MUNICPAL PLANNING COMMISSION

Council Chambers, Irricana Centennial Centre, 222 2 Street

Date: October 20, 2026 **Time:** 6:15PM

A. ATTENDANCE

B. CALL TO ORDER

C. AGENDA

D. MINUTES

Item D1: Minutes from September 8, 2026 MPC Meeting

E. OLD BUSINESS

F. NEW BUSINESS

Item F1: S2026:001 Morrison (Light Industrial Subdivision)
Item F2: D2026:019 Truline Contracting (Single-Family Home)

G. ADJOURN

Item D1

Minutes from September 8, 2026 MPC Meeting

TOWN OF IRRICANA

MEETING MINUTES

MUNICIPAL PLANNING COMMISSION

Council Chambers, Irricana Centennial Centre, 222 2 Street

Date: September 8, 2026 Time: 6:30 PM

A. ATTENDANCE

Members:

Councillor:	Nathanial Fleming, Chair
Deputy Mayor:	Julie Sim
Councillor:	Megan Hoefnagel

Support Staff:

CAO:	Doug Hafichuk
Staff:	Patty Malthouse

B. CALL TO ORDER

(i) The meeting was called to order by Chairperson Fleming at 6:29 pm.

C. AGENDA

(i) Item C1: Adopt Agenda

Moved by Member Sim to adopt the Agenda, as submitted.
CARRIED

D. MINUTES

(i) Item D1: Minutes from July 20, 2026 MPC Meeting

Moved by Member Hoefnagels to accept the Minutes from the July 20, 2026 MPC Meeting, as presented.
CARRIED

E. CORRESPONDENCE FROM PREVIOUS MEETING

F. NEW BUSINESS

(i) Item F1: D2026:011 Variance Request

Moved by Member Sim that the Municipal Planning Commission approve a variance to the required side-yard setback from 1.5 meters to 0.2 meters for the shipping container located at 56 Booth Crescent (Lot 51, Block 16, Plan 7910060), in support of Development Permit Application D2026:011.
CARRIED

G. ADJOURN

(i) Adjournment

Moved by Member Hoefnagels to adjourn the meeting at 6:38 pm.
CARRIED

Chairperson

Chief Administrative Officer

MUNICIPAL PLANNING COMMISSION

To: Chair and Commission Members

From: Chief Administrative Officer

Date: October 20, 2026

Purpose: Request for Decision

Subject: S2026:001 Morrison Light Industrial Subdivision

Application Details:

File No.: S2026:001
Applicant: Austin Morrison
Landowner: Austin Morrison & Mackenzie Scott
Property Address: 173 – 1 Avenue, Irricana, Alberta
Legal Description: Lot 1, Block 2, Plan 0210178

Summary:

Administration has received an application to subdivide an approximately 8.12-acre property at 173 – 1 Avenue into two Light Industrial (I-L) parcels of approximately 2.05 acres each and a retained residential parcel of approximately four acres. The property is located immediately west of Pioneer Industrial Park, with the CN Three Hills Subdivision railway corridor adjoining its northern boundary.

The proposed industrial parcels are also the subject of Bylaw 005:2026, which would redesignate the affected lands from Urban Reserve (UR) to Light Industrial (I-L). Council is scheduled to consider the redesignation following a public hearing on October 20, 2026. The subdivision is being presented to the Municipal Planning Commission (MPC) in advance of that decision, with endorsement proposed to be conditional upon the redesignation coming into force.

Administration has reviewed the proposed subdivision against the Town's planning framework, parcel configuration requirements, access and servicing considerations, surrounding land uses and agency referral comments. The proposal represents a logical extension of the Town's established industrial development pattern, and the proposed parcels are appropriately configured for future development. Subject to resolution of the outstanding servicing-policy and municipal reserve considerations, Administration recommends conditional approval.

Background and Discussion:

Application and Site Context

The subject property is located in the northwestern portion of Irricana, immediately west of Pioneer Industrial Park. The approximately 8.12-acre parcel is currently designated Urban Reserve (UR) and contains an existing residential dwelling, accessory improvements and associated private servicing infrastructure. The balance of the property remains predominantly undeveloped.

The surrounding area includes established and emerging industrial development, the CN railway corridor, larger undeveloped landholdings and residential uses farther to the south and east.

Pioneer Industrial Park provides relevant context for the application. Its eleven industrial parcels were committed prior to subdivision endorsement in 2025, with development activity now underway on several properties. The Morrison proposal would extend this industrial development pattern westward while retaining the existing residential use on the remainder of the property.

The tentative plan of subdivision, prepared by Terradigm and dated July 15, 2026, proposes the following parcel configuration:

Proposed Parcel	Approximate Area	Intended Land Use
Industrial Parcel 1	2.05 acres	Light Industrial (I-L)
Industrial Parcel 2	2.05 acres	Light Industrial (I-L)
Retained Parcel	4.00 acres	Residential / Urban Reserve (UR)

Both industrial parcels would have direct frontage onto the existing paved 1 Avenue roadway, with their northern boundaries adjoining the CN railway corridor. The retained parcel would continue to accommodate the existing dwelling and associated residential improvements.

The proposed industrial parcels satisfy the applicable dimensional requirements of the I-L District and provide reasonable opportunities for future development.

No specific industrial buildings or operations are proposed at this stage. The application is intended to establish the legal parcels, with subsequent development subject to the Town's development approval process.

PLANNING FRAMEWORK

Municipal Development Plan

The Town's Municipal Development Plan (MDP) identifies lands in northern Irricana for future Business Industrial development, including activities that may require larger parcels, outdoor storage or other characteristics commonly associated with light industrial uses.

The proposed subdivision is situated within this general area and would extend an established industrial development pattern. It is therefore consistent with the MDP's long-term land-use direction and broader objectives of supporting economic development and maintaining an adequate supply of industrial lands.

The MDP also emphasizes appropriate relationships between industrial development and surrounding land uses, together with suitable access, servicing and stormwater management.

These considerations are particularly relevant given the existing residential use on the retained parcel, the adjoining railway corridor and the absence of conventional municipal water and sanitary servicing.
Administration has considered these matters as part of the subdivision review, with the relevant findings discussed below.

Land Use Bylaw and Redesignation

The property is currently designated Urban Reserve (UR) under Land Use Bylaw 007:2023. Bylaw 005:2026 proposes to redesignate the two industrial parcels to Light Industrial (I-L), while the retained residential parcel would remain UR.

The proposed industrial parcels satisfy the applicable dimensional requirements of the I-L District. The Land Use Bylaw also provides a framework for regulating future development, including building setbacks, access, parking, landscaping, screening, outdoor storage and other site-specific requirements.

MPC is scheduled to consider the subdivision earlier on October 20, before Council considers the redesignation bylaw following the public hearing. Administration proposes that subdivision approval be conditional upon Bylaw 005:2026 being adopted and coming into force before endorsement.

This would preserve Council's independent consideration of the redesignation while ensuring that the proposed industrial parcels are not endorsed until the appropriate land-use designation is established.

Subdivision Suitability

The proposed parcels are of sufficient area and configuration to accommodate future development under the intended I-L designation and have direct frontage onto an established municipal roadway.

Their location adjacent to Pioneer Industrial Park is consistent with the Town's intended industrial development pattern. The retained residential parcel is also of sufficient size to continue accommodating the existing dwelling and associated improvements.

Administration has not identified a physical constraint that would, on its own, make the proposed parcel configuration unsuitable for subdivision. The principal considerations relate to the location of existing residential improvements and private servicing, future utility arrangements, and the interface with the adjoining railway corridor.

These matters can generally be addressed through subdivision conditions and subsequent development approvals, subject to the applicable MDP servicing requirements.

SITE ACCESS AND SERVICING

Road Access and Transportation

Both proposed industrial parcels front directly onto 1 Avenue, an existing paved municipal roadway, approximately 9.0 metres wide, with a posted speed limit of 30 km/h.

The preliminary review has not identified road geometry or visibility concerns requiring reconstruction or upgrading of 1 Avenue to accommodate the subdivision. Each industrial parcel can be provided with an individual approach from 1 Avenue. The appropriate location and design of those approaches will depend on future development, including building placement, vehicle movements and internal site circulation.

Administration therefore recommends addressing approach construction through the development approval process rather than requiring improvements before the nature of the industrial uses is known.

Water Servicing

Municipal water infrastructure is not presently available to service the proposed industrial parcels, and no extension of the Town's water system is contemplated

through the subdivision. The existing residence is served by a private well, which is not intended to service the proposed industrial parcels.

The Municipal Development Plan and Land Use Bylaw generally contemplate connection to municipal servicing infrastructure but recognize that alternative servicing arrangements may be appropriate where their adequacy can be demonstrated.

While certain industrial uses may require a dedicated water supply, others have relatively modest servicing needs. The absence of municipal water infrastructure may limit some forms of development; however, a range of uses contemplated within the Light Industrial District remain feasible without conventional municipal water servicing. This approach is consistent with the limited-servicing model adopted for Pioneer Industrial Park in 2025.

As no specific industrial development is presently proposed, the nature and extent of future water demand cannot reasonably be determined at this stage. Administration therefore considers the assessment of individual water supply requirements more appropriately addressed through subsequent development applications, when the proposed use and its servicing needs can be evaluated.

Wastewater Servicing

Municipal wastewater infrastructure is not presently available to service the proposed industrial parcels, and no extension of the Town's wastewater system is contemplated through the subdivision.

The existing dwelling is served by a private sewage disposal system, which is not intended to service the proposed industrial parcels. The existing dwelling is served by a private sewage disposal system.

The proposed subdivision will establish new property boundaries in proximity to the existing residential improvements. Administration therefore recommends a condition requiring confirmation that the dwelling, accessory buildings, water well, septic tank, disposal field and associated infrastructure remain wholly within the retained parcel and maintain applicable setbacks and separation distances.

This confirmation should ordinarily be achievable through appropriate survey or site-plan information, without requiring additional engineering unless a specific concern is identified.

As with water supply, the Town's planning documents permit consideration of alternative wastewater servicing arrangements where their adequacy can be demonstrated.

The servicing requirements of future industrial development will depend on the nature of the proposed operations, including anticipated wastewater volumes and characteristics. Administration considers these matters appropriately addressed through subsequent development and regulatory approvals.

Stormwater Management and Drainage

The proposed subdivision involves the creation of two industrial parcels without immediate construction of buildings, paved yards, parking areas or other significant impervious surfaces.

Administration's preliminary review has not identified an existing drainage concern that would indicate the proposed parcel configuration is unsuitable, nor is there any known history with stormwater storage or conveyance on the property.

Although no immediate industrial development is proposed, Administration considers it appropriate to establish that stormwater generated within the proposed subdivision can be adequately managed without adversely affecting neighbouring properties or municipal infrastructure.

Accordingly, Administration recommends a condition requiring a stormwater drainage assessment, prepared by a qualified professional, prior to subdivision endorsement. The assessment may demonstrate appropriate on-site management, discharge to a suitable off-site drainage system or receiving area, or a combination of approaches.

More detailed grading, drainage and stormwater management requirements associated with future industrial development will be addressed through subsequent development approvals, when building placement, access, outdoor storage, parking and other site improvements are known.

UTILITIES AND RAILWAY INTERFACE

Primary Utilities

The proposed industrial parcels front directly onto 1 Avenue, providing a logical corridor for future utility servicing.

FortisAlberta has reviewed the application and confirmed that no easement is required for its facilities. ATCO Gas has provided comments respecting existing gas

infrastructure, protection of its facilities and coordination of future servicing arrangements. TELUS has also reviewed the proposal and identified no concerns requiring additional subdivision conditions.

Collectively, the utility referrals have not identified any infrastructure constraints that would prevent the subdivision from proceeding. However, the protection of existing facilities and accommodation of any necessary utility interests remain important considerations.

Administration recommends a condition requiring the applicant to identify and register any utility rights-of-way or easements necessary to accommodate the subdivision, in consultation with the applicable utility providers, prior to endorsement.

This approach protects necessary utility interests without prescribing corridors or easements that may not ultimately be required. Individual service connections, extensions and associated infrastructure requirements can be addressed through subsequent development approvals and servicing arrangements.

Railway Adjacency

The northern boundaries of the proposed industrial parcels adjoin the CN Three Hills Subdivision railway corridor.

CN's referral identified several considerations associated with future development near railway operations, including building setbacks, fencing, drainage and the storage or handling of flammable materials.

The Land Use Bylaw establishes railway setback requirements for residential buildings, but these provisions do not automatically apply to industrial development.

CN has requested a minimum 15-metre building setback from the railway right-of-way. Administration considers this request both reasonable and highly pragmatic. Given the depth of the proposed industrial parcels, the setback is not anticipated to materially compromise future development opportunities.

Administration therefore recommends securing the 15-metre building setback through an appropriate registered instrument prior to subdivision endorsemen

Other matters raised by CN, including boundary fencing, drainage protection and operational considerations, can be addressed through future development approvals when the nature and layout of the proposed industrial uses are known.

Landscaping, Screening and Adjacent Land-Use Compatibility

The proposed industrial parcels will share boundaries with the retained residential parcel, which contains the existing dwelling.
The Land Use Bylaw establishes landscaping and screening requirements for industrial development, including minimum landscaped areas and provisions addressing outdoor storage and compatibility with neighbouring properties. Although the retained parcel contains an existing residence, it will remain designated Urban Reserve (UR), and provisions specifically applicable to lands adjoining a Residential District do not automatically apply.

Administration considers landscaping and screening important elements of future site development, particularly along the shared boundaries with the retained residential parcel. However, the appropriate treatment will depend on the nature and configuration of future industrial development, including building placement, outdoor storage, parking and internal circulation.

Accordingly, Administration recommends that landscaping and screening plans be reviewed through the development approval process, where appropriate requirements can be established in accordance with the Land Use Bylaw and the specific characteristics of each proposed development.

Agency Circulation

The subdivision application was circulated to relevant external agencies and utility providers. The responses received have informed Administration's assessment and recommended conditions.

Agency	Response and Administrative Treatment
CN Rail	Requested a 15-metre industrial building setback and additional railway interface measures. A registered setback is recommended, with other site-specific matters addressed through future development approvals.
FortisAlberta	Confirmed that no easement is required. Future electrical servicing to be arranged with the provider.
ATCO Gas	Provided comments relating to gas infrastructure and future servicing arrangements. Any necessary utility interests will be addressed through coordination with the provider.
TELUS	No concerns identified requiring additional subdivision conditions.
Aqua7	No response received within the circulation period.

The recommended conditions address the specific subdivision obligations identified through circulation, while matters relating to future construction and operations will be considered through subsequent development approvals.

MUNICIPAL RESERVE AND OTHER MATTERS

Municipal Reserve

The parent parcel was created through Plan 0210178 in 2002. The current Certificate of Title does not identify a deferred municipal reserve caveat. However, the original reserve disposition associated with the 2002 subdivision has not yet been confirmed.

Administration is reviewing the available historical records to determine whether any further reserve obligation is applicable. Unless that review establishes a clear statutory basis for additional municipal reserve, Administration's preliminary recommendation is that no further dedication or cash-in-lieu condition be imposed.

Development Agreement and Off-Site Levies

Administration has considered whether a development agreement is warranted. Unlike the Pioneer Industrial Park subdivision, the Morrison proposal does not involve construction of an internal municipal roadway, a communal drainage system or other substantial infrastructure improvements, including municipal water or wastewater servicing.

As no substantive infrastructure obligations have been identified that would warrant a development agreement, Administration does not recommend one as a condition of subdivision approval. Individual approaches, site servicing, drainage, landscaping and related improvements will generally be addressed through subsequent development approvals, while necessary utility rights-of-way and the railway building setback can be secured through separate registration requirements.

The Town's existing Off-Site Levy Bylaw addresses municipal water and sanitary infrastructure. As neither form of municipal servicing is proposed through the subdivision, Administration does not recommend collecting off-site levies at this stage.

Consistent with the approach adopted for Pioneer Industrial Park in 2025, Administration recommends registering an appropriate instrument against the proposed industrial parcels to preserve the Town's ability to collect applicable off-site levies when municipal servicing is requested or becomes available, in accordance with the applicable bylaw.

Future development will remain subject to any applicable servicing, infrastructure and off-site levy requirements.

Final Survey, Taxes and Registration

Following subdivision approval, the applicant will be required to submit a final Plan of Survey prepared by an Alberta Land Surveyor, substantially conforming to the tentative subdivision plan prepared by Terradigm dated July 15, 2026. The final survey will establish the precise boundaries and dimensions of the proposed parcels and provide the legal basis for registration of the new lots.

Particular attention will be required to ensure that the existing dwelling, accessory improvements and associated private servicing infrastructure, including the residential well and septic system, remain entirely within the retained parcel. The final survey must also demonstrate that applicable setbacks and separation distances are maintained, ensuring that the subdivision does not create unintended non-conformities or servicing conflicts for the existing residential property.

Prior to endorsement, the applicant will be required to satisfy all conditions of subdivision approval, including the registration or provision of any required easements, rights-of-way and other instruments, and ensure that outstanding property taxes owing to the Town have been addressed.

The current Certificate of Title identifies a mortgage against the parent parcel. Any necessary lender consent, mortgage discharge or allocation, and related registration arrangements will remain the responsibility of the landowners and their lender, in coordination with the Land Titles registration process.

Subdivision approval does not itself create the proposed parcels. Following satisfaction of the approval conditions and endorsement of the final plan, the applicant will be responsible for completing registration through Alberta Land Titles within the applicable statutory timelines.

ANAYLSIS AND RECOMMENDED CONDITIONS

Administration considers the proposed subdivision a logical and appropriate extension of Irricana's established industrial development pattern. The proposal is generally consistent with the Town's Municipal Development Plan, provides parcels of suitable size and configuration for light industrial development, and makes use of existing municipal road infrastructure without requiring substantial new municipal improvements.

The principal subdivision considerations have been identified through the planning review and agency circulation process. Administration considers these matters capable of being addressed through appropriately defined conditions of approval, while recognizing that the servicing, site design and operational requirements of individual industrial uses will be assessed through subsequent development approvals.

Subject to satisfactory resolution of the outstanding municipal reserve, servicing and stormwater matters, Administration considers the proposed subdivision suitable for conditional approval, with the following conditions recommended to address matters requiring resolution before endorsement:

1. Final Plan of Subdivision: That the applicant submit a final Plan of Survey prepared by an Alberta Land Surveyor, substantially conforming to the tentative subdivision plan prepared by Terradigm dated July 15, 2026, subject to any adjustments necessary to satisfy the conditions of approval and the requirements of the Subdivision Authority.

2. Land Use Redesignation: That Bylaw 005:2026, redesignating the proposed industrial parcels from Urban Reserve (UR) to Light Industrial (I-L), be duly adopted and come into force prior to endorsement of the subdivision plan.

3. Existing Residential Improvements and Servicing: That the applicant provide confirmation, satisfactory to the Subdivision Authority, that the existing dwelling, accessory buildings, water well, private sewage disposal system and associated servicing infrastructure are contained entirely within the retained residential parcel and comply with applicable setbacks and separation distances from the proposed property boundaries.

4. Utility Rights-of-Way: That the applicant make arrangements, satisfactory to the Subdivision Authority, for the identification and registration of any utility rights-of-way or easements necessary to accommodate the subdivision, in consultation with the applicable utility providers.

5. Railway Building Setback: That the applicant make arrangements, satisfactory to the Subdivision Authority, for registration of an appropriate instrument securing a minimum 15-metre building setback from the CN railway right-of-way on the proposed industrial parcels.

6. Stormwater Assessment: That the applicant submit a stormwater drainage assessment, prepared by a qualified professional and satisfactory to the Subdivision Authority, demonstrating that stormwater generated within the proposed subdivision can be appropriately managed on-site or discharged to a suitable off-site drainage

system or receiving area, without adversely affecting neighbouring properties or municipal infrastructure, prior to endorsement of the subdivision plan.

7. Private Servicing and Fire Protection: That the applicant make arrangements, satisfactory to the Subdivision Authority, for registration of an appropriate instrument against each proposed industrial parcel acknowledging that municipal water and sanitary servicing are not presently available, and that responsibility for providing appropriate private water supply, wastewater disposal and fire protection water supply, as required for future development, rests with the respective lot owner and is subject to applicable regulatory requirements.

8. Off-Site Levies: That the applicant make arrangements, satisfactory to the Subdivision Authority, for registration of an appropriate instrument against each proposed industrial parcel addressing the deferral of applicable municipal water and sanitary off-site levies until municipal servicing is requested or becomes available, with any levy obligation and applicable rates determined in accordance with the Town's Off-Site Levy Bylaw.

9. Property Taxes: That all outstanding property taxes owing to the Town of Irricana in respect of the subject lands be paid in full prior to endorsement of the subdivision plan.

Recommendation:

Administration recommends that the Municipal Planning Commission approve subdivision application S2026:001, subject to the conditions outlined in this report.

Recommended Motion(s):

Option #1:

Motion #1: **THAT** the Municipal Planning Commission approve subdivision application S2026:001, for the creation of two Light Industrial parcels and one retained residential parcel, substantially in accordance with the tentative plan of subdivision dated July 15, 2026, subject to the conditions of approval outlined in this report.

Option #2:

As determined by the Municipal Planning Commission.

Respectfully submitted,

"Doug Hafichuk"

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Subdivision Application
Attachment 'B' - Agency Circulation Submissions
Attachment 'C' - Adjacent Landowner Submissions
Attachment 'D' – Supplementary Materials

Item F1

Attachment ‘A’ – Subdivsion Application

SUBDIVISION APPLICATION

Town of Irricana
PO Box 100
222 – 2 Street
Irricana, AB T0M 1B0

Phone: 403-935-4672
Fax: 403-935-4270
Email: Irricana@Irricana.com

Subdivision of Lands

Land Use Bylaw 007:2023

I/We hereby make application for the Subdivision of Lands under the provisions of the Land Use Bylaw in accordance with the plans and supporting information submitted herewith, which form part of this application. It is understood that the Development Authority may refuse to accept incomplete applications.

Office Use Only			
Date Received:		File Reference:	

1. Applicant Information *(Include additional applicant information on separate page)*			
Name:	Austin Morrison		
Address:	173 1st Ave, Box 477, Irricana, Alberta T0M 1B0		
Phone:	[redacted]	Alt Phone:	
Fax:		Email:	[redacted]

2. **Registered Property Owner Information** *(If different than above)*			
Name:	Austin Morrison and Mackenzie Scott		
Address:	173 1st Ave, Box 477, Irricana, Alberta T0M 1B0		
Phone:	[redacted]	Alt Phone:	
Fax:		Email:	[redacted]

3. **Designated Agent** *(Agent is Authorized to Represent the Registered Property Owner)*			
Name:	Andrew Ulmer		
Address:	429 6th St, Irricana AB, T0M 1B0		
Phone:	[redacted]	Alt Phone:	
Fax:		Email:	[redacted]

SUBDIVISION APPLICATION

4. **Land Description** *(as Applicable)*				
Municipal Address:	173 1st Ave, Irricana, AB, T0M 1B0			
Legal Description:	Plan # 0210178	Block # 2		Lot # 1
QTR: NW	SECT: 21	TWP: 27	RANGE: 26	W Merid: 4

5. **Area of Land / Proposed Lots**		
Total Area of Parcel for Subdivision:	Hectare(s):	Acre(s): 8.12
Total Number of Parcels / Lots:	3	
Total Size of Parcels Proposed:	Hectare(s):	Acre(s): 4.00, 2.05, 2,05

6. **Land Use Information**	
Current Land Use District:	I-L
Existing Use(s) of Land:	vacant land
Proposed Use(s) of Land:	industrial buisnesses

7. **Municipal Reserves** *(as Applicable)*			
Area (Acres) of Reserve:	0		
Cash in Lieu:		Land Appraisal:	No
Other *(Specify)*:	N/A		

8. Existing Development *(e.g., Structures or Buildings)*

The existing parent parcel hosts a residential home, detached garage and a couple small accessory sheds. The proposed subdivision would follow the approved Land Use concept plan, creating 1 x U-R parcel, and 2 x I-L parcels.

All structures would remain on the U-R parcel, including a well and septic system.

9. **Location of Land** *(Additional Details)*		
(a) Property has direct access to a developed Municipal Roadway	YES: ☑	NO: ☐
(b) Property contains or is bounded by a Waterbody *(e.g., River, Lake, Canal)*	YES: ☐	NO: ☑
(c) Property contains or is within 100 meters of any oil or gas wells (Active or Inactive)	YES: ☐	NO: ☑
(d) Property is within 1.5 kilometers of a sour gas facility	YES: ☑	NO: ☐
(e) Property contains abandoned oil or gas well or pipeline	YES: ☐	NO: ☑

(Well Map Viewer) https://extmapviewer.aer.ca/AERAbandonedWells/Index.html

10. **Physical Characteristics of Land** *(e.g., Vegetation, Notable Features)*
(a) Describe the topography of the land *(e.g., Flat, rolling, steep, mixed)*
Flat
(b) Describe the vegetation and water bodies on the land *(e.g., Brush, shrubs, trees, sloughs, creeks)*
grassland
(c) Describe the soil type / characteristic on the land *(e.g., Sandy, loam, clay)*
loam, clay

11. **Water, Sanitary, and Stormwater Servicing**		
(a) Lands will be connected to the Municipal Water Distribution System	YES: ☐	NO: ☑
If NO, Please Describe Servicing:		
(b) Lands will be connected to the Municipal Sanitary Distribution System	YES: ☐	NO: ☑
If NO, Please Describe Servicing:		
(c) Lands will be connected to the Municipal Stormwater Distribution System	YES: ☐	NO: ☑
If NO, Please Describe Servicing:		

SUBDIVISION APPLICATION

12. Subdivision Details *(Generally describe the purpose and / or proposed outcome of subdivision)*

The landowners would like to subdivide their property to create a division between the two zonings of U-R and I-L. The goal is to create marketable industrial lots, and encourage development in the town. The new industrial lots would encourage businesses such as warehousing, equipment sales and service, storage facilities, and manufacturing.

13. Variance(s) Requested *(Describe any variances being requested at time of application)*

N/A

14. Required Information for Complete Application *(Applicant to initial beside each to confirm submission)*

Applicant Initial	*Items Listed Below MUST Be Provided Unless Explicitly Excluded by the Development Authority. Refer to Town of Irricana Land Use Bylaw 007:2023 for Additional Details*		Received (Office Use)
☐	3.5.1.a	Subdivision Application Fee *(As described in the Master Rates Bylaw)*	
☑	3.5.1.b	Completed Subdivision Application *(This Form)*	
☑	3.5.1.d	Certificate of Title *(Dated within 30 days of the application date)*	
	A Site Plan which clearly identifies *(3.5.1.f through 3.5.1m)*:		
☑	3.5.1.f	Proposed lot(s) and the balance of the parcel(s)	
☑	3.5.1.g	Location, dimensions, and boundaries of each new lot and any reserve lands	
☑	3.5.1.h	Existing ROWs for each public utility, roadway (etc.), or easements	
☑	3.5.1.j	Location, use, and dimensions of any structures / buildings	
☐	3.5.1.k	Location and boundaries of the bed and shore for waterbodies	
☑	3.5.1.l	Location of existing or proposed wells, private sewage	
☑	3.5.1.m	Existing and / or proposed access and egress	
☑	3.5.1.n	Copies of all registered instruments on the lands	
☐	3.5.1.o	Real Property Report depicting any structures / buildings that will remain	
☐	3.5.1.p	Power and street lighting design for circulation with utility provider	

15. Additional Information for Complete Application *(Applicant to initial beside each to confirm submission)*

Applicant Initial	*Items Listed Below* MAY *Be Required by the Development Authority* *Refer to Town of Irricana Land Use Bylaw 007:2023 for Additional Details*	Received (Office Use)
☐	3.5.2.a Site Grading Plan which clearly depicts:	
	• All grades, existing and proposed	
	• Cut and fill areas	
	• Maximum and minimum bottom of footing elevations for development(s)	
	• Final elevations for all Corners of lots	
	• Final elevations adjacent to all wall for development(s)	
☐	3.5.2.b Geotechnical and groundwater assessment from a qualified professional	
☐	3.5.2.d Stormwater management report from a qualified professional	
☐	3.5.2.e Private Sewage Disposal Study	
☐	3.5.2.f Wetland and Biophysical Impact Assessment *(w/ AEPA approval)*	
☐	3.5.2.g Market value appraisal for cash-in-lieu	
☐	3.5.2.h Historical Resources Impact Assessment and Provincial Clearance	
☐	3.5.2.i Plan identifying ROWs, easements, PULs, to support Stormwater Plan	
☐	3.5.2.j Tentative power and street light design	

16. Supporting Documentation *(Additional information provided to support the application)*

Applicant Initial		Received (Office Use)
☑	1. Title	
☑	2. Site Plan, Land Use Concept, Tentative Plan	
☑	3. Abandoned Well Map	
☐	4.	
☐	5.	
☐	6.	
☐	7.	
☐	8.	

SUBDIVISION APPLICATION

17. Authorization *(Please initial beside the applicable option)*	
☐	I certify that I am submitting this application as the Registered Owner of the subject property.
☑	I certify that I am authorized by the Registered Owner of the subject property to submit this application on their behalf and have submitted evidence of such authorization.

18. Right of Entry *(Please initial)*	
☑	I authorize the Town of Irricana and its agents to access the subject property for the purpose of processing this application and making a determination thereto.

19. Collection and Use of Information

In submitting this application, I certify that I have reviewed the Land Use Bylaw, that the information provided is true and correct, and that the Town of Irricana shall not be liable for any errors or omissions associated with this application.

Further, I acknowledge that additional information may be requested prior to acceptance of this application, or upon review, and that the information provided in relation to this application, including correspondence, is subject to the Freedom of Information and Protection of Privacy Act (FOIP) and may be subject to public disclosure under the Act.

Applicant Signature	Date of Signature
	15-Jul-2026

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0032 580 764	0210178;2;1	241 234 408

LEGAL DESCRIPTION

PLAN 0210178
BLOCK 2
LOT 1
CONTAINING 3.2850 HECTARES(8.12 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;26;27;21;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF IRRICANA

REFERENCE NUMBER: 231 338 188

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
241 234 408	09/09/2024	TRANSFER OF LAND	[redacted]	[redacted]

OWNERS

[redacted] MORRISON

AND

[redacted] SCOTT

BOTH OF:
173-1 AVE
IRRICANA
ALBERTA T0M 1B0
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
251 158 231	16/06/2025	MORTGAGE MORTGAGEE - [redacted].

(CONTINUED)

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

8804 118 AVE
EDMONTON
ALBERTA T5B0T4
ORIGINAL PRINCIPAL AMOUNT: [redacted]

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 8 DAY OF JULY, 2026 AT 03:56 P.M.

ORDER NUMBER: 57702603

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).



PROJECT NAME
MORRISON SD

CLIENT
AUSTIN MORRISON

TITLE
REDESIGNATION & SD

MUNICIPAL ADDRESS
173 1 AVE, IRRICANA

LEGAL ADDRESS
LOT 1, BLOCK 2, PLAN 0210178

DATE	LAND USE
2026-JUL	U-R

LEGEND

NOTE: TREES SHOWN ARE FOR REFERENCE ONLY. QUANTITY AND LOCATION ARE APPROXIMATE

terradigm

REVISIONS

REV	DESCRIPTION	DATE
00	LU & SD SUBMITTAL	2026-JUL-15

PAGE TITLE
EXISTING SITE PLAN

PROJECT & SHEET NO.
2607 - 1.0



PROJECT NAME
MORRISON SD

CLIENT
AUSTIN MORRISON

TITLE
REDESIGNATION & SD

MUNICIPAL ADDRESS
173 1 AVE, IRRICANA

LEGAL ADDRESS
LOT 1, BLOCK 2, PLAN 0210178

DATE	LAND USE
2026-JUL	U-R > I-L

LEGEND
- MAIN PARCEL 8.12 ac (3.285 ha)
- INDUSTRIAL LIGHT (I-L) 4.1 ac (1.66 ha)
- URBAN RESERVE (U-R) 4.00 ac (1.62 ha)

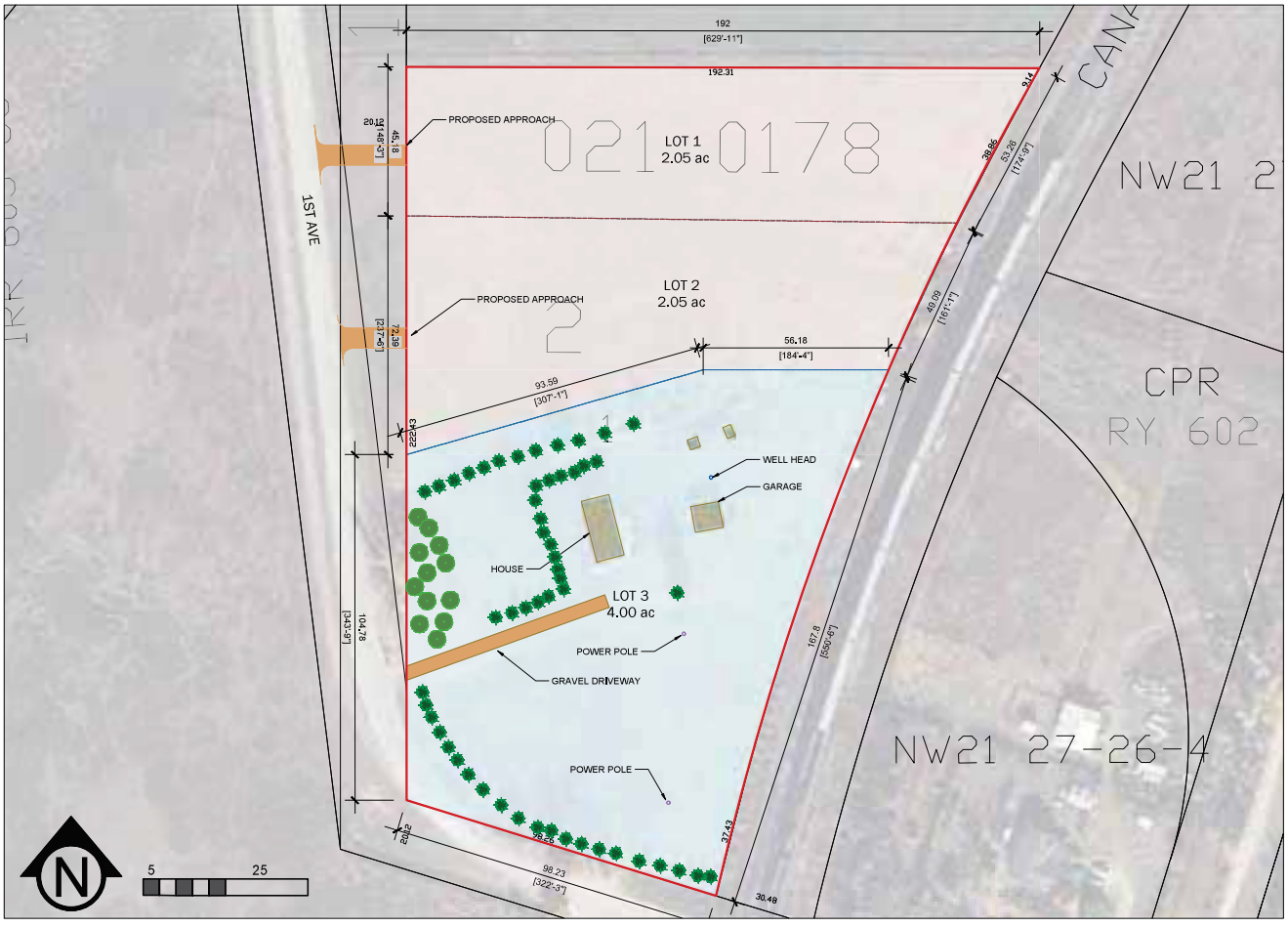
terradigm

REVISIONS

REV	DESCRIPTION	DATE
00	LU & SD SUBMITTAL	2026-JUL-15

PAGE TITLE
LAND USE PLAN

PROJECT & SHEET NO.
2607 - 2.0



PROJECT NAME
MORRISON SD

CLIENT
AUSTIN MORRISON

TITLE
REDESIGNATION & SD

MUNICIPAL ADDRESS
173 1 AVE, IRRICANA

LEGAL ADDRESS
LOT 1, BLOCK 2, PLAN 0210178

DATE	LAND USE
2026-JUL	U-R > I-L

LEGEND

- PARENT PARCEL 8,12 ac (3,285 ha)
- LOT 1 : I-L 2,05 ac (0,83 ha)
- LOT 2 : I-L 2,05 ac (0,83 ha)
- LOT 3 : U-R 4,00 ac (1,62 ha)

NOTE: TREES SHOWN ARE FOR REFERENCE ONLY. QUANTITY AND LOCATION ARE APPROXIMATE

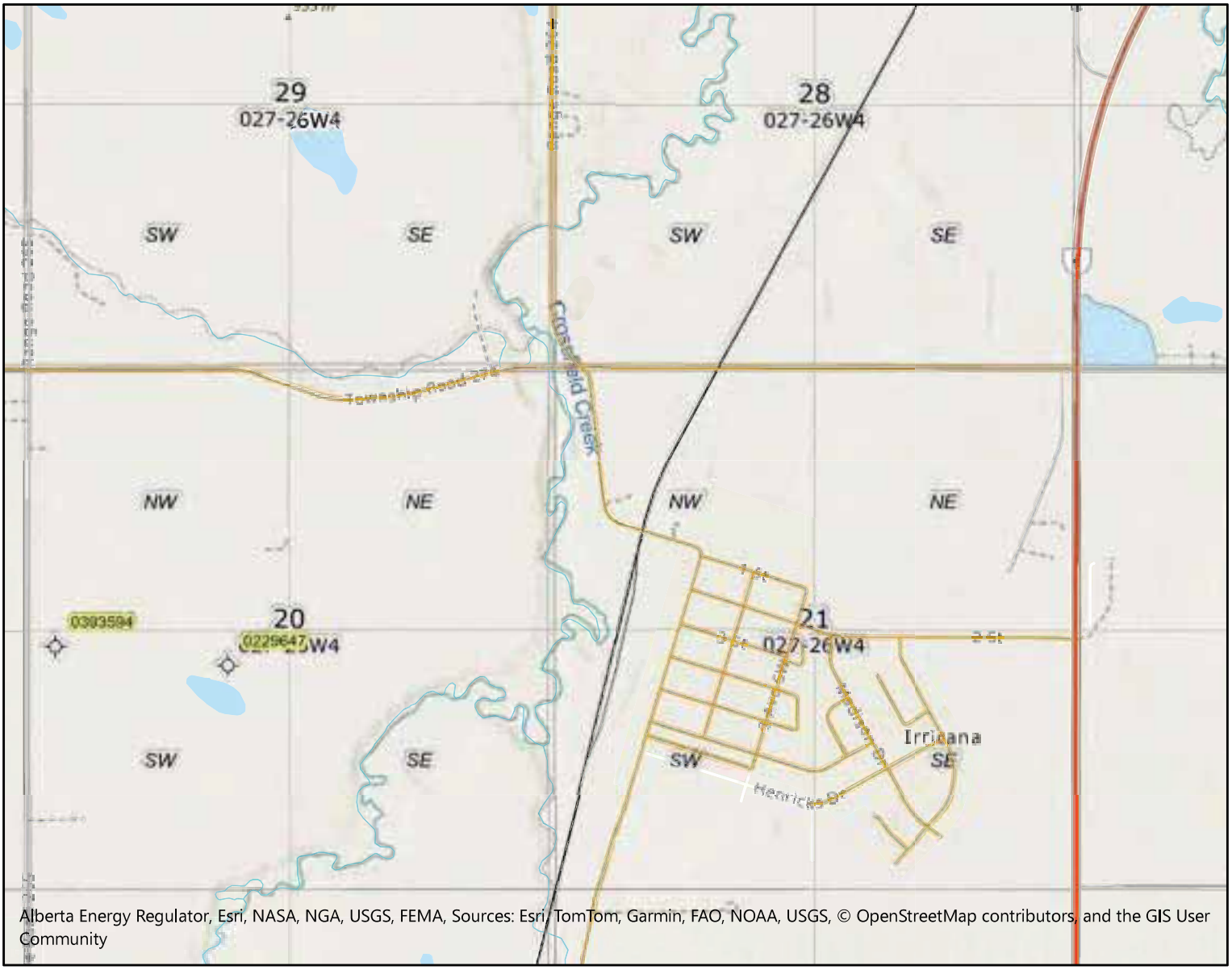
terradigm

REVISIONS

REV	DESCRIPTION	DATE
00	LU & SD SUBMITTAL	2026-JUL-15

PAGE TITLE
TENTATIVE PLAN

PROJECT & SHEET NO.
2607 - 3.0



Morrisons Subdivision

Base Data provided by: Government of Alberta

Author:	Print Date:
YYY	7/9/2026

Legend

- Abandoned Wells
- Revised Location
- Revised Location Pointer

Paved Road (20K)
- Primary Divided
- Primary Divided
- Primary Undivided 4L
- Primary Undivided 4L
- Primary Undivided 2L
- Primary Undivided 1L
- Primary Undivided 1L
- Interchange Ramp
- Interchange Ramp
- Interchange Ramp
- Secondary Divided
- Secondary Divided
- Secondary Undivided 4L
- Secondary Undivided 4L
- Secondary Undivided 2L
- Secondary Undivided 2L
- Secondary Undivided 2L
- Secondary Undivided 1L
- Secondary Undivided 1L

Roads - Other
- Unimproved
- Unclassified
- Truck Trail
- Winter
- Ford Winter Crossing
- Ferry Route

Gravel Road (20K)
- Primary Undivided 2L
- Primary Undivided 2L
- Primary Undivided 1L
- Primary Undivided 1L
- Secondary Undivided 2L
- Secondary Undivided 2L
- Secondary Undivided 1L
- Secondary Undivided 1L

Railway (20K Large Scale)
- Single Line
- Double Line
- Multiple Line
- Spur Line
- Abandoned
- ATS Quarter Section label

- ATS Quarter Section with
- ATS Section label (medium
- ATS Section with Road
- ATS Township (large scale)
- Provincial Boundary
- Lake Label (20K)
- River Label (20K)

Lake/River (20K)
- Lake or River
- Lake or River
- Reservoir
- Icefield
- Major Canal
- Oxbow
- Quarry
- Dugout

Intermittent Lake
- Intermittent Lake
- Intermittent Oxbow

Sandbar / Wetland /
- Sandbar
- Sandbar
- Sandbar

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

N

Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:30,336

Alberta Energy Regulator

Item F1

Attachment ‘B’ – Agency Circulation Submissions

Doug Hafichuk

From:	Irricana
Sent:	October 1, 2026 2:26 PM
To:	Doug Hafichuk
Subject:	Fw: 2026-09-30_CN Comments_S2026:001_173-1 Avenue, Irricana, Alberta – Land Use Redesignation & Subdivision Circulation
Attachments:	Circulation Package - CN Rail.pdf

Good Afternoon,

Please see below comments.

Sincerely,

Jennifer Bradley
Resident Services Clerk, **Town of Irricana**

P: [redacted]
A: PO Box 100, 222 - 2nd Street, Irricana, AB T0M 1B0
W: www.irricana.com

From: Proximity [redacted]
Sent: Wednesday, September 30, 2026 1:37 PM
To: Irricana <Irricana@irricana.com>
Subject: 2026-09-30_CN Comments_S2026:001_173-1 Avenue, Irricana, Alberta – Land Use Redesignation & Subdivision Circulation

Hello,

Thank you for circulating CN on the attached application for land use redesignation and subdivision to accommodate light-industrial parcels. The subject site is located adjacent to CN's Three Hills subdivision and Main line.

CN, in partnership with the Railway Association of Canada (RAC) and the Federation of Canadian Municipalities (FCM), developed the Guidelines for New Development in Proximity to Railway Operations (www.proximityinitiative.ca) to promote appropriate land use planning and development near railway operations.

CN requests that the following requirements be secured as conditions of approval:

1. All proposed industrial buildings shall be set back a minimum of 15 metres from the railway right of way.

2. A minimum 1.83-metre-high chain link fence (or equivalent) shall be installed and maintained along the shared property line.

3. The storm water management facility must be designed to control storm water runoff to pre-development conditions including the duration and volume of the flow and accordingly have no impacts on CN right of way, including ditches, culverts and tracks. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from CN and be substantiated by a drainage report to the satisfaction of the Railway.

4. Setbacks for flammable liquid storage tanks shall comply with Transport Canada regulations, as determined by tank capacity, outlined in Table III of Schedule I of the Flammable Liquids Bulk Storage Regulations (C.R.C., c. 1148).

CN looks forward to reviewing a detailed site plan, and Stormwater Management Report.

Please submit all future development applications located within 300 metres of CN's right-of-way to Proximity@cn.ca for review and comment.

CN remains committed to the safe operation of its railway network and to protecting the health, safety, and well-being of its employees, customers, and surrounding communities. No construction or related activities shall adversely affect railway operations or infrastructure. A work permit is required for any work on CN property, and depending on the nature and location of the works, may also be required for works within 10 metres of the right-of-way, to ensure full compliance with CN's safety protocols and operational requirements.

Please do not hesitate to contact us should you require further information.

CN Proximity
Community Planning and Development | Legislative Affairs
proximity@cn.ca

From: Irricana@irricana.com

Sent: Sunday, September 27, 2026 12:45 PM

To: contact@cn.ca

Subject: S2026:001 – Land Use Redesignation & Subdivision Circulation

CAUTION: This email originated from outside CN: DO NOT click links or open attachments unless you recognize the sender AND KNOW the content is safe.

AVERTISSEMENT : ce courriel provient d'une source externe au CN : NE CLIQUEZ SUR AUCUN lien ou pièce jointe à moins de reconnaitre l'expéditeur et d

Good morning,

Please find attached a circulation package regarding concurrent land use redesignation and subdivision applications for **173 – 1 Avenue, Irricana, Alberta (Lot 1, Block 2, Plan 0210178)**.

The Town is requesting your organization's review and any comments or requirements that should be considered as part of the application review. Additional details are provided in the attached circulation letter and supporting materials.

Comments are requested by 4:00pm on October 13, 2026. If additional time is required, please let us know.

Please feel free to contact the Town if you have any questions or require additional information.

Thank you,

Town of Irricana

P: (403) 935-4672 **|** **F:** (403) 935-4270

A: PO Box 100, 222 - 2nd Street, Irricana, AB T0M 1B0

E: irricana@irricana.com **W:** www.irricana.com

Doug Hafichuk

From: Irricana
Sent: October 7, 2026 11:26 AM
To: Doug Hafichuk
Subject: Fw: 320177656 S2026:001 – Land Use Redesignation & Subdivision Circulation
Attachments: Circulation Package - Fortis Alberta.pdf; Easements - 320177656 - Subdivision NW 21-27-26-W4M Town of Irricana S2026-001.pdf

Good Morning,

Please see the attached response from Fortis.

Sincerely,

Jennifer Bradley
Resident Services Clerk, **Town of Irricana**

P: [redacted]
A: PO Box 100, 222 - 2nd Street, Irricana, AB T0M 1B0
W: www.irricana.com

From: Tracy Davidson [redacted] on behalf of Land Service [redacted]
Sent: Wednesday, October 7, 2026 10:55 AM
To: Irricana <Irricana@irricana.com>
Subject: 320177656 S2026:001 – Land Use Redesignation & Subdivision Circulation

Hello,
Please see our attached letter regarding no concerns regarding this subdivision and land use redesignation application.

Thank you,

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

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

From: Irricana <Irricana@irricana.com>
Sent: Sunday, September 27, 2026 10:45 AM
To: Land Service <landserv@fortisalberta.com>
Subject: [CAUTION] S2026:001 – Land Use Redesignation & Subdivision Circulation
Importance: High

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

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

Good morning,

Please find attached a circulation package regarding concurrent land use redesignation and subdivision applications for **173 – 1 Avenue, Irricana, Alberta (Lot 1, Block 2, Plan 0210178)**.

The Town is requesting your organization's review and any comments or requirements that should be considered as part of the application review. Additional details are provided in the attached circulation letter and supporting materials.

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Please feel free to contact the Town if you have any questions or require additional information.

Thank you,

Town of Irricana

P: (403) 935-4672 **| F:** (403) 935-4270
A: PO Box 100, 222 - 2nd Street, Irricana, AB T0M 1B0
E: irricana@irricana.com **W:** www.irricana.com

Tracy Davidson
Land Department

FortisAlberta Inc.
320 – 17 Ave SW
Calgary, AB T2S 2V1

Phone# 780-464-8815
Cell#
www.fortisalberta.com
Email:
tracy.davidson@fortisalberta.com

October 7, 2026

Town of Irricana
260-1st Avenue
PO Box 100
Irricana, Alberta
T0M 1B0

Attention: Sir or Madam

RE: FortisAlberta Condition for Subdivision Approval

FortisAlberta Reference No.: 320177656
MD File No.: S2026:001
Location/Legal Description: NW 21-27-26-W4M
Customer Name: Austin Morrison and Mackenzie Scott

Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

Sincerely,

Tracy Davidson

Doug Hafichuk

From: Irricana
Sent: October 7, 2026 1:38 PM
To: Doug Hafichuk
Subject: Fw: S2026:001 – Land Use Redesignation & Subdivision Circulation
Attachments: Response - S2026-001 .pdf

Good Afternoon,

Please see the attached response from Atco Gas.

Sincerely,

Jennifer Bradley
Resident Services Clerk, **Town of Irricana**

P: (403) 935-4672 Ext. 100 **| E:** jbradley@irricana.com
A: PO Box 100, 222 - 2nd Street, Irricana, AB T0M 1B0
W: www.irricana.com

From: CirculationsGrowthandImprovement[redacted]
Sent: Wednesday, October 7, 2026 12:28 PM
To: Irricana <Irricana@irricana.com>
Subject: S2026:001 – Land Use Redesignation & Subdivision Circulation

Good afternoon,

Please see the attached response for this circulation.

Kind regards,

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

P. [redacted]
A. 909 11th Ave SW Calgary, AB Canada T2R 1L8

ATCO Energy Systems

ATCO.com LinkedIn Facebook Instagram X

In the spirit of reconciliation, we acknowledge the traditional territories and homelands on which many of our ATCO operations and facilities are located. We honour and respect the diverse history, languages, ceremonies, and culture of the Indigenous Peoples who call these areas home.

From: Irricana <Irricana@irricana.com>
Sent: Sunday, September 27, 2026 10:44 AM
To: Calgary Region Gas Design [redacted]
Subject: S2026:001 – Land Use Redesignation & Subdivision Circulation
Importance: High

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

Good morning,

Please find attached a circulation package regarding concurrent land use redesignation and subdivision applications for **173 – 1 Avenue, Irricana, Alberta (Lot 1, Block 2, Plan 0210178)**.

The Town is requesting your organization's review and any comments or requirements that should be considered as part of the application review. Additional details are provided in the attached circulation letter and supporting materials.

Comments are requested by 4:00pm on October 13, 2026. If additional time is required, please let us know.

Please feel free to contact the Town if you have any questions or require additional information.

Thank you,

Town of Irricana

P: (403) 935-4672 **| F:** (403) 935-4270
A: PO Box 100, 222 - 2nd Street, Irricana, AB T0M 1B0
E: irricana@irricana.com **W:** www.irricana.com

October 7, 2026

Circulation Package: S2026:001

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

Right-of-ways will be required for the gas mains within property and should be 2.4 metres wide if provided for the sole use of ATCO, and 3.5 metres if shared with other shallow utilities. Please note, all costs associated with obtaining the right-of-way will be borne by the developer/owner.

The utility right-of-way requirements within the subdivision may change depending upon actual gas main layout, direction of development and boundary locations of the different construction phases. Final rights-of-way requirements must be satisfied at the time of gas main design.

All right-of-ways are to be registered as general utility rights-of-way granted to the City / Town and are to be registered simultaneously with the legal plan of the subdivision.

Encroachment Note: Encroachments within the utility right-of-way (URW) will not be permitted without a formal encroachment agreement. Any structures or improvements placed within the URW without such agreement may be removed at ATCO's discretion, and all associated costs will be the responsibility of the builder or developer.

A gas main extension will be required to service the proposed development. Natural gas services may be obtained by making formal application with our Calgary office (calgaryregiongasdesign@atcogas.com).

Before ATCO can process a work order for gas main installation in the area, we must be in receipt of the following:

(1) Legal plan.

(2) Utility right-of-way plan.

(3) Complete set of approved engineering drawings, including profiles, coordinate plan, building grades (if applicable) and the location of all other utilities

(4) Construction schedule.

(5) A digital file of the computer base plan in the "DWG" or "DGN" format (AutoCAD 2010) in modelspace.

(6) Preliminary electrical drawing with dimensioned URWs, alignments, and road crossings.

We require six to nine months to complete the distribution system design, and to process a work order for our Construction Department to schedule. Prior to the installation of gas mains, the area must be within 150 mm (6") of final grade, all obstructions must be removed from the gas main alignment, and the installation of all other underground utilities must be completed.

The developer must ensure that driveways are not constructed prior to the installation of gas mains in the subdivision. If driveways are pre-installed, a sleeve must be provided at the proper depth and alignment for our use. Otherwise, the cost of coring under the driveway or cutting out and replacing the driveway will be invoiced to the developer at the prevailing rates. The locations of sleeves will be confirmed during the design of the gas mains.

For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO website.

ATCO has planned work in the area. Contact Vincent Febrianto, [redacted] at your earliest convenience for more information. Ref: Project **1110510**

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

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

Due to this proposal, a gas main upgrade may be required to the existing distribution system. It is required that the owner/developer email CalgaryRegionGasDesign@atcogas.com.

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

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

(1) Utility Safety Partners (1-800-242-3447) for locates to verify the alignment of the existing gas facilities.

(2) Contact ATCO South Operations Dispatch at 403-245-7220 for an inspection of the exposed lines (including hydrovac holes) prior to backfill. Inspection services are available Monday to Friday, 8am – 4pm.

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

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

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

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

If you have any **questions or concerns regarding this reply**, please contact **Elmo Mathi**, [redacted]

Kind regards,

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

P. [redacted]
A. 909 11th Ave SW Calgary, AB Canada T2R 1L8

Doug Hafichuk

From: Irricana
Sent: October 1, 2026 2:31 PM
To: Doug Hafichuk
Subject: Fw: S2026:001 – Land Use Redesignation & Subdivision Circulation

Good Afternoon,

Please see below comments.

Sincerely,

Jennifer Bradley
Resident Services Clerk, **Town of Irricana**

P: (403) 935-4672 Ext. 100 **| E:** jbradley@irricana.com
A: PO Box 100, 222 - 2nd Street, Irricana, AB T0M 1B0
W: www.irricana.com

From: circulations . [redacted]
Sent: Monday, September 28, 2026 10:28 AM
To: Irricana <Irricana@irricana.com>
Subject: Re: S2026:001 – Land Use Redesignation & Subdivision Circulation

Good Day,

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

Regards,

Joanne Bourdage

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

The future is friendly®
circulations@telus.com

On Sun, Sep 27, 2026 at 10:46 AM Irricana <Irricana@irricana.com> wrote:

Good morning,

Please find attached a circulation package regarding concurrent land use redesignation and subdivision applications for **173 – 1 Avenue, Irricana, Alberta (Lot 1, Block 2, Plan 0210178)**.

The Town is requesting your organization's review and any comments or requirements that should be considered as part of the application review. Additional details are provided in the attached circulation letter and supporting materials.

Comments are requested by 4:00pm on October 13, 2026. If additional time is required, please let us know.

Please feel free to contact the Town if you have any questions or require additional information.

Thank you,

Town of Irricana

P: (403) 935-4672 | **F:** (403) 935-4270
A: PO Box 100, 222 - 2nd Street, Irricana, AB T0M 1B0
E: irricana@irricana.com **W:** www.irricana.com

Item F1

Attachment ‘C’ – Adjacent Landowner Submissions

Doug Hafichuk

From: nelson yee [redacted]
Sent: October 13, 2026 10:39 AM
To: Doug Hafichuk
Subject: Re: Subdivision Circulation Discussion (w/ Mr. Yee)
Attachments: Scan_20261012 (2).pdf

Hi Doug,

RE: Application number S2026:001
LAND USE REDESIGNATION & SUBDIVISION
LOT 1, Block2, Plan 0210178 (173-1 Avenue)

Very nice meeting you on October 8 to share my concerns and my ideas about the subdivision of the Morrison land. Basically, I support the subdivision and any project in the Town which increases the tax revenue and reduce the tax burden of the town.

I have two major concerns of this redesignation for Light Industrial land use.

1, The site is less than one thousand feet from the creek where a portion of my land locates. The subdivision of this environmental sensitive area might require the environmental clearance from the MD Rockyview County . This Light Industrial land use might directly affect the water supply of the area.

2, The two isolated industrial sites located in the residential area will affects the lifestyle and living environments of the residential owners.

My support for this subdivision is as follows.

A. Approve the subdivision for the Town and the landowner to share the financial benefits.
B. Designate a Direct Control on the two subdivided lots under the guidelines of the Light Industrial bylaw, but strictly prohibit any chemical-related businesses and auto-related businesses. These businesses create huge burden for the Town to monitor the activities of these busineses.
C. Concrete fence should be installed with one entrance to the subdivision to ensure minimum noise and environmental impact on the residential landowners. (map attached).
D. Alternately, subdividing the 2-acre lots into two country residential lots is more profitable and consistent with the designated residential area.

Yours truly,

Nelson Yee
NY Venture Capital

From: nelson yee [redacted]
Sent: Wednesday, October 7, 2026 9:32 PM
To: Doug Hafichuk <dhafichuk@irricana.com>
Subject: Re: Subdivision Circulation Discussion (w/ Mr. Yee)

Looking forward to see you at 2pm in your office.Nelson

> On Oct 7, 2026, at 4:16 PM, Doug Hafichuk [redacted] wrote:
>
> <mime-attachment.ics>


concrete fence
entrance
MORRISSON SD
AUSTIN MORRISSON
REDESIGNATION & SD
LOT 1, BLOCK 2, PLAN 021
terradigm
EXISTING SITE PLAN
2607 - 1.0

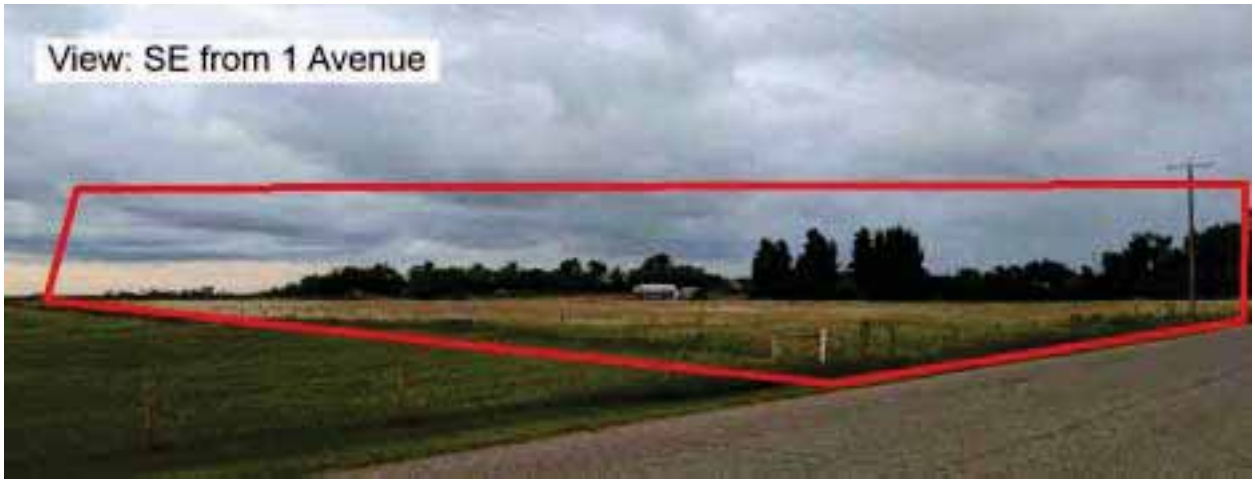
Item F1

Attachment ‘D’ – Supplementary Materials

Site Photos of Proposed Industrial Lands

(September 2026)







Land Use Bylaw Map and Site Adjacency Distances





MUNICIPAL PLANNING COMMISSION

To: Chair and Commission Members

From: Chief Administrative Officer

Date: October 20, 2026

Purpose: Request for Decision

Subject: D2026:019 Truline Contracting (SFH)

Application Details:

File No.: D2026:019
Applicant: Truline Contracting
Landowner: Angela & Lucas Killick
Property Address: 539 Pioneer Drive, Irricana, Alberta
Legal Description: Lot 4, Block 23, Plan 9911107

Summary:

Administration has received an application from Truline Contracting Ltd., on behalf of the property owners, for the reconstruction of a single-family dwelling at 539 Pioneer Drive following a residential fire in 2025.

The proposed development involves rebuilding the dwelling on its existing foundation, with a substantially similar residential use and building configuration. Administration has completed its review of the application and confirmed that the proposed development satisfies the applicable requirements of the Residential Manufactured Home (R-MH) District, including setbacks, building height, site coverage and other applicable development standards. No variances are required.

A Single-Family Dwelling is classified as a Discretionary Use within the R-MH District. Accordingly, although the application otherwise meets the requirements for administrative approval, consideration by the Municipal Planning Commission is required under the Town's Land Use Bylaw.

Administration has identified no planning concerns that would warrant refusal and recommends approval subject to standard development permit conditions.

Background and Discussion:

Application and Site Context

The subject property is located at 539 Pioneer Drive, legally described as Lot 4, Block 23, Plan 9911107, within an established residential neighbourhood.

The previous single-family dwelling sustained extensive damage in a fire on July 27, 2025. The damaged superstructure was subsequently demolished, leaving the existing concrete foundation and associated underground infrastructure in place.

The application proposes construction of a replacement single-family dwelling using the existing foundation. The scope of work includes a new wood-framed superstructure, roofing, exterior cladding, windows and doors, interior finishes, mechanical and electrical systems, and associated entrance stairs and decking.

The property will continue to be used for a single residential dwelling, consistent with its historical use and the surrounding residential neighbourhood.

Land Use Bylaw Compliance

The subject property is designated Residential Manufactured Home (R-MH) under Land Use Bylaw 007:2023.

A Single-Family Dwelling is classified as a Discretionary Use within this district, requiring consideration by the Municipal Planning Commission.

Administration has reviewed the submitted drawings and independently verified compliance with the applicable development standards, including:

- Minimum front, rear and side yard setbacks;
- Maximum building height;
- Maximum site coverage;
- Applicable building dimensions and site development requirements; and
- Other relevant provisions of the Land Use Bylaw.

The application does not seek any variances, and Administration has identified no deficiencies requiring relief from the Land Use Bylaw.

The application would otherwise qualify for administrative approval were a Single-Family Dwelling classified as a Permitted Use within the R-MH District. MPC consideration is required solely because of the discretionary classification of the proposed use.

Foundation Reuse and Building Safety

The applicant proposes to reuse the existing concrete foundation as part of the dwelling reconstruction.

Two engineering assessments prepared by Gravity Engineering Incorporated have been submitted in support of the application. These include an initial foundation reuse assessment dated October 22, 2025, and a follow-up assessment dated June 23, 2026.

The engineering assessments conclude that the remaining foundation system is suitable for reuse, subject to identified localized repairs and appropriate construction measures.

Administration has no land-use planning concerns regarding the proposed foundation reuse. Compliance with applicable building and safety codes, including any necessary structural repairs, will be addressed through the building permit and inspection processes.

The applicant has also provided confirmation of approved registration under Alberta's New Home Buyer Protection program.

Adjacent Landowner Circulation

No advance circulation to adjacent landowners has been undertaken.

The application involves reconstruction of an established single-family dwelling, does not introduce a new or intensified land use, and complies with the applicable development standards. Administration has identified no circumstances warranting additional consultation before MPC consideration.

Notice of the decision will be provided in accordance with the Land Use Bylaw and applicable statutory requirements.

Summary Analysis

Development Permit Application D2026:019 and proposes reconstruction appropriate for the subject property and consistent with the established residential character of the surrounding neighbourhood.

The application satisfies all applicable development standards of the Residential Manufactured Home (R-MH) District, including setbacks, building height and site coverage. No variances are required, and Administration has identified no land-use

planning concerns. The engineering documentation adequately supports the proposed reuse of the existing foundation, with detailed structural compliance remaining subject to the applicable building and safety codes processes.

The sole reason for consideration by the Municipal Planning Commission is that a Single-Family Dwelling is classified as a Discretionary Use within the R-MH District. Were the use classified as Permitted, the application would otherwise qualify for administrative approval.

Recommendation:

Administration recommends the Municipal Planning Commission approve the Discretionary Use of a Single-Family Dwelling at 539 Pioneer Drive (Lot 4, Block 23, Plan 9911107), as proposed under Development Permit Application D2026:019.

Recommended Motion(s):

Option #1:

Motion #1: **THAT** the Municipal Planning Commission approve the Discretionary Use of a Single-Family Dwelling at 539 Pioneer Drive, as proposed under Development Permit Application D2026:019.

Option #2:

As determined by the Municipal Planning Commission.

Respectfully submitted,

"Doug Hafichuk"

Chief Administrative Officer

ATTACHMENTS:

Attachment 'A' – Development Permit Application

Item F2

Attachment ‘A’ – Development Permit Application

TOWN OF IRRICANA

DEVELOPMENT PERMIT APPLICATION

Town of Irricana
PO Box 100
222 – 2 Street
Irricana, AB T0M 1B0

Phone: 403-935-4672
Fax: 403-935-4270
Email: Irricana@irricana.com

Development or Alteration of Lands

D036:019

Land Use Bylaw 007:2023

I/We hereby make application for a development permit under the provisions of the Land Use Bylaw in accordance with the plans and supporting information submitted herewith, which form part of this application. It is understood that the Development Authority may refuse to accept incomplete applications.

1. Applicant Information *(Include additional applicant information on separate page)*	
Name:	Truline Contracting Ltd.
Address:	99 Woodford Drive SW, Calgary, Alberta, T2W 4C2
Phone: [redacted]	Alt Phone:
Fax:	Email: [redacted]

2. Registered Property Owner Information *(If different than above)*	
Name:	Angela & Lucas Killick
Address:	539 Pioneer Drive, Irricana, Alberta, T0M0C8
Phone: [redacted]	Alt Phone:
Fax:	Email: [redacted]

3. Designated Agent *(Agent is Authorized to Represent the Registered Property Owner)*	
Name:	
Address:	
Phone:	Alt Phone:
Fax:	Email:

TOWN OF IRRICANA

DEVELOPMENT PERMIT APPLICATION

4. Land Description

Municipal Address:	539 Pioneer Drive, Irricana, Alberta		
Legal Description:	Plan # 991 1107	Block # 23	Lot # 4

5. Development Details *(Describe the scope of work covered under the Development Permit)*

The scope of the development permit is meant to cover the rebuild of the single family dwelling after the original structure suffered significant fire damage. The pre loss structure was demolished with only the foundation system remaining. This foundation was reviewed by an external engineer and was deemed acceptable to be used as part of the rebuild of the home. The foundation and grade surrounding has not been disturbed at this time.

With the exception of the foundation and underground services this project will very closely reflect a new home construction.

Our rebuild of the property will include the following components:

- Wood frame superstructure of the single family home in its entirety including a rear upper level deck with stairs.
- All electrical systems to be replaced up to and including the meter. Feed will remain from meter to city connection.
- Plumbing, gas and Hvac systems to be replaced within the confines of the foundation rough in and finish devices.
- Exterior window and doors.
- Insulation systems
- Interior wall, floor and ceiling finishes and exterior cladding
- Decking systems with railings
- Front entrance access stairs

TOWN OF IRRICANA

DEVELOPMENT PERMIT APPLICATION

6. Variance(s) Requested *(Describe any variances being requested)*

7. Anticipated Start	**Immediately once permit is in hand. Oct 15th – 30th /2026 would be ideal**
8. Anticipated Completion	**August 30th / 2027**

9. Required Information for Complete Application *(Applicant to initial beside each to confirm submission)*

Applicant Initial	*Items Listed Below MUST Be Provided Unless Explicitly Excluded by the Development Authority. Refer to Town of Irricana Land Use Bylaw 007:2023 for Additional Details*	Received (Office Use)
	Development Fees *(as described in the Master Rates Bylaw)*	
GS	3.3.3.a Completed Development Permit Application *(This Form)*	
GS	3.3.3.b Site Plan indicating all buildings, parking, storage, fencing, and signage	
	• Legal description of Site, with North Arrow	
	• All property lines clearly drawn	
	• Area dimension of the Land to be developed	
	• Measured setbacks from the proposed development to all property lines	
	• Area and external dimensions, including height, for all proposed development	
	• Location and dimension of off-street parking and loading areas	
	• All Site access points	
	• Rights-of-way and easements	
	• Location of all existing buildings, roads, water bodies (etc) on the Site	
	3.3.3.c Statement of the proposed use(s) for the Site	

	• Intended days and hours of operation	
	• Identification of provincial or federal licensing requirements	
	3.3.3.d Signed Owner Authorization *(If applying as Agent)*	
GS	3.3.3.e Anticipated Commencement and Completion Dates *(This Form)*	
GS	3.3.3.f Floorplan indicating all uses and occupancies for each building	
	• Floorplan, elevations and sections	
	• Detail on exterior finishes (materials, colours)	
N/A	3.3.3.g Lot Grading Plan and/or Stormwater Management Plan *(Commercial/Industrial)*	
	3.3.4.a Certificate of Title	
GS	3.3.4.b Surveyor's Certificate or Real Property Report	
N/A	3.3.4.c Lot Grading, Drainage and/or Stormwater Management Plan *(Residential)*	
	3.3.4.d Groundwater and/or Geotechnical Analysis	
	3.3.4.e Private Sewage Disposal Site Evaluation	

	3.3.4.g Other Information Requested by the Development Authority	
	• Engineering drawings, studies, or reports	
	• Traffic impact assessment (TIA)	
	• Environmental site assessment (ESA)	
	• Fire and/or safety inspection reports	
	• Third-party applications and/or approvals	

10. Supporting Documentation *(Additional information provided to support the application)*

Applicant Initial		Received (Office Use)
GS	1. Engineer review of foundation	
GS	2. Engineer review of foundation	
	3.	
	4.	
	5.	

	6.	
	7.	
	8.	
	9.	
	10.	

11. Authorization *(Please initial beside the applicable option)*	
	I certify that I am submitting this application as the Registered Owner of the subject property.
GS	I certify that I am authorized by the Registered Owner of the subject property to submit this application on their behalf and have submitted evidence of such authorization.

12. Right of Entry *(Please initial)*	
GS	I authorize the Town of Irricana and its agents to access the subject property for the purpose of processing this application and making a determination thereto.

13. Collection and Use of Information

In submitting this application, I certify that the information provided is true and correct and that the Town of Irricana shall not be liable for any errors or omissions associated with this application. I acknowledge that additional information may be requested prior to acceptance of this application or in the future.

Further, I acknowledge that the information provided in relation to this application, including correspondence, is subject to the Freedom of Information and Protection of Privacy Act (FOIP) and may be subject to public disclosure under the Act.

Grayson Sloan
Applicant Signature

Oct. 1 / 2026
Date of Signature

539 PIONEER DRIVE

539 PIONEER DRIVE, IRRICANNA, AB T0M 1B0

ISSUED FOR BUILDING PERMIT: (26/09/15)



ARCHITECTURAL	
SHEET NUMBER	SHEET NAME
A0.0	COVER SHEET
A0.1	PROJECT INFORMATION
A0.2	CONSTRUCTION ASSEMBLIES
A0.3	THERMAL CALCULATIONS
A0.4	STRUCTURAL SPECIFICATIONS
A0.5	STRUCTURAL SPECIFICATIONS
A1.0	SITE PLAN
A2.0	BASEMENT PLAN
A2.1	MAIN FLOOR PLAN
A2.2	ROOF PLAN
A2.3	BASEMENT FLOOR ELECTRICAL PLAN
A2.4	MAIN FLOOR ELECTRICAL PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS
A5.0	DETAILS
A5.1	DETAILS
A5.2	DETAILS
A5.5	WINDOW INSTALLATION GUIDE
A5.6	WINDOW INSTALLATION GUIDE
A5.7	WINDOW INSTALLATION GUIDE

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Registered REVIT LT 2026

ISSUE DATE:	YY/MM/DD
ISSUED FOR REVIEW:	26/08/07
ISSUED FOR BUILDING PERMIT	29/09/15

#	REVISION	BY	DATE

PROJECT NAME:
539 PIONEER DRIVE

ADDRESS:
539 PIONEER DRIVE, IRRICANNA, AB T0M 1B0
LOT: 4
BLOCK: 23
PLAN 991 1107

DRAWING TITLE:
COVER SHEET

DATE (yy/mm/dd):	FILE #:
2026-09-15 2:58PM	2610
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SYMBOL & WALL LEGEND:

1 / A0.X — DETAIL	BEDROOM — ROOM NAME
	2'-6"x6'-8" — DOOR SIZE
1 / A0.X — SECTION DETAIL	W1 — WALL ASSEMBLY
	P1 — PARTITION ASSEMBLY
1 / A0.X — BUILDING SECTION	F1 — FLOOR ASSEMBLY
	R1 — ROOF ASSEMBLY
	MILLWORK

TYPICAL DIMENSIONS LEGEND:



FRAMING DIMENSION
DIMENSION OF STRUCTURE & FRAMING*
(REFER TO APPLICABLE GENERAL NOTES)



CLEARANCE DIMENSION
DIMENSION OF CLEARANCE OF FINISHES, STRUCTURE, & OBJECTS,



INTERIOR ROOM DIMENSION
APPROXIMATE DIMENSION OF ROOMS & SPACES

ABBREVIATIONS:

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

GENERAL NOTES:

1. ALL CONSTRUCTION AND RELATED WORK SHALL COMPLY WITH THE 2023 NATIONAL BUILDING CODE OF CANADA (ALBERTA EDITION), STANDATA AND LOCAL BYLAWS AND REGULATIONS.
2. ONE FULL SET OF APPROVED CONSTRUCTION DOCUMENTS IS TO BE KEPT ON SITE AND AVAILABLE FOR CHECKING AT ALL TIMES DURING CONSTRUCTION.
3. ALL DIMENSIONS ARE FROM FACE OF STUD OR CENTER OF GRID LINE UNLESS NOTED OTHERWISE.
4. DRAWINGS ARE NOT TO BE SCALED FOR SIZES OR DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND DIMENSIONS BY ON-SITE MEASUREMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION AND ADJUSTMENT PRIOR TO CONSTRUCTION.
5. SOLID BLOCKING IS TO BE PROVIDED FOR THE INSTALLATION OF ALL SIGNS, LIGHTS, CABINETRY, HANDRAILS, TOWEL BARS AND ANY ACCESSORY REQUIRING FASTENING TO WALLS, PARTITIONS, CEILINGS, ETC.
6. ENSURE ACCESS TO ALL FIRE EXITS ARE MAINTAINED DURING CONSTRUCTION.
7. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GEO-TECHNICAL SOILS REPORT. ENSURE ALL RECOMMENDATIONS ARE CARRIED OUT.
8. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL CONSULTANT DRAWINGS WHERE APPLICABLE. REPORT ANY DISCREPANCIES TO RMH WHERE PRESENT.
9. G.C. TO NOTIFY OWNER / ARCHITECTURAL CONSULTANT WHERE MATERIALS ON SITE ARE NOT AS NOTED ON THE DRAWINGS
10. SMOKE & CARBON MONOXIDE ALARMS TO CONFORM TO NBC - 2023 AE 9.10.19 & NBC - 2023 AE 9.32.3.9.
11. PROVIDE MECHANICAL VENTILATION AS PER NBC - 2023 AE 9.32.3 PROVIDE FRESH AIR & COMBUSTION AIR TO FURNACE AS PER NBC - 2023 AE 9.33.1.1.
12. FLASHINGS, INTERIOR DAMPPROOFING & VAPOUR BARRIER AS PER NBC - 2023 AE 9.27.3 & NBC - 2023 AE 9.13.3 & NBC - 2023 AE 9.25.4.
13. ALL STAIR HANDRAILS & GUARDS CONFORM TO NBC - 2023 AE 9.8.1 & NBC - 2023 AE 9.8.8.
14. PROVIDE NATURAL VENTILATION TO THE OUTDOORS AND PER 9.23.2.
15. COORDINATE LOCATION OF ALL ELECTRICAL W/ OWNER PRIOR TO INSTALLATION.
16. G.C. TO ENSURE ADEQUATE PROTECTION IS PROVIDED AT ALL FOOTINGS TO PREVENT FROST HEAVING.
17. ALL PRESSURE TREATED WOOD CUT ENDS TO BE TREATED WITH MIN. 2 COATS WOOD PRESERVATIVE.

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Registered REVIT LT 2026

ISSUE DATE:	YY/MM/DD
ISSUED FOR REVIEW:	26/08/07
ISSUED FOR BUILDING PERMIT	29/09/15

#	REVISION	BY	DATE

PROJECT NAME:
539 PIONEER DRIVE

ADDRESS:
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TAG	FLOOR ASSEMBLIES:
F1	**F1 - NEW - BASEMENT FLOOR** - NEW - FLOOR FINISH (PER CLIENT) - NEW - 4" CONCRETE SLAB - EXISTING - 6 mil. POLY VAPOUR BARRIER (FULLY SEALED PER 9.25.4.3.) (ASSUMED) - EXISTING - 6" COMPACTED GRAVEL (ASSUMED)
F2	**F2 - WOOD I-JOIST FLOOR** - FLOOR FINISH - 23/32" T&G O.S.B. SHEATHING (GLUED & SCREWED) - 11 7/8" ENG. WOOD I-JOIST @ 16" / 406 mm o.c. - 1/2" GYPSUM BOARD TYPE 'CD' - LEVEL 3 FINISH - STIPPLE FINISH
F3	**F3 - WOOD I-JOIST @ CANTILEVER** - FLOOR FINISH (PER CLIENT) - 23/32" T&G O.S.B. SHEATHING (GLUED & SCREWED) - 6 mil. POLY VAPOUR BARRIER (FULLY SEALED PER 9.25.4.3.) - 11 7/8" ENG. WOOD I-JOIST @ 16" / 406 mm o.c. c/w 5" SPRAY FOAM INSULATION - 7/16" EXTERIOR GYPSUM SHEATHING - NON-VENTED ALUMINUM SOFFIT
F4	**F4 - ENTRY/STAIR LANDING** - FLOOR FINISH - 23/32" T&G O.S.B. SHEATHING (GLUED & SCREWED) - 2x10" DIMENSIONAL LUMBER JOISTS @ 16" / 406 mm o.c.
F5	**F5 - DECK** - [illegible] DECK WARRANTY - 23/32" T&G O.S.B. SHEATHING (GLUED & SCREWED) - WOOD SLEEPERS PERPENDICULAR TO DECK JOISTS, TO DRAIN - REF. 2x SLOPED SHEATHING (TYP.) - 11 7/8" ENG. WOOD I-JOIST @ 16" / [illegible] o.c.

TAG	WALL ASSEMBLIES:
W1	**W1 - EXISTING FOUNDATION WALL w/FURRING** - NEW - [illegible] - EXISTING - [illegible] - EXISTING - 8" CONCRETE WALL - NEW - 4" x 6" MUDSILL - NEW - 2x6" WOOD STUDS @ 16" / 406 mm o.c. c/w R20 FIBERGLASS BATT INSULATION - NEW - 6 mil. POLY VAPOUR BARRIER (FULLY SEALED PER 9.25.4.3.) - NEW - 1/2" GYPSUM WALL BOARD - FINISH LEVEL AS REQUIRED - NEW - INTERIOR FINISH (PER CLIENT)
W2	**W2 - EXTERIOR WALL @ HARDIE SIDING** - FIBRE CEMENT SIDING (HARDIE) - 2 LAYERS BUILDING PAPER - 7/16" EXTERIOR O.S.B. SHEATHING - 2x6" WOOD STUDS @ 16" / 406 mm o.c. c/w R22 FIBERGLASS BATT INSULATION - 6 mil. POLY VAPOUR BARRIER (FULLY SEALED PER 9.25.4.3.) - 1/2" GYPSUM WALL BOARD - FINISH LEVEL AS REQUIRED - INTERIOR FINISH (PER CLIENT)
W3	**W3 - EXTERIOR WALL UNDER DECK** - [illegible] - [illegible] - [illegible] - [illegible]

TAG	PARTITION ASSEMBLIES:
P1	**P1 - 2x4" INTERIOR PARTITION** - INTERIOR FINISH (PER CLIENT) - 1/2" GYPSUM WALL BOARD - FINISH LEVEL AS REQUIRED - 2x4" WOOD STUDS @ 16" / 406 mm o.c. - 1/2" GYPSUM WALL BOARD - FINISH LEVEL AS REQUIRED - INTERIOR FINISH (PER CLIENT)
P2	**P2 - 2x6" INTERIOR PARTITION** - INTERIOR FINISH (PER CLIENT) - 1/2" GYPSUM WALL BOARD - FINISH LEVEL AS REQUIRED - 2x6" WOOD STUDS @ 16" / 406 mm o.c. - 1/2" GYPSUM WALL BOARD - FINISH LEVEL AS REQUIRED - INTERIOR FINISH (PER CLIENT)
P3	**P3 - 2x6" FURRING WALL** - INTERIOR FINISH (PER CLIENT) - 1/2" GYPSUM WALL BOARD - FINISH LEVEL AS REQUIRED - 2x6" WOOD STUDS @ 16" / [illegible] o.c.

TAG	ROOF ASSEMBLIES:
R1	**R1 - TYPICAL ROOF** - ASPHALT SHINGLES - ICE DAM PROTECTION MEMBRANE TO EXTEND 610 mm (24") INWARD BEYOND EXTERIOR WALL - 3/8" O.S.B. SHEATHING - ENG. ROOF TRUSSES @ 24" / 610 mm o.c. c/w LOOSE FILL INSULATION - REFER TO TRUSS SHEET FOR FURTHER INFORMATION - 6 mil. POLY VAPOUR BARRIER (FULLY SEALED PER 9.25.4.3.) - 1/2" GYPSUM BOARD TYPE 'CD' - LEVEL 3 FINISH - STIPPLE FINISH (INTERIOR ROOF FINISH) - VENTED ALUMINUM SOFFIT (EXTERIOR FINISH)
R2	**R2 - ROOF @ VAULTED CEILING** - ASPHALT SHINGLES - ICE DAM PROTECTION MEMBRANE TO EXTEND 610 mm (24") INWARD BEYOND EXTERIOR WALL - 3/8" O.S.B. SHEATHING c/w H CLIPS - ENG. SCISSOR TRUSSES (BY OTHERS) @ 24" / 610 mm o.c. c/w R22 FIBERGLASS BATT INSULATION - 6 mil. POLY VAPOUR BARRIER (FULLY SEALED PER 9.25.4.3.) - 1/2" GYPSUM BOARD TYPE 'CD' - LEVEL 3 FINISH - STIPPLE FINISH (INTERIOR FINISH) - VENTED ALUMINUM SOFFIT (EXTERIOR FINISH)
R3	**R3 - PORCH ROOF** - STANDING SEAM METAL ROOF - ICE DAM PROTECTION MEMBRANE TO EXTEND 610 mm (24") INWARD BEYOND EXTERIOR WALL - 3/8" O.S.B. SHEATHING c/w H CLIPS - ENG. ROOF TRUSSES @ [illegible] @ 24" / 610 mm o.c. - VENTED ALUMINUM SOFFIT

NOT USED

GENERAL ASSEMBLY NOTES

1. UNLESS NOTED OTHERWISE ALL FLOOR PLAN DIMENSIONS ARE MEASURED FROM:
   a. FACE OF CONCRETE OR CONCRETE MASONRY UNIT WALLS
   b. FACE OF STUDS
   c. CENTER LINE OF COLUMNS
2. GRIDLINES ARE FORM FACE OF WOOD STUD, CENTRE LINE OF COLUMNS, OR FACE OF CONCRETE SLAB.
   CONFIRM WITH RMH IF UNCLEAR.
3. IF CONSTRUCTION ADHESIVES ARE USED, GENERAL CONTRACTOR TO ENSURE COMPATIBILITY OF CONSTRUCTION ADHESIVES USED WITH SUB.
4. WHERE ULC (UNDERWRITER'S LABORATORIES OF CANADA) AND 2023 NBC-AE DESIGNATIONS ARE PROVIDED, GENERAL CONTRACTOR TO FOLLOW CURRENT EDITIONS OF TESTING AUTHORITIES OR 2023 NBC-AE INSTRUCTION FOR ALL MATERIALS AND METHODOLOGY.
5. ALL PARTITIONS TO EXTEND TO UNDERSIDE OF STRUCTURE ABOVE U.N.O. APPLY BEAD OF ACOUSTIC CAULKING AT JUNCTIONS OF FLOOR TO WALLS AND WALL TO WALL, AT ALL DEMISING WALLS (BOTH SIDES).
6. WRAP PLUMBING PIPES WITH INSULATION AS REQUIRED
7. WHERE PARTITIONS OF DIFFERENT TYPES MEET, ALL VISIBLE SURFACES TO BE FLUSH. CONTRACTOR TO ADJUST FRAMING OR PROVIDE ADDITIONAL FRAMING AS REQUIRED.
8. INSTALL DENS SHIELD TILE BACKER AT ALL TILE LOCATIONS.
9. PROVIDE APPROPRIATE PRODUCT REVEALS, JOINTS AND CORNERS AS REQUIRED TO EXTERIOR BUILDING ELEVATIONS.
10. ALL ROOFING OR DECKING ASSEMBLIES TO COMPLY WITH ROOFING PRACTICES MANUAL AND ARCA INSPECTIONS STANDARDS.
11. ANY EXTERIOR EXPOSED WOOD TO BE TREATED FOR EXTERIOR APPLICATION.

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ISSUE DATE:	YY/MM/DD
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ISSUED FOR BUILDING PERMIT	29/09/15

#	REVISION	BY	DATE

PROJECT NAME:
539 PIONEER DRIVE

ADDRESS:
539 PIONEER DRIVE, IRRICANNA, AB T0M 1B0
LOT: 4
BLOCK: 23
PLAN 991 1107

DRAWING TITLE:
CONSTRUCTION ASSEMBLIES

DATE (yy/mm/dd):	FILE #:
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MS	KH

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W1 - EXISTING FOUNDATION WALL w/FURRING

COMPONENT	FRAME / CAVITY CALCULATION	THERMAL RESISTANCE RATING (RSI)
EXTERIOR AIR FILM		0.030
PARGING		-
DAMPROOFING MEMBRANE		-
8" CONCRETE WALL		0.080
1" AIR SPACE		0.160
2" RIGID INSULATION	60	1.060
2x6 @ 16" O.C. WITH R20 BATT INSULATION	+ 0.84 / 0.4 = 2.10	
6 mil. POLY VAPOUR BARRIER		-
1/2" GYPSUM BOARD		0.077
INTERIOR AIR FILM		0.120
EFFECTIVE RSI		**3.481**

W2 - EXTERIOR WALL @ HARDIE SIDING

COMPONENT	FRAME / CAVITY CALCULATION	THERMAL RESISTANCE RATING (RSI)
EXTERIOR AIR FILM		0.030
FIBRE-CEMENT SIDING		0.023
2 LAYERS BUILDING PAPER		-
7/16" O.S.B. SHEATHING		0.110
2x6 @ 16" O.C. WITH R20 BATT INSULATION	140	3.110
6 mil. POLY VAPOUR BARRIER		-
1/2" GYPSUM BOARD		0.077
INTERIOR AIR FILM		0.120
EFFECTIVE RSI		**3.470**

F1 - NEW - BASEMENT FLOOR

COMPONENT	FRAME / CAVITY CALCULATION	THERMAL RESISTANCE RATING (RSI)
INTERIOR AIR FILM		0.160
FLOOR FINISH		-
6" CONCRETE SLAB		0.150
6 mil. POLY VAPOUR BARRIER		-
6" COMPACTED GRAVEL		-
EFFECTIVE RSI		**0.150**

F3 - WOOD I-JOIST @ CANTILEVER

COMPONENT	FRAME / CAVITY CALCULATION	THERMAL RESISTANCE RATING (RSI)
INTERIOR AIR FILM		0.160
FLOOR FINISH		-
7/16" O.S.B. SHEATHING		0.110
11 7/8" ENG. WOOD I-JOIST @ 16" O.C. W/ 7" SPRAY FOAM INSULATION	140	4.810
1/2" GYPSUM BOARD		0.080
EXTERIOR AIR FILM		0.030
EFFECTIVE RSI		**5.290**

R1 - TYPICAL ROOF

NOT USED

NOT USED

COMPONENT	FRAME / CAVITY CALCULATION	THERMAL RESISTANCE RATING (RSI)
ASPHALT SHINGLES		0.080
ICE GUARD PROTECTION MEMBRANE		0.150
7/16" O.S.B. SHEATHING (use 10" CLIPS)	COLD SPACE	0.110
AIR SPACE		-
10" RIGID INSULATION		8.810
2x10 @ 16" O.C. WITH R20 BATT INSULATION		3.520
6 mil. POLY VAPOUR BARRIER		-
1/2" GYPSUM BOARD		0.077
INTERIOR AIR FILM		0.110
EFFECTIVE RSI		**12.555**

R2 - ROOF @ VAULTED CEILING

COMPONENT	FRAME / CAVITY CALCULATION	THERMAL RESISTANCE RATING (RSI)
ASPHALT SHINGLES		0.080
ICE GUARD PROTECTION MEMBRANE		0.150
7/16" O.S.B. SHEATHING (use 10" CLIPS)	COLD SPACE	0.110
AIR SPACE		-
10" RIGID INSULATION		3.520
2x10 @ 16" O.C. WITH R20 BATT INSULATION	95	2.260
6 mil. POLY VAPOUR BARRIER		-
1/2" GYPSUM BOARD		0.077
INTERIOR AIR FILM		0.110
EFFECTIVE RSI		**5.755**

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THERMAL CALCULATIONS

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RESIDENTIAL CONSTRUCTION

GENERAL NOTES

1. THIS SET OF DRAWINGS IS TO BE READ IN CONJUNCTION WITH ALL OTHER APPLICABLE CONSULTANT OR TRADE DRAWINGS INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL, INTERIOR DESIGN, TRUSS AND JOIST SUPPLIERS DRAWINGS WHICH TOGETHER REPRESENT THE COMPLETE PROJECT.

2. ONLY STRUCTURAL COMPONENTS ARE THE RESPONSIBILITY OF H GROUP INC. (HGI). ANY OTHER COMPONENTS ARE SHOWN FOR REFERENCE ONLY AND ARE THE RESPONSIBILITY OF OTHERS.

3. THE CONDITION SHOWN ON THE DRAWINGS IS THE FINAL, IN PLACE CONDITION. METHOD OF INSTALLATION AND ANY TEMPORARY SUPPORT REQUIRED IS THE RESPONSIBILITY OF THE CONTRACTOR.

4. THE CONTRACTOR IS RESPONSIBLE FOR ANY TEMPORARY SUPPORT, FORMWORK, FALSEWORK AND SHORING.

5. DESIGN LOADS AS PER CURRENT ALBERTA BUILDING CODE AND AS NOTED ON THE DRAWINGS. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE DESIGN LIVE LOADS ARE:
   5.1. FLOOR LIVE LOAD: 40psf (1.9kPa)
   5.2. ROOF SNOW LOAD: 25.5psf (1.22kPa) + DRIFT LOAD
   5.3. RESIDENTIAL DECKS: 50psf (2.4kPa)

6. ALTERATION TO ANY STRUCTURAL MEMBERS INCLUDING BEAMS, JOISTS, COLUMNS, FOUNDATIONS ETC. SHALL NOT BE PERFORMED WITHOUT THE WRITTEN CONSENT OF HGI.

7. CONSTRUCTION LOADS ON COMPLETED FLOORS OR ROOFS MUST NOT EXCEED THE LOAD CARRYING CAPACITY OF THE FLOOR OR ROOF AT THE TIME OF LOADING UNLESS IT IS PROPERLY SHORED TO SUPPORT THE INTENDED LOAD. SHORING DESIGN IS THE RESPONSIBILITY OF THE CONTRACTOR.

8. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS.

9. IF THE OWNER IS ACTING AS GENERAL CONTRACTOR THEY SHALL ASSUME ALL THE RESPONSIBILITIES AND LIABILITY OF THE CONTRACTOR AS THEY PERTAIN TO THE CONTRACT DOCUMENTS.

10. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ENSURING THAT THE WORK AND THE WORK SITE COMPLY WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.

11. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL PERMIT APPLICATIONS AND ASSOCIATED FEE'S.

12. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SEALED BY AN ENGINEER AND ISSUED FOR CONSTRUCTION' APPEARS IN THE TITLE BLOCK.

FIELD REVIEW

1. HGI PROVIDES FIELD REVIEWS FOR THE WORK SHOWN ON THE STRUCTURAL DRAWINGS PREPARED BY HGI. THESE REVIEWS ARE A PERIODIC REVIEW AT THE PROFESSIONAL JUDGEMENT OF HGI FOR THE PURPOSE OF ASCERTAINING THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS AND TO FULFILL THE REQUIREMENTS FOR COMPLETION LETTERS OF ASSURANCE REQUIRED BY THE APPLICABLE BUILDING CODE. REFER TO CONTRACT FOR FEES ASSOCIATED WITH FIELD REVIEWS.

2. ALL NON-CONFORMING WORKS THAT REQUIRE REMEDIAL ACTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY EXTRA TIME OR COST INCURRED TO HGI TO ASSIST OR ADVISE THE CONTRACTOR IN RECTIFYING THE WORK SHALL BE BORNE BY THE CONTRACTOR.

3. ENSURE THAT WORK TO BE REVIEWED IS COMPLETE AT THE TIME OF THE SITE VISIT AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ADDITIONAL REVIEWS REQUIRED DUE TO INCOMPLETE OR POORLY EXECUTED WORK, AS JUDGED BY HGI AS WELL AS ADDITIONAL DESIGN OR REMEDIAL WORK CAUSED BY DEVIATIONS FROM THESE DRAWINGS MAY BE CHARGED TO THE CLIENT AT THE DISCRETION OF HGI.

4. A MINIMUM OF ONE FULL WORKING DAYS NOTICE (MONDAY - FRIDAY) SHALL BE GIVEN BY THE CONTRACTOR FOR ANY FIELD REVIEW CARRIED OUT BY HGI.

5. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT HGI FOR FIELD REVIEWS AT THE FOLLOWING STAGES AS APPLICABLE TO THE PROJECT:
   5.1. CONCRETE FOOTINGS, PRIOR TO CASTING CONCRETE WITH FORMWORK, REBAR AND ANY DOWELS IN PLACE.
   5.2. CONCRETE FOUNDATION WALLS, PRIOR TO CLOSING FORMS WITH REBAR, BEAM POCKETS, CHAIRS, BOX OUTS, BUCKS, SLEEVES ETC IN PLACE.
   5.3. STRUCTURALLY REINFORCED SUSPENDED CONCRETE SLABS WITH REBAR, SLEEVES, CHAIRS, BOX OUTS, BUCKS AND ANY OTHER ACCESSORIES IN PLACE.
   5.4. ANY OTHER STRUCTURALLY REINFORCED CONCRETE WITH REINFORCING IN PLACE.
   5.5. WOOD FRAMING PRIOR TO INSULATING OR APPLYING INTERIOR OR EXTERIOR FINISHES.
   5.6. STEEL FRAMING PRIOR TO INSULATING OR APPLYING INTERIOR OR EXTERIOR FINISHES.

WOOD FRAMING

1. ALL CONVENTIONAL LUMBER STRUCTURAL FRAMING MATERIAL INCLUDING STUDS, JOISTS, BEAMS AND COLUMNS ARE TO BE SPF#2 OR BETTER MATERIAL UNLESS NOTED OTHERWISE ON THE CONTRACT DOCUMENTS

2. PROVIDE BUILT UP POSTS UNDER BEAMS, LINTELS AND GIRDERS HAVING THE SAME NUMBER OF PLIES AS THE SUPPORTED MEMBER UNLESS NOTED OTHERWISE ON THE CONTRACT DOCUMENTS. IE: A 3 PLY BEAM REQUIRES A 3 PLY BUILT UP POST.

3. CONTINUE ALL POSTS DOWN TO THE FOUNDATION OR TRANSFER BEAMS BELOW INCLUDING BLOCKING WITHIN ANY FLOOR OR ROOF SYSTEMS. BLOCKING IS TO BE THE SAME SIZE AND GRADE OF MATERIAL AS THE SUPPORTED POST.

4. PRE-ENGINEERED JOISTS AND TRUSSES ARE TO BE DESIGNED BY THE SUPPLIER. SHOP DRAWINGS ARE TO BE PROVIDED INDICATING ALL DESIGN LOADS, DEFLECTION CRITERIA AND ALL ACCESSORIES REQUIRED.

5. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL PENETRATIONS THROUGH FLOORS, ROOFS AND LOAD BEARING

6. BEAMS ARE NOT TO BE CUT, DRILLED OR OTHERWISE ALTERED WITHOUT PRIOR WRITTEN CONSENT FROM HGI.

7. ENGINEERED FLOOR JOISTS ARE TO BE DESIGNED TO MEET THE APPLICABLE CODE REQUIREMENTS INCLUDING VIBRATION CRITERIA.

8. ALL WOOD MATERIALS IN DIRECT CONTACT WITH CONCRETE OR EXPOSED TO WEATHER ARE TO BE TREATED MATERIAL.

9. ENGINEERED LUMBER INCLUDING BEAMS (LVL, PSL, LSL) AND JOISTS ARE NOT TO BE EXPOSED TO WEATHER. PROVIDE CLADDING OR OTHER PROTECTION TO PREVENT DETERIORATION OF THESE COMPONENTS. ALSO REFER TO ARCHITECTURAL DRAWINGS AND ALL MANUFACTURERS RECOMMENDATIONS FOR DETAILS.

10. 4 PLY BUILT UP ENGINEERED LUMBER BEAMS ARE TO BE BOLTED TOGETHER AS FOLLOWS UNLESS NOTED OTHERWISE ON THE DRAWINGS:
    10.1. 9 1/2" TO 14" DEEP BEAMS - 2 ROWS 1/2"Ø CARRIAGE BOLTS OR TRUSSLOK SCREWS. 24" ON CENTRE FOR EACH ROW, STAGGER ROWS.
    10.2. 16" DEEP BEAMS OR DEEPER - 3 ROWS OF 1/2"Ø CARRIAGE BOLTS OR TRUSSLOK SCREWS. 24" ON CENTRE FOR EACH ROW, STAGGER ROWS.

11. ENGINEERED PRODUCTS ABBREVIATIONS
    11.1. LVL: LAMINATED VENEER LUMBER
    11.2. PSL: PARALLEL STRAND LUMBER
    11.3. LSL: LAMINATED STRAND LUMBER
    11.4. TJI: WOOD 'I' JOISTS AS MANUFACTURED BY TRUSS- JOIST OR EQUAL

CONCRETE

1. CONCRETE EXPOSURE CLASSES ARE AS FOLLOWS AS PER CSA/A23.1-09 8.13.3:
   1.1. R-1 - RESIDENTIAL CONCRETE FOR FOOTINGS FOR WALLS, COLUMNS, FIREPLACES AND CHIMNEYS
   1.2. R-2 - RESIDENTIAL CONCRETE FOR FOUNDATION WALLS, GRADE BEAMS, PIERS ETC
   1.3. R-3 - RESIDENTIAL CONCRETE FOR INTERIOR SLABS ON GROUND NOT EXPOSED TO FREEZE-THAW

2. REQUIREMENTS FOR r CLASSES OF EXPOSURE ARE:

CLASS	MAX W/C RATIO	STRENGTH (MPa)	AIR CONTENT
R-1	0.70	25	3-6%
R-2	0.70	25	4-7%
R-3	0.65	20	-

3. RESIDENTIAL CONCRETE EXPOSED TO CHLORIDES SHALL MEET THE REQUIREMENTS OF THE RELEVANT C-EXPOSURE CLASS AS PER CSA/A23.1-09 8.13.3

4. UNLESS A GEOTECHNICAL ENGINEER CONFIRMS OTHERWISE IN WRITING, ALL RESIDENTIAL CONCRETE IN CONTACT WITH SOIL IS ASSUMED TO BE SUSCEPTIBLE TO SULPHATE ATTACK AND IS TO MEET THE FOLLOWING REQUIREMENTS:
   4.1. MAX WATER TO CEMENT RATIO 0.40
   4.2. SPECIFIED STRENGTH 32MPa @ 56 DAYS
   4.3. AIR CONTENT 4-7%
   4.4. CEMENT TYPE HS OR HSb

5. ALL REINFORCED CONCRETE IS TO BE VIBRATED

6. PROVIDE CHAIRS OR WIRE TIES TO SECURE REINFORCING IN PLACE DURING POUR.

7. PROVIDE CONCRETE COVER TO REINFORCING AS FOLLOWS:
   7.1. FOOTINGS - TO EARTH 3" (75mm)
   7.2. FOOTINGS - TO FORMS 2" (50mm)
   7.3. FOUNDATION WALLS - OUTSIDE FACE 2" (50mm)
   7.4. FOUNDATION WALLS - INSIDE FACE 11/2"(40mm)
   7.5. COLUMNS - TO VERTICAL BARS 2" (50mm)
   7.6. GRADE BEAMS - TO FORMWORK 2" (50mm)
   7.7. GRADE BEAMS - BOTTOM REINF 3" (75mm)
   7.8. BEAMS - TO STIRRUPS 11/2"(40mm)
   7.9. INTERIOR CONCRETE WALLS 11/2"(40mm)

8. PROVIDE REINFORCING LAP SPLICES OF 40x THE BAR DIAMETER FOR FOUNDATION WALLS AND FOOTINGS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

9. PROVIDE CORNER BARS AT ALL FOUNDATION WALL AND FOOTING CORNERS AND INTERSECTIONS.

10. THE CONTRACTOR IS TO PROVIDE DELIVERY SHEETS FOR ALL STRUCTURALLY REINFORCED CONCRETE PLACED ON THE JOB SITE. THESE SHEETS ARE TO INDICATE MIX DESIGN, DATE AND TIME OF BATCH AND TIME OF DELIVERY AND PLACEMENT OF THE CONCRETE.

11. THE CONTRACTOR IS TO PROVIDE HGI WITH MIX DESIGNS FOR REVIEW PRIOR TO PLACING CONCRETE.

12. THE CONTRACTOR IS TO PROVIDE PROTECTION AND CURING AS REQUIRED BY CODE.

13. STRUCTURAL CONCRETE IS NOT TO BE LOADED UNTIL IT HAS REACHED ITS DESIGN STRENGTH AS NOTED ABOVE.

CONCRETE SLABS ON GRADE

1. FOLLOW ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION.

2. PROVIDE MINIMUM 6" (150mm) OF COMPACTED GRAVEL BELOW ALL SLABS ON GRADE.

3. PROVIDE MINIMUM 6 MIL POLY VAPOR BARRIER UNDER ALL SLABS WITHIN RESIDENTIAL LIVING SPACES. (BASEMENT SLABS)

4. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE MINIMUM RECOMMENDED SLAB THICKNESSES ARE:
   4.1. BASEMENT SLABS - 3"
   4.2. GARAGE SLABS - 4"

5. PROVIDE CRACK CONTROL JOINTS AT REGULAR SPACING. THE SPACING IS TO BE A MAXIMUM OF 36x THE SLAB THICKNESS. SAWCUT CONTROL JOINTS SHALL NOT CUT THROUGH THE SLAB REINFORCING AND ARE TO BE 1/5 THE SLAB THICKNESS. CONTROL JOINT SPACING FOR TYPICAL SLAB THICKNESSES ARE AS FOLLOWS:
   5.1. 4" (100mm) - 12'-0"
   5.2. 5" (125mm) - 15'-0"
   5.3. 6" (150mm) - 18'-0"

SHOP DRAWINGS

1. SHOP DRAWINGS ARE TO BE PROVIDED FOR THE FOLLOWING COMPONENTS AS APPLICABLE TO THE PROJECT:
   1.1. ENGINEERED FLOOR JOISTS / ROOF JOISTS
   1.2. PRE-ENGINEERED TRUSSES
   1.3. STRUCTURAL STEEL INCLUDING CONNECTIONS

2. SHOP DRAWING REVIEW IS TO CONFIRM GENERAL CONFORMANCE WITH THE DESIGN CONCEPT. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK INCLUDING REVIEW OF ALL DIMENSIONS, LOCATIONS AND QUANTITIES SHOWN.

3. CONTRACTOR IS TO ALLOW FOR ONE FULL WEEK FOR HGI TO REVIEW SHOP DRAWINGS AND COORDINATE SCHEDULE ACCORDINGLY.

FOUNDATION NOTES

1. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE DESIGN ASSUMES AN ALLOWABLE SOIL BEARING CAPACITY OF 2000psf (96kPa). THIS IS TO BE CONFIRMED IN WRITING BY A GEOTECHNICAL ENGINEER PRIOR TO CASTING CONCRETE.

2. THE CONTRACTOR IS TO PROVIDE A COPY OF THE SOIL BEARING CERTIFICATE TO HGI.

3. DEPTHS OF FOOTINGS SHOWN ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. INCREASE DEPTH AS REQUIRED TO SUIT SITE CONDITIONS AND AS REQUIRED BY A GEOTECHNICAL ENGINEER.

4. ALL FOOTINGS ARE TO REST ON UNDISTURBED NATIVE SOIL OR ENGINEERED FILL. IF ENGINEERED FILL IS USED, A GEOTECHNICAL ENGINEER IS REQUIRED TO PROVIDE RECOMMENDATIONS AND MONITOR THE INSTALLATION AND COMPACTION OF THE FILL.

5. DO NOT UNDERMINE FOOTINGS. MAINTAIN A MINIMUM 2 TO 1 (HORIZ TO VERT) SLOPE BETWEEN ADJACENT FOOTINGS OF THIS STRUCTURE OR EXISTING ADJACENT BUILDINGS.

6. SHORING DESIGN IS NOT THE RESPONSIBILITY OF HGI AND IF REQUIRED, IS TO BE DESIGNED AND SEALED BY AN ENGINEER.

EXISTING STRUCTURES

1. WHERE SHOWN, EXISTING STRUCTURES ARE BASED ON ASSUMED EXISTING CONDITIONS AND MEASUREMENTS. IT REMAINS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL DIMENSIONS AND ON SITE CONDITIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO HGI.

2. MATERIAL FABRICATIONS AND DETAILING SHOULD ONLY PROCEED AFTER SITE DIMENSIONS HAVE BEEN CONFIRMED. IT IS EXPECTED THAT MINOR MODIFICATIONS TO DIMENSIONS SHOWN ON THE DRAWINGS WILL BE REQUIRED TO ENSURE THAT ACTUAL FABRICATIONS FIT PROPERLY ON SITE. THE CONTRACTOR SHALL ENSURE THAT DIFFERING TRADE FABRICATIONS ARE WELL COORDINATED.

3. UNLESS NOTED IN THE CONTRACT DOCUMENTS, MODIFICATION TO ANY STRUCTURAL ITEM SHALL NOT BE MADE WITHOUT THE APPROVAL OF HGI. CUTTING REINFORCING BARS TO ACCOMMODATE NEW OPENINGS OR SLEEVES WILL NOT BE PERMITTED. THE CONTRACTOR SHALL MARK OUT PROPOSED OPENING LOCATIONS AND SHALL NOT PROCEED UNTIL HGI HAS REVIEWED AND APPROVED THE LOCATIONS.



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DEMOLITION / RENOVATION

1. EXISTING STRUCTURE WHERE SHOWN ON THESE DRAWINGS IS BASED ON EITHER SITE REVIEWS OR EXISTING DRAWINGS AND REPRESENTS WHAT WE ASSUME TO BE IN PLACE.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO INFORM HGI IN A TIMELY MANNER IF THE EXISTING CONDITIONS ARE FOUND TO BE DIFFERENT THAN ASSUMED
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY SUPPORT REQUIRED FOR THE EXISTING BUILDING DURING CONSTRUCTION AND / OR DEMOLITION.
4. IF ANY STRUCTURE THAT IS TO REMAIN IN PLACE IS DAMAGED DURING CONSTRUCTION OR IS FOUND TO BE DAMAGED AT THE TIME OF DEMOLITION, HGI IS TO BE CONTACTED TO REVIEW AND PROVIDE RECOMMENDATIONS.

CONCRETE INSERTS

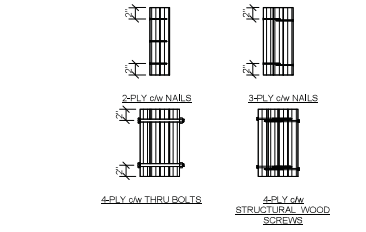
1. CONCRETE INSERTS (EXPANSION/EPOXY/POWDER ACTUATED FASTENERS) ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
2. USE ONLY DRY DRILLING TO ENSURE THERE IS NO DAMAGE TO ANY EXISTING REBAR.
3. IT REMAINS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT NO DAMAGE TO ELECTRICAL/MECHANICAL OR OTHER COMPONENTS OCCURS.
4. IN GENERAL, DRILL HOLES FOR INSERTS FIRST AND THEN DRILL HOLES INTO PLATES AND ATTACHMENTS TO MATCH THE EXACT LOCATION OF THE HOLES IN THE CONCRETE.

BACKFILL

1. FOLLOW ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT FOR BACKFILL PROCEDURES.
2. FOUNDATION WALLS SHALL NOT BE BACKFILLED UNLESS THE WALL IS LATERALLY SUPPORTED AT THE TOP BY THE FLOOR SYSTEM FOR BRACING.

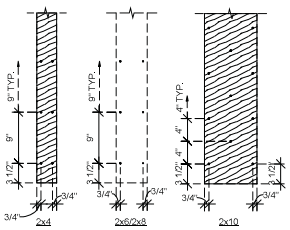
CODES AND STANDARDS

1. ALBERTA BUILDING CODE 2023
2. CONCRETE:
   - 2.1.CEMENT: CSA-A3001
   - 2.2.CONCRETE PROPORTIONING AND WORK: CSA- A23.1/A23.2
   - 2.3.AIR ENTRAINING ADMIXTURE: ASTM C260
   - 2.4.CHEMICAL ADMIXTURE (NON-CHLORIDE): ASTM C494
3. REINFORCING:
   - 3.1.ALL REBAR EXCEPT AS NOTED BELOW: CSA-G30.18 400R
   - 3.2.REBARS TO BE WELDED: CSA-G30.18 400W
   - 3.3.WELDED WIRE MESH: CSA-G30.5
4. WOOD FRAMING
   - 4.1.DESIGN/MATERIALS/WORKMANSHIP: CSA-O86-09
5. STRUCTURAL STEEL
   - 5.1.GENERAL STEELWORK AND DESIGN: CAN/CSA-S16
   - 5.2.GENERAL REQUIREMENTS: CSA-G40.20
   - 5.3.STEEL QUALITY: CSA-G40.21
   - 5.4.SHOP PRIMER: CISC/CPMA 1-73A
   - 5.5.STEEL DECKING: CSA-S136
   - 5.6.WELDING: CSA-W59



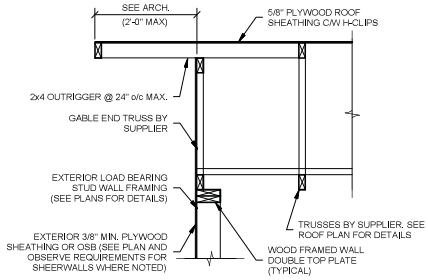
FASTENERS TO BE @ 16" o/c MAX. UNLESS NOTED OTHERWISE

1 A0.5 BUILT UP BEAM FASTENING
SCALE: 1" = 1'-0"

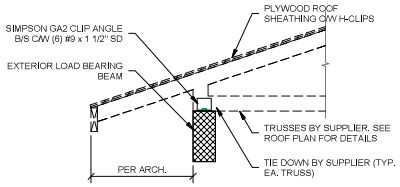


3" COMMON NAILS. NAILING IS FOR EACH PLY.

2 A0.5 BUILT UP POST FASTENING
SCALE: 1" = 1'-0"



3 A0.5 GABLE ROOF - TYP OUTRUGGER SECTION
SCALE: 3/4" = 1'-0"



4 A0.5 SECTION AT TRUSS TO BEAM CONNECTION
SCALE: 3/4" = 1'-0"



RMH DRAFTING & CONSULTING LTD.
#185, 1209 - 59 AVENUE SE
CALGARY, ALBERTA T2H 2P6
PH: (403) 452 - 4393

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Registered REVIT LT 2026

ISSUE DATE:	YY/MM/DD
ISSUED FOR REVIEW:	26/08/07
ISSUED FOR BUILDING PERMIT	29/09/15

#	REVISION	BY	DATE

PROJECT NAME:
539 PIONEER DRIVE

ADDRESS:
539 PIONEER DRIVE, IRRICANNA, AB T0M 1B0
LOT: 4
BLOCK: 23
PLAN 991 1107

DRAWING TITLE:
STRUCTURAL SPECIFICATIONS

DATE (yy/mm/dd):	FILE #:
2026-09-15 2:58PM	2610
DRAWN BY:	CHECKED BY:
MS	KH

IF THIS BAR IS NOT 25mm LONG, PLEASE ADJUST YOUR PLOTTING SCALE.
25mm

DRAWING #
A0.5

PLOT STAMP:
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GENERAL INFORMATION:

MUNICIPAL ADDRESS:	539 PIONEER DRIVE, IRRICANNA, AB T0M 1B0
LEGAL ADDRESS:	LOT: 4 BLOCK: 23 PLAN: 991 1107
BUILDING PERMIT:	TBD

SITE INFORMATION:

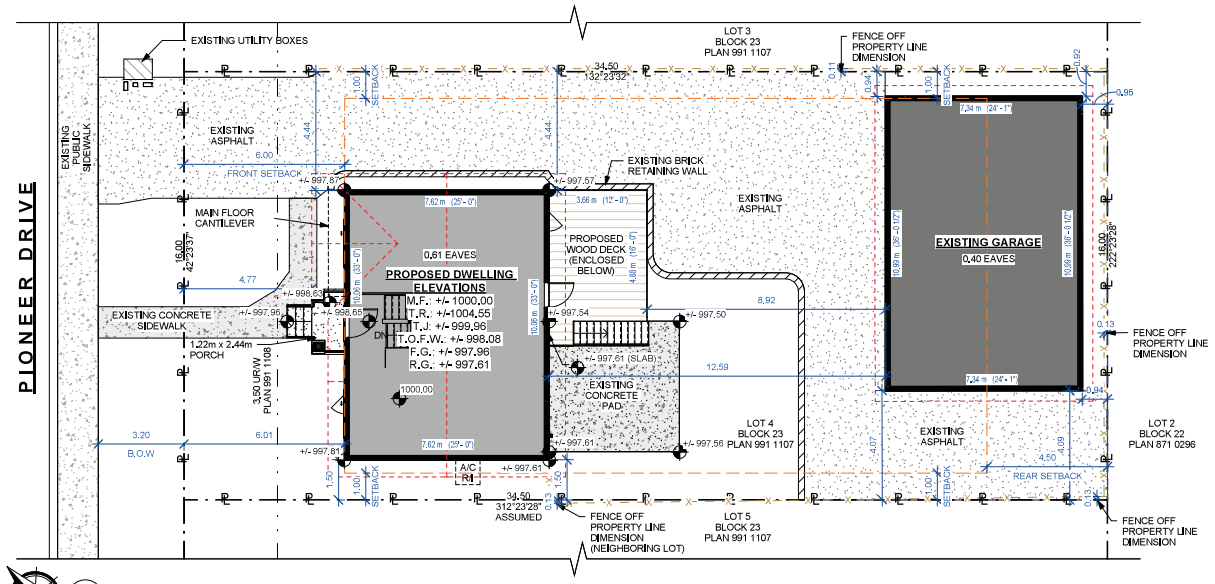
ZONING:	R-MH
USES:	DWELLINGS, SINGLE DETACHED
PARCEL AREA:	552.12 sq.m (0.06 ha.)
PROPOSED BUILDING AREA: **EXISTING GARAGE AREA:**	97.45 sq. m 80.67 sq. m
TOTAL BUILDING AREA:	178.12 sq.m
ALLOWABLE PARCEL COVERAGE:	45% (LUB(5.7.3))
PROPOSED PARCEL COVERAGE:	178.12 sq.m /552.12 sq.m = 32.26%
SETBACKS:	
FRONT YARD:	6.0m (LUB(5.7.3))
REAR YARD:	4.5m (LUB(5.7.3))
SIDE YARD:	1.0m (LUB(5.7.3))
BUILDING HEIGHT: MAIN BUILDING:	MAX. 10.00 m (LUB(5.7.3))

SITE PLAN LEGEND:

PROPOSED DWELLING:	
EXISTING BUILDING TO REMAIN:	
EXISTING CONCRETE:	
EXISTING ASPHALT:	
EXISTING BRICK RETAINING WALL:	
PROPOSED WOOD DECK:	
PROPERTY LINE:	PL
SETBACK:	
OUTLINE OF ROOF:	
UTILITY RIGHT AWAY:	
FENCE LINE:	
GRADE DATUM:	+/- ASSUMED GRADE (5.12)

SITE PLAN ABBREVIATIONS:

FG:	FRONT OF GRADE
RG:	REAR GRADE
TR:	TOP OF ROOF
TJ:	TOP OF JOIST
TFW:	TOP OF FOUNDATION WALL
TF:	TOP OF FOOTING



1 / A1.0 SITE PLAN
SCALE: 1 : 100

RMH DRAFTING & CONSULTING LTD.
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CALGARY, ALBERTA T2H 2P6
PH: (403) 452 - 4393

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MS	KH

IF THIS BAR IS NOT 25mm LONG, PLEASE ADJUST YOUR PLOTTING SCALE.
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October 22, 2025 Gravity No.: 5650

Intact Insurance
Suite 1200, 321 – 6 Ave SW
Calgary, Alberta T2P 4W7

Attention: [redacted] Your Claim No.: [redacted]

Subject: **Foundation Reuse Assessment After Fire (Structural)** CONFIDENTIAL
539 Pioneer Drive, Irricana, Alberta

Scope of Work: Gravity Engineering Incorporated (GEI) was retained to determine if the referenced residence's foundation system was damaged by the occurrence of a fire (the event) or the following selective demolition performed to date, and if so, could it be effectively repaired to return the Insured to a condition similar to that which existed prior to the occurrence of the event (Photos-1 and -2).



Photo-1, Overall View of the Subject Residence (Northeast Corner) Prior to the Selective Demolition of the Superstructure.



Photo-2, Overall View of the Site and Remaining Concrete Foundation System After completion of the Selective Demolition Work.

Field Review: An initial site visit was made by Amir Shah, P.Eng., and Andrew Schubert, both of GEI, on August 1, 2025, following the fire event and prior to demolition of the subject residence. A follow-up site visit was made by Amir Shah, P.Eng. and Andrew Schubert on October 1, 2025 after the selective demolition of the building had been completed. A visual review of the remaining concrete foundation system was performed at this time. Destructive exposure of the building materials or local excavations to reveal concealed conditions was not undertaken. During the field review, photographs of the existing conditions were taken some of which are included in this report. A complete set of the photographs is retained by GEI.

Background of Constructed Systems: The construction of the subject residence, which features a foundation footprint of ±33 feet wide by ±25 feet long, is typical of homes in Alberta consisting of a wood stick-framed raised bungalow supported by a full height (±8 feet) basement foundation. The front of the subject residence faces West. Structural or architectural drawings and specifications for the residence were not available for review.

The superstructure framing for the subject residence consisted of: pre-manufactured metal plate connected wood roof trusses; wood stud framed main floor walls and wood-stud framed perimeter basement pony walls; dimensional lumber main floor joists; built-up dimensional lumber floor beams; adjustable steel teleposts supporting the main floor; and oriented strand board (OSB) roof, exterior wall, and floor sheathing.

The foundation system for the residence consists of partial height (±4 feet high) below-grade cast-in-place concrete foundation walls supported on continuous cast-in-place concrete strip footings which are provided around the perimeter of the basement. The wood-stud framed basement pony walls formed the above-grade portion of the basement walls (±4 feet high) between the underside of the main floor framing system and top of the concrete foundation walls. It is assumed that concrete spread footings have also been provided below the interior basement teleposts. The basement floor consists of a grade-supported cast-in-place concrete slab.

Extent of Selective Demolition: At the time of the follow-up site review, the wood framed superstructures the subject residence had been selectively demolished. Building components which remained after the selective demolition at the subject residence included the following: the perimeter concrete basement walls and their footings; the concrete pad footings under the selectively demolished basement steel teleposts; the cast-in-place concrete front entry step; and the concrete floor slab in the basement.

Damage Assessment and Repair Criteria: The goal of this assessment is to determine if effective reconstruction/repair of the affected components (if any) can be performed to return them to a condition similar to that which existed prior to the occurrence of the fire (the event). The criteria used to determine the acceptable reuse of damaged and non-damaged structural components is based on the effect of the event on their strength, serviceability, and overall condition. The structural components which will remain must be repairable to achieve their original capacity to resist the specified design loads. Strength assessment criteria includes the ability of the component, which is to remain, to safely resist the specified short- and long-term loads. Items considered under the serviceability evaluation criteria include the adequate short- and long-term performance of the component with respect to deflection and permanent deformation. Components which can be economically repaired to realize their remaining service life will be allowed to remain while other damaged components will be replaced. The reconstruction/repair would utilize new materials and finishes of "like kind and quality."

Cursory Discussions of Fire-Damage Affects on Hardened Concrete: Fire can reduce the strength of concrete (softening of concrete) by the gradual dehydration of the cement, and by expansion and changes in the physical properties of the aggregate, or, cause the surface of the concrete exposed to fire to spall[1]. Additionally, the rapid cooling of the surface of the concrete, as caused by extinguishment water, can also cause spalling and cracking.

[1] "Spalling" is a term used to describe the surface of concrete when a relatively thin layer of concrete becomes debonded with the remainder of the concrete.

Structural members (components) which exhibit excessive deflection, large extensive cracks in structurally sensitive areas, misaligned and/or distorted members are indications that their load-capacity may have been seriously impaired.

Observations and Discussion: The approach utilized for the investigation followed ASTM guidelines[2]. On the basis of our field review we provide the following:

- Residence Basement Foundation Walls: An approximately ±3 foot length of the above-grade area of the exterior face of the rear (East) foundation wall, at the Southeast corner, was observed to be discoloured (i.e. "rose-coloured") and softened from the heat caused by the fire event (Photos-3 and -4 on the next page). The depth of the affected concrete is relatively shallow (less than 6 inch deep, below the ladder framing) and the overall structural capacity of the foundation wall has not been significantly affected. A shallow mortar repair, involving removal of the affected concrete and replacement with a structural mortar, is recommended at this location.



Photo-3, Area of Heavy Smoke Staining, Rose Coloured Discolouration, and Isolated Cosmetic Softening of the Concrete at the Rear (East) Side of the Foundation.



Photo-4, Close Up View of the Isolated Area of Rose Coloured/Softened Concrete. The area of shallow cosmetic softening has occurred within approximately 6 inches of the ladder framing at the top of the concrete.

Multiple vertically oriented hairline width cracks were observed at the inner and outer faces of the concrete basement foundation walls, generally evenly spaced around the perimeter walls and at the inside of wall corners (Photos-5 and -6). The cracks are typical in residential concrete construction and are due to plastic and/or drying shrinkage cracks, an inherent and unavoidable property of concrete as it hydrates and gains strength, and are not of structural concern.

[2] The process utilized by GEI during the investigation, documenting, testing (as applicable), and reporting of the subject event was performed in accordance with the standard practices identified by the American Society for Testing and Materials (ASTM) as follows:
- ASTM E 620-18: Reporting Opinions of Technical Experts.
- ASTM E 1188-11: Collection and Preservation of Information and Physical Items by a Technical Investigator.



Photoe-5, A Vertical Crack at the Front (West) Wall of the Foundation. The crack is typical of plastic and/or drying shrinkage in residential concrete and is not from the fire or selective demolition work.



Photo-6, Crack Gauge Showing the Widest Area of the Crack Seen in Photo-5. The width recorded is 1.2mm.

Evidence of damage related to the selective demolition of the superstructure was not observed when reviewing the remaining concrete foundation system.

Gravity Engineering Opinion: The basement foundation walls are recommended to remain, pending isolated structural repair work (i.e. shallow mortar repairs at areas of softened concrete), and non-structural repair work (i.e. cleaning, smoke sealing, etc).

- Residence Basement Floor Slab: At the time of our follow-up site review, the basement concrete floor slab was partially concealed by remaining floor finishes. At areas in which the floor slab was exposed, it was observed to contain typical and expected random hairline width cracks at random locations; they are the result of plastic and/or drying shrinkage cracking of the concrete, pre-existed the fire event, and are not structural in nature (Photo-7). Obvious vertical differential displacement across the adjacent edges of these cracks has not occurred.



Photo-7, Bird's Eye Aerial View of the Basement Floor Slab.

The concrete basement floor slab was observed to be poured around previously existing steel teleposts, which bear on footings below. The slab will be required to be locally removed and replaced around the post bases to allow for removal of the existing telepost base and installation of a new telepost which will bear on the footing below.

Gravity Engineering Opinion: The fire event has not directly affected the basement floor slab. The localized areas of the basement slab around the previously existing steel teleposts should be removed in order to bear new teleposts directly on the footings below, with the removed areas of slab replaced after installation of the new telepost.

- Concrete Front Entry Step: The concrete front entry step was not observed to have been directly damaged by the fire or selective demolition work (Photo-8).



Photo-8, The Cast-in-place Concrete Front Entry Steps were Observed to be Undamaged by the Fire and Demolition Work.

Gravity Engineering Opinion: The concrete front entry step is recommended to be remain.

Potential for Smoke Odours: As a result of the fire and fire fighting activities smoke odours may be evident. Standard industry measures for drying, cleaning, restoration and smoke sealing of the building components which are to remain should be performed by a Contractor experienced in the restoration of fire-damaged buildings.

Unknown Soil Conditions: The makeup and stratigraphy of the soils or natural water table elevation located below the building were not determined during GEI's field review(s), nor has information related to a Geotechnical Engineering review been provided. On this basis it could not be confirmed whether the soils supporting/below the subject building are susceptible to volumetric changes when exposed to changes in moisture content or freezing conditions (i.e., expansive soils and frost susceptible soils respectively).

Frost Protection: If it is decided for the existing foundation system to remain, a cost versus risk analysis should be performed to determine whether heating and/or hoarding of the remaining basement foundation system should be provided to protect against potential frost heave damage caused by winter temperatures.

Conclusion and Recommendations: The concrete foundation system for the subject residence which remain following the fire and selective demolition has sustained limited damage and is suitable to remain for the replacement of the building's wood framed superstructure.

It is recommended that the foundation system for the subject residence remain, pending repairs which include: shallow mortar repairs at areas of softened concrete below the ladder framing at the rear/East foundation wall (1 location, approximately 3 feet long by 6 inches deep). Replacement of the wood framed ladder framing around the top of the foundation's perimeter should also be completed on an "as required" basis.

Closure: This report is for the exclusive use of Intact Insurance and no representations will be made by Gravity Engineering Incorporated to any other party. It has been prepared in a manner consistent with good engineering judgement. Gravity Engineering Incorporated reserves the right to re-evaluate the conclusions contained in this report should new information become available. Reproduction of draft or final reports, in whole or in part by any means, is not permitted without the express written consent of Gravity Engineering Incorporated.

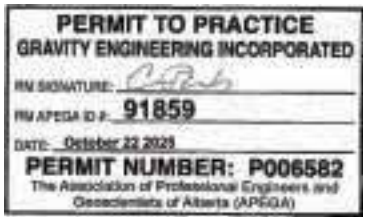
Engineering services related to the detailed checking of the structural capacity, serviceability, or suitability of the originally constructed systems has not been performed by GEI. These recommendations are not intended to warrant or guarantee the future performance of the original building or its systems.

If you have any questions, please do not hesitate to contact us at your convenience.

Yours truly,

GRAVITY ENGINEERING INCORPORATED





Amir Shah, P.Eng.

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June 23, 2026 *Gravity No.:* ***5650***

Intact Insurance
Suite 1200, 321 – 6 Avenue SW
Calgary, Alberta T2P 4W7

Attention: [redacted] *Your Claim No.:* [redacted]

Subject: **Summary of Follow Up Spot Elevation Survey** *CONFIDENTIAL*
2nd Follow Up Survey (Conducted June 8, 2026)
Foundation Re-Use Assessment After Fire
539 Pioneer Drive, Irricana, Alberta

Scope of Work: Gravity Engineering Incorporated (GEI) was retained to perform a 2nd follow up spot elevation survey of this residential foundation system and compare the survey results with the initial spot elevation survey performed on October 1, 2025. This 2nd follow up survey was requested, due to the previously follow up survey being conducted over the winter months (February 2, 2026, as requested by Intact Insurance).

The follow up spot elevation surveys have been performed to determine whether the concrete foundation system has been damaged by frost heaving effects over the winter months. Heating and hording of the concrete foundation system was not provided over the winter.

Site Conditions: As described in GEI's "Foundation Reuse Assessment After Fire (Structural)" Report, issued on October 22, 2025, the wood framed superstructure of the subject residence was selectively demolished. The building's entire concrete foundation system remained, which included:

- Perimeter concrete basement foundation walls and footings (±4 feet in height).
- Basement concrete floor slab.

Spot Elevation Surveys: Differential spot elevation surveys were completed by Mr. Amir Shah, P. Eng., and Mr. Andrew Schubert, both of GEI on October 1, 2025, February 2, 2026, and June 8, 2026. The surveys performed included the top of the basement floor slab and the top of the perimeter concrete foundation walls (rough/unfinished concrete surface). The surveys were performed in a preliminary fashion, to record the relative in-place levelness of the concrete slab and foundations. The spot elevation points were marked with spray paint on bare concrete at the time of the initial survey on October 1, 2025.

The spot elevation surveys were performed using a "ZIPLEVEL Pro-2000 High Precision Altimeter" manufactured by "Technidea Corporation" USA. The manufacturer indicates the laser instrument is self-levelling and has an accuracy of ±2 mm (0.1 inch) over 60 m (200 feet). This device is a high precision pressurized hydrostatic altimeter, which measures the weight of a proprietary liquid sealed within its cord relative to a reference cell in the hub of the reel.

We note that the measurements/elevations only record the elevation of the floor to a fixed location selected within the building to act as a "reference datum" (note that the datum is not tied to a geodetic reference location outside of the building). The measurements/elevations do not determine the cumulative amount of movement of the floor, only the "relative" elevation of the floor to a level horizontal plane because the datum is, itself, located on the surveyed surface.

The survey data augments field observations which may be indicators of non-typical vertical and/or lateral displacements and/or structural distress since the occurrence of the fire and completion of the selective demolition.

In addition to the surveys GEI recorded photographs of the existing conditions. A complete set of the photographs is retained by GEI.

Building Code Requirements for Levelness or Plumbness of Residential Construction: The in-place levelness of the basement floor slab at this residence was not known prior to the occurrence of the fire and selective demolition work. Part 9: Housing and Small Buildings of the National Building Code 2023 – Alberta Edition (the current Alberta Building Code [ABC] in force), the section of the building code which applies to the subject residence, does not provide guidance or specify tolerances for levelness or plumbness to which typical residential construction and their foundation/floor slab systems must be constructed.

The building codes governing the structural framing systems for residential construction do however specify deflection and vibration limits for roofs, ceilings and floors when loaded (i.e., live loads such as snow, wind, rain, earthquake, use and occupancy as-well-as dead loadings such as the self weight of the building materials).

Conversely, there are levelness and plumbness construction tolerances outlined for new homes built in Alberta through the *Construction Performance Guide for New Home Warranty in Alberta.* We note that due to the age of the subject residence, conformance with the Alberta new home warranty would not have applied at the time of its construction. However, the *Construction Performance Guide for New Home Warranty in Alberta* can serve as a reference point for comparison and will be further referenced in this report.

Observations and Discussion Related to the 2nd Follow Up Survey: The approach utilized for the investigation followed ASTM guidelines[1].

- *Basement Floor Slab Spot Elevation Surveys:* The results from the 2nd follow up spot elevation survey (June 8, 2026) was compared with the initial preliminary differential spot elevation survey (October 1, 2025) and revealed the following:

    - The 2nd follow up spot elevation survey, performed in June 8, 2026, found that the reference points were out an average of 0.29 cm (±1/8 inch) when compared to the initial survey, with the highest observed variation in surveyed points being 1.4 cm (±1/2 inch).

    - The current levelness of the concrete basement floor slab, as determined by the 2nd follow up survey on June 8, 2026, was observed to be 2.2 cm (±7/8 inch) difference between the highest point and lowest point (excluding the location of the mechanical room floor drain which is intentionally sloped to be the lowest point).

        - We note that section 2.9 "The plane of the concrete basement floor has settled or heaved" of the *Construction Performance Guide for New Home Warranty in Alberta*, outlines the acceptable performance for new concrete basement floor slabs related to settlement and/or heaving. Vertical movement of the concrete basement floor slab due to settlement/heaving of less than 2.5 cm (1 inch) over 3.1 m (10 feet) is deemed acceptable.

            - The level of observed differential vertical displacement (i.e. a maximum of 2.2 cm (+7/8 inch) is considered **acceptable** in the *Construction Performance Guide for New Home Warranty in Alberta.*

              GEI's 1st follow up survey was performed in the winter months (February 2026) and found that the basement floor slab had vertically heaved.

              GEI's 2nd follow up survey, conducted in the summer months (June 8, 2026), indicates that the basement floor slab has return "near" to its original position.

- *Follow Up Visual Review of the Remaining Foundation Systems:*

    - *Top of the Concrete Basement Floor Slab:* In general, the top of the concrete basement floor slab was observed to remain in similar visual condition to the review performed by GEI on October 1, 2025, with the exception of the Northeast corner of the floor which contained new/recent widespread cracking (Photos-1 and -2 on the next page).

[1] The process utilized by GEI during the investigation, documenting, and reporting of the subject event was performed in accordance with the standard practices identified by the American Society for Testing and Materials (ASTM) as follows:
- *ASTM E 620-18:* Reporting Opinions of Technical Experts.
- *ASTM E 1188-11:* Collection and Preservation of Information and Physical Items by a Technical Investigator.



Photo-1, Aerial Bird's Eye View of the Foundation System with the Area of New/Recent Floor Slab Cracking Highlighted in Red at the Northeast Corner of the Basement. The highlighted area is approximately 8 feet by 8 feet in size.



Photo-2, Widespread Cracking at the Northeast Corner of the Basement. We note that cracking of this extent was not previously observed at the time of GEI's October 22, 2025 site visit.

The widespread cracking at the Northeast corner of the basement floor slab appears to have occurred over the winter months as the basement floor slab heaved upwards. An approximately 8 foot by 8 foot area of the floor was observed to contain new/recent cracks.

- Repair Approach: Repair of the cracked area of the basement floor slab can readily be performed by saw cutting/removing the cracked area and replacing with a new area of concrete floor (matching existing thickness and reinforcement steel for crack control).

- *Perimeter Concrete Foundation Walls:* Site review of the perimeter concrete foundation walls on February 2, 2026 and comparison with field observations from October 1, 2025 did not reveal any newly formed structural cracks, widening of previously reviewed/measured cracks, or any wide cracks (exceeding 3 mm) in the concrete.

  The inner faces of the perimeter concrete foundation walls were reviewed with a spirit level to be vertically plumb.

Conclusion: The most recent review of the remaining concrete basement foundation system (i.e. the concrete basement floor slab and perimeter concrete foundation walls) at the subject residence, performed on June 8, 2026 revealed them to be suitable to remain for replacement of the buildings wood framed superstructure.

Vertical heaving of the concrete basement floor slab, which was observed to have occurred over the winter months when GEI reviewed on February 2, 2026, has now been observed to have settled/returned to a "near original" position, such that it meets performance criteria outlined by *Construction Performance Guide for New Home Warranty in Alberta*.

The vertical heaving of the floor which occurred in the winter months was observed to have resulted in permanent cracking of the concrete basement floor slab at the Northeast corner of the basement (an approximately 8 foot by 8 foot area), which can readily be removed and replaced as an acceptable repair.

We note that as per GEI's initial report, issued on October 22, 2025, an isolated area, 3 feet long by 6 inches deep, required shallow mortar repairs below the ladder framing at the rear/East foundation.

Unknown Soil Conditions: The makeup and stratigraphy of the soils or natural water table elevation located below the building were not determined during GEI's field review(s), nor has information related to a Geotechnical Engineering review been provided. On this basis it could not be confirmed whether the soils supporting/below the subject building are susceptible to volumetric changes when exposed to changes in moisture content or freezing conditions (i.e. expansive soils and frost susceptible soils respectively).

Frost Protection: A cost versus risk analysis should be performed to determine whether heating and/or hoarding of the remaining basement foundation system should be provided to protect against potential frost heave damage caused by winter temperatures.

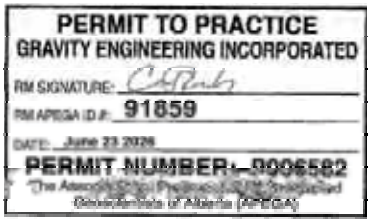
Closure: This report is for the exclusive use of Intact Insurance, and no representations will be made by Gravity Engineering Incorporated to any other party. It has been prepared in a manner consistent with good engineering judgement. Gravity Engineering Incorporated reserves the right to re-evaluate the conclusions contained in this report should new information become available. Reproduction of *draft* or *final* reports, in whole or in part by any means, is not permitted without the express written consent of Gravity Engineering Incorporated.

Engineering services related to the detailed checking of the structural capacity, serviceability, or suitability of the originally constructed systems has not been performed by GEI. These recommendations are not intended to warrant or guarantee the future performance of the original building or its systems.

If you have any questions, please do not hesitate to contact us at your convenience.
Yours truly,

GRAVITY ENGINEERING INCORPORATED





Amir Shah, P.Eng.

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Alberta Government

Approved New Home Registration

Residential Protection Program

Residential Protection Program
Government of Alberta
RPP@gov.ab.ca
1-866-421-6929

Registration Form ID: 26RF6743598
Status: APPROVED
Approval Date (YYYY-MM-DD): 2026-09-10

Builder's Legal Name: TRULINE CONTRACTING LTD.
Address: [redacted]
Phone Number: [redacted]
Website:

Licence Information:

Licence Number	Licence Status	Licence Class	Licence Expiry Date
[redacted]	LICENCED	GENERAL CONTRACTOR	2026-10-09

Warranty Provider: MILLENNIUM INSURANCE CORPORATION
Phone Number: (866) 467-1245
Website: HTTP://WWW.MILLENNIUMINSURANCE.CA

Building Information:

Building Type: SINGLE-FAMILY DETACHED
Total Number of Units: 1
Warrantable Common Property : No
Additional Warranty on Building Envelope: No

Unit ID	Civic Address	Legal Description	LINC
26RU9815050	539 PIONEER DRIVE, IRRICANA, T0M 1B0	**Lot/Block/Plan:** 4-23-991 1107	

New Home Buyer Protection Approved on 2026-09-10

Shannon Wheeler

Registrar

This remains on record as compliance or non-compliance with provisions of the New Home Buyer Protection Act and Regulations. Pursuant to the New Home Buyer Protection Act, the "Owner Builder" and/ or the "Residential Builder" are responsible for meeting the requirements of the Act.

Claim# 7035915095

Rebuild Bid Package
Residential
Invitation to Tender

