



AGENDA

Committee of the Whole Meeting

1:00 PM - Monday, June 22, 2026

L04 - Lower Town Hall

| | Page |
|--|---------|
| 1. CALL TO ORDER | |
| 2. ADOPTION OF AGENDA | |
| 3. ADOPTION OF MINUTES | |
| 3.1. June 8, 2026, Committee of the Whole Meeting Minutes | 2 - 6 |
| Committee of the Whole - 08 Jun 2026 - Minutes - Pdf | |
| 4. BUSINESS | |
| 4.1. Better Together: Regional Pilot Project | 7 - 19 |
| BN-26-43 - Pdf | |
| 4.2. Southwest Outdoor Rink - Winter and Non-Winter Usage | 20 - 30 |
| BN-26-14 - Pdf | |
| 4.3. RCMP Annual Community Priority Plan | 31 - 38 |
| BN-26-44 - Pdf | |
| 4.4. Grain Elevator Update | |
| 5. VARIANCE APPLICATIONS FOR INFORMATION | |
| 5.1. Variance Application - DP1037.26, 9 2 St SE | 39 - 53 |
| BN-26-41 - Pdf | |
| Site Photos - 9 2 St SE | |
| 5.2. Variance Application - DP 1039.26, 420 Montrose Cres SE | 54 - 73 |
| BN-26-42 - Pdf | |
| 6. QUESTION & ANSWER | |
| For Council to ask questions of Administration. | |
| 7. PUBLIC QUESTIONS | |
| The public is welcome to ask questions. | |
| Questions must be concise and the speaker is limited to a maximum of 3 minutes, exclusive of time required to answer questions from Committee of the Whole members. | |
| In order to ensure procedural fairness, Committee of the Whole members request that the public refrain from asking questions that have been or will be heard through a public hearing process. | |
| 8. ADJOURNMENT | |



MINUTES

Committee of the Whole Meeting

1:00 PM - Monday, June 8, 2026
L04 - Lower Town Hall

PRESENT: Mayor Craig Snodgrass, Councillor Michael Nychyk, Councillor Jenny Jones, Councillor Jamie Barton, Councillor Cathy Couey, Councillor Garth Brookwell, and Councillor Vicky McGonigle

EXCUSED:

STAFF PRESENT: Chris Prosser (Chief Administrative Officer), Reiley McKerracher (Director of Municipal Services), Sonja Coleman (Director of Corporate Services), Chris Bruce (Director of Community Services), Jody Hipkin (Manager of Legislative and Advisory Services), Sheron Ward (Advisor, Legislative & Advisory Services), David Kennedy (Supervisor, Roads), Jocelyn Dunsmore (Community Development Liaison Officer), Kailee Hatlelid (Engineering Project Lead), Sarah Peck (Senior Planner), Khalid Mohammed (Manager, Planning & Development), Cory Armfelt (Interim Manager, Planning & Development), Diana Daley-Beckford (Manager, Engineering), Nicole Dyck (Manager, Public Works), Steve Debiegne (Fire Chief), Trevor Allan (Deputy Chief), Karen Drummond (Manager, Communications and Engagement), and Bal Sharma (Technician, Desktop Support)

MEDIA: There were no members of the media in attendance.

PUBLIC: There were 4 members of the public at large in attendance.

1. CALL TO ORDER

Mayor Snodgrass called the Committee of the Whole Meeting to order at 1:01 p.m.

2. ADOPTION OF AGENDA

Resolution #26-2026

Moved by Councillor Michael Nychyk

BE IT RESOLVED THAT the Committee of the Whole adopt the agenda for the Committee of the Whole Meeting on June 8, 2026, as presented.

Carried

3. ADOPTION OF MINUTES

3.1 May 25, 2026, Committee of the Whole Meeting Minutes

Resolution #27-2026

Moved by Councillor Jenny Jones

BE IT RESOLVED THAT the Committee of the Whole adopt the minutes from the May 25, 2026, Committee of the Whole Meeting, as presented.

Carried

4. DELEGATION

4.1 100 Women Who Care Foothills

Terri Perrin, Chair, and Candisse McCormick, Vice-Chair, spoke to the 100 Women Who Care organization and the impact the organization has on the charities it helps within the Foothills area.

5. BUSINESS

5.1 NE ASP Transportation Network Scenarios – Overview and Discussion

Sarah Peck, Senior Planner, presented two scenarios for the Northeast Area Structure Plan Transportation Network suggested by V3 Companies of Canada, noting Scenario 1 is the preferred scenario.

Committee of the Whole inquired about the main ATCO gas line running through the back of the properties, and whether it will conflict with the road.

Committee of the Whole asked for an update on the budget. Khalid Mohammed, Manager, Planning & Development, confirmed the budget is \$253,000.

Committee of the Whole raised concerns with industrial traffic travelling next to residential in Scenario 1, however feels this scenario is the better option

5.2 Aquatics Expansion Construction Update (72.22021)

Kailee Hatlelid, Engineering Project Lead, provided an update on the Aquatics Expansion Construction project.

Ms. Hatlelid confirmed the consultant is meeting with Administration and the contractors on June 9th, 2026, to discuss the assessment that was done regarding the trusses and ceiling, the remediation required and the impact it would have on construction taking place below.

Committee of the Whole
June 8, 2026

Ms. Hatlelid provided an update on the status of change orders and confirmed that September is still the projected date for starting up programs.

Committee of the Whole inquired whether the consultant can provide a monthly report on what work they are doing. Kailee Hatlelid, Engineering Project Lead, confirmed that weekly reports, as well as monthly reports, are provided to Engineering. Committee of the Whole requested that the monthly reports from WSP be shared with Council.

5.3 Invest Greater Calgary - Pilot Project Update

Jocelyn Dunsmore, Community Development Liaison Officer, provided an update on the 3-year pilot project for Invest Greater Calgary, noting High River has not yet hosted a meeting, however they are being highly encouraged to do so to be more involved.

Ms. Dunsmore confirmed that Invest Greater Calgary is an Administrative group and does not include elected officials from any of the member municipalities.

Ms. Dunsmore further confirmed that any community engagement is performed by individual member municipalities and not facilitated by Invest Greater Calgary.

Committee of the Whole advised updates only need to be provided when there is something significant to share.

5.4 Snow and Ice Control 2025 to 2026 Season Update

David Kennedy, Supervisor, Roads, provided an update on the snow and ice clearing for the 2025/2026 season.

Committee of the Whole inquired about the efficiency of initially clearing a single path on the Happy Trails then going back to clear the remainder.

Committee of the Whole asked if the new plow truck is big enough to take over what Volker Stevin currently clears.

Committee of the Whole further inquired about snow removal at community mailboxes. David Kennedy, Supervisor, Roads, advised that snow removal at community mailboxes is the responsibility of Canada Post. Mr. Kennedy further clarified that there was miscommunication with Town crews regarding where snow is to be piled at the Library and this will be monitored going forward.

Committee of the Whole requested, if possible, to have GPS live tracking installed on all plows so that residents can look at an app to see where plows are currently working. Chris Prosser, Chief Administrative Officer, advised that Citywide has some capabilities for this that can be investigated.

Committee of the Whole
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5.5 Snow Maintenance Scope of Work - Review

David Kennedy, Supervisor, Roads, spoke to the scope of work for contracted snow and ice clearing services and requested feedback regarding expectations from Committee of the Whole going forward as the previous contract has now expired.

Committee of the Whole inquired how much it would cost Town staff to clear the Happy Trails as compared to if the work was contracted out.

5.6 Rainfall Event Debrief

Steve Debiegne, Fire Chief, provided an update on the recent high rainfall event, noting how efficient Public Works staff were during the event, and that the Town was well prepared due to the Flood Plan in place.

Mr. Debiegne also commended Communications for details included in the messaging and how quickly the messaging was sent out.

Committee of the Whole commended the consistency of messaging, however suggested that maybe messaging going forward could include that water is expected to pool in areas such as Wallaceville and Beachwood.

Committee of the Whole noted that new residents seem to be unaware of the extent of post-2013 flood mitigation measures that have been implemented and asked for this information to be more prominent.

6. PUBLIC QUESTIONS

Al Brander, resident, inquired about the stubs that hold removable bollards on the Happy Trails from 7th Street going west past the pond coming out at High View Gate, and why they are not removed as they are tripping hazard. David Kennedy, Supervisor, Roads, advised they are left as is so the removable bollards can be reinstalled easily, and the stubs cannot be removed due to the location of the pins to secure the removable bollards.

7. QUESTION & ANSWER

Committee of the Whole inquired about the weeds behind High Country Rise, near Coal Trail, and if they can be controlled more as they are spreading into peoples' yards.

Committee of the Whole asked for a follow-up regarding the intersection of 3rd Avenue and 3rd Street SE which would either slow the traffic or encourage pedestrians to stop and look for oncoming traffic.

8. ADJOURNMENT

Committee of the Whole
June 8, 2026

Agenda Item #3.1.

The Committee of the Whole Meeting on June 8, 2026, was adjourned at 2:45 p.m.

Mayor/Deputy Mayor

Chief Administrative Officer

Committee of the Whole
June 8, 2026

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BRIEFING NOTE

TO: Committee of the Whole

FROM: Kalie Mosig-Walsh, Community Support Services Coordinator

SUBJECT: Better Together: Regional Pilot Project

| | |
|----------------------|---------------|
| Date: | June 10, 2026 |
| Meeting Date: | June 22, 2026 |

CHIEF ADMINISTRATIVE OFFICER’S COMMENTS:
Council has previously requested staff to present additional information on the Regional Pilot Program. This briefing note addresses that request.

BACKGROUND:

The purpose of this report is to provide Council with an update on the Better Together Transportation Regional Pilot Project, summarize Phase I outcomes, and outline objectives associated with Phase II funding.

The provincial assisted transportation project is an initiative through Healthy Aging Alberta. The Town of High River partnered with Diamond Valley, Nanton, Foothills County, (each through their respective municipality’s Family and Community Support Services program) and the High River Handi-Bus on a coordinated transportation solution for our rural area. Phase I of the program ran from mid 2024, through until the end of March, 2026. Funding has been approved for Phase II of the initiative, which began in April 2026 and will run until the end of March 2028.

Foothills County is the fiscal agent for project, and while the High River Handi-Bus is the primary service provider, the Nanton Handi-Van Society is also involved, and options have also been proposed to local taxi services as well. The program is designed to provide safe and affordable transportation options to low-income residents, aged 55 and older. High River’s current subsidized transportation program is only for low-income seniors, aged 65 and older, and only for out-of-town medical trips. The Healthy Aging Alberta project not only expands the age demographic, but also allows for the support of in-town trips and transportation for social activities.

It is important to note the grant parameters do not permit the pilot project to duplicate an existing service. Between August 2024 and March 2026, the Better Together Transportation Pilot Project facilitated 833 trips across the region. High River residents accounted for 489 of those trips, including 431 in-town trips and 58 out-of-town trips. These results demonstrate a significant demand for affordable and accessible transportation options that support both medical appointments and social participation.

The Family and Community Support Services team has a presentation which summarizes the first phase of this project and highlights the goals for phase two, which we are happy to share with council. The ideal outcome is landing on a sustainable transportation solution for our community and/or region.

For more information on the grant:
<https://calgaryunitedway.org/healthy-aging-alberta/provincial-assisted-transportation/>

Report / Document:

Attached:

Available:

KEY ISSUE(S)/CONCEPT(S):

Strategic Issues:

1. Transportation remains a significant barrier for many low-income older adults and residents with limited access to personal vehicles.
2. Several seniors' housing developments and affordable housing locations are situated outside of the downtown core, increasing reliance on transportation services.
3. Existing municipal transportation subsidies are limited to low-income residents aged 65 and older and are restricted to out-of-town medical appointments.
4. Community engagement and Social Wellbeing Needs Assessments continue to identify transportation as a priority need for improving access to services, reducing isolation, and supporting community participation.
5. Awareness of available transportation options remains a barrier for some residents (this includes reported confusion about the criteria required to utilize the High River Handi-Bus).

Financial Implications:

Phase I and II funding is provided through the Healthy Aging Alberta Provincial Assisted Transportation Program. There is no additional municipal funding request associated with this report at this time. Foothills County serves as the fiscal agent for the regional project. While transportation costs fall outside of the Family and Community Support Services mandate, staff time and resources to assess and explore preventive options for community issues does fall within the mandate. Family and Community Support Services staff, in each of the four municipalities involved, are leading the coordination and facilitation of the pilot project.

DESIRED OUTCOMES:

The primary goal is to expand transportation options, that are both accessible and affordable, for in-town and out-of-town destinations, designed for low-income, older adults in High River. High River's current subsidy program, funded by the Town and coordinated through the Community Support Services and the Resource Centre, is for out-of-town medical appointments and is only funded for residents 65 and older. This program is currently over subscribed and carries a waitlist. The pilot project allows for the inclusion of in-town and social activities, which allows for the following anticipated outcomes to be addressed:

- Meeting 3 of the 4 pillars identified in the Social Wellbeing Strategy: (1) Faces, Spaces, and Places, (2) Making Changes, and (3) Being Well.
- Increased access to medical, social, recreational, and essential services.
- Reduced social isolation and increased community connectedness.
- Improved access to local businesses and community programs.
- Support for residents currently waiting to access transportation services through existing programs.
- Identification of a sustainable long-term regional transportation model.

Phase I data indicates strong utilization within High River, particularly for in-town transportation. The results demonstrate that residents are using the service to access both medical appointments and social opportunities, supporting broader community wellbeing objectives.

The existing Seniors Independent Living Transportation Program continues to experience demand beyond available capacity (based on approved budget) and currently maintains a waitlist. The Better Together pilot

Agenda Item #4.1.

project provides an opportunity to support additional residents while exploring longer-term transportation solutions.

Phase II will focus on increasing awareness and utilization of available transportation options, expanding participation among residents aged 55 to 64, supporting transportation needs currently served through waitlisted programs, and continuing to evaluate opportunities to adapt services to emerging community needs.

COMMUNICATIONS:

Communications for the project are primarily done through the regional Family and Community Support Services offices. The information is also shared through Interagency. The County Family and Community Support Services, as the fiscal agent, has lead and supported the regional advertising.

The Town of High River's Communications Department has reposted information and will be included as Phase II expands.

Strategic Plan

Vibrant Community

The Town of High River provides the foundation for an inclusive, engaged and thriving community.

Approved by

Chris Bruce, Director of Community Services

Sheron Ward, Advisor, Legislative & Advisory Services

Chris Prosser, Chief Administrative Officer

Status:

Approved - 15 Jun 2026

Approved - 15 Jun 2026

Approved - 16 Jun 2026

PHASE 1 OUTCOMES



**Better
TOGETHER
TRANSPORTATION**

REGIONAL PILOT PROJECT

DIAMOND VALLEY - FOOTHILLS COUNTY - HIGH RIVER - NANTON



Better

T O G E T H E R



TRANSPORTATION

DIAMOND VALLEY - FOOTHILLS COUNTY - HIGH RIVER - NANTON

A REGIONAL PILOT PROJECT

Funding through Healthy Aging Alberta will help us get you where you need to be.

Diamond Valley, Foothills County and High River FCSS along with **Nanton Quality of Life Foundation** are working together to coordinate affordable transportation for low-income residents who are 55+ in each of our communities. Ensuring greater opportunities to attend medical appointments and social events both locally and out-of-town!

We know that being able to connect with your friends, family, community and medical supports can greatly increase your quality of life and are excited to share that the Better Together pilot project can help!

PROGRAM OFFERINGS VARY BASED ON YOUR MUNICIPALITY.

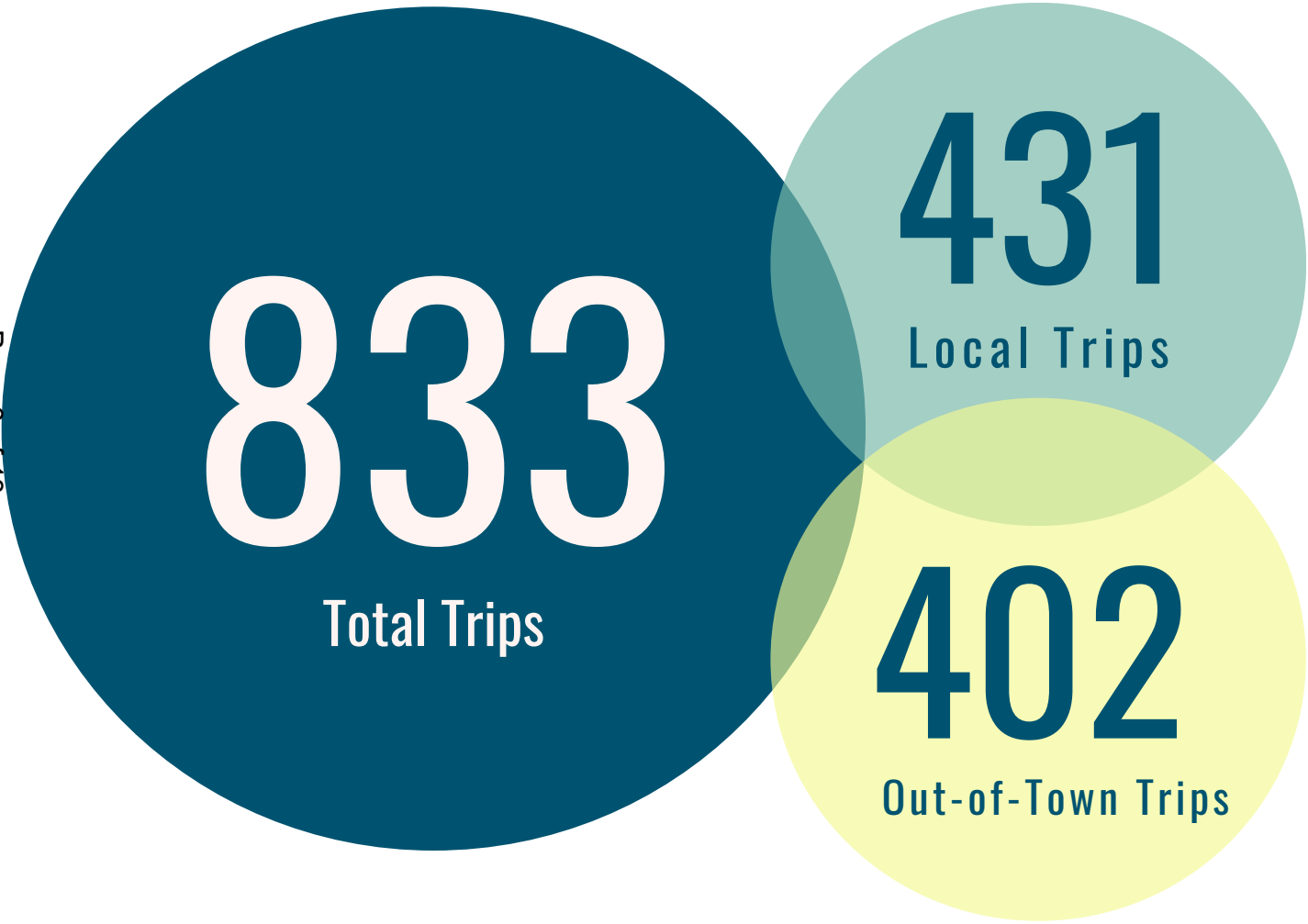
Please reach out to your local program for eligibility and program details for your specific community.

WE ARE ALL "BETTER TOGETHER".

This pilot project is made possible through partnerships with existing local, accessible, and shared transportation organizations.



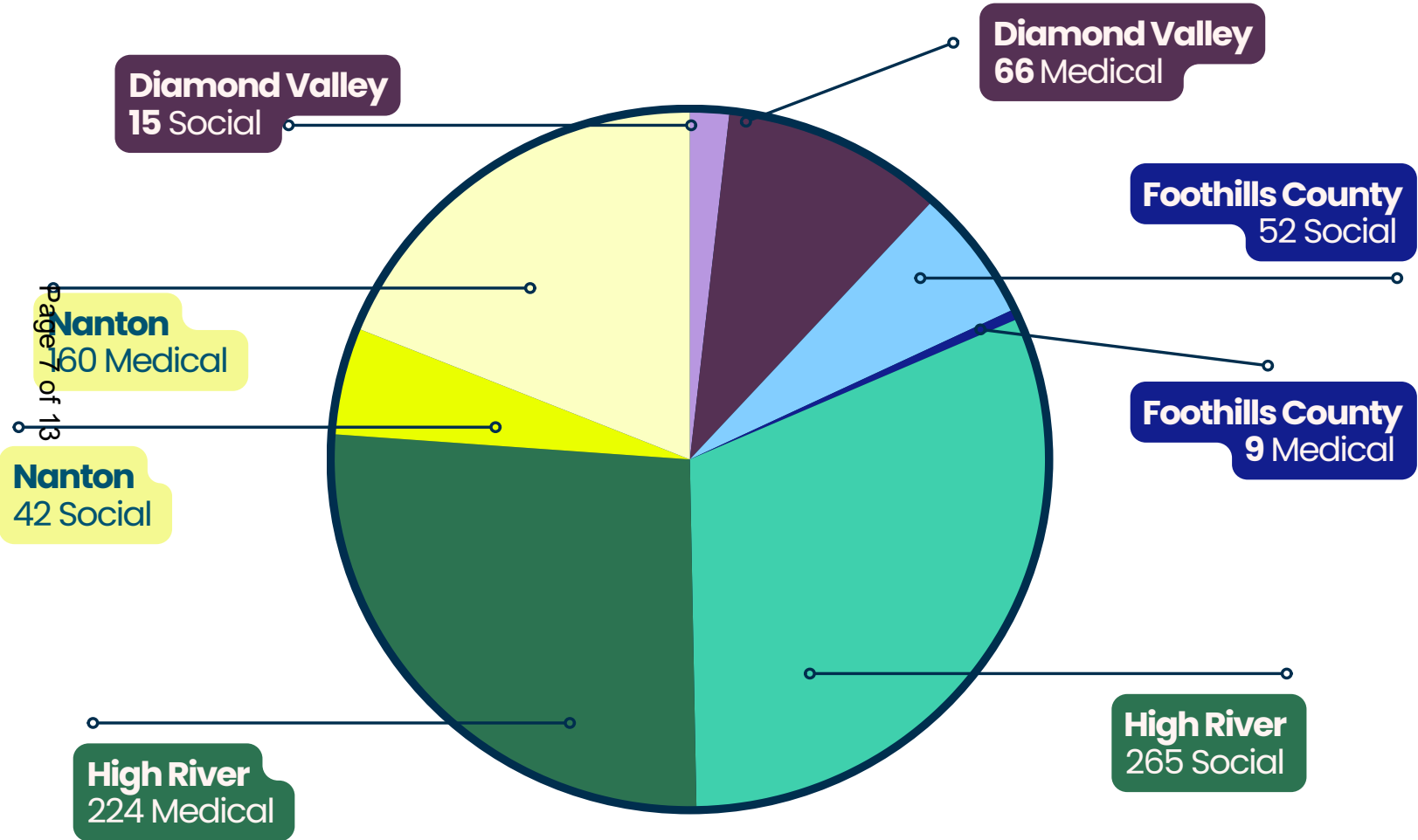
BETTER TOGETHER TRANSPORTATION PHASE 1 TOTAL RIDES



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BETTER TOGETHER TRANSPORTATION PHASE 1 OUTCOMES

Aug 2024- Mar 2026

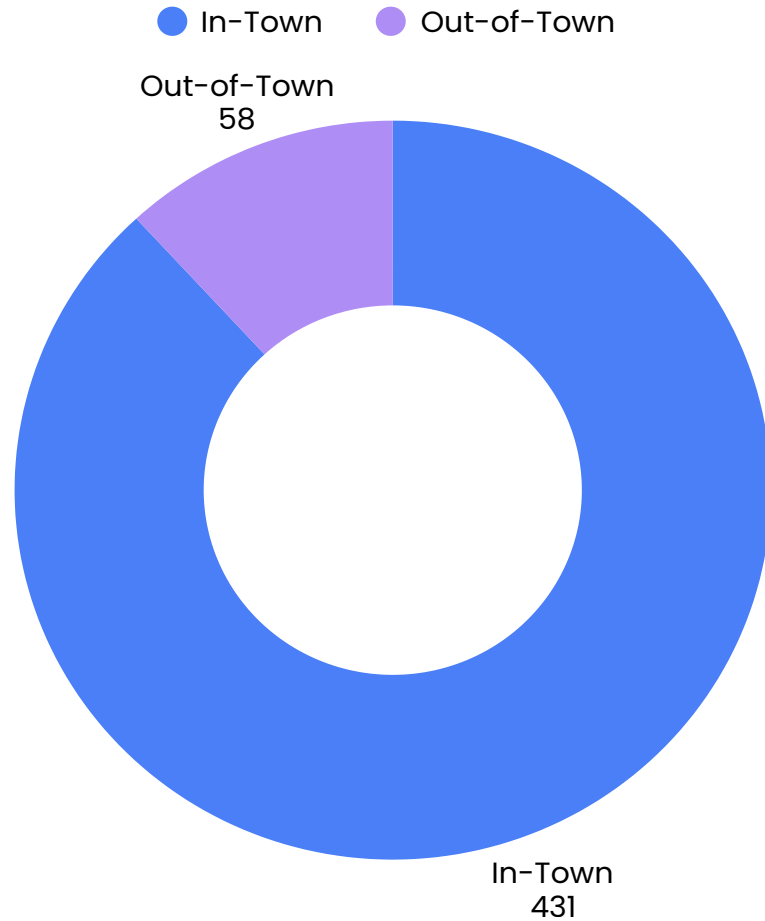


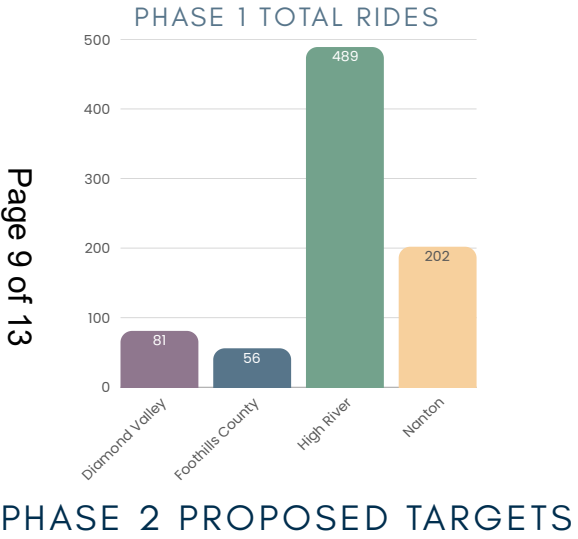
BETTER TOGETHER TRANSPORTATION PHASE 1 OUTCOMES

Aug 2024- Mar 2026

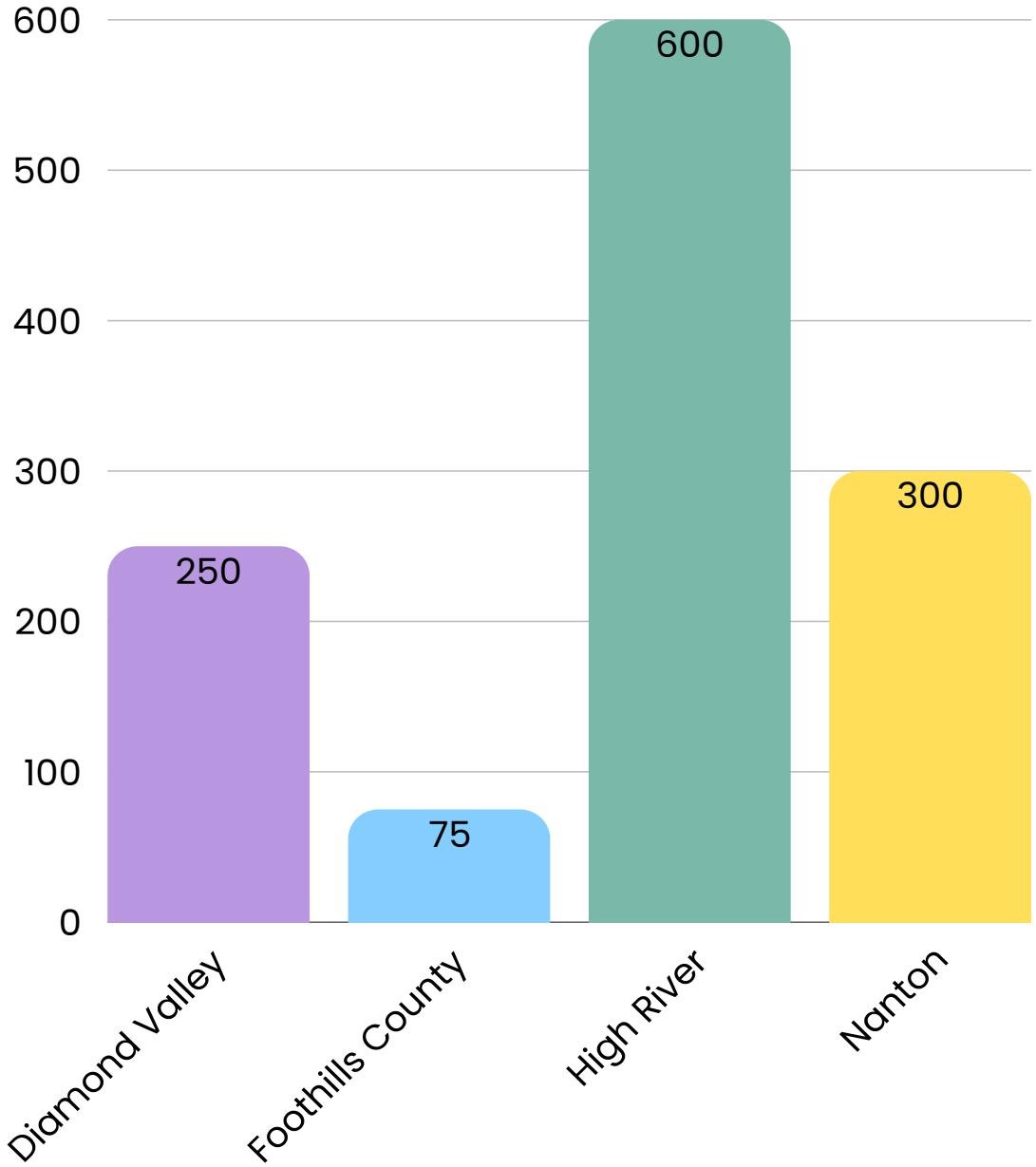
HIGH RIVER RIDE DATA

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PHASE 2 PROPOSED TARGETS

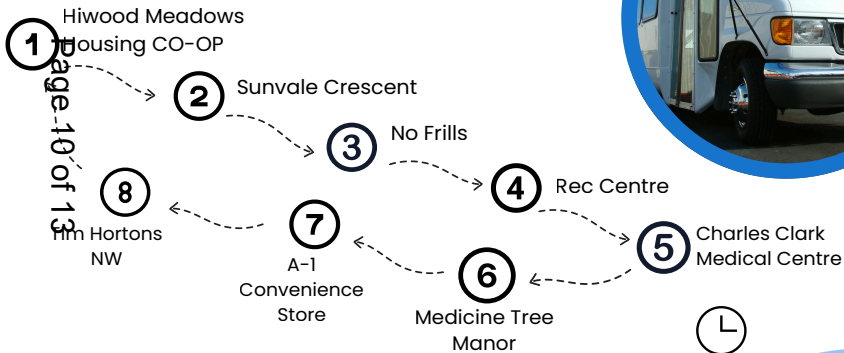


Better TOGETHER TRANSPORTATION

HIGH RIVER

Fridays from 9AM to 3 PM (last pick up 2 PM)

HOP ON AT ANY ROUTE LOCATION!



FARES
 55+ subsidized riders pay \$2 - good for full day
 Non-subsidized riders (all ages) pay \$5 - good for full day

Stop times can be found on our facebook page "FCSS High River"

To find out if you are eligible for subsidy, contact High River FCSS at 403-652-8620

*Funding for this pilot project has been provided by Healthy Aging Alberta.
 Routes are subject to change.



FARES:
 55+ subsidized riders: \$2 /day
 Non-subsidized riders (all ages): \$5/day

To find out if you are eligible for subsidy, contact High River FCSS at 403-652-8620



FOURTH FRIDAY ROUTE SCHEDULE

Approximate Times Only
 Please allow for a couple extra minutes.

| | 9:00 | 10:05 | 11:10 | 12:20 | 1:15 | Last Stop 2:20 |
|------------------------------|------|-------|-------|-------|------|-------------------|
| Hiwood Meadows Housing CO-OP | 9:00 | 10:05 | 11:10 | 12:20 | 1:15 | 2:20 |
| Sunvale Crescent | 9:10 | 10:15 | 11:20 | 12:25 | 1:20 | 2:25 |
| No Frills | 9:15 | 10:25 | 11:25 | 12:30 | 1:30 | 2:35 |
| Rec Centre | 9:25 | 10:30 | 11:35 | 12:40 | 1:35 | 2:40 |
| Charles Clark Medical Centre | 9:30 | 10:40 | 11:40 | 12:50 | 1:45 | 2:50 |
| Medicine Tree Manor | 9:35 | 10:45 | 11:50 | 12:55 | 1:50 | 2:55 |
| A1 Convenience | 9:45 | 10:50 | 11:55 | 1:00 | 1:55 | 3:00 |
| NW Tim Hortons | 9:50 | 11:00 | 12:05 | 1:10 | 2:05 | 3:10 |

The Better Together Shuttle is almost ready!

BETTER TOGETHER GOALS HIGH RIVER 2026-2028

- Increased awareness and use of the “Local Loop”.
- Increased awareness and use of the program by those 55-64.
- Provide social opportunities such as “Twinkle Tours” for Christmas “Ghouls on the Go” for Halloween.
- Provide support for those who are currently on the waitlist for Community Support Services Seniors Independent Living Transportation Program.
- Continue to monitor trends and requests to adapt to community needs.



THANK YOU



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BRIEFING NOTE

TO: Mayor and Council
FROM: Nicole Dyck, Manager, Public Works
SUBJECT: Southwest Outdoor Rink - Winter and Non-Winter Usage

| | |
|----------------------|----------------|
| Date: | March 13, 2026 |
| Meeting Date: | June 22, 2026 |

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|--|
| CHIEF ADMINISTRATIVE OFFICER’S COMMENTS: N/A |
|--|

BACKGROUND:

The High River Outdoor Rink is located at 820 Highwood Trail SW, adjacent to the southwest community gardens and the historic Town Farm site.

The current Outdoor Rink has been in place since the Fall of 2025 and replaced the existing Outdoor Rink which had reached the end of its operational lifespan and was no longer meeting the community’s needs. As demand for improved outdoor recreational infrastructure grew, the Town moved forward with plans to construct the new modern, multi-use facility.

The completion of the new Outdoor Rink represents a significant community investment aimed at upgrading the existing facility to better serve residents of all ages and skill levels which is intended to function as a year-round hub for recreational activities, community gatherings, and sporting events.

The new NHL-sized (200 ft x 85 ft), non-refrigerated, multi-use outdoor concrete rink surface will enhance recreational opportunities and serve as a year-round amenity for the community.

Key Features

- A high-quality concrete surface designed to support optimal ice conditions in winter.
- Multi-season functionality, enabling ball hockey, basketball, and other sports during non-ice months.
- Use of sustainable materials and construction practices to reduce environmental impact.
- Integration of modern safety features to promote a safe and inclusive experience for all users.

Winter Usage

- Outdoor rink ice was installed and maintained throughout the 2025/2026 season utilizing the City of Edmonton's Ice Making Manual.
- Administration then created the attached Outdoor Concrete Rink Ice Making Manual for Council review and feedback which is based on best practice captured through the City of Edmonton's Ice Making Manual, other Municipality conversation, and privately managed outdoor rinks.
- Administration began internal discussions regarding how to ensure safe operations for flooding and maintenance for both Town staff and the public.
- After many discussions, it was deemed necessary to:
 - leave the entry gate unlocked when maintenance or flooding is not taking place
 - lock the entry gate during times of flooding or maintenance

Agenda Item #4.2.

- post signage on the entry gate during times of flooding or maintenance

Non-Winter Usage

- Hockey nets are in place and available to accommodate floor hockey activity.
- Administration to provide the below suggested sport applications for consideration which, if Council agrees will be proposed during the 2027 Budget period such as:
 - Basket Ball - pole structures will be placed outside of the Outdoor Rink with net removal during winter season. Placement of two to four, based on measurement requirements, which could also encourage tournament play
 - Soccer nets could also be made available for public use

First Year Winter - Lessons Learned

- Administration has gathered important information surrounding expectations regarding best practices for flooding and maintenance.
- Administration to develop service level expectations.
- Administration installed a new timer for the outdoor lights to ensure public safety.
- Snow clearing - Administration placed snow shovels at the Outdoor Rink, although they were misplaced and are no longer provided.
- Administration contracted snow removal from the ice surface.
- Snow must be completely removed from the ice surface to allow for resurfacing and to ensure smooth ice.
- Administration placed a garbage bin at the entry door to the Outdoor Rink.
- Administration relocated the portable Town-owned outhouse located at the tennis courts and placed it at the Outdoor Rink for the winter season.
- Administration began structural assessments of the boards, players' bench, fencing, and concrete.
- Administration completed daily flooding to maintain ice as weather permitted, as well as cleaned up the players' bench and surrounding area, which is a significant increase in service level as compared to the old rink. The old rink was typically only flooded once per season, with minimal maintenance due to the ice melting directly into the ground, and wasn't the best use of potable water in regard to our Water Conservation standards.
- Administration adopted signage to provide communication to Outdoor Rink users while completing maintenance such as flooding, snow clearing, and inspections. This was used as a form of communication to Outdoor Rink users and was necessary for the safety of Town staff and the public. Administration learned quickly that we could not complete maintenance while the public was using the ice surface due to pucks flying and members of the public not staying clear of the work area.
- Throughout the course of the winter season, Administration developed the best practice to only lock the entry gate during maintenance requirements. Once maintenance is completed, the entry door remains unlocked regardless of ice conditions. Administration determined it best to leave the entry door unlocked to ensure public safety due to individuals attempting to gain entry by either climbing the fence surrounding the Outdoor Rink or by climbing up on top of the players' bench. Leaving the entry gate unlocked is a practice that may degrade ice surface quality, and should it be used when the ice is too soft.

Outdoor Rink Health and Safety Documentation

- Administration is drafting a monthly inspection checklist, similar to Playground inspections, to ensure public safety based on informal inspections completed during the winter season.
 - Deficiencies discovered during the winter inspections were board bolts coming loose and/or missing entirely - warranty coverage
 - Concrete flaking in different areas were discovered during spring inspection which was relayed to the contractor for warranty purposes

Agenda Item #4.2.

- Administration drafted the attached draft Standard Operating Procedure, Flooding Outdoor Concrete Rink. It was drafted with a focus on Health and Safety to ensure the safety of Town staff and patrons who use the facility.

Report / Document:

Attached:

Available:

KEY ISSUE(S)/CONCEPT(S):

Council to provide feedback regarding Administration direction for utilization of the Southwest Outdoor Rink during winter and non-winter leading into the 2027 Budget season.

DESIRED OUTCOMES:

Council approval for the proposed winter and non-winter usage of the Southwest Outdoor Rink which will continue to enhance the community and fully utilize the Outdoor Rink for years to come.

COMMUNICATIONS:

Administration will work closely with Communications to develop messaging for the Community to ensure all residents have the opportunity to utilize the Southwest Outdoor Rink during all seasons.

Strategic Plan

Vibrant Community

The Town of High River provides the foundation for an inclusive, engaged and thriving community.

Safety & Security

The Town of High River provides community support, protection and emergency services.

Responsible Development

The Town of High River considers the impact of development on residents, infrastructure and environment.

Approved by

Nicole Dyck, Manager, Public Works

Reiley McKerracher, Director of Municipal Services

Sheron Ward, Advisor, Legislative & Advisory Services

Chris Prosser, Chief Administrative Officer

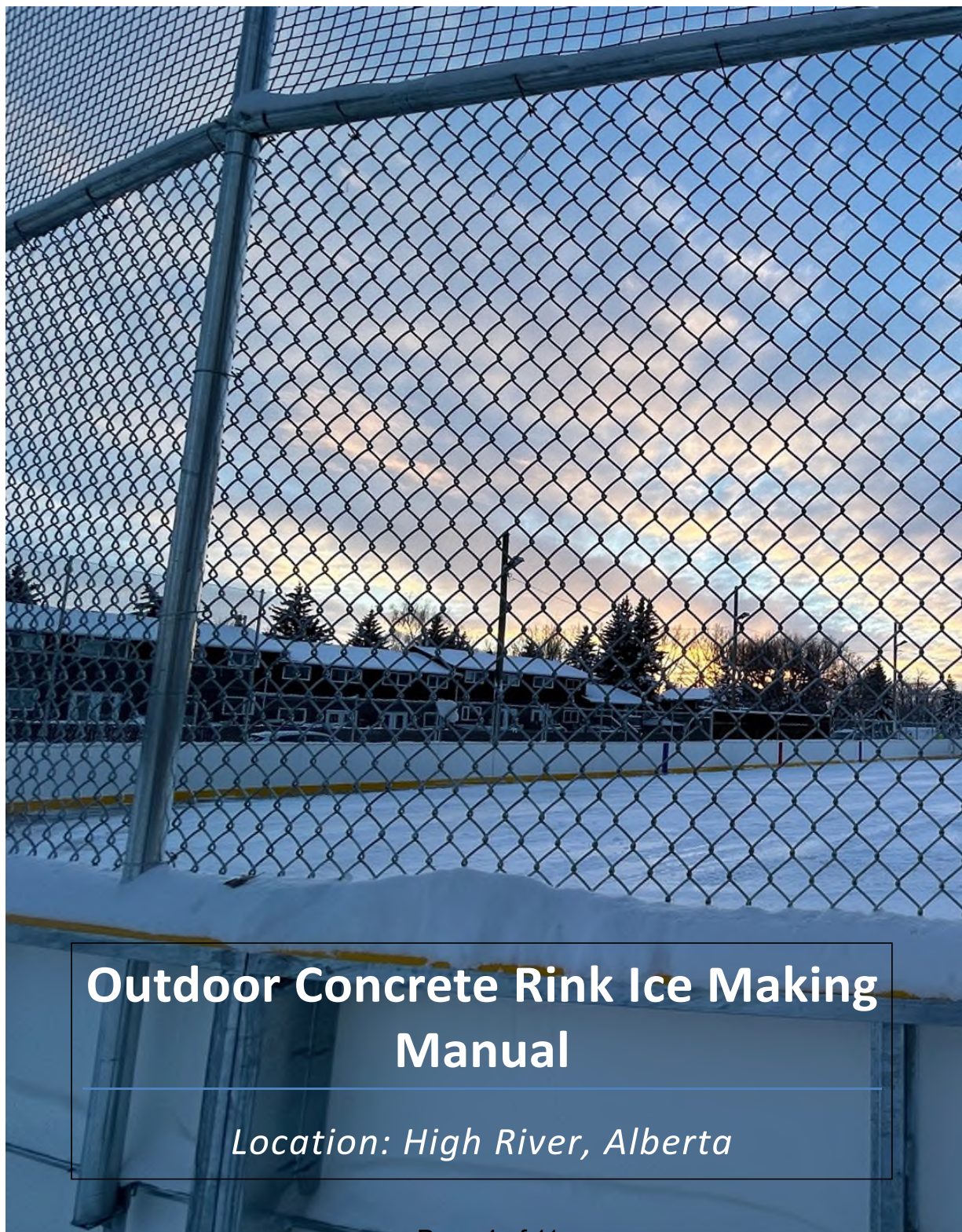
Status:

Approved - 15 Jun 2026

Approved - 15 Jun 2026

Approved - 15 Jun 2026

Approved - 16 Jun 2026



Outdoor Concrete Rink Ice Making Manual

Location: High River, Alberta

Version: November 2025

1. Introduction

This manual provides practical guidance for building and maintaining ice on outdoor concrete rinks in High River, Alberta. It combines local best practices with selected recommendations from the City of Edmonton's Ice Making Manual. Measurements are provided in metric units only. Always follow safety protocols and work during suitable weather conditions.

Ideal Weather & Temperature Conditions

- Target flooding temperatures: -7°C to -10°C . Acceptable: -5°C to -15°C .
- Avoid flooding below -20°C to reduce brittle, crack-prone ice.
- Do not flood while it is snowing; stop if snowfall begins during a flood.
- Prefer evening/night floods to limit sun exposure and take advantage of lower temperatures.

2. Equipment & Supplies

- Hoses: 25 mm ID red rubber hose; Cam-Lock couplers.
- Nozzles: Adjustable nozzle with consistent fine spray for light floods.
- Snow removal: Snow thrower/blower, broom rollers (replace when worn), scoop shovels, snow scrapers.
- Resurfacing: Flood Cart & Tractor
- Repair kit: 19 L bucket on wheels; warm water + clean snow to make slush for crack/hole patching.
- PPE: Anti-slip cleats, gloves, eye protection; high-visibility outerwear for night work.

3. Site Preparation (Concrete Rinks)

- Sweep and wash the slab; remove debris and leaves to prevent rink rot.
- Inspect slab for cracks or spalls; note drainage paths; ensure grade allows melt runoff.
- If boards are present: repair/replace damaged boards; clean board tops/edges.
- Post signage during build: ICE CLOSED—TOO THIN until ≥ 25 mm thickness is achieved.



4. Ice Building Process (Concrete)

Stage A—Base Bond (Days 1–2)

- Flood with a fine mist: 1–2 mm layers. Allow each layer to freeze completely.
- Keep nozzle 3–4.5 m ahead of spray impact; use a rain or pebble spray (nozzle ~45°).
- Cover metal hose fittings touching ice with cloth to prevent localized melt.

Stage B—Build Thickness (Days 3–7)

- Continue light floods only; avoid pooling. Aim for 50–75 mm total thickness for recreational skating.
- Use the Lazy Eight flood pattern to maintain continuous light coverage without overwetting.
- Typical build window: ~2 weeks starting late-November (weather dependent).

5. Routine Maintenance

Daily/Per Event

- Remove snow promptly: blow from centre to sides; sweep into windrows 0.6–1 m from boards for easier removal.
- Resurface with thin layers as needed; Resurfacer improves finish.
- Inspect boards and fasteners; chip away excess ice at base to prevent heaving.
- Avoid leaving hockey nets on ice—metal heats and melts into surface.

Weekly

- Check for ice accumulation on dasher boards; remove before floods.
- Top-up thickness via light floods during colder nights; use Lazy Eight.
- Refuel equipment off-ice to avoid spills; complete any partial snow removal before new snowfall.

6. Warm Weather Strategies

- Schedule floods at night; increase frequency of thin resurfacing rather than heavy floods.
- If soft spots form: scrape slush away, spot-flood lightly with cold water; avoid heavy dumps.
- Pause operations during above-freezing days unless base is thick and floods are extremely light.



Standard Operating Procedure
 Flooding Outdoor Concrete Rink



| | |
|--|--|
| Department: Roads and Parks | Division: Public Works |
| Effective Date: Xx, 2026 | Revision Date: |
| Legislative & Administrative Authorities: Alberta Occupational Health & Safety | Delegated Authority: Health & Safety Division Joint Health & Safety Committee |

OBJECTIVES

The purpose of the Town of High River’s flooding outdoor rinks Standard Operating Procedure (SOP) is to support site-specific operation and procedures to ensure worker safety, and compliance with regulatory requirements.

LEGISLATION

Part ? of the Alberta Occupational Health and Safety Code in addition to any and all other relevant sections of Alberta’s Occupational Health and Safety Act, Regulation and Code.

DEFINITIONS

| Term | Definition |
|-------------------------------------|---|
| Chief Administrative Officer | Principal staff person responsible for organizational performance who is appointed to the position of Chief Administrative Officer in accordance with the <i>Municipal Government Act</i> for the Town of High River. |
| Control | Control means reducing the hazard to levels that do not present a Risk to Employee health and safety. |
| Employee(s) | Any person employed by the Town, either full time, part-time, casual, temporary, or seasonal. Under the <i>Occupational Health and Safety (OH&S) Act, Regulation and Code</i> an Employee is referred to as a ‘worker’. For the purpose of this manual, the term Employee will be used. |
| Hazard | Any circumstance or condition that has the potential to cause injury, illness, disease or damage to people, property or equipment. |
| Leader(s): | Means any person responsible or accountable for a group of people, including the C.A.O., Directors, Managers and Supervisors or Lead Hand, otherwise known as Supervisory Level Staff. |

Agenda Item #4.2.

| | |
|--|---|
| Occupational Health and Safety (OH&S) Act, Regulation and Code: | The OH&S Act, Regulation and Code describe obligations and duties that serve to protect and promote the Occupational Health and Safety of workers throughout Alberta. It describes the rights and responsibilities of Employers, workers and others connected to the worksites. |
| Personal Protective Equipment (PPE) | PPE required by OH&S Act, Regulation and Code or Town policies or Procedures, to increase Employee's safety while performing specific tasks. |
| Pre-Job Field-Level Hazard Assessment | A Pre-Job Field-Level Hazard Assessment is completed before work is started on a work site, when significant changes to a Work Site occur and if a task changes or new equipment is introduced. |
| Risk | The probability of an injury or illness occurring and its severity. |
| Standard Operating Procedure (SOP) | A written set of guidelines which establish a standard level of performance for an activity or work process. |

ROLES & RESPONSIBILITIES

| |
|--|
| Chief Administrative Officer (CAO) |
| <ul style="list-style-type: none"> • Ensure Leaders understand and implements this Standard Operating Procedure. • Manage organizational resources and processes in relation to this Standard Operating Procedure. • Work with the JHSC or Health and Safety Advisor. |
| Health and Safety Advisor |
| <ul style="list-style-type: none"> • Follow established safety and health procedures and responsibilities under Employee's responsibilities. • Responsible for coordinating the Town's Health and Safety Management Program. |
| Leaders |
| <ul style="list-style-type: none"> • Implement and adhere to this Standard Operating Procedure. • Ensure Incidents are investigated • Ensure competency, protect the Health and Safety of workers, advise workers of all health and safety hazards, report all Health and Safety concerns to the Employer, and prevent violence and harassment. • Ensure workers are aware of their rights and duties under the law and are aware of any health and safety issues. • Work with the JHSC or Health and Safety Advisor. |
| Workers |
| <ul style="list-style-type: none"> • Follow this Safe Work Practice and provide any feedback as necessary to your immediate supervisor. • Take reasonable care to protect the Health and Safety of the worker and of other persons in or at the vicinity of the work site while the worker is working. |

- Notify Leaders of any unsafe or potentially unsafe conditions and actions and/or ways to improve Health and Safety.
- Identify potential Hazards in their work areas and have an awareness of the Controls in place.
- Have the right to refuse imminently dangerous work.
- Report all incidents, accidents, and near misses to a Leader.
- Cooperate with Leaders and the JHSC in investigations, audits, interviews, and other safety evaluation process that requires direct Employee participation.

TRAINING & COMPETENCIES

On job training following the guidelines outlined in this SOP which includes the same procedure as the Outdoor Concrete Rink Ice Making Manual.

GUIDELINES

Upon arriving at the site the supervisor or employee will conduct a Pre-Job Hazard Assessment Meeting. This will include the task to be accomplished, the process to accomplish said task including specific tasks for individuals, associated hazards. If traffic accommodation is required, follow traffic accommodation plan.

Ideal Weather & Temperature Conditions

- Target flooding temperatures: -7°C to -10°C . Acceptable: -5°C to -15°C .
- Avoid flooding below -20°C to reduce brittle, crack-prone ice.
- Do not flood while it is snowing; stop if snowfall begins during a flood.
- Prefer evening/night floods to limit sun exposure and take advantage of lower temperatures.

Required Equipment & Supplies

- Hoses: 25 mm ID red rubber hose; Cam-Lock couplers.
- Nozzles: Adjustable nozzle with consistent fine spray for light floods.
- Snow removal: Snow thrower/blower, broom rollers (replace when worn), scoop shovels, snow scrapers.
- Resurfacing: Flood Cart & Tractor
- Repair kit: 19 L bucket on wheels; warm water + clean snow to make slush for crack/hole patching.
- PPE: Anti-slip cleats, gloves, eye protection; high-visibility outerwear for night work.

Site Preparation

- Sweep and wash the slab; remove debris and leaves to prevent rink rot.
- Inspect slab for cracks or spalls; note drainage paths; ensure grade allows melt runoff.
- If boards are present: repair/replace damaged boards; clean board tops/edges.
- Post signage during build: ICE CLOSED—TOO THIN until ≥ 25 mm thickness is achieved

Agenda Item #4.2.

- When site preparation is completed, pull up to curb cock (CC)
- Unroll fire hose
- String hose out to rink
- Have a worker on the hose
- Have a worker turn on CC to get water flow
- Start flooding process as required in the below **Ice Building Process (Concrete)**
 - Use a sweeping motion back and forth
 - Go from one end of the rink to the other
- When required flooding process is completed, turn off CC
- Roll up hose to drain and disconnect from cam lock
- Put hose in truck
- Do not apply next flood until previous flood is fully frozen for best results

Ice Building Process (Concrete)

Stage A—Base Bond (Days 1–2)

- Flood with a fine mist: 1–2 mm layers. Allow each layer to freeze completely.
- Keep nozzle 3–4.5 m ahead of spray impact; use a rain or pebble spray (nozzle ~45°).
- Cover metal hose fittings touching ice with cloth to prevent localized melting.

Stage B—Build Thickness (Days 3–7)

- Continue light floods only; avoid pooling. Aim for 50–75 mm total thickness for recreational skating.
- Use the Lazy Eight flood pattern to maintain continuous light coverage without overwetting.
- Typical build window: ~2 weeks starting late-November (weather dependent).

Routine Maintenance

Daily/Per Event

- Remove snow promptly: blow from center to sides; sweep into windrows 0.6–1 m from boards for easier removal.
- Resurface with thin layers as needed; Resurfacer improves finish.
- Inspect boards and fasteners; chip away excess ice at base to prevent heaving.
- Avoid leaving hockey nets on ice—metal heats and melts into surface.

Weekly

- Check for ice accumulation on dasher boards; remove before floods.
- Top-up thickness via light floods during colder nights; use Lazy Eight.
- Refuel equipment off ice to avoid spills; complete any partial snow removal before new snowfall.

Warm Weather Strategies

- Schedule floods at night; increase frequency of thin resurfacing rather than heavy floods.
- If soft spots form scrape slush away, spot-flood lightly with cold water; avoid heavy dumps.
- Pause operations during above-freezing days unless base is thick and floods are extremely light.

Agenda Item #4.2.

Ice Removal

- Do not use any machines for ice removal to prevent damage to the concrete surface
- Let the ice melt and monitor drainage

PPE Required

- Boot cleats
- Gloves
- Proper clothing
- Safety glasses
- Helmet

RELATED INFORMATION

- Divisional Standard Operating Procedures and/or Safe Work Practices
- Job Hazard Assessments (JHA's)
- Field Level Hazard Assessment (Pre-Job Hazard Assessment)

APPROVAL

Division Manager



BRIEFING NOTE

TO: Mayor and Council
FROM: Austin Kesler, Supervisor, Protective Services
SUBJECT: RCMP Annual Community Priority Plan

Date: June 11, 2026
Meeting Date: June 22, 2026

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:
N/A

BACKGROUND:

Each year, the High River RCMP engages with residents through an online community survey and public open house to gather feedback on local policing priorities and community safety concerns. This public input, combined with local crime statistics, traffic data, and community trends, is used to develop the High River RCMP Detachment's Annual Community Priority Plan.

The Community Priority Plan identifies key areas of focus for the coming year and guides policing efforts within the community. Current priorities include enhancing police visibility, improving traffic safety, and reducing property-related crime through targeted enforcement, community engagement, and proactive crime prevention initiatives.

Report / Document: Attached: Available:

KEY ISSUE(S)/CONCEPT(S):

To provide Council with an overview of the High River RCMP's 2026 Community Priority Plan, including the priorities established for the year, actions undertaken to support those priorities, and the outcomes achieved through related policing and community safety initiatives.

DESIRED OUTCOMES:

To provide Council with an update on the High River RCMP's Annual Community Priority Plan, including current and planned initiatives, community safety priorities, and policing objectives, and to provide an opportunity for Council to ask questions of Sgt. Jason Cann, Operations NCO, High River RCMP.

COMMUNICATIONS:

Communications materials will be developed in collaboration with the Communications team to inform residents of the High River RCMP's Annual Community Priority Plan, including key priorities, objectives, and initiatives aimed at enhancing community safety and well-being.

Strategic Plan

Agenda Item #4.3.

Safety & Security

The Town of High River provides community support, protection and emergency services.

Approved by

Angela Phillips-Neish, Protective Services Administrator

Chris Bruce, Director of Community Services

Sheron Ward, Advisor, Legislative & Advisory Services

Chris Prosser, Chief Administrative Officer

Status:

Approved - 15 Jun 2026

Approved - 15 Jun 2026

Approved - 15 Jun 2026

Approved - 16 Jun 2026

Royal Canadian Mounted Police

Community Priorities Plan (CPP)

Alberta RCMP

Protected A
once completed

This Community Priorities Plan is a made in Alberta plan built to address your specific community's needs. It will be created by your community in consultation with community partners and based on your unique concerns, circumstances and statistics. Should a Detachment's jurisdiction encompass multiple communities, each community will be consulted and the selected priorities will be a reflection of the entire Detachment area.

Detachment Information

Fiscal Year *

2026/27

District *

K SAD CPP / K SAD PPC

Submissions route to: Southern District Advisory NCO

Detachment *

High River




Detachment Commander *

S/Sgt Greg Wiebe



Community Consultation

| Community & Rep(s) | Details | Suggested Priorities |
|-------------------------------------|---|--|
| Community High River | Date 2026-02-06 | Priority Traffic Safety |
| Lead Rep Sgt. Jason Cann | Rep Init JC | Action Speed and Pedestrian safety. |
| Additional Reps Cst. Brett Foley | Cmdr Init GW | |
| | <input checked="" type="checkbox"/> Acknowledgement | |
| Community | Date | Priority |

Agenda Item #4.3.

| Community & Rep(s) | Details | Suggested Priorities |
|---|---|---|
| <p>High River</p> <hr/> <p>Lead Rep</p> <p>Jason Cann</p> <hr/> <p>Additional Reprs</p> <p>Greg Wiebe</p> <p>Thomas Nairn</p> <hr/> | <p>2026-02-26 </p> <hr/> <p>Rep Init</p> <p>JC</p> <hr/> <p>Cmdr Init</p> <p>GW</p> <hr/> <p><input checked="" type="checkbox"/> Acknowledgement</p> | <p>Traffic Safety</p> <hr/> <p>Action</p> <p>Road safety.</p> <hr/> |
| <p>Community</p> <p>High River</p> <hr/> <p>Lead Rep</p> <p>Greg Wiebe</p> <hr/> <p>Additional Reprs</p> <p>Jason Cann</p> <p>Brett Foley</p> <hr/> | <p>Date</p> <p>2026-03-31 </p> <hr/> <p>Rep Init</p> <p>GW</p> <hr/> <p>Cmdr Init</p> <p>GW</p> <hr/> <p><input checked="" type="checkbox"/> Acknowledgement</p> | <p>Priority</p> <hr/> <p>Traffic Safety</p> <hr/> <p>Action</p> <p>Intersection / Pedestrian Safety</p> <hr/> <p>Priority</p> <hr/> <p>police visibility</p> <hr/> <p>Action</p> <p>Patrols & Community Engagement</p> <hr/> <p>Priority</p> <hr/> <p>Property Crime</p> <hr/> <p>Action</p> <p>Prolific offenders & client education</p> <hr/> |
| <p>Community</p> <p>High River</p> <hr/> <p>Lead Rep</p> <p>Greg Wiebe</p> <hr/> <p>Additional Reprs</p> <p>Jason Cann</p> <hr/> | <p>Date</p> <p>2026-03-10 </p> <hr/> <p>Rep Init</p> <p>GW</p> <hr/> <p>Cmdr Init</p> <p>GW</p> <hr/> <p><input checked="" type="checkbox"/> Acknowledgement</p> | <p>Priority</p> <hr/> <p>Police service delivery</p> <hr/> <p>Action</p> <p>Discussions with District surrounding service delivery</p> <hr/> |

Agenda Item #4.3.

| Community & Rep(s) | Details | Suggested Priorities |
|---|--|---|
| Community Foothills County <hr/> Lead Rep Jason Cann <hr/> Additional Reps Thomas Nairn | Date 2026-02-02  <hr/> Rep Init JC <hr/> Cmdr Init GW <hr/> <input checked="" type="checkbox"/> Acknowledgement | Priority ----- Traffic Enforcement <hr/> Action Improve traffic safety in Foothills County by targeting traffic violations. <hr/> Priority ----- Rural Property Crime Enforcement <hr/> Action Reducing rural property crime through planned projects and proactive enforcement. |
| Community Foothills Country <hr/> Lead Rep Jason Cann <hr/> Additional Reps Thomas Nairn | Date 2026-04-26  <hr/> Rep Init JC <hr/> Cmdr Init GW <hr/> <input checked="" type="checkbox"/> Acknowledgement | Priority ----- Traffic Safety <hr/> Action Intelligence based traffic initiatives. <hr/> Priority ----- Rural Crime <hr/> Action Initiatives to combat property crime in the rural area. |

Priorities & Objectives

Priority Title
Traffic Safety

Objective
 Overall increase in traffic safety through enforcement and education

Measures & Targets

| Measure Description | Target (From → To) |
|--|------------------------|
| Conduct traffic stops in accordance with the Alberta Traffic Priorities Calendar | 400 → 500 Count (#) |
| Conduct Playground and School Zone Patrols | 200 → 300 |

Agenda Item #4.3.

| Measure Description | Target (From → To) |
|---------------------|--------------------|
| | Count (#) |

Objective

Improve traffic safety in Foothills County by targeting traffic violations

Measures & Targets

| Measure Description | Target (From → To) |
|---|--------------------|
| The amount of VT's/Warnings will be measure and extracted from PAT & PROS | 0 → 200 |
| | Count (#) |

Priority Title

Police Visibility

Objective

Enhance relations between public and police through visibility and community involvement.

Measures & Targets

| Measure Description | Target (From → To) |
|---|--------------------|
| Track police involvement through community initiatives and engagement | 50 → 100 |
| | Count (#) |

Priority Title

Property Crime / Drug Crime

Agenda Item #4.3.

Objective

Undertake two projects addressing prolific offenders / related properties

Measures & Targets

| Measure Description | Target (From → To) |
|---|--------------------|
| Two investigative projects whose aim is to deter property and drug crime within the community. Cooperation with support units and town resources. | 1 → 2 Count (#) |

Objective

Reducing rural property crime by way of proactive projects targeting known offenders and proactive enforcement.

Measures & Targets

| Measure Description | Target (From → To) |
|--|--------------------|
| Tracking enforcement actions through PROS. | 0 → 2 Count (#) |

Endorsements & Acknowledgement

Community/Org

Town Of High River

Date

2026-06-11



Name

Craig Snodgrass


Title

Mayor

Signature

Agenda Item #4.3.

Community/Org
Foothills County

Date
2026-06-11 

Name
Peter Stapley

Title
Deputy Director Community and Emergency Services

Signature

Detachment Commander Acknowledgement

| Name | Date |
|------------------|--|
| S/Sgt Greg Wiebe | 2026-06-11  |

Signature



BRIEFING NOTE

TO: Committee of the Whole
FROM: Michelle Dollmaier, Planner
SUBJECT: Variance Application - DP1037.26, 9 2 St SE

| | |
|----------------------|---------------|
| Date: | June 5, 2026 |
| Meeting Date: | June 22, 2026 |

| |
|--|
| CHIEF ADMINISTRATIVE OFFICER'S COMMENTS: N/A |
|--|

BACKGROUND:

The Town's Planning & Development Services Division has received a minor development permit application for the development of both a new single detached dwelling and a detached garage suite which includes a total of four variances:

- Section 3.4.5(a) Primary Building Front Setback:**
Required: 2.0 m – 6.0 m
Proposed: 30.08 m
- Section 3.4.6(a) Accessory Building Front Setback:**
Required: Primary Setback + 1.0 m
Proposed: 7.5 m
- Section 3.4.9(e) Frontage Buildout:**
Required: Minimum 65%
Proposed: 46.7%
- Section 3.4.9(g) Blank Wall Length:**
Required: Max 2.0 m
Proposed: 4.8 m

The subject site is located at 9 2 St SE and is zoned Traditional Neighbourhood District under the Town's Land Use Bylaw and is considered an infill development for the area.

A supplementary package for the Committee of the Whole report and presentation is attached, including:

- a map of the property location
- a rationale letter
- a site plan
- building elevations
- site photos

Agenda Item #5.1.

The proposed development generally complies with the requirements of the Land Use Bylaw; however, four variances have been requested to accommodate the proposed site layout and building design.

As outlined in the Town's Land Use Bylaw, properties within the Traditional Neighbourhood District are subject to a front setback requirement between 2.0 metres and 6.0 metres for the principal dwelling. The applicant is proposing a front setback of 30.08 metres. Administration does not have concerns with the requested variance, as the increased setback will not negatively impact neighbouring properties or the functionality of the site. Furthermore, the proposed setback is generally consistent with the established development pattern along the street, where several existing dwellings are similarly situated farther from the roadway. As such, Administration considers the requested variance to be compatible with the surrounding context and character of the area.

The Land Use Bylaw also requires accessory buildings to be setback a minimum 1.0 metre farther from the front property line than the principal building. The applicant is proposing a front setback of 7.5 metres for the detached garage suite, resulting in the accessory building to be located in front of the principal dwelling. Administration has reviewed the proposed location and does not have concerns, as the building maintains an appropriate relationship with the street and surrounding development while supporting the overall site design.

Properties within the Traditional Neighbourhood District are additionally subject to frontage buildout requirements intended to create a consistent and pedestrian-oriented streetscape. A minimum frontage buildout of 65% is required, whereas the proposed development achieves 46.7%. Administration acknowledges that the reduced frontage buildout is a result of the large lot width and does not consider the variance to adversely affect the character of the neighbourhood or the intent of the district.

Finally, the applicant has requested a variance to the maximum permitted blank wall length. The Land Use Bylaw permits a maximum blank wall length of 2.0 metres, whereas the proposed detached garage suite includes a street-facing blank wall measuring approximately 4.8 metres. The blank wall regulations are intended to ensure building façades provide visual interest and contribute positively to the public realm. The proposed street-facing elevation of the garage suite is largely devoid of architectural articulation and does not achieve the level of design contemplated by the Land Use Bylaw nor is it consistent with other garage suite designs on 2 Street SE. Administration is of the opinion that the façade should be enhanced through additional architectural detailing, materials, window openings, projections, recesses, or other design features to reduce the appearance of a blank wall and better align with the character of surrounding development.

Administration has no concerns with the requested variances to the principal building front setback, accessory building front setback, or frontage buildout requirements. However, Administration recommends that the garage suite façade be revised to provide a higher level of architectural design.

The proposed development permit, including both the detached dwelling and garage suite, is currently going through the circulation process. As part of the process, Administration is seeking Committee of the Whole feedback regarding the proposed development and requested variances. Once feedback is received from Committee of the Whole and internal departments, Administration will compile all comments and forward them to the applicant to revise the application accordingly. Once the application has satisfied all comments, Administration will present the application to Council for a decision. It is important to note that the application has not been circulated to adjacent landowners, and will be posted to the property once a decision is made and the application is subject to the 21-day appeal period.

Agenda Item #5.1.

Report / Document:

Attached:

Available:

KEY ISSUE(S)/CONCEPT(S):

Consideration of variance requests to primary building front setback, accessory building front setback, frontage build-out, and blank wall length.

DESIRED OUTCOMES:

To allow Council the opportunity to provide feedback and outline any concerns regarding the proposed variance. The feedback will inform the Planning & Development department as they issue a decision on the proposed development.

COMMUNICATIONS:

Administration will inform the applicant of feedback received from Council.

Strategic Plan

Vibrant Community

The Town of High River provides the foundation for an inclusive, engaged and thriving community.

Responsible Development

The Town of High River considers the impact of development on residents, infrastructure and environment.

Healthy Urban Environment

The Town of High River stewards natural resources and the built environment.

Approved by

Cory Armfelt, Interim Manager, Planning & Development

Reiley McKerracher, Director of Municipal Services

Sheron Ward, Advisor, Legislative & Advisory Services

Chris Prosser, Chief Administrative Officer

Status:

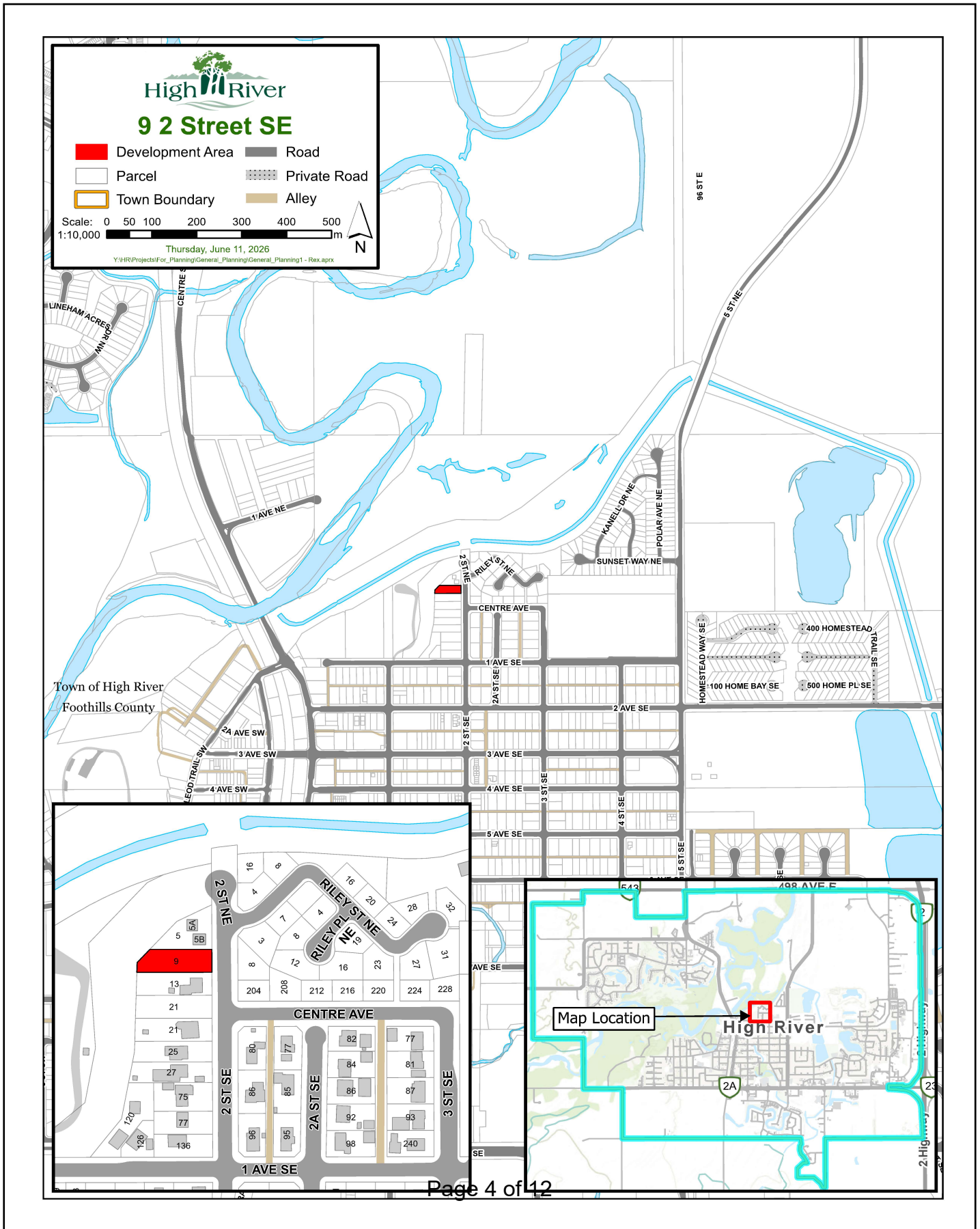
Approved - 15 Jun 2026

Approved - 15 Jun 2026

Approved - 15 Jun 2026

Approved - 16 Jun 2026

Agenda Item #5.1.



DEVELOPMENT PERMIT APPLICATION FOR 9 2ND STREET, HIGH RIVER, AB

TRADITIONAL NEIGHBORHOOD DISTRICT (TND)

BYLAW 4594-2021 - THE TOWN OF HIGH RIVER LAND USE BYLAW

RESPONSE TO PRE-APPLICATION MEETING NOTES – ARCHITECTURAL

1. PROJECT OVERVIEW

This application for development permit proposes two dwelling units for residential use. **Building 1** is a primary residence, located to the rear of the property and **Building 2** is a carriage house with living quarters above and is located towards the front of the property.

This project also follows 3 other lots on this block #5, #25, # 27 2nd street se, they all have the carriage house up front and the main residence in the middle of the property

We are requesting a variance for the 2.5m step back on the 3rd floor of the main residence building. This building is in the center of the lot and will not overshadow anything at all, Also there is no public sidewalk on this property for pedestrian traffic, I have added a roof line along the second floor to mitigate the height and give an illusion of a step back in lieu of the step back

Section 3.4.5a and 3.4.6a: due to the proximity of the main house in the rear and the distance between the 2 buildings that we need for garage access we are asking for a relaxation on the setback for both of these sections

Section 3.4.9g: Blank wall face, I have added the roof line on the main residence building and on the carriage suite, I have added a new material and a trim band, the stairs to the suite also acts and a visual break

Section 3.4.9e: Frontage build out, because of the size of the dwellings and the need for the driveway to go along the South side property line, we can not achieve the min 65% build out requirement, we are asking for a relaxation

Landscaping, There are 2 mature existing trees at the rear of the lot (see landscaping plan) and numerous shrubs that will remain

MDE. We have proposed on the plans that the mechanical will be accessed by a ladder if needed and the electrical panels will be on the second floors

Drive way apron is existing asphalt, I have added a note stating that the flare be added it is not currently there, there may need to be some adjustment to the curb for the apron flare, this will be determined at construction, if needed the curb will be rehabilitated to High River standards

The water and sanitary services exist on site. There will be no work done on the property of a High River

General Notes and Specifications

MISCELLANEOUS NOTES:

THE FOLLOWING PROJECT MAY NEED TO BE DESIGNED BY A PROFESSIONAL ENGINEER OR ARCHITECT... REGISTERED TO PRACTICE IN THE PROVINCE OF ALBERTA...

NOTES:

DO NOT SCALE DRAWINGS: ALL FLOOR PLAN DIMENSIONS ARE TO FACE OF STUD. ALL CONSTRUCTION SHALL CONFORM TO THE NEW HOME CONSTRUCTION PART OF THE LOCAL BUILDING CODE...

FLOOR AND ROOF SYSTEMS:

ALL FLOOR MANUFACTURED JOIST SYSTEMS INCLUDING BEAMS, FLOOR JOISTS, OR ANY OTHER COMPONENT OF THE FLOOR MUST BE ENGINEERED BY SUPPLIER.

FOUNDATION AND FLOOR SLABS:

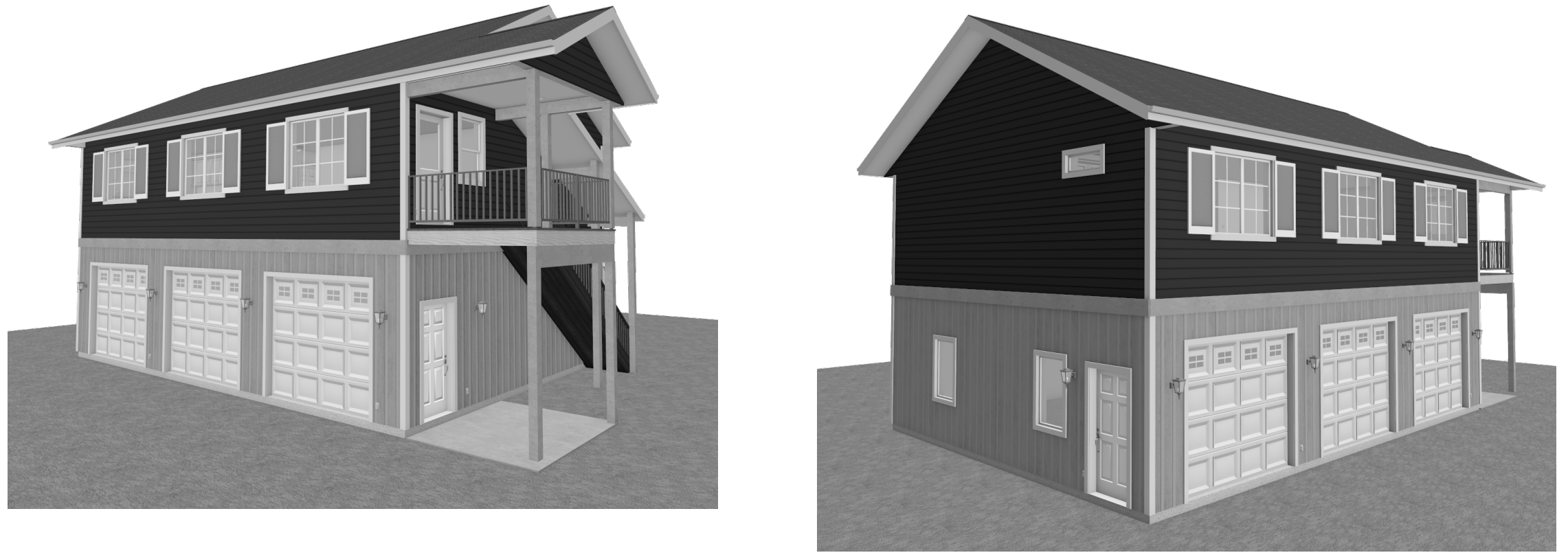
FOUNDATIONS ARE TO BE PLACED ON A MINIMUM BEARING CAPACITY OF 75 KPA... FOUNDATIONS THAT ARE HEAVILY LOADED SHOULD BE SUCH AS ATTACHED GARAGES AND PORCHES...

CONSTRUCTION ABOVE FOUNDATION:

USE ONLY SURFACE DRESSED GRADE STAMPED CONCRETE. ALL REINFORCING BARS AND WINDERS SHALL CONFORM TO CANADA'S B308.1. FLASHING SHALL BE INSTALLED AT EVERY HORIZONTAL JUNCTION BETWEEN 2 DIFFERENT FINISHES.



AERIAL VIEW OF LOT



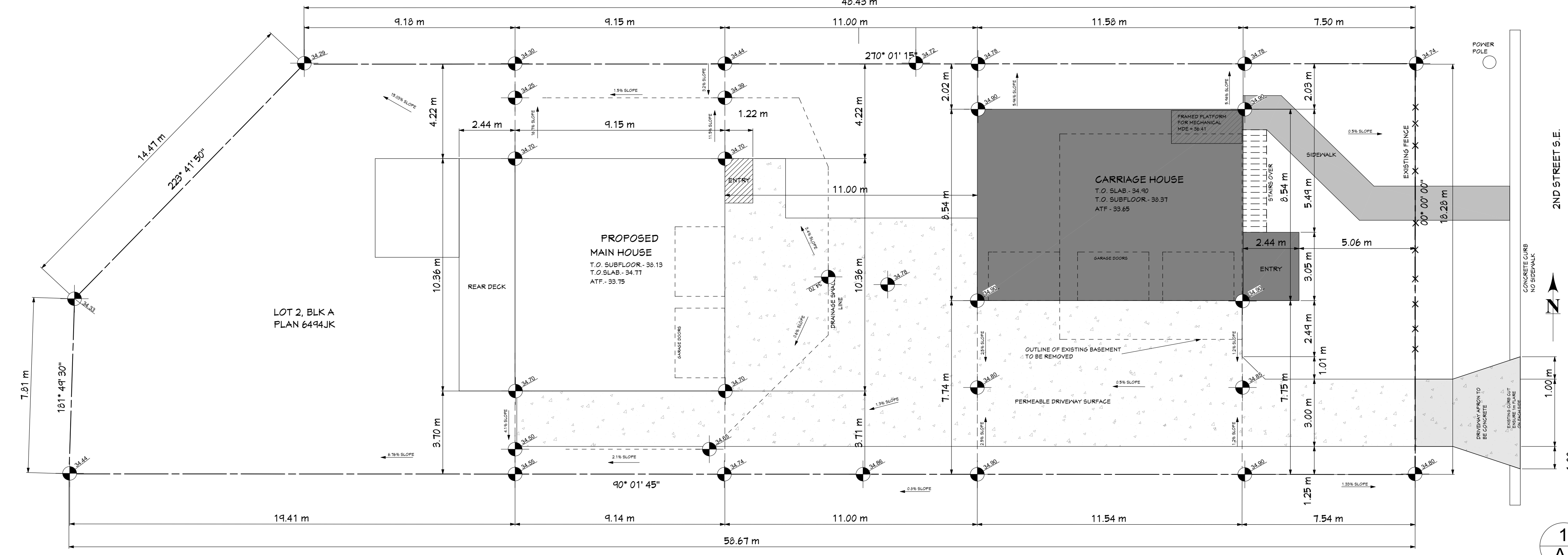
DESIGN CRITERIA: THE 2023 NATIONAL BUILDING CODE - ALBERTA EDITION. FLOOR: 2000 LB/SQ FT UNIFORM LOAD. ROOF: 20 PSF ALLOWABLE (ASSEMBLED). WIND: AS PER SECTION 7.4.1.1.1.

INSULATION: INSULATION IS TO BE PROVIDED IN ASSEMBLIES BETWEEN HEATED AND UNHEATED SPACES AND THE BUILDING EXTERIOR. INSULATION TO FOLLOW THE REQUIREMENTS SET OUT IN THE 2023 NATIONAL BUILDING CODE.

MECHANICAL: FACTORY-BUILT FIREPLACES AND THEIR CHIMNEYS ARE TO HAVE A LABEL SHOWING THAT THEY CONFORM TO ULC S610. WOOD STOVES, RANGES AND SPACE HEATERS WHICH ARE CERTIFIED AND HAVE A LABEL...

NOTES: ALL DIMENSIONS AND DETAILS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES ARE TO BE REPORTED TO PARK AVENUE CONTRACTING.

PLP DESIGN IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES...



LOT INFORMATION table with columns for Lot Area, House Area, Garage Area, Deck Area, and Lot Coverage. Values: LOT AREA - 10450 SQ. FT. (1017.24m2), HOUSE AREA - 1020 SQ. FT. (94.76m2), GARAGE AREA - 1044 SQ. FT. (96.97m2), DECK AREA = 446 SQ. FT. (41.00m2), LOT COVERAGE - 22.51%.

REVISIONS table with columns for Date, Description, and Issued For Review. Includes entries for Oct 27/23, March 4/26, and May 1/26.

PROJECT NAME: GIESE/BIRNEY CARRIAGE HOUSE 9-25T SE. PROJECT ADDRESS: LOT 2, BLK. A PLAN 6494JK HIGH RIVER, AB.

SHEET: GENERAL NOTES/SITE PLAN. PLP DESIGN logo and contact information.

drawn by: DEAN. date: 2026-04-13. sheet no: A1. drawing scale: AS INDICATED. sheet size: D.



NOTES:

ALL DIMENSIONS AND DETAILS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES ARE TO BE REPORTED TO PARK AVENUE CONTRACTING

DIMENSIONS ARE REFERENCED TO EDGE OF STUD TO EDGE OF STUD UNLESS OTHERWISE NOTED

DO NOT SCALE DRAWINGS. A DRAWING SCALE WILL BE NOTED IN THE TITLE BLOCK ALONG WITH THE RECOMMENDED PAPER SIZE INTENDED.

EXTERIOR KEY NOTES:

| | |
|----|-----------------------|
| 1. | ASPHALT SHINGLES |
| 2. | HORIZONTAL LVP SIDING |
| 3. | OUTSIDE CORNER |
| 4. | PAINTED POST&RAILS |
| 5. | STEEL RAILING |
| 6. | 2" ALUM. FASCIA |
| 7. | 1" TRIM |
| 8. | PRIVACY PANEL |
| 9. | HARD TRIM 4" |

ELEVATION NOTES:

PROVIDE FLASHING OVER ALL EXTERIOR DOORS AND WINDOWS AND ANY OTHER AREA REQUIRING WEATHER PROOFING

REVISIONS:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES

2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING

3. IF THERE IS A DISCREPANCY BETWEEN THESE ELEVATIONS AND THE SITE PLAN, THE SITE PLAN SHALL PREVAIL

FINISHES & SIZES (SEE SPECIFICATIONS):

MANUFACTURED SIDING, WINDOWS & DOORS SHALL HAVE THE PRODUCTS PERFORMANCE LABELS PER CANADA AND US 10.2.2

LAYOUT PAGE TABLE

| SHEET# | SHEET TITLE |
|--------|-------------------------|
| A1 | GENERAL NOTES/SITE PLAN |
| A2 | LANDSCAPE PLAN |
| A3 | MAIN FLOOR PLAN |
| A4 | ELEVATIONS |
| A5 | CROSS SECTIONS |
| A6 | ELECTRICAL |
| A7 | INSTALLATION DETAILS |

REVISIONS

| Date | Dr. | By | Description |
|-----------|------|----|--------------------------|
| FEB 10/23 | DEAN | | ISSUED FOR SKETCH REVIEW |
| JAN 22/26 | DEAN | | ISSUED FOR FINALS |
| MAY 24/26 | DEAN | | PERMIT REVIEW |

PROJECT NAME:
**GIESE/BIRNEY
MAIN HOUSE
9-2 ST. SE**

PROJECT ADDRESS:
**LOT 2, BLK A
PLAN P6494.IK
HIGH RIVER, AB.**

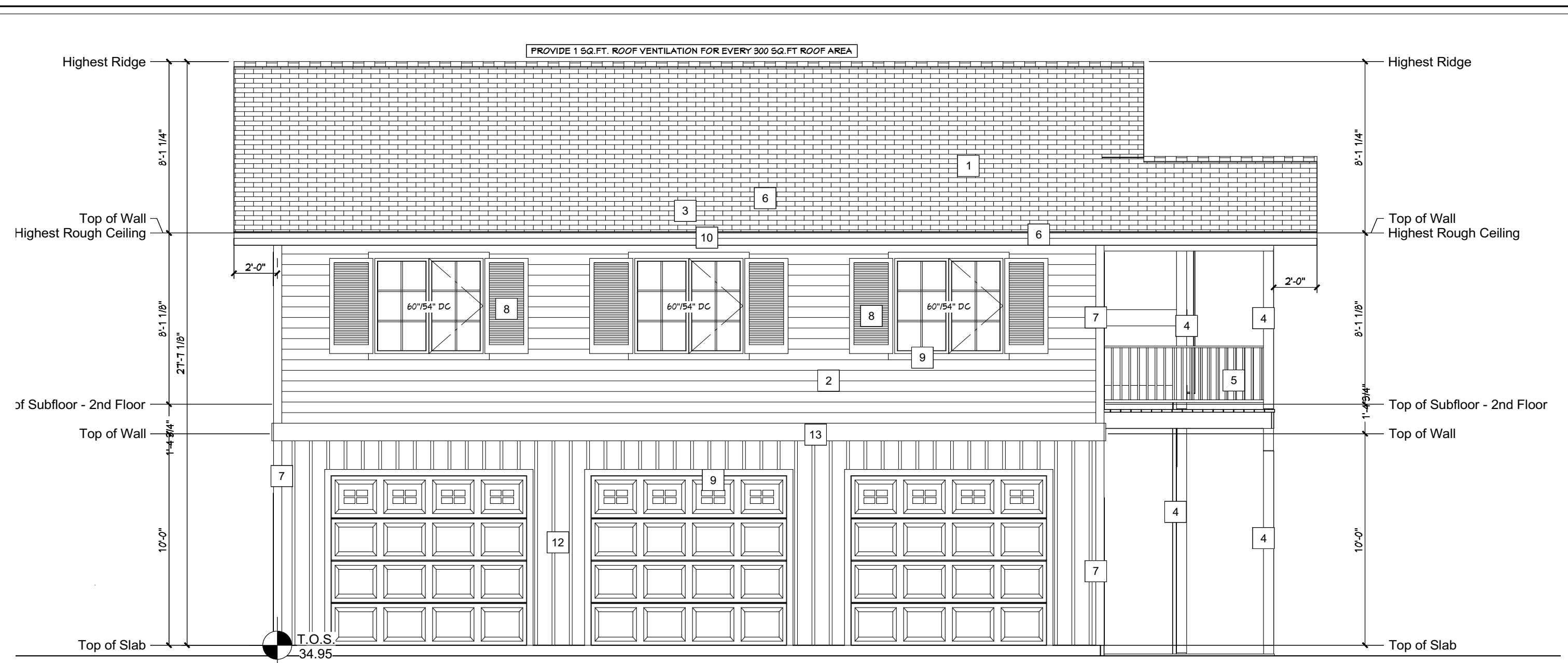
SHEET:
ELEVATIONS

PLP DESIGN
pamy@plparchitecture.ca
403-601-0812

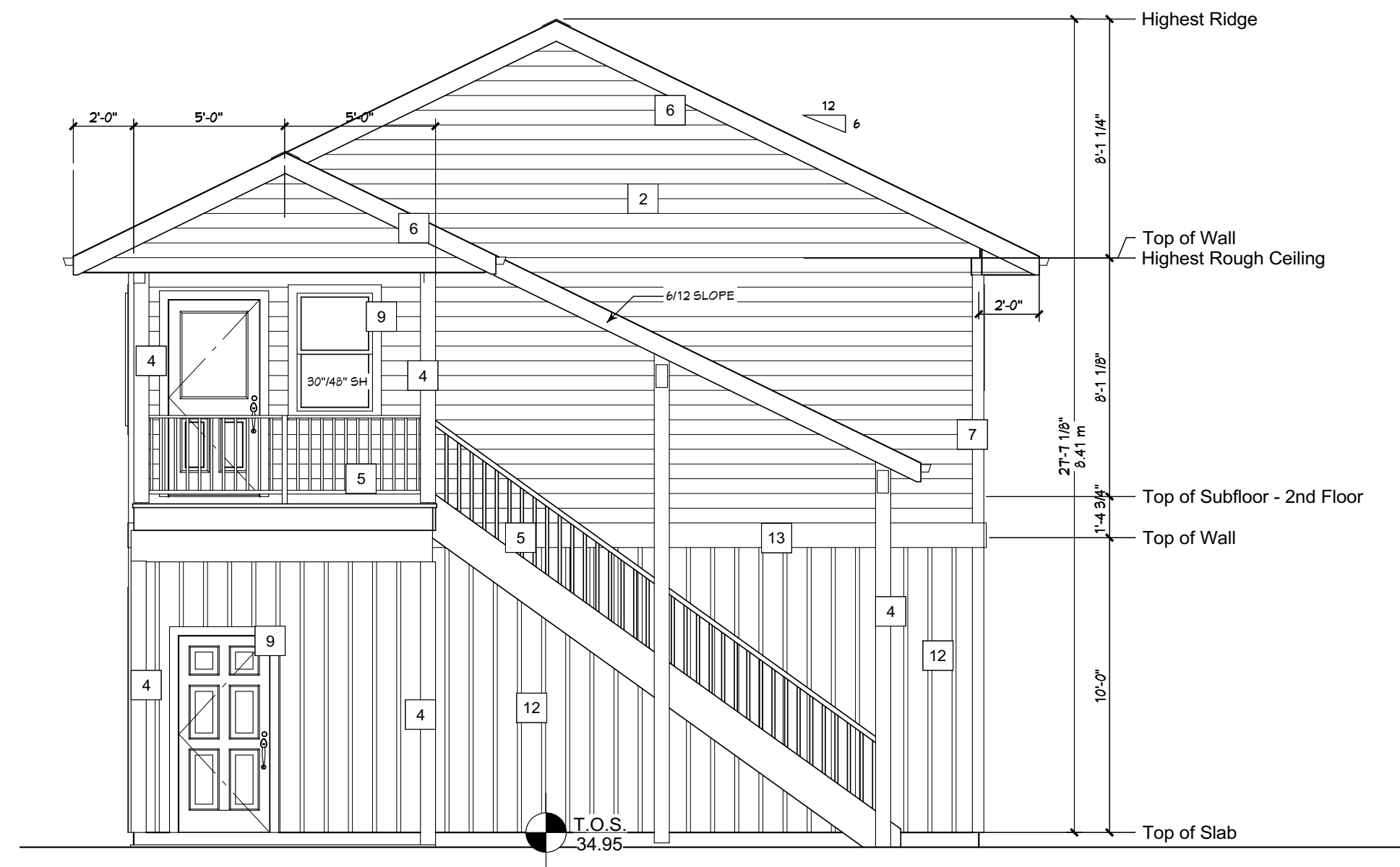
drawn by:
DEAN

FILE: HOUSE GARAGE
date: 2026-04-13

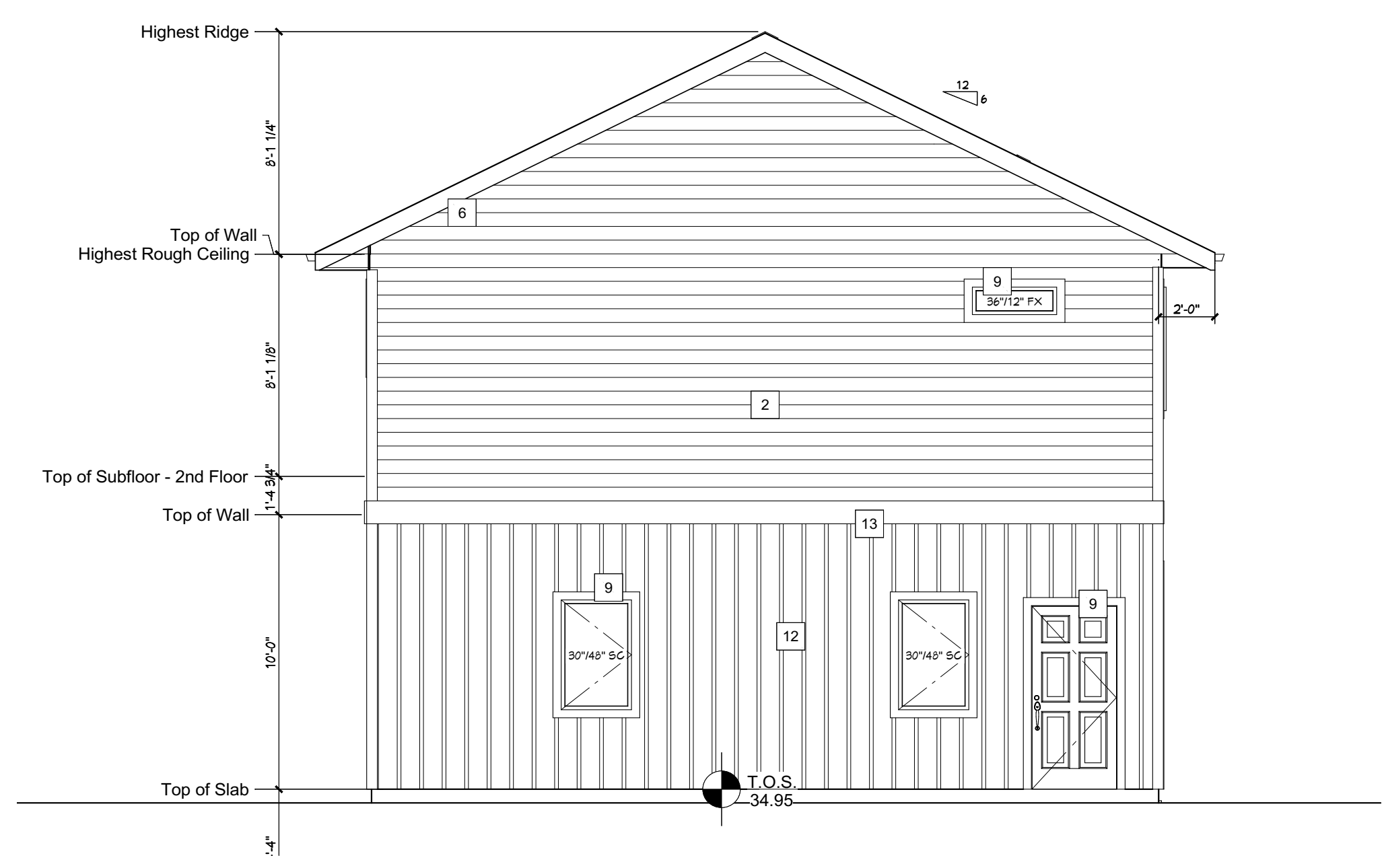
sheet no. **A4**
drawing scale: **AS INDICATED**
sheet size: **D**



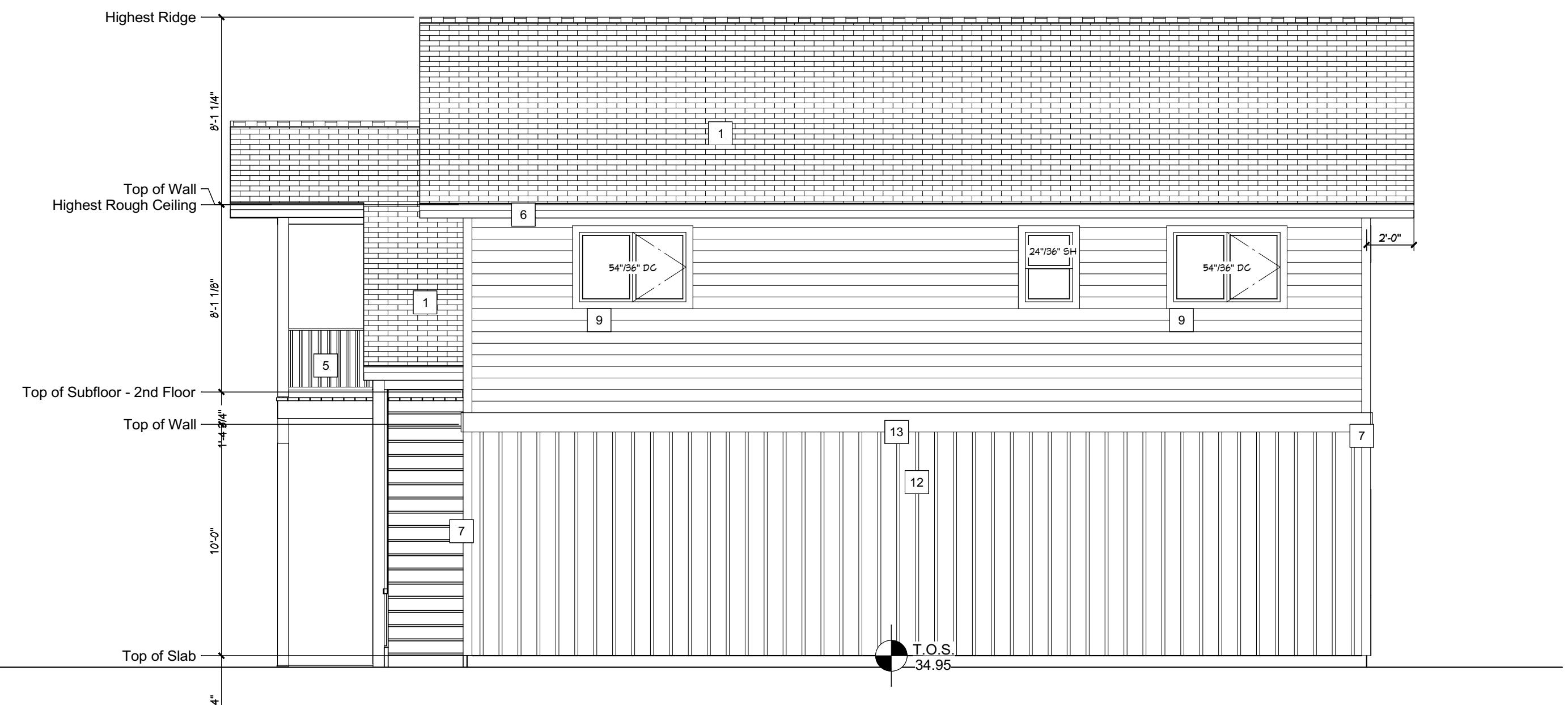
1
A4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1
A4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1
A4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1
A4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

LIMITING DISTANCE GLASS CALCULATIONS
 SETBACK DISTANCE - 2.0 m
 WALL AREA - 732 SQ. FT. (68 m²)
 MAX. ALLOWABLE OPEN @ 1% - 66 SQ. FT. (6.1 m²)
 ACTUAL GLASS AREA - 31 SQ. FT. (2.9 m²)
 ACTUAL % OF GLASS AREA - 4.2%

ELEVATION NOTES
 PROVIDE FLASHING OVER ALL EXTERIOR DOORS AND WINDOWS AND ANY OTHER AREA REQUIRED FOR WEATHER PROOFING
 ALL ROOF OVER HANGS ARE 18"
 ALL ROOF SLOPES ARE 6/12
 ALL WINDOW AND DOOR TRIM IS 4"

GRADING NOTES:
 1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
 3. IF THERE IS A DISCREPANCY BETWEEN THESE ELEVATIONS AND THE SITE PLAN THE SITE PLAN WILL RULE

NOTES:
 ALL DIMENSIONS AND DETAILS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES ARE TO BE REPORTED TO PARK AVENUE CONTRACTING
 DIMENSIONS ARE REFERENCED TO EDGE OF STUD TO EDGE OF STUD UNLESS OTHERWISE NOTED
 DO NOT SCALE DRAWINGS. A DRAWING SCALE WILL BE NOTED IN THE TITLE BLOCK ALONG WITH THE RECOMMENDED PAPER SIZE INTENDED.

EXTERIOR KEY NOTES

| | |
|----|-------------------------|
| 1 | PAINTED SHINGLES |
| 2 | HORIZONTAL LAP SIDING |
| 3 | BOARD AND BATTEN |
| 4 | PAINTED POST/PANELS |
| 5 | METAL RAILING |
| 6 | 2" SLUM PASTER |
| 7 | CORNER BOARD |
| 8 | SHUTTERS |
| 9 | TRIM 4" |
| 10 | TRIM 4" |
| 11 | TRIM 4" |
| 12 | BOARD AND BATTEN SIDING |
| 13 | 1" OF TRIM |

ELEVATION NOTES:
 PROVIDE FLASHING OVER ALL EXTERIOR DOORS AND WINDOWS AND ANY OTHER AREA REQUIRED FOR WEATHER PROOFING

GRADING NOTES:
 1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES
 2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
 3. IF THERE IS A DISCREPANCY BETWEEN THESE ELEVATIONS AND THE SITE PLAN THE SITE PLAN WILL RULE

MANUFACTURER'S NOTES:
 MANUFACTURED DOORS, WINDOWS & SHUTTERS SHALL HAVE THE PRODUCTS PERFORMANCE LABEL PER SIA 40001 AND SIA 510.2.2

LAYOUT PAGE TABLE

| SHEET# | SHEET TITLE |
|--------|-------------------------|
| A1 | GENERAL NOTES/SITE PLAN |
| A2 | LANDSCAPE PLAN |
| A3 | FLOOR PLANS |
| A4 | ELEVATIONS |
| A5 | CROSS SECTIONS |
| A6 | ELECTRICAL |

REVISIONS

| Date | Drn. By | Description |
|------------|---------|-------------------|
| OCT 27/25 | DEAN | ISSUED FOR REVIEW |
| MARCH 4/26 | DEAN | PERMIT REVIEW |

PROJECT NAME:
GIESE/BIRNEY CARRIAGE HOUSE 4-25T. SE

PROJECT ADDRESS:
LOT 2, BLK. A PLAN 6494JK HIGH RIVER, AB.

SHEET:
ELEVATIONS

PLP DESIGN
 PLPDESIGN.DRAWING@GMAIL.COM
 403-681-5812

drawn by: **DEAN**

FILE: CARRIAGE HOUSE
 date: 2026-04-13

sheet no. **A4**
 drawing scale: **AS INDICATED**
 sheet size: **D**



Lot from Front of Property



Facing West: Street Frontage



Northern Neighbour



Southern Neighbour



Streetscape from North



Streetscape from South



Lot from Front of Property



Facing West: Street Frontage



Northern Neighbour



Southern Neighbour



Streetscape from North



Streetscape from South



BRIEFING NOTE

TO: Committee of the Whole
FROM: Gennady Isaev, Development Officer
SUBJECT: Variance Application - DP 1039.26, 420 Montrose Cres SE

| | |
|----------------------|---------------|
| Date: | June 10, 2026 |
| Meeting Date: | June 22, 2026 |

| |
|--|
| CHIEF ADMINISTRATIVE OFFICER'S COMMENTS: N/A |
|--|

BACKGROUND:

The Town's Planning & Development department has received a minor development permit application for the development of one greenfield single-detached dwelling at 420 Montrose Cres SE. It has been assigned development permit number 1039.26. A supplementary package is attached, including a key map of the property location, rationale letter for the two requests for variance, and development drawings showing the requested variances.

The development is in alignment with the Town Plan for greenfield development. For example, this includes the lots rear lane access directing vehicle access and infrastructure to the rear of the lot, and uninterrupted sidewalk around the lot for the pedestrian network. The development is in alignment with the South High River Area Structure Plan for low density single-family development in this area of Montrose.

The subject lot is part of a recent Montrose Phase 4 subdivision. Servicing infrastructure has been reviewed as part of the subdivision application. No further servicing improvements are required as part of the development permit application.

The proposed development is in alignment with all Land Use Bylaw standards except for the two requested variances. The requests for variance are for the secondary front setback and the frontage build-out.

Land Use Bylaw Section 3.4.5 (b)

The secondary front setback is applicable when a property is on a corner lot and faces two thoroughfares. The subject property is a corner lot facing Montrose Cres and 3 St. The secondary front setback is permitted to be anywhere between **1.0 to 4.0 metres**. The intent is to create an engaging streetscape and pedestrian experience of the development from the public realm. The applicant is requesting to vary this requirement to **4.40 m**.

Land Use Bylaw Section 3.4.9 (e)

The frontage build-out standard measures the width of the front house facade against the width of the front property line taken at the front setback. The intent of the frontage build-out requirement is to regulate the amount of vacant space between buildings across parcels, providing a sense of density and form in the frontage. The Town's Land Use Bylaw regulates this intent by requiring a minimum frontage build-out of **65%**; however, the proposed development is requesting to provide a frontage build-out of **52.41%**.

Agenda Item #5.2.

The proposed development is in the Montrose area, where the Blanket Variance Policy (POL-0077) applies. However, the requested variances are not covered under the policy. The Blanket Variance policy provides lenience only to the requirements for vehicle access width and/or garage projection. The two requested variances are not covered under the policy and are being brought to the Committee of the Whole as variances for information and feedback.

The variance rationale letter explains the reasoning behind the two requests is derived from the 3.5 metres Utility Right of Way that runs through the frontage and secondary frontage of the property. The width and location of the Utility Right of Way renders meeting the requirements of the secondary front setback and frontage build-out difficult if not impossible without encroachment, which is not permitted into a utility right of way.

In conclusion, having considered the overall proposed development, the applicant's rationale for the two requested variances, and the physical site constraints, Administration is supportive of the two requests and recommends to move this application forward in the process.

The next step will be for Administration to share circulation comments from internal divisions and Committee of the Whole with the applicant. The comments that require attention will be addressed. Administration will come back to a Regular Council meeting at a future date with a Request for Decision report. The report will include a proposed Notice of Decision, and a Planning recommendation that summarizes the pros and cons for the recommendation, for Council to render a decision.

Report / Document: Attached: Available:

KEY ISSUE(S)/CONCEPT(S):

The Key Issues are the frontage build-out and secondary front setback variance requests. A package for information is attached, including a key map of the property, rationale letter for the two variance requests, and development drawings.

DESIRED OUTCOMES:

For Council to share their thoughts on the two requested variances. The feedback received will be shared with the applicant and reviewed by administration prior to staff coming back with a Planning recommendation at a future date to the Regular Council Meeting, where Council can render a decision.

COMMUNICATIONS:

Administration will share the feedback received with the applicant.

Strategic Plan

Vibrant Community

The Town of High River provides the foundation for an inclusive, engaged and thriving community.

Responsible Development

The Town of High River considers the impact of development on residents, infrastructure and environment.

Agenda Item #5.2.

Approved by

Cory Armfelt, Interim Manager, Planning & Development

Reiley McKerracher, Director of Municipal Services

Sheron Ward, Advisor, Legislative & Advisory Services

Chris Prosser, Chief Administrative Officer

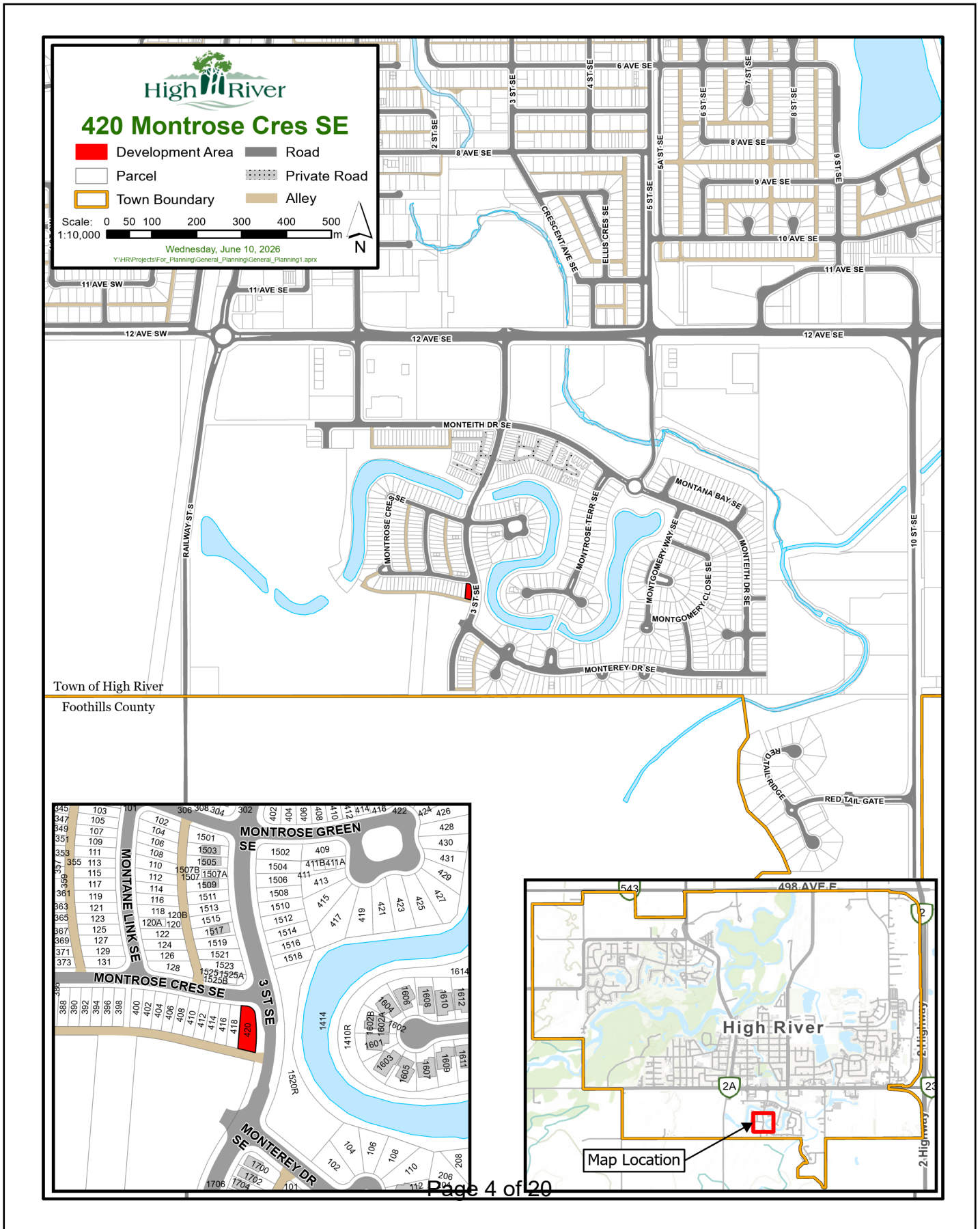
Status:

Approved - 15 Jun 2026

Approved - 15 Jun 2026

Approved - 15 Jun 2026

Approved - 16 Jun 2026



Agenda Item #5.2.

Hopewell Drafting
Hopewell Residential Project Management I LP
410, 2020 4th Street SW
Calgary, AB T2S 1W3
HopewellDrafting@hopewell.com

Town of High River
Planning & Development
309B Macleod Trail SW
High River, AB T1V 1Z5

To Whom It May Concern,

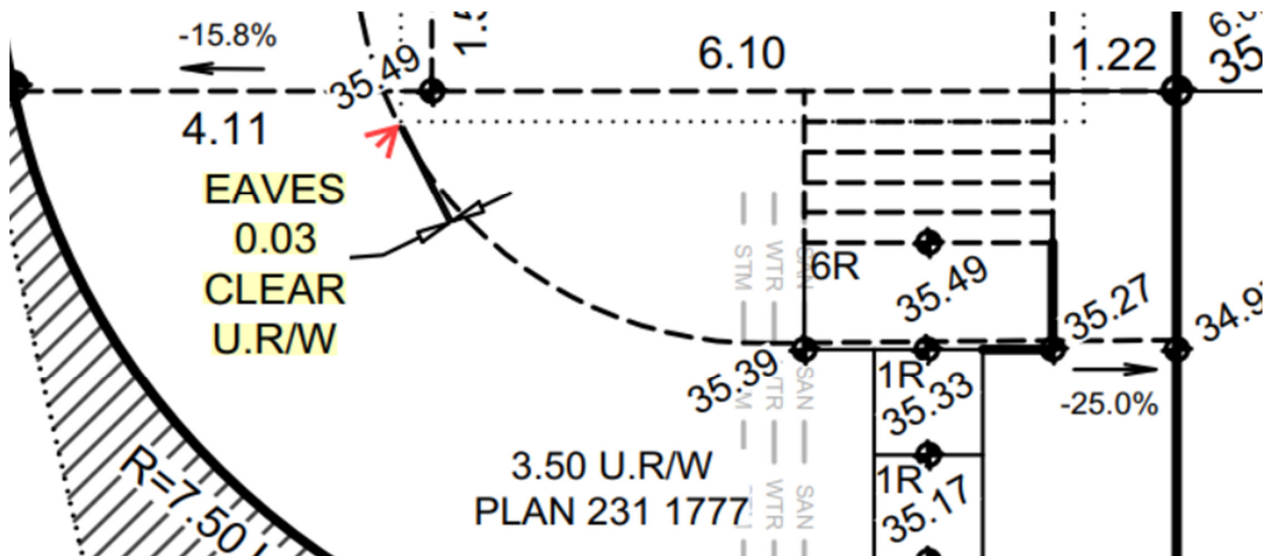
Variance Rationale for the Development Permit for
420 Montrose Crescent SE, High River, AB. Lot 84, Block 14, Plan 2412079

1. Land Use Bylaw Regulation: 3.4.5 (b) Secondary Front Setback

Description: The secondary front setback must be between 1.0 m and 4.0 m.

Proposed Variance: 4.40 m

Rationale: The left side of the lot is affected by a 3.50 m utility right of way, which limits where the house can be placed. Expanding the foundation to meet the 4.0 m maximum secondary front setback would cause the porch eaves to encroach into the right of way. As proposed, the porch eaves remain 0.03 m (1-3/16") clear of the right of way. The eaves are shown by the dotted line on the plot plan. This location reflects the maximum building width that can be achieved without encroaching into the utility right of way.



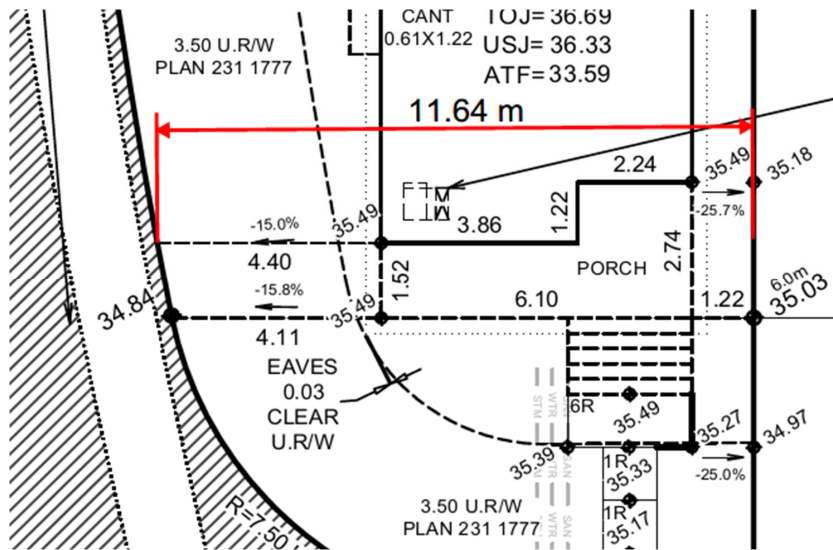
2. Land Use Bylaw Regulation: 3.4.9 (e) Building façade width as a percentage of the front setback width.

Description: The building façade width, measured as a percentage of the front setback width, must be a minimum of 65%.

Agenda Item #5.2.

Proposed Variance: 52.41%

Rationale: The bylaw's method of measurement does not account for the limitations created by the 3.50 meter utility right of way. To meet the 65% requirement based on the full 11.64 m front setback width, the house would need a front façade width of at least 7.32 m (24 ft.). This would require the building to extend approximately 0.60 m (24 in.) into the utility right of way, which is not permitted. As a result, the full 11.64 m setback width overstates the actual buildable frontage on this lot.



If the 3.50 m utility right of way is excluded from the 11.64 m front setback width, the remaining buildable frontage is 8.14 m. Based on a house width of 6.10 m, the effective façade width is approximately 74.9% of the buildable frontage. This shows that the proposed design exceeds the intent of the façade width requirement when the right of way constraint is taken into account.

To further increase the appearance of frontage while respecting the site constraints, a chimney element was added to the left side of the elevation. This helps widen the front street-facing façade without encroaching into the utility right of way.

James A. Schlaad
Name of Applicant

June 9, 2026
Date



LOVSE SURVEYS LTD.
Land Surveyors
#2, 4750 106 AVENUE SE
CALGARY, ALBERTA, T2C 3G5
PHONE 403-254-2010 FAX 403-254-1723
WWW.LOVSESURVEYS.COM

PLOT PLAN

CLIENT: HOPEWELL RESIDENTIAL LP
ADDRESS: 420 MONTROSE CRESCENT SE
LOT: 84 BLOCK: 14 PLAN: 241 2079
SUBDIVISION: MONTROSE
PHASE: 4
CITY/TOWN: HIGH RIVER, ALBERTA

FOOTING (ATF) 33.59 (LTF) 33.54
TOP OF JOIST (TOJ) 36.69
UNDERSIDE OF JOIST (USJ) 36.33
FINISHED GRADE FRONT 35.49
FINISHED GRADE REAR 35.92 35.77
GARAGE SLAB 35.56
SERVICE INVERT 32.78 31.82
SETBACK 6.0m

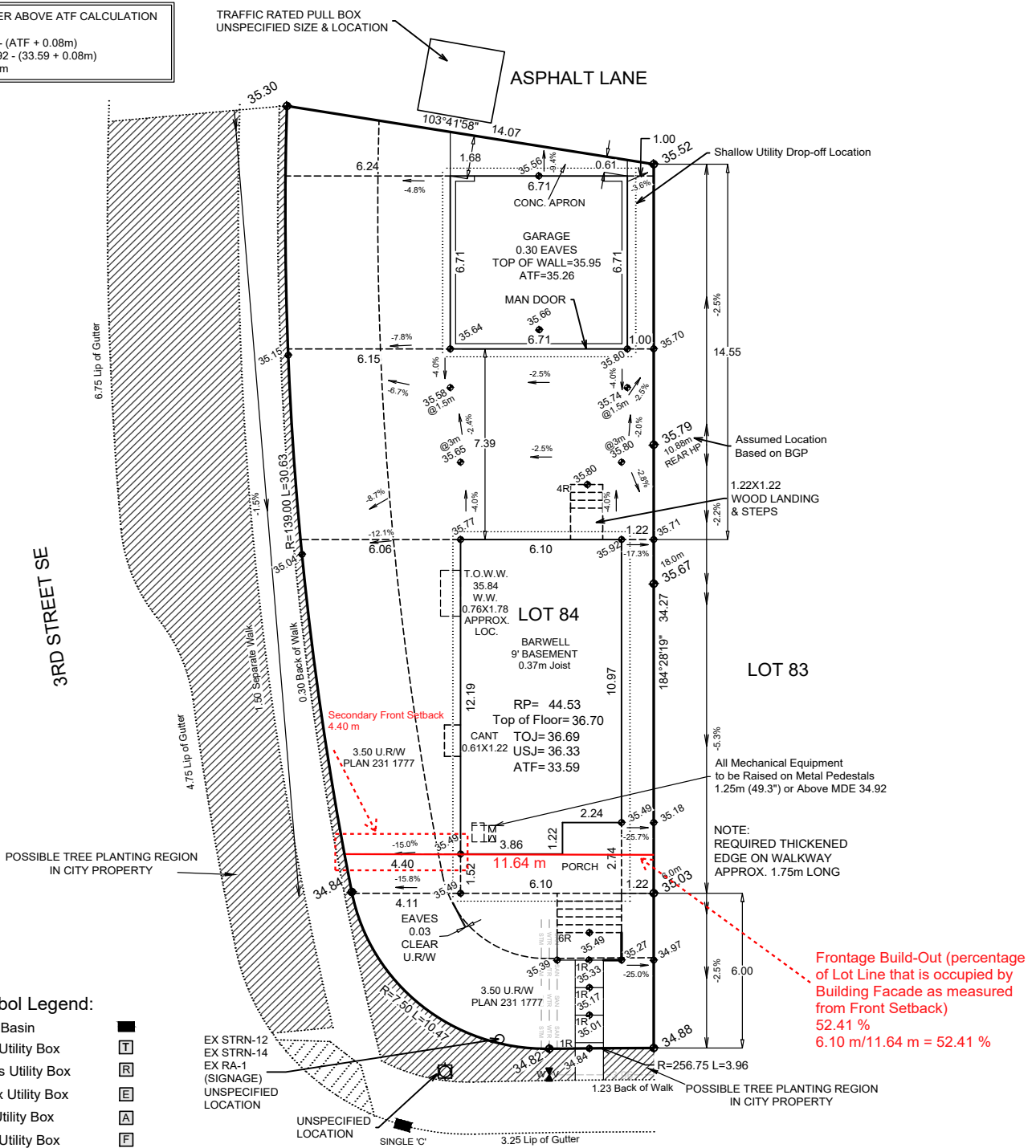
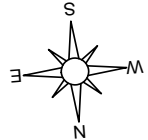
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|---|----------|
| Drawn by: DT | Chkd: JP |
| Date: March 30, 2026 | |
| Scale: 1:200 | |
| FILE: 2603082_BARWELL MODERN COUNTRY_2026-03-30 | |
| HOUSE DIMENSIONS TO BE CONFIRMED BY BUILDER. | |

NOTE: GRADES AND BUILDING LAYOUT ARE SUGGESTED ONLY AND ARE SUBJECT TO CHANGE AND APPROVAL.
BUILDER MUST ENSURE ALL OPENINGS ARE CONSTRUCTED ABOVE ANY MG/RMG GRADES!
PLOT PLAN MUST BE APPROVED BY THE DEVELOPER AND THE APPROVAL MUNICIPALITY PRIOR TO STAKEOUT. BUILDER ASSUMES ALL RESPONSIBILITY IF FAILURE TO DO SO.
PLEASE NOTE THAT SURFACE FURNITURE IS NOT NOTED ON THE PLOT PLAN AND MAY OR MAY NOT BE PRESENT. I.E. UTILITY BOXES, LIGHT STANDARDS, FIRE HYDRANTS ETC.

ATTN: DAVID

LOT ZONING TND
BUILDING AREA=84.36m²
GARAGE AREA=44.97m²
LOT AREA=445.72m²
LOT COVERAGE=29%
SIDEWALK AREA=7.56m²
APRON AREA=7.79m²
RMG OR MG= 35.30

WATER ABOVE ATF CALCULATION
MDE - (ATF + 0.08m)
= 34.92 - (33.59 + 0.08m)
= 1.25m



- Symbol Legend:**
- Catch Basin
 - Telus Utility Box
 - Rogers Utility Box
 - Enmax Utility Box
 - Atco Utility Box
 - Fortis Utility Box
 - Fire Hydrant
 - Water Valve (Curb Box)
 - Light Standard
 - Mailbox
 - Wheelchair Ramp

420 MONTROSE CRESCENT SE



LOVSE SURVEYS LTD.

Land Surveyors
 #2, 4750 106 AVENUE SE
 CALGARY, ALBERTA, T2C 3G5
 PHONE 403-254-2010 FAX 403-254-1723
 WWW.LOVSESURVEYS.COM

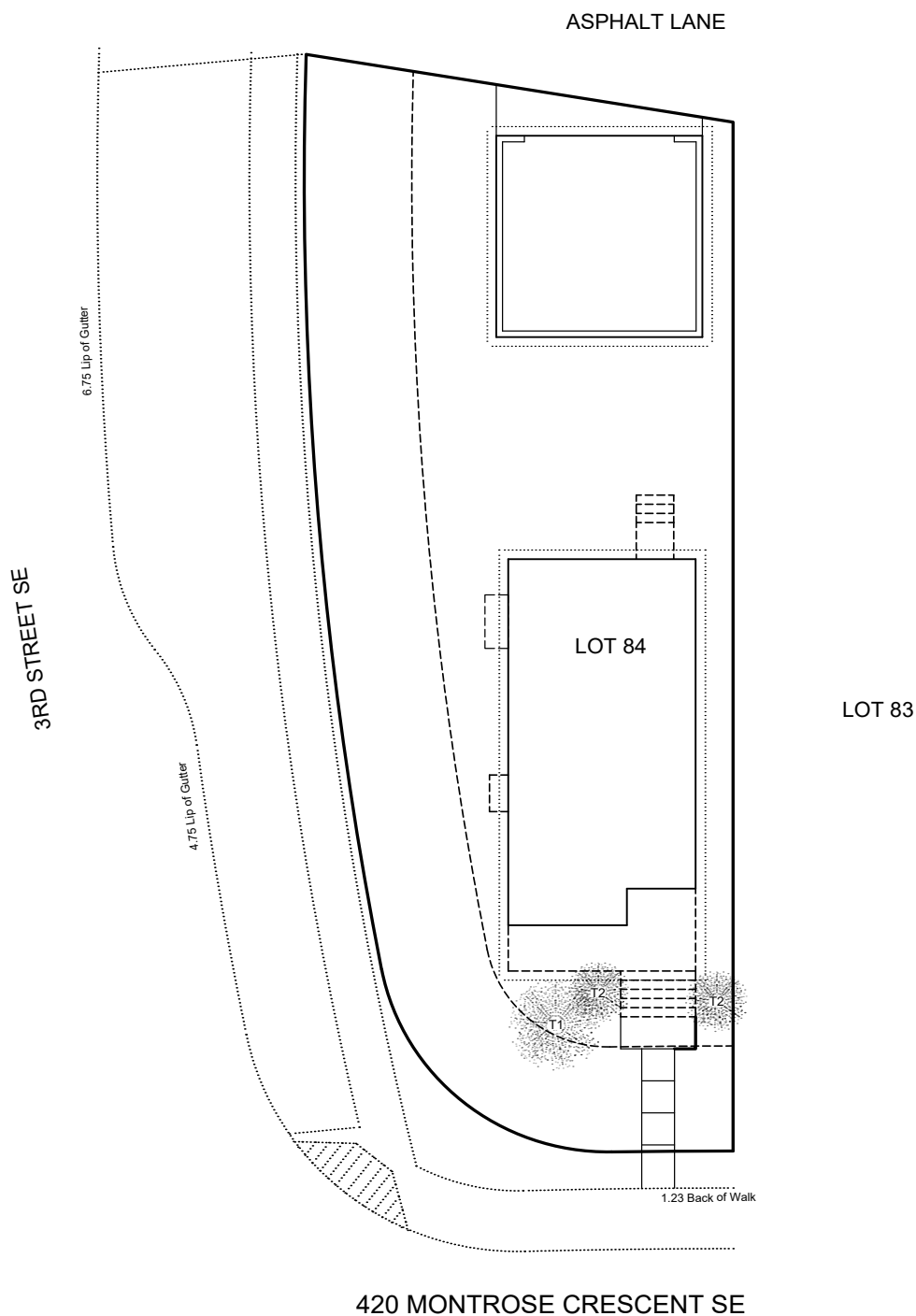
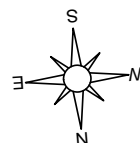
CLIENT: HOPEWELL RESIDENTIAL LP
 ADDRESS: 420 MONTROSE CRESCENT SE
 LOT: 84 BLOCK: 14 PLAN: 241 2079
 SUBDIVISION: MONTROSE
 PHASE:4
 CITY/TOWN: HIGH RIVER, ALBERTA

LANDSCAPE PLAN

- FOOTING (ATF) (LTF)
- TOP OF JOIST (TOJ)
- UNDERSIDE OF JOIST (USJ)
- FINISHED GRADE FRONT
- FINISHED GRADE REAR
- GARAGE SLAB
- SERVICE INVERT

| | |
|---|----------|
| Drawn by: DT | Chkd: MS |
| Date: March 30, 2026 | |
| Scale: 1:200 | |
| FILE: 2603082_BARWELL MODERN COUNTRY_2026-03-30 | |
| HOUSE DIMENSIONS TO BE CONFIRMED BY BUILDER. | |

NOTE: GRADES AND BUILDING LAYOUT ARE SUGGESTED ONLY AND ARE SUBJECT TO CHANGE AND APPROVAL.
 BUILDER MUST ENSURE ALL OPENINGS ARE CONSTRUCTED ABOVE ANY MG/RMG GRADES!
 PLOT PLAN MUST BE APPROVED BY THE DEVELOPER AND THE APPROVAL MUNICIPALITY PRIOR TO STAKEOUT. BUILDER ASSUMES ALL RESPONSIBILITY IF FAILURE TO DO SO.
 PLEASE NOTE THAT SURFACE FURNITURE IS NOT NOTED ON THE PLOT PLAN AND MAY OR MAY NOT BE PRESENT. IE UTILITY BOXES, LIGHT STANDARDS, FIRE HYDRANTS ETC.



| ID NO. | TYPE | BOTANICAL NAME | COMMON NAME | HEIGHT AT PLANTING | HEIGHT | CANOPY |
|--------|-----------|-------------------------|------------------------|--------------------|--------|--------|
| T1 | DECIDUOUS | POPULUS TREMULA ERECTA | SWEDISH COLUMNAR ASPEN | 2.0m | 12.0m | 3.0m |
| T2 | SHRUB | PHYSOCARPUS OPULOFOLIUS | NINEBARK | 25cm | 3.0m | 2.0m |

APPROVED
dbakker, 4/20/2026, 10:14:39 AM

EXTERIOR COLOUR SHEET

| | | |
|-------------|---|--|
| INFO | MODEL: BARWELL ELEVATION: MODERN COUNTRY COMMUNITY: MONTROSE | Lot: 84 Block: 14 Phase: 04 Job Number: 04014084 Address: 420 Montrose Crescent |
| | Colour Scheme: Custom Elevation with Verandah | |



| | EXTERIOR DETAIL | MATERIAL | MANUFACTURER | COLOUR SELECTION |
|--|---------------------------------------|----------------------------------|--|---|
| 1 | Main Roof | Fiberglass Shingles | IKO | DUAL GREY |
| 2 | Secondary Roof | Metal | Cascadia Metals | NA |
| 3 | Main Wall Cladding | Vinyl Siding w/ matching corners | Mitten | INDIGO |
| 4 | Secondary Wall Cladding | Vinyl Siding w/ matching corners | Mitten | ANNAPOLIS BLUE *PREMIUM* |
| 5 | Shadowboard | Smartboard | Cloverdale | 0023 - Shell Tint |
| 6 | Trim & Verandah/Deck Skirting Panel | Smartboard | Cloverdale | 0023 - Shell Tint |
| 7 | Decorative Truss & Porch Posts | Wood | Ben. Moore Arbourcoat - Semi Transparent | BLACK |
| 8 | Fascia/Soffit/Eaves/Downspouts | Aluminum | Mitten | POLAR |
| 9 | Porch Ceiling | Smartboard | Cloverdale | Paint to match Aluminum Fascia |
| 10 | Windows/Grills | Acrylic Wrap | Plygem | Black |
| <i>Acrylic Wrap windows will be white on the interior side, including jambs.</i> | | | | |
| <i>Detached Garage Finishing Materials to Match House. Passage & overhead door colour will match painted house entry door.</i> | | | | |
| 11 | Front Door | Fiberglass | Cloverdale | 0633 CAPE COD BAY |
| 12 | Masonry | Brick | Hebron | NA |
| 13 | Exterior Railing (If applicable) | Aluminum | Home Rail | WHITE |
| 14 | Rear Deck & Verandah | Wood | N/A | PT. WOOD |
| 15 | Rear Door / Side Door (if applicable) | Fiberglass | Cloverdale | 0633 CAPE COD BAY |
| 16 | Exterior Door Hinges | Metal | Plygem | <input type="checkbox"/> Brushed Chrome <input checked="" type="checkbox"/> Black |
| 17 | Flashing | Metal | N/A | <input checked="" type="checkbox"/> White <input type="checkbox"/> Black |
| 18 | | | | |

*Disclaimers: All colour selections are subject to Architectural Control approval and availability.
The Exterior Colour Sheet is not a direct representation of the house exterior, please refer to your architectural plans.
Expect colour variance for ALL colour matched materials, stained wood and masonry products. Please refer to samples and manufacturer website.*

Customer Initials: Date: 3/6/2026

| REVISION HISTORY | | |
|------------------|--|-----------------------------|
| Date: | Reason for Change | Comments (include initials) |
| 31MAR26 | Updated custom elevation items and added rear door colour (DB) | |
| | | |
| | | |

NOTE: WINDOW SIZES ARE SUGGESTED SIZES ONLY, SEE WINDOW SCHEDULE FROM MANUFACTURER TO VERIFY ROUGH OPENING SIZES

NON-VENTED SOFFIT ON SIDE ELEVATIONS

WINDOW PERFORMANCE CRITERIA

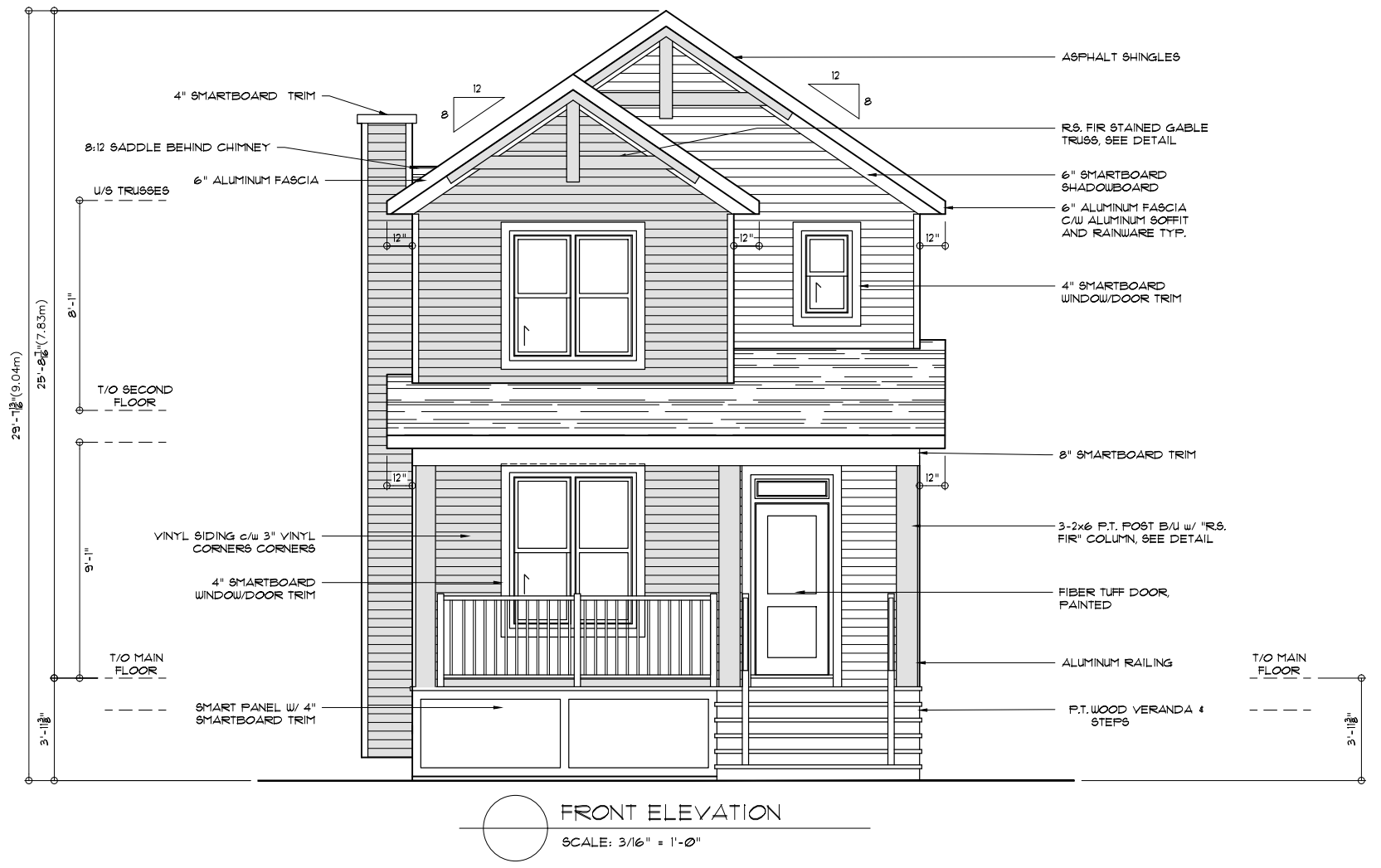
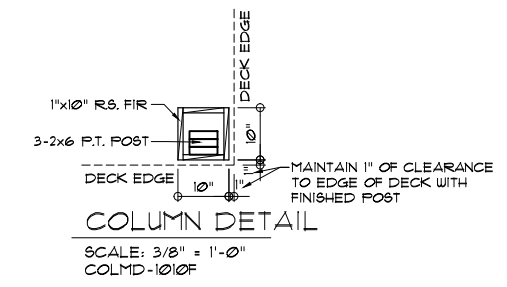
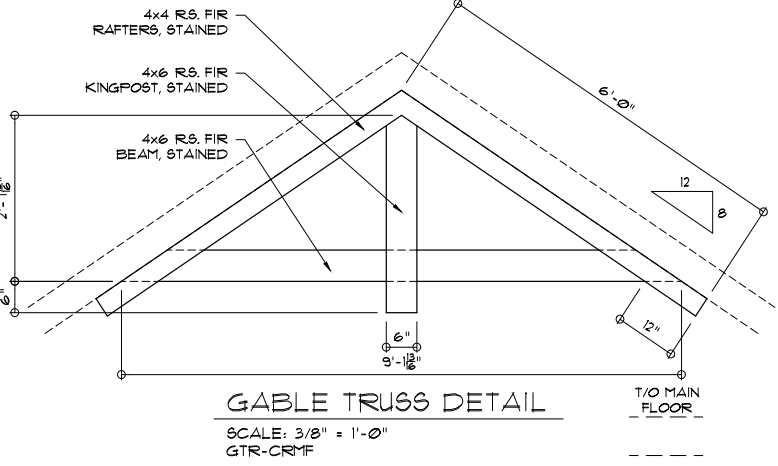
| | |
|--|--------|
| TRIPLE PANE WINDOWS THROUGHOUT | |
| TERRAIN | OPEN |
| PERFORMANCE CLASS | R |
| PERFORMANCE GRADE | PG 30 |
| WATER TEST PRESSURE | 330 Pa |
| ALL WINDOW U-VALUES TO A MAXIMUM OF 1.42 W/(M ² .K) | |

TRIPLE PANE WINDOWS THROUGHOUT EXCLUDES DOOR TRANSOMS, DOOR SIDELIGHTS, AND PATIO DOORS

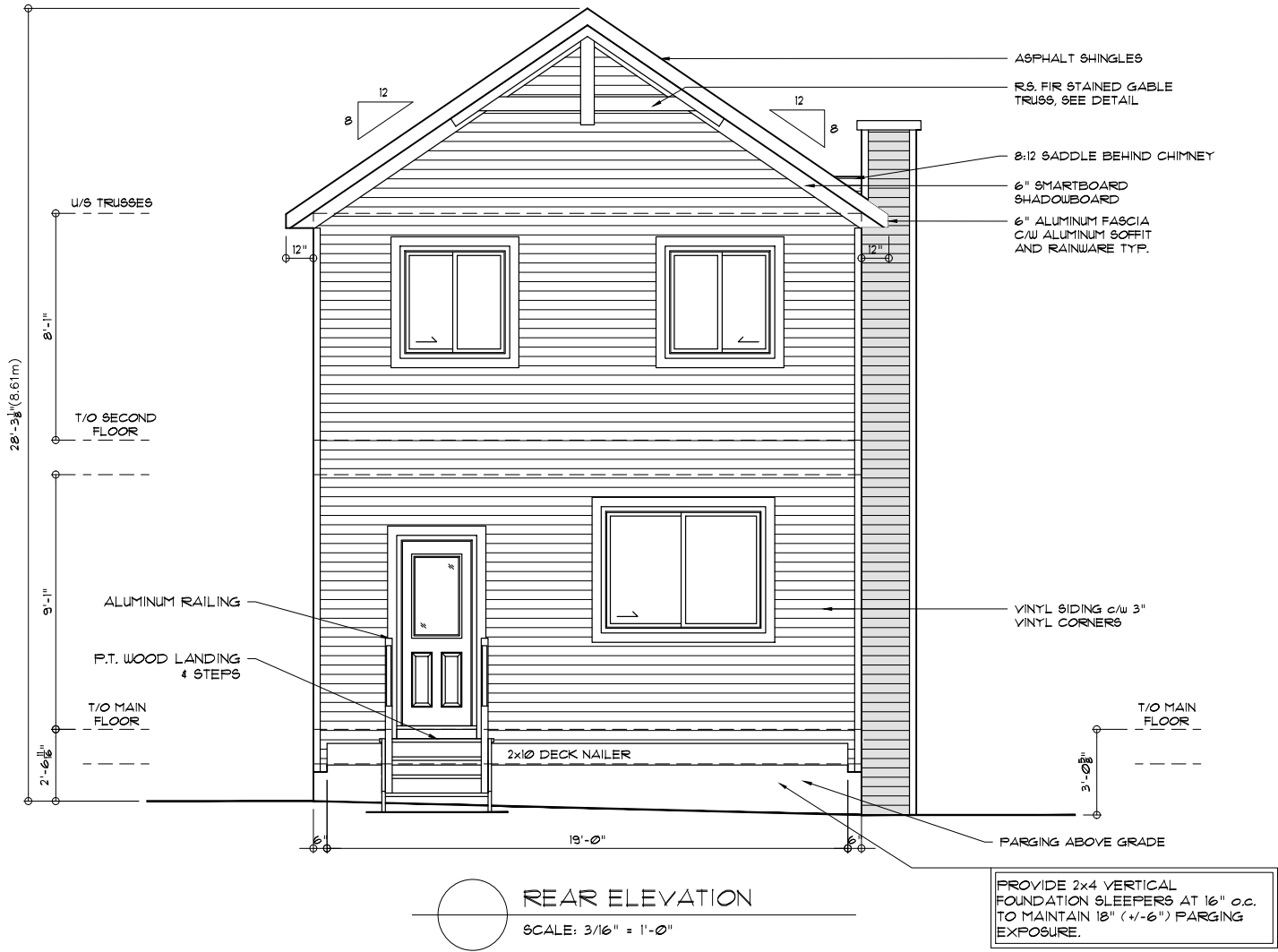
VINYL FUSION WRAP WINDOWS - ALL ELEVATIONS

SECONDARY SIDING COLOUR SHOWN AS 

Page 10 of 20



| | | | | |
|---|--|---|---|---|
| Hopewell RESIDENTIAL MANAGEMENT LP THIS PLAN IS THE PROPERTY OF HOPEWELL RESIDENTIAL MANAGEMENT LP AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, IN ANY FORM WHATSOEVER, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOPEWELL RESIDENTIAL MANAGEMENT LP | | JOB NUMBER: 04014084 TOTAL AREA: 1540 sq.ft. MAIN FLOOR: 770 sq.ft. UPPER FLOOR: 770 sq.ft. GARAGE: N/A sq.ft. BSMNT DEV: N/A sq.ft. DECK: N/A sq.ft. | ADDRESS: 420 MONTROSE CRESCENT SE, HIGH RIVER, AB REVISIONS: | MODEL CODE: BARWELL 1231 ELEVATION: MODERN COUNTRY MC1-4002L SCHEDULE A VERSION: MAY 21, 2025 |
| LOT 084 BLOCK 014 PHASE 04 | STRUC: JAS INTER: JAS 04. 01, 2026 | FINAL PLAN - STAGE 1 FOUNDATION - MAY 11, 2026 | | PAGE 1 OF 11 |

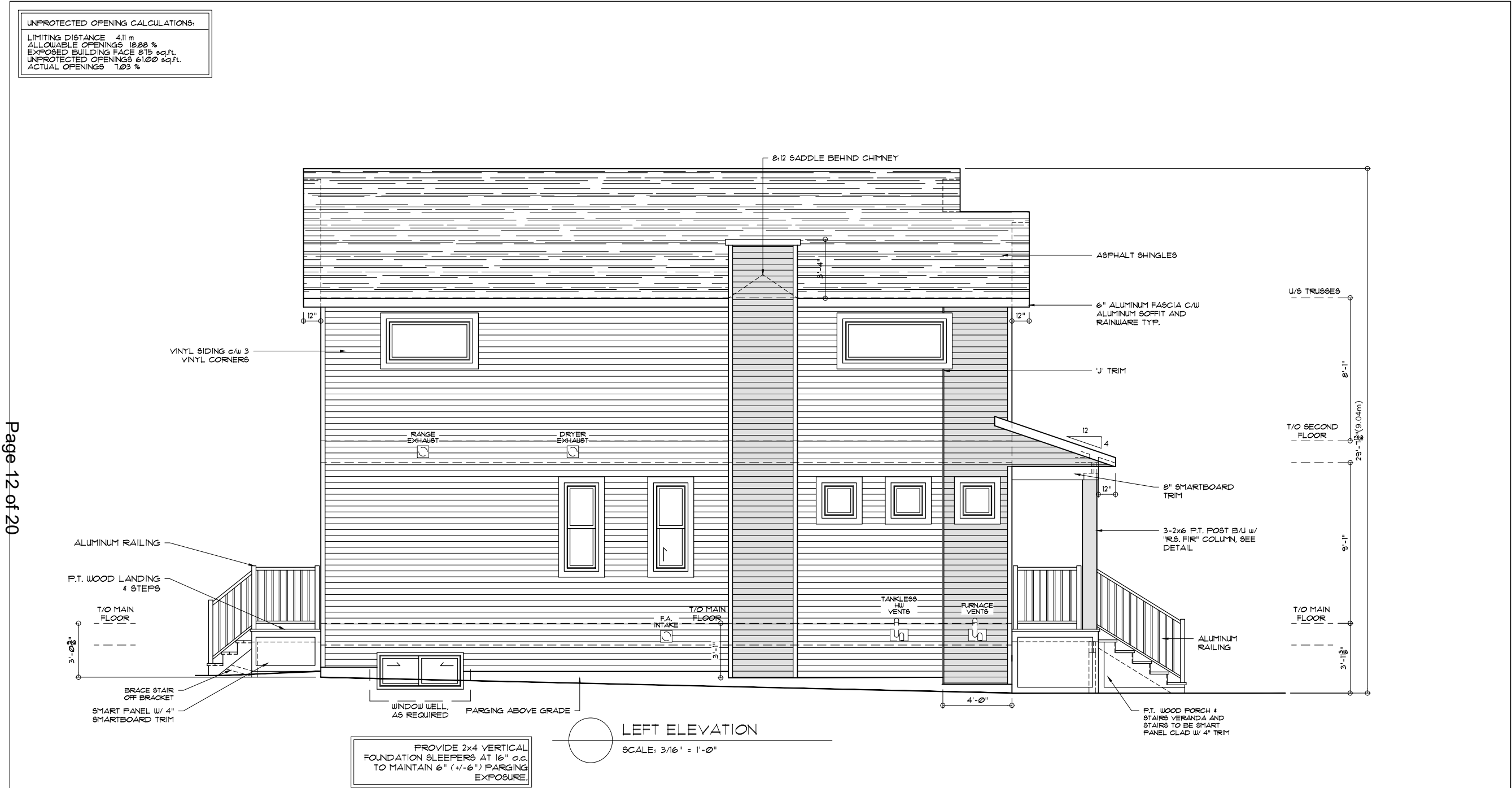


REAR ELEVATION
SCALE: 3/16" = 1'-0"

PROVIDE 2x4 VERTICAL FOUNDATION SLEEPERS AT 16" o.c. TO MAINTAIN 18" (+/-6") PARGING EXPOSURE.

Page 11 of 20

| | | | |
|--|--------------|---|---|
| Hopewell | | JOB NUMBER: 04014084 | ADDRESS: 420 MONTROSE CRESCENT SE, HIGH RIVER, AB |
| RESIDENTIAL MANAGEMENT LP THIS PLAN IS THE PROPERTY OF HOPEWELL RESIDENTIAL MANAGEMENT LP AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, IN ANY FORM WHATSOEVER, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOPEWELL RESIDENTIAL MANAGEMENT LP | | TOTAL AREA: 1540 sq.ft. MAIN FLOOR: 770 sq.ft. UPPER FLOOR: 770 sq.ft. GARAGE: N/A sq.ft. BSMNT DEV: N/A sq.ft. DECK: N/A sq.ft. | REVISIONS: MODEL CODE: BARWELL 1231 ELEVATION: MODERN COUNTRY MC1-4002L SCHEDULE A VERSION: MAY 21, 2025 |
| LOT 084 | STRUC: JAS | FINAL PLAN - STAGE 1 FOUNDATION - MAY 11, 2026 | |
| BLOCK 014 | INTER: JAS | | |
| PHASE 04 | 04. 01, 2026 | PAGE 2 OF 11 | |

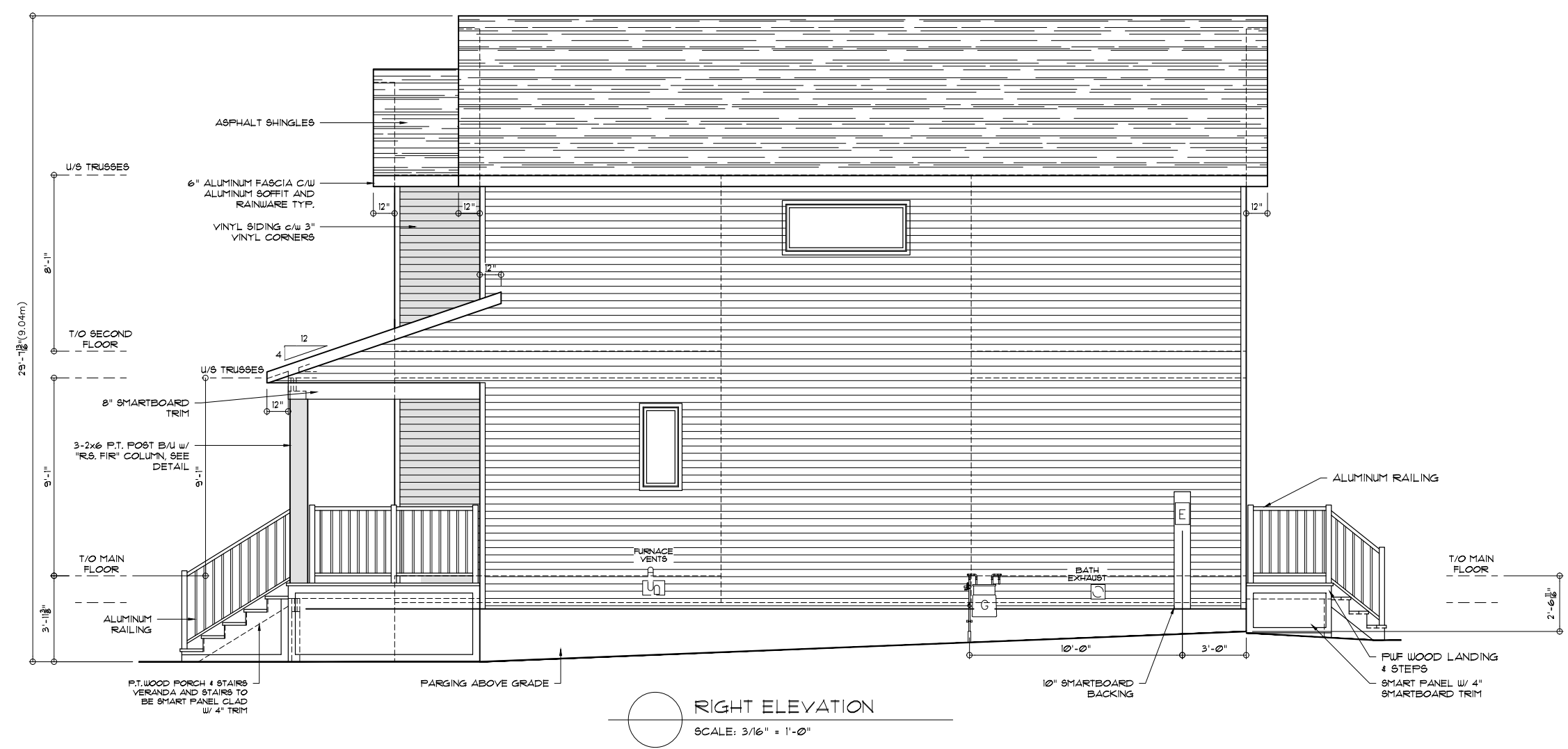


UNPROTECTED OPENING CALCULATIONS:
 LIMITING DISTANCE 4.11 m
 ALLOWABLE OPENINGS 18.88 %
 EXPOSED BUILDING FACE 215 sq.ft.
 UNPROTECTED OPENINGS 61.00 sq.ft.
 ACTUAL OPENINGS 1.03 %

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| | | | |
|---|--|---|--|
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| LOT 084 BLOCK 014 PHASE 04 | STRUC: JAS INTER: JAS 04.01.2026 | FINAL PLAN - STAGE 1 FOUNDATION - MAY 11, 2026 | |
| | | | PAGE 3 OF 11 |

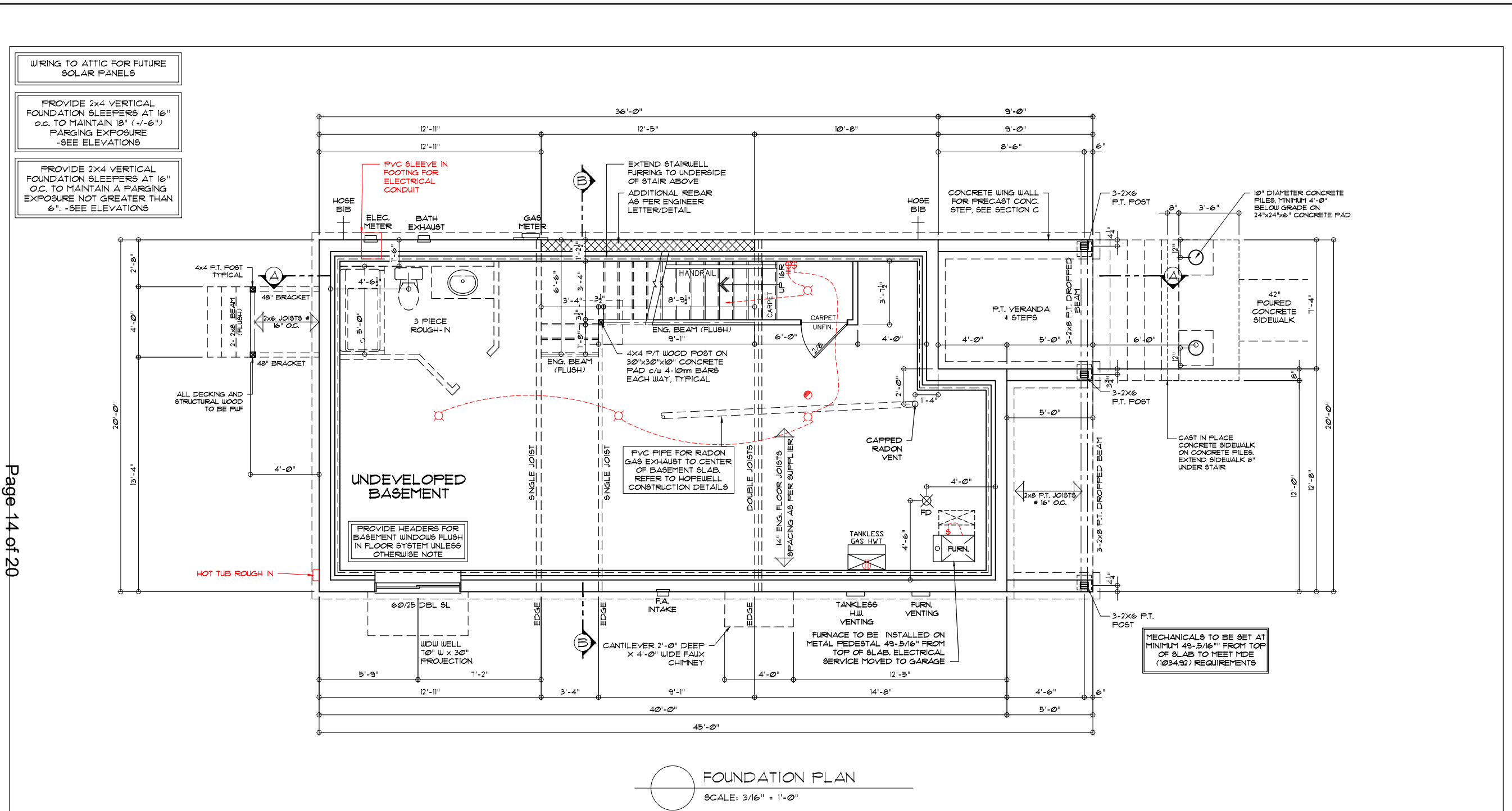
UNPROTECTED OPENING CALCULATIONS:
 LIMITING DISTANCE 122 m
 ALLOWABLE OPENINGS 1.40 %
 EXPOSED BUILDING FACE 866.00 sq.ft.
 UNPROTECTED OPENINGS 23.00 sq.ft.
 ACTUAL OPENINGS 2.66 %



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

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| | | | |
|---|--------------|-------------------------|---|
| Hopewell RESIDENTIAL MANAGEMENT LP | | JOB NUMBER: 04014084 | ADDRESS: 420 MONTROSE CRESCENT SE, HIGH RIVER, AB |
| THIS PLAN IS THE PROPERTY OF HOPEWELL RESIDENTIAL MANAGEMENT LP AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, IN ANY FORM WHATSOEVER, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOPEWELL RESIDENTIAL MANAGEMENT LP | | TOTAL AREA: 1540 sq.ft. | REVISIONS: |
| LOT 084 | STRUC: JAS | MAIN FLOOR: 770 sq.ft. | MODEL CODE: BARWELL 1231 |
| BLOCK 014 | INTER: JAS | UPPER FLOOR: 770 sq.ft. | ELEVATION: MODERN COUNTRY |
| PHASE 04 | 04. 01, 2026 | GARAGE: N/A sq.ft. | MC1-4002L |
| | | BSMNT DEV: N/A sq.ft. | SCHEDULE A VERSION: MAY 21, 2025 |
| | | DECK: N/A sq.ft. | PAGE 4 OF 11 |
| FINAL PLAN - STAGE 1 FOUNDATION - MAY 11, 2026 | | | |



ELECTRICAL LEGEND

| ITEM | SYMBOL | ITEM | SYMBOL | ITEM | SYMBOL | ITEM | SYMBOL | ITEM | SYMBOL |
|------------------------|--------|---------------------|--------|--|--------|--------------------------------|--------|----------------------------|--------|
| CEILING LIGHT | ☐ | SINGLE POLE SWITCH | Ⓢ | WALL HEAT RECOVERY VENTILATION OUTLET | Ⓜ | SMOKE DETECTOR | Ⓢ | 110V RECEPTACLE | Ⓢ |
| WALL LIGHT | ☐ | 3-WAY SWITCH | Ⓢ | CEILING HEAT RECOVERY VENTILATION OUTLET | Ⓜ | SMOKE/CARBON MONOXIDE DETECTOR | Ⓢ | 220V RECEPTACLE | Ⓢ |
| TRACK LIGHT | ☐ | 4-WAY SWITCH | Ⓢ | DOOR BELL | Ⓜ | STRUCTURED WIRING | Ⓢ | G.F.I. RECEPTACLE | Ⓢ |
| POTLIGHT | ☐ | WALL EXHAUST FAN | Ⓢ | THERMOSTAT | Ⓢ | INDIVIDUAL RG6 | Ⓢ | CENTRAL VAC R.I. | Ⓢ |
| UNDER CABINET LIGHTING | ☐ | CEILING EXHAUST FAN | Ⓢ | E.V. ROUGH-IN/ E.V. CHARGER | Ⓢ | INDIVIDUAL CAT6 | Ⓢ | CENTRAL VAC KICKPLATE R.I. | Ⓢ |

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RESIDENTIAL MANAGEMENT LP
 TOTAL AREA: 1540 sq.ft.
 MAIN FLOOR: 770 sq.ft.
 UPPER FLOOR: 770 sq.ft.
 GARAGE: N/A sq.ft.
 BSMNT DEV: N/A sq.ft.
 DECK: N/A sq.ft.

ADDRESS: 420 MONTROSE CRESCENT SE, HIGH RIVER, AB
 REVISIONS:

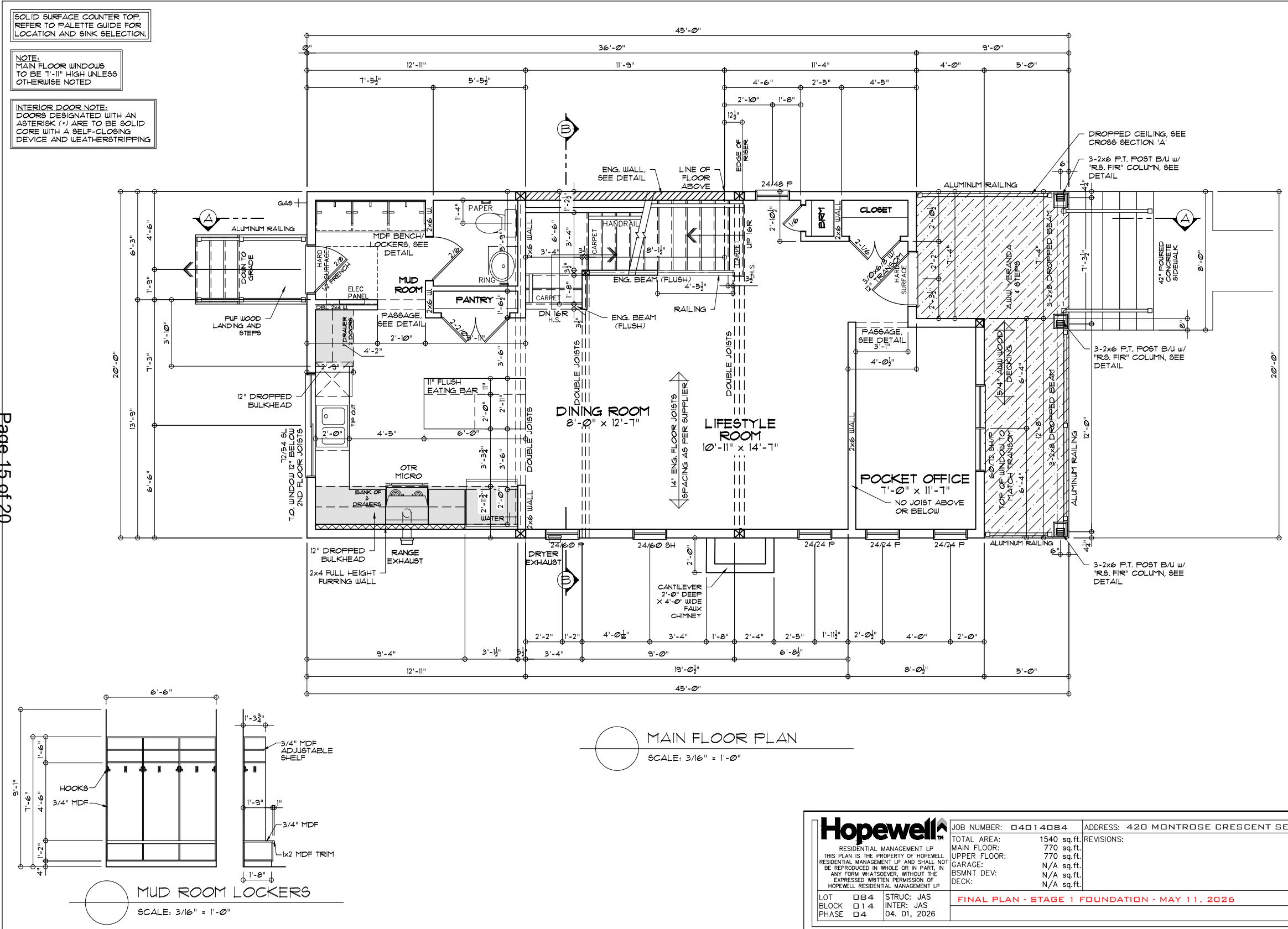
MODEL CODE: BARWELL 1231
 ELEVATION: MODERN COUNTRY MC1-4002L
 SCHEDULE A VERSION: MAY 21, 2025

LOT: 044
 BLOCK: 014
 PHASE: 04

STRUC: JAS
 INTER: JAS
 04.01.2026

FINAL PLAN - STAGE 1 FOUNDATION - MAY 11, 2026

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| | | | |
|--|--|---|--|
| Hopewell RESIDENTIAL MANAGEMENT LP <small>THIS PLAN IS THE PROPERTY OF HOPEWELL RESIDENTIAL MANAGEMENT LP AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, IN ANY FORM WHATSOEVER, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOPEWELL RESIDENTIAL MANAGEMENT LP</small> | | JOB NUMBER: 04014084 TOTAL AREA: 1540 sq.ft. MAIN FLOOR: 770 sq.ft. UPPER FLOOR: 770 sq.ft. GARAGE: N/A sq.ft. BSMNT DEV: N/A sq.ft. DECK: N/A sq.ft. | ADDRESS: 420 MONTROSE CRESCENT SE, HIGH RIVER, AB REVISIONS: MODEL CODE: BARWELL 1231 ELEVATION: MODERN COUNTRY MC1-4002L SCHEDULE A VERSION: MAY 21, 2025 |
| LOT 084 BLOCK 014 PHASE 04 | STRUC: JAS INTER: JAS 04. 01, 2026 | FINAL PLAN - STAGE 1 FOUNDATION - MAY 11, 2026 | |
| | | | PAGE 6 OF 11 |

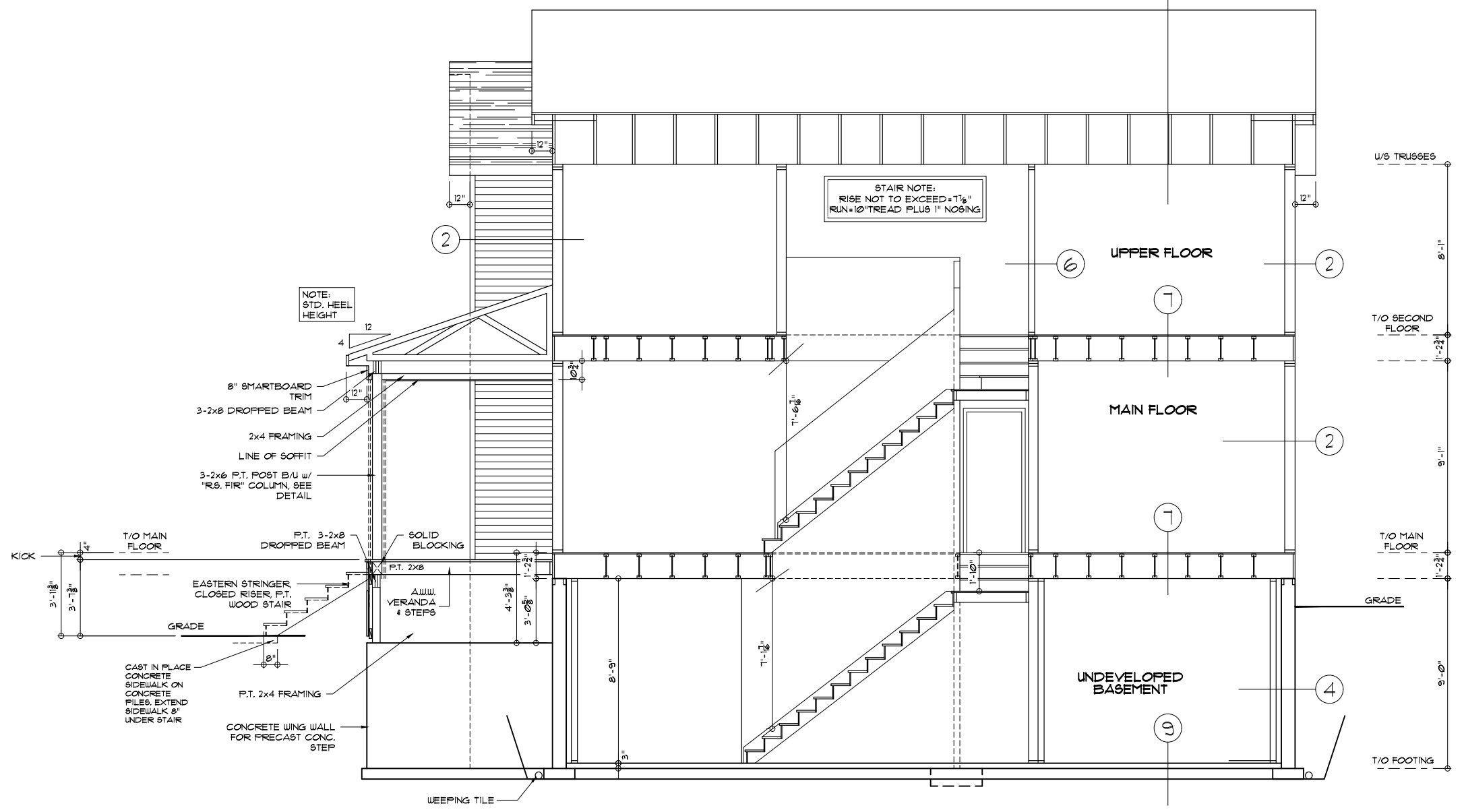
BUILDING ASSEMBLIES

- 1 ROOF**
 ASPHALT SHINGLES
 BUILDING PAPER AS REQUIRED
 7/16" MIN. OSB SHEATHING WITH "H" CLIPS
 ENG. ROOF TRUSSES AS PER LAYOUT
 R50 LOOSE FILL INSULATION (FLAT) or
 R28 FIBERGLASS BATT INSULATION (VAULTED)
 6-mil POLY VAPOUR BARRIER
 WITH ACOUSTICAL SEALANT
 1/2" CD GYPSUM
 ROOF SPACES TO BE VENTED
- 2 EXTERIOR WALL**
 EXTERIOR FINISH AS PER ELEVATION
 BUILDING PAPER
 7/16" MIN. OSB SHEATHING
 FIRE RETARDANT TREATED FACING
 SIDE YARDS
 2x6 WOOD STUDS AT 16" O.C.
 R19 FIBERGLASS BATT INSULATION
 6-mil POLY VAPOUR BARRIER
 WITH ACOUSTICAL SEALANT
 1/2" GYPSUM
- 3 GARAGE / HOUSE WALL**
 1/2" GYPSUM (HOUSE INTERIOR)
 6 MIL. POLY VAPOUR BARRIER
 WITH ACOUSTICAL SEALANT
 2x6 STUDS AT 16" O.C.
 R19 FIBERGLASS BATT INSULATION
 7/16" MIN. OSB SHEATHING
 1/2" GYPSUM
- 4 FOUNDATION WALL**
 FINISH ABOVE GRADE
 DAMP PROOFING BELOW GRADE
 8" CONCRETE FOUNDATION WALL WITH
 2x4 LADDER SILL
 2 ROWS OF 10M REBAR TOP & BOTTOM
 ADDITIONAL REINFORCEMENT AS PER
 ENGINEERED DESIGN
 18"x6" MIN. CONTINUOUS CONCRETE FOOTING
 (TO BE CONFIRMED WITH SOIL BEARING TEST)
 PROVIDE 48" MIN. COVER ON FOOTINGS
 4" dia. WEEPING TILE
 2x4 WOOD STUDS AT 24" O.C. WITH TREATED
 SILL PLATE PLACED 3" FROM FDN. WALL
 R20 FIBERGLASS BATT INSULATION
 1" AIR GAP
 6-mil POLY VAPOUR BARRIER
 WITH ACOUSTICAL SEALANT
 1/2" GYPSUM TO FINISHED AREAS
- 5 GARAGE CURB WALL**
 FINISH ABOVE GRADE
 8" CONCRETE FOUNDATION WALL WITH
 2x4 LADDER SILL
 2 ROWS OF 10M REBAR TOP & BOTTOM
 ADDITIONAL REINFORCEMENT AS PER
 ENGINEERED DESIGN
 18"x6" MIN. CONTINUOUS CONCRETE FOOTING
 (TO BE CONFIRMED WITH SOIL BEARING TEST)
 PROVIDE 48" MIN. COVER ON FOOTINGS
 4" dia. WEEPING TILE (IF APPLICABLE)
- 6 INTERIOR WALLS**
 1/2" GYPSUM - GLUED AND SCREWED
 2x4, 2x6, OR 2x8 WOOD STUDS AT 24" O.C.
 1/2" GYPSUM - GLUED AND SCREWED
- FLOORS**
 FINISHED FLOORING AS PER PLAN
 3/8" SPRUCE PLY UNDERLAY- TILE AREAS
 (NOT REQUIRED WITH HEATED FLOOR)
 23/32" T&G OSB SUBFLOOR - NAILED,
 GLUED AND SCREWED
 ENGINEERED FLOOR JOISTS AS PER
 SUPPLIER LAYOUTS
 4" 2lb SPRAY FOAM INSULATION
 AT RIM JOISTS - CCMC 13593-L
 1/2" GYPSUM TO ALL FINISHED AREAS
- 8 FLOORS OVER GARAGE**
 FINISHED FLOORING AS PER PLAN
 3/8" SPRUCE PLY UNDERLAY- TILE AREAS
 (NOT REQUIRED WITH HEATED FLOOR)
 23/32" T&G OSB SUBFLOOR - NAILED,
 GLUED AND SCREWED
 ENGINEERED FLOOR JOISTS AS PER
 SUPPLIER LAYOUTS
 6-mil POLY VAPOUR BARRIER
 WITH ACOUSTICAL SEALANT
 8" 1/2lb SPRAY FOAM INSULATION
 - CCMC 12070-R
 SUSPENDED 2x6 FRAMING
 SPACING TO MATCH JOISTS
 1/2" CD GYPSUM
- 9 BASEMENT SLAB**
 3" CONCRETE SLAB
 6-mil POLY VAPOUR BARRIER
 6" MIN. COMPACTED GRAVEL BASE
- 10 GARAGE SLAB**
 4" CONCRETE SLAB WITH 10M REBAR
 AT 24" O.C. EACH WAY
 6" MIN. COMPACTED GRAVEL BASE
 SLAB SUPPORTED AS PER PLANS
 SLAB SLOPED 4" TOWARD OVERHEAD DOOR
- 11 CANTILEVERED/EXPOSED FLOORS**
 FINISHED FLOORING AS PER PLAN
 3/8" SPRUCE PLY UNDERLAY- TILE AREAS
 (NOT REQUIRED WITH HEATED FLOOR)
 23/32" T&G OSB SUBFLOOR - NAILED,
 GLUED AND SCREWED
 ENGINEERED FLOOR JOISTS AS PER
 SUPPLIER LAYOUTS
 5" 2lb SPRAY FOAM INSULATION
 INSULATION, CCMC 13593-L
 7/16" MIN. OSB SHEATHING
 BUILDING PAPER
 PRE-FINISHED ALUMINUM NON-VENTED SOFFIT
 NOTE: SOME CANTILEVERS AND EXPOSED
 FLOORS MAY HAVE ADDITIONAL FRAMING BELOW
 JOISTS, SEE CONSTRUCTION DETAILS AND
 CROSS SECTIONS

REFER TO PROJECT SUMMARY
REPORT TO VERIFY ALL
INSULATION VALUES

NOTE:
MAIN FLOOR WINDOWS TO
BE 7'-11" HIGH UNLESS
OTHERWISE NOTED

UPPER FLOOR WINDOWS
TO BE 6'-11" HIGH UNLESS
OTHERWISE NOTED



CROSS SECTION A
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- ALL CONSTRUCTION TO CONFORM TO CURRENT BUILDING CODES, FIRE CODE, AND LOCAL BYLAWS
- SPECIFICATIONS AND CHANGE REQUESTS SHALL OVERRIDE PLANS
- FINAL GRADING AND SITE CONDITIONS MAY VARY EXTERIOR APPEARANCE
- BUILDING ASSEMBLIES ARE GENERAL AND MAY VARY OR NOT APPLY TO ALL PLANS
- REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION
- NON-VENTED ALUMINUM SOFFITS IN ALL LOCATIONS WITHIN 4'-0" (1.20m) OF PROPERTY LINE
- INSULATE AND GYPSUM WALLS WITHIN 4'-0" (1.20m) OF FURNACE AND SERVICE HOT WATER

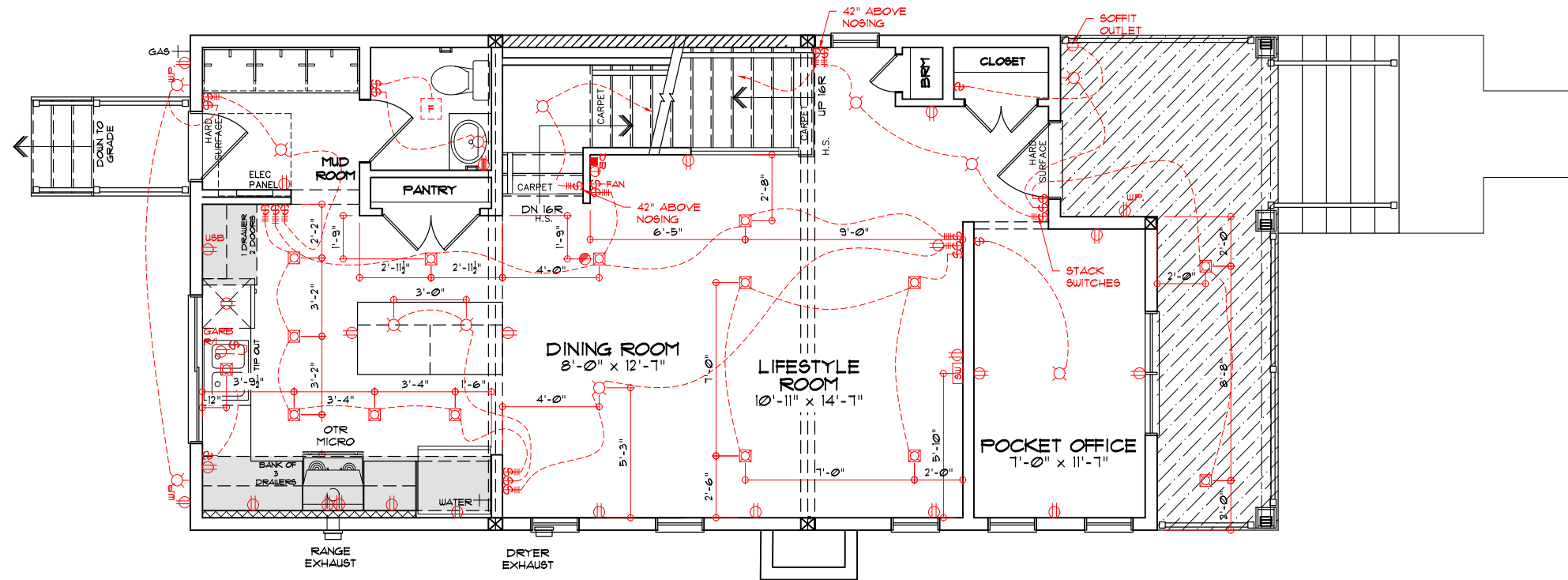
LINTEL NOTES

- ALL EXTERIOR LINTELS TO BE 2-2x10 SPF UNLESS NOTED
- ALL LINTELS OVER 6'-0" MUST HAVE A DOUBLE CRIPPLE
- REFER TO ENGINEERED DETAILS FOR ADDITIONAL LINTEL REQUIREMENTS

| | | | |
|---|--|---|--|
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| LOT 084 BLOCK 014 PHASE 04 | STRUC: JAS INTER: JAS 04. 01, 2026 | PAGE 8 OF 11 | |

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SOLID SURFACE COUNTER TOP.
REFER TO PALETTE GUIDE FOR
LOCATION AND SINK SELECTION.



MAIN FLOOR ELECTRICAL
SCALE: 3/16" = 1'-0"

ELECTRICAL LEGEND

| ITEM | SYMBOL | ITEM | SYMBOL | ITEM | SYMBOL | ITEM | SYMBOL | ITEM | SYMBOL |
|------------------------|--------|---------------------|--------|--|--------|--------------------------------|--------|----------------------------|--------|
| CEILING LIGHT | | SINGLE POLE SWITCH | | WALL HEAT RECOVERY VENTILATION OUTLET | | SMOKE DETECTOR | | 110V RECEPTACLE | |
| WALL LIGHT | | 3-WAY SWITCH | | CEILING HEAT RECOVERY VENTILATION OUTLET | | SMOKE/CARBON MONOXIDE DETECTOR | | 220V RECEPTACLE | |
| TRACK LIGHT | | 4-WAY SWITCH | | DOOR BELL | | STRUCTURED WIRING | | G.F.I. RECEPTACLE | |
| POTLIGHT | | WALL EXHAUST FAN | | THERMOSTAT | | INDIVIDUAL RG6 | | CENTRAL VAC R.I. | |
| UNDER CABINET LIGHTING | | CEILING EXHAUST FAN | | E.V. ROUGH-IN / E.V. CHARGER | | INDIVIDUAL CAT6 | | CENTRAL VAC KICKPLATE R.I. | |

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LOT 084
BLOCK 14
PHASE 04

STRUC: JAS
INTER: JAS
04. 01, 2026

JOB NUMBER: 04014084 ADDRESS: 420 MONTROSE CRESCENT SE, HIGH RIVER, AB

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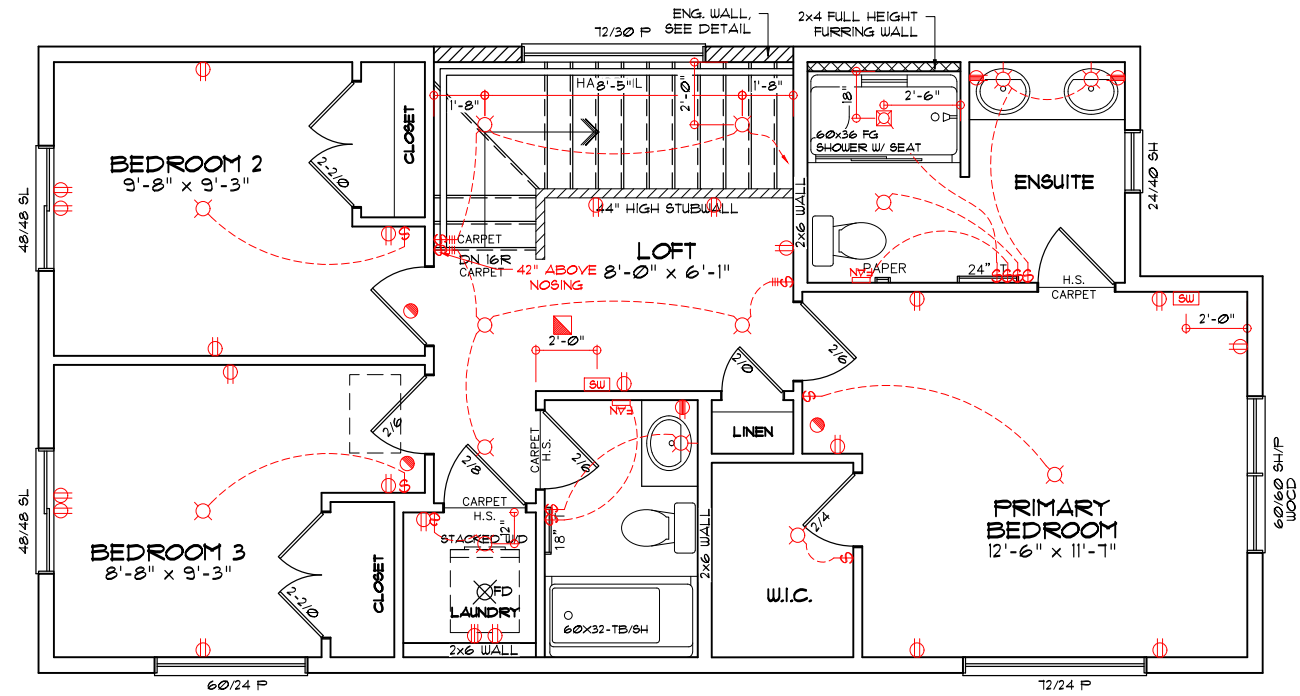
REVISIONS:

FINAL PLAN - STAGE 1 FOUNDATION - MAY 11, 2026

MODEL CODE: BARWELL 1231
ELEVATION: MODERN COUNTRY MC1-4002L
SCHEDULE A VERSION: MAY 21, 2025

PAGE 10 OF 11

SOLID SURFACE COUNTER TOP.
REFER TO PALETTE GUIDE FOR
LOCATION AND SINK SELECTION.



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ELECTRICAL LEGEND

| ITEM | SYMBOL | ITEM | SYMBOL | ITEM | SYMBOL | ITEM | SYMBOL | ITEM | SYMBOL |
|------------------------|--------|---------------------|--------|--|--------|--------------------------------|--------|----------------------------|--------|
| CEILING LIGHT | | SINGLE POLE SWITCH | | WALL HEAT RECOVERY VENTILATION OUTLET | | SMOKE DETECTOR | | 110V RECEPTACLE | |
| WALL LIGHT | | 3-WAY SWITCH | | CEILING HEAT RECOVERY VENTILATION OUTLET | | SMOKE/CARBON MONOXIDE DETECTOR | | 220V RECEPTACLE | |
| TRACK LIGHT | | 4-WAY SWITCH | | DOOR BELL | | STRUCTURED WIRING | | G.F.I. RECEPTACLE | |
| POTLIGHT | | WALL EXHAUST FAN | | THERMOSTAT | | INDIVIDUAL RG6 | | CENTRAL VAC R.I. | |
| UNDER CABINET LIGHTING | | CEILING EXHAUST FAN | | E.V. ROUGH-IN / E.V. CHARGER | | INDIVIDUAL CAT6 | | CENTRAL VAC KICKPLATE R.I. | |

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LOT 084
BLOCK 014
PHASE 04

JOB NUMBER: 04014084 ADDRESS: 420 MONTROSE CRESCENT SE, HIGH RIVER, AB

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REVISIONS:

STRUC: JAS
INTER: JAS
04. 01, 2026

FINAL PLAN - STAGE 1 FOUNDATION - MAY 11, 2026

MODEL CODE: BARWELL 1231
ELEVATION: MODERN COUNTRY MC1-4002L
SCHEDULE A VERSION: MAY 21, 2025

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