



**Rural Municipality of Whitehead**  
**April 8, 2024 - Regular Meeting of Council - 05:30 PM (RM Office)**

- 1 CALL TO ORDER**
- 2 ADOPTION OF THE AGENDA**
- 3 ADOPTION OF MINUTES AS CIRCULATED**
  - 📎 March 1, 2024 Special Meeting
  - 📎 March 11, 2024
- 4 PUBLIC HEARINGS**
  - 4.1 Subdivision 4202-23-8583 - Fergusson - NE19-10-21 W
  - 4.2 Variance V2024-01 - Tess Manning - SE12-9-21 W
  - 4.3 Conditional Use CO2024-02 - Alair Homes - SE 21-10-22
  - 4.4 Conditional Use CO2024-03 - Alair Homes - SW 10-10-22
- 5 DELEGATIONS**
  - 5.1 Regional Cabinet Office - Jason Gobeil
  - 5.2 GovFox Municipal Consulting - Cheryl Christian
- 6 BYLAWS AND POLICIES**
  - 6.1 Aggregate Mining and Transportation By-law 2024-03 - 3rd Reading
    - 📎 Administration Report - By-law No. 2024-03
  - 6.2 Organizational Amending By-law 2024-02 - 3rd Reading
    - 📎 Administration Report - By-law No. 2024-02
  - 6.3 2024 Tax Levy By-law 2024-05 - 1st Reading
    - 📎 2024 Tax Levy By-law 2024-05
    - 📎 Appendix A - 2024 Financial Plan
- 7 ACCOUNTS**
  - 📎 March 2024 Cheque Listing
  - 7.1 Bank Reconciliation
    - 📎 February 2024 Bank Reconciliation
- 8 CORRESPONDENCE**
- 9 SUBDIVISION**
  - 9.1 Subdivision 4202-23-8583 - Fergusson - NE19-10-21 W
    - 📎 Community Planning Report - Subdivision 4202-23-8583
- 10 UNFINISHED BUSINESS**

- 11 NOTICE OF MOTION**
- 12 NEW BUSINESS**
  - 12.1 Variance V2024-01 - Tess Manning - SE12-9-21 W
    - 📎 Administration Report - Variance V2024-01
  - 12.2 Conditional Use CO2024-02 - Alair Homes - SE 21-10-22
    - 📎 Administration Report - Conditional Use CO2024-02
  - 12.3 Conditional Use CO2024-03 - Alair Homes - SW 10-10-22
    - 📎 Administration Report - Conditional Use CO2024-03
  - 12.4 Appointment of Deputy Reeve
  - 12.5 AMM Resolutions
  - 12.6 2024 Gravel Hauling Tender
  - 12.7 MWSB Project Funding Request
- 13 COMMITTEE AND BOARDS REPORTS**
- 14 IN CAMERA**
  - 14.1 Personnel & Legal Matters
- 15 Adjournment**





**Rural Municipality of Whitehead**  
**Meeting Minutes**  
**Special Meeting of Council March 1, 2024 - 02:00 PM (RM Office)**

In attendance: Reeve Trevor Tuttosi, Councillor Chris Semescuk, Councillor Kevin Klassen, Councillor Jeff Owens, Councillor Curtis Storey  
Absent: Councillor Dennis Foerster, Councillor Kaley Mykula

- 2024-34

1

**Call to Order**
- 2024-34

2

**Adoption of The Agenda**  
Reeve Tuttosi - Councillor Storey  
  
Resolved that the Agenda be adopted as presented. **CARRIED UNANIMOUSLY**
- 2024-035

3

**New Business**
- 2024-035

3.1

**John Deere Grader Purchase**  
Reeve Tuttosi - Councillor Semeschuk  
  
Be it resolved that the Rural Municipality of Whitehead purchase a 2024 John Deere 872GP Motor Grader from Brandt at the quoted price of \$692,360.00 plus tax.  
  
Further, be it resolved that the trade in value of the John Deere 772G Motor Grader is \$215,000 plus taxes and the remaining net balance of \$477,360 plus admin fees, will be borrowed at a rate of up to 6.5% from Brandt over a term of 36 months with monthly payments not to exceed \$15,000.00. **CARRIED UNANIMOUSLY**
- 2024-036

4

**In Camera**  
Reeve Tuttosi - Councillor Klassen  
  
BE IT RESOLVED THAT this regular meeting now adjourns to an “in camera” meeting to discuss matters in the preliminary stages as per Subsection 152(3)(b)(iii) of The Municipal Act and all matters discussed in-camera are confidential until discussed in an open meeting as per Section 83(1)(d) of The Municipal Act.  
**CARRIED UNANIMOUSLY**
- 2024-037

4.1

**Property Matters**
- 2024-037

4.2

**Resume Open Session**  
Reeve Tuttosi - Councillor Storey  
  
BE IT RESOLVED THAT this ‘in camera’ meeting does now resume back to a regular meeting. **CARRIED UNANIMOUSLY**
- 2024-038

5

**Adjournment**  
Reeve Tuttosi - Councillor Owens  
  
Resolved that we now adjourn to meet again on March 11, 2024 at 8:30 am for a Regular Council meeting or at the call of the Reeve.  
Time: 2:57 pm  
  
**CARRIED UNANIMOUSLY**



**Rural Municipality of Whitehead**

**Meeting Minutes**

**Regular Meeting of Council March 11, 2024 - 08:30 AM (RM Office)**

In attendance: Reeve Trevor Tuttosi, Councillor Dennis Foerster, Councillor Kevin Klassen, Councillor Kaley Mykula, Councillor Jeff Owens, Councillor Chris Semeschuk and Councillor Curtis Store

- 1

**CALL TO ORDER**
- 2

**ADOPTION OF THE AGENDA**  
Councillor Klassen - Councillor Storey  
  
Resolved that the Agenda be adopted as presented **CARRIED UNANIMOUSLY**
- 3

**ADOPTION OF MINUTES AS CIRCULATED**  
Councillor Semeschuk - Councillor Owens  
  
Resolved that the minutes from February 12, 2024 be approved as presented.  
  
**CARRIED UNANIMOUSLY**
- 4

**PUBLIC HEARINGS**  
Councillor Storey - Councillor Owens  
  
Be it resolved that the regular meeting of council be recessed to allow Council to hold a Public Hearing to receive representations for any person who wishes to make them in respect to the following:  
  
Conditional Use CO2024-01 Garnett Speers - NE 13-9-22 - To allow for a mobile home in the AG Zone **CARRIED UNANIMOUSLY**
- 4.1

**Conditional Use CO2024-01 - Garnett Speers - NE 13-9-22**  
Councillor Owens - Councillor Foerster  
  
Whereas all representatives in regard to matters listed below have been dealt with:  
  
Conditional Use CO2024-01 - Garnett Speers - To allow for a mobile home in the AG zone.  
  
Therefore be it resolved that the public hearing be concluded, and council resume its normal order of business.  
  
Time: 8:38 am **CARRIED UNANIMOUSLY**
- 5

**DELEGATIONS**
- 5.1

**Municipal Waste Management - Shawn Samels**  
Councillor Foerster - Councillor Storey  
  
That the presentation by Shawn Samels with respect to Municipal Waste Management operations be received. **CARRIED UNANIMOUSLY**
- 5.2

**RM of Whitehead Fire Department**  
Councillor Mykula - Councillor Klassen  
  
That the delegation by Fire Chief Kelly Crosson be received.  
  
**CARRIED UNANIMOUSLY**

6 BYLAWS AND POLICIES

- 2024-045

6.1

**Procedure By-law No. 2024-01 - Amendment**  
Reeve Tuttosi - Councillor Owens
- Be it resolved that the proposed Procedure By-law 2024-01 be amended by reordering the order of business under Section 7 to have In-Camera as the item preceding Adjournment and renumbering the order accordingly.

**CARRIED UNANIMOUSLY**
- 2024-046

6.2

**Procedure By-law 2024-01**  
Reeve Tuttosi - Councillor Storey
- Whereas By-law No. 2024-01 received 1st and 2nd readings on February 12, 2024 during the regular meeting of Council.

Be it resolved that Procedure By-Law No. 2024-01 be read a third and final time as amended

*In accordance with Section 137 of the Municipal Act, a recorded vote was taken in the motion to give By-law no. 2024-01 third reading.*

Name	Yes	No	Abstained	Absent
Dennis Foerster	✓			
Kevin Klassen	✓			
Kaley Mykula	✓			
Jeff Owens	✓			
Chris Semeschuk	✓			
Curtis Storey	✓			
Trevor Tuttosi	✓			

**CARRIED UNANIMOUSLY**
- 2024-047

6.3

**Organizational Amending By-law 2024-02**  
Councillor Klassen - Councillor Foerster
- That Organizational Amending By-Law No. 2024-02 be given first reading.

**CARRIED UNANIMOUSLY**
- 2024-048

6.4

**Organizational Amending By-law 2024-02 - 2nd Reading**  
Councillor Semeschuk - Councillor Klassen
- That Organizational Amending By-Law No. 2024-02 be given second reading.

**CARRIED UNANIMOUSLY**
- 2024-049

6.5

**Aggregate Mining and Transportation By-law 2024-03**  
Councillor Storey - Councillor Foerster
- That By-Law No. 2024-03 - Aggregate Mining and Transportation By-Law be given first reading. **CARRIED UNANIMOUSLY**
- 2024-050

6.6

**Aggregate Mining and Transportation By-law 2024-03 - 2nd Reading**  
Councillor Owens - Councillor Mykula
- Be is resolved that the by-law be read a second time. **CARRIED UNANIMOUSLY**
- Discussion

6.7

**Zoning By-law No. 2021-04**
- Discussion regarding a review of the Zoning By-law restrictions on 'secondary suites' in the RR2 and RR5 Zones. Administration is to research the matter and prepare By-law amendments for the April 8, 2024 regular meeting of Council.

	7	<b>ACCOUNTS</b>
2024-051		Reeve Tuttosi - Councillor Storey
		Resolved that the List of Accounts as paid for February 2024, cheques numbers #15678 to #15722 (both inclusive) totaling \$171,708.69 and Direct Deposit Register totaling \$27,012.78 including council indemnity as per by-law no. 2023-01 be approved.
		<b>CARRIED UNANIMOUSLY</b>
	8	<b>CORRESPONDENCE</b>
2024-052		Councillor Mykula - Councillor Storey
		Resolved that the Correspondence listed below be received;
		1- RM of Cornwallis - Joint Meeting Request
		<b>CARRIED UNANIMOUSLY</b>
	9	<b>SUBDIVISION</b>
	10	<b>UNFINISHED BUSINESS</b>
	11	<b>NOTICE OF MOTION</b>
	12	<b>NEW BUSINESS</b>
	12.1	<b>Conditional Use CO2024-01 - Garnett Speers - NE 13-9-22</b>
2024-053		Councillor Klassen - Councillor Storey
		Whereas Garnett Speers has applied for a conditional use to allow for a mobile home in the AG zone.
		And Whereas a public hearing was held this day to hear any representation for or against the application.
		Therefore Be It Resolved that Conditional Use CO2024-01 be approved.
		<b>CARRIED UNANIMOUSLY</b>
	12.2	<b>Organizational By-law - Committee Structures</b>
		Discussion regarding the structure, schedule, and reporting practices for committees of Council. By-law amendments to be prepared for no later than the May 13, 2024 regular meeting of Council.
	12.3	<b>Sealed Bid for Heating System</b>
2024-054		Councillor Semeschuk - Councillor Mykula
		Whereas the RM of Whitehead posted an ad for sealed bids for an oil furnace heating system to be submitted by Friday, March 8, 2024.
		Be it resolved that the RM of Whitehead Council accepts the highest bid amount of \$2150.00 for the posted bid request for the oil furnace heating system in the as is condition. <b>CARRIED UNANIMOUSLY</b>
	13	<b>COMMITTEE AND BOARDS REPORTS</b>
	14	<b>IN CAMERA</b>
2024-		Reeve Tuttosi - Councillor Foerster
		BE IT RESOLVED THAT this regular meeting now adjourns to an “in camera” meeting to discuss matters in the preliminary stages as per Subsection 152(3)(b)(iii) of The Municipal Act and all matters discussed in-camera are confidential until discussed in an open meeting as per Section 83(1)(d) of The Municipal Act.
		<b>CARRIED UNANIMOUSLY</b>
	14.1	<b>Personnel and Legal Matters</b>
	14.2	<b>BACK TO OPEN SESSION</b>
2024-055		Reeve Tuttosi - Councillor Mykula
		BE IT RESOLVED THAT this ‘in camera’ meeting does now resume back to a regular meeting. <b>CARRIED UNANIMOUSLY</b>

2024-056

15

**Adjournment**

Reeve Tuttosi - Councillor Mykula

Resolved that we do now adjourn to meet again on April 8, 2024 at 5:30 p.m. for a Regular Council meeting or at the call of the Reeve.

Time: 12:26 p.m. **CARRIED UNANIMOUSLY**

DRAFT

## **Administrations Report/ Recommendation**

**Council Meeting Date: April 8, 2024**

**Agenda Item: 6.1 – Aggregate Mining and Transportation Amending By-law No. 2024-03**

**Policy or by-law: Aggregate Mining and Transportation By-law No. 2023-05**

**Section referenced: Section 5**

**Recommendation:**

The Aggregate Mining and Transportation by-law follows the fee rates as set by the Province annually and notice was received by Bulletin #2024-03 that the maximum 2024 rates had been set. The proposed by-law amends the Aggregate Mining and Transportation By-law to align the rates accordingly.

At the March 11, 2024 regular meeting, the proposed by-law received 1<sup>st</sup> and 2<sup>nd</sup> readings without amendment.

Administration recommends that Council give the proposed by-law 3<sup>rd</sup> Reading.

BY-LAW NO. 2024-03

BEING A BY-LAW of the Rural Municipality of Whitehead to amend the Aggregate Mining and Transportation By-law No. 2023-05

WHEREAS the Council of the Rural Municipality of Whitehead in Aggregate Mining and Transportation Fees By-law No. 2023-05 regulates and controls the mining and transportation of aggregates in the Rural Municipality of Whitehead.

AND WHEREAS it is deemed necessary and expedient to amend the by-law to adhere to fee rates as outlined by Regulation 48/97 under the Municipal Act.

NOW THEREFORE the Rural Municipality of Whitehead in regular session assembled, enacts as follows:

1. By-law No. 2023-05 is hereby amended as follows:
- a. Section 5.1 by:

i. deleting from subsection 5.1(a) the number \$0.28159 and substituting therefor the number \$0.2915.

ii. deleting from subsection 5.1(a) the number \$0.28159 and substituting therefor the number \$0.5189.

iii. deleting from subsections 5.1(b) and (c) all instances of the number \$0.06398 substituting therefor the number \$0.0662.

iv. deleting from subsections 5.1(b) and (c) all instances of the number \$0.11188 and substituting therefor \$0.1158.

v. deleting from subsections 5.1(b) and (c) all instances of the number \$0.03193 and substituting therefor the number \$0.0330.

vi. deleting from subsections 5.1(b) and (c) all instances of the number \$0.05610 and substituting therefor the number \$0.0580.
2. This by-law shall come into full force and take effect on the day following the date of passage.

DONE AND PASSED by the Council of the Rural Municipality of Whitehead duly assembled this \_\_ day of \_\_\_\_, A.D. 2024.

Reeve

Chief Administrative Officer

Read a first time this	11 <sup>th</sup>	day of March	A.D. 2024.
Read a second time this	11 <sup>th</sup>	day of March	A.D. 2024.
Read a third time this		day of	A.D. 2024.

**AS AMENDED BY BY-LAWS NO. 2024-03**

**BEING A BY-LAW OF THE RURAL MUNICIPALITY OF WHITEHEAD to regulate and control mining and transportation of aggregates in the Rural Municipality of Whitehead and to be known as “The Aggregate Mining and Transportation By-Law”**

**WHEREAS THE MUNICIPAL ACT, in part, provides as follows:**

232(1) A Council may pass by-laws for municipal purposes respecting the following matters:

- (a) the safety, health, protection and well-being of people, and the safety and protection of property;
- (b) people, activities and things in, on or near a public place or a place open to the public, including parks, municipal roads, recreation centers, restaurants, facilities, retail stores, malls, and private clubs and facilities that are exempt from municipal taxation;
- (c) subject to section 233, activities or things in or on private property;
- (d) municipal roads, including naming the roads, posting the names on public or private property, and numbering lots and buildings along the roads;
- (m) local transportation systems;
- (n) businesses, business activities and persons engaged in business;
- (o) the enforcement of by-laws.

232(2) Without limiting the generality of subsection (1), a council may in a by-law passed under this Division

- (a) regulate or prohibit  
subject to the regulation, provide for a system of licences, permits or approvals, including any or all of the following;
  - (i) establishing fees, and terms for payment of fees, for inspections, licences, permits and approvals, including fees related to recovering the cost of regulation;
  - (ii) establishing fees for licences, permits and approvals that are higher for persons or businesses who do not reside or maintain a place of business in the Municipality;
  - (iii) prohibiting a development, activity, industry, business or thing until a licence, permit or approval is granted;
  - (iv) providing that terms and conditions may be imposed on any licence, permit or approval, and providing for the nature of the terms and conditions and who may impose them;
  - (v) providing for the duration of licences, permits and approvals and their suspension for cancellation or any other remedy, including undertaking remedial action, and charging and collecting the costs of such action, for failure to pay a fee or to comply with a term or condition or with the by-law or for any reason specified in the by-law and
  - (vi) providing for the posting of a bond or another security to ensure compliance with a term or condition.

239(1) If this or any other Act or by-law authorizes or requires anything to be inspected, remedied, enforced or done by a Municipality, a designated officer of the Municipality may, after giving reasonable notice to the owner or occupier of land or the building or other structure to be entered to carry out the inspection, remedy, enforcement or action,

- (a) enter the land or structure at any reasonable time, and carry out the inspection, remedy, enforcement or action; and
- (b) request that anything be produced to assist in the inspection, remedy, enforcement or action; and
- (c) make copies of anything related to the inspection, remedy, enforcement or action.

293 A Municipality must maintain

- (a) municipal roads within its boundaries; and



- (b) land within its boundaries that is shown on a plan of subdivision registered by an applicant at a land titles office under The Planning Act as dedicated for public use as a municipal road, upon compliance by the applicant with any condition that is related to the road and required for approval of the plan.

294 A Municipality is required to construct or maintain a municipal road only to a standard that is appropriate to the use to which the Municipality expects the road to be put.

AND WHEREAS the Lieutenant Governor in Council has made regulation No. 48/97 under section 232(2)(e) of the Municipal Act for the purpose of regulating aggregate mining and transportation fees and agreements;

AND WHEREAS the Council of the Rural Municipality of Whitehead deems it is necessary to provide for the licencing of aggregate mining and transportation within the Municipality and to set fees payable in connection with such licencing;

NOW THEREFORE the Council of the Rural Municipality of Whitehead in Council duly assembled enacts as follows;

**1.0 DEFINITIONS**

1.1 In this by-law;

**“AGGREGATE”** means a quarry mineral that is used solely for construction purposes or is used as a constituent of concrete, other than in the manufacture of cement, and includes sand, gravel, clay and crushed stone or rock.

**“AGGREGATE MINING AND TRANSPORTATION LICENCE”** means a licence issued under paragraph 4.0 of this by-law.

**“MINE, MINING OR MINED”** means the removal of a substance to a place outside the boundaries of a parcel or tract of land from which such substance has been extracted by means of digging or excavation.

**“MUNICIPALITY”** means the Rural Municipality of Whitehead.

**“MUNICIPAL ROAD”** means a municipal road as defined in The Municipal Act and which is located within the Rural Municipality of Whitehead.

**“OWNER”** means the person having the right to remove and dispose of aggregate in, under or upon a parcel or tract of land r, where such right cannot be conveniently determined, the legal owner of such a parcel or tract.

**“PERSON”** means a natural person, a partnership, a firm, a business, an association, a credit union, a cooperative or a Municipality.

**“PIT LOCATION”** means the parcel or tract of land from which aggregate is mined and includes a pit location specified in an Aggregate Mining and Transportation licence.

**“TRANSPORT, TRANSPORTING, OR TRANSPORTED”** means the movement of a substance from one place to another place.

**2.0 APPLICATION**

- 2.1 Unless provided to the contrary herein, this by-law applies to every person mining or transporting aggregate within the Municipality.
- 2.2 This by-law does not apply to the Municipality
- 2.3 This by-law does not apply to the Crown or a Crown Agency, except to the extent provided in paragraph 5 hereof.

### 3.0 PROHIBITIONS

3.1 No person shall mine aggregate within the Municipality unless;

- (a) such person had a valid and subsisting Aggregate and Mining and Transportation licence for the pit location from which such aggregate was mined; or
- (b) the aggregate was mined from a pit location specified in a valid and subsisting Aggregate Mining and Transportation Licence issued to a licensee other than such person and such person has provided to the licensee the information specified in paragraph 3.4 hereof.

3.2 No person shall transport aggregate within the Municipality unless;

- (a) such aggregate was mined from a pit location specified in a valid and subsisting Aggregate Mining and Transportation Licence and such person has provided to the licensee the information specified in paragraph 3.4 hereof; or
- (b) such aggregate was obtained from a pit location outside the municipality or from a pit location owned by the Crown or a Crown Agency or such person pays to the Municipality prior to transporting such aggregate the amount of fees set forth in sub-paragraphs 5.1 (b) and (c); or
- (c) such person makes arrangements satisfactory to the Municipality, prior to transporting such aggregate, for the payment of fees that would be due to the Municipality if sub-paragraphs 5.1 (b) and (c) were applicable to such person.

3.3 No owner shall allow, suffer or permit the mining or transportation of aggregate from any land of the owner unless such land is specified as a pit location in a valid and subsisting Aggregate Mining and Transportation Licence.

3.4 Where a person transports aggregate that was mined from a location specified in a valid and subsisting Aggregate Mining and Transportation Licence or from a pit location for which such Licence should have been obtained, such person shall within reasonable time provide to the Licensee or to the person who should have obtained a Licence, the following information;

- (a) his full name and mailing address
- (b) the full name and address of his employer, if any; and
- (c) the quantity of aggregate transported by him from the pit location in question; and
- (d) the route over which aggregate has been or will be transported; and
- (e) any other information necessary to calculate fees due or the party from whom they are due in accordance with sub-paragraph 5.1 (b) and (c).

### 4.0 LICENCES

4.1 Aggregate Mining and Transportation Licences shall be in the form attached hereto as Schedule "A".

4.2 Aggregate Mining and Transportation Licences shall be valid and subsisting for a period of one year, commencing January 1 and ending December 31, notwithstanding the time of issuance.

4.3 Every owner of property from which aggregate is mined or transported shall obtain an Aggregate Mining and Transportation Licence prior to allowing any mining or transportation of aggregate from their property unless the person doing the mining or transporting has a valid and subsisting Aggregate Mining and Transportation Licence.

4.4 Every person requiring an Aggregate Mining and Transportation Licence shall make application for such licence at the Municipality and shall pay to the Municipality the fee for such licence at the time of application.

4.5 The fee for an Aggregate Mining and Transportation Licence shall be \$75.00

4.6 The holder of an Aggregate Mining and Transportation Licence shall produce such licence to a designated officer of the Municipality forthwith upon demand.

**5.0 ADDITIONAL FEES**

5.1 A person required to have an Aggregate Mining and Transportation Licence shall pay fees to the Municipality as follows:

(a) a fee based on the quantity of aggregate mined in the Municipality by that person which fee shall be the lesser of the amounts calculated as follows:

- (i) ~~-\$0.28159~~ \$0.2915 per tonne; or
- (ii) ~~-\$0.450124~~ \$0.5189 per cubic metre or

(b) a fee for the maintenance, repair and restoration of any Municipal Road used to transport aggregate mined by that person which fee shall be calculated as follows:

- (i) where the aggregate is transported during the period commencing March 1<sup>st</sup>. and ending November 30<sup>th</sup>. of a year, the product obtained when the number of kilometers of municipal road over which the aggregate is transported is multiplied by the lesser of ~~\$0.06398~~ \$0.0662 per tonne or ~~\$0.11188~~ \$0.1158 per cubic metre, and
- (ii) where the aggregate is transported during the period commencing December 1 of one year and ending the last day of February of the following year, the product obtained when the number kilometers of municipal road over which the aggregate is transported multiplied by the lesser of ~~\$0.03193~~ \$0.0330 per tonne or ~~0.05610~~ \$0.0580 per cubic metre, and

(c) a fee for the shortening of the lifetime of a municipal road resulting from the transportation of aggregate mined by that person which fee shall be calculated as follows:

- (i) where the aggregate is transported during the period commencing March 1<sup>st</sup>. and ending November 30<sup>th</sup>. of a year, the product obtained when the number of kilometers of municipal road over which the aggregate is transported is multiplied by the lesser of ~~\$0.06398~~ \$0.0662 per tonne or ~~\$0.11188~~ \$0.1158 per cubic metre; and
- (ii) where the aggregate is transported during the period commencing December 1<sup>st</sup>. of one year and ending the last day of February of the following year, the product obtained when the number of kilometers of municipal road over which the aggregate is transported is multiplied by the lesser of ~~\$0.03193~~ \$0.0330 per tonne or ~~\$0.05610~~ \$0.0580 per cubic metre.

[A.M. B/L 2024-03]

5.2 Notwithstanding that this by-law may be inapplicable to a particular person mining aggregate or to a particular pit location from which aggregate is mined, all persons transporting aggregate within the municipality shall pay to the municipality as and when due, the fees set forth in sub-paragraphs 5.1 (b) and (c).

5.3 Where a person is required to have an Aggregate Mining and Transportation Licence in any part of a calendar year, such person shall provide to the municipality on or before February 25<sup>th</sup>. in the ensuing year, a complete and accurate record in the form attached hereto as Schedule “B”.

5.4 Where a person is required to have an Aggregate Mining and Transportation Licence in any part of a calendar year, such person shall maintain a complete and accurate record of all persons transporting aggregate obtained from the pit location specified in such licence, together with the amount and delivery route of such aggregate and such records shall be retained for at least six years.

5.5 Fees payable by a person required to have an Aggregate Mining and Transportation Licence in any part of a calendar year, shall be remitted in full to the Municipality on or before February 25<sup>th</sup> in the ensuing year.

6.0 AGREEMENT IN LIEU OF FEES

- 6.1 In lieu of payment of fees referred to in sub-paragraphs 5.1 (b) and (c), or either of them, the Municipality may enter into agreements with a person required by this by-law to have an Aggregate Mining and Transportation Licence.
- 6.2 Any agreement made under the authority of this paragraph shall be in conformity with Manitoba Regulation 48/97, as amended from time to time and is subject to the approval of the Council of the Municipality.

7.0 ENFORCEMENT

- 7.1 Any person who contravenes any provision of this by-law is guilty of an offence and is liable to a fine in accordance with Schedule “A” in the Compliance By-law No. 2022-10.
- 7.2 Where any person contravenes any provision of this by-law for more than one day, such person is guilty of a separate offence for each day such contravention continues.
- 7.3 Upon reasonable notice, a person required to have an Aggregate Mining and Transportation Licence in any year shall permit a designated officer of the municipality to enter upon any premises where records required under this by-law are kept, to examine such records and to make copies thereof.
- 7.4 In the event that fees due and owing under this by-law are not paid by an owner or a person acquiring aggregate from an owner as and when due, the Municipality may add the amount thereof to the real property taxes of the owner and collect such fees in the same manner as taxes or take any other remedy available to the Municipality.

8.0 BOUNDARY ROADS

- 8.1 The Municipality may enter into an agreement with a neighbouring municipality for the maintenance, repair and restoration of a boundary road if said boundary road is the route over which aggregate has been or will be transported and stated in a valid and subsisting Aggregate Mining and Transportation Licence.

9.0 COMING INTO FORCE

- 9.1 This by-law comes into force and effect on the day that it received third reading.
- 9.2 That By-law No. 2022-11 is hereby now repealed.

DONE and passed by the Council of the Rural Municipality of Whitehead in regular session assembled this 15<sup>th</sup> day of May A.D. 2023

*Originally signed*  
*T. Tuttasi*

Reeve

*Originally signed*  
*D. Carriere*

Chief Administrative Officer

Read a first time this 11<sup>th</sup> day of April A.D. 2023  
Read a second time this 11<sup>th</sup> day of April A.D. 2023  
Read a third time this 15<sup>th</sup> day of May A.D. 2023

## **Administrations Report/ Recommendation**

**Council Meeting Date: April 8, 2024**

**Agenda Item: 6.2 – Organizational Amending By-law No. 2024-02**

**Policy or by-law: Organizational Bylaw 2018-09 Section referenced: 8.0(b)**

**Recommendation:**

Administration recommends that Council give the proposed by-law 3<sup>rd</sup> Reading.

At its February 12, 2024 regular meeting, Council discussed amending the Organizational By-law to adjust to current practices. As the Deputy Reeve is now appointed semi-annually, it causes unnecessary disruptions when compared to when appointed annually.

At the March 11, 2024 regular meeting, the proposed by-law received 1<sup>st</sup> and 2<sup>nd</sup> readings without amendment. Discussion was introduced regarding amending the Council committees structure but this was considered separate from By-law 2024-02 and will return to Council in a further amending by-law in the near future.

The proposed amendment to Organizational By-law 2018-09 retains the structure of signatories as three individuals, two being from Council and one being the Chief Administrative Officer. The proposed amendment simply replaces the Deputy Reeve with a member of Council, to be appointed annually. Council may choose to appoint the Deputy Reeve in practice but would no longer be required to do so.

BEING A BY-LAW of the Rural Municipality of Whitehead to amend the Organizational By-law No. 2018-09.

WHEREAS the Council of the Rural Municipality of Whitehead in Organizational By-law No. 2018-09 regulates and controls the organizational structure the Rural Municipality of Whitehead.

AND WHEREAS it is deemed necessary and expedient to amend the by-law to clarify the signing authority structure.

NOW THEREFORE the Rural Municipality of Whitehead in regular session assembled, enacts as follows:

1. By-law No. 2018-09 is hereby amended as follows:
  - a. Section 8.0 by:
    - i. deleting the words “or the deputy head of council, and”;
    - ii. adding the following as 8(b):  
“an annually appointed member of Council, and”;
    - iii. renumbering 8(b) accordingly to 8(c).
2. This by-law shall come into full force and take effect on the day following the date of passage.

DONE AND PASSED by the Council of the Rural Municipality of Whitehead duly assembled this \_\_\_\_ day of \_\_\_\_, A.D. 2024.

Reeve

Chief Administrative Officer

Read a first time this	11 <sup>th</sup>	day of	March	A.D. 2024.
Read a second time this	11 <sup>th</sup>	day of	March	A.D. 2024.
Read a third time this		day of		A.D. 2024.

THE RURAL MUNICIPALITY OF WHITEHEAD

BY-LAW NO. 2018-09

AS AMENDED BY BY-LAW NO. 2024-02

Being a by-law to govern the organization of the Rural Municipality of Whitehead and the committees thereof.

WHEREAS section 148(1) of The Municipal Act provides that a Council must establish by by-law an organizational structure for the Municipality and review the by-law at least once during its term of office.

THEREFORE BE IT RESOLVED that the council of The Rural Municipality of Whitehead, in open meeting assembled, enacts as follows:

TITLE

1.0 This by-law may be referred to as “The Rural Municipality of Whitehead Organizational By-law.”

ROLE OF COUNCIL

2.0 Council is responsible

- a) for developing and evaluating the policies and programs of the Municipality;
- b) for ensuring that the powers, duties and functions of the Municipality are appropriately carried out; and
- c) for carrying out the powers, duties and functions expressly given to the council under this of any other Act.

GENERAL DUTIES OF MEMBERS

3.0 Each member of a council has the following duties:

- a) to consider the well-being and interests of the Municipality as a whole and to bring to the Council’s attention anything that would promote the well-being or interests of the Municipality;
- b) to participate generally in developing and evaluating the policies and programs of the Municipality;
- c) to participate in meetings of the Council and of Council Committees and other bodies to which the member is appointed by the Council;
- d) to keep in confidence a matter that is discussed at a meeting closed to the public under subsection 152(3) and that the Committee decides to keep confidential until the matter is discussed at a meeting of the Council or of a committee conducted in public;
- e) to perform any other duty or function imposed on the member by the Council or this or any other Act.

COMMITTEES & BOARD REPRESENTATIVES

4.0 The general duties of Committees shall be as follows:

- a) To report from time to time on all matters connected with the duties imposed on the Committee and to recommend such action as may be deemed necessary.
- b) To prepare and introduce to Council all such by-laws as may be necessary to give effect to the reports and recommendations that are adopted by Council.
- c) To consider and report respectively on any and all matters referred to them by Council.

- 4.1 The following committees are hereby established as the Standing Committees of council:
- a) Finance Committee
  - b) Personnel Committee
  - c) Fire Services Committee
  - d) Machinery Committee
  - e) Waste Disposal Services Committee
  - f) Drainage Committee
  - g) Asset Management Committee
- 4.2 The special duties of the Standing Committees, in addition to the aforesaid general duties shall be as follows:
- a) Finance Committee
    - 1) Oversight all accounts, expenditures and outlay all sums payable under contract before any monies are paid; and no account, claim or demand not expressly authorized to be paid by a statute, by-law or resolution of Council, shall be paid by the CAO until the same has been authorized by the Finance Committee and approved by Council.
    - 2) To annually review and recommend to Council the types, rates and conditions of payments to be made to or on behalf of members of the Council and Council Committees, as compensation and for expenses incurred while attending to municipal business, and for any other purpose relating to municipal business that the Council considers appropriate.
    - 3) Composition: 3 members of Council
    - 4) To meet monthly
  - b) Personnel Committee
    - 1) To consider salary and wage negotiations
    - 2) To consider requests for benefits
    - 3) To assist with interviewing of new employees
    - 4) To review personnel policy
    - 5) To review job descriptions
    - 6) To review and consider grievances of employees not satisfied by CAO
    - 7) Composition: 3 Councillors
    - 8) To meet quarterly
  - c) Fire Services Committee
    - 1) To consider and report on all matters relating to the Fire Department, buildings and equipment, including their acquisition, maintenance and disposal.
    - 2) Create and revise policies and procedures.
    - 3) Yearly review of policies and procedures.
    - 4) To meet with Fire Chief and CAO and recommend to council at the beginning of each year such projects, works and matters under its control as it considers essential to be carried out during the year, together with their detailed cost.
    - 5) Composition: Reeve & 2 Council members (non-Fire Department members) and the Fire Chief of the Whitehead Fire Department.
    - 6) To meet quarterly.
  - d) Machinery Committee
    - 1) In consultation with the Public Works Foreman, to consider and report on all matters relating to equipment, including their acquisition, maintenance and disposal.
    - 2) Composition: 3 members of Council
    - 3) To meet quarterly



- e) Waste Disposal Services Committee
  - 1) To consider and report on all matters relating to the operation of the waste disposal site and recycling.
  - 2) Composition: 3 members of Council
  - 3) To meet quarterly
- f) Drainage Committee
  - 1) Liaison with outside boards and entities
  - 2) Watershed District
  - 3) Working with other committees
  - 4) RM planning
  - 5) Composition: 2 members of Council
- g) Asset Management Committee
  - 1) To attend workshops, seminars and information sessions with the CAO, Finance Assistant and Public Works Foreman, and aid in development of Asset Management Plan, including categorizing municipal roads.
  - 2) Composition: 3 members of Council
  - 3) To meet at least quarterly

All Committees – To recommend to council prior to the beginning of each year such matters under its control as it considers essential to be carried out during the year, together with their detailed cost.

4.3 The Reeve is “ex-officio” a member of all those Committees as set forth in Section 4.1 of this by-law with the privilege of voting thereon.

4.4 Members of Council and/or resident electors shall be appointed to represent the Municipality on Local and Regional Boards as council authorizes.

The general duties of the Board representatives shall be as follows:

- a) To report from time to time on all matters connected with the duties imposed on the Board and to recommend such action as may be deemed necessary.
- b) To prepare and introduce to Council all such by-laws as may be necessary to give effect to the reports and recommendations that are adopted by Council.
- c) To consider and report respectively on any and all matters referred to them by Council.
- d) To recommend to Council at the beginning of each year the funding requirements of the Board essential for the operation of the Board and the commitments of the Board.

4.5 Members of Council of the Municipality may be appointed to the local and regional boards as follows:

- a) Whitehead Elton Regional Water Cooperative – Reeve and 1 member of Council
- b) Southwest Weed District – 2 members of Council
- c) Souris Valley Rec Commission – 1 members of Council
- d) Souris Vet Board – 1 member of Council
- e) Planning District – Reeve and 1 member of Council
- f) Watershed District – 2 members of Council
- g) Assiniboine River Basin Initiative – 1 member of Council
- h) Southwest Flood Strategy – 1 member of Council

- 4.6 At the organizational Council meeting in each year, the Council must consider the recommendations for appointments to Standing Committees and other bodies of council submitted by the head of council. All appointments to Standing Committees and other bodies of council, including naming of a chairperson, must be approved by resolution of council.
- 4.7 Regular meetings of the Standing Committees may be held as determined by each Standing Committee, or as indicated otherwise in this by-law.
- 4.8 Special meeting of the Standing Committees may be called by the chairperson or by two members of the committee in the same manner as provided in The Rural Municipality of Whitehead Procedures By-law.
- 4.9 Any member of council not a member of a committee has the right to attend committee meetings but shall not be allowed to vote. With the permission of the majority of the members of the committee, a visiting member of council may be allowed to take part in any discussions.
- 4.10 A special committee of council may be appointed by resolution of council at any time specifying the business to be dealt with by the committee.
- 4.11 An appointment to any committee of council may be repealed only by a resolution of the council.

#### **HEAD OF COUNCIL**

- 5.0 The head of council for The Rural Municipality of Whitehead is to have the title of Reeve.
- 5.1 At the organizational meeting of council in each year, council must by resolution, appoint a councillor as Deputy Reeve, who shall act in place of the Reeve when the Reeve is unable to carry out the powers, duties and functions of the Reeve.
- 5.2 In addition to performing the duties of a member of a council, the Reeve has a duty
- a) to preside when in attendance at a council meeting, except where the procedures by-law or this or any other Act otherwise provides;
  - b) to provide leadership and direction to the council; and
  - c) to perform any other duty or function assigned to a Reeve or by this or any other Act.

#### **YOUTH MEMBER**

- 6.0 The council of The Rural Municipality of Whitehead, may, by resolution, appoint a person with the title “youth member” to sit with the council and to participate in council deliberations.
- 6.1 A youth member must be less than 18 years of age or enrolled as a full-time student at Brandon, Southwest Horizon or Fort La Bosse School Division and must be a resident of The Rural Municipality of Whitehead.
- 6.2 A youth member is not permitted to move or second any resolution nor is the youth member counted for the purpose of deciding a vote of the council. A youth member is not allowed to participate in committee of the whole deliberations that are closed to the public.
- 6.3 The term of office for a youth member is to be established with the appointment but shall not exceed 1 year.

**BOARD OF REVISION**

- 7.1 At the organizational council meeting in each year, council shall by resolution appoint a Board of Revision to hear assessment appeals during the following 12 months.
- 7.2 The Board of Revision shall consist of the Council of the Rural Municipality of Whitehead. The Council shall appoint the Reeve to serve as presiding officer of the Board.

**SIGNING AUTHORITY**

- 8.0 Agreements and cheques and other negotiable instruments must be signed or authorized by
  - a) the head of Council, ~~or the deputy head of council, and~~
  - b) an annually appointed member of Council, and
  - c) the chief administrative officer.

[A.M. B/L 2024-02]

By-law No. 2108 is hereby repealed.

DONE AND PASSED by a by-law of the Rural Municipality of Whitehead in the Province of Manitoba this 11<sup>th</sup> day of March, 2019.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

Read a first time this 11<sup>th</sup> day of February A.D. 2019.  
Read a second time this 11<sup>th</sup> day of March A.D. 2019.  
Read a third time this 11<sup>th</sup> day of March A.D. 2019.

BY-LAW NO. 2024-05

BEING A BY-LAW of the Rural Municipality of Whitehead to Levy Taxes for the Year 2024;

WHEREAS subsection 304 (1) of the Municipal Act requires that no later than May 15 of each year, after adopting its operating budget for the year, a council must by by-law;

- (a) set a rate or rates of tax sufficient to raise
  - (i) the revenue to be raised by property taxes as set out in the operating budget, and
  - (ii) the revenue to be raised in the year to pay for a local improvement or special service and to pay the requisitions payable by the municipality;
- (b) impose taxes
  - (i) in accordance with the tax rate or rates set under clause (a) on the portioned value of each assessable property in the municipality that is liable under The Municipal Assessment Act to that tax, and
  - (ii) where the tax is in respect of a local improvement or special service, in accordance with the local improvement or special services by-laws, and
- (c) set a due date for payment of the taxes.

AND WHEREAS subsection 344 of The Municipal Act provides that a council may by by-law allow a discount, subject to any limitation prescribed by the minister by regulation, for the prepayment of taxes on or before a date specified in the by-law.

AND WHEREAS subsection 346 (2) of The Municipal Act provides that a council may by by-law

- (a) set a rate, subject to any limitation prescribed by the minister by regulation, at which penalties may be imposed in respect of tax arrears, and
- (b) impose penalties at that rate.

AND WHEREAS the Council of The Rural Municipality of Whitehead has made estimates of all sums required by the corporation for the year 2024, which estimates are attached hereto as Schedule "A" and form part of this By-law;

AND WHEREAS it is necessary by by-law or by-laws to levy a rate or rates of so much on the dollar upon the assessed value of all rateable property liable therefore in the Municipality as the Council deems sufficient to raise the sums required for the lawful purposes of the corporation as shown by the said estimates;

AND WHEREAS the assessed value of the whole rateable property within The Rural Municipality of Whitehead according to the latest revised assessment roll is \$158,974,750.00;

AND WHEREAS it is necessary to fix the rates of taxation for the purposes aforesaid and the time for the payment of all rates and taxes so fixed and levied;

NOW THEREFORE the Council of the Rural Municipality of Whitehead, in open council assembled, enacts as follows:

## **ESTIMATES**

1. THAT the financial plan of the Council of the Rural Municipality of Whitehead of all sums required for the lawful purposes of the corporation for the year 2024 as set forth in Schedule “A” hereto attached and identified by the signatures of the Reeve of Council and the Chief Administrative Officer, are hereby approved and adopted.

## **REQUISITION PURPOSES**

2. THAT the following respective rates of so much on the dollar be and are hereby levied for the year 2024 upon the assessed value of all the rateable property in the Municipality respectively liable therefore according to the latest revised assessment roll of general and personal property thereof, to raise the sum required for the uncontrollable purposes of the corporation, which said rates, assessed values and sums required are set out in Schedule “A”, viz.:
  - a) The following respective foundation rates of so many mills on the dollar, levied under Section 184 of “The Public Schools Act”, shown in Schedule “A” viz.:  
Commercial and Other – 8.129 mills on the dollar
  - b) The following respective rates of so many mills on the dollar, levied under Section 188 of “The Public Schools Act” as shown on Schedule “A” viz.:  
Brandon School Division # 40– 14.148 mills on the dollar  
Fort La Bosse School Division # 41– 7.776 mills on the dollar  
Southwest Horizon School Division # 43– 10.468 mills on the dollarto provide for payment of Special School District Levies

## **CONTROLLABLE PURPOSES**

3.
  - a) THAT a general rate of 4.894 mills on the dollar be and is hereby levied for the year 2024 upon the assessed value of all the rateable property in the Municipality liable therefore (At Large Levy), AND a general rate of 5.586 mills on the dollar be and is hereby levied for the year 2024 upon the assessed value of all the rateable rural property in the Municipality liable therefore (Rural Levy) according to the latest revised general and personal property assessment rolls thereof to provide for the payment of the amount estimated as required for the general controllable purposes of the corporation
  - b) A general rate of 1.447 mills on the dollar sufficient to raise \$230,000.00 to provide for an Annual Levy for a Replacement Reserve Fund - By-law 2181
  - c) A general rate of 0.504 mills on the dollar sufficient to raise \$80,000.00 to provide for an Annual Levy for a Fire Equipment Reserve Fund – By-law 2111
  - d) A general rate of 0.472 mills on the dollar sufficient to raise \$75,000.00 to provide for an Annual Levy for a General Reserve Fund – By-law 2171
  - e) A general rate of 0.346 mills on the dollar sufficient to raise \$55,000 to provide for an Annual Levy for a Waste Disposal Site Reserve Fund – By-law 2018-04
  - f) A general rate of 0.063 mills on the dollar sufficient to raise \$10,000 to provide for an Annual Levy for an Emergency Measures Reserve Fund – By-law 2022-02
  - g) A general rate of 0.063 mills on the dollar sufficient to raise \$10,000 to provide for an Annual Levy for a Recreation Reserve Fund – By-law 2022-03
  - h) A special rate of 4.937 mills on the dollar of assessment of all properties in Local Urban District of Alexander, # 857 to provide for the payment of the amount estimated as required for the purposes of the Local Urban District
  - i) A special rate of 1.665 mills on the dollar of assessment as well as a per parcel levy of properties as per By-law 2117 in Local Urban District of Alexander, to raise \$78,772.17 to provide for a Water and Sewer

- j) A special rate per parcel as per By-law 2136 to raise \$80,357.13 to provide for Rural Water
- k) A special rate per parcel as per By-law 2152 to raise \$34,372.11 to provide for Rural Water
- l) A special rate per parcel as per By-law 2174 to raise \$11,507.88 to provide for Rural Water
- m) A special rate per parcel as per By-law 2177 to raise \$25,462.61 to provide for Rural Water
- n) A special rate per parcel as per By-law 2018-02 to raise \$35,488.09 to provide for Rural Water

**PAYMENT OF TAXES**

- 4. THAT all taxes and rates imposed and levied in The Rural Municipality of Whitehead for the year 2024 shall be deemed to have been imposed as of January 1, 2024 and shall be due and payable at par during the month of October, A.D., 2024, and further that a penalty rate on all arrears of taxes shown on the Tax Roll after October 31, 2024, shall be set at the rate of 1.25% per month on the first day of each month until paid or the land sold for arrears of taxes and costs

DONE AND PASSED by the Council of the Rural Municipality of Whitehead this xx<sup>th</sup> day of April A.D. 2024

\_\_\_\_\_  
REEVE

\_\_\_\_\_  
Chief Administrative Officer

Read a first time this 8<sup>th</sup> day of April A.D. 2024  
Read a second time this xx<sup>th</sup> day of April A.D. 2024  
Read a third time this xx<sup>th</sup> day of April A.D. 2024

GENERAL OPERATING FUND  
BUDGETED REVENUE AND EXPENDITURE  
  
RURAL MUNICIPALITY OF WHITEHEAD  
FOR THE YEAR 2024

REVENUE

	Last Year Budgeted	Last Year Actual	This Year Budgeted	Next Year Budgeted
Tax Levy - Page 8	4,264,504.57	4,264,504.57	4,491,145.82	4,200,000.00
Grants in Lieu of Taxes - Page 8	147,572.39	147,572.39	152,625.20	149,000.00
Sub-total	4,412,076.96	4,412,076.96	4,643,771.02	4,349,000.00
Requisitions (deduct) - Page 8	2,186,460.00	2,186,460.00	2,256,744.00	2,200,000.00
Net Municipal Taxes and Grants in Lieu of Taxes	2,226,156.68	2,226,156.68	2,387,597.67	2,190,000.00
Other Revenue - Page 2	465,526.50	818,152.64	478,549.50	368,539.00
Transfers from Accumulated Surplus and Reserves - Page 2	37,654.52	37,654.52	33,469.19	37,654.52
Page 2				
Total Revenue	2,729,337.70	3,081,963.84	2,899,616.36	2,596,193.52

EXPENDITURE

General Government Services	528,850.00	516,808.32	576,300.00	577,600.00
Protective Services	136,400.00	132,425.47	138,900.00	135,500.00
Transportation Services	894,200.00	876,479.25	958,730.00	974,000.00
Environmental Health Services	107,900.00	132,441.43	123,000.00	127,000.00
Public Health and Welfare Services	15,140.00	9,999.46	17,140.00	17,140.00
Environmental Development Services	8,000.00	1,370.00	8,000.00	8,000.00
Economic Development Services	103,150.00	98,940.84	103,300.00	103,500.00
Recreation and Cultural Services	47,500.00	87,606.08	59,580.00	50,950.00
Fiscal Services	362,358.34	362,648.34	354,137.25	356,104.55
Transfers - Deferred Surplus - Page 9				
- Reserves - Page 5	525,016.00	739,249.25	560,016.00	379,389.00
Total Basic Expenditure	2,728,514.34	2,957,968.44	2,899,103.25	2,729,183.55
Allowance For Tax Assets - Page 8	823.36	823.36	513.11	-132,990.03
Total Expenditure	2,729,337.70	2,958,791.80	2,899,616.36	2,596,193.52
Net Operating Surplus (Deficit)		123,172.04		

Departmental Use Only	Adopted by Resolution of Council
	<div>(Head of Council)</div>
	<div>, 2024</div> <div>(Chief Administrative Officer)</div>

GENERAL OPERATING FUND  
BUDGETED REVENUE AND TRANSFERS  
  
RURAL MUNICIPALITY OF WHITEHEAD  
FOR THE YEAR 2024

		Last Year Budgeted	Last Year Actual	This Year Budgeted	Next Year Budgeted
Other Revenue					
Taxes Added		10,000.00	5,414.00	5,000.00	5,000.00
Licenses	- Animal		150.00		
	- Business	500.00	2,825.00	500.00	500.00
Permits	- Building	1,000.00	1,415.00	1,000.00	1,000.00
	- Variation / Conditional Use	3,000.00	7,700.00	5,600.00	5,000.00
	- Cemetery	1,600.00	1,600.00	4,000.00	1,000.00
Fines		2,000.00	1,484.00	1,000.00	1,000.00
Sales of Service	- General Government				
	- Protective: Fire & Rescue	25,000.00	73,307.00	25,000.00	25,000.00
	- Transportation	4,000.00	7,353.00	6,000.00	6,000.00
	- Municipal Wells	1,000.00	1,575.00	0.00	0.00
	- Public Health and Welfare	30,000.00	29,090.00	30,000.00	30,000.00
	- Environmental Development				
	- Economic Development				
Sales of Goods		1,000.00	1,334.00	500.00	500.00
Returns from Investments		25,000.00	95,729.00	35,000.00	25,000.00
Tax and Redemption Penalties		28,000.00	30,763.00	28,000.00	28,000.00
Tax Certificate Revenue		3,500.00	3,290.00	3,000.00	3,000.00
<u>Unconditional Grants/Transfers</u>					
	Municipal Operating Grant	200,000.00	207,675.00	200,000.00	200,000.00
<u>Conditional Grants/Transfers (page 9)</u>					
	Federal Gas Tax Funding	97,516.00	97,516.00	97,516.00	97,516.00
	Prov of MB - Kemnay Hall Accessibility		21,417.00	1,000.00	
	Prov of MB - Green Team Grant		0.00		
	Prov of MB - Military Memorial Conservation Grant (2022/3)	1,010.50	0.00	1,010.50	0.00
	Prov of MB - Grazing Leases	1,000.00	1,005.00	1,000.00	1,000.00
	Prov of MB - RSIF (one time)		128,730.86		
<u>Other Income</u>	Admin Fees (Tax Sale/Utility Transfer)	1,000.00	1,575.00	1,500.00	1,500.00
	Pasture Lease	28,400.00	28,400.00	28,400.00	28,400.00
	Rebates	1,000.00	6,750.13	3,523.00	3,000.00
	Insurance Claim (Kemnay Hall)		16,552.26		
	DFA Reimbursement 2022		45,502.39		
Total Other Revenue - Page 1		465,526.50	818,152.64	478,549.50	368,539.00
Transfers From					
	- Accumulated Surplus				
	-Reserves -Page 13	0.00		0.00	
Total Transfers - Page 1		37,654.52	37,654.52	33,469.19	0.00
TOTAL OTHER REVENUE AND TRANSFERS - PAGE 8		465,526.50	818,152.64	478,549.50	368,539.00



BUDGETED EXPENDITURE					
RURAL MUNICIPALITY OF WHITEHEAD					
FOR THE YEAR 2024					
		Last Year	Last Year	This Year	Next Year
		Budgeted	Actual	Budgeted	Budgeted
GENERAL GOVERNMENT SERVICES					
1100	Legislative	80,000.00	77,494.37	83,000.00	83,000.00
1200	General Administrative				
1212	Chief Administrative Officer and Staff	217,850.00	205,787.68	214,000.00	220,000.00
1215	Office	80,750.00	86,242.39	94,500.00	95,000.00
1216	Legal	20,000.00	35,595.46	50,000.00	40,000.00
1217	Audit	17,500.00	18,056.25	18,200.00	19,000.00
1218	Assessment	36,000.00	36,326.50	37,500.00	37,500.00
1240	Taxation	10,000.00	11,520.25	4,500.00	5,000.00
1300	Other General Government				
1310	Elections	5,000.00	200.00	5,500.00	5,000.00
1320	Conventions	28,500.00	14,408.62	27,000.00	27,000.00
1330	Damage Claims and Liability Insurance	27,000.00	24,930.25	27,000.00	28,000.00
1350	Grants	1,000.00	1,000.00	1,000.00	1,000.00
1360	Other General Government-Sundry	2,500.00	2,100.00	2,100.00	2,100.00
	Asset Management / Strategic Plan	2,750.00	15,550.00	12,000.00	15,000.00
SUB-TOTAL GENERAL GOVERNMENT SERVICES		528,850.00	529,211.77	576,300.00	577,600.00
1991	Recoveries (deduct) - Utility		-12,403.45	-16,335.00	-20,000.00
1992	- Capital				
TOTAL GOVERNMENT SERVICES - TO PAGE 1		528,850.00	516,808.32	559,965.00	557,600.00
PROTECTIVE SERVICES					
2100	Police/By-law Enforcement	7,200.00	7,800.00	10,800.00	10,800.00
2400	Fire	91,700.00	96,188.17	93,600.00	93,600.00
2500	Emergency Measures				
2510	Emergency Measures Organization	13,000.00	5,467.30	10,000.00	10,000.00
2520	Flood Control	20,000.00	20,000.00	20,000.00	20,000.00
2550	Other - E911				
2600	Other Protection				
2621	Building Inspection	4,000.00	2,970.00	4,000.00	4,000.00
2622	Electrical Inspection				
2623	Plumbing Inspection				
2626	Other Safety Inspections				
2630	License Inspection				
2640	Animal and Pest Control	500.00		500.00	500.00
2650	Other - Traffic Services				
TOTAL PROTECTIVE SERVICES - TO PAGE 1		136,400.00	132,425.47	138,900.00	135,500.00
TRANSPORTATION SERVICES					
Road Transport					
Administration					
32110	Road Commissioners' Fees and Mileage				
32200	Engineering				
Roads and Streets					
Unallocated Costs - Equipment Operators' Wages and Benefits					
32301		265,000.00	224,543.72	208,000.00	218,000.00
32302	- Equipment Fuel	100,000.00	78,639.43	110,000.00	110,000.00
32303	- Equipment Repairs and Maintenance	55,000.00	63,832.37	64,680.00	65,000.00
32304	- Equipment Insurance and Registration	17,500.00	15,523.21	17,500.00	17,500.00
32305	- Workshop and Yard Operations	39,700.00	42,598.05	54,800.00	55,000.00
250100110	- Equipment Purchase	0.00	0.00	0.00	0.00
32700	- Signs	5,000.00	5,635.06	7,500.00	7,500.00
32311	Road Maintenance - Labour	195,000.00	207,207.25	230,250.00	235,000.00
32312	- Materials	111,000.00	113,403.53	133,000.00	133,000.00
32313	- Rentals / Lease				
	- Other	9,500.00		2,000.00	2,000.00
Transportation Services Sub-Total Forward to Page 4		797,700.00	751,382.62	827,730.00	843,000.00

BUDGETED EXPENDITURE					
RURAL MUNICIPALITY OF WHITEHEAD FOR THE YEAR 2024					
		Last Year Budgeted	Last Year Actual	This Year Budgeted	Next Year Budgeted
Transportation Services Sub-Total Forward from Page 3		797,700.00	751,382.62	827,730.00	843,000.00
32321	Road Re-Construction - Labour	20,000.00	20,000.00	32,400.00	32,400.00
32322	- Materials				
32323	- Rentals				
	- _____				
32330	Sidewalks and Boulevards				
32340	Ditches and Road Drainage	30,000.00	56,040.65	40,000.00	40,000.00
	Culverts	30,000.00	30,000.00	40,000.00	40,000.00
32371	Snow and Ice Removal - Labour				
32372	- Materials				
32373	- Rentals				
	- _____				
32400	Bridges				
32500	Street Lighting	4,000.00	6,282.48	4,000.00	4,000.00
32600	Traffic Services	12,500.00	12,773.50	14,600.00	14,600.00
32900	Other Road Transport				
	Other Transportation Services				
	- _____				
TOTAL TRANSPORTATION SERVICES - TO PAGE 1		894,200.00	876,479.25	958,730.00	974,000.00
ENVIRONMENTAL HEALTH SERVICES					
Garbage and Waste Collection					
4320	Garbage Collection				
4330	Nuisance Grounds	105,900.00	130,402.63	121,000.00	125,000.00
Other Environmental Health					
4480	Gravel Pit		1,363.34	1,000.00	1,000.00
	Municipal Wells	2,000.00	675.46	1,000.00	1,000.00
TOTAL ENVIRONMENTAL HEALTH SERV. - TO PAGE 1		107,900.00	132,441.43	123,000.00	127,000.00
PUBLIC HEALTH AND WELFARE SERVICES					
Public Health					
5110	Health Unit				
5160	Cemeteries	10,000.00	6,209.40	12,000.00	12,000.00
	Cenotaph	0.00	1,150.48	0.00	0.00
	Accessibility Act	2,500.00	0.00	2,500.00	2,500.00
Medical Care					
5220	Medical Officer				
	Other _____				
Hospital Care					
5370	Hospital Care				
	Other _____ HOSPITAL BOARD				
Social Welfare					
5410	Administration				
5420	Social Welfare Assistance	2,640.00	2,639.58	2,640.00	2,640.00
5430	Social Welfare Services				
	Other - Prarie Mtn Health - Cap Contribution	0.00	0.00	0.00	0.00
TOTAL PUBLIC HEALTH & WELFARE SERV.-TO PAGE 1		15,140.00	9,999.46	17,140.00	17,140.00
ENVIROMENTAL DEVELOPMENT SERVICES					
6100	Planning and Zoning	8,000.00	1,370.00	8,000.00	8,000.00
Community Development					
6220	General Land Assembly				
6230	Urban Renewal				
6240	Beautification and Land Rehabilitation				
6241	Urban Area Weed Control				
	Other _____				
	_____				
TOTAL ENVIROMENTAL DEVELOPMENT SERV. - TO PAGE 1		8,000.00	1,370.00	8,000.00	8,000.00

BUDGETED EXPENDITURE

RURAL MUNICIPALITY OF WHITEHEAD

FOR THE YEAR 2024

ECONOMIC DEVELOPMENT SERVICES

		Last Year Budgeted	Last Year Actual	This Year Budgeted	Next Year Budgeted
7120	Agriculture				
7121	Destruction of Pests		-		
7122	Protective Inspections				
7123	Weed Control (SW Weed District)	90,000.00	86,112.07	90,000.00	90,000.00
7124	Drainage of Land				
7125	Veterinary Services	2,150.00	2,146.82	2,300.00	2,500.00
7130	Water Resources and Conservation	11,000.00	10,681.95	11,000.00	11,000.00
	_____				
	_____				
7200	Regional Development				
7300	Industrial Development				
7400	Other Economic Development				
	_____				
	_____				
TOTAL ECONOMIC DEVELOPMENT SERVICES - TO PAGE 1		103,150.00	98,940.84	103,300.00	103,500.00

RECREATION AND CULTURAL SERVICES

8110	Recreation				
	Community Centers and Halls	25,500.00	64,656.36	23,900.00	25,000.00
	Swimming Pools and Beaches				
	Golf Courses				
580300140	Skating Rinks and Arenas	11,500.00	11,377.67	11,730.00	12,000.00
	Parks and Playgrounds			10,000.00	
	Other Recreational Facilities				
580200100	Souris Valley Rec Commission	10,500.00	10,572.05	10,750.00	10,750.00
580400190	Other Cultural Events		1,000.00	3,200.00	3,200.00
	_____				
8240	Museums				
8250	Libraries				
8280	Other Cultural Facilities				
	_____				
	_____				
	_____				
TOTAL RECREATION & CULTURAL SERV. - TO PAGE 1		47,500.00	87,606.08	59,580.00	50,950.00

FISCAL SERVICES

9111	L.U.D. of _____ ALEXANDER -- Page 7	51,753.79	51,753.79	54,718.03	52,500.00
9112	L.U.D. of _____ -- Page 7				
9113	L.U.D. of _____ -- Page 7				
9114	L.U.D. of _____ -- Page 7				
9320	Transfer to Capital - Page 13	0.00		0.00	
9330	Transfer to Utility - Page 6	265,950.03	265,950.03	265,950.03	265,950.03
9410	Debenture Debt Charges - Page 11	37,654.52	37,654.52	33,469.19	37,654.52
9420	Other Long-term debt charges -- Page 12				
590700720	Tax discount and short-term loan interest	7,000.00	7,290.00	0.00	0.00
9440	Other Debt Charges				
	Other Fiscal Services				
	_____				
	_____				
TOTAL FISCAL SERVICES - TO PAGE 1		362,358.34	362,648.34	354,137.25	356,104.55

TRANSFERS

9900	General Reserve	70,000.00	198,730.86	75,000.00	75,000.00
	Emergency Measures Reserve	10,000.00	55,502.39	10,000.00	10,000.00
	Recreational Reserve	10,000.00	10,000.00	10,000.00	10,000.00
9911	Replacement Reserve	210,000.00	210,000.00	230,000.00	210,000.00
9912	Labour Reserve	2,500.00	2,500.00	2,500.00	2,500.00
9913	Federal Gas Tax	97,516.00	97,516.00	97,516.00	97,516.00
	Fire Equipment Capital	75,000.00	115,000.00	80,000.00	80,000.00
	Waste Disposal Site Reserve	50,000.00	50,000.00	55,000.00	55,000.00
TOTAL TRANSFERS - TO PAGE 1		525,016.00	739,249.25	560,016.00	540,016.00

UTILITY OPERATING FUND BUDGETED REVENUE AND EXPENDITURE						
RURAL MUNICIPALITY OF WHITEHEAD FOR THE YEAR 2024						
REVENUE						
		Last Year Budgeted	Last Year Actual	This Year Budgeted	Next Year Budgeted	
750-100-100	WATER CONSUMER	- Residential	243,700.00	242,686.42	260,000.00	250,000.00
750-100-105	SALES	- Commercial and Bulk	5,000.00	3,727.00	5,000.00	5,000.00
		- Industrial				
		- Federal and Provincial				
		- Municipal and Schools				
310	SEWER SERVICE	- Residential				
	CHARGES	- Commercial				
320	Discounts, Refunds and Cancellations					
	Net Consumer Revenue - Sub Total		248,700.00	246,413.42	265,000.00	255,000.00
330	Penalties		2,000.00	2,796.06	2,500.00	2,000.00
340	Hydrant Rentals		1,600.00	1,600.00	1,600.00	1,600.00
350	Installation Service					
360	Connection Revenue - Net		30,000.00	20,000.00	25,000.00	25,000.00
370	Provincial Grants					
750-101-100	Other Revenue	- Lagoon Fees	2,000.00	1,884.37	2,000.00	2,000.00
750-200-100	Investment Income		1,000.00	2,323.63	2,000.00	2,000.00
750-100-115	Transfer from Revenue Fund - Page 5		265,950.03	265,950.03	265,950.03	265,950.03
396	Transfer from Reserves - Utility - Page 13		0.00	3,641.86	0.00	0.00
397	Transfer from Accumulated Surplus					
	TOTAL REVENUE		551,250.03	544,609.37	564,050.03	553,550.03
EXPENDITURE						
WATER SUPPLY						
760-200-100	Administration		10,000.00	12,403.45	16,335.00	20,000.00
760-400-110	Customer Billings and Collections		2,000.00	869.74		
760-100-120	Purification and Treatment		4,500.00	12,470.31	15,000.00	15,000.00
760-200-130	Water Purchases		230,000.00	235,361.32	235,000.00	240,000.00
760-300-120	Service of Supply		2,800.00	2,949.91	3,100.00	3,200.00
760-400-150	Transmissions and Distribution			883.34		
760-400-160	Other Water Supply Costs		18,000.00	5,021.65	10,665.00	18,000.00
760-205-100	Other Costs - Water Connections		15,000.00	13,500.00	15,000.00	15,000.00
	TOTAL		282,300.00	283,459.72	295,100.00	311,200.00
420	SEWAGE COLLECTION AND DISPOSAL					
421	Administration					
770-400-100	Sewage Collection System		3,000.00	2,500.00	3,000.00	3,000.00
423	Sewage Lift Station					
424	Sewage Treatment and Disposal					
425	Other Sewage Collection and Disposal Costs					
426	Connections - Net Loss					
	TOTAL		3,000.00	2,500.00	3,000.00	3,000.00
430	TRANSFER TO CAPITAL - Page 13					
440	TRANSFERS TO RESERVES					
441	_____ B/L _____					
442	_____ B/L _____					
	TOTAL					
450	DEBENTURE DEBT CHARGES - Page 12		265,950.03	265,950.03	265,950.03	265,950.03
460	OTHER LONG-TERM DEBT CHARGES - Page 12					
470	TRANSFERS					
471	Deferred Surplus re Deficit, 19____ - Page 9					
472	Deferred Surplus re By-Law Obligation					
473	Transfer to General Reserve - Utility		0.00	0.00	0.00	0.00
	TOTAL		0.00	0.00	0.00	0.00
	TOTAL EXPENDITURE		551,250.03	551,909.75	564,050.03	580,150.03
	NET OPERATING SURPLUS (DEFICIT)		0.00	-7,300.38	0.00	

BUDGETED REVENUE AND EXPENDITURE

L.U.D. OF ALEXANDER  
RURAL MUNICIPALITY OF WHITEHEAD  
FOR THE YEAR 2024

EXPENDITURE

	Last Year Budgeted	Last Year Actual	This Year Budgeted	Next Year Budgeted
General Government Services				
Legislative (Indemnities)	6,500.00	6,730.00	7,150.00	7,150.00
Elections/Administration	1,000.00	0.00	1,000.00	1,000.00
Total General Government Services	7,500.00	6,730.00	8,150.00	8,150.00
Transportation Services				
Roads and Streets (Gravel, Sanding, Large Projects)	40,000.00	22,560.56	40,000.00	38,000.00
Sidewalks and Boulevards	0.00	0.00	0.00	0.00
Ditches and Road Drainage	2,000.00	0.00	2,000.00	2,000.00
Street Cleaning				
Snow/Ice Removal, Grading	25,000.00	14,940.00	24,000.00	25,000.00
Street Lighting	9,500.00	8,736.04	9,500.00	10,500.00
Other _____ Flasher Contract	4,500.00	3,822.50	5,000.00	5,000.00
Total Transportation Services	81,000.00	50,059.10	80,500.00	80,500.00
Environmental Health Services				
Unsightly Properties	10,000.00	2,501.24	4,000.00	5,000.00
Hall - Maintance & Renovations	2,500.00	971.10	0.00	0.00
Hydrant Rentals	0.00	0.00	0.00	0.00
Total Environmental Health Services	12,500.00	3,472.34	4,000.00	5,000.00
Environmental Development Services				
Grass Cutting / Repairs	10,000.00	10,000.00	10,000.00	10,000.00
Mower Reserve	2,500.00	2,500.00	2,500.00	2,500.00
Repairs/Insurance		1,108.26	1,500.00	1,500.00
Fire Hydrant Rentals		0.00	2,400.00	2,400.00
Total Environmental Development Services	12,500.00	13,608.26	16,400.00	16,400.00
Recreation and Cultural Services				
L.U.D. Beautification	3,000.00	2,013.52	2,500.00	1,000.00
Fireworks			500.00	500.00
Lights at Ball Diamond			2,000.00	2,000.00
LED Sign				4,500.00
Total Recreation and Cultural Services	3,000.00	2,013.52	5,000.00	8,000.00
Transfers				
Deferred Surplus				
Capital Fund				
Transfers				
Total Transfers				
Total Operating Expenditure	116,500.00	75,883.22	114,050.00	118,050.00

REVENUE

Unexpended - Prior Years' Levies	39,096.21	39,096.21	36,431.97	0.00
L.U.D. Revenues				
__ Dog Licences		185.00		
Added Taxes	2,500.00	-808.27	500.00	2,500.00
__ Hall Rentals	750.00	2,049.41	0.00	500.00
__ Misc	0.00	139.05	0.00	0.00
TOTAL	42,346.21	40,661.40	36,931.97	3,000.00
Amount required from Municipality - Page 5	74,153.79		77,118.03	115,050.00
Municipal Revenues Allocated to L.U.D.				
Municipal Operating Grant	19,900.00	19,900.00	19,900.00	19,900.00
Green Team Grant	2,500.00	0.00	2,500.00	2,500.00
Tax Levy (Last Year Actual)		51,753.79		
Total Operating Revenue	116,500.00	112,315.19	114,050.00	118,050.00
Expenditure Under (Over) Revenue		36,431.97		
Net Requirement - to be raised by Taxation	51,753.79		54,718.03	
Assessment (Taxable and Grants)	10,955,910		11,083,520	
Mill Rate	4.724		4.937	
L.U.D.	MUNICIPALITY			
	_____ Reeve			
_____ LUD Chair	_____ Chief Administrative Officer			

RURAL MUNICIPALITY OF WHITEHEAD FOR THE YEAR 2024												
Education Requestion Taxes:	Assessments				Expenditures			M/R Frt	Revenues			
	Taxable	Otherwise	Grants	Total	Basic	Allowance Tax Assets	Total		Tax Levy	Grants in Lieu of Taxes	Other Revenues and Transfers	Total
ESL (Foundation - Other)	9,033,690.00		4,293,550.00	13,327,240.00	108,330.00	7.13	108,337.13	8.129	73,434.87	34,902.27		108,337.13
Special SD# 40	130,117,090.00	41,930.00	3,894,180.00	134,053,200.00	1,896,577.00	7.67	1,896,584.67	14.148	1,840,896.59	55,094.86	593.23	1,896,584.67
Special SD# 41	3,081,010.00		437,910.00	3,518,920.00	27,363.00	0.12	27,363.12	7.776	23,957.93	3,405.19		27,363.12
Special SD# 43	21,444,560.00			21,444,560.00	224,474.00	7.65	224,481.65	10.468	224,481.65			224,481.65
Total Education	163,676,350.00	41,930.00	8,625,640.00	172,343,920.00	2,256,744.00	22.58	2,256,766.58		2,162,771.04	93,402.31	593.23	2,256,766.58
page 1												
Local Urban Districts												
L.U.D. Alexander #857	11,083,520.00			11,083,520.00	54,718.03	1.31	54,719.34	4.937	54,719.34			54,719.34
Debenture Debt Charges:												
L.I.D. No.1Water/Sewer	11,252,650.00		727,850.00	11,980,500.00	19,937.57	9.96	19,947.53	1.665	18,735.66	1,211.87		19,947.53
L.I.D. No.1Water/Sewer					58,824.64		58,824.64	pp/frt	58,824.64			58,824.64
WTP/Rural Bylaw2136A					80,357.13		80,357.13	pp	80,357.13			80,357.13
Rural Water Bylaw 2152					34,372.11		34,372.11	pp	34,372.11			34,372.11
Kemville Bylaw 2174					11,507.88		11,507.88	pp	11,507.88			11,507.88
Rural Water Bylaw 2177					25,462.61		25,462.61	pp	25,462.61			25,462.61
Rural Water Bylaw 2018-02					35,488.09		35,488.09	pp	35,488.09			35,488.09
Fire Truck Bylaw 2170					33,469.19		33,469.19				33,469.19	33,469.19
Deferred Surplus												
General												
Utility												
Reserve Funds												
Fire Equipment Replace	154,642,660.00		4,332,090.00	158,974,750.00	80,000.00	123.27	80,123.27	0.504	77,939.90	2,183.37		80,123.27
Machinery Replacement	154,642,660.00		4,332,090.00	158,974,750.00	230,000.00	36.46	230,036.46	1.447	223,767.93	6,268.53		230,036.46
Waste Disposal Site Reserve	154,642,660.00		4,332,090.00	158,974,750.00	55,000.00	5.26	55,005.26	0.346	53,506.36	1,498.90		55,005.26
Labour Reserve	154,642,660.00		4,332,090.00	158,974,750.00	2,500.00	43.60	2,543.60	0.016	2,474.28	69.31		2,543.60
General Reserve	154,642,660.00		4,332,090.00	158,974,750.00	75,000.00	36.08	75,036.08	0.472	72,991.34	2,044.75		75,036.08
Emergency Measures Reserve	154,642,660.00		4,332,090.00	158,974,750.00	10,000.00	15.41	10,015.41	0.063	9,742.49	272.92		10,015.41
Recreation Reserve	154,642,660.00		4,332,090.00	158,974,750.00	10,000.00	15.41	10,015.41	0.063	9,742.49	272.92		10,015.41
General Municipal:												
Rural Area	143,559,140.00		4,332,090.00	147,891,230.00	826,022.73	97.69	826,120.41	5.586	801,921.36	24,199.05		826,120.41
At Large	154,642,660.00		4,332,090.00	158,974,750.00	777,893.78	128.65	778,022.43	4.894	756,821.18	21,201.25		778,022.43
Business Tax, Fees												
Other Revenue and Transfers					478,549.50		478,549.50				478,549.50	478,549.50
Total Municipal					2,899,103.25	513.11	2,899,616.36		2,328,374.78	59,222.89	512,018.69	2,899,616.36
Totals (Education + Municipal)					5,155,847.25	535.69	5,156,382.94		4,491,145.82	152,625.20	512,611.92	5,156,382.94
Page 1Page 1Page 1,9Page 2Page 8												

SUNDRY REVENUE AND EXPENDITURE ANALYSES

RURAL MUNICIPALITY OF WHITEHEAD  
FOR THE YEAR 2024

Part 1 - Grants in Lieu of Taxes

Government or Agency	Assessment		Mill Rate	Amount	Frontage	Total
	Farm/Residential	Other				
HMQ (MAN) MISC #40	30		21.953			0.66
HIGHWAYS	38,510		21.953			845.41
HIGHWAYS CLASS 60		29,380	29.956			880.11
MB HABITAT CORP	41,930		21.953			920.49
MB HYDRO		33,870	29.956			1,014.61
CPR:						
#40		3,792,390	30.082			114,082.68
#41		437,910	23.710			10,382.85
SPECIAL SVCS						
LUD		727,850	1.665			1,211.87
RURAL		4,332,090	5.589			24,212.05

Total - Pages 1, 8

152,625.20

Part 2 - Conditional Transfers and Grants

Government or Agency	Purpose	Amount
Federal Government of Canada	CCBF (Gas Tax)	97,516.00

Total - Page 2

97,516.00

Part 3 - Transfers to Deferred Surplus - General Operating Fund

Purpose	Year	Term	Authority	Amount

Total - Page 1

Part 4 - Transfers to Deferred Surplus - Utility Operating Fund

Purpose	Year	Term	Authority	Amount

Total - Page 6

RURAL AREA AND GENERAL MUNICIPAL REQUIREMENTS

RURAL MUNICIPALITY OF WHITEHEAD  
FOR THE YEAR 2024

Part 1 - Analysis of Expenditures Benefitting Rural Area				
Account No.	Account Name		Amount of Expenditure as shown on pages 3, 4, 5	Rural Area Expenditure
	Government Services		576,300.00	0.00
	Protective Services		138,900.00	0.00
	Transportation Services		958,730.00	958,730.00
	Environmental Health Services		123,000.00	0.00
	Public Health & Welfare Services		17,140.00	0.00
	Environmental Development Services		8,000.00	0.00
	Economic Development Services		103,300.00	82,640.00
	Recreation and Cultural Services		59,580.00	0.00
	Fiscal Services		354,137.25	
			2,339,087.25	
Total - Part 2				1,041,370.00

Part 2 - Calculation of General Municipal Requirements				
	Non-Controllable Expenditures	General Municipal/Controllable Expenditures		Totals
		Rural	At Large	
Total Basic Expenditures	816,637.25	1,041,370.00	1,041,096.00	2,899,103.25
Less: Business Taxes Allocated				
Other Revenues Allocated		215,347.28	263,202.23	478,549.50
Fees Allocated				
Budgeted Deficit Allocated				
Other Allocations				
Sub-totals				
Less: Net Non-controllable Expenditures	816,637.25			816,637.25
General Municipal Requirements		826,022.73	777,893.78	1,603,916.50
		Page 8	Page 8	



**GENERAL OPERATING FUND - DEBENTURE DEBT CHARGES**  
**RURAL MUNICIPALITY OF WHITEHEAD**  
**FOR THE YEAR 2024**

### Part 1 - Debenture Debt Charges

[illegible]

32,481.75	32,481.75	0.00	987.44	33,469.19		33,469.19	0.00
-----------	-----------	------	--------	-----------	--	-----------	------

**Part 2 - Summary (by area) - to be carried forward - Page 8**

Area to be Levied	Taxable Assessment	Otherwise Exempt Assessment	Grant Assessment	Total Assessment
At Large	154,642,660		4,332,090	158,974,750

				0.00		33,469.19	25,000.00
--	--	--	--	------	--	-----------	-----------

**RURAL MUNICIPALITY OF WHITEHEAD  
FOR THE YEAR 2024**

[illegible]

**Part 2 - Summary (by area) - to be carried forward - Page 8**

Page 12

CAPITAL BUDGET

RURAL MUNICIPALITY OF WHITEHEAD

FOR THE YEAR 2024

Part 1- Capital Expenditures

Particulars of Expenditure	Estimated Total Cost	Borne by General Fund	Borne by Utility Fund	Borne by Reserves	Borne by Borrowing
John Deere 872GP Grader (2024)	172,300.00			172,300.00	
Mower & Arm (2022-2024)	18,000.00			18,000.00	
Mulcher (2024)	36,400.00			36,400.00	
Equipment - Fire Department	10,000.00			10,000.00	
Fire Truck - Chasse Upgrade (23/24)	38,000.00			38,000.00	
Waste Transfer Site Expansion/Closure	65,000.00			65,000.00	
Alexander Lagoon Engineer Study	15,000.00			15,000.00	
WTP Expansion - Phase 2	630,000.00			630,000.00	
Road/Drainage Improvements	168,730.86	20,000.00		148,730.86	
(Walker, Rd114, Rd 56, Rd 58, Grand Valley North, etc)					
Bulk Water Machine	35,000.00			35,000.00	
Kemnay Playground	10,000.00			10,000.00	
Recreation Center Improvement (23/24)	20,400.00			20,400.00	
	1,218,830.86				
		20,000.00			
		Page 5	0.00		
			Page 6	1,198,830.86	
				Part 2	0.00

PART 2. GENERAL AND SPECIFIC RESERVE FUND WITHDRAWALS

Part 3

Reserve Name and By-Law No.	General Fund Transfers		Utility Fund Transfers		Cash Resources
	To Operating	To Capital	To Operating	To Capital	Balance, Jan 1, 2024
Machinery Reserve		226,700.00			176,180.80
General Reserve		299,130.86			619,919.64
Waste Site Reserve		65,000.00			186,667.56
Fire Cap Reserve		48,000.00			114,026.80
Utility Fund					92,355.67
Labour Reserve					12,695.91
Rural Water Reserve				280,000.00	476,894.49
Gas Tax Reserve		270,000.00			563,743.19
Cemetery Reserve					4,875.34
Cenotaph Reserve					250.59
EMO Reserve					65,520.47
Village of Alexander Reserve					7,000.00
Recreation Reserve		10,000.00			20,018.08
	0.00				
	Page 2	918,830.86			
		Part 1	0.00		
			Page 6	280,000.00	
				Part 1	

PART 3. BORROWING (Subject to Municipal Board Approval)

PROPOSAL	TEMPORARY FINANCING			REPAYMENT	
	Bank Loan	Revenue Loan	Reserve Loan	Amount	Term
TOTAL - Part 1				0.00	

Departmental Use Only	Adopted by Resolution of Council
	(Head of Council)
	(Chief Administrative Officer)
	, 2024

**FIVE YEAR CAPITAL EXPENDITURE PROGRAM  
RURAL MUNICIPALITY OF WHITEHEAD  
FOR THE YEAR 2024**

PURPOSE	CAPITAL EXPENDITURE (Mark Priority 1, 2, 3, etc.)							SOURCE OF FUNDS							
	2025		2026		2027		2028		2029		Total	Operating	Reserves	Debenture Sales	Other
Fire Truck - (replace 2026)		0		60,000		60,000		60,000		60,000	240,000		240,000		
Fire Department Equipment		10,000		10,000		10,000		10,000		10,000	50,000		50,000		
Motor Grader John Deere 872GP		175,000		175,000		30,000		0		0	380,000		380,000		
V Plow		20,000		0		0		0		0	20,000		20,000		
1 Ton Truck		30,000		30,000		0		0		0	60,000		60,000		
Waste Management Facility		65,000		65,000		65,000		65,000		65,000	325,000		325,000		
Water Treatment Plant Upgrades		500,000		500,000		500,000		500,000			2,000,000		2,000,000		

Departmental Use Only	Adopted by Resolution of Council
	<div style="text-align: right;"> <div>_____</div> <div>(Head of Council)</div> </div> <div style="text-align: center;"> <div>_____, 2024</div> </div> <div style="text-align: right;"> <div>_____</div> <div>(Chief Administrative Officer)</div> </div>

Report Date  
2024-03-27 9:08 AM

**RM of Whitehead**  
**Payment Register**  
Batch: 2024-00018 to 2024-00027

Page 1

**Bank Code: AP - AP-GENERAL OPER**

Payment #	Vendor	Date	Amount
Computer Cheque			
15723	ALS Canada Limited	2024-03-08	133.35
15724	AL's Corner Store	2024-03-08	135.06
15725	Julie Bean	2024-03-08	80.00
15726	Brandon Bearing Ltd.	2024-03-08	122.04
15727	Christine Burton	2024-03-08	35.83
15728	Eclipse Fire & Safety Lid	2024-03-08	2,653.03
15729	Heritage Co-Op 1997 Ltd.	2024-03-08	2,126.82
15730	Colin Kirkpatrick	2024-03-08	126.00
15731	Jen Kondejewski	2024-03-08	137.50
15732	Manitoba Hydro	2024-03-08	1,188.95
15733	Minister Of Finance - Manitoba	2024-03-08	6,603.79
	Issued to: Minister of Finance - Manitoba		
15734	MB Municipal Employees	2024-03-08	5,404.26
15735	Munisoft	2024-03-08	122.08
15736	Office Innovations Inc	2024-03-08	137.47
15737	Prairie By-Law Enforcement	2024-03-08	94.50
15738	Protelec Alarms Ltd	2024-03-08	1,201.78
15739	Receiver General Of Canada	2024-03-08	9,263.28
15740	RFNow Inc	2024-03-08	611.42
15741	RBC Royal Bank	2024-03-11	10,684.41
15742	VOID - Cheque Printing	2024-03-18	0.00
15743	VOID - Cheque Printing	2024-03-18	0.00
15744	VOID - Cheque Printing	2024-03-18	0.00
15745	VOID - Cheque Printing	2024-03-18	0.00
15746	VOID - Cheque Printing	2024-03-18	0.00
15747	VOID - Cheque Printing	2024-03-18	0.00
15748	Atom-Jet Industries Ltd.	2024-03-18	1,496.32
15749	Brandon Bearing Ltd.	2024-03-18	170.01
15750	Custom Tarps & Filters Inc.	2024-03-18	1,216.10
15751	Heritage Co-Op 1997 Ltd.	2024-03-18	1,376.58
15752	Manitoba Hydro	2024-03-18	412.24
15753	Mar-Dee Enterprises	2024-03-18	731.98
15754	Municipality of Killarney-	2024-03-18	40.00
15755	Municipal Waste Management	2024-03-18	5,639.65
15756	Prairie Mobile Communications	2024-03-18	1,389.36
15757	Princess Auto Ltd.	2024-03-18	15.88
15758	Roy Johnston TDS	2024-03-18	861.79
15759	Thompson Dorfman Sweatman	2024-03-18	2,428.05
15760	ALS Canada Limited	2024-03-26	266.70
15761	Can Fire Pyrotechnics Ltd	2024-03-26	1,500.00
15762	Canadian Pacific Railway Co.	2024-03-26	1,614.00
15763	FullTilt Towing & Transport	2024-03-26	472.50
15764	Heritage Co-Op 1997 Ltd.	2024-03-26	823.15
15765	Bell MTS	2024-03-26	447.38
15766	Manitoba Hydro	2024-03-26	2,914.78
15767	Manitoba Good Roads Assoc.	2024-03-26	250.00
15768	AMM Trading Company Ltd	2024-03-26	207.83
15769	Wendy Peterson	2024-03-26	700.00
15770	Rogers	2024-03-26	86.24
15771	Sea Hawk	2024-03-26	38,372.03
15772	Sundance Farms Ltd	2024-03-26	411.87

Report Date  
2024-03-27 9:08 AM

**RM of Whitehead**  
**Payment Register**  
Batch: 2024-00018 to 2024-00027

Payment #	Vendor	Date	Amount
15773	Taxervice	2024-03-26	2,782.50
15774	Wolseley Canada	2024-03-26	438.98
Total for Computer Cheque:			107,927.49
Credit Invoice			
2024-0001	Roy Johnston TDS	2024-03-18	0.00
Total for Credit Invoice:			0.00
Total for AP:			107,927.49

Bank Code: RB Visa - Royal Bank Visa

Payment #	Vendor	Date	Amount
Other			
1	Amazon	2024-03-11	40.02
1	Brandon Computers	2024-03-11	4,338.84
1	C & C Rentals Ltd.	2024-03-11	3.21
1	Canada Post	2024-03-11	204.56
1	Manitoba Municipal Admin Assoc	2024-03-11	225.00
1	Michaels	2024-03-11	44.79
1	Ooma Office	2024-03-11	115.36
1	Rocky Mountain Equipment	2024-03-11	387.93
1	Staples /BD#238 Brandon	2024-03-11	172.39
1	Titan Certified Tracking Solutions	2024-03-11	144.31
1	Uncle Wiener's Wholesale	2024-03-11	703.39
1	Universal Doors Ltd.	2024-03-11	92.61
1	Western Financial Group	2024-03-11	4,212.00
Total for Other:			10,684.41
Total for RB Visa:			10,684.41

Payments Printed: 66

**RM of Whitehead**  
**Bank Reconciliation Statement**  
**For the month ended February 29, 2024**

Bank Balance at February 29, 2024				1,606,116.44	GL Balance at February 29, 2024				1,511,321.08
LESS:					LESS:				
Outstanding cheques at February 29, 2024					rounding				0.35
14900	150.00	15710	2,103.47						
14901	250.00	15711	664.70						
14999	41.00	15712	448.28						
15412	33,390.00	15713	6,337.61						
15436	90.00	15714	218.62						
15552	57.70	15715	60.76						
15572	366.35	15716	700.00						
15602	150.00	15717	808.61						
15653	50.40	15718	150.00						
15665	861.79	15719	91.84						
15692	80.00	15720	18,900.00						
15706	213.68	15721	21,415.61						
15707	94.65	15722	12,258.94						
15708	1,614.00								
15709	3,937.50								
				(105,505.51)					(0.35)
ADD:					ADD:				
Recorded not yet in Bank (subsequently deposited March 2024);					Audit entry for 2022 adjusting entries				89.26
Cash	2024-0018	30.00	10,517.53		Deposit received, recorded March				250.00
Debit	2024-0018	225.00							
IB	2024-0018	160.00	116.53						
				11,049.06					339.26
Adjusted Balance				<u>1,511,659.99</u>	Adjusted Balance				<u>1,511,659.99</u>





## Municipal and Northern Relations

Community Planning  
Unit 1B - 2010 Currie Blvd  
Brandon MB R7B 4E7  
T 204-726-6267 F 204-726-7499  
[brandoncrp@gov.mb.ca](mailto:brandoncrp@gov.mb.ca)

February 6, 2024

**File No.: 4202-23-8583 (Applicant File No. 235764)**

Reeve and Council  
Whitehead (RM)

**Re: Proposal to Subdivide  
Pt. NE-19-10-21-W  
Whitehead (RM)  
Registered Owner(s): AJC Fergusson Farms LTD.**

---

Enclosed is a copy of an Application for Subdivision for the above property. The following government departments and agencies were circulated and the comments are attached.

### Referral List

All subdivisions	Agriculture	<a href="mailto:AGRLandUse@gov.mb.ca">AGRLandUse@gov.mb.ca</a> ;
Conditional Approvals	Bell MTS	<a href="mailto:propertyacquisition@bellmts.ca">propertyacquisition@bellmts.ca</a> ;
Control Centre	Bell MTS	<a href="mailto:neteng.control@bellmts.ca">neteng.control@bellmts.ca</a> ;
	Environment and Climate Change	<a href="mailto:EnvCEWestern@gov.mb.ca">EnvCEWestern@gov.mb.ca</a> ;
Drainage	Environment and Climate Change	<a href="mailto:drainage@gov.mb.ca">drainage@gov.mb.ca</a> ;
	Highways	<a href="mailto:roadsidedevelopment@gov.mb.ca">roadsidedevelopment@gov.mb.ca</a> ;
	Historic Resources	<a href="mailto:hrb.archaeology@gov.mb.ca">hrb.archaeology@gov.mb.ca</a> ;
Subdivision Circulars	Hydro/Centra Gas	<a href="mailto:SubdivisionCirculars@hydro.mb.ca">SubdivisionCirculars@hydro.mb.ca</a> ;
Surveys Planning	Teranet Manitoba	<a href="mailto:mb.surveysplanning@teranet.ca">mb.surveysplanning@teranet.ca</a> ;
	Transportation and Infrastructure	<a href="mailto:mitwaterreview@gov.mb.ca">mitwaterreview@gov.mb.ca</a> ;

When Council has dealt with this matter, please send this office a certified copy of council's resolution either rejecting the application for subdivision, or approving it with or without conditions.

In accordance with subsection 174.1(c) of *The Planning Act* a decision to reject an application for subdivision approval must include written reasons.

If approved, please advise whether all outstanding property taxes on the land proposed for subdivision have been paid or, alternatively, satisfactory arrangements have been made. You may retain the application and attachments for your records.

Please be advised that under Section 129 of *The Planning Act* applicants may appeal, to **The Municipal Board**, any decision of the approving authority to refuse a subdivision application. If council fails to provide a decision within **90 days** of receipt of a subdivision application (as indicated by the date of this letter), the application may be considered rejected and therefore subject to appeal.

Sincerely,

Devin Dietrich  
Community Planner

Cc: Warren George Barber (Meighen Haddad LLP)

## Municipal and Northern Relations

Community Planning  
Unit 1B - 2010 Currie Blvd  
Brandon MB R7B 4E7  
T 204-726-6267 F 204-726-7499  
brandoncrp@gov.mb.ca

# Report to Council

<b>Date:</b>	Feb 6, 2024	<b>File:</b>	4202-23-8583 (Applicant File No. 235764)
<b>Applicant:</b>	Warren George Barber (Meighen Haddad LLP)	<b>Registered Owner:</b>	AJC Fergusson Farms LTD.
<b>Municipality:</b>	Whitehead (RM)	<b>Proposed Subdivision:</b>	NE-19-10-21-W

## Intent of Subdivision:

This proposed subdivision intends to separate the existing farmyard that contains a dwelling and some bins from the rest of the agricultural land in order to sell the agricultural land. The proposed yard is somewhat large at 32 acres and includes some land that appears to be cultivated. According to the application, the lot with the residence will continue to serve as the yardsite for the owner in conjunction with their ongoing operations. Access to the yardsite is onto provincial road 250 and the residual land does not appear to have an established approach. The yardsite is serviced by a holding tank and by piped water.

## Applicable Development Plan and Zoning Bylaw Information:

### Whitehead Development Plan:

The land in question is designated as Agricultural Area in the BAPD DP. Policy 2.4.4. allows for the subdivision of an existing farm dwelling that has been in existence for 7 years or more and is being subdivided from a minimum 80 acre parcel.

*(k) Single lot subdivisions shall be permitted in Agricultural Policy Areas in respect of an existing farmstead site if:*

- a. the site is no longer required as part of an agricultural operation because the associated farmland has been acquired by another agricultural operation; or*
- b. the subdivision of the farmstead site is necessary to allow the agricultural producer to continue to reside in the existing farm residence upon retirement.*

*(m) A single lot subdivision shall be permitted for a parcel of land that has been physically isolated by such things as a transportation route, utility corridor, rail line, or a water course, but only if the parcel is of a size, shape or nature that makes agricultural operations physically impractical.*

### Non-Resource Related Uses

(n) Non-resource related uses on parcels of less than 80 acres should meet the following criteria:

- a. should not be wasteful of agricultural land;
- b. should, if possible, be directed away from prime agricultural land and existing livestock operations;
- c. if applicable, should be confined to the existing shelterbelt that forms part of a farmstead site or former farmstead site; or directed to mature tree areas;
- d. the proposed subdivision shall have legal access to a public road. Direct access to a provincial highway is discouraged;
- e. access should be via an all-weather municipal road where service improvements and/or extensions and/or new rail crossings are minimized;
- f. the location and siting of the proposed development associated with a subdivision when located abutting a provincial highway, shall be restricted to the same side of a provincial highway facility where existing development has already occurred. Whenever possible, frontage roads; internal access roads; internal road systems; or municipal road system will be utilized to limit direct access to the Provincial Highway System.
- g. the proposed subdivision should be capable of accommodating an on-site wastewater management system and have an adequate supply of potable water;
- h. municipal services such as drainage, school busing, fire protection shall be available to the subdivision site or can be provided without undue cost to the municipality; and
- i. the proposed subdivision location should comply with the mutual separation distances between livestock operations and dwellings

R.M. of Whitehead Zoning By-law:

Lot Description	Zone	Minimum Requirements	Proposed Site Area	Proposed Site Width	Action Required (Variance, Conditional Use)
Proposed Lot 1	"AG"	Area 2-10 acres Width 200 feet	31.3 acres	2640 feet	Conditional Use for the non-farm dwelling site  Variance for site area
Residual Area	"AG"	Area 80 acres Width 1000 feet	124.06 acres	adequate	

### COMMENTING DEPARTMENTS/AGENCIES:

There were no concerns raised by the various government agencies during the circulation process. The following comments, however, were provided:

**Teranet Manitoba** requires a Plan of Subdivision.

**Manitoba Environment and Climate Change, Environmental Compliance and Enforcement Branch** advise that at the time of development the property owner will be required to register, install and maintain an appropriate onsite wastewater management system that meets the minimum setback distances and requirements outlined in the Onsite Wastewater Management Systems Regulation MR 83/2003.

**Manitoba Agriculture** had no concerns.

**Manitoba Hydro and Centra Gas** do not require easements.

**Other Agencies:**

- All other agencies responded with no comments or concerns.
- Please review all attached correspondence for additional details.

**RECOMMENDATION**

Provided Council is satisfied that the proposed development conforms to the policies and intent of the Development Plan, this office recommends approval of the subdivision as proposed.

**Be advised that as per Section 125(2) of the Planning Act any subdivision being considered by Council creating a new road or extending a road will require a public hearing prior to passing a resolution approving that application.**

Should Council wish to approve this application to subdivide, the Community Planning Branch recommends the following conditions of approval:

- 1) That a Conditional Use approval be obtained for the non-farm dwelling site.
- 2) That a variance order be obtained to increase the allowable site area for Proposed Parcel A from 10 acres to 31.3 acres to ensure compliance with the Zoning By-law;

Please note that approval of the subdivision application will be subject to provincial department and agency requirements.

When Council has dealt with this matter, please send a copy of Council's resolution to this office either approving the proposed subdivision with or without conditions or rejecting it. If Council rejects the subdivision application, written reasons must be provided. If approval is given, please note in your response to Community Planning Branch whether or not all outstanding property taxes on the land proposed for subdivision have been paid.

Thank you for your prompt attention to this subdivision application. Please be advised that as per Subsection 125(4.1) of The Planning Act, council has 90 days to make a decision on this application. If you have questions regarding this report of the subdivision application please contact the undersigned.

---

Devin Dietrich  
Community Planner

Cc: Warren George Barber (Meighen Haddad LLP)

Hello,  
Land Titles requirements are as follows:  
A Plan of Subdivision as proposed SAM is required.  
Thank you,

**Laxmi Dhakal**

Survey Examiner, Winnipeg Land Titles, Teranet Manitoba  
500-200 Graham Ave, Winnipeg, MB R3C 4L5  
Mailing Address: PO Box 70 Winnipeg Main, Winnipeg, MB R3C 2G1  
Office: 1.844.737.5684 Ext. 1792  
[Laxmi.Dhakal@teranet.ca](mailto:Laxmi.Dhakal@teranet.ca)

**SUBJECT: Subdivision File No. 4202-23-8583**

Environment and Climate Change, Environmental Compliance and Enforcement has reviewed the aforementioned subdivision proposal and has the following comment:

- When development occurs, the property owner will be required to register, install and maintain an appropriate onsite wastewater management system that meets the minimum setback distances and requirements outlined in the Onsite Wastewater Management Systems Regulation MR 83/2003.

Abbey Bingham  
Environmental Compliance and  
Enforcement  
Environment and Climate Change  
1129 Queens Ave, Brandon  
431-541-7477  
Abbey.Bingham@gov.mb.ca

RE: Application(s)

Please be advised of the following Manitoba Hydro/Centra Gas conditions on file **4202-23-8583**:

1. **No easements required**—Manitoba Hydro and Centra Gas Manitoba Inc. have no easement requirements
2. If this application is revised at any time it will be necessary for Manitoba Hydro/Centra Gas to review the file to determine if our easement requirements remain the same.
3. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.
4. Should you require further electrical or gas services please fill out online form on the [Manitoba Hydro](http://Manitoba Hydro website) website.

Any inquiries can be sent to [HCSC@hydro.mb.ca](mailto:HCSC@hydro.mb.ca).

Thank you,

Subdivision Coordination Team, Property Department

Manitoba Hydro

12<sup>th</sup> Floor - 360 Portage Ave

Winnipeg MB

R3C 0G8 Canada

[hydro.mb.ca](http://hydro.mb.ca)



File: 4202-23-8583

Applicant: Meighen Haddad LLP

Registered Owner: AJC Fergusson Farms Ltd.

Location: NE-19-10-21W1, RM of Whitehead

Proposal: Subdivide a 32-acre farmstead from an approximately 156.02-acre parcel resulting in a 124.06-acre residual.

I have reviewed this proposed subdivision on behalf of Manitoba Agriculture. This application processes to subdivide a 32-acre farmstead, which is no longer required and is physically isolated from the remaining agriculture parcel by streams and riparian areas, from an approximately 156.02-acre parcel resulting in a 124.06-acre residual. Subdivision of the farmstead can be given consideration under Policy 4.3.1.k (a) of the Rural Municipality of Whitehead Development Plan. Generally farmstead severances should not be wasteful or agriculture lands and are typically 10-acres or less; however, given the location of the proposed lot in relation to streams and riparian areas, its size, shape and nature making agricultural operations physically impractical, consideration may be given under policy 4.3.1.m. No objection.

Thanks,  
Tina

**Tina Harms, M.Sc., P.Ag.**

Land Use Specialist

Land Use and Ecosystem Resilience Branch

[Tina.Harms@gov.mb.ca](mailto:Tina.Harms@gov.mb.ca)

T: 204-761-0701

**Re: Proposed Subdivision**

File No: 4202-23-8583

Pt. NE ¼ 19-10-21W

**RM of Whitehead**

**Owners: AJC Fergusson Farms LTD**

In response to your e-mail dated November 14, 2023, we have reviewed the above noted subdivision application. The intent is to create one lot which contains an existing rural residence with non-agricultural lands. The proposed lot has frontage along PR 250 and a municipal road with an existing access onto the public road and another access to the residence located at the southern portion of the proposed lot. The residual has frontage along the same municipal road. Based on all available information, we do not object to this proposed subdivision.

Please note the following statutory requirements for PR 250.

**Statutory Requirements:**

Under the Transportation Infrastructure Act, a permit is required from Manitoba Transportation and Infrastructure to construct, modify, relocate, remove or intensify the use of an access. A permit is also required from Manitoba Transportation and Infrastructure to construct, modify or relocate a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within the **38.1** (125ft) controlled area from the edge of the highway right-of-way.

In addition, a permit is required from the Manitoba Transportation and Infrastructure for any planting placed within **15 m** (50 ft) from the edge of the right-of-way of this highway.

Please call or e-mail if you have any questions regarding our comments.

Thank You,

**Original signed and e-mailed January 23, 2024**

Jeff DiNella

Senior Development Review Technologist

We have no concerns regarding the proposed subdivision.

Thank you,

**Angela Howells**

**(Pronoms/pronouns: elle/she/her)**

Senior Flood Protection Planning Officer

Hydrologic Forecasting & Water Management | Technical Services & Operations

Manitoba Transportation and Infrastructure

Second Floor – 280 Broadway | Winnipeg MB R3C 0R8 | 204-915-7295 | [Angela.Howells@gov.mb.ca](mailto:Angela.Howells@gov.mb.ca)

The Drainage and Water Rights Licensing Branch does not require a License to Construct Water Control Works for this subdivision development proposal. *Please refer to Section 2: Exemptions, in the attached guide for more information.*

Any inquiries regarding these requirements may be made via email at: [drainage@gov.mb.ca](mailto:drainage@gov.mb.ca), or by telephone: 1-800-214-6497.

Sincerely,

**Dan Roberts**  
Water Resource Officer

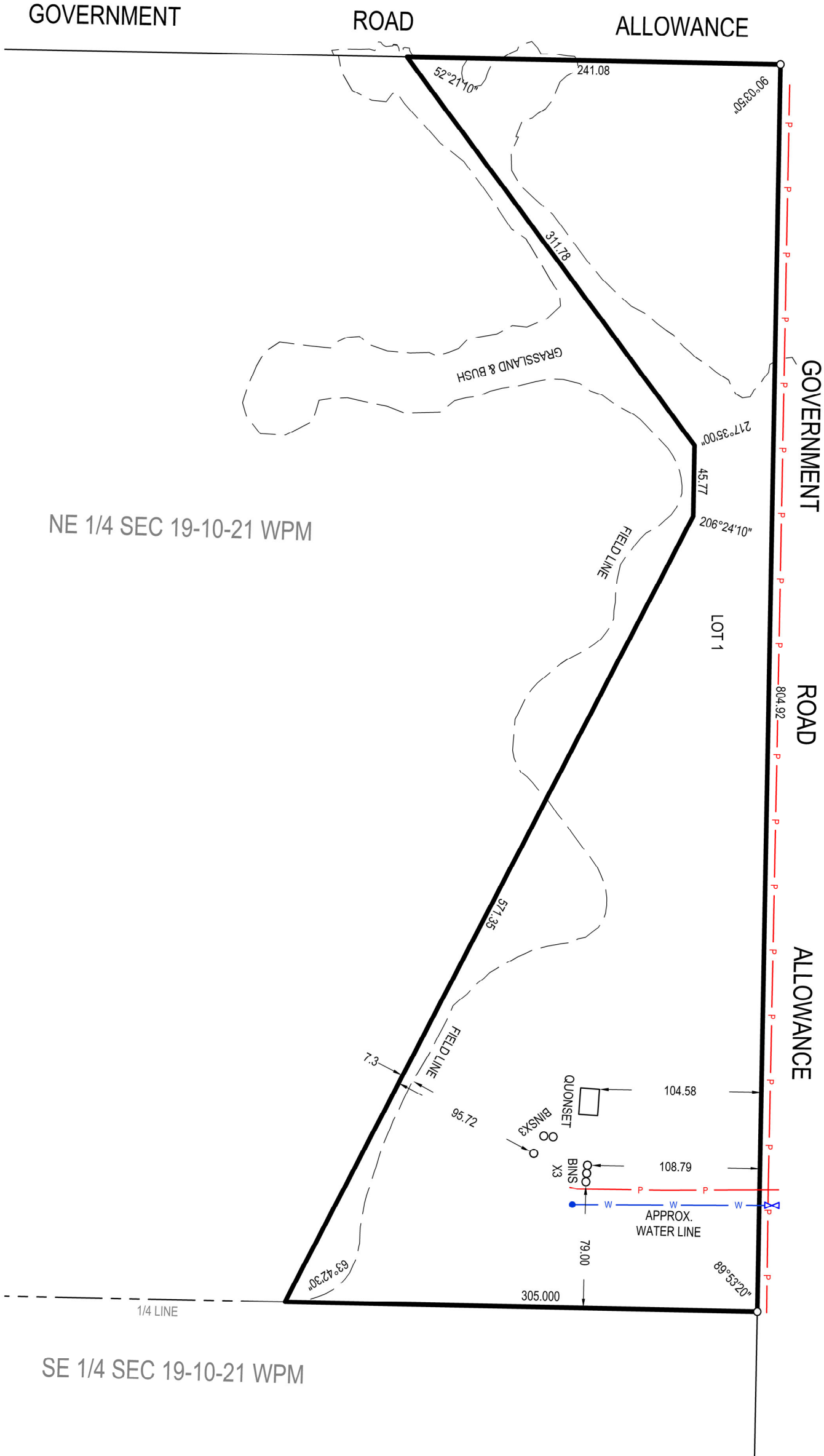
Environment and Climate  
Water Stewardship Division  
Drainage and Water Rights Licensing Branch  
Drainage Section  
Cell: (431) 336-1301

SUBDIVISION APPLICATION MAP

OF PART OF  
NE 1/4 SECTION 19, TOWNSHIP 10, RANGE 21 WPM  
IN THE  
RM OF WHITEHEAD  
MANITOBA

Certificate of Title No.  
2636266/2  
Date of Title Search  
AUGUST 21, 2023  
Registered Owner(s)  
AJC FERGUSSON FARMS LTD.

Encumbrance  
140594/2, 86-12758/2, 1052803/2, 133104-1/2



Lot Areas		
Lot	Sq. M.	Acres
1	129442.5	32.0

METRIC  
Scale 1:3000



NOTE:  
For planning application  
Purposes only.  
This is not a final survey.

PERMIT  
CALTECH  
MANITOBA LAND  
SURVEYING INC.  
NO. 2017-9

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023

Derek T. Arthur, M.L.S.  
Authorized to practice under the "Land Surveyors Act" of Manitoba

Survey monuments found are described and shown thus ..... O  
Land affected by registration of this plan is bordered thus ..... P  
Overhead Powerline ..... P

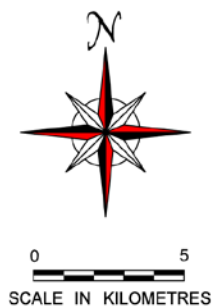
Date of Survey September 5th, 2023

© Caltech Manitoba Land Surveying Inc.. All rights reserved. No person may copy, reproduce, transmit or alter this document and no person may distribute or store copies of this document, in whole or in part.

**Caltech**  
Viriden, MB  
Brandon, MB  
1-888-263-8055  
caltechgroup.com

Date: September 27, 2023  
Revision  
Caltech No: 23-25715-00-ASU01-R1  
FS: CNM

0  
Page 1 of 1



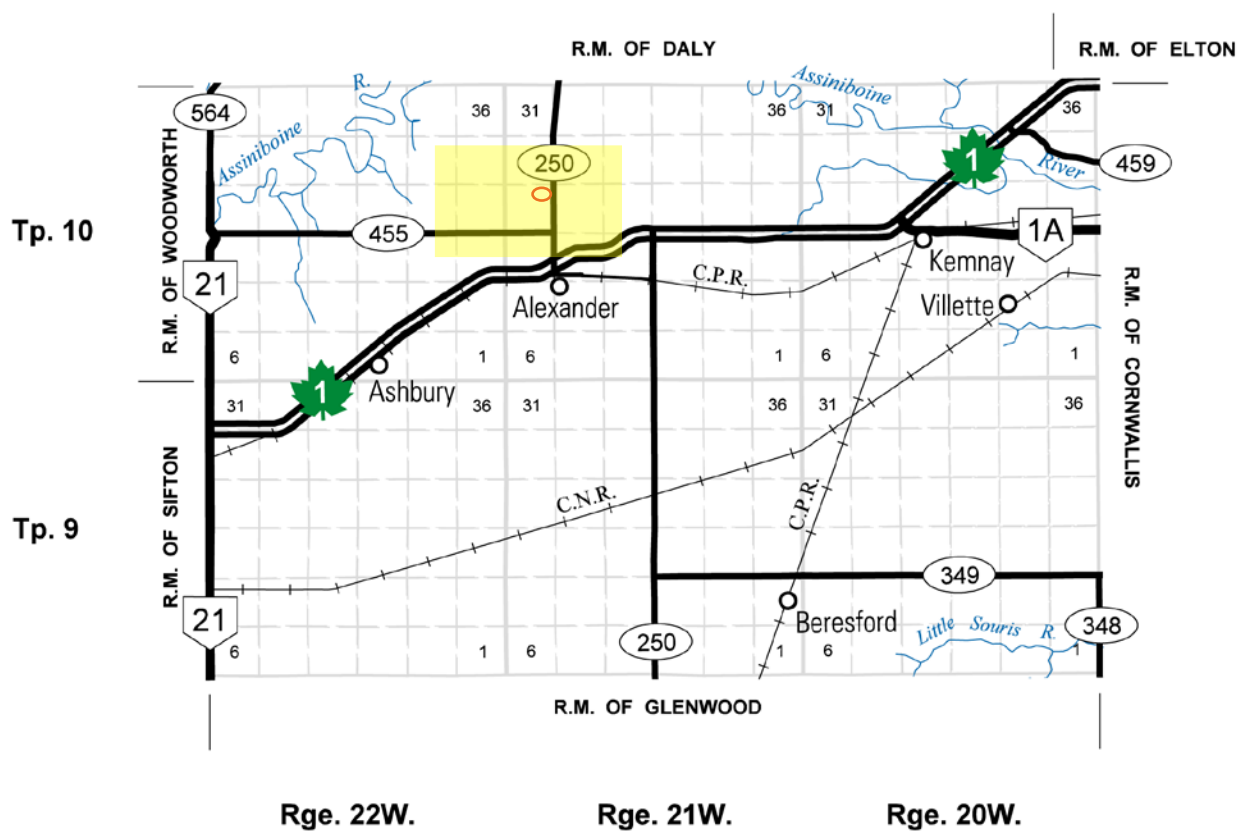
# R.M. OF WHITEHEAD

MAP REVISED:-

MANITOBA  
TRANSPORTATION AND GOVERNMENT SERVICES  
HIGHWAY PLANNING AND DESIGN BRANCH  
DRAFTING SECTION  
WINNIPEG  
JANUARY, 2004

## LEGEND

TRANS-CANADA HIGHWAY .....		ACCESS ROADS .....	
PROVINCIAL TRUNK HIGHWAYS .....		RAILWAYS .....	
PROVINCIAL ROADS .....			







# Proposed Subdivision- Whitehead (RM)

## NE 19-10-21W



### Legend

-  Proposed Subdivision
-  Existing Property

**File Number:** 4202-23-8583 **Date:** November 6, 2023

### Applicant:

Meighan Haddad LLP (Warren Barber)

### Notes:

Registered Owner(s): AJC Fergusson Farms Ltd.

Certificate(s) of Title: 2636266/2

Roll No(s): 85000

Existing Property: 156.06 ac

Proposed Subdivision: 32 ac

Residual Land: 124.06 ac

Development Plan: Agricultural

Zoning By-Law: AG - Agricultural General

PLEASE SEE THE SUBDIVISION APPLICATION MAP FOR FURTHER DETAILS.







# Proposed Subdivision- Whitehead (RM)

NE 19-10-21W



## Legend

-  Proposed Subdivision
-  Existing Property

**File Number:** 4202-23-8583 **Date:** November 6, 2023

## Applicant:

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## Notes:

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Existing Property: 156.06 ac

Proposed Subdivision: 32 ac

Residual Land: 124.06 ac

Development Plan: Agricultural

Zoning By-Law: AG - Agricultural General

PLEASE SEE THE SUBDIVISION APPLICATION MAP FOR FURTHER DETAILS.





## **Administrations Report**

**Council Meeting Date: April 8, 2024**

**Agenda Item: 12.1 – Variance V2024-01 – Tess Manning – SE 12-9-21W**

**Policy or by-law: Zoning By-law No. 2021-04**

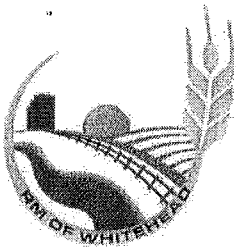
**Section referenced: 2.5(c)**

**Recommendation:**

The applicant is seeking to build a garage on their property as an accessory use to the dwelling. A building of this kind is permissible under the zoning by-law under the RR2 Zone which this property is classified as.

The proposal requires a variance as the garage would exceed the area of the dwelling, which is 840 sq ft., whereas the garage would have an area of 1980 sq ft. Under the Zoning By-law section 2.5 c) the area of land or buildings used or occupied for accessory uses on a site shall not exceed the area of land or buildings respectively used or occupied by principal use on the same site. This differs from other sections of the by-law that specifically note restrictions related to the 'living area' of a dwelling. Therefore, the variance is for the garage to exceed the dwelling by 1140 sq ft, taking into consideration only the footprint of the building. For clarity, the home is 2 ½ stories at an estimated 2100 sq ft.

Council has the options to approve, approve with conditions, or deny this application.



## Variance

A variance is a process that allows a deviation from the Zoning By-law for a particular property. If a property cannot meet the requirements of the Zoning By-law due to unique circumstances, the approval authority may grant an affected owner an opportunity for relief from the Zoning By-law. A variance can be approved to allow a modification to development standards, such as, minimum setbacks and height restrictions.

### Documentation and Fee Requirements

- Application Fee: \$600.00 (Annual Fee Schedule)
- Status of Title: Issued by Brandon Land Titles Office no later than 30 days before the date of the application
- Letter of Authorization: From the registered owner(s) of the land whose name(s) appear on the title
- Site Plan: As per attached checklist
- Other plans and documentation may be required, depending on the nature of the request.

\*Application processing may be delayed until all the above noted information has been submitted\*

### Decision Making Authority

Variance applications are decided by Council.

### Pre-Application Review

The CAO will review the application to ensure it has been completed. The CAO cannot advise if council will approve or reject an application.

### Public Hearing

The applicant may choose to attend the public hearing to answer any questions council may have prior to the resolution. The public hearing allows the general public to comment on the application prior to council's decision.

### Conditions and Limits of Approval

Conditional use approvals that have been inactive for twelve (12) consecutive months will lapse and become null and void. Some approvals may have conditions attached. Unless otherwise indicated in the conditions, they must be satisfied within twelve (12) months of the date of approval.



Planning & Development  
517 Second Avenue  
Box 107 Alexander, MB R0K 0A0  
T: 204.752.2261

### LETTER OF AUTHORIZATION

Date: 2024/03/18

To: RM of Whitehead  
Chief Administrative Officer  
Box 107  
Alexander, MB R0K 0A0

RE: 46C Moore Street, Beresford, MB (address or legal description of application)

I(We) hereby give authorization to:

Tess Manning & Tristan Snider (Applicant's name)

To apply for a development application for the above address.

Registered Owner(s) on the Current Status of Title:

<u>Tess Manning</u> Name (Print)	<u>J. Manning</u> Signed	<u>2024/03/18</u> Date
 Name (Print)	 Signed	 Date
 Name (Print)	 Signed	 Date
 Name (Print)	 Signed	 Date

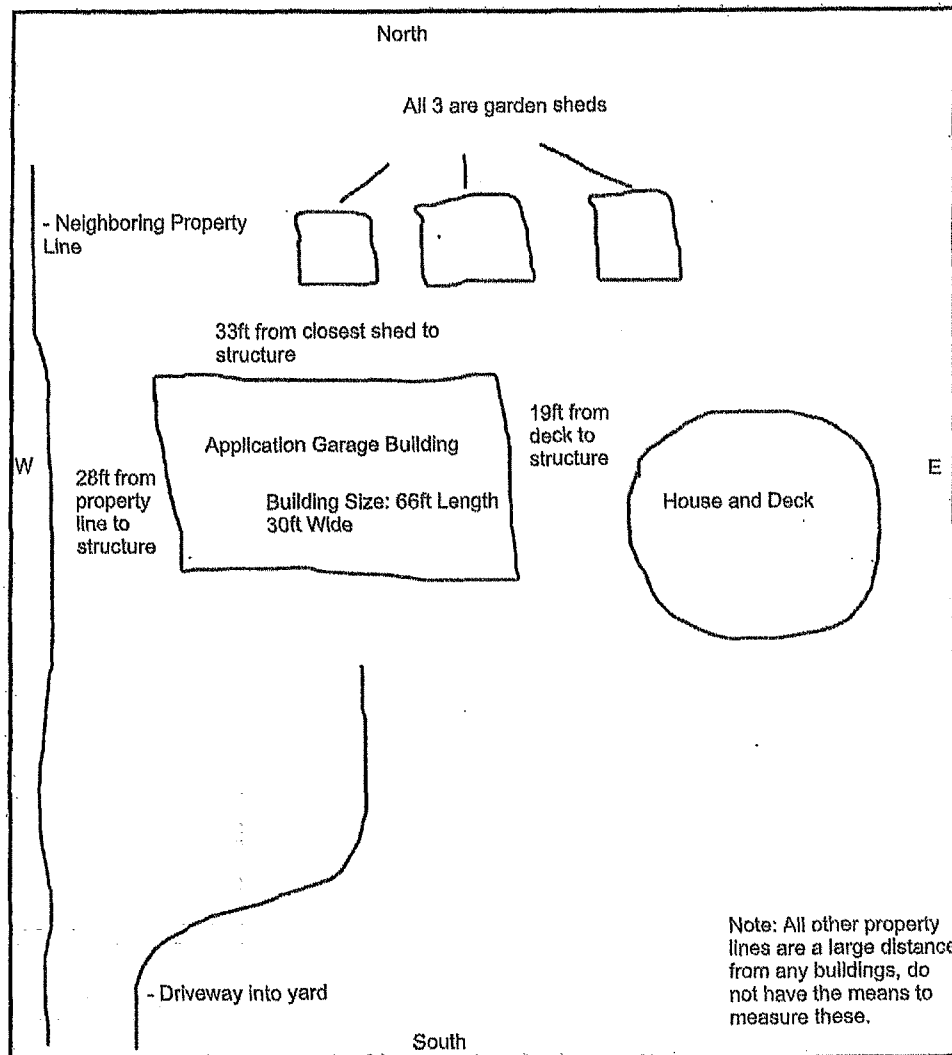


## Site Plan (Conditional Use and Variance) Requirements

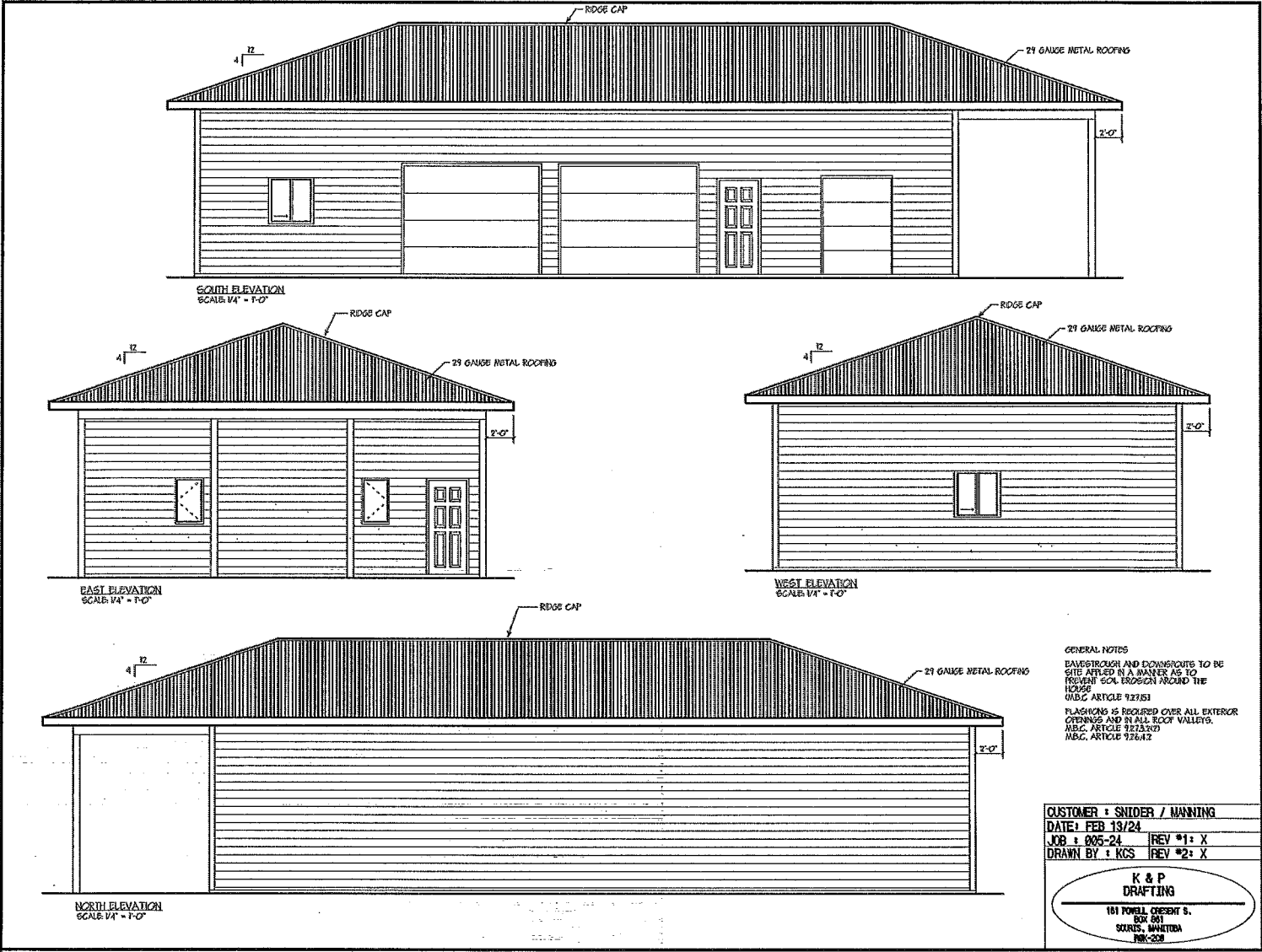
The site plan must be drawn to scale with all dimensions clearly labeled and submitted in PDF and paper format showing:

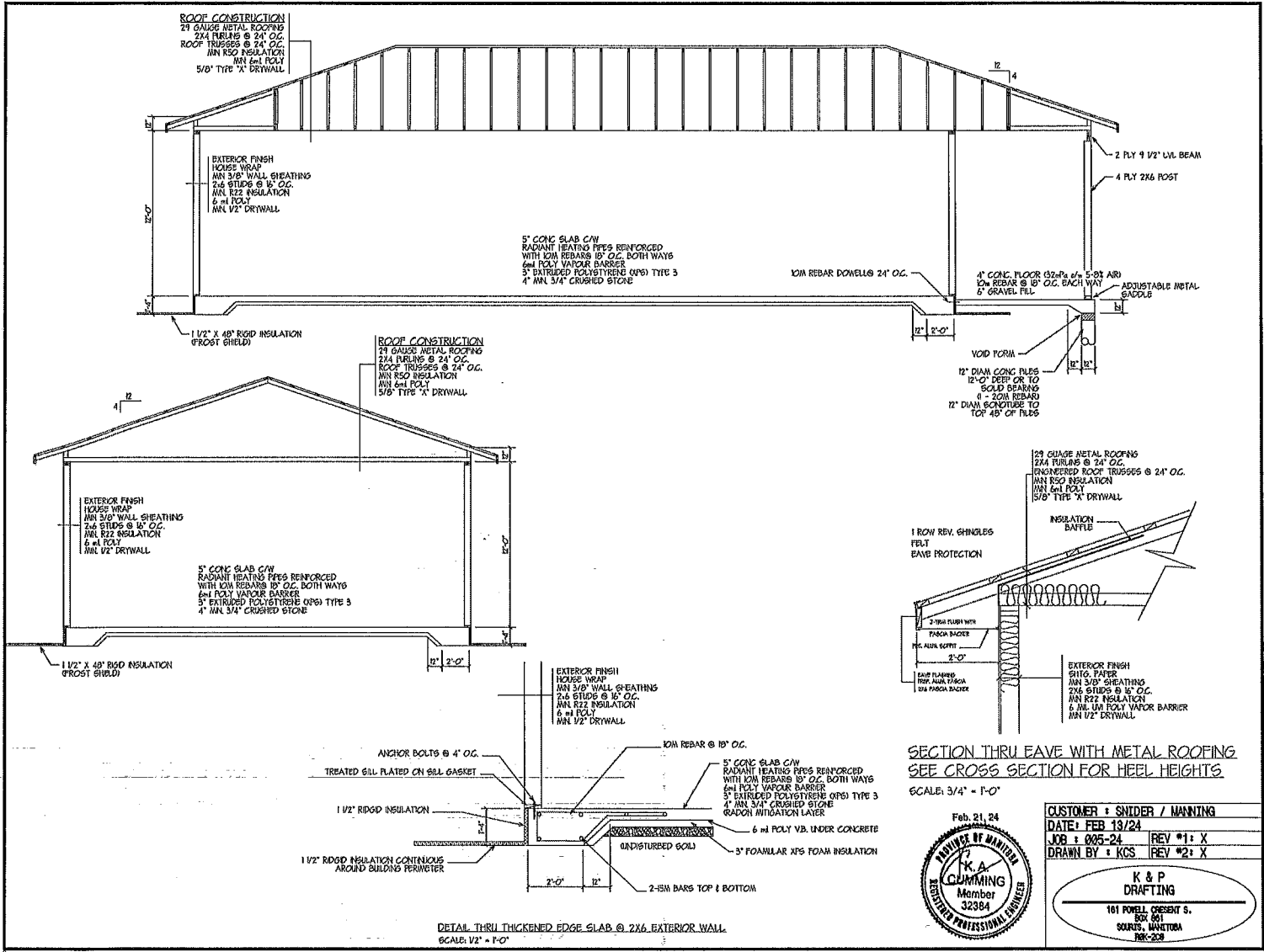
	Provided (Office Use Only)	N/A
1. Title and date	_____	_____
2. North arrow	_____	_____
3. Drawing Scale	_____	_____
4. Location (civic & legal description)	_____	_____
5. Site lines and all adjacent public right-of-way	_____	_____
6. All easements	_____	_____
7. Total Floor area of buildings	_____	_____
8. Existing/proposal buildings (include setbacks from property lines)	_____	_____
9. Roadways, driveways, laneways	_____	_____
10. Parking	_____	_____
11. Any other information as required	_____	_____

SITE PLAN for: 46C Moore Street



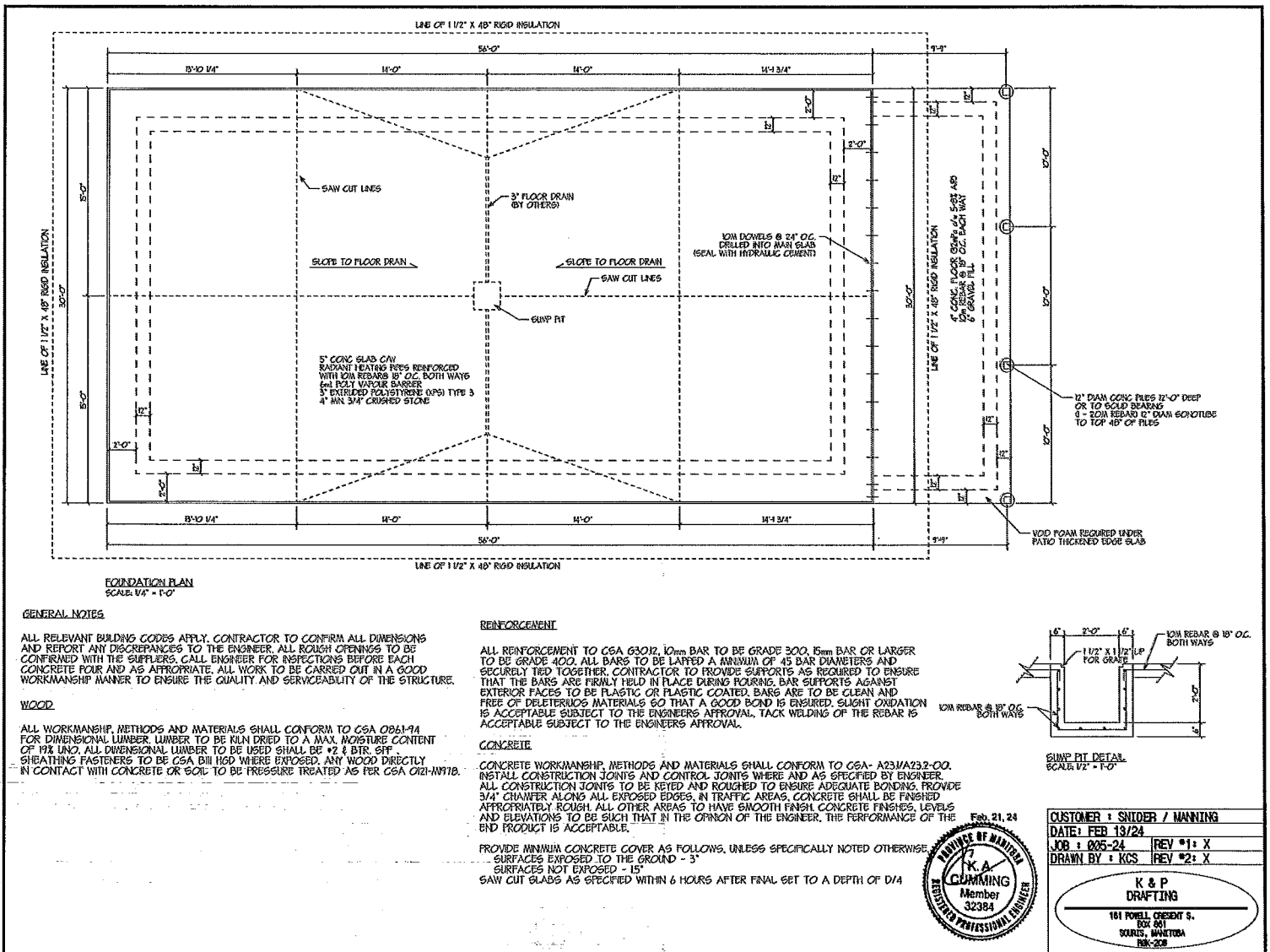
- A Site Layout Plan is to be done including the size of house and distances to all property lines along with the front property line defined and a drive way and any out buildings drawn in



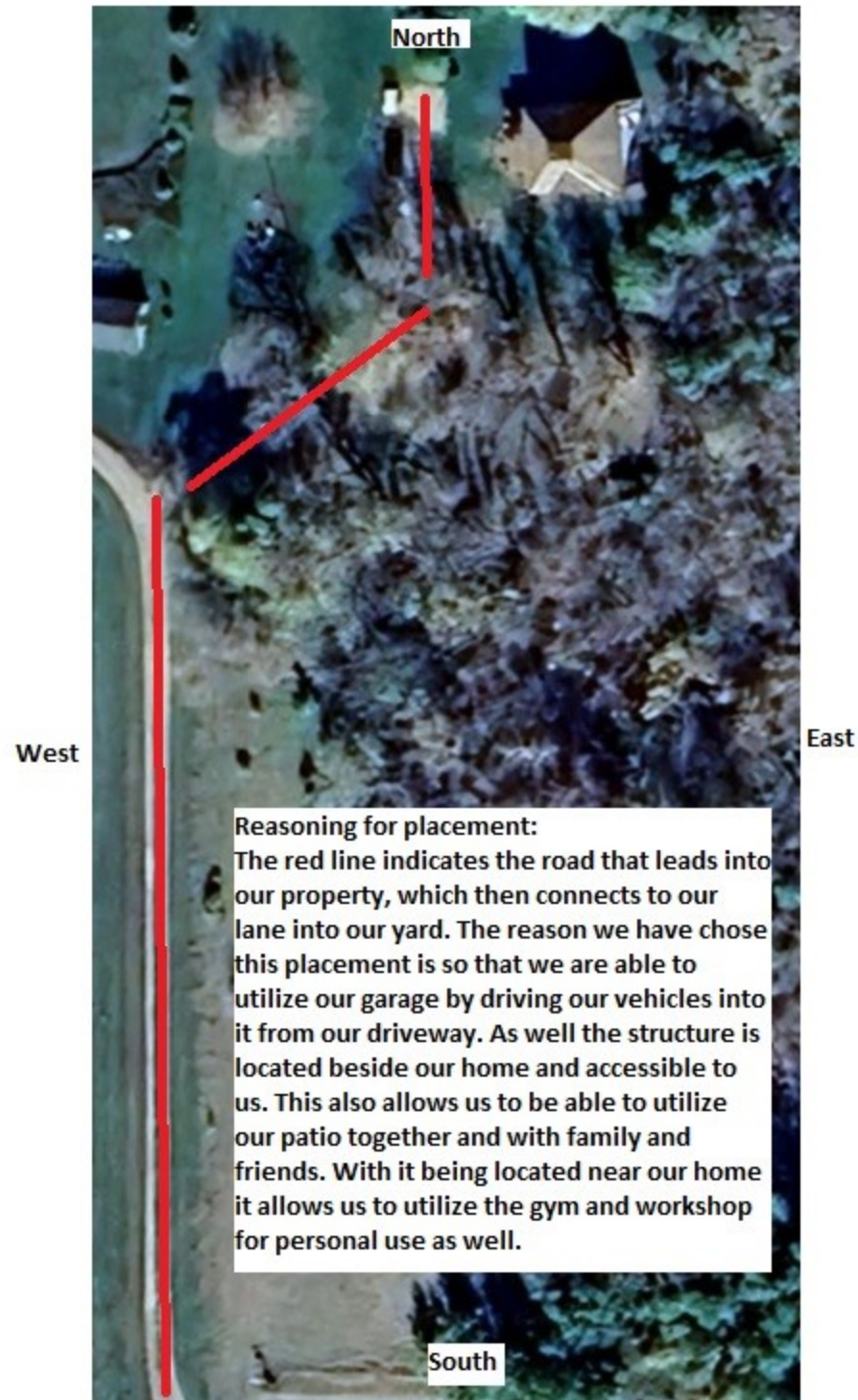
















The red line indicates the approximate location of our property lines. As you can see the majority of our property is greenery/trees and this is something that is very important to us. We take a lot of pride in our place, and want to make it the best we can, which is why we have chosen to reside here and raise our family here in the future. The structure we are hopeful to build is our dream building and we have put a lot of work and thought into this. The placement we have chosen allows us to use the building the way we intend to. We are able to drive in and park our personal vehicle in the garage, and utilize the workshop, gym, and patio as it is located near our home.

## **Administrations Report**

**Council Meeting Date: April 8, 2024**

**Agenda Item: 12.2 – Conditional Use CO2024-02 – Alair Homes – SE 21-10-22**

**Policy or by-law: Zoning By-law No. 2021-04**

**Section referenced: 3.6.1. Table 3.2**

**Recommendation:**

The applicant is seeking to build a farm-use dwelling on an existing yard-site in the AG Agricultural Zone and therefore would require Conditional Use approval from Council. The applicants expressed the intent to establish a septic field for the dwelling and install a hook-up to municipal piped water; there may also be an existing well on the yard-site. No AG land would be affected by the dwelling due to the pre-existing AG yard-site nor does it have any implications to the roadway.

Council has the options to approve, approve with conditions, or deny this application.



## CONDITIONAL USE

A conditional use is a process where a proposed use requires further scrutiny before it may be approved. The proposed use may have unique characteristics or operations that may have an impact on nearby properties.

### Documentation and Fee Requirements

- Application Fee: \$600.00 (Annual Fee Schedule)
- Status of Title: Issued by Brandon Land Titles Office no later than 30 days before the date of the application
- Letter of Authorization: From the registered owner(s) of the land whose name(s) appear on the title
- Site Plan: As per attached checklist
- Other plans and documentation may be required, depending on the nature of the request.

\*Application processing may be delayed until all the above noted information has been submitted\*

### Decision Making Authority

Conditional Use applications are decided by Council

### Pre-Application Review

The CAO will review the application to ensure it has been completed. The CAO cannot advise if council will approve or reject an application.

### Public Hearing

The applicant may choose to attend the public hearing to answer any questions council may have prior to the resolution.

### Conditions and Limits of Approval

Conditional use approvals that have been inactive for twelve (12) consecutive months will lapse and become null and void. Some approvals may have conditions attached. Unless otherwise indicated in the conditions, they must be satisfied within twelve (12) months of the date of approval.

## LETTER OF AUTHORIZATION

Date: \_\_\_\_\_

To: RM of Whitehead



A I A I R

## CLIENT AUTHORIZATION FORM

To Whom It May Concern:

I hereby authorize any representative of 7424591 Manitoba Ltd. o/a Alair Homes Brandon to negotiate, discuss, communicate and act in my behalf with the **Rural Municipality of Whitehead & Manitoba Hydro** pertaining to the Building Permit, Conditional Use Application, Electric and Gas relocation and installation application of the following:

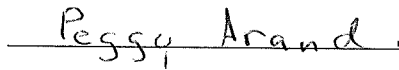
**Location of Work :** SE 21-10-22 WPM\_

**Description of Work :** Build New Custom Home.

Sincerely,

 \_\_\_\_\_

**Owner/ Applicant Signature.**

 \_\_\_\_\_

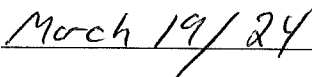
**Owner/ Applicant Print Name.**

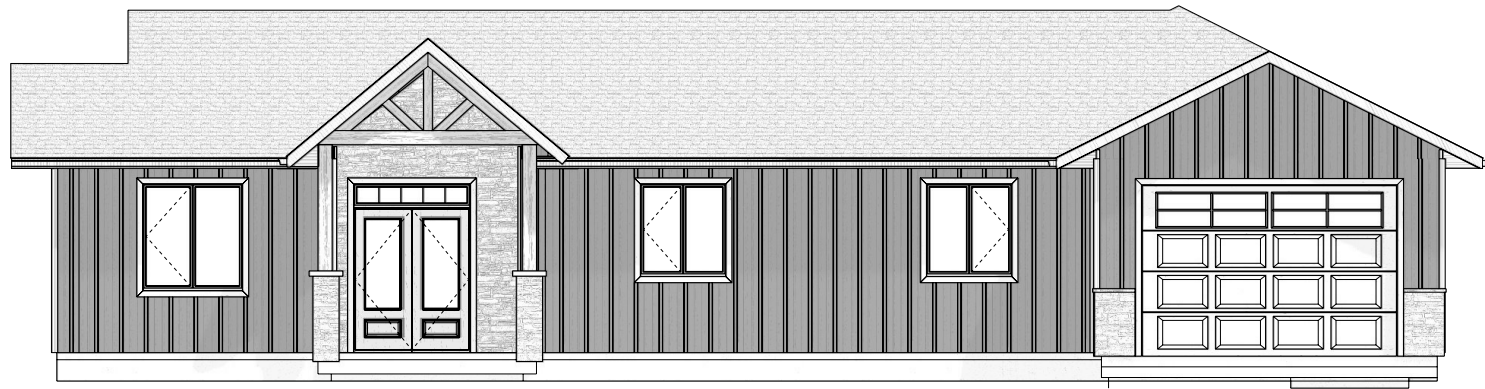
\_\_\_\_\_

**Owner/ Applicant Signature.**

\_\_\_\_\_

**Owner/ Applicant Print Name.**

**Date:**  \_\_\_\_\_



**WESTMAN  
DRAFTING**  
& DESIGN SERVICES

34 Railway Street PHONE 204-212-0478  
Birtle verlin@westmandrafting.com  
Manitoba  
R0J 0J0

DRAWING SCHEDULE	
COVER SHEET	1
SITE LAYOUT	2
ELEVATIONS	3
MAIN FLOOR LAYOUT	4
FOUNDATION	5
ROOF DRAWING & CROSS SECTION	6
DETAILS	7
GENERAL NOTES	8

## PRELIMINARY DRAWINGS PEGGY ARAND

SE 21-10-22  
RM OF WHITEHEAD  
MB

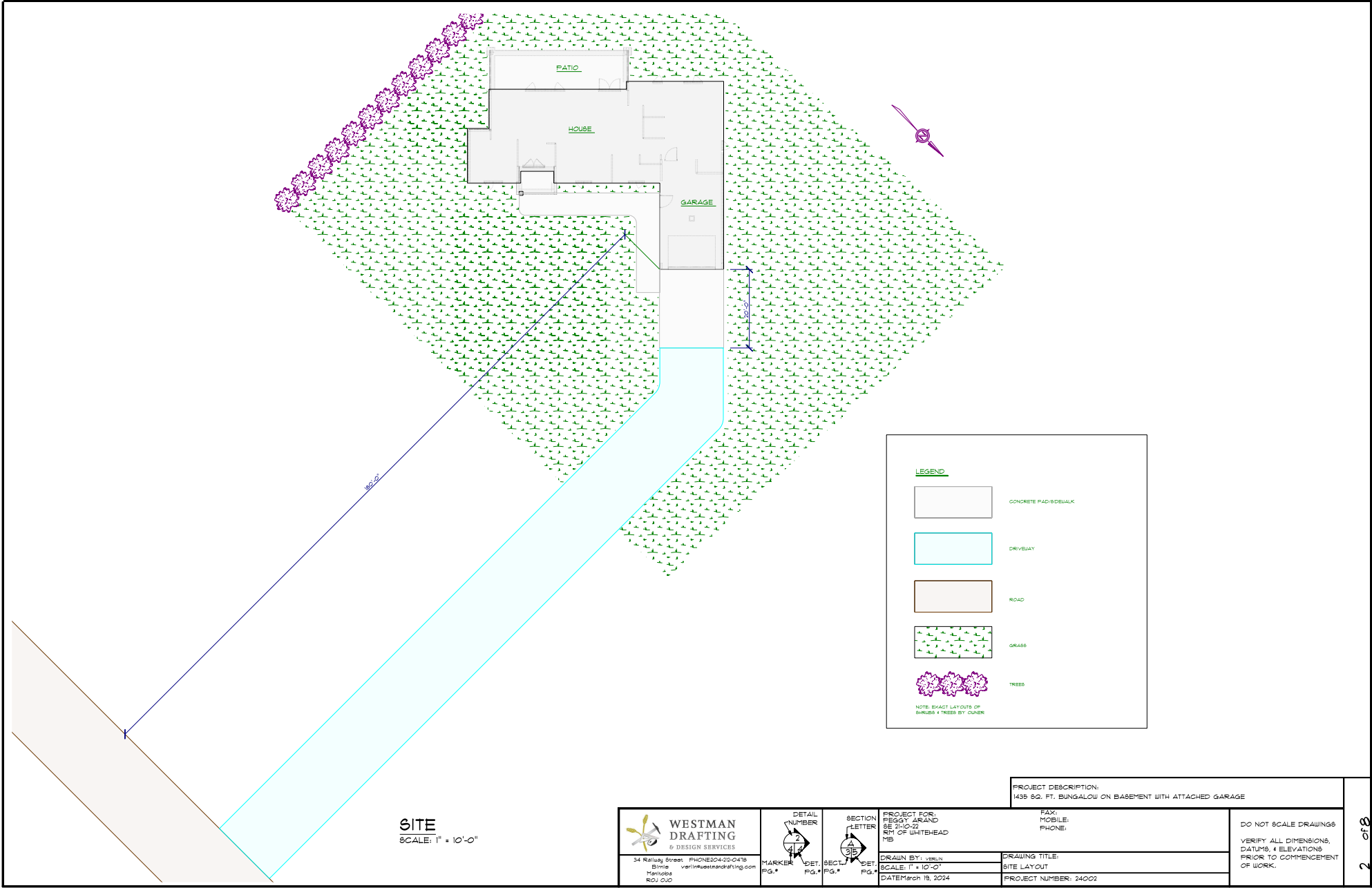
PHONE:  
MOBILE:

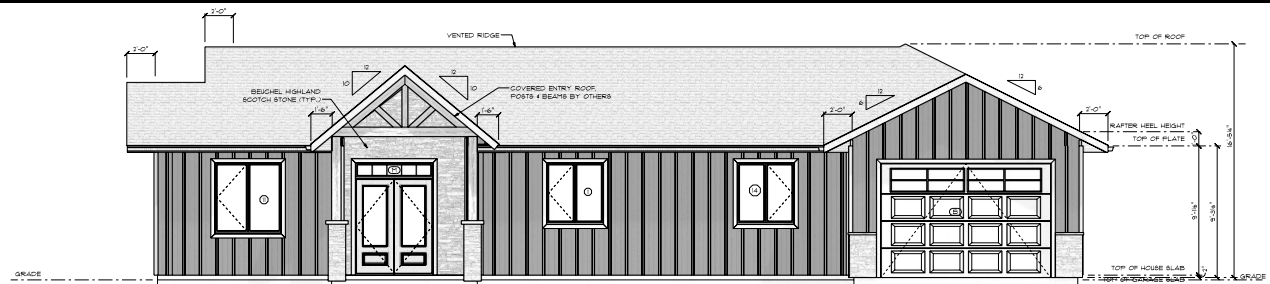
PROJECT DESCRIPTION:  
1435 SQ. FT. BUNGALOW ON BASEMENT WITH ATTACHED GARAGE

PROJECT NUMBER: 24002  
DRAWN BY: VERLIN  
DATE: March 19, 2024

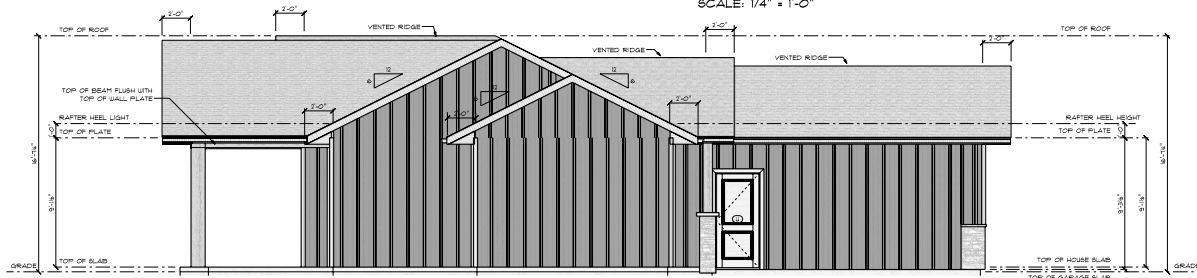
THESE DRAWINGS ARE PRELIMINARY AND HAVE NOT BEEN  
REVIEWED BY EDIFICE ENGINEERING



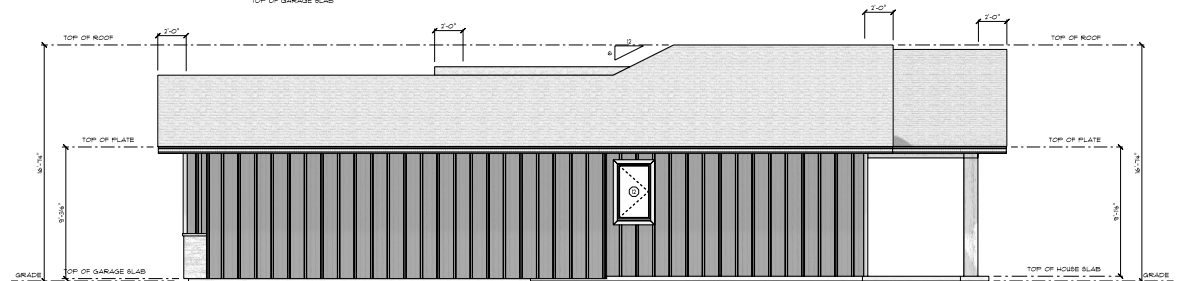




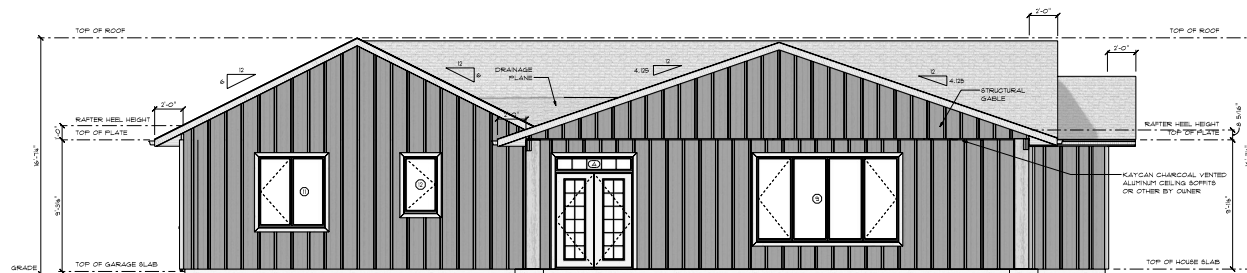
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

PROJECT DESCRIPTION:  
1435 SQ. FT. BUNGALOW ON BASEMENT WITH ATTACHED GARAGE

**WESTMAN DRAFTING & DESIGN SERVICES**  
34 Railway Street, PHONES 24-00470  
Blaine, Minnesota var@westmandrafting.com  
651-201-0100

**DETAIL NUMBER**  
2  
MARKER PG. 1

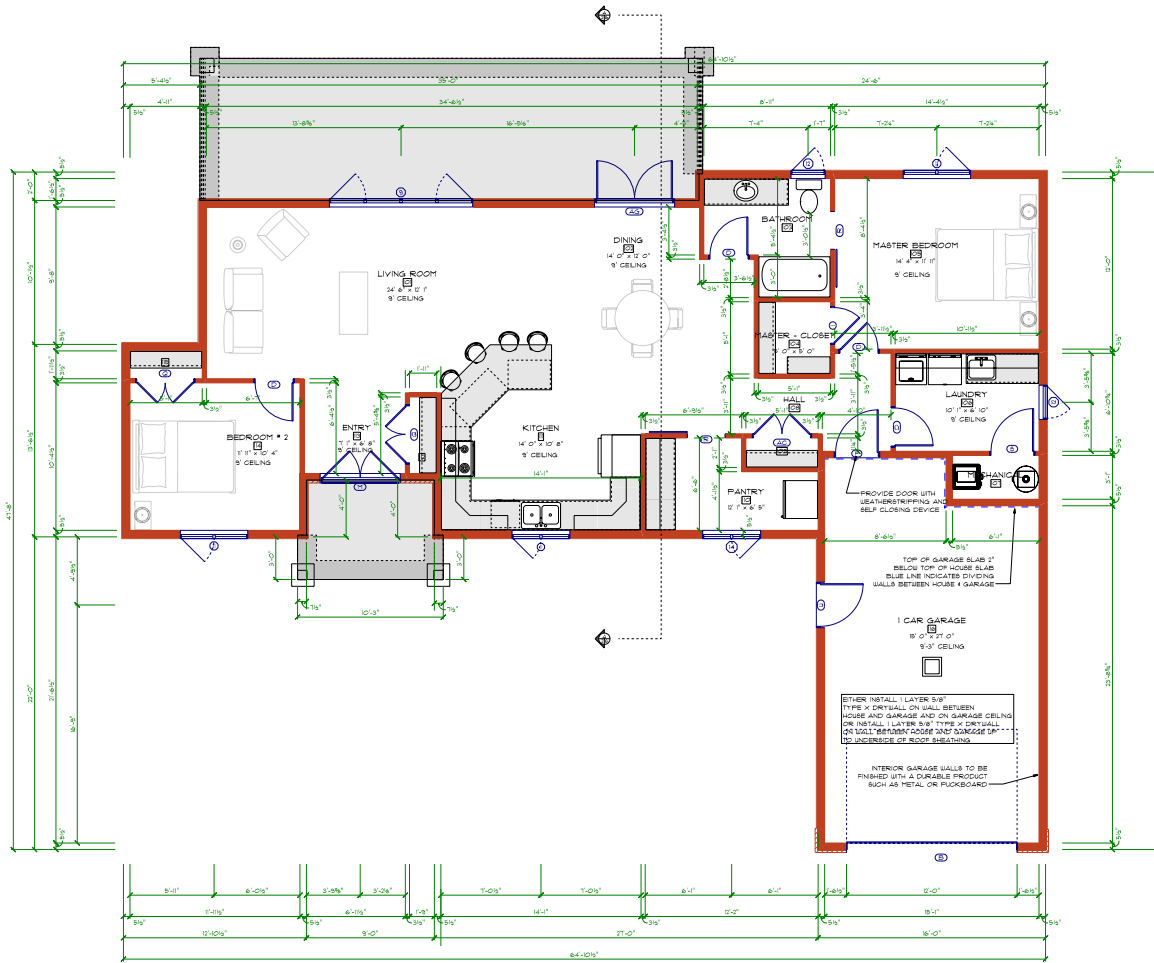
**SECTION LETTER**  
A  
DET. SECT. PG. 1

PROJECT FOR:  
REGGY ARAND  
66 2140-02  
RM OF WHITEHEAD  
MB  
DRAWN BY: VERN  
SCALE: 1/4" = 1'-0"  
DATE: March 19, 2024

FAX:  
MOBILE:  
PHONE:  
DRAWING TITLE:  
ELEVATIONS  
PROJECT NUMBER: 24002

DO NOT SCALE DRAWINGS  
VERIFY ALL DIMENSIONS,  
DATUMS, & ELEVATIONS  
PRIOR TO COMMENCEMENT  
OF WORK.

3 of 3



MAIN FLOOR EXTERIOR OPENING SCHEDULE									
ROOM SCHEDULE ID	OPENING ID	PRODUCT CODE	COUNT	R.O. WIDTH	R.O. HEIGHT	WIDTH	HEIGHT	HINGE	TOP OF OPENING
101	S	32X73 (32X30-30X30) LPFR	1	30"	73"	30"	73"	NR	54"
102	AS	64X80 DOUBLE OUTRINGS FULL LENGTH GLASS + TRANSOM 3.375	1	5'-11 1/2"	7'-11 1/2"	5'-4"	7'-10 1/2"	LR	7'-10 1/2"
103	S	36X48 CASHEM RIGHT	1	36"	48"	36"	48"	R	54"
104	II	36X60 CASHEM LP	1	36"	60"	36"	60"	LN	54"
105	S	36X48 CASHEM RIGHT	1	36"	48"	36"	48"	R	54"
106	P	36X60 EXTERIOR 2 PANEL DOOR R	1	3'-2 1/8"	6'-10"	3'-0"	6'-8"	R	6'-8"
107	II	48X90 CASHEM FR	1	48"	90"	48"	90"	NR	54"
108	I	48X90 CASHEM LP	1	48"	90"	48"	90"	LN	54"
109	M	64X80 DOUBLE DOOR NEWING + TRANSOM 3.375	1	5'-11 1/2"	7'-11 1/2"	5'-4"	7'-10 1/2"	LR	7'-10 1/2"
110	II	36X60 CASHEM LP	1	36"	60"	36"	60"	LN	54"
111	B	14X16 OVERHEAD GARAGE DOOR WITH WINDOW	1	8'-0"	8'-0"	8'-0"	8'-0"	U	8'-0"
112	U	36X60 EXTERIOR 2 PANEL DOOR L	1	3'-2 1/8"	6'-10"	3'-0"	6'-8"	L	6'-8"

MAIN FLOOR INTERIOR OPENING SCHEDULE									
ROOM SCHEDULE ID	OPENING ID	PRODUCT CODE	COUNT	R.O. WIDTH	R.O. HEIGHT	WIDTH	HEIGHT	HINGE	TOP OF OPENING
102	D	30X80 INTERIOR SWING DOOR 1	1	2'-10"	6'-10"	2'-8"	6'-8"	R	6'-8"
104	I	30X80 INTERIOR SWING DOOR 1	1	2'-8"	6'-10"	2'-6"	6'-8"	R	6'-8"
106	R	30X80 BARN DOOR	1	2'-8"	6'-8"	2'-6"	6'-6"	R	6'-6"
107	S	36X60 INTERIOR SWING DOOR 1	1	3'-2"	6'-10"	3'-0"	6'-8"	R	6'-8"
108	AC	48X80 INTERIOR SWING DOOR 2	1	4'-2"	6'-10"	4'-0"	6'-8"	LR	6'-8"
109	D	30X80 INTERIOR SWING DOOR 1	1	2'-10"	6'-10"	2'-8"	6'-8"	L	6'-8"
108	D	30X80 INTERIOR SWING DOOR 1	1	2'-10"	6'-10"	2'-8"	6'-8"	R	6'-8"
110	R	30X80 BARN DOOR	1	2'-8"	6'-8"	2'-6"	6'-6"	L	6'-6"
111	S	48X80 INTERIOR SWING DOOR 2	1	4'-2"	6'-10"	4'-0"	6'-8"	LR	6'-8"
114	D	30X80 INTERIOR SWING DOOR 1	1	2'-10"	6'-10"	2'-8"	6'-8"	L	6'-8"
114	G	48X80 INTERIOR SWING DOOR 2	1	4'-2"	6'-10"	4'-0"	6'-8"	LR	6'-8"

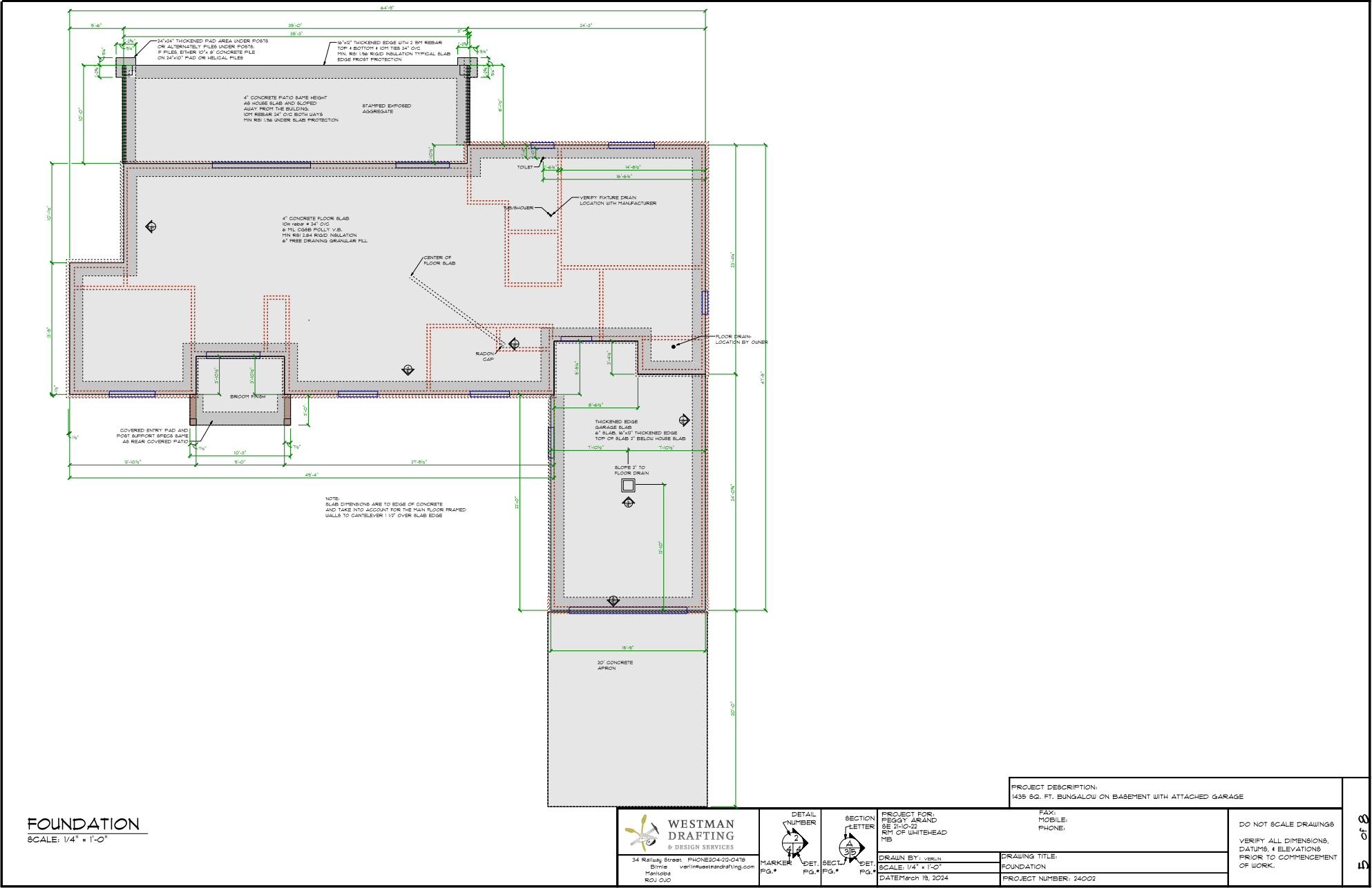
AREA SCHEDULE	
NAME	AREA
Garage Area	48 sq. ft.
Main Floor Area	1431 sq. ft.

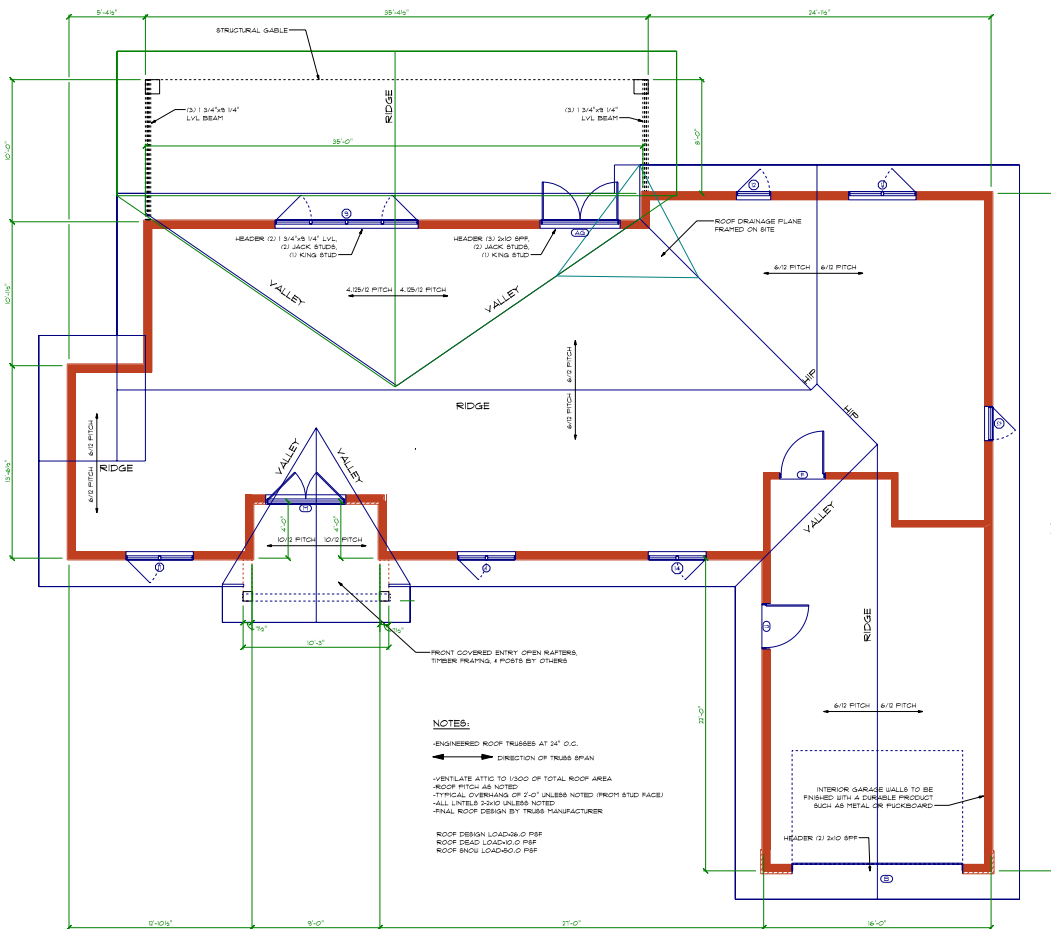
**MAIN FLOOR**  
SCALE: 1/4" = 1'-0"

PROJECT DESCRIPTION:  
1439 SQ. FT. BUNGALOW ON BASEMENT WITH ATTACHED GARAGE

 <b>WESTMAN DRAFTING &amp; DESIGN SERVICES</b> 34 Railway Street, PHONES 204-204-7676 Winnipeg, Manitoba R2V 0J0	DETAIL NUMBER  DET. PG. #	SECTION LETTER  SECT. PG. #	PROJECT FOR: REGGY ARAND 662 PHOENIX RD WILHELMIA MB	FAX: MOBILE: PHONE:	DRAWING TITLE: MAIN FLOOR LAYOUT PROJECT NUMBER: 34002	DO NOT SCALE DRAWINGS VERIFY ALL DIMENSIONS, DATUMS, & ELEVATIONS PRIOR TO COMMENCEMENT OF WORK.

4 of 8





**ROOF DRAWING**  
SCALE: 1/4" = 1'-0"

**TYPICAL ROOF & EAVE DETAIL**

CHARCOAL METAL SHINGLES  
ICE & WATER GAVES PROTECTION  
FELT UNDERLAYMENT  
1/4" ROOFING SHEATHING 4x8  
PRE-ENGINEERED TRUSSES 24" O.C.  
3/4" TRUSS BRACING  
INSULATION STOPS  
15# R50 BLOW IN INSULATION  
8x16 POLY V.B.  
5/8" TYPE X GYPSUM BOARD TAPED & BANDED & PRIMED  
1/2" GELING BOARD INSTEAD OF 5/8" TYPE X OPTIONAL  
(OPTIONAL) 1/4" OSB SHEATHING WITH  
1/2" STANDARD DRYWALL

2x6 FASCIA BOARD  
KAYCAN CHARCOAL ALUMINUM DRAIN EDGES  
KAYCAN CHARCOAL 6" ALUMINUM DRAIN  
KAYCAN CHARCOAL ALUMINUM VENTED ROOFPIES  
PRE-FINISHED ALUMINUM DRAIN TROUGH & DOWN SPOUTS

UNOBSTRUCTED ATTIC VENT AREA SHALL BE NOT  
LESS THAN 1500 OF THE CEILING AREA. NOT LESS  
THAN 25% OF REQUIRED OPENINGS SHALL BE AT  
THE BOTTOM OF THE SPACE AND NOT LESS THAN  
25% OF THE REQUIRED OPENINGS SHALL BE AT THE  
TOP OF THE SPACE.

**TYPICAL EXTERIOR WALL DETAIL**

JAMES HARDIE BOARD & BATTEN SIDING  
WITH MATCHING TRIM  
EXTERIOR INSULATION  
1/4" OSB SHEATHING  
2x6 STUDS 16" O.C.  
DOUBLE TOP PLATE  
SINGLE BOTTOM PLATE  
R20 BATT INSULATION  
8x16 POLY V.B.  
1/2" DRYWALL  
TAPED & BANDED & PRIMED

**TYPICAL INTERIOR 2x4 WALL DETAIL**

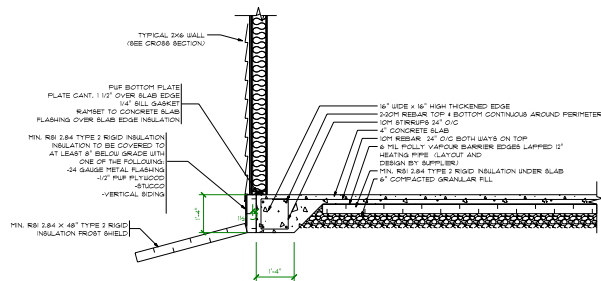
1/2" DRYWALL  
TAPED & BANDED  
2x4 STUDS 16" O.C.  
R20 INSULATION IN BATHROOM,  
LAUNDRY & BEDROOM WALLS  
1/2" DRYWALL  
TAPED & BANDED & PRIMED

**CROSS SECTION A**  
SCALE: 1/4" = 1'-0"

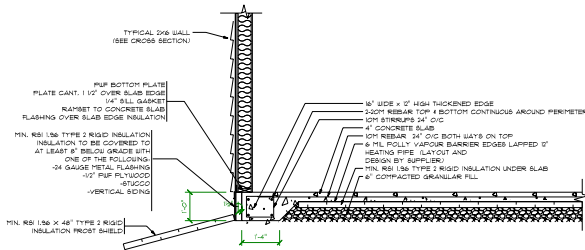
**PROJECT DESCRIPTION:**  
1439 SQ. FT. BUNGALOW ON BASEMENT WITH ATTACHED GARAGE

<p><b>WESTMAN DRAFTING &amp; DESIGN SERVICES</b> 34 Railway Street, PHONES 249-20470 Blaine, Minnesota 55425 var@westmandrafting.com</p>	<p><b>DETAIL NUMBER</b> 2</p>	<p><b>SECTION LETTER</b> A</p>	<p><b>PROJECT FOR:</b> REGGAY ARAND 8620-02 RM OF WHITEHEAD MB</p>	<p><b>DATE:</b> March 19, 2024</p>	<p><b>DRAWING TITLE:</b> ROOF DRAWING &amp; CROSS SECTION</p>	<p><b>PROJECT NUMBER:</b> 34002</p>	<p><b>DO NOT SCALE DRAWINGS</b> VERIFY ALL DIMENSIONS, DATUMS, &amp; ELEVATIONS PRIOR TO COMMENCEMENT OF WORK.</p>

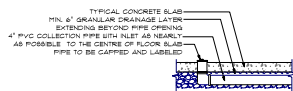
318 9



**HOUSE THICKENED THE SLAB DETAIL**  
SCALE: 1/2" = 1'-0"



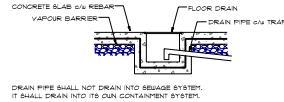
**GARAGE THICKENED EDGE DETAIL**  
SCALE: 1/2" = 1'-0"



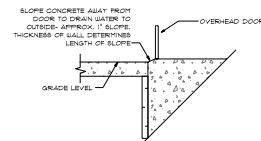
**RADON CHECK PORT DETAIL**  
SCALE: 1/2" = 1'-0"



**REBAR OVERLAP DETAIL**  
SCALE: 1/2" = 1'-0"



**GARAGE FLOOR DRAIN DETAIL**  
SCALE: 1/2" = 1'-0"



**OVERHEAD DOOR SILL DETAIL**  
SCALE: 1/2" = 1'-0"

PROJECT DESCRIPTION:  
1439 8G. FT. BUNGALOW ON BASEMENT WITH ATTACHED GARAGE

FAX:  
MOBILE:  
PHONE:

DO NOT SCALE DRAWINGS  
VERIFY ALL DIMENSIONS,  
DATUMS, & ELEVATIONS  
PRIOR TO COMMENCEMENT  
OF WORK.

**WESTMAN DRAFTING & DESIGN SERVICES**  
34 Railway Street, PHONES 249-00470  
Brimley var@westmandrafting.com  
Markham R1Y 0J0

DETAIL NUMBER  
2  
MARKER PG.#

SECTION LETTER  
A  
DET. SECT. PG.#

PROJECT FOR:  
REGGY ARAND  
86 210-02  
RM OF WHITEHEAD  
MB  
DRAWN BY: VERN  
SCALE: 1/2" = 1'-0"  
DATE: March 19, 2024

DRAWING TITLE:  
DETAILS  
PROJECT NUMBER: 24002

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GENERAL NOTES

AS A MINIMUM ALL WORK MUST CONFORM TO THE LATEST EDITION OF THE NATIONAL BUILDING CODE, NATIONAL PLUMBING CODE, NATIONAL MECHANICAL CODE, NATIONAL FIRE CODE AND THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AS WELL AS THEIR ADDENDUMS AND REFERENCED STANDARDS.

IT IS THE CONTRACTOR(S) OR OWNER(S) RESPONSIBILITY TO KNOW THE EXACT LOCATION OF AND ADOPT ALL LIABILITY FOR DAMAGE TO ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS & ALL UNDERGROUND AND ABOVE GROUND UTILITIES & STRUCTURES BEFORE COMMENCING WORK. SUCH DATA THAT MAY NOT BE SHOWN ON THIS DRAWING(S) AND THEIR LOCATION SHOULD NOT BE EXACT.

"UTERIAN DRAFTING" IS NOT RESPONSIBLE FOR ANY MISINTERPRETATION OF THESE PLANS AND WILL NOT TAKE RESPONSIBILITY FOR CHANGES MADE BY OWNER(S), CONTRACTOR(S), OR OTHER OFFICIALS REGARDING THIS PROJECT.

ANY CHANGES MUST BE REPORTED (IN WRITING) TO "UTERIAN DRAFTING" PRIOR TO CONSTRUCTION

(IN ORDER TO RECEIVE REVISED DRAWINGS).

"UTERIAN DRAFTING" RESERVES THE RIGHT TO REUSE THESE PLANS (IN PARTS OR IN WHOLE, THE OWNER(S) OR CONTRACTOR(S) SHALL NOT REUSE THESE PLANS (IN ANY SHAPE OR FORM OTHER THAN FOR THIS PROJECT. THIS BUILDING IS CLASSIFIED AS PART 1 "Housing and Small Building".

DO NOT SCALE DRAWINGS: ALL DIMENSIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER.

DESIGN SPECIFIED FLOOR LOADS = 40 PSF, DESIGN SPECIFIED SOIL LOAD = 31 PSF. NOTE: LOAD REDUCTIONS HAVE BEEN USED IN THE DESIGN OF THIS STRUCTURE. DESIGN LOADS AND ASSUMPTIONS AS PER THE 2011 NATIONAL BUILDING CODE AND TABLE "DESIGN ASSUMPTIONS" OF THE 2011 NATIONAL BUILDING CODE.

DO NOT CUT OR DRILL OPENINGS IN ANY STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL FROM THE DESIGNER.

STRUCTURAL DRAWINGS SHOW THE COMPLETED STRUCTURE. THEY DO NOT SHOW COMPONENTS WHICH MAY BE NECESSARY FOR SAFETY DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY AND TO ENSURE THAT ALL SUBTRADES CONFORM TO THE LATEST REGULATIONS OF THE PROVINCIAL "BUILDING PROTECTION ACT" TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AS REQUIRED. TURNKEY AND TO NOTIFY LOCAL AUTHORITIES AS REQUIRED BY LAW. THE GENERAL CONTRACTOR SHALL DESIGN ALL SHORING, FORMWORK, BRACING AND TO ENSURE PROPER CONSTRUCTION AND ERECTION.

THE CONTRACTOR SHALL CONFORM TO THE COLD WEATHER REQUIREMENTS OF THE CSA STANDARD A315/A323 AND THE NATIONAL BUILDING CODE.

THE CONTRACTOR SHALL VISIT THE SITE AND NOTE ALL CHARACTERISTICS AND IRREGULARITIES AFFECTING THE WORK OF THIS PROJECT.

NOTHING HEREIN INDICATES OR IMPLIES THAT ANY ENGINEER(S) OR ARCHITECT(S) WILL BE MAKING ANY SITEFIELD OBSERVATIONS OR INSPECTIONS.

THE BUILDING AND, IN PARTICULAR, THE FOUNDATION IS DESIGNED BASED ON A COMPLETE SYSTEM THAT COMBINES WITH THE INTENT AND PRESERVATION REQUIREMENTS OF PART 9 OF THE 2011 NATIONAL BUILDING CODE TO ENSURE ALLOWABLE DAMAGE GOVERN. THIS SYSTEM INCLUDES LOAD SHARING (REDISTRIBUTION OF LOADS) BY COMPONENTS SUCH AS ADJUSTABLE TIE-BOLTS, WOOD PLYWOOD WALLS, CONCRETE WALLS AND CONCRETE GRADE BEAMS WHERE APPLICABLE.

FOUNDATION

INSTALL A 6" HIL CHSIC VAPOUR BARRIER UNDER CONCRETE SLABS. THE POLY SHALL BE SEALED AT THE EDGES OF THE FOUNDATION WALL AT ALL JOINTS, AND AT ALL PENETRATIONS.

FOUNDATION PLASTER/SILLS SHALL BE PRESERVE TREATED WOOD AND SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 1/4" DIAMETER BOLTS SPACED AT LEAST 4' INTO CONCRETE AND SPACED NOT MORE THAN 4 FEET APART OR AS OTHERWISE NOTED. BOLTS TO BE LOCATED WITHIN 8" HIGHER OF EACH END OF EACH BOLT.

ALL CUTS AND HOLES IN PRESERVE TREATED WOOD SHALL BE PROTECTED BY TWO APPLICATIONS OF COPPER NAPHTHATE PRESERVATIVE APPLIED BY BRUSHING, SPRAYING, OR DIPPING.

FOUNDATION WALLS TO EXTEND AT LEAST 4" HIGHER ABOVE FINISHED GRADE.

DRAINAGE

FINISH GRADE TO SLOPE AWAY FROM STRUCTURES SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING.

DOWNPOUTS WITH EXTENSIONS SHALL BE PROVIDED TO CARRY RAINWATER AWAY FROM BUILDING IN SUCH A MANNER THAT WILL PREVENT SOIL EROSION.

ROOF COVERING

ROOFING MATERIALS SHALL BEAR THE LABEL OF AN APPROVED AGENCY AND SHALL BE FASTENED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

EXTERIOR DECK MEMBRANES ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

FLASHING REQUIRED AT ROOF VALLEYS, AND WHERE THE ROOF INTERSECTS THE WALLS.

THE CHIMNEY REQUIRED A SADDLE WHERE THE UPPER SIDE OF THE CHIMNEY MEETS THE ROOF AS PER ART. 5.36.4.8 OF THE NBC.

ATTIC VENTILATION

ATTIC SHALL BE PROVIDED WITH A MINIMUM FREE VENTILATING AREA NOT LESS THAN 1/200 OF THE INSULATED CEILING AREA.

REQUIRED VENTS MAY BE ANY COMBINATION OF ROOF TYPE, BAY TYPE, OR SADDLE TYPE AND SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING WITH NOT LESS THAN 20% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF THE SPACE AND NOT LESS THAN 20% OF THE REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.

ATTIC ACCESS

ATTIC ACCESS SHALL BE PROVIDED BY A HATCHWAY AT LEAST 20" X 30"

VAPOUR BARRIER

ALL VAPOUR BARRIER SHALL CONFORM TO CAN/CSG-513.4-M1. ALL JOINTS AND PENETRATIONS INCLUDING ELECTRICAL, VENT BOXES, PIPING, ETC.) IN VAPOUR BARRIER SHALL BE SEALED WITH ACQUACRYL SEALANT.

EMERGENCY ESCAPE WINDOWS

EVERY SLEEPING ROOM TO BE PROVIDED WITH AT LEAST ONE OPERABLE EXTERIOR WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. THE UNITS SHALL BE OBTAINABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.

ALL EMERGENCY ESCAPE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET OPENING AREA OF 4.0 SQ. FT. THE MINIMUM NET CLEAR OPERABLE HEIGHT DIMENSION SHALL BE 20 INCHES. THE MINIMUM NET CLEAR OPERABLE WIDTH DIMENSION SHALL BE 20 INCHES.

WHERE A WINDOW OPENING INTO A UNOCHLOR, A CLEARANCE OF NOT LESS THAN 30" SHALL BE PROVIDED IN FRONT OF THE WINDOW WHERE THE SHAFT OF A WINDOW OPENS TOWARDS THE UNOCHLOR. THE OPERATION OF THE SHAFT SHALL NOT REDUCE THE CLEARANCE IN A MANNER THAT WOULD RESIST ESCAPE IN AN EMERGENCY.

FIRE BLOCKING AND DRAFT STOPS

FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS BETWEEN TOP STORY AND A ROOF OR ATTIC SPACE.

PROVIDE AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT CORNERS, DRAFT CEILING AND GUYE CEILING.

PROVIDE AT CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN FLOORS ALONG AND IN LINE WITH THE RUN OF STAIRS.

PROVIDE AT OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT FLOORS AND FLOOR LEVELS WITH NONCOMBUSTIBLE MATERIALS.

FIRE WARNING SYSTEMS

PROVIDE A SMOKE-ALARM IN EVERY AREA OF THE HOUSE THAT HAS A BUILT-IN BURNING APPLIANCE PROVIDED AT LEAST ONE SMOKE-ALARM ON EACH FLOOR INCLUDING BASEMENTS, CRAWLSPACES, AND IN THE ATTIC. SMOKE-ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND THE BATHROOM AND THE BATHROOM OF THE FLOOR IF THE BEDROOMS ARE SERVED BY A HALLWAY. THE ALARM IS TO BE INSTALLED IN THE HALLWAY.

ALL SMOKE-ALARM ARE TO BE MAINTAINED AND INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE THEM ALL TO SOUND.

A SMOKE-ALARM WITH A BATTERY BACKUP IS TO BE INSTALLED IN EACH ATTACHED STORAGE GARAGE AND USED SO THAT THE ACTIVATION OF THE SENSOR WILL CAUSE ALL REQUIRED SMOKE-ALARM WITHIN THE DWELLING UNIT TO SOUND.

ELECTRICAL AND MECHANICAL

ELECTRICAL AND MECHANICAL DRAWINGS BY APPLICABLE ENGINEER/CONTRACTOR

CONCRETE

CONCRETE SHALL BE MANUFACTURED AND PLACED IN ACCORDANCE WITH THE CSA STANDARDS A315/A323-09.

ANY CURRENT OR PRE-EXISTING WITHIN TWO YEARS PRIOR TO CONSTRUCTION LARGE VEGETATION SUCH AS TREES AND BUSHES SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION.

CONCRETE SHALL CONFORM TO THE FOLLOWING:

THE LOCATIONS OF CONSTRUCTION JOINTS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE APPROVED BY THE DESIGNER PRIOR TO CONSTRUCTION.

WHEN THE OUTSIDE TEMPERATURE FALLS BELOW 5 DEGREES CELSIUS, THE CONTRACTOR SHALL CONFORM TO CSA STANDARDS A315/A323-09 AND THE NATIONAL BUILDING CODE FOR COLD WEATHER CONCRETE PROCEDURES.

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CONCRETE SHALL CONFORM TO THE FOLLOWING:

GENERAL NOTES

STRUCTURAL STEEL

STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE CAN/CSA-S16-09 BY FULLY CERTIFIED MEMBERS OF THE CANADIAN INSTITUTE OF STEEL CONSTRUCTION.

ALL STRUCTURAL STEEL SHALL CONFORM TO THE CAN/CSA-S16-09 CLASS C TO SIZES AND SHAPES INDICATED ON THE DRAWING. ALL ANGLES AND PLATES SHALL BE S40-30000. NO SUBSTITUTIONS IN GRADES OR SIZES ARE PERMITTED WITHOUT WRITTEN APPROVAL OF THE DESIGN ENGINEER.

ALL FABRICATION SHALL BE CARRIED OUT IN PLANT FACILITIES CERTIFIED BY THE CANADIAN WELDING BUREAU TO CSA S16-09 AND S16-09. WELD FABRICATION IS NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM THE DESIGNER.

ALL WELDS SHALL BE PERFORMED IN ACCORDANCE WITH THE CSA S16-09 BY WELDERS FULLY CERTIFIED FOR STRUCTURAL WELDING BY THE CANADIAN BUREAU TO CSA W471. ALL WELDS AND GUT PLATES SHALL BE FULLY WELDED TO COLUMN.

STRUCTURAL FASTENERS SHALL BE A307 BOLTS, ANCHOR BOLTS SHALL BE 1/2" LONG OR 3" HOOK (A307) UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. BASE AND GUT PLATES SHALL BE 1/2" THICK. GUT PLATES TO HAVE MIN. 4 BOLT (A307) CONNECTION UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.

PROVIDE TEMPORARY GUTTING AND BRACING AS NECESSARY TO PROVIDE STABILITY FOR THE WHOLE STRUCTURE DURING ERECTION AND PERMANENT BRACING ARE SECURED IN PLACE.

HOLES ARE NOT PERMITTED IN THE TOP FLANGES UNLESS NOTED OTHERWISE ON THE DRAWINGS.

INTERIOR STEEL SHALL BE PAINTED WITH ONE COAT OF RED OXIDE PRIMER, AFTER HAVING BEEN CLEANED TO APPROX. 80%.

CLEAN ALL FIELD WELDS AND TOUCH UP WITH PRIMER TO MATCH SHOP COAT.

DESIGN AND FABRICATE CONNECTIONS FOR THE FULL STRENGTH OF THE MEMBERS. SPLICING OF MEMBERS IS NOT PERMITTED UNLESS WRITTEN APPROVAL FROM THE DESIGN ENGINEER HAS BEEN PROVIDED.

ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.

FOUNDATION NOTES

ALL STRAIGHT SHAPED CONCRETE PILES ARE DESIGNED AS CAST-IN-PLACE FRICTION ELEMENTS IN FIRM DRY UNDISTURBED MATERIAL WITH AN ALLOWABLE FRICTION CAPACITY OF 500 PSF. USE VALUES FOR PILES SUPPORTING TELEPORTS < 400 PSF AND ALL OTHER PILES > 400 PSF. THE DESIGN OF THE FRICTION PILES IS NOT HIGHLY TECHNICAL. THE CONTRACTOR SHALL PROVIDE A FIELD REVIEW TO ASCERTAIN THAT THE SUBSURFACE CONDITIONS ARE CONSISTENT WITH THE DESIGN AND THAT CONSTRUCTION IS CARRIED OUT IN ACCORDANCE WITH THE DESIGN AND GOOD ENGINEERING PRACTICE DURING THE CONSTRUCTION AND FIELD REVIEW OF THE CAST-IN-PLACE FRICTION PILES. THE CONTRACTOR SHALL PROVIDE ALL PERTINENT INFORMATION FOR EACH PILE: ALLOWABLE LOADS GOVERN THE DESIGN.

FOUNDATIONS SHALL BE POSITIONED ON FIRM DRY UNDISTURBED SOIL EXCLUDING SILT CAPABLE OF PROVIDING AN ALLOWABLE BEARING CAPACITY OF 500 PSF. ALL BELIEVED PILES ARE DESIGNED AND BEARING ELEMENTS POSITIONED ON FIRM DRY UNDISTURBED SOIL EXCLUDING SILT CAPABLE OF PROVIDING AN ALLOWABLE BEARING CAPACITY OF 500 PSF. THE OWNER CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE ASSUMPTIONS WITH A SOIL INVESTIGATION. THE CONTRACTOR SHALL PROVIDE ALL PERTINENT INFORMATION FOR EACH PILE: ALLOWABLE LOADS GOVERN THE DESIGN.

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## **Administrations Report**

**Council Meeting Date: April 8, 2024**

**Agenda Item: 12.3 – Conditional Use CO2024-03 – Alair Homes – SW 10-10-22**

**Policy or by-law: Zoning By-law No. 2021-04**

**Section referenced: 3.6.1. Table 3.2**

**Recommendation:**

The applicant is seeking to build a non-farm dwelling in the AG Agricultural Zone and therefore would require Conditional Use approval from Council. The proposed dwelling location would be directly across from an existing AG yard-site with a dwelling present. The intent of the property-owners is to have their residence separate from the farm operation but located to ensure immediate access. The proposed dwelling would subtract from cultivated AG Zoned land; the proponents conveyed that the impact would be controlled to 4 – 5 acres. The applicants expressed the intent to connect to municipal piped water and install a septic field on the yard.

Were Council to approve the application, Administration would recommend that a condition be placed on the application wherein the applicant must enter into a Development Agreement with the RM of Whitehead to ensure no further dwellings on the ¼ section and to address any approach applications.

Council has the options to approve, approve with conditions, or deny this application.



## CONDITIONAL USE

A conditional use is a process where a proposed use requires further scrutiny before it may be approved. The proposed use may have unique characteristics or operations that may have an impact on nearby properties.

### Documentation and Fee Requirements

- Application Fee: \$600.00 (Annual Fee Schedule)
- Status of Title: Issued by Brandon Land Titles Office no later than 30 days before the date of the application
- Letter of Authorization: From the registered owner(s) of the land whose name(s) appear on the title
- Site Plan: As per attached checklist
- Other plans and documentation may be required, depending on the nature of the request.

\*Application processing may be delayed until all the above noted information has been submitted\*

### Decision Making Authority

Conditional Use applications are decided by Council

### Pre-Application Review

The CAO will review the application to ensure it has been completed. The CAO cannot advise if council will approve or reject an application.

### Public Hearing

The applicant may choose to attend the public hearing to answer any questions council may have prior to the resolution.

### Conditions and Limits of Approval

Conditional use approvals that have been inactive for twelve (12) consecutive months will lapse and become null and void. Some approvals may have conditions attached. Unless otherwise indicated in the conditions, they must be satisfied within twelve (12) months of the date of approval.

## LETTER OF AUTHORIZATION

Date: \_\_\_\_\_

To: RM of Whitehead



A I A I R

## CLIENT AUTHORIZATION FORM

To Whom It May Concern:

I hereby authorize any representative of 7424591 Manitoba Ltd. o/a Alair Homes Brandon to negotiate, discuss, communicate and act in my behalf with the **Rural Municipality of Whitehead & Manitoba Hydro** pertaining to the Building Permit, Conditional Use Application, Electric and Gas relocation and installation application of the following:

**Location of Work :** SW 10-10-22 WPM\_

**Description of Work :** Build New Custom Home.

Sincerely,

\_\_\_\_\_.

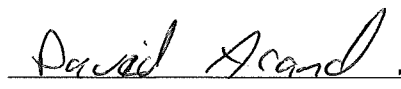
**Owner/ Applicant Signature.**

.

**Owner/ Applicant Signature.**

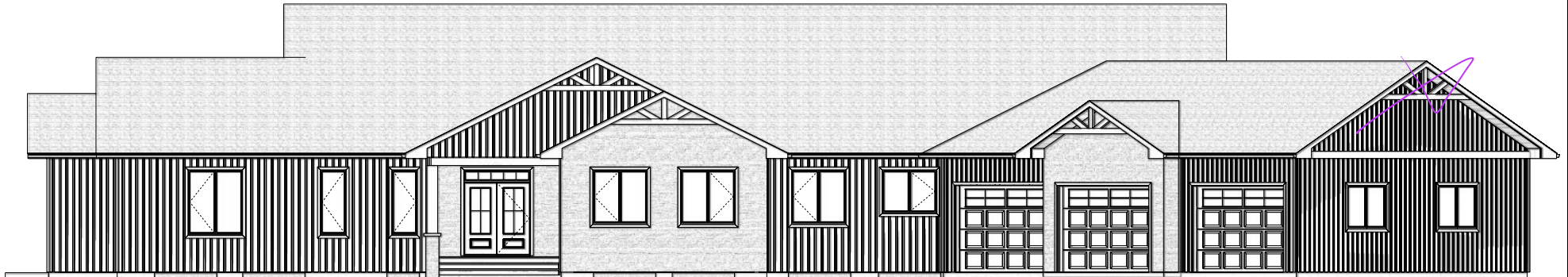
\_\_\_\_\_.

**Owner/ Applicant Print Name.**

.

**Owner/ Applicant Print Name.**

**Date:** March 19/24.



Exterior:  
James Hardie Board & Batten - Iron Grey w/matching trims.  
Shingles - Metal Charcoal Shingles  
Soffit/Fascia/Eave - Kaycan Charcoal  
Stone - Buechel - Highland Scotch



**WESTMAN  
DRAFTING**  
& DESIGN SERVICES

34 Railway Street PHONE: 204-212-0478  
Birtle verlinwestmandrafting.com  
Manitoba  
R0J 0J0

# PRELIMINARY DRAWINGS Amy & Dave Arand

DRAWING SCHEDULE	
COVER SHEET	1
FRONT & RIGHT ELEVATIONS	2
REAR & LEFT ELEVATIONS	3
MAIN FLOOR LAYOUT	4
MAIN FLOOR OPENING SCHEDULES	5
BASEMENT LAYOUT	6
FOUNDATION	7
FLOOR DETAILS	8
ROOF DRAWING	9
CROSS-SECTIONS	10
CONSTRUCTION DETAILS 1	11
CONSTRUCTION DETAILS 2	12
MAIN FLOOR ELECTRICAL DRAWING	13
BASEMENT ELECTRICAL DRAWING	14
GENERAL NOTES & RSI TABLES	15

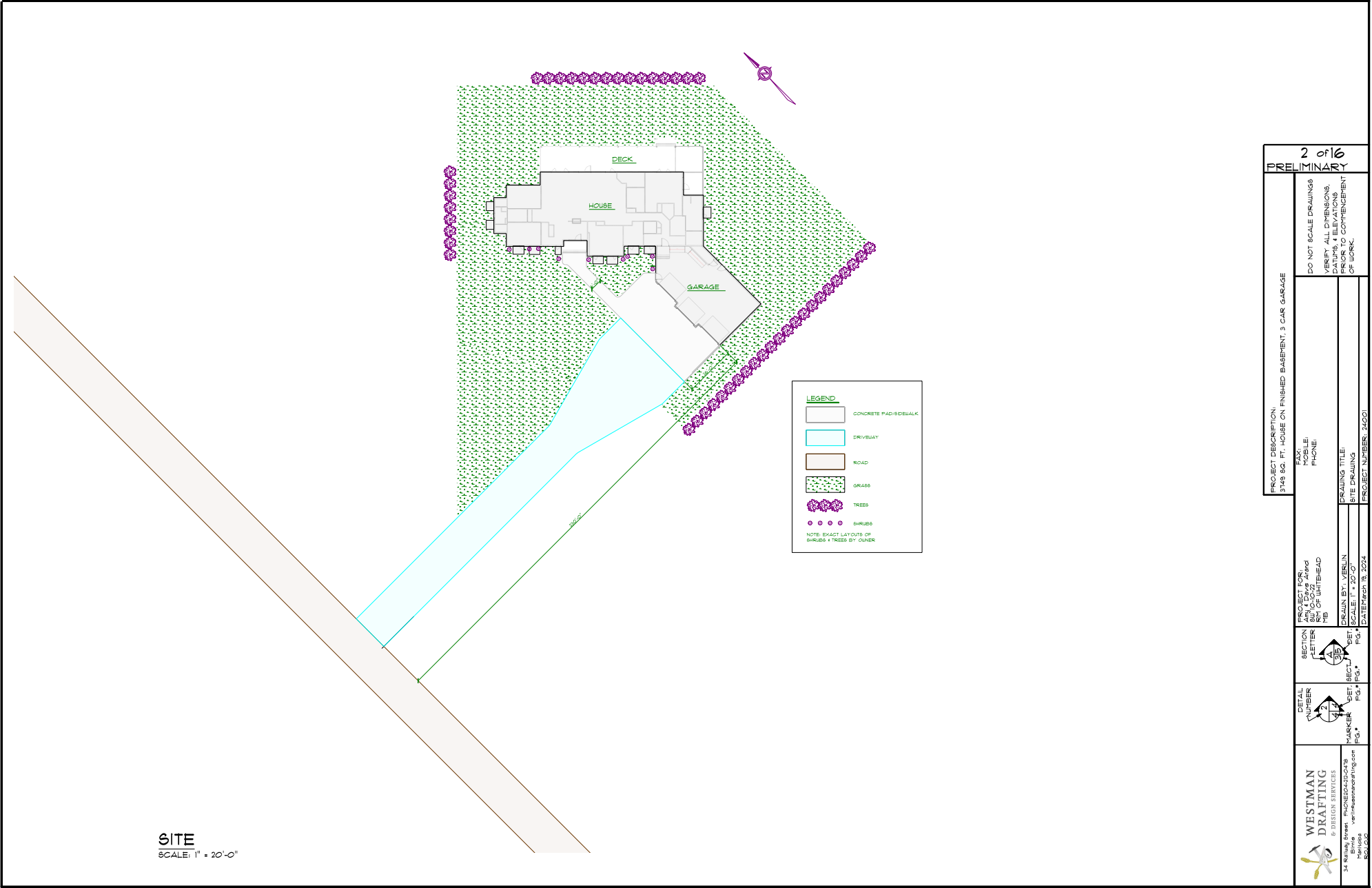
PHONE:  
MOBILE:

PROJECT DESCRIPTION:  
3749 SQ. FT. HOUSE ON FINISHED BASEMENT, 3 CAR GARAGE

PROJECT NUMBER: 24001  
DRAWN BY: VERLIN  
DATE: February 23, 2024

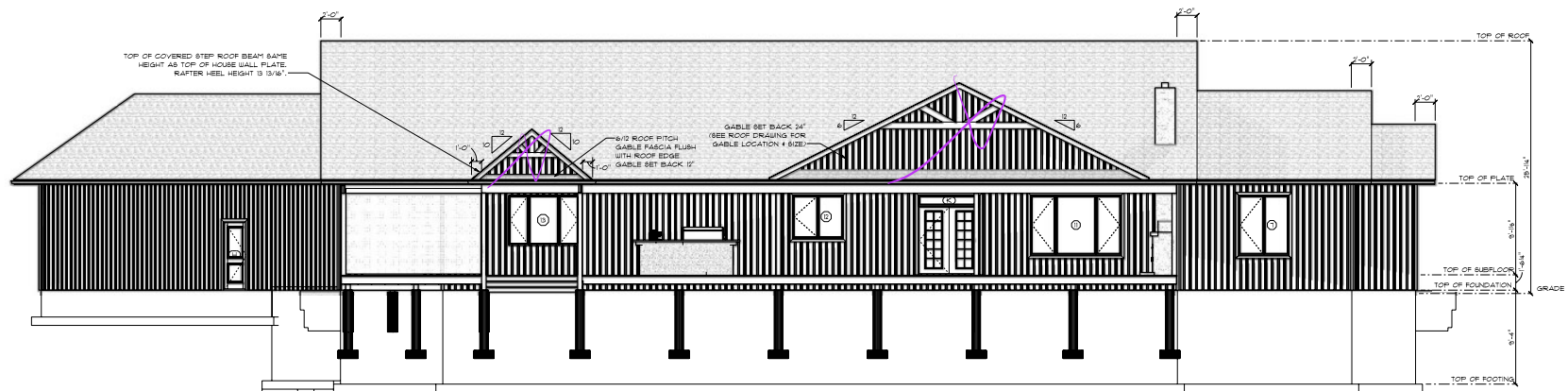
STRUCTURAL DETAILS HAVE NOT BEEN REVIEWED BY A STRUCTURAL ENGINEER ,  
AND WILL NEED TO BE REVIEWED AND VERIFIED BY HIM. INFORMATION SUCH AS  
COLUMN PAD SIZES IN THE BASEMENT WILL NEED TO BE PROVIDED BY THE STRUCTURAL ENGINEER.

BUILDER: ALAIR HOMES  
824 18TH ST. UNIT A  
BRANDON  
MB  
R7A 5B1  
cody.silvius@alairhomes.com  
PHONE: 204-510-1153

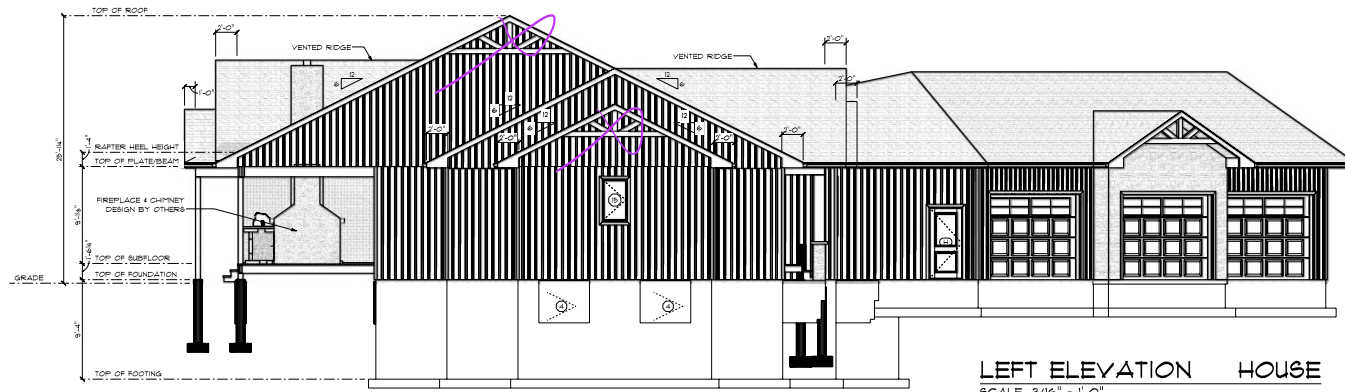
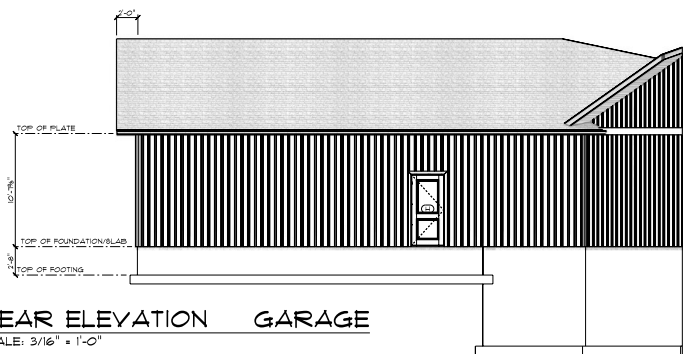




2 of 15	
PRELIMINARY	
DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS, DATUMS, & ELEVATIONS PRIOR TO COMMENCEMENT OF WORK.	
PROJECT FOR: Any & Drive And	PROJECT DESCRIPTION: 3143 Sq. Ft. HOUSE ON FINISHED BASEMENT, 3 CAR GARAGE
SECTION: FLEET	DATE: 02/23/2024
DETAIL NUMBER: 12	DRAWN BY: VERLIN
MARKER: 1/1	SCALE: 3/16" = 1'-0"
WESTMAN DRAFTING	PROJECT NUMBER: 24001
34 Kullu Street Bristol, MA 01521 508.663.0000	DATE: February 23, 2024

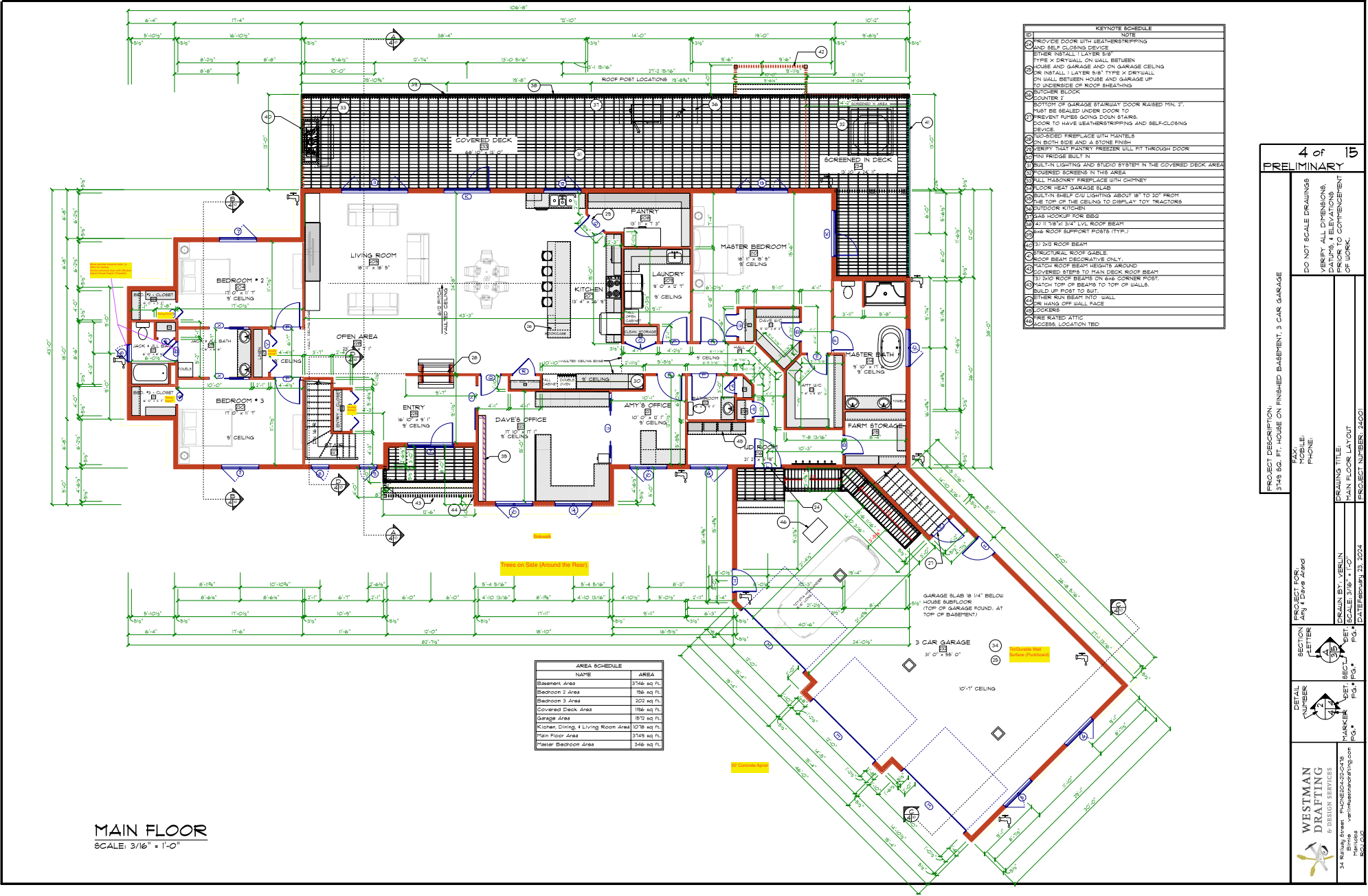


REAR ELEVATION HOUSE  
SCALE: 3/16" = 1'-0"



0 PRELIMINARY 15		PROJECT DESCRIPTION: 3143 Sq. Ft. HOUSE ON FINISHED BASEMENT, 3 CAR GARAGE	
DO NOT SCALE DRAWINGS VERIFY ALL DIMENSIONS, DATINGS, & ELEVATIONS PRIOR TO COMMENCEMENT OF WORK.		FAX: _____ PHONE: _____	
DRAWING TITLE: REAR & LEFT ELEVATIONS		PROJECT NUMBER: 24001	
PROJECT FOR: Any & Davis Assoc		DRAWN BY: VERLIN	
SECTION: A		DATE: February 23, 2024	
DETAIL NUMBER: 1		SCALE: 3/16" = 1'-0"	
MARKER: PLOT		PLOT	
WESTMAN DRAFTING 6 DESIGN SERVICES		34 Kallan Street Bristol verlin@westmandrafting.com 508.666.8000	





4 of 15

PRELIMINARY

PROJECT DESCRIPTION:  
343 SQ. FT. HOUSE ON FINISHED BASEMENT, 3 CAR GARAGE

FAX:  
PHONE:

PROJECT FOR:  
Any & Dave And

SECTION:  
LETTER  
A

DETAIL NUMBER:  
1/1

WESTMAN DRAFTING  
6 DESIGN SERVICES  
34 Kullaby Street  
Brimley  
PH: 416-291-2249  
V: 416-291-2249  
WWW.WESTMANDRAFTING.COM

DO NOT SCALE DRAWINGS  
VERIFY ALL DIMENSIONS,  
DATUMS, & ELEVATIONS  
PRIOR TO COMMENCEMENT  
OF WORK.

DRAWING TITLE:  
MAIN FLOOR LAYOUT




DRAWN BY: VERLIN  
SCALE: 3/16" = 1'-0"

DATE: February 23, 2024

PROJECT NUMBER: 24001

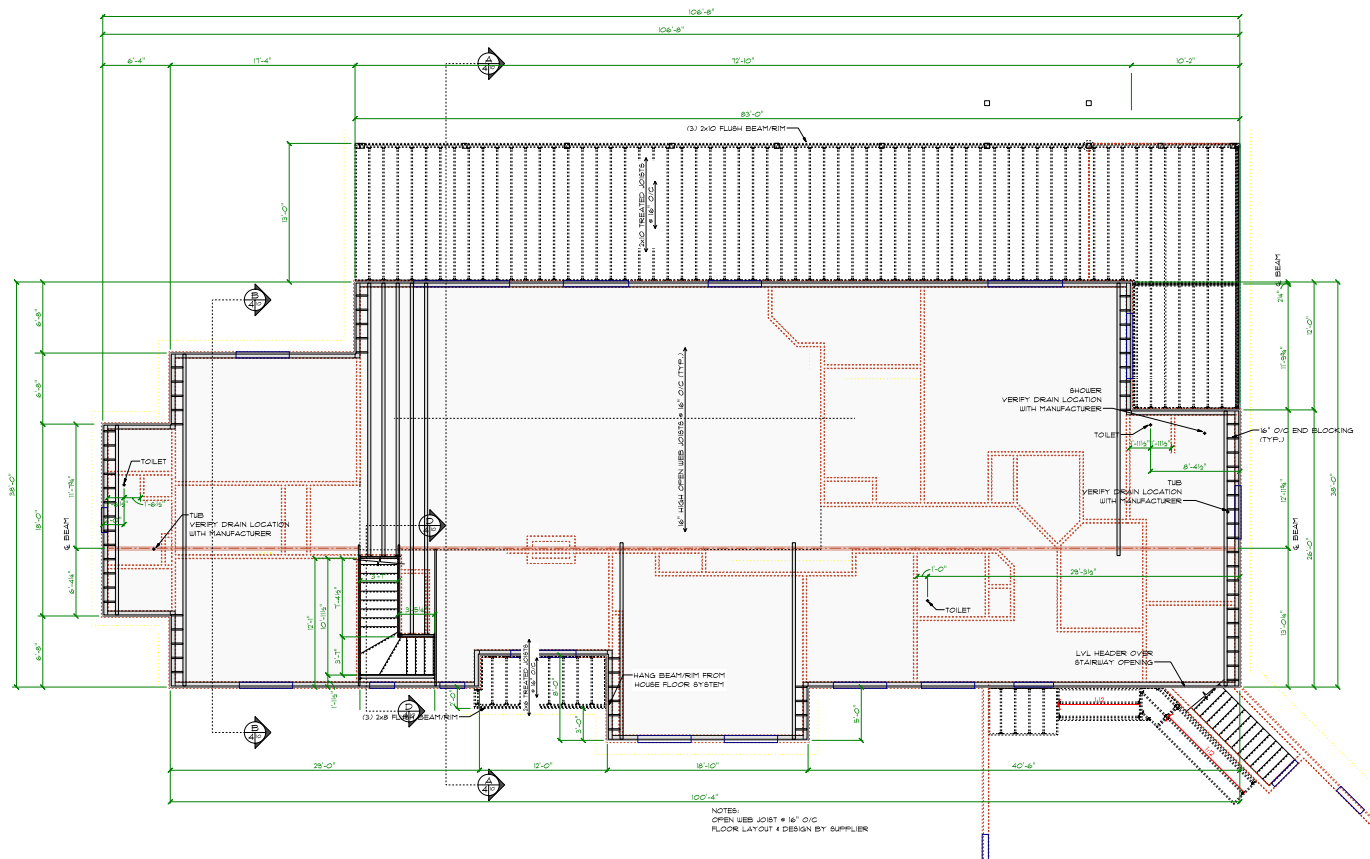


MAIN FLOOR INTERIOR OPENING SCHEDULE										
ROOM SCHEDULE ID	OPENING ID	PRODUCT CODE	COUNT	R.O. WIDTH	R.O. HEIGHT	WIDTH	HEIGHT	HINGE	TOP OF OPENING	COMMENT
201	B	30X80 INTERIOR BUNG DOOR 1	1	2'-8"	6'-10"	2'-6"	6'-8"	R	6'-9"	
202	B	34X80 INTERIOR BUNG DOOR 1	1	3'-2"	6'-10"	2'-10"	6'-8"	R	6'-9"	
203	X	32X80 INTERIOR POCKET DOOR	1	3'-5"	7'-0"	3'-1"	6'-8"	N	6'-8"	
203	B	34X80 INTERIOR BIFOLD DOOR	1	3'-2"	6'-10"	2'-6"	6'-8"	R	6'-8"	
204	F	40X80 INTERIOR BUNG DOOR 1	1	3'-6"	6'-10"	3'-4"	6'-8"	L	6'-9"	
204	X	32X80 INTERIOR POCKET DOOR	1	3'-5"	7'-0"	3'-1"	6'-8"	N	6'-8"	
201	G	32X80 INTERIOR FRENCH DOOR 1	1	2'-10"	6'-10"	2'-6"	6'-8"	R	6'-9"	
209	F	40X80 INTERIOR BUNG DOOR 1	1	3'-6"	6'-10"	3'-4"	6'-8"	L	6'-9"	
21	U	34X80 INTERIOR BUNG DOOR 2	1	3'-2"	6'-10"	3'-0"	6'-8"	LR	6'-9"	
21	B	30X80 INTERIOR BUNG DOOR 2	1	2'-8"	6'-10"	2'-6"	6'-8"	R	6'-9"	
23	F	32X80 INTERIOR BUNG DOOR	1	2'-10"	6'-10"	2'-6"	6'-8"	L	6'-9"	
24	F	32X80 INTERIOR BUNG DOOR 1	1	2'-10"	6'-10"	2'-6"	6'-8"	R	6'-9"	
25	B	30X80 INTERIOR BUNG DOOR 1	1	2'-8"	6'-10"	2'-6"	6'-8"	R	6'-9"	
26	F	40X80 INTERIOR BUNG DOOR 2	1	3'-6"	6'-10"	3'-4"	6'-8"	LR	6'-9"	
21	F	40X80 INTERIOR BUNG DOOR 1	1	3'-6"	6'-10"	3'-4"	6'-8"	R	6'-9"	
28	A	34X80 INTERIOR BUNG DOOR 1	1	3'-2"	6'-10"	2'-0"	6'-8"	R	6'-9"	
220	A	34X80 INTERIOR BUNG DOOR 1	1	3'-2"	6'-10"	2'-0"	6'-8"	L	6'-9"	
220	F	40X80 INTERIOR BUNG DOOR 1	1	3'-6"	6'-10"	3'-4"	6'-8"	R	6'-9"	
22	F	40X80 INTERIOR BUNG DOOR 1	1	3'-6"	6'-10"	3'-4"	6'-8"	L	6'-9"	
223	G	32X80 INTERIOR FRENCH DOOR	1	2'-10"	6'-10"	2'-6"	6'-8"	R	6'-9"	FROSTED GLASS
224	U	34X80 INTERIOR FRENCH POCKET DOOR 2	1	3'-6"	7'-0"	4'-8"	6'-8"	NN	6'-9"	
224	B	30X80 INTERIOR BUNG DOOR 1	1	3'-2"	6'-10"	2'-6"	6'-8"	R	6'-9"	
28	N	36X80 BARN DOOR	1	3'-0"	6'-8"	3'-0"	6'-8"	L	6'-8"	
228	V	60X80 INTERIOR BIFOLD DOOR 2	1	9'-0"	6'-10"	9'-0"	6'-8"	LR	6'-8"	
228	V	60X80 INTERIOR BIFOLD DOOR 2	1	9'-0"	6'-10"	9'-0"	6'-8"	LR	6'-8"	
22	F	40X80 INTERIOR BUNG DOOR	1	3'-6"	6'-10"	3'-4"	6'-8"	R	6'-9"	
231	B	34X80 INTERIOR BIFOLD DOOR	1	3'-2"	6'-10"	2'-6"	6'-8"	R	6'-8"	



 <b>WESTMAN DRAFTING</b> 6 DESIGN SERVICES 34 Kailash Street, #10-108A, Singapore 115600 PH: 65-6342-0248 Email: westm@westmandrafting.com	DETAIL NUMBER  2	SECTION LETTER  A	PROJECT FOR ANY LEGAL AGENCY KEY: NOBLE PHONE:	PROJECT DESCRIPTION: 3749 SQ. FT. HOUSE ON FINISHED BASEMENT, 3 CAR GARAGE	DO NOT SCALE DRAWINGS VERIFY ALL DIMENSIONS, DATUMS, & ELEVATIONS. PRIOR TO COMMENCEMENT OF WORK.
	MARKER SET FIG. 1	DETAIL SET FIG. 2	DRAWING TITLE MAIN FLOOR OPENING SCHEDULES	DRAWN BY: VERLIN SET FIG. 3749 x 1700 FIG. 2	

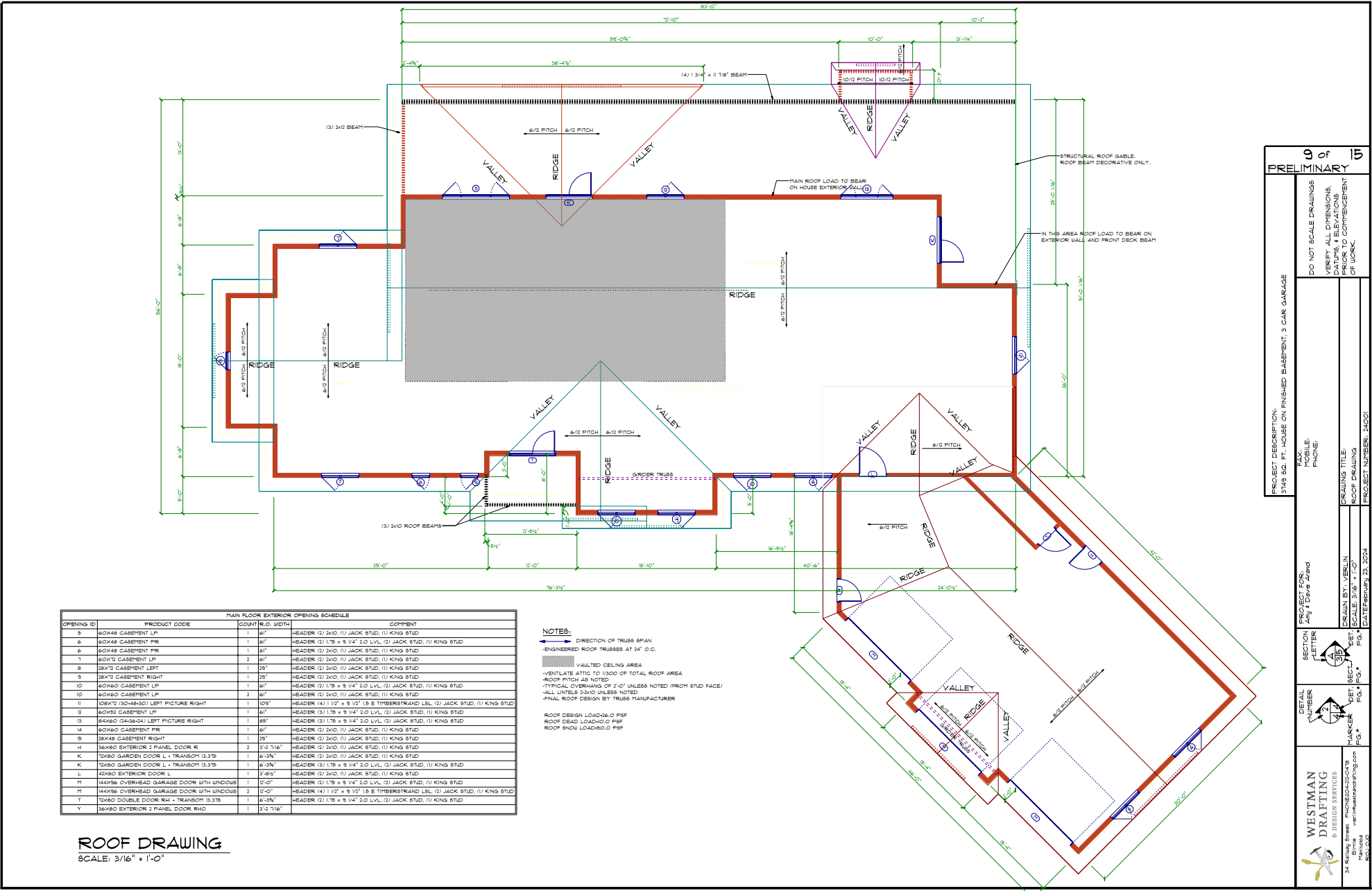
Administration Report - Conditional Use CO2024-03 | Page - 92





**FLOOR DETAILS**  
SCALE: 3/16" = 1'-0"

 <b>WESTMAN DRAFTING</b> 6 DESIGN SERVICES 34 Railway Street, Phoenix, AZ 85004 Phone: 602.254.0000 www.westmandrafting.com	DETAIL NUMBER 2		SECTION FLEETING	PROJECT FOR: Any 1 Drive Along	PROJECT DESCRIPTION: 345 SQ. FT. HOUSE ON FINISHED BASEMENT, 3 CAR GARAGE	PRELIMINARY 15			
							MARKER 1/4"	DRAWING TITLE: FLOOR DETAILS	DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS, DATINGS, & ELEVATIONS PRIOR TO COMMENCEMENT OF WORK.



PROJECT DESCRIPTION:  
3149 SQ. FT. HOUSE ON FINISHED BASEMENT, 3 CAR GARAGE

PROJECT NO. 24001

DATE: February 23, 2024

SECTION LETTER  
A

DETAIL NUMBER  
1

MARKER  
1

PROJECT FOR  
Angela Davis

SECTION  
A

MARKER  
1

DO NOT SCALE DRAWINGS  
VERIFY ALL DIMENSIONS,  
ELEVATIONS, & ELEVATIONS  
BEFORE CONSTRUCTION  
OF WORK.

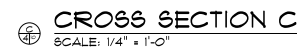
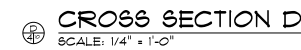
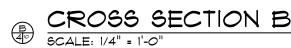
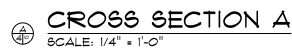
DRAWING TITLE  
ROOF DRAWING

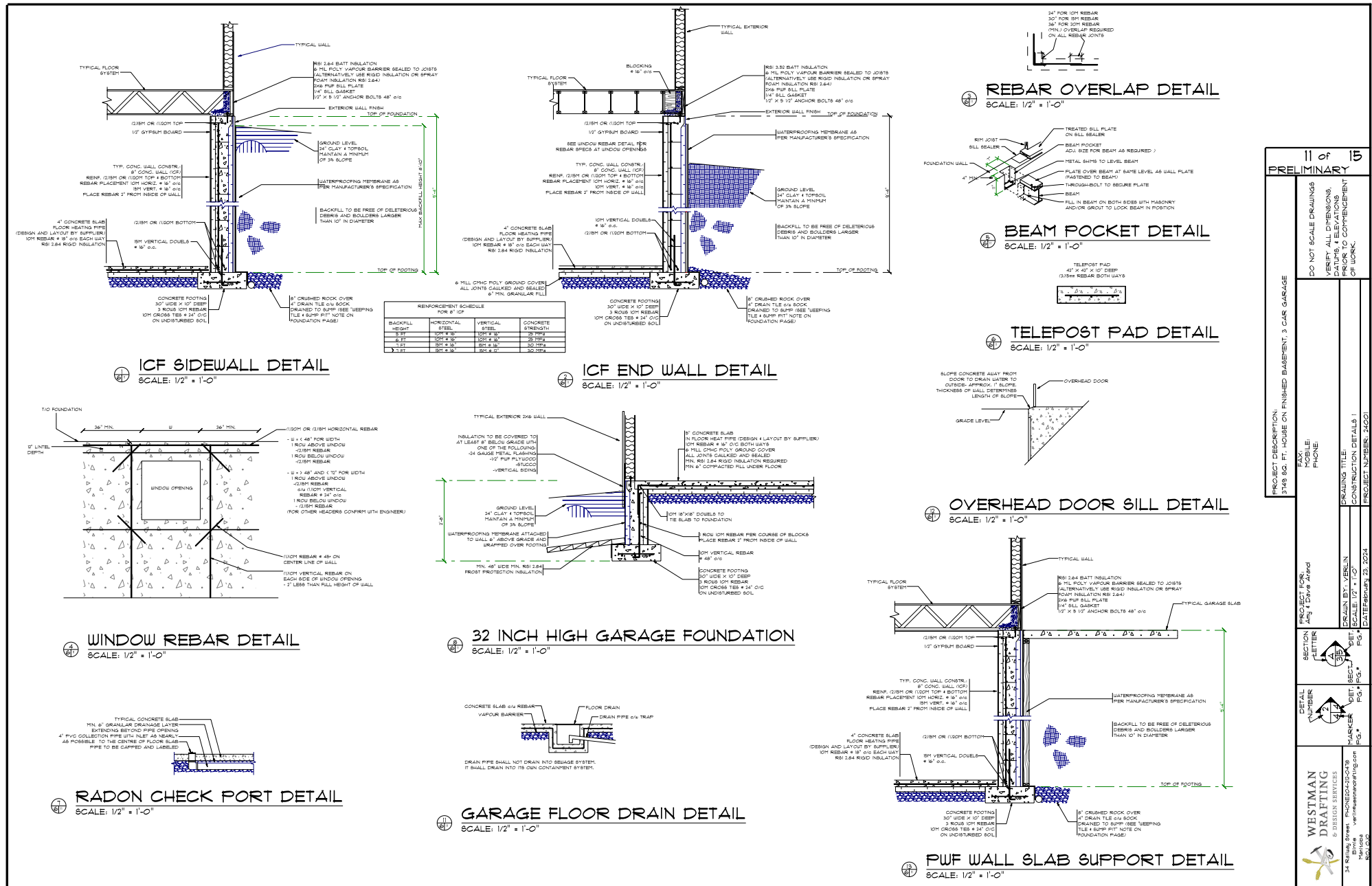
SCALE: 3/16" = 1'-0"

PROJECT NUMBER: 24001

WESTMAN  
DRAFTING

34 KINGS...  
Hendrix...  
2024





11 of 15

PRELIMINARY

PROJECT DESCRIPTION:

328 SQ. FT. HOUSE ON FINISHED BASEMENT, 3 CAR GARAGE

PROJECT FOR:

Any 4 Dws Above

SECTION LETTER:

A

DETAIL NUMBER:

1

DRAWING TITLE:

CONSTRUCTION DETAILS 1

DATE:

February 23, 2024

PROJECT NUMBER:

24001

DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS, DATUMS, & ELEVATIONS PRIOR TO COMMENCEMENT OF WORK.

WESTMAN DRAFTING

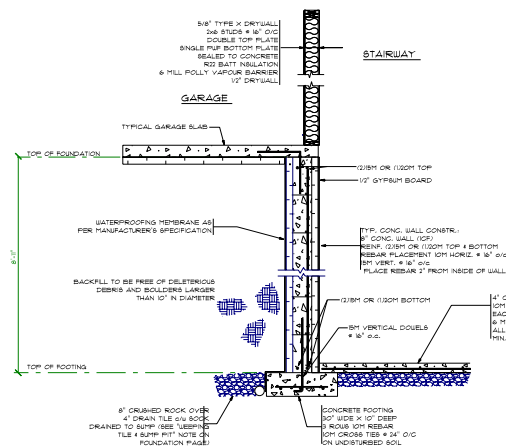
6 DESIGN SERVICES

PHONE: 403-242-2478

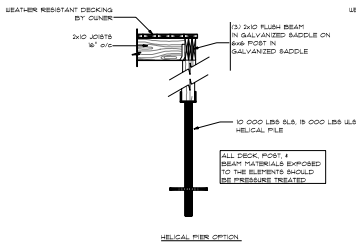
BRIDGEVIEW, ALBERTA T2B 1A6

www.westmandrafting.com

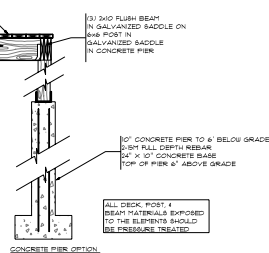




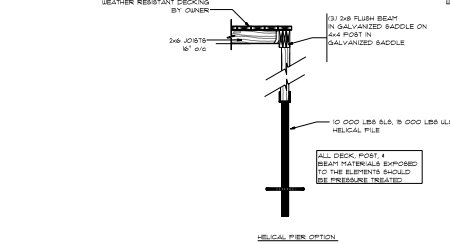
**GARAGE SLAB STAIRWELL FOUNDATION DETAIL**  
SCALE: 1/2" = 1'-0"



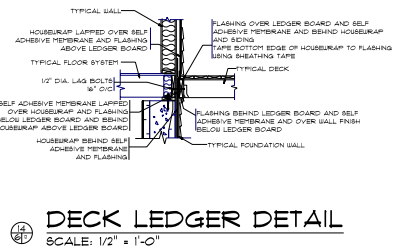
**REAR DECK DETAIL**  
SCALE: 1/2" = 1'-0"



**STAIRWELL EXTERIOR FOUNDATION DETAIL**  
SCALE: 1/2" = 1'-0"



**FRONT DECK DETAIL**  
SCALE: 1/2" = 1'-0"



**DECK LEDGER DETAIL**  
SCALE: 1/2" = 1'-0"

12 of 15  
PRELIMINARY

DO NOT SCALE DRAWINGS.  
VERIFY ALL DIMENSIONS,  
DATUMS, & ELEVATIONS  
PRIOR TO COMMENCEMENT  
OF WORK.

PROJECT DESCRIPTION:  
3143 S.G. FT. HOUSE ON FINISHED BASEMENT, 3 CAR GARAGE

DATE: 10/10/24

PROJECT FOR:  
Any & Davis And

SECTION:  
LETTER: A

DETAIL NUMBER:  
1/1

DATE: 10/10/24

MARKER: 1/1

DATE: 10/10/24

DATE: 10/10/24

DATE: 10/10/24

DATE: 10/10/24

DATE: 10/10/24

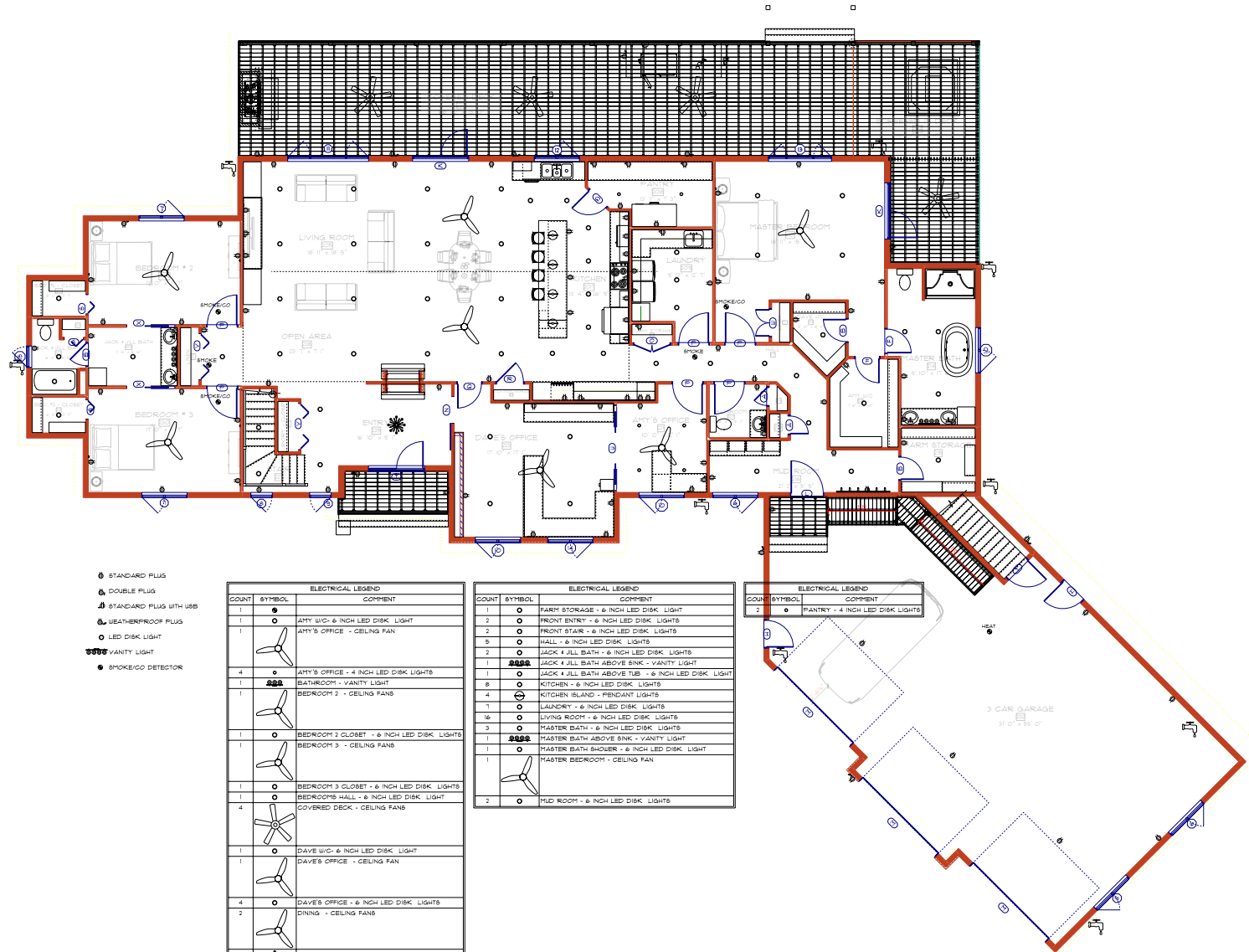
DATE: 10/10/24

WESTMAN DRAFTING  
6 DESIGN SERVICES  
PHONE: 404-242-2424  
WWW.WESTMANDRAFTING.COM

314 Kullaby Street  
Birmingham, AL 35204

10/10/24





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

- STANDARD PLUG
- DOUBLE PLUG
- STANDARD PLUG WITH USB
- WEATHERPROOF PLUG
- LED DISK LIGHT
- VANTY LIGHT
- SMOKE/CO DETECTOR

ELECTRICAL LEGEND		
COUNT	SYMBOL	COMMENT
1	●	AMY SW-C-6 INCH LED DISK LIGHT
1	●	AMY'S OFFICE - CEILING FAN
4	●	AMY'S OFFICE - 4 INCH LED DISK LIGHTS
1	●	BATHROOM - VANTY LIGHT
1	●	BEDROOM 2 - CEILING FAN
1	●	BEDROOM 2 CLOSET - 6 INCH LED DISK LIGHTS
1	●	BEDROOM 3 - CEILING FAN
1	●	BEDROOM 3 CLOSET - 6 INCH LED DISK LIGHTS
1	●	BEDROOMS HALL - 6 INCH LED DISK LIGHT
4	●	COVERED DECK - CEILING FAN
1	●	DAVE SW-C-6 INCH LED DISK LIGHT
1	●	DAVE'S OFFICE - CEILING FAN
4	●	DAVE'S OFFICE - 6 INCH LED DISK LIGHTS
2	●	DINING - CEILING FAN
1	●	ENTRY - CHANDLER

ELECTRICAL LEGEND		
COUNT	SYMBOL	COMMENT
1	●	FARM STORAGE - 6 INCH LED DISK LIGHT
2	●	FRONT ENTRY - 6 INCH LED DISK LIGHTS
2	●	FRONT STAIR - 6 INCH LED DISK LIGHTS
5	●	HALL - 6 INCH LED DISK LIGHTS
2	●	JACK 4 JULL BATH - 6 INCH LED DISK LIGHTS
1	●	JACK 4 JULL BATH ABOVE SINK - VANTY LIGHT
1	●	JACK 4 JULL BATH ABOVE TUB - 6 INCH LED DISK LIGHT
8	●	KITCHEN - 6 INCH LED DISK LIGHTS
4	●	KITCHEN ISLAND - PENDANT LIGHTS
1	●	LAUNDRY - 6 INCH LED DISK LIGHTS
16	●	LIVING ROOM - 6 INCH LED DISK LIGHTS
3	●	MASTER BATH - 6 INCH LED DISK LIGHTS
1	●	MASTER BATH ABOVE SINK - VANTY LIGHT
1	●	MASTER BATH SHOWER - 6 INCH LED DISK LIGHT
1	●	MASTER BEDROOM - CEILING FAN
2	●	MUD ROOM - 6 INCH LED DISK LIGHTS

ELECTRICAL LEGEND		
COUNT	SYMBOL	COMMENT
2	●	PANTRY - 4 INCH LED DISK LIGHTS

PROJECT DESCRIPTION  
3145 Sq. Ft. HOBE ON FINISHED BASEMENT, 3 CAR GARAGE

PROJECT FOR:  
Any 1 Drive Along

SECTION:  
ELECTRICAL

DETAIL NUMBER:  
2

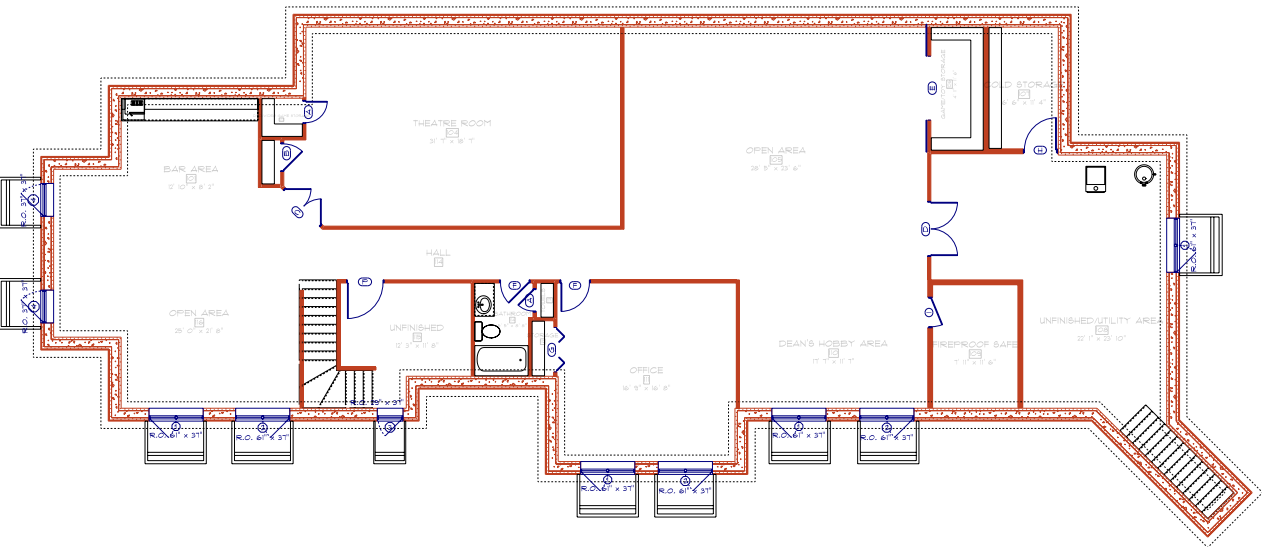
WESTMAN DRAFTING  
6 DESIGN SERVICES  
24 Rutledge Street  
Bristol, VT 05403  
Phone: 802-253-2247  
Email: westmandrafting.com

13 of 15  
PRELIMINARY

DO NOT SCALE DRAWINGS  
VERIFY ALL DIMENSIONS,  
DATUMS, & ELEVATIONS  
PRIOR TO COMMENCEMENT  
OF WORK.

DRAWING TITLE:  
MAIN FLOOR ELECTRICAL DRAWING

DATE:  
February 23, 2024



**BASEMENT ELECTRICAL DRAWING**  
SCALE: 3/16" = 1'-0"

PROJECT DESCRIPTION: 379 SQ. FT. ROSE ON FINISHED BASEMENT, 3 CAR GARAGE		14 of 15 PRELIMINARY	
PROJECT FOR: Ang & Dave Alair	SECTION (LETTER) A	DO NOT SCALE DRAWINGS VERIFY ALL DIMENSIONS, DATINGS, & ELEVATIONS PRIOR TO COMMENCEMENT OF WORK.	
DRAWN BY: VERLIN SCALE: 3/16" = 1'-0"	DETAIL NUMBER 2.2	DRAWING TITLE: BASEMENT ELECTRICAL DRAWING	
DATE: February 23, 2024	MARKER 2.2	PROJECT NUMBER: 24001	
WESTMAN DRAFTING 6 DESIGN SERVICES 24 Railway Street Phone: 824-23-2478 Bridges verlin@westmandrafting.com		SOLID	

AS A MINIMUM ALL WORK MUST CONFORM TO THE LATEST EDITION OF THE NATIONAL BUILDING CODE, NATIONAL PLUMBING CODE, NATIONAL MECHANICAL CODE, NATIONAL FIRE CODE AND THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AS WELL AS THEIR APPENDICES AND REFERENCED STANDARDS.

IT IS THE CONTRACTOR'S OR QUAKER'S RESPONSIBILITY TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO, ALL POLE LINES, CONDUITS, WATER MAINS, RESERVES, AND UNDERGROUND AND ABOVE GROUND UTILITIES & STRUCTURES BEFORE COMMENCING WORK. SUCH DETAIL MAY OR MAY NOT BE SHOWN ON THIS DRAWING, AND THEIR LOCATION KNOWS THAT NOT BE EXACT.

THESE DRAWINGS ARE NOT RESPONSIBLE FOR ANY MISINTERPRETATION OF THESE PLANS AND WILL NOT TAKE RESPONSIBILITY FOR CHANGES MADE BY OWNER'S CONTRACTORS OR OTHER OFFICIALS REGARDING THIS PROJECT.

ANY CHANGES MUST BE PROVIDED IN WRITING TO THE CONTRACTOR'S PROJECT MANAGER IN ORDER TO RECEIVE REVISED DRAWINGS.

THESE DRAWINGS RESERVE THE RIGHT TO REUSE THESE PLANS IN PARTS OR IN WHOLE, THE CONTRACTOR'S OR QUAKER'S CONTRACTORS SHALL NOT REUSE THESE PLANS IN ANY MANNER OR FORM OTHER THAN FOR THIS PROJECT.

THIS BUILDING IS CLASSIFIED AS PART 4 "JOINTING AND SHALL BUILDING".

DO NOT SCALE DRAWINGS. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER.

DESIGN SPECIFIED FLOOR LOADS < 40 PSF. DESIGN SPECIFIED SNOW LOAD < 3 PSF. NOTE: LOAD REDUCTIONS HAVE BEEN USED IN THE DESIGN OF THIS STRUCTURE. DESIGN LOADS AND ASSUMPTIONS AS PER THE 2021 MANTOBA BUILDING CODE AND TABLE 1 "DESIGN ASSUMPTIONS" OF THE SPAN BOOK-2024 EDITION.

DO NOT CUT OR DRILL OPENINGS IN ANY STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL FROM EDIFIC ENGINEERING INC.

STRUCTURAL DRAWINGS SHOW THE COMPLETED STRUCTURE. THEY DO NOT SHOW COMPONENTS WHICH MAY BE NECESSARY FOR SAFETY DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE SAFETY AND TO ENSURE THAT ALL SUBMITTALS CONFORM TO THE LATEST REGULATIONS OF THE PROVINCIAL "BUILDING PROTECTION ACT" TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AS REQUIRED THEREIN AND TO NOTIFY LOCAL AUTHORITIES AS REQUIRED BY LAW. THE GENERAL CONTRACTOR SHALL DESIGN ALL WORKING POINTS, JOINTS, AND BRACING TO ENSURE PROPER CONSTRUCTION AND ERECTION.

THE CONTRACTOR SHALL CONFORM TO THE COLD WEATHER REQUIREMENTS OF THE CSA STANDARD A23.1/A23.2 AND THE NATIONAL BUILDING CODE.

THE CONTRACTOR SHALL VISIT THE SITE AND NOTE ALL CHARACTERISTICS AND IRREGULARITIES AFFECTING THE WORK OF THIS PROJECT.

NOTHING HEREIN INDICATES OR IMPLIES THAT EDIFIC ENGINEERING INC. HAS OR WILL BE MAKING ANY SITE-SPECIFIC OBSERVATIONS OR INSPECTIONS.

THE BUILDING AND, IN PARTICULAR, THE FOUNDATION IS DESIGNED BASED ON A COMPLETE SYSTEM THAT COMPLIES WITH THE INTENT AND PROVISIONS OF PART 9 OF THE 2021 MANTOBA BUILDING CODE TO ENSURE ALLOWABLE LOADS GOVERN. THIS SYSTEM INCLUDES LOAD SHARING (REDISTRIBUTION OF LOADS) BY COMPONENTS SUCH AS ADJUSTABLE TELEPOSTS, WOOD RAFTERS, SLABS, CONCRETE WALLS AND CONCRETE GRADE BEAMS WHERE APPLICABLE.

ANY CURRENT OR PRE-EXISTING WITHIN TWO YEARS PRIOR TO CONSTRUCTION) LARGE VEGETATION SUCH AS TREES AND SHRUBS SHALL BE REPORTED TO EDIFIC ENGINEERING LTD. PRIOR TO CONSTRUCTION.

#### FOUNDATION

WHERE APPLICABLE, NON-PERFORATED DRAIN TILES TO BE USED TO CONNECT DRAIN TILE ON PERIMETER OF FOUNDATION TO BUMP PIT.

INSTALL A 6 IN. HDPE VAPOUR BARRIER UNDER CONCRETE SLABS. THE POLY SHALL BE SEALED AT THE EDGES OF THE FOUNDATION WALLS AT ALL JOINTS AND AT ALL PENETRATIONS.

FOUNDATION PLASTER/STILLS SHALL BE PRESURE TREATED UDOE AND SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 1/2" DIAMETER BOLTS "PRESTRESS AT LEAST 4" INTO CONCRETE AND BRACED NOT MORE THAN A FEET APART OR AS OTHERWISE NOTED. BOLTS TO BE LOCATED WITHIN 8" HOLES OF EACH END OF EACH WALL PIECE.

ALL CUTS AND HOLES IN PRESURE TREATED WALL PLATE SHALL BE PROTECTED BY TWO APPLICATIONS OF COPPER NAPHTHENATE PRESERVATIVE APPLIED BY BRUSHING, SPRAYING, OR DIPPING.

FOUNDATION WALLS TO EXTEND AT LEAST 4" ABOVE ABOVE FINISHED GRADE.

CRACK/SPACES SHALL HAVE A MINIMUM CLEARANCE OF 8" UNDER FLOOR AND MINIMUM 1" UNDER FLOOR GIRDERS.

#### BUMP PIT DETAILS

BUMP TO HAVE 12" DIAMETER HOLES ON A 3'x3' GRID ONLY ON AREA IN CONTACT WITH GRANULAR DRAINAGE. AGGREGATE WITH NOT HOLER IN BOTTOM 1/2" OF BUMP. THE BUMP SHALL BE A MINIMUM OF 36" ALWAY FROM ALL CONCRETE FOOTINGS (MEASURED EDGE TO EDGE). THE FINAL LOCATION OF THE BUMP BY OWNER/CONTRACTOR.

BUMP PIT TO BE NOT LESS THAN 30" DEEP, NOT LESS THAN 21 SQ. FT. IN AREA AND PROVIDED WITH A AIR-TIGHT GILD RESISTANT COVER.

WHERE GRAVITY DISCHARGE IS NOT PRACTICAL, AN AUTOMATIC BUMP PUMP SHALL BE PROVIDED TO DISCHARGE THE WATER INTO A DRAINAGE DITCH OR DRY WELL.

#### DRAINAGE

FINISH GRADE TO SLOPE AWAY FROM STRUCTURES SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING.

DOWNPOUTS WITH EXTENSIONS SHALL BE PROVIDED TO CARRY RAINWATER AWAY FROM BUILDING IN SUCH A MANNER THAT WILL PREVENT SOIL EROSION.

#### ROOF COVERING

ROOFING MATERIALS SHALL BEAR THE LABEL OF AN APPROVED AGENCY AND SHALL BE FASTENED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

EXTERNAL DECK MEMBRANES ARE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

FLASHING REQUIRED IN ROOF VALLEYS AND WHERE THE ROOF INTERSECTS THE WALLS.

THE CHIMNEY REQUIRED A BUNDLE WHERE THE UPPER SIDE OF THE CHIMNEY MEETS THE ROOF AS PER AIR, S.B.4.6 OF THE NBC.

#### ATTIC VENTILATION

ATTIC SHALL BE PROVIDED WITH A MINIMUM NET FREE VENTILATING AREA NOT LESS THAN 1/200 OF THE INSULATED CEILING AREA.

REQUIRED VENTS MAY BE ANY COMBINATION OF ROOF TYPE, BAFFLE TYPE, OR GABLE TYPE AND SHALL BE DISTRIBUTED UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING WITH NOT LESS THAN 3% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF THE SPACE AND NOT LESS THAN 2% OF THE REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE.

#### ATTIC ACCESS

ATTIC ACCESS SHALL BE PROVIDED BY A HATCHWAY AT LEAST 30" X 28"

#### VAPOUR BARRIER

ALL VAPOUR BARRIER SHALL CONFORM TO CANADIAN STANDARD A23.1/A23.2. ALL JOINTS AND PENETRATIONS (UNDERGROUND, ELECTRICAL, WINDING, ROOFS, PIPES, ETC.) IN VAPOUR BARRIER SHALL BE SEALED WITH ADEQUATE SEALANT.

#### EMERGENCY ESCAPE UNDOORS

EVERY SLEEPING ROOM TO BE PROVIDED WITH AT LEAST ONE OPERABLE EMERGENCY UNDOOR OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE THE UNDOOR SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF REPARATE TOOLS.

ALL EMERGENCY ESCAPE UNDOORS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET OPENING AREA OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING MUST BE 20" HIGH. THE MINIMUM NET CLEAR OPENING MUST BE 20" HIGH. THE MINIMUM NET CLEAR OPENING MUST BE 20" HIGH.

WHERE A UNDOOR OPENS INTO A UNDOORWELL, A CLEARANCE OF NOT LESS THAN 30" SHALL BE PROVIDED IN FRONT OF THE UNDOOR, WHERE THE BASH OF A UNDOOR OPENS TOWARDS THE UNDOORWELL, THE OPERATION OF THE BASH SHALL NOT REDUCE THE CLEARANCE IN A MANNER THAT WOULD REDUCE THE EMERGENCY ESCAPE IN AN EMERGENCY.

#### FIRE BLOCKING AND DRAFT STOPS

FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN TOP STORY AND A ROOF OR ATTIC SPACE.

PROVIDE AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS DOORS AT KITCHEN, DROPPED CEILING AND COVE CEILING.

PROVIDE AT CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS.

PROVIDE AT OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS WITH NON-COMBUSTIBLE MATERIALS.

#### FIRE WARNING SYSTEMS

PROVIDE A SMOKE/CO ALARM IN EVERY AREA OF THE HOUSE THAT HAS A FUEL BURNING APPLIANCE. PROVIDE UNCOMBUSTIBLE MATERIAL WITH AN ALLOWABLE FIRE RATING OF 300 MIN. USE VALUES FOR PILES SUPPORTING TELEPOSTS < 400 PSF AND ALL OTHER PILES < 400 PSF. THE DESIGN OF THE PROTECTION PILES IS NOT HIGHLY TECHNICAL. THE CONTRACTOR SHALL PROVIDE A FIELD REVIEW TO ASSESS THAT THE SUBSTANCE CONDITIONS ARE CONSISTENT WITH THE DESIGN AND THAT CONSTRUCTION IS CARRIED OUT IN ACCORDANCE WITH THE DESIGN AND GOOD ENGINEERING PRACTICE. DURING THE CONSTRUCTION AND FIELD REVIEW OF THE GEAR-IN-PLACE PROTECTION PILES THE CONTRACTOR SHALL RECORD ALL PERTINENT INFORMATION FOR EACH PILE: ALLOWABLE LOADS GOVERN THE DESIGN.

ALL SMOKE/CO ALARMS ARE TO BE HARDWIRED AND INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE THEM ALL TO SOUND.

A FUEL TEMPERATURE TRIP SENSOR IS TO BE INSTALLED IN EACH ATTACHED STORAGE GARAGE AND UNRED SO THAT THE ACTIVATION OF THE SENSOR WILL CAUSE ALL REQUIRED SMOKE/CO ALARMS WITH THE DUELING UNIT TO SOUND.

#### ELECTRICAL AND MECHANICAL

ELECTRICAL AND MECHANICAL DRAWINGS BY APPLICABLE ENGINEER/CONTRACTOR

#### INTERIOR RAILINGS AND GUARDS

ALL STAIRS REQUIRE A HANDRAIL. THE GUARD RAILS FOR STAIRS ARE REQUIRED TO BE 36" IN HEIGHT ABOVE A LINE DRAWN THROUGH THE STAIR NOSING AND 36" IN HEIGHT ABOVE LANDINGS. OPENINGS THROUGH THE GUARDS MUST BE 4" TO 8" TO PREVENT THE PASSAGE OF A SPHERICAL OBJECT 4" IN DIAMETER. GUARD RAILS MUST BE DESIGNED TO PREVENT CLIPPING.

#### STAIRS

EXACT RISE AND RUN TO BE DETERMINED ON SITE. STAIRS SHALL HAVE A MAXIMUM RISE OF 7 1/2" A MINIMUM RUN OF 10". A MINIMUM TREAD DEPTH OF 10" AND A MINIMUM TREAD DEPTH OF 10" AND A MINIMUM TREAD DEPTH OF 10". THE RUN PLUS 7" STAIRS REQUIRE A MINIMUM HEADROOM OF 6'4" MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE OUTER EDGES OF THE STAIR NOSING.

#### CONCRETE

CONCRETE SHALL BE MANUFACTURED AND PLACED IN ACCORDANCE WITH THE CSA STANDARDS A23.1/A23.2. PROVIDE A MINIMUM 100mm (4") VOID UNDER ALL BEAMS WALLS AND STRUCTURAL SLABS. VOID TO BE SHEATHED OR APPROVED CARDBOARD VOIDFORM.

VERBATE ALL CONCRETE TO ENSURE COMPLETE CONSOLIDATION.

THE LOCATIONS OF CONSTRUCTION JOINTS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE APPROVED BY EDIFIC ENGINEERING INC. IN WRITING.

WHERE THE OUTSIDE TEMPERATURE FALLS BELOW 5 DEGREES CELSIUS, THE CONTRACTOR SHALL CONFORM TO CSA STANDARD A23.1/A23.2-08 AND THE NATIONAL BUILDING CODE FOR COLD WEATHER CONCRETE PROCEDURES.

CONCRETE SHALL CONFORM TO THE FOLLOWING:

FILES	NAME	TYPE	SO	30MPa	38 DAYS	3/4"	0"	4.7%	R2
FOOTINGS		TYPE <td>SO<td>30MPa<td>38 DAYS<td>3/4"<td>0"<td>4.7%<th>R2</th></td></td></td></td></td></td>	SO <td>30MPa<td>38 DAYS<td>3/4"<td>0"<td>4.7%<th>R2</th></td></td></td></td></td>	30MPa <td>38 DAYS<td>3/4"<td>0"<td>4.7%<th>R2</th></td></td></td></td>	38 DAYS <td>3/4"<td>0"<td>4.7%<th>R2</th></td></td></td>	3/4" <td>0"<td>4.7%<th>R2</th></td></td>	0" <td>4.7%<th>R2</th></td>	4.7% <th>R2</th>	R2
GRADE BEAMS		TYPE <td>IO<td>20MPa<td>38 DAYS<td>3/4"<td>0"<td>4.7%<th>R2</th></td></td></td></td></td></td>	IO <td>20MPa<td>38 DAYS<td>3/4"<td>0"<td>4.7%<th>R2</th></td></td></td></td></td>	20MPa <td>38 DAYS<td>3/4"<td>0"<td>4.7%<th>R2</th></td></td></td></td>	38 DAYS <td>3/4"<td>0"<td>4.7%<th>R2</th></td></td></td>	3/4" <td>0"<td>4.7%<th>R2</th></td></td>	0" <td>4.7%<th>R2</th></td>	4.7% <th>R2</th>	R2
WALLS		TYPE <td>IO<td>20MPa<td>38 DAYS<td>3/4"<td>0"<td>4.7%<th>R2</th></td></td></td></td></td></td>	IO <td>20MPa<td>38 DAYS<td>3/4"<td>0"<td>4.7%<th>R2</th></td></td></td></td></td>	20MPa <td>38 DAYS<td>3/4"<td>0"<td>4.7%<th>R2</th></td></td></td></td>	38 DAYS <td>3/4"<td>0"<td>4.7%<th>R2</th></td></td></td>	3/4" <td>0"<td>4.7%<th>R2</th></td></td>	0" <td>4.7%<th>R2</th></td>	4.7% <th>R2</th>	R2
ICF WALLS		TYPE <td>IO<td>20MPa<td>38 DAYS<td>3/8"<td>0"<td>4.7%<th>R2</th></td></td></td></td></td></td>	IO <td>20MPa<td>38 DAYS<td>3/8"<td>0"<td>4.7%<th>R2</th></td></td></td></td></td>	20MPa <td>38 DAYS<td>3/8"<td>0"<td>4.7%<th>R2</th></td></td></td></td>	38 DAYS <td>3/8"<td>0"<td>4.7%<th>R2</th></td></td></td>	3/8" <td>0"<td>4.7%<th>R2</th></td></td>	0" <td>4.7%<th>R2</th></td>	4.7% <th>R2</th>	R2
BASINMENT OR INTERIOR SLABS		TYPE <td>IO<td>20MPa<td>38 DAYS<td>3/4"<td>0"<td>NONE<th>R2</th></td></td></td></td></td></td>	IO <td>20MPa<td>38 DAYS<td>3/4"<td>0"<td>NONE<th>R2</th></td></td></td></td></td>	20MPa <td>38 DAYS<td>3/4"<td>0"<td>NONE<th>R2</th></td></td></td></td>	38 DAYS <td>3/4"<td>0"<td>NONE<th>R2</th></td></td></td>	3/4" <td>0"<td>NONE<th>R2</th></td></td>	0" <td>NONE<th>R2</th></td>	NONE <th>R2</th>	R2
GARAGE OR EXTERIOR SLABS		TYPE <td>IO<td>30MPa<td>38 DAYS<td>3/4"<td>0"<td>5.8%<th>C3</th></td></td></td></td></td></td>	IO <td>30MPa<td>38 DAYS<td>3/4"<td>0"<td>5.8%<th>C3</th></td></td></td></td></td>	30MPa <td>38 DAYS<td>3/4"<td>0"<td>5.8%<th>C3</th></td></td></td></td>	38 DAYS <td>3/4"<td>0"<td>5.8%<th>C3</th></td></td></td>	3/4" <td>0"<td>5.8%<th>C3</th></td></td>	0" <td>5.8%<th>C3</th></td>	5.8% <th>C3</th>	C3

#### REINFORCING STEEL

REINFORCING STEEL SHALL BE NEW BILLET DEFORMED BARS MANUFACTURED AND DETAILED IN ACCORDANCE WITH CANADIAN STANDARD A23.1/A23.2. THE MINIMUM YIELD STRENGTH OF 400MPa.

REINFORCING STEEL SHALL BE FREE FROM LOOSE RUST, M.D. OIL OR OTHER COATINGS WHICH MAY REDUCE THE BOND OR HARM THE CONCRETE.

REINFORCING STEEL SHALL BE WELD IN PLACE AND TIE UP. PROPER ACCESSORIES SUCH AS H-CHAINS, SPACERS, TIES, ETC. SUPPLIED BY THE REINFORCING STEEL PROVIDER. APPROPRIATE SUPPORT SHALL BE PROVIDED UNDER ALL SUPPORT ACCESSORIES TO ENSURE THAT THE REINFORCING STEEL IS ACCURATELY POSITIONED.

LAP TOP BARS AT MID-SPAN AND BOTTOM BARS OVER SUPPORTS.

BEND ALL HORIZONTAL STEEL 90° AROUND CORNERS, OR USE EXTRA 36"X36" CORNER BARS TO MATCH HORIZONTALS.

PROVIDE 1-BAR AROUND ALL SLAB WALLS, 1-BAR OPENINGS UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS.

CONCRETE COVER TO REINFORCING STEEL SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

CONCRETE COVER TO REINFORCING STEEL SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:	CONCRETE COVER TO REINFORCING STEEL SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
1. CONCRETE CAST IN DIRECT CONTACT WITH SOIL	-3"
2. FORMED CONCRETE IN CONTACT WITH SOIL OR EXPOSED	-2"
3. FORMED CONCRETE IN CONTACT WITH SOIL 20" OR LARGER	-1 1/2"
4. FORMED CONCRETE NOT IN CONTACT WITH SOIL (BEAM AND COLUMN)	-1 1/2"
5. FORMED CONCRETE IN CONTACT WITH SOIL (SLABS AND WALLS)	-3/4"

#### GENERAL NOTES

##### STRUCTURAL STEEL

STRUCTURAL STEEL SHALL BE MANUFACTURED IN ACCORDANCE WITH THE CANCOSA-88-S-05 BY FULLY CERTIFIED MEMBERS OF THE CANADIAN INSTITUTE OF STEEL CONSTRUCTION.

ALL STRUCTURAL STEEL SHALL CONFORM TO THE CANCOSA 340-33000 CLASS C TO SIZE AND SHAPES INDICATED ON THE DRAWINGS. ALL ANGLES AND PLATES SHALL BE 340-33000. NO SUBSTITUTION IN GRADES OR SIZES ARE PERMITTED WITHOUT WRITTEN APPROVAL OF EDIFIC ENGINEERING INC.

ALL FABRICATION SHALL BE CARRIED OUT IN PLANT FACILITIES CERTIFIED BY THE CANADIAN WELDING BUREAU TO CSA B489 AND B56. SITE FABRICATION IS NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM EDIFIC ENGINEERING INC.

ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CSA B95 BY WELDERS FULLY CERTIFIED FOR STRUCTURAL WELDING BY THE CANADIAN BUREAU TO CSA B11. ALL BASE AND CAP PLATES SHALL BE FULLY WELDED TO THE STEEL.

STRUCTURAL FASTENERS SHALL BE A230 BOLTS. ANCHOR BOLTS SHALL BE 1/2" LONG 3/4" HOOK (ASTM) UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. BASE AND CAP PLATES SHALL BE 1/2" THICK. CAP PLATES TO HAVE MIN. 4 BOLT (ASTM) CONNECTION UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS.

PROVIDE TEMPORARY QUAYS AND BRACING AS NECESSARY TO PROVIDE STABILITY FOR THE WHOLE STRUCTURE UNTIL DECKING AND PERMANENT BRACING ARE SECURED IN PLACE.

HOLDS ARE NOT PERMITTED IN THE TOP FLANGES UNLESS NOTED OTHERWISE ON THE DRAWINGS.

INTERIOR STEEL SHALL BE PAINTED WITH ONE COAT OF RED OXIDE PRIMER, AFTER HAVING BEEN CLEANED TO 80% SP.

CLEAN ALL FELD WELDS AND TOUCH UP WITH PRIMER TO MATCH SHOP COAT.

DESIGN AND FABRICATE CONNECTIONS FOR THE FULL STRENGTH OF THE MEMBER. SPLICING OF MEMBERS IS NOT PERMITTED UNLESS WRITTEN APPROVAL FROM EDIFIC ENGINEERING INC. HAS BEEN PROVIDED.

ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.

##### FOUNDATION NOTES

ALL STRAIGHT SHAFTE CONCRETE PILES ARE DESIGNED AS CAST-IN-PLACE PRECAST ELEMENTS IN FIRM DRY UNCOMBUSTIBLE MATERIAL WITH AN ALLOWABLE BEARING CAPACITY OF 300 PSF. USE VALUES FOR PILES SUPPORTING TELEPOSTS < 400 PSF AND ALL OTHER PILES < 400 PSF. THE DESIGN OF THE PROTECTION PILES IS NOT HIGHLY TECHNICAL. THE CONTRACTOR SHALL PROVIDE A FIELD REVIEW TO ASSESS THAT THE SUBSTANCE CONDITIONS ARE CONSISTENT WITH THE DESIGN AND THAT CONSTRUCTION IS CARRIED OUT IN ACCORDANCE WITH THE DESIGN AND GOOD ENGINEERING PRACTICE. DURING THE CONSTRUCTION AND FIELD REVIEW OF THE GEAR-IN-PLACE PROTECTION PILES THE CONTRACTOR SHALL RECORD ALL PERTINENT INFORMATION FOR EACH PILE: ALLOWABLE LOADS GOVERN THE DESIGN.

FOOTINGS SHALL BE FOUND ON FIRM DRY UNCOMBUSTIBLE SOIL (EXCLUDING SILT) CAPABLE OF PROVIDING AN ALLOWABLE BEARING CAPACITY OF 300 PSF. ALL BELLED PILES ARE DESIGNED AS END BEARING ELEMENTS. FOUND ON FIRM DRY UNCOMBUSTIBLE SOIL (EXCLUDING SILT) CAPABLE OF PROVIDING AN ALLOWABLE BEARING CAPACITY OF 300 PSF. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE ASSUMPTIONS WITH A SOIL INVESTIGATION. EDIFIC ENGINEERING INC. ACCEPTS NO LIABILITY FOR THESE ASSUMPTIONS OR FOR ANY REVISION OF THE FOUNDATION RESULTING FROM CONTRACTOR'S SOIL CONDITIONS.

IF DURING CONSTRUCTION THE CONTRACTOR DETERMINES THAT THE SOIL CONDITIONS OR GROUNDWATER IS FOUND NOT TO BE OF THE TYPE OR IN THE CONDITION USED IN THE DESIGN ASSUMPTIONS AND AS INDICATED ON THE DRAWINGS AND GENERAL NOTES, THE DESIGN SHALL BE REASSESSED BY EDIFIC ENGINEERING INC.

IF DURING CONSTRUCTION THE CONTRACTOR DETERMINES THAT CLIMATE OR ANY OTHER CONDITIONS CHANGE THE PROPERTIES OF THE SOIL, ROCK OR GROUNDWATER, THE DESIGN SHALL BE REASSESSED BY EDIFIC ENGINEERING INC.

AS PER TABLE 8.4.1.1 OF THE MANTOBA BUILDING CODE "CLASSIFICATION OF SOIL" CLAY AND SILT MAY BE CLASSIFIED AS "TYPE 1" IF IT IS DIFFICULT TO NOBLE BY "NAIVE PRESSURE" TEST. IF IT CAN BE NOBLED BY "MODERATE NAIVE PRESSURE" TEST IF IT CAN BE FULLY PENETRATED BY "THIRD PRESSURE" WHERE THIS TEST IS CARRIED OUT ON UNDISTURBED SOIL IN THE WALL OF A TEST PIT.

THE FOUNDATION DESIGN IS COMPLIANT WITH LIMITS STATED DESIGN AS DEFINED IN THE 2021 MANTOBA BUILDING CODE (PART 9) AND CANADIAN FOUNDATION ENGINEERING MANUAL 4TH EDITION.

THE FOUNDATION/UNDERGROUND DESIGN IS COMPLIANT WITH 8.4.4.4. ALL TELEPOSTS SHALL HAVE A MINIMUM 3" ADJUSTABILITY AND BE ISOLATED FROM NON-STRUCTURAL ELEMENTS SUCH AS CONCRETE SLAB-CHARGE FLOORS WITH A SLIP JOINT. ALL NON-LOAD BEARING BASINMENT INTERIOR AND EXTERIOR PARTITION WALLS SHALL BE FLOATED TO THE FINISH.

ALL SLAB-ON-GRADE FLOORS AND UNFINISHED SHALLOW FOUNDATIONS WILL EXPERIENCE MOVEMENT AND CRACKING DUE TO HEAVING AND SOIL EXPANSION RESULTING FROM THE NATURE OF THE CLAY SOIL. PREVIOUS AND PRESENT LEVEL OF VEGETATION AT THE SITE SOIL TENDS TO BE AND CONSTRUCTION PRACTICES, EDIFIC ENGINEERING LTD. ACCEPTS NO LIABILITY FOR THIS CRACKING AND/OR MOVEMENT. THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE FOUNDATION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE STRUCTURAL ELEMENTS OF THE BUILDING BY CONSTANT MONITORING AFTER CONSTRUCTION IS COMPLETED.

THE BUILDING DESIGN ASSUMES THAT:

- ALL TELEPOSTS SHALL BE CONTINUOUSLY MONITORED AND ADJUSTED IF REQUIRED BY SKILLED PROFESSIONALS EXPERIENCED IN THIS TYPE OF WORK DURING BY CONTRACTOR AND AFTER BY OWNER/CONSTRUCTION HAS BEEN COMPLETED.
- IF DURING CONSTRUCTION THE EXTENSION OF THE BUILDING SHALL BE CONTINUOUSLY MAINTAINED DURING BY CONTRACTOR AND AFTER BY OWNER/CONSTRUCTION IS COMPLETED.
- IF DURING CONSTRUCTION THE EXTENSION OF THE BUILDING SHALL BE CONTINUOUSLY MAINTAINED DURING BY CONTRACTOR AND AFTER BY OWNER/CONSTRUCTION IS COMPLETED. MEASURES SHALL BE TAKEN TO ENSURE THE BUMP DISCHARGE IS CONTINUOUSLY AND PROPERLY MAINTAINED TO PREVENT PRESENCE AND BLOCKAGE AFTER BY CONTRACTOR/CONSTRUCTION IS COMPLETED.
- ALL FLOATED NON-LOAD BEARING BASINMENT INTERIOR AND EXTERIOR PARTITION WALLS SHALL BE CONTINUOUSLY MONITORED DURING BY CONTRACTOR AND AFTER BY OWNER/CONSTRUCTION IS COMPLETED TO ENSURE THAT THE FLOAT IS MAINTAINED.

ALL TELEPOST LOADS ARE UNFACTORED (ALLOWABLE) UNLESS SHOWN OTHERWISE.

##### CONCRETE FOOTINGS

THE CONTRACTOR SHALL LOCATE ALL SITE SERVICES PRIOR TO EXCAVATION.

BEARING SURFACES SHALL BE INSPECTED BY A QUALIFIED INSPECTOR TO VERIFY THE ALLOWABLE BEARING CAPACITY AND TO ENSURE ALL LOOSE AND DISTURBED MATERIAL HAS BEEN REMOVED AND REPLACED WITH COMPACTED GRANULAR MATERIAL.

FOUR JOINTS IN THE FOUNDATION SHALL BE APPROVED BY THE ENGINEER.

##### CAST-IN-PLACE PILES

THE CONTRACTOR SHALL LOCATE ALL SITE SERVICES PRIOR TO PILING.

ALL HOLES SHALL BE DRILLED TO THE DEPTH AND DIAMETERS SHOWN ON THE DRAWINGS. EDIFIC ENGINEERING INC. SHALL BE NOTIFIED IMMEDIATELY IF IT IS POSSIBLE TO OBTAIN THE DEPTH OR DIAMETERS INDICATED. NO CREDITS OR POINTS WILL BE CONSIDERED DUE TO ANY VARIATION IN SIZE FROM THE SOIL CONDITIONS ENCOUNTERED.

ALL PILES SHALL BE EXCAVED WITHIN AN 8 HOUR PERIOD. NO MORE THAN 4 HOLES SHALL BE LEFT OPEN AT ANY TIME.

##### WOOD NOTES

SLEEPERS SHALL BE PLACED THROUGH ANY SOIL THAT WILL SLOUGH DURING CONSTRUCTION OF THE PILE.

CONCRETE SHALL BE PLACED INTO HOLES IN ONE CONTINUOUS POUR IMMEDIATELY AFTER HOLES ARE DRILLED. CONSOLIDATE THE TOP 10 FEET WITH A MECHANICAL VIBRATOR. PROTECT THE TOP OF THE PILE FROM FREEZING WITH THE TEMPORARY BRACE BELOW 5 DEGREES CELSIUS. ANY PROUD CONCRETE WILL BE REQUESTED.

PROVIDE FULL LENGTH REINFORCING FOR PILES IN UNHEATED AREAS. PROVIDE A GREASED 32ND TUBE FOR THE TOP 1'-0" FOR UNHEATED EXTERIOR CONCRETE PILES OR PROVIDE A 3/4" DIAMETER BELL AT THE BOTTOM OF THE PILE LENGTH SPECIFIED ON THE DESIGN DRAWINGS (NOTE: BELL IS TO PROVIDE UP/LIFT RESISTANCE ONLY).

CENTER ALL PILES UNDER GRADE BEAMS OR WALLS UNLESS OTHERWISE NOTED.

##### HELICAL PILES

THE CONTRACTOR SHALL LOCATE ALL SITE SERVICES PRIOR TO PILING.

HELICAL PILES ARE TO BE GALVANIZED. INSTALLED BY A CERTIFIED INSTALLER AND THE TORQUE RECORD ALONG WITH THE ASSOCIATED BEARING STRENGTH FOR PILE TO BE FORWARDED TO THE ENGINEER OF RECORD AND LOCAL BUILDING AUTHORITY.

CENTER ALL PILES UNDER GRADE BEAMS OR WALLS UNLESS OTHERWISE NOTED.

##### WOOD NOTES

ALL UPPER COMPONENTS SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE CANCOSA-08-08.

ALL UPPER SHALL CONFORM TO "NUGA STANDARD" GRADING RULES FOR CANADIAN LUMBER, AND THE GRADE SHALL BE CLEARLY IDENTIFIED ON ALL PRODUCTS.

ALL DIMENSIONAL LUMBER SHALL BE NOT LESS GRADE OR BETTER, UNLESS NOTED OTHERWISE ON DRAWINGS.

FRAMED WALLS AND ROOF SYSTEMS SHALL BE ADEQUATELY BRACED UNTIL CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL SUPPLY AND DIRECT ALL BRACING NECESSARY TO PROVIDE STABILITY FOR THE STRUCTURE AS A WHOLE, INCLUDING DURING THE CONSTRUCTION PHASE.

LOAD BEARING STUD WALLS SHALL HAVE SOLID BLOCKING AT 4'-0" CENTERS.

BRACING AND STRUCTURAL ACCESSORIES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATION AND RECOMMENDATION.

FASTENERS USED FOR FRAMING PRESERVATIVE-TREATED LUMBER BELOW GRADE SHALL BE STAINLESS STEEL (TYPE 304 AND 316) CONFORMING TO CSA B131-04.

LUMBER IN CONTACT WITH SOIL SHALL BE PRESERVATIVE-TREATED IN ACCORDANCE WITH THE CANCOSA-08-08. BEFORE, THE CUT ENDS AND DRILLED HOLES OF TREATED LUMBER SHALL BE TREATED WITH 3 COATS OF PRESERVATIVE.

JOINTS AND HOLES BELOW GRADE SHALL BE SEALED WITH BUTYL CALKING COMPOUND OR EQUAL, CONFORMING TO CSA B-90.03 OR CSA B-90.14. INSTALLED TO PROVIDE A WATER-TIGHT SEAL.

ALL STRUCTURAL MEMBERS (WOOD, STEEL, CONCRETE, MASONRY, ALUMINUM, GALVANIZED, ETC) PRODUCTS SHALL BE DELIVERED, FABRICATED AND DIRECTED IN ACCORDANCE WITH THE CANCOSA-08-08 TO SATISFY LOADING CONDITIONS NOTED ON THE DRAWINGS AND LOCAL BUILDING CODE REQUIREMENTS.

FASTEN EXTERIOR BRACING AT 6' O.C. AT EDGES AND 1' O.C. AT INTERMEDIATE MEMBERS.

FLOOR METAL HANGERS AT ALL PLUM BEAM AND JOINT CONNECTIONS.

ALL FLOOR JOISTS SHALL HAVE BRACING AT 8'-0" MAX O.D. UNLESS NOTED.

ROOF TRUSSES SHALL BE SEPARATED BETWEEN HEATED & UNHEATED AREAS.

WOOD BEAM BRACES SHALL MEET NBC A-9.3.3.8.3 "JOINT LOCATIONS IN BUILT-UP BEAMS".

PORTS SUPPORTING GARDENS AND/OR BEAMS SHALL HAVE FULL BEARING UNLESS NOTED OTHERWISE.

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PRELIMINARY

DO NOT SCALE DRAWINGS.  
VERIFY ALL DIMENSIONS,  
DATUMS, ELEVATIONS  
PRIOR TO COMMENCEMENT  
OF WORK.

PROJECT DESCRIPTION: FINISHED BASEMENT, CAR GARAGE  
375 SQ. FT. HOUSE ON FINISHED BASEMENT, CAR GARAGE

PROJECT FOR:  
ANY 1 Drive Along

SECTION:  
FLETER

DETAIL NUMBER:  
1/2

MARKER:  
1/2

SCALE: 1/4" = 1'-0"  
PG. 1

DATE: February 23, 2024

WESTMAN  
DRAFTING  
& DESIGN SERVICES  
34 Valley View  
Brimley  
Vancouver, BC V6N 1A1  
TEL: 604-271-1111  
WWW.WESTMANDRAFTING.COM

