEDA.
Print Name and Title

APRIL 4/13.
Date of Signature

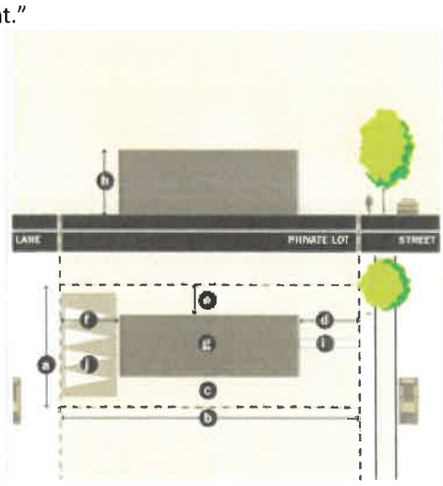
Amanda Haitas

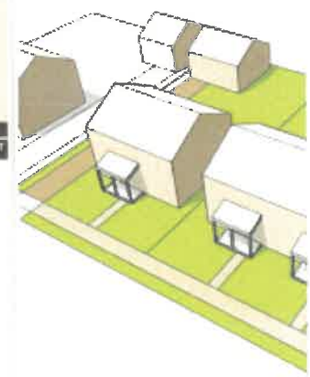
From: Daniel Leal
Sent: Thursday, June 27, 2013 10:15 AM
To: Amanda Haitas
Subject: Carmelo - Flex houses
Attachments: 2013-11-AppendixA-NeighbourhoodStabilizationZone.pdf

Hi,
As I commented you, yesterday Carmelo Daprocida made an informal consultation about the neighbourhood stabilization zone (southern Franklin) He asked if he would be allowed to build 4 or more houses in two parcels of current detached houses.

Once consulted Joel, he suggests that it would be good for him to take refuge from the new policies that are going to be approved likely on November 2013 (attached draft document). He could built a **"flex house"** that is "a residential Building that contains two or more Dwelling Units, which is similar or identical to a Single Detached Dwelling in appearance, Height, massing and Lot placement."

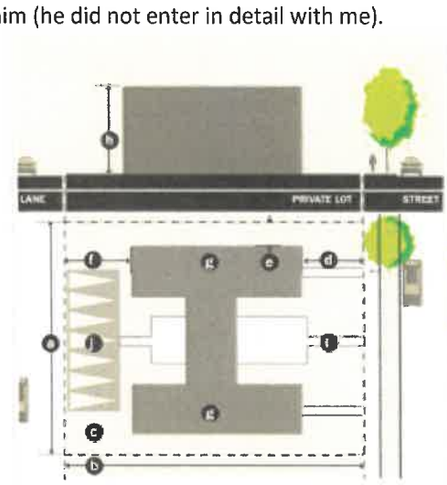
Flex House
A Flex House is a residential building that contains two or more dwellings, each with self-contained living facilities. In appearance, height, massing and lot placement the Flex House is similar or identical to a Detached Single Dwelling. The Flex House is subject to all of the same setbacks, height and parking requirements as Detached Single Dwellings in the surrounding base zone. Residential units may be arranged side-by-side, like rowhouses, each with its own entrance, or stacked flats with one or more shared entrances. Dwelling units may be sold as condominiums, rented as apartments, or owned and occupied by family members.

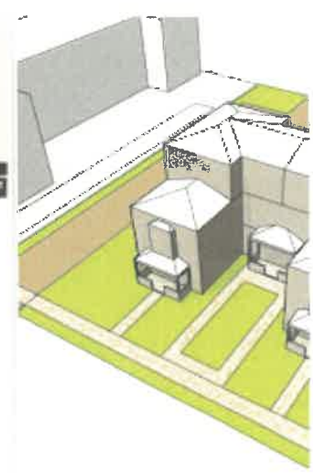




Also **"apartment"** could be a good typology for him (he did not enter in detail with me).

Apartment
Apartments are multiple dwellings that occupy a single building or multiple buildings on a single lot. Dwellings may take the form of attached residential units (like rowhouses) or stacked flats (like apartments) or a combination of attached and stacked units. Dwelling units may be sold as condominiums or rented as apartments. Auto parking is provided in a shared surface area or areas.

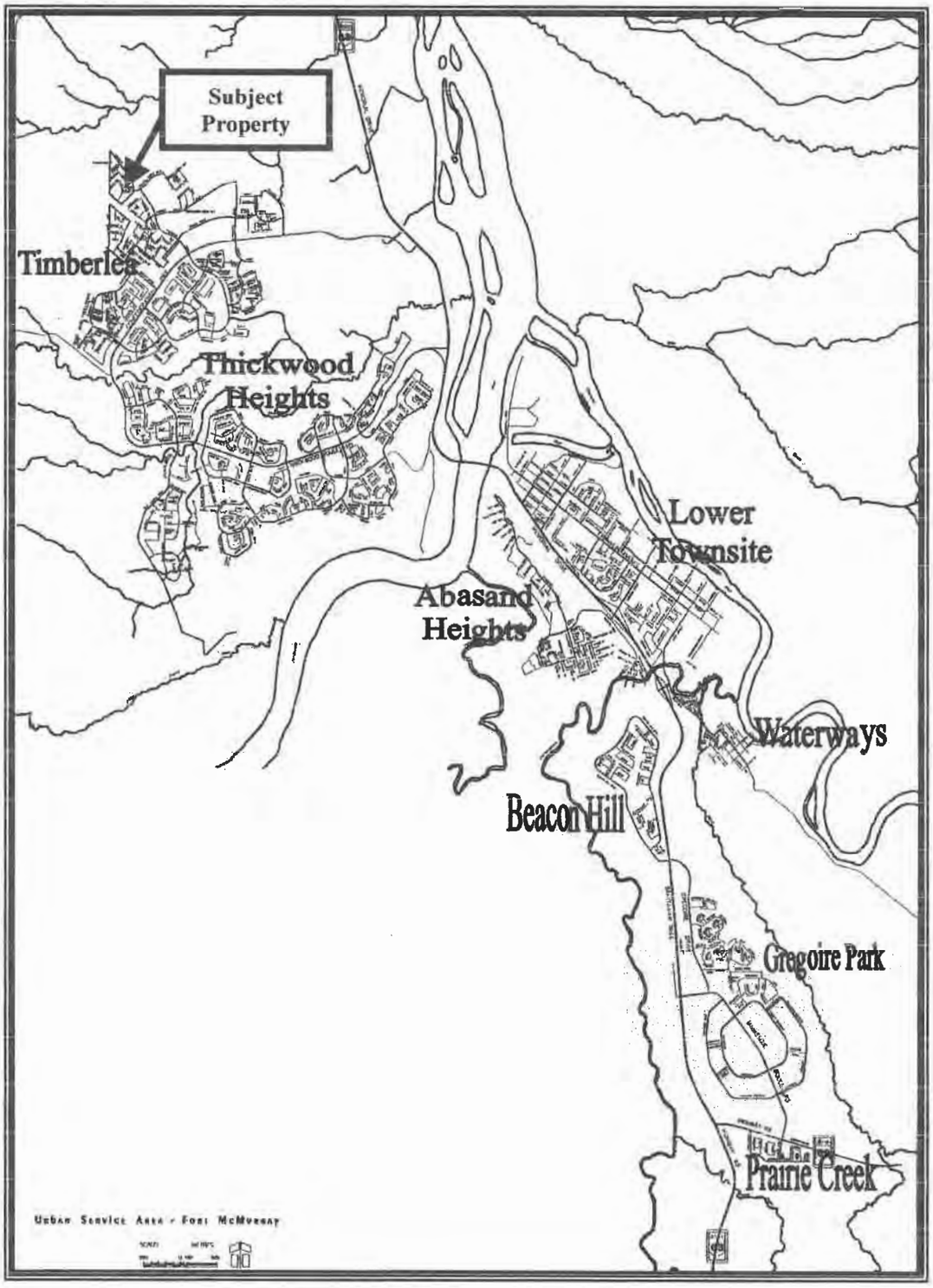




In any case he has to provide parking within his parcel/s as the bylaw regulates.

7/4/2013

FIGURE 2
CITY MAP SHOWING LOCATION OF SUBJECT PROPERTY



Plan 0220695, Unit 0297 McTavish Crescent
Fort McMurray, AB

Prepared by **CHALIFOUR DENIS & ASSOCIATES**
A Division of 759677 Alberta Ltd.

MORGAN HEIGHTS
FORT MCMURRAY, Alberta

RESTRICTIVE COVENANT

BETWEEN:

MORGAN HEIGHTS INC.
(hereinafter referred to as "Morgan")

AND

REGIONAL MUNICIPALITY OF WOOD BUFFALO
(hereinafter referred to as the "Municipality")

WHEREAS Morgan is the owner of Unit 297 Condominium Plan 0220695, (hereinafter referred to as the "Servient Lands");

AND WHEREAS the Municipality is the owner of Lot 299 MR, Block 1 (hereinafter referred to as the "Dominant Lands";

AND WHEREAS Morgan and the Municipality have entered into a Development Agreement which requires Morgan to restrict the development and use of the Servient Lands for to the development and operation of a Day Care Centre;

AND WHEREAS the parties have agreed that this restriction be registered as a Restrictive Covenant against the Servient Lands;

AND WHEREAS the Dominant Lands among other lands owned by the Municipality shall benefit from the restriction imposed on the Servient Lands;

AND WHEREAS the parties intend that the Restrictive Covenant shall run with the Dominant and Servient Lands;

NOW THEREFOR in consideration of the mutual covenants hereinafter contained the parties covenant and agree as follows:

1. For the purposes of this Agreement the following terms shall have the meaning expressed hereunder:

   a) Day Care Centre – means one or more buildings constructed and operated for the purpose of providing care to children while absent from their parent's home during reasonable hours as established by the operators of the Day Care Centre from time to time as the demand warrants.

RO

2. Morgan as owner of the Servient Lands, subject to such liens, encumbrances and interests as are notified by memorandum on title, in consideration of the premises and the mutual covenants herein contained, on its own behalf and on behalf of its successors in title to the Servient Lands, does accordingly covenant and agree with the Municipality as owner of the Dominant Lands that the restrictions contained herein shall be deemed to be convenants running with the Servient Lands and Dominant Lands and shall be binding upon and enure to the benefit of the Servient Lands and Dominant Lands and their respective owners and may accordingly be enforced by the Municipality and any successors in title to the Dominant Lands against Morgan or any successor in title to the Servient Lands.

3. The said covenants and conditions included herein shall not be personally binding or enure to the benefit of the parties hereto except while they are the registered or beneficial owners of the Dominant Lands and Servient Lands respectively.

4. Morgan hereby covenants that the Servient Lands shall be used for no purpose other than the development and operation of a Day Care Centre.

5. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, successors and assigns. Wherefore the parties have caused this Restrictive Covenant to be executed by their respective authorized officers on the 21 day of Sept, A.D. 2002.

MORGAN HEIGHTS INC.,
Per: FOIP section 17(1) [redacted]

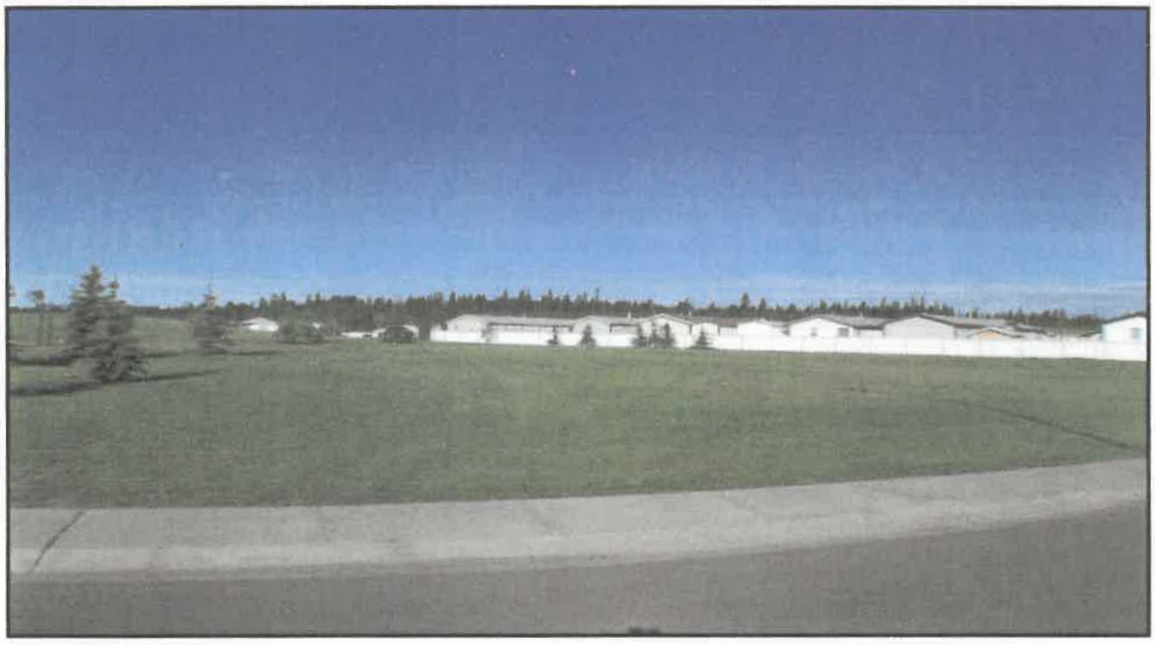
(cs)

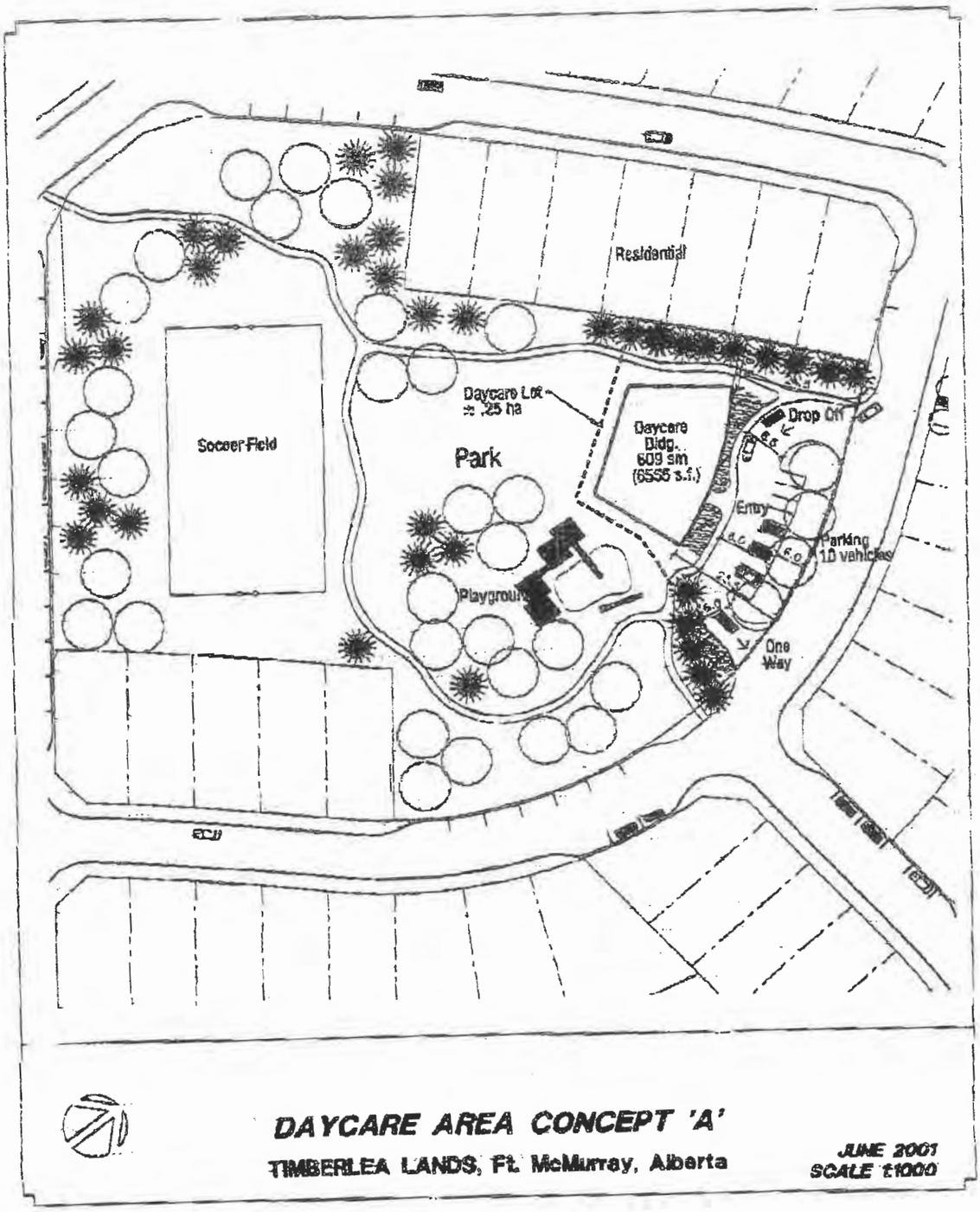
REGIONAL MUNICIPALITY OF WOOD BUFFALO
FOIP section 17(1) [redacted]

(cs)

PHOTOGRAPHS

Plan 0220695, Unit 0297 McTavish Crescent
Fort McMurray, Alberta
Front Views of Subject Property





DAYCARE AREA CONCEPT 'A'

TIMBERLEA LANDS, Ft. McMurray, Alberta

JUNE 2001
SCALE 1:1000

H:\Job\9447\Concepts\daycareconcept.dwg June 25 2001 2:57pm tmoranda

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0029 649 563	0220695;297	062 377 811

LEGAL DESCRIPTION
CONDOMINIUM PLAN 0220695
UNIT 297
AND 67 UNDIVIDED ONE TEN THOUSANDTH SHARES IN THE COMMON PROPERTY
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;10;89;35;SE

MUNICIPALITY: REGIONAL MUNICIPALITY OF WOOD BUFFALO (FORT MCMURRAY)

REFERENCE NUMBER: 032 253 020

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
062 377 811	25/08/2006	TRANSFER OF LAND	$100,000	$100,000

OWNERS

PROAM VENTURES LIMITED.
OF BOX 5268
FORT MCMURRAY
ALBERTA T9H 3G3

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
022 093 029	18/03/2002	RESTRICTIVE COVENANT "ENDORSED BY 022340912 ON 20020911"
022 454 362	27/11/2002	RESTRICTIVE COVENANT

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
022 454 365	27/11/2002	UTILITY RIGHT OF WAY GRANTEE - REGIONAL MUNICIPALITY OF WOOD BUFFALO. AS TO PORTION OR PLAN:0227301 AS TO AREA "B"
112 069 924	14/03/2011	MORTGAGE MORTGAGEE - SERVUS CREDIT UNION LTD. 9804 MORRISON ST FORT MCMURRAY ALBERTA T9H5B8 ORIGINAL PRINCIPAL AMOUNT: $250,000

* ADDITIONAL REGISTRATIONS MAY BE SHOWN ON THE CONDOMINIUM ADDITIONAL PLAN SHEET

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 10 DAY OF JULY, 2012 AT 03:38 P.M.

ORDER NUMBER:21627879

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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

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

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

022093029

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

MORGAN HEIGHTS
FORT MCMURRAY, Alberta

RESTRICTIVE COVENANT / EASEMENT AGREEMENT

WHEREAS MORGAN HEIGHTS INC. ("Developer") is the registered owner of Units One (1) to one hundred twenty eight (128) inclusive, Unit A and Unit B in Condominium Plan 0220695

AND WHEREAS the Developer is or is entitled to be registered as the owner of the Units and Common Property comprising Condominium Plan 0220695

AND WHEREAS it is the intention of the Developer to sell all of the Units in Phase I of the Development (i.e. Units 1-128, Condominium Plan 0220695 and thereafter to proceed with the development of Unit A and Unit B, Condominium Plan 0220695 and to sell the individual Units created from Unit A and Unit B, all to Purchasers who shall have the benefit of the following covenants;

AND WHEREAS it is desirable that the improvements consisting of manufactured homes located on the Units be constructed and maintained to a uniform standard and design;

AND WHEREAS the Developer wishes to develop upon the bare land units single family manufactured homes which are to be architecturally controlled;

WITNESSETH that the Developer as covenantor, on behalf of itself, its successors on title from time to time and the persons deriving title under it or them; COVENANTS with itself as covenantee on behalf of itself, its successors in title from time to time and the persons deriving title under it or them to the intent that the burden of the covenants may run with and bind the Units and every part thereof and to the intent that the benefit thereof may be annexed to and run with the Units and every part thereof and further for the burden and benefit of Condominium Corporation No. 0220695 AS FOLLOWS:

In this Agreement:

ARTICLE 1

1.1 "Condominium Corporation" means Condominium Corporation No. 0220695

1.2 "Units" means Units 1 through 128, Condominium Plan 0220695 together with all Units created from Unit A and Unit B, Condominium Plan 0220695 upon the development of Phase II and Phase III of the Condominium Plan.

1.3 "Morgan Heights Homeowner Design Guidelines" - those guidelines attached as Schedule "A" hereto annexed and forming part of this Restrictive Covenant.

ARTICLE II – RESTRICTIVE COVENANT

NOW THEREFORE, the Developer as owner (or entitled to become registered owner) of all of the said Units, subject to such liens, encumbrances and interests as are notified by a memorandum on title, in consideration of the premises and the mutual covenants herein contained, on its own behalf and on behalf of its successors in title to each Unit, does accordingly covenant and agree with itself as owner of each of the remainder Units and with each of its successors in title thereto that:

2.1 The land use restrictions outlined in the Morgan Heights Homeowner Design Guidelines and those restrictions which are hereinafter described as being applicable to the Units shall be and be deemed to be covenants running with the Units and shall be binding upon and enure to the benefit of all Units and their respective Owners and may accordingly be enforced by any Owner for whose benefit they exist against any Unit bound by the covenants and restrictions contained herein.

2.2 The said covenants and conditions including the Morgan Heights Homeowner Design Guidelines shall not be personally binding or enure to the benefit of the Developer or its respective successors and assigns in title except while it or they remain the registered or beneficial owner or Owner of any of the Units and then only in respect of such Units as are owned by it or them.

2.3 No building, wall, fence or improvement of any nature shall be constructed on any Unit except in accordance with the Morgan Heights Homeowner Design Guidelines.

ARTICLE III – EASEMENT

3.1 The Developer for itself and its successors and assigns, as Owner of the Units, hereby grants to itself for itself and its successors and assigns and to the Condominium Corporation for itself and its successors and assigns, the easement, right, license and privilege to enter upon, do work and maintenance to pass and repass, subject to the limits and conditions hereafter set out, over all portions of the Unit(s) for the purposes and in accordance with this Agreement. Such right, license, easement and privilege shall run with and bind the title to the Units and all successors and assigns of the Developer and shall be covenants running with the Units, and shall be for the purposes and subject to the following limits:

a) The purpose shall be:

i) to allow access to the Condominium Corporation for purposes of carrying out the by-laws respecting maintenance, repairs, service of the Units by the Owner or Condominium Corporation in accordance with this agreement pursuant to the Condominium By-Laws in force by the Condominium Corporation from time to time. Nothing in this paragraph (a)(i) shall obligate the Developer or the Condominium Corporation to do any of the foregoing things, this easement grants the right to do the same;

ii) to construct, operate, inspect, maintain, repair, replace, dig, put down, take-up, replace, service stubs located on the Units.

b) Such rights, easements, privileges and licenses shall include the right to enter and carry out the said purposes by or through servants or agents and with or without all manner of machinery necessary or suitable for the said purposes.

ARTICLE IV – GENERAL

4.1 The Developer shall not be liable for a breach of the restrictions or covenants set forth in respect of any Unit after the date it ceases to have interest in that Unit.

4.2 Should any one or more of the provisions of this Restrictive Covenant / Easement be determined to be illegal or unenforceable or otherwise invalid, the same shall be severed from all other provisions of the Agreement which shall remain in effect.

4.3 Nothing in this Agreement shall be construed so as to prohibit the registration of further Condominium Plans to divide Unit A into further Units and Unit B into further Units (i.e. in the case of Unit B into both Residential and a Day Care Unit) provided that such further Units that are created by the registration of additional Condominium Plans shall be subject to the terms and conditions of this Agreement.

4.4 All Units shall be used for residential purposes only with the exception of any Unit designated by the Developer located within Unit B (Phase III) as a Day Care Unit (the "Designated Day Care Unit") which may be developed and operated as a Day Care centre or such other commercial use as is permitted by the Land Use By-laws of the Regional Municipality of Wood Buffalo. The Morgan Heights Design Guidelines shall not apply to the Designated Day Care Unit.

4.5 Whenever the singular number or neuter or masculine gender is used herein, the same shall be construed as including the plural and such other genders as the context requires.

IN WITNESS WHEREOF MORGAN HEIGHTS INC., has executed these presents the 5 day of F 5, A.D. 2002.

MORGAN HEIGHTS INC.,
Per: FOIP section 17(1) [redacted] (cs)

IN WITNESS WHEREOF CONDOMINIUM CORPORATION NO. 0220695 has executed these presents the 5 day of F 5, A.D. 2002.

CONDOMINIUM CORPORATION NO. 0220695
Per: FOIP section 17(1) [redacted] (cs)

MORGAN HEIGHTS

HOMEOWNER
Design Guidelines

Table of Contents

Page

1.0 Design Guidelines Objectives 1

2.0 Municipal Standards 1

3.0 Building Massing & Siting 1

3.1 Setbacks/Separation Space 1
3.2 Siting & Site Coverage 1
3.3 Massing & Building Heights 1
3.4 Repetition 1

4.0 Materials & Architectural Details 1

4.1 Roof Materials/Fascia 1
4.2 Exterior Finishes 1
4.3 Elevations/Detailing 2
4.4 Colours 2
4.5 Driveways 2
4.6 Siting 2
4.7 Lighting 2
4.8 Ancillary Buildings &/or Garden Sheds 2

5.0 Lot Grading 3

6.0 Landscaping/Fencing 3

6.1 Trees/Sod 3
6.2 Fencing 3

7.0 Other Important Guidelines 3

7.1 Recreation Equipment & Commercial Vehicles 3
7.2 Inspection of Improvements/Appearance During Construct. 3
7.3 Maintenance of Site Improvements 3

8.0 Approval Process 3

8.1 Drawing Submission 3
8.2 Final Approval/Refund of Security Deposit 4

Appendix 'A' – Garage Details
Appendix 'B' – Fence Details

This document outlines the design guidelines for Moroan Heights a comprehensively planned residential community in Fort McMurray.

These guidelines will direct Homeowners toward appropriate building forms and details as well as lot landscaping and fencing.

1.0 DESIGN GUIDELINES OBJECTIVES

The general design theme for this area encourages homes with high quality detailing. Therefore, other buildings such as garages and garden sheds/ancillary buildings should be in keeping with this theme.

The Design Guidelines are the mechanism which encourages this community to be of the highest quality, reflecting its comprehensively planned image.

All plans will be reviewed in terms of their adherence to plans which incorporate these guidelines.

Applicants may provide alternative details to those outlined in these Guidelines providing that it is demonstrated that conformity to the overall objectives for the quality of the area is being maintained. The acceptability of such alternatives is solely at the Developer's discretion.

2.0 MUNICIPAL STANDARDS

Formal standards for development will be those as established in the Land Use Bylaw for the Regional Municipality of Wood Buffalo - Fort McMurray Urban Service Area. Conformity with these guidelines does not supersede the required approval process of the Municipality.

3.0 BUILDING MASSING & SITING

3.1 Setbacks/Separation Space

Minimum setbacks for all front, side and rear yards are to conform to those established by the Regional Municipality of Wood Buffalo - Fort McMurray Urban Service Area Land Use Bylaw.

3.2 Siting & Site Coverage

The maximum site coverage is to be as outlined in the Land Use Bylaw.

Garages are to be sited to complement the overall streetscape and be designed to ensure compatibility with adjacent lots and homes.

3.3 Massing & Building Heights

The maximum garage height is not to exceed the height of the home. The minimum roof pitch is to be 3.6:12.

The massing of garages should be consistent with the area and neighbouring homes.

3.4 Repetition

Designs with approximately identical elevations may not be repeated more often than every third home on either side of the street.

To be different means that there is a significant change in features such as roof slopes, size and locations of windows and doors, colours and finish materials.

4.0 MATERIALS & ARCHITECTURAL DETAILS

4.1 Roof Materials/Fascia

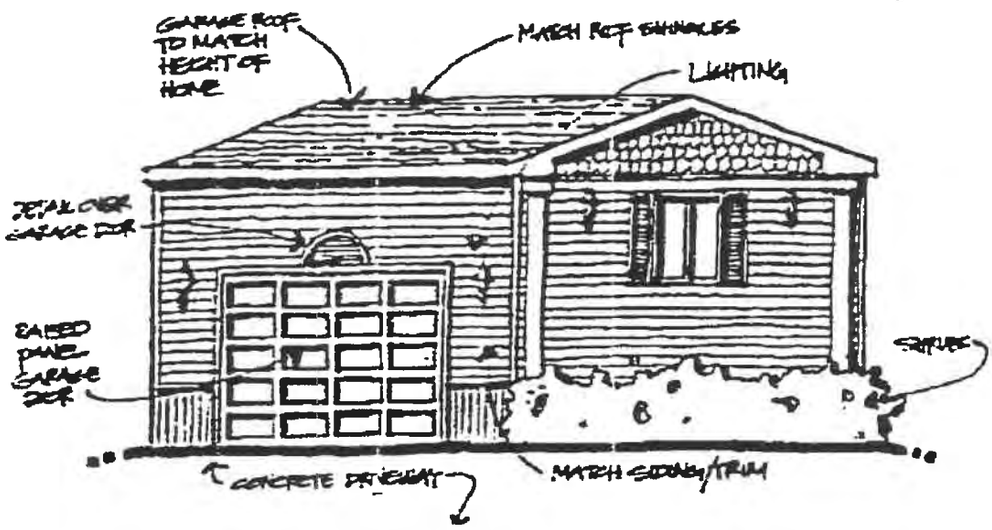
The roof material for all garages is to match the home in material and colour. Metal or fibreglass roofs will not be permitted.

All fascia boards are to be a minimum of 6" deep. Downspouts, eavestroughs and fascias should match the trim colour as selected, where possible.

4.2 Exterior Finishes

All garages are to be finished in similar design and materials to the home. Garage doors are to have raised panel detail and are to be a minimum of 8'-0" wide.

Exterior siding is to be horizontal only.



4.3 Elevations/Detailing

The overall appearance of the garage is to be appropriate to the subdivision and is to match the style of the homes in the area. All garages are to be constructed to the standards outlined in Appendix "A".

Garages on corner lots are to have two full elevation treatments adjacent to the streets. Detailing such as trim or windows is to be added to the street side elevation.

Gable ends are not allowed on the front elevations of garages without sufficient detailing to reduce the apparent height of the gable ends.

Detailing is to be added to the area between the top of the garage door and the eave line to reduce the "blank" area.

For detached garages being built at the same time as the house, plans and elevations of the garage are to be provided for approval.

4.4 Colours

The siding and trim colours of the garage is to match the home.

4.5 Driveways

Front walks and driveways are to be concrete at minimum. Gravel driveways will not be permitted.

4.6 Siting

Garages are to be sited on the lot in conformity with the approved Subdivision Driveway Plan. All garages are to be set back from the front of the home a minimum of 4'0" to accommodate the power meter.

4.7 Lighting

Brass or white decorative light fixtures are to be installed on either side of the garage doors.

4.8 Ancillary Buildings &/or Garden Sheds

If the building or shed is visible from neighbouring lots, wall finishes and colours must complement the house, while roof materials are to match. Cedar garden sheds are acceptable. Metal garden sheds are not acceptable.

Temporary shelters, garages or buildings will not be permitted.

5.0 LOT GRADING

Lot grading is to be consistent with the approved Subdivision Grading Plan. No alterations to the grading design are permitted. The costs of obtaining proper final grade and drainage are the responsibility of the Homeowner.

6.0 LANDSCAPING/FENCING

6.1 Trees/Sod

A minimum of one (1) tree and three (3) shrubs are to be planted in the front yard. The front yard is to be sodded.

The tree is to be a 1½" calliper deciduous (min. 6 ft. height) or 5 ft. height evergreen trees. Measurement for calliper size will be taken 1'-0" above root ball. Smaller sizes will not be accepted. All trees are to be nursery grown.

Landscaping is to be completed by the Homeowner within 6 months of completion of the house or when weather permits.

6.2 Fencing

All fencing is to be constructed as per the attached fence detail in Appendix 'B'. The stain colour for all fences are to match the subdivision fence colour.

Fencing is the responsibility of the Homeowner to construct and maintain.

7.0 OTHER IMPORTANT GUIDELINES

7.1 Recreation Equipment & Commercial Vehicles

Recreation vehicles and commercial vehicles in excess of 3/4 ton capacity shall not be stored in the front yard or driveway of any property between the building line and the curb, and if otherwise stored on the property, shall be screened to reduce unattractive visibility of such vehicles or equipment from abutting street and adjacent homes.

7.2 Inspection of Improvements/ Appearance During Construction

Each Homeowner must inspect the condition of the local improvements installed by the Vendor including but not limited to the curbs, gutters, sidewalks, street lamps, fencing, etc., in, on, or around his lot prior to commencement of construction in order to determine if any of these local improvements are damaged. Written notice of any damages must be submitted to the Vendor prior to purchasing the lot. Otherwise, costs for repairing damages for same shall become the sole responsibility of the Purchaser.

Homeowners are required to keep their lots clean and orderly during construction. There will be no burning of garbage. Homeowners found negligent will be back-charged for clean-up carried out by the Developer.

7.3 Maintenance of Site Improvements

No trees, shrubs, fencing, lawns, buildings and other site improvements should be allowed to fall into a state that is detrimental to the Community.

8.0 APPROVAL PROCESS

8.1 Drawing Submission

The Applicant or Homeowner shall submit two (2) copies of the following information to the Developer along with a security deposit in the amount of $500.00 prior to commencing construction:

- drawings of the building (drawings at 1:50 or 1/4"=1'-0");
- a plan identifying lot grades, floor elevations, setbacks, garage location, colours and building materials.

The Developer or its Designated Design Consultant shall review the plans and recommend approval or rejection of the application based on the adherence of the plans to the guidelines, within 5 working days of application. The Developer will make the final decision as regards to the approval or rejection of the application. A copy of the marked up set of plans shall then be made available to the Applicant or Homeowner.

Any changes by the Applicant or Homeowner from approved plans must be submitted to the Developer or its Designated Design Consultant for approval in writing prior to being undertaken.

6.2 Final Approval/Refund of Security Deposit

Upon being advised by the Homeowner of the completion of the building, the Developer shall carry out a site review to confirm conformance to the guidelines.

Following the Final Approval, receipt of the confirmation of lot grading and the completion of any deficiencies, the security deposit ($500.00) will be refunded by the Developer.

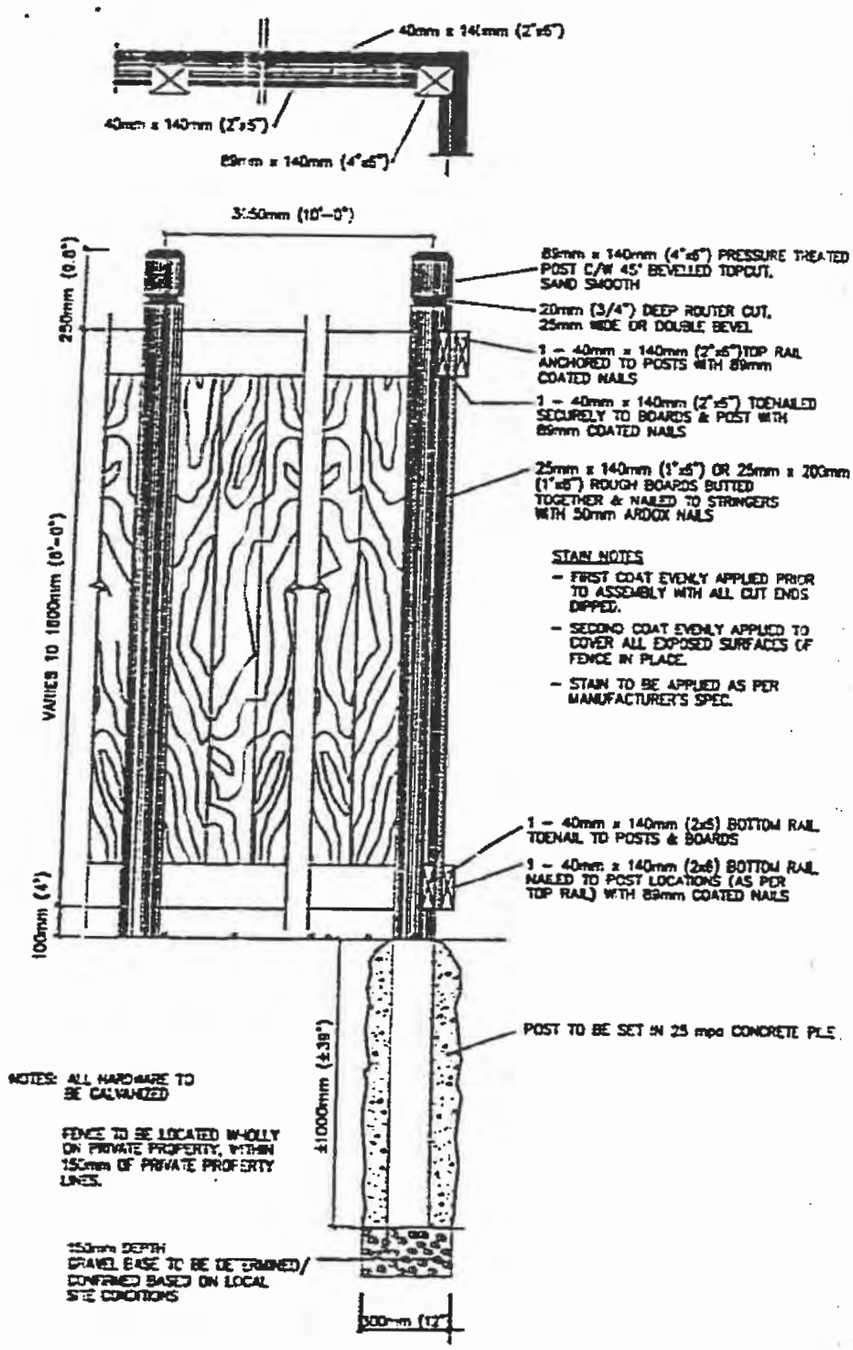
The Information contained in this Design Guidelines Document is provided as a guide to be used by Homeowners. The Developer may revise these Guidelines at their discretion. The Developer and its designated consultants make no warranties or representations as to the accuracy or completeness of any information provided on individual house plans. Homeowners shall be fully and solely responsible for all designs which follow these guidelines and for the conformance of such designs to the appropriate building codes.

Appendix 'A'

Garage Details

Appendix 'B'

Fence Details



TITLE: MORGAN HEIGHTS
WOOD SCREEN FENCE DETAIL

IBI GROUP

DRAWN BY: BA	DATE: NOV 2/00	SCALE: N.T.S.	DWG. 7899

022093029 REGISTERED 2002 03 18
RESC - RESTRICTIVE COVENANT
DOC 1 OF 1 DRR#: 9963848 ADR/KLEWIS
LINC/S: 0029201761 +

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

022454362

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

MORGAN HEIGHTS
FORT MCMURRAY, Alberta

RESTRICTIVE COVENANT

BETWEEN:

MORGAN HEIGHTS INC.
(hereinafter referred to as "Morgan")

AND

REGIONAL MUNICIPALITY OF WOOD BUFFALO
(hereinafter referred to as the "Municipality")

WHEREAS Morgan is the owner of Unit 297 Condominium Plan 0220695, (hereinafter referred to as the "Servient Lands");

AND WHEREAS the Municipality is the owner of Lot 299 MR, Block 1 (hereinafter referred to as the "Dominant Lands";

AND WHEREAS Morgan and the Municipality have entered into a Development Agreement which requires Morgan to restrict the development and use of the Servient Lands for to the development and operation of a Day Care Centre;

AND WHEREAS the parties have agreed that this restriction be registered as a Restrictive Covenant against the Servient Lands;

AND WHEREAS the Dominant Lands among other lands owned by the Municipality shall benefit from the restriction imposed on the Servient Lands;

AND WHEREAS the parties intend that the Restrictive Covenant shall run with the Dominant and Servient Lands;

NOW THEREFOR in consideration of the mutual covenants hereinafter contained the parties covenant and agree as follows:

1. For the purposes of this Agreement the following terms shall have the meaning expressed hereunder:

   a) Day Care Centre – means one or more buildings constructed and operated for the purpose of providing care to children while absent from their parent's home during reasonable hours as established by the operators of the Day Care Centre from time to time as the demand warrants.

RD

2. Morgan as owner of the Servient Lands, subject to such liens, encumbrances and interests as are notified by memorandum on title, in consideration of the premises and the mutual covenants herein contained, on its own behalf and on behalf of its successors in title to the Servient Lands, does accordingly covenant and agree with the Municipality as owner of the Dominant Lands that the restrictions contained herein shall be deemed to be convenants running with the Servient Lands and Dominant Lands and shall be binding upon and enure to the benefit of the Servient Lands and Dominant Lands and their respective owners and may accordingly be enforced by the Municipality and any successors in title to the Dominant Lands against Morgan or any successor in title to the Servient Lands.

3. The said covenants and conditions included herein shall not be personally binding or enure to the benefit of the parties hereto except while they are the registered or beneficial owners of the Dominant Lands and Servient Lands respectively.

4. Morgan hereby covenants that the Servient Lands shall be used for no purpose other than the development and operation of a Day Care Centre.

5. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, successors and assigns. Wherefore the parties have caused this Restrictive Covenant to be executed by their respective authorized officers on the 21 day of Sept, A.D. 2002.

MORGAN HEIGHTS INC.,

Per: FOIP section 17(1) [redacted] (cs)

REGIONAL MUNICIPALITY OF WOOD BUFFALO

FOIP section 17(1) [redacted] (cs)

022454362

022454362 REGISTERED 2002 11 27
RESC - RESTRICTIVE COVENANT
DOC 4 OF 11 DRR#: 9441315 ADR/CATHYREQ
LINC/S: 0029649266 +

Received by the Subdivision and Development Appeal Board
August 21, 2023

MAYJORAD
your local pharmacists

Timberlea Pharmacy

Unit 8 – 122 Millennium Drive
Fort McMurray, Alberta T9K 2S8
FOIP section 17(1)
[redacted]

Date__August 21, 2023_____

To:

RMWB Subdivision and development appeal board

SDAB@RMWB.CA

cc: **Klorious Kids Director** <kloriouskidskare@gmail.com>

Dear Sir/Madam:

My full name is Pharm. Mayowa Michael Adeleye. I am the Pharmacy Owner of Timberlea Pharmacy Ltd in Fort McMurray and I own a fully detached family house located at FOIP section [redacted], FOIP section 17(1) [redacted] I am writing to show my strong support for the development and establishment of a new childcare centre in our community Timberlea area in Fort McMurray.

Barely a month ago, the RMWB approved the development (APPROVAL - Development Permit No. 2021-DP-00531) of a childcare facility in the Timberlea area, however, a few residents in the neighbourhood have appealed against the development, and some of the concerns listed by the residents are unfound or maybe for lack of understanding of how childcare centers operate.

As a resident of Fort McMurray and a concerned parent FIVE children that is very passionate about quality and easy access to childcare, it is alarming at the long waitlist in each childcare center in town. Most families drive downtown to drop off their children and most of us work on-site, which makes our drive longer. We believe that close access to high-quality childcare services is crucial for the well-being and development of our children, as well as the economic growth of our region. It is evident that the demand for reliable and affordable childcare facilities has been steadily increasing, causing strain on existing resources in Fort McMurray.

The lack of accessible and quality childcare options can impact parents' ability to participate in the workforce, hindering our local economy's potential. Additionally, a well-designed childcare centre can contribute to early childhood education and socialization, setting a strong foundation for our children's future success. I herein urge you, to consider approving the building of this much-needed childcare centre. Your commitment to this cause would undoubtedly have a positive and lasting impact on countless families in our community.

Thank you.

Yours sincerely,

Mayowa Michael Adeleye
(BScPharm, RPh, APA)

Received by the Subdivision and Development Appeal Board
August 21, 2023

From: FOIP
To: Subdivision and Development Appeal Board
Subject: Support for development of childcare facility at Morgan Height Timberlea area SDAB 2023-003
Date: Monday, August 21, 2023 6:00:15 PM

External Message - Please be cautious when opening links or attachments in email

I am writing to show my strong support for the development of a new childcare centre in our community Timberlea area

A month ago RMWB approved the development (APPROVAL - Development Permit No. 2021-DP-00531) of a childcare facility in the Timberlea area, however, a few residents in the neighborhood have appealed against the development, and some of the concerns listed by the residents are unfounded and show a lack of understanding of how childcare centers operate.

As a resident of Fort McMurray, who lives in Timberlea, and a concerned parent who is very passionate about quality and easy access to childcare, it is alarming at the long waitlist in each childcare center in town.

Most families drive downtown to drop off their children and most of us work on-site, which makes the time the kids are in care and in the car very long. In addition, it makes the time the kids have to be up and out much longer interfering with their sleep and ultimately their well-being. We believe that close access to high-quality childcare services is crucial for the well-being and development of our children, as well as the economic growth of our region. It is evident that the demand for reliable and affordable childcare facilities has been steadily increasing, causing strain on existing resources in Fort McMurray.

The lack of accessible and quality childcare options can impact parents' ability to participate in the workforce, hindering our local economy's potential. Additionally, a well-designed childcare centre can contribute to early childhood education and socialization, setting a strong foundation for our children's future success.

We kindly urge you to consider approving the building of this much-needed childcare centre. Your commitment to this cause would undoubtedly have a positive and lasting impact on countless families in our community.

Thank you for your anticipated support

Sincerely,
Marene.

Received by the Subdivision and Development Appeal Board August 21, 2023

From: FOIP
To: Subdivision and Development Appeal Board
Cc: operations@kloriouskids.com
Subject: Support for development of childcare facility at aMorgan Height
Date: Monday, August 21, 2023 11:45:54 PM

External Message - Please be cautious when opening links or attachments in email

As a resident of Timberlea, I believe that we are in need of a childcare centre and to that end, I'm writing to show my support for the development of a new childcare centre in our community Timberlea area

A month ago RMWB approved the development (APPROVAL - Development Permit No. 2021-DP-00531) of a childcare facility in the Timberlea area, however, some of the residents in the neighborhood have appealed against the development with unfounded concerns which shows a lack of understanding with regards to the operation of childcare centres.

As a concerned parent residing in Timberlea with young children who cares about quality and accessible childcare; it is concerning and frustrating at the long waitlist in each childcare center in town.

A well thought out child care centre contributes to early childhood education and socialization which sets a firm foundation for our children. And, having access to childcare in our neighbourhood allows us options to join the workforce with a peace of mind for our children can be easily dropped off and picked near home.

Kindly, we request your consideration to approve the building of this much-needed childcare centre. Your commitment to this cause would undoubtedly have a positive and lasting impact on countless families in our community.

Thank you for your consideration and support.

Sincerely,
Chantal Gatali

--

"If you compare yourself with others, you may become vain or bitter, for always there will be greater and lesser persons than yourself."