

WAIVER OF NOTICE
SUMMER VILLAGE OF WHITE SANDS

In accordance with Section 194 (4) of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended, or repealed and replaced from time to time, notice of a Special Council Meeting is hereby waived and the signed waiver will be attached to the Minutes of the Special Meeting, as follows:

DATE: Thursday, November 23, 2023

TIME: 2:00 PM

PLACE: Summer Village Municipal Office
#10, 19447 Hwy 12
County of Stettler

No matter other than that stated in this notice calling the special council meeting may be transacted at the meeting unless the whole council present at the meeting and the council agrees to deal with the mater in question (MGA 194)

BUSINESS AGENDA:

Call to Order

NATURE OF BUSINESS:

1. **Subdivision Application #2023-150: Lot 85**
2. **RTM Municipal Office Design and Quotes**

Adjournment

Mayor, Lorne Thurston _____

Deputy Mayor, Bob Huff _____

Councillor, Ed Waugh _____

Melissa Beebe
Chief Administrative Officer (CAO)
Summer Village of White Sands



Request For Subdivision

Agenda Item:

Issue:

Applicant: James J S Marke P. Eng

Subdivision Applicant: #2023-150

Legal: Lots 83-86, Block 5, Plan 982 3323

Civic: 7&9 Makenzie Way and 1&2 Sara Crescent

Proposed Subdivision: To Subdivide Lot 85, Block 5, Plan 9823323 to create three (3) separate parcels and subsequently consolidate to create three (3) separate 0.69 +/- acre parcels

General:

The applicant is proposing to subdivide Lot 85, Block 5, Plan 9823323 to create 3 separate parcels and subsequently consolidate the subdivided portions of lot 85 with lots 83, 84 & 86 to create three (3) separate 0.69 +/- acre parcels.

The proposed subdivision was circulated to the adjacent landowners and referral agencies, a summary of the responses is provided below.

The proposed subdivision and consolidation to create three (3) +/- 0.69 acre parcels (+/- 30,000 ft²) exceed the lot size requirements within the Land Use Bylaw 186-22 R2 district that allows for a maximum 0.45 acres (19,805.6 ft²), however, the existing parcel is currently larger than the maximum parcel size of R2 district. Furthermore, the proposed subdivision and consolidation does not alter the density for the Summer Village of White Sands.

The proposed subdivision is in accordance with the Buffalo Lake Inter Municipal Development Plan 179-20, Municipal Development Plan 158-17.

Legislation and Policy:

Staff has assessed this application against the provisions outlined in the:

Municipal Government Act

Subdivision and Development Regulations

Buffalo Lake IDP

Municipal Development Plan

Land Use Bylaw 186-22

Municipal Government Act:

Section 654 Approval of Application

- (1) *A subdivision authority must not approve an application for subdivision approval unless*
 - (a) *the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,*
 - (b) *the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,*

- (c) *the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and*
- (d) *all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.*

(1.1) *Repealed 2018 cll s13.*

(1.2) *If the subdivision authority is of the opinion that there may be a conflict or inconsistency between statutory plans, section 638 applies in respect of the conflict or inconsistency.*

(2) *A subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion,*

(a) the proposed subdivision would not

(i) unduly interfere with the amenities of the neighbourhood, or

(ii) materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land,

and

(b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

(3) *A subdivision authority may approve or refuse an application for subdivision approval.*

Subdivision and Development Regulations:

Part 1

Section 7 Relevant Considerations

In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application ,

(a) its topography,

(b) its soil characteristics,

(c) storm water collection and disposal,

(d) any potential for the flooding , subsidence or erosion of the land,

(e) its accessibility to a road,

(f) the availability and adequacy of a water supply, sewage disposal system and solid waste disposal,

(g) in the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the Private Sewage Disposal Systems Regulation (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems as identified in section 4(4)(b) and (c),

(h) the use of land in the vicinity of the land that is the subject of the ap

plication, and

- (i) any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the subdivision is intended.*

Part 2

Section 9 Road Access

Every proposed subdivision must provide to each lot to be created by it (a) direct access to a road, or (b) lawful means of access satisfactory to the subdivision authority.

Land Use Bylaw

Schedule C R2 Residential District

(3) Lot Size Requirements

(a) Parcels not intended to be served by a sewage collection system and a water distribution system shall have:

- (i) A width of not less than 30.0 m (98.43 ft); and*
- (ii) An area of not less than 925 m² (9,956.7ft²) and not more than 1,840 m² (19,805.6 ft²).*

(b) Parcels which are served or intended to be served by a sewage collection system but not by a water distribution system, shall have:

- (i) A width of not less than 30.0 m (98.43 ft); and*
- (ii) An area of not less than 925 m² (9,956.7 ft²) and not more than 1,840 m² (19,805.6 ft²)*

(c) Parcels which are served or intended to be served by water distribution system but not a sewage collection system, shall have:

- (i) A width of not less than 30.0 m (98.43 ft); and*
- (ii) An area of not less than 925 m² (9,956.7ft²) and not more than 1,840 m² (19,805.6 ft²)*

(d) Parcels which are served by a water distribution system and a sewage collection system, shall have:

- (i) A width of not less than 15.0 m (49.21 ft); and*
- (ii) An area of not less than 550 m² (5,920 ft²) and not more than 1,840 m² (19,805.6 ft²)*

Parcels not complying with (a) to (d) listed above and legally created prior to April 1, 1978, are considered grandfathered prior to the Villages' incorporation and are not subject to (a) to (d) listed above but are subject to the following minimum parcel area of 550 m² (5,920 ft²).

Technical Review:

External Agencies:

Apex Utilities – No Objections

Telus Communications – No Objections

Atco Electric – No Objections

Alberta Transportation – No Objections

Camrose County – No Objections

Lacombe County – No Objections

County of Stettler – No Objections

Adjacent Landowners:
Notice circulated September 29, 2023
No response received

Technical Considerations (as per application):
Topography – Mixed
Soil Characteristics – Sandy/Clay
Vegetation – Brush, Tree Stands, No Standing Water, No Drainage
Accessibility to Road – Makenzie Way and Sara Crescent
Water supply and sewage – individual proposed well or hauled water and septic concrete
The use of the land in the vicinity of the site – Residential and Public Use

Recommendation:

That the application for a three (3) parcel subdivision from the existing +/- 0.47 acre parcel at 9 Makenzie Way and subsequently consolidate with 7 Makenzie Way and 1 & 2 Sara Crescent to create three (3) +/- 0.69 acre parcels as shown on the Tentative Plan, has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations and having considered adjacent landowner(s) submissions, it is recommended that the application be approved as per Tentative Plan for the following reasons:

1. That the application is consistent with Section 7 of the Subdivision and Development Regulations;
2. The application is consistent with the policies of the Intermunicipal Development Plan;
3. The application is consistent with the policies of the Municipal Development Plan; and
4. The application is consistent with the Land Use Bylaw 186-22.

Further, in accordance with Sections 654 and 655 of the Municipal Government Act, the application is approved subject to the following conditions:

1. Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the Municipal Government Act.
2. All outstanding Property Taxes to be paid to the Summer Village of White Sands as per Section 654 (1) (d) of the Municipal Government Act.
3. Easements for servicing and drainage shall be obtained by the Summer Village of White Sands upon subdivision.

Notes:

Any existing instruments on the land title in favor of the users of lease roads, pipelines or other oil and gas facilities or other infrastructure shall be carried forward to the land title of the proposed parcel.

Author:

Leann Graham, Development Officer

**APPLICATION FOR
SUBDIVISION APPROVAL**
 By plan of subdivision
 By other instrument
 Tick whichever applies

FOR OFFICE USE ONLY

DATE of receipt of Form A as completed FILE No. **2023-150**
 Fees submitted Receipt No.

THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THE SUBJECT OF THE APPLICATION OR BY AN AUTHORIZED PERSON ACTING ON HIS BEHALF

1. Name of Registered owner of land to be subdivided Address and Phone No.
 Marie-Anne Lorraine Howard, (Now: Marie-Anne Foisy) 64 Oakcrest Terrace, St.Albert, Alberta. Ph **780 700 9272**
 Name in block capitals

2. Authorized person acting on behalf of registered owner Address and Phone No.
 James J S Marke P.Eng 83 Holmes Street, Red Deer, Alberta. Ph 403 346 6077
 Name in block capitals

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED
 Being all of LOT 85, BLOCK 5, REG 172 044 907, PLAN No.98223323, C.O.T. No.
 Area of the above parcel of land to be subdivided 20,835 sf More or Less (

4. LOCATION OF LAND TO BE SUBDIVIDED
 a. The land is situated in the municipality of the Summer Village of White Sands
 b. Is the land situated immediately adjacent to the municipal boundary? No
 c. Is the land situated within 0.5 miles of the right-of-way of a Highway? No
 d. Is the land situated within 0.5 miles of a river, stream, watercourse, lake or other permanent body of water, or a canal or drainage ditch?
Yes - Buffalo Lake & Jacks Pond.
 e. Is the proposed parcel within 1.5 km of a sour gas facility? No

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED
 a. Existing use of land: Residential property Lot.
 b. Proposed use of the land: Divided proportionately and combined with 3 adjacent residential lots.
 c. The existing designated use of the land as classified under a land use bylaw or a zoning bylaw: Low density Residential Large Lot - R2
 d. The long term designated use of the land if different from "c." No difference.

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED
 a. Describe the nature of the topography of the land (flat, rolling, steep, mixed): Mixed
 b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc - sloughs, creeks, etc.):
Brush, Tree Stands, No standing water, no drainage.

7. EXISTING BUILDINGS ON THE LAND PROPOSED TO BE SUBDIVIDED.
 Describe any building, historical or otherwise, and any structures on the land and whether they are to be retained, demolished or removed:
There are NO buildings or structures.

8. WATER AND SEWER SERVICES
 If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal:
There is no water distribution system. Sewage is collected in storage tanks & pumped out by collection service as required.

9. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF
 I, **JAMES J S MARKE** hereby Certify that I am authorized to act on behalf of the Registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of facts relating to her application for subdivision approval.

Address 83 Holmes Street, Red Deer, Alberta. T4N 6E3 Signature :
 Phone No. 403 346 6077 Date : 7 September 2023



Ph: 403 346 6077
 Fax: 403 346 2012
 E: jim.marke@colton.com
 217 Holmes Street
 Red Deer, Alberta
 T4N 6E3
 Stuckey Construction (Red Deer) Ltd
 Permit to Practice P20247

Digitally signed by Jim Marke
 DN: cn=Jim Marke, c=CA,
 o=Stuckey Construction (Red
 Deer) Ltd,
 email=jim2@coltoncom.com
 Reason: I attest to the accuracy
 and integrity of this document
 Location: Red Deer
 Date: 2023.09.17 17:24:57
 -06'00'

10. FURTHER RELEVANT INFORMATION REQUIRED (Pursuant to Section 4(5) Part 1 of the Subdivision and Development Regulation:
- a. Proposed land use classification (if amendment required)
 - b. Total number of parcel is being created
 - c. Size of parcel being created
 - d. Proposed use and size (acres) of remaining lands in title
 - e. Proposed disposition of reserves: (Please indicate your preference)

No further relevant information applicable.

11. RIGHT OF ENTRY

The Current Government regulations require that land characteristics be taken into account when subdivision applications are dealt with. A visual inspection of the area proposed for subdivision is necessary to determine these characteristics. As the owner, or person in possession of the land proposed for subdivision, please indicate, below, your views regarding an authorized person of the Town of Stellier Subdivision Approving Authority entering upon your land to carry out a visual inspection.

* I am in favour of an inspection of the property if the Subdivision Approving Authority so deems.

12. PLEASE INDICATE

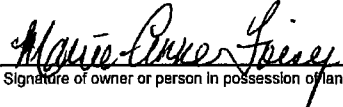
If the land that is the subject of the subdivision application is situated within 1,000 feet of land which is used or authorized f or use as:

- a. A landfill for the disposal of garbage refuse, Not Applicable
- b. A sewage treatment plant or a sewage lagoon, Not Applicable
- c. A livestock feeding lot, Not Applicable

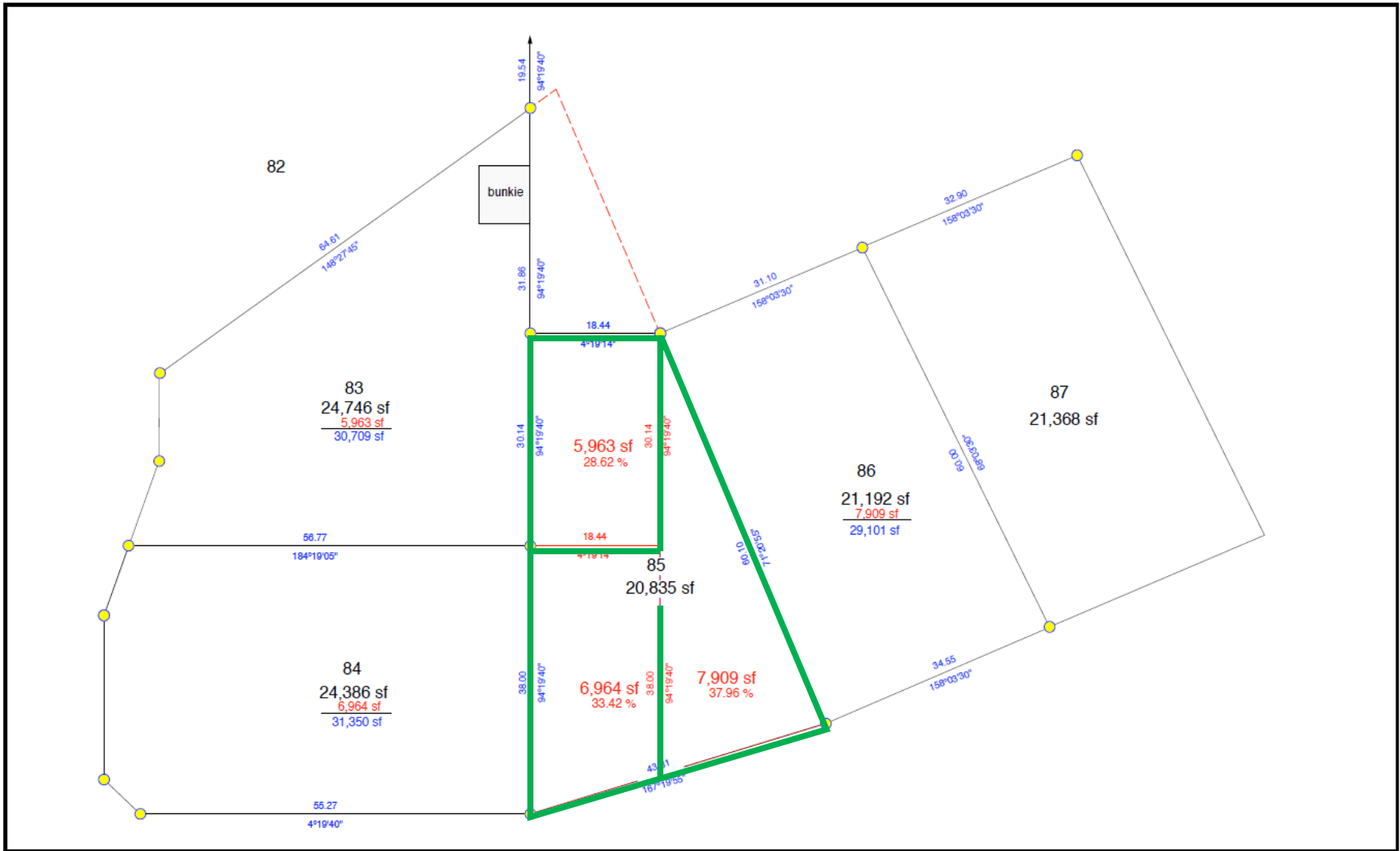
13. AUTHORIZATION

To act on behalf of the registered owner:

I hereby authorize **James J S Marke P.Eng**
to act on my behalf on matters pertaining to this application for subdivision.

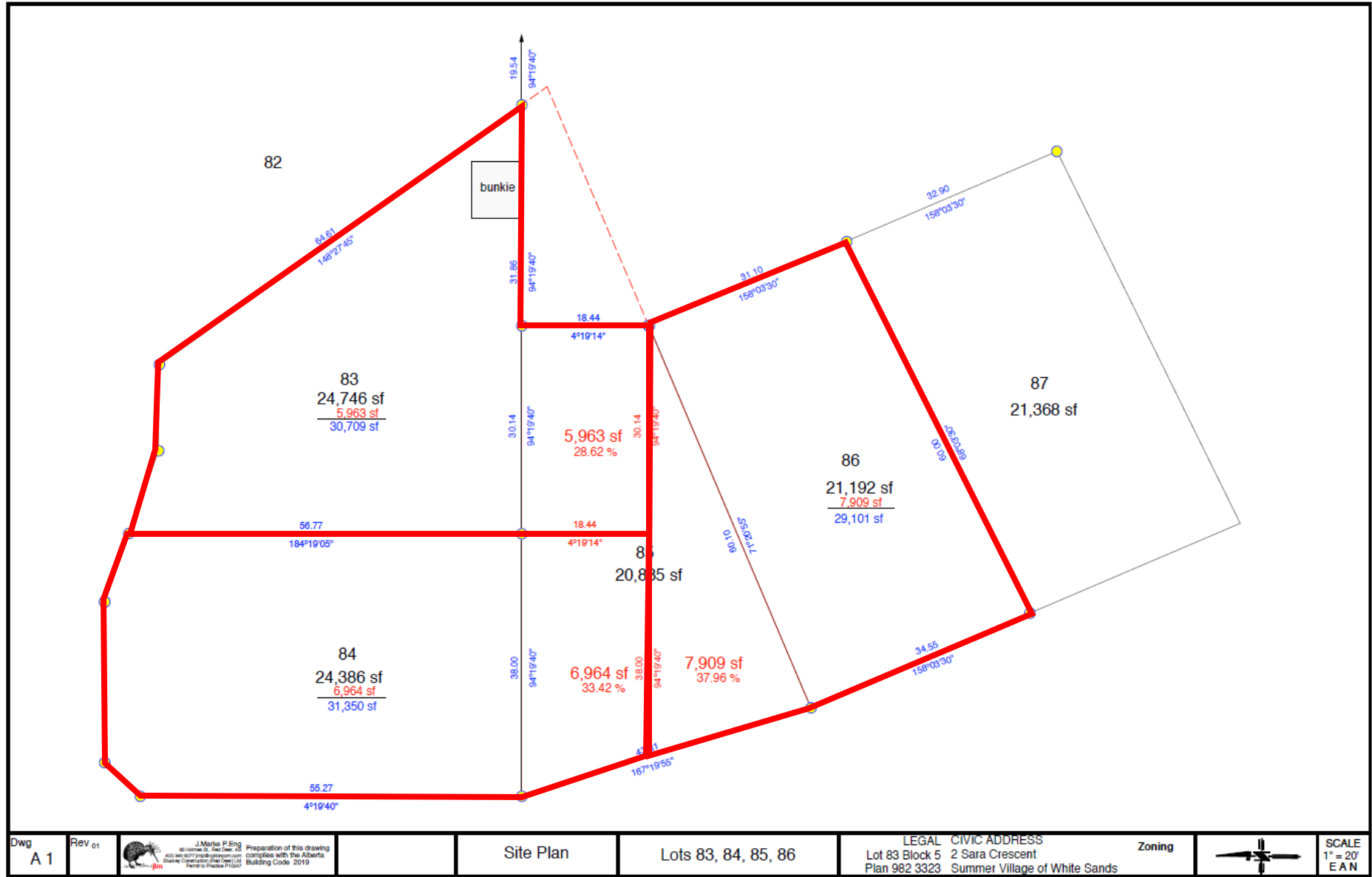

Signature of owner or person in possession of land

Tentative Subdivision Plan 2023-150
Lot 85, Block 5, Plan 982 3323
New parcels as outlined in green



Dwg A 1	Rev 01	 <small>L. Marler P. Eng. 401-888-5522 401-888-5577 401-888-5578 401-888-5579 401-888-5580 401-888-5581 401-888-5582 401-888-5583 401-888-5584 401-888-5585 401-888-5586 401-888-5587 401-888-5588 401-888-5589 401-888-5590 401-888-5591 401-888-5592 401-888-5593 401-888-5594 401-888-5595 401-888-5596 401-888-5597 401-888-5598 401-888-5599 401-888-5600</small>	Site Plan	Lots 83, 84, 85, 86	LEGAL CIVIC ADDRESS Lot 83 Block 5 2 Sara Crescent Plan 982 3323 Summer Village of White Sands	Zoning		SCALE 1" = 20' E A N
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Tentative Consolidation Plan 2023-150
 Lots 83, 84, 85 & 86, Block 5, Plan 982 3323
 New parcels as outlined in red



Issue:

RTM Municipal Office Design and Quotes

General:

The Summer Village of White Sands does not have an actual physical municipal office within the community. As the community continues to grow it is apparent that the need for a municipal office space at the location of 8 Front Street would better serve the community moving forward.

Review:

At this time the Municipality is renting a building in Stettler as a temporary office location but requires a Municipal Office to be located at 8 Front Street to better serve the community and allow for more hands-on training, oversight and succession planning for the viability of the community moving forward.

The Summer Village of White Sands has outstanding MSI funds of \$259,120 must be expended by the end of 2023 to avoid repayment and/or forfeiture of these funds. Council made resolution August 18, 2023 “Moved by Councillor Waugh to pass a budget of \$249 000.00 for a ready to move (RTM) building for the new office building for the MSI Capital Grant.” MOTION CARRIED

Administration has been working on some design concepts and quotes in regards to an RTM Office. Attached are as follows:

Western Canadian Modular (attached)

Nelson Homes – Concept Drawing (Attached) (awaiting full package and pricing will provide once received)

Administration is also working with Aptus Engineering to complete a site plan for best location of the municipal office at 8 Front Street. Aptus will be completing surveying and soil sample testing for the site this week or so.

Recommendation

Administration recommends Council award the Municipal Office RTM and approve entering into a contract to proceed with development and deposit.

Alternatives:

Author:

Melissa Beebe, CAO

9.4

CAO

From: Matthew Moore <mmoore@nlc.ca>
Sent: November 14, 2023 2:39 PM
To: CAO
Subject: RE: Revised Office plan
Attachments: Whitesands Magrath Office-5.png

Hey Melissa,

I have been running some pricing and waiting to hear back on other things. Unfortunately there is a few question marks left on the page. I have put in allowances for things which is essentially my best guess for the items. The good news is if the allowance that I put in is more than enough to cover the item then there is a credit back to you, but the bad news is if it comes in more then there is a balance to be paid. I have a feeling that I am pretty accurate on it.

The total is coming in at 293,000. That is for everything except a heat pump.

I did some digging into that and if you were to go with a heat pump, you also need an additional heating source in Western Canada. They typically do not work well in colder weather and will require a secondary heating source. Additionally they are incredibly labour intensive, more complicated electrical, and harder to work on. The plumber said they have 4 in their office and they still run a furnace because they do not work in colder weather. If you are wanting to look into it further I can ask the plumber for a number there. The quote I gave is for a gas forced air furnace.

Additionally I had to remove the back half of the reception desk as it did not leave enough space to work. See attached drawings.

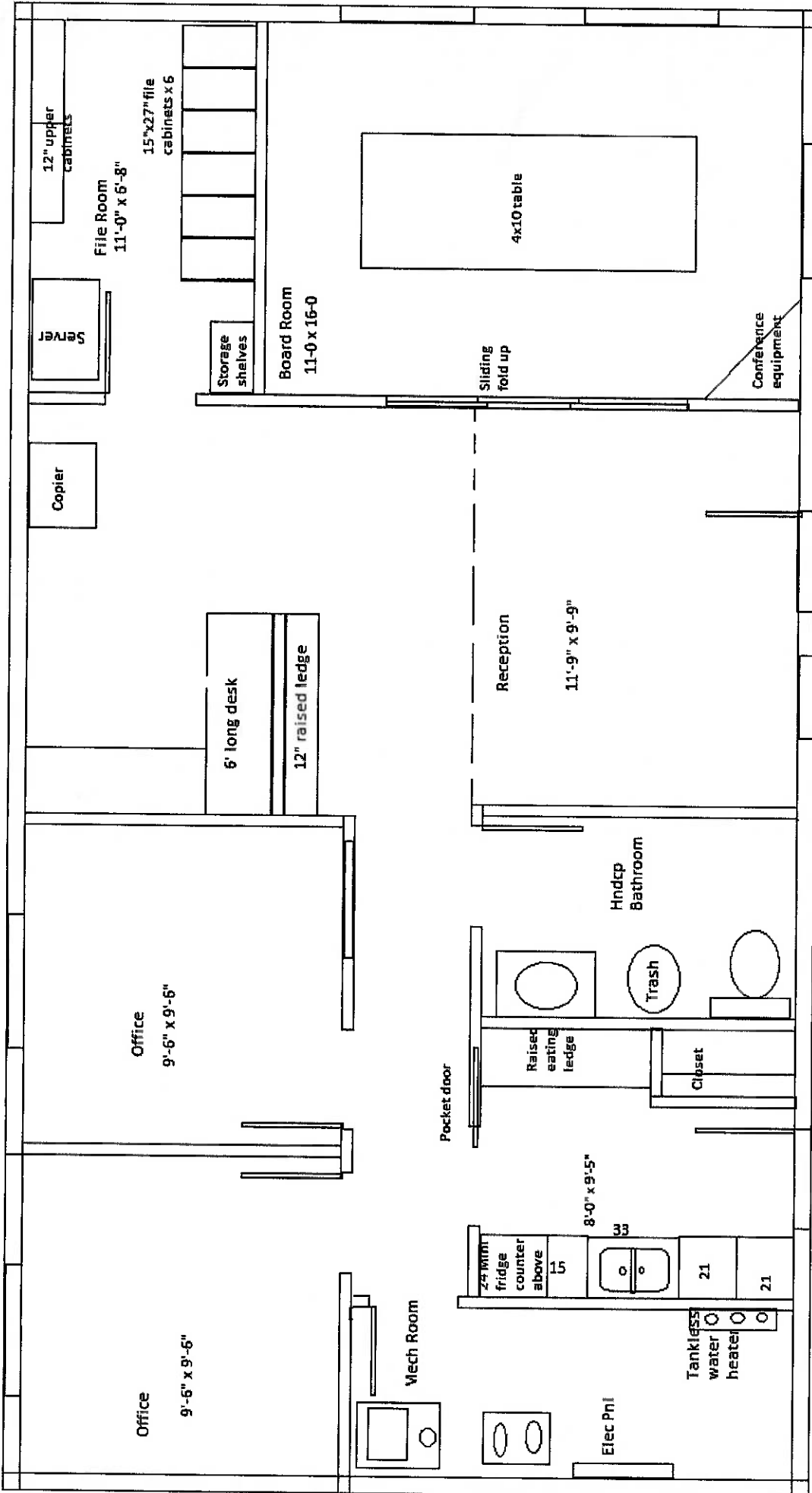
Let me know if you have any questions. Like I said before this is just my estimate, it could come in less or it could come in more. Theres a lot there in electrical, data, board room door, interior office windows, etc. which all cost money. I don't anticipate it coming in drastically more if it does come in more.

Matt

Matthew Moore, Sales Representative | Nelson Homes
6609 44 Street | Lloydminster, AB | T9V 2X1
P: 780-871-6362 x 362 | F: 780-871-6286 | C: 780-870-1640
E-mail: mmoore@nlc.ca | Website: www.nlc.ca



From: CAO <cao@whitesandsab.ca>
Sent: Tuesday, November 14, 2023 11:26 AM
To: Matthew Moore <mmoore@nlc.ca>
Subject: RE: Revised Office plan



24 x 44 or 1056 sqft office space

WESTERN CANADIAN MODULAR HOME SALES

November 9, 2023

Quote for Summer Village of Whitesands 20*52 Office Building

20 *52 Office would be \$235 000.00.

This would include:

Delivery to site and poly put down

Installed TrimLock Insulated Skirting

Installed Eaves Trough color to match soffit

Any additional design changes by client

2 Hinge System for retractable wall to be built onsite by our contractor

Front Desk

2 46*42 windows in offices and boardroom (current drawing only shows 1 in boardroom)

2 Hardwired Cat 5 Cables to offices, front desk and boardroom, with conduit to server room.

12 Pot lights (location to be determined)

Gas Hwt

Gas Furnace A/C Ready

Profiled Interior Doors

Vinyl Plank Flooring T/O (color to be chosen)

Mini Fridge for Kitchen Area

Standard building spec to our Mainline Series plus these commercial specs:

Emergency Exit Lights

100 lb Floor Load

Commercial Trusses

Exterior white outswing steel doors w/panic hardware

Thermolink Door

Fire Rated Mechanical Room

36" Interior Doors

Accessible Bathroom Upgrades

WESTERN CANADIAN MODULAR HOME SALES

Quote Does Not include (I can do these if you want at additional cost):

Site Preparation

Utility Connections

Piling Foundation (12 to 14 Pilings)

Model Specifications



MAINLINE

STANDARD CONSTRUCTION

- ~ 30 Year Architectural Fiberglass Shingles
- ~ Engineered Roof Trusses
- ~ Nominal 4/12 Fixed Pitch for <28' Wides
- ~ 3/12 Fixed Roof for 28' - 30' Wides
- ~ 4/12 Hinged Roof For >30' Wides
- ~ 12" Residential Eaves on 3 Sides (4 Sides on Sectionals&RTM)
- ~ 6 MIL Poly Vapour Barrier in Ceiling and Sidewalls
- ~ White Metal Fascia
- ~ White Soffit
- ~ Cathedral Ceiling in KIT., D/R, L/R
- ~ 8' Walls
- ~ 2 x 6 @ 24" O.C. Outside Walls
- ~ 3/8" OSB Sheathing On Inside And Outside Of Ext. Walls
- ~ Low Maintenance Vinyl Siding
- ~ Tubular Laminated Steel Frame: 8" (<16'x68') or 12" (>16'x68')
- ~ 2 x 10 Floor Joists (16' wide), 16" O.C.
- ~ I-Joist Floor (20' & 22' wide), 16" O.C.
- ~ 14" Engineered Open Web Floor (24' RTM), 19.2" O.C.
- ~ T&G OSB Floor Decking; Glued And Mechanically Fastened
- ~ Insulation: R-40 Ceiling, R-22 Wall, R-48 Floor
- ~ Weatherproof exterior GFI Receptacle
- ~ Frost Free Tap c/w Check Valve
- ~ Airtight Protocols

For Mainline RTM Model Only:

- ~ Hangered floor on a single LVL rim joist
- * Double LVL required if going on perimeter piles

Windows (1.4 U-Value | PVC Jamb | LowE | w/Screen):

- ~ 70x52 In Living Room; White; Sliding
- ~ 46x42 In Bedrooms; White; Sliding
- ~ 46x52 In Dining Area; White; Sliding
- ~ 30x36 In Kitchen; White; Sliding

Exterior Doors:

- ~ 36" Insulated No Light Front Door c/w Peephole
- ~ 32" Insulated No Light Rear Door c/w Peephole
- ~ LED Exterior Pot Light At Each Exterior Door

BATH

- ~ Tub/Shower: One Piece Fiberglass In All Bathrooms
- ~ Sink: White Oval, Drop In w/Single Lever Faucet - Chrome
- ~ Toilet: Single Flush, Lined Tank, White
- ~ Shower Rod and Curtain Liner in all Bathrooms
- ~ Chrome Towel Bar and Paper Holder
- ~ GFI Receptacles
- ~ Dehumidistat on Main Bath Fan

INTERIOR FINISH

- ~ Spraytex 1/2" Gyproc Ceilings
- ~ 100% Polyurethane Carpet in L/R and BDRMS
- ~ No Wax Vinyl Flooring In Areas Without Carpet
- ~ Wall Finish: Decorative Vinyl Over Gyproc (VOG)
- ~ Battens On VOG Joints
- ~ Ceiling Trim: 1011 Profile (Matching Cabinet Colour)
- ~ Baseboards: 1011 Profile (Matching Cabinet Colour)
- ~ Window/Door Trim: 1011 Profile (Matching Cabinet Colour)
- ~ Closets: Battens throughout
- ~ Pewter Interior Door Hardware T/O - Lever Handles
- ~ Pre-finished White Flat Interior Doors
- ~ Solid Closet Shelving
- ~ Toggle Light Switches

Cabinets:

- ~ Modular Cabinets w/Roller Drawer Hardware
- ~ PVC Wrap Cabinet Doors w/Pewter Euro Style Handles
- ~ Cabinet Crown Moulding: 510 Profile (Matching Cabinet Colour)
- ~ 3" White Subway Tile Backsplash (White Grout)
- ~ Laminated Countertop
- ~ Utility Cabinets Above Washer And Dryer
- ~ One Bank of Drawers

KITCHEN

- ~ Fridge: 18 CU. FT. Two Door - Top Freezer - White
- ~ Range: 30" Electric - White
- ~ Range Hood: Two Speed, Vented To Exterior, White
- ~ Dishwasher: White
- ~ Sink: Two Bowl Stainless Steel w/Single Lever Faucet - Chrome

UTILITIES

- ~ 40 GI Electric Water Heater
- ~ Electric Furnace
- ~ 200 Amp Electric Service Panel
- ~ Electric Conduit Through Floor
- ~ Incandescent Light Bulb Package
- ~ Programmable Thermostat
- ~ Copper Wiring Throughout
- ~ Plumbed & Wired For Side By Side Washer And Dryer
- ~ Shut Off Valves On All Fixtures
- ~ Insulated Water Lines In W/H Cavity
- ~ Smoke/CO Alarms w/Battery Back Up In Hallways
- ~ Smoke Alarms In All Bedrooms

Series is designed to meet the Zone 7A Energy Code Requirements of the National Building Code for Alberta and Saskatchewan. Some changes may be required for other areas.

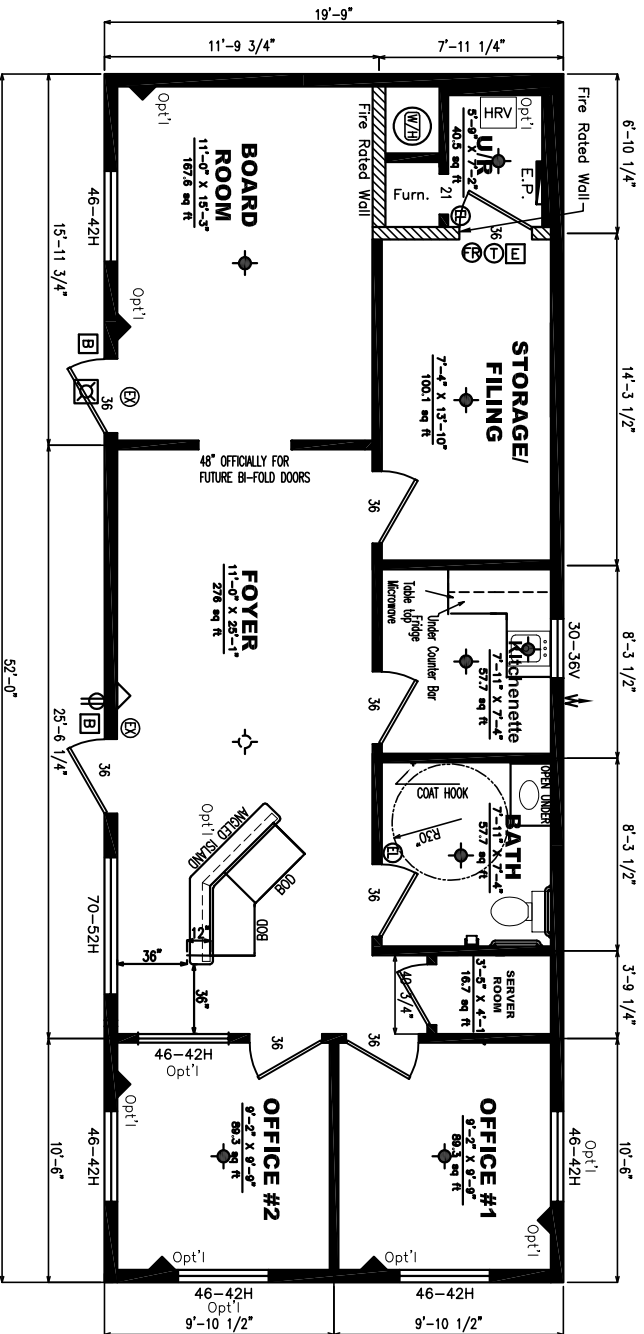
All homes are built to meet or exceed CSA A-277 specifications. Energy zone upgrades may be required. All prices are FOB Estevan, SK.

All prices don't include GST. All prices don't include association fees.

#200 Highway 18W, Estevan, SK, S4A 2A7, 306-500-5660, www.shelterhomes.ca

Effective Date: May 2022

SERIAL #: -
 DEALER: -



- NOTE:**
1. LINOLEUM T/O Opt 1
 2. SPRINKLER SYSTEM / FIRE ALARM TO BE SITE INSTALLED BY OTHERS
 3. FLAT CEILING T/O Opt 1
 4. OFFICE NUMBER ONE IS NOT BARRIER FREE

FOR ENGINEERING REVIEW AND APPROVALS

NOT FOR CONSTRUCTION

- LEGEND:**
- Standard Telephone Jack / Cable TV Outlet
 - Standard Frost Free Exterior Top
 - Standard Exterior GFI
 - Fire Rated Door
 - Thermo-Link Grill
 - Exit & Emergency Lighting
 - Emergency Lighting

- DOOR SCHEDULE:**
- Exterior Commercial Grade (Out-swing with Panic Hardware)
 - A 36" Double
 - B 36" Left Hand
 - C 36" Right Hand
 - Interior Fire Rated (45 minutes) (No Panic Hardware)
 - D 36" Double
 - E 36" Left Hand
 - F 36" Right hand

APPROVED TO BUILD:

 SIGNATURE

 DATE

SHELTERS HOME SYSTEMS
 ESTEVAN MFG. DIVISION

DRAWING: 20 X 52
 DESCRIPTION: BROCHURE
 COMMERCIAL

MODEL #: 02328500
 SCALE: NOT TO SCALE
 DATE: 8-Nov-23
 DRAWN: M.G.
 PAGE: 1 OF 1



TRIMLOCK

THERMAL CLADDING SYSTEM

R5.6 - SKIRTING



Alberta Made For Canadian Climates With
Unlimited Design Potential While
Providing Ultimate Protection.

FEATURES

- Affordable choice for exterior cladding for residential and commercial structures
- Environmentally friendly
- High curbside appeal
- Superior thermal insulation with sound suppression benefits
- Reduces energy costs summer and winter
- Repels water, wind, heat and cold
- Limited expansion or contraction due to heat or cold
- Light weight, fire resistant materials for easy handling and low wall stress and impact resistance
- Multiple colours available
- Future colour changes possible
- Complete hidden fastening system
- Built for lifetime longevity
- 30 year limited warranty



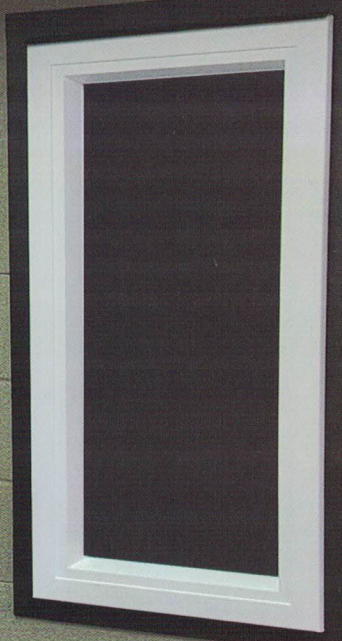
TRIMLOCK

FOUNDATION AND SKIRTING

Trimlock Foundation and Skirting panel systems provide features found with other commercial-grade metal wall and roof cladding systems. Our unique manufactured panel system provides a 1.5mm sand pebble finish that provides added benefits found only with our insulated EPS panel system. Our panel system can be installed in various kinds of weather, without risking system integrity, as opposed to other weather-dependent products available. The inherent benefits of the combined material used to construct each panel provide less maintenance than other exterior systems and meet the most demanding performance requirements.

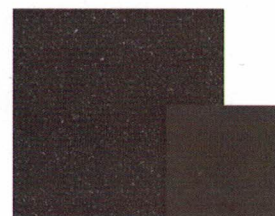
Trimlock skirting has no limitation to where it can be applied.

- Manufactured home-RTM-Modular
- New Residential and Commercial Structures
- Renovation projects
- Multiple surface applications (Wood, Concrete, ICF Block)
- Deck Enclosures
- Used in a combination with other finishing materials for multiple looks



Our High Frost Rail feature allows for greater movement with fluctuating Canadian temperatures.

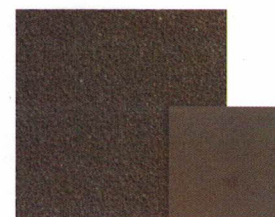
COLOURS



Onyx Black



Graphite



Burnished Brown



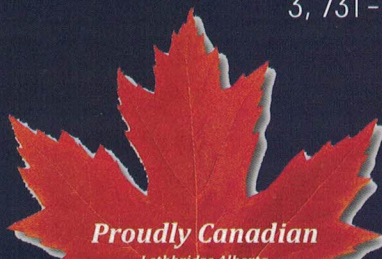
Tan

A PROUD
MEMBER



ABOUT US

As a family-owned and operated manufacturing facility, we focus on innovative product design featuring a broad spectrum of architectural & functional purposes. We have been providing homeowners and commercial builders with functional exterior cladding products at affordable pricing for over 37 years.



Proudly Canadian

3, 731 - 30th Street N, Lethbridge, AB

587-425-2400

office@trimlock.ca

www.trimlock.ca