

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION Rural Municipality of St. Clements

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-482-3300.

Tuesday
June 23, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

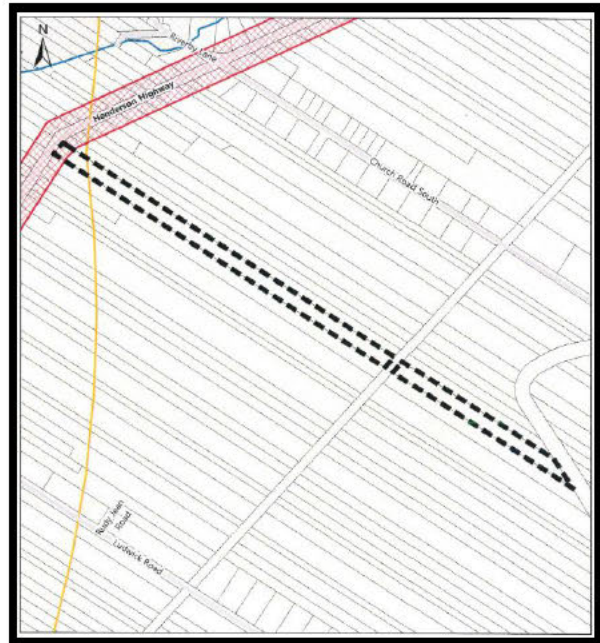
Application File: CU 6-2026

Applicant: Olga Shmelova

Property Location: 5839 Henderson
Highway, Narol
Roll # 8705
Legal: Lots B & C Plan
26667

Application Purpose:

The applicant proposes to establish "any other residential use not listed in the table". In order to allow for a residential wellness home to be on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"RR" Rural Residential "AR" Agricultural Restricted	"Any other residential use not listed in the table" Section 6. Residential Zones Table 13: Residential Use Table	Residential Wellness Home

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204-669-8880, or by email at info@rrpd.ca

CONDITIONAL USE APPLICATION REPORT

Date	June 1, 2026
Application File	CU 6-2026
Applicant	Olga Shmelova

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	5839 Henderson Highway, Narol, St. Clements 8705 Lot B & C Plan 26667
Zoning	"RR" Rural Residential zone "AR" Agricultural Restricted zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"GD" General Development designation "AR" Agricultural Restricted RRPD Development Plan By-law No. 272/19
Property Size	819,450 square feet / 18.83 acres in area (+/-) 143 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"RR" Rural Residential "AR" Agricultural Restricted Section 6. Residential Zones Table 13: Residential Use Table	"Any other residential use not listed in the table"	Residential Wellness Home

Application Purpose

The applicant proposes to establish "any other residential use not listed in the table". In order to allow for a residential wellness home to be on the subject property.

5839 Henderson Highway

Planning Report

On August 25, 2009, Council approved Conditional Use Order No. 13-2009 and Variance Order No. 65-2009 for the subject property. The conditional use approval permitted the establishment and operation of a bed and breakfast within the dwelling. Concurrently a variance was approved for an accessory structure with a maximum floor area of 2,304 square feet and a maximum mean height of 18 feet. In addition, the variance allowed the bed and breakfast to operate with up to five guest rooms, whereas the zoning regulations at that time limited such operations to a maximum of two guest rooms. Both approvals were subject to conditions imposed by Council.

The bed and breakfast operated under the business name “Women Refreshed at the Well,” a non-profit organization managed by a board of directors. The establishment functioned primarily as a spiritual retreat, offering short-term accommodations to individuals seeking spiritual renewal. Programming was centered around providing a setting for reflection and faith-based restoration. This use was not in compliance with the definition of a bed and breakfast.

The associated business license expired on December 31, 2025. Based on the information provided, operations ceased in October 2025, and the property was subsequently listed for sale in May 2026. Given the lapse of the business license and the cessation of operations, it is reasonable to conclude that the bed and breakfast use is no longer active. Consideration may be given to whether the use has been discontinued for a sufficient period to be considered abandoned, in accordance with the applicable provisions of the Zoning By-law.

The current application proposes to repurpose the property as a Residential Wellness Home within a Rural Residential designation. The Zoning By-law does not contain a definition for “Residential Wellness Home,” and as such, the use has been interpreted by Planning as falling under the category of “any other residential use not listed.”

According to the applicant’s submission, the proposed use is a private, professionally operated residential mental health and wellness facility. The facility is intended to operate continuously, 24 hours a day, seven days a week. It will accommodate a maximum of 10 residents at any given time, with staffing levels of up to five personnel on-site during peak periods and a minimum of one staff member present overnight. Residents are expected to stay for periods ranging from six to eight weeks. The facility will operate under the name Brave Spirit Wellness Centre. It is also noted that there will be no full-time resident owner or caretaker living on-site.

The surrounding land uses include the Corpus Christi Church and an associated cemetery located immediately to the south of the subject property. These uses are generally considered low-impact and institutional in nature and contribute to a relatively quiet rural setting.

The application was first presented to Council on April 28, 2026, at which time it was described as a Rehabilitation Home. A public hearing was conducted; however, during the course of discussions, it

became evident that further clarification was required regarding both the specific nature of the proposed use and the applicable building code classification. As a result, Council resolved to table the application and adjourn the public hearing to May 26, 2026, leaving the hearing open. No additional public notice was required for the continuation.

Subsequent consultation with the Red River Planning District indicated that the proposed use would likely fall under a Part 9 building classification rather than a Part 3 residential occupancy. Further refinement of the proposed use was also undertaken to better align with planning and regulatory terminology.

As these matters were not resolved in time for the May 26, 2026, meeting, Council again tabled the application and continued the public hearing to June 23, 2026. Since the initial submission, the applicant has revised the proposal, and the use is now more accurately described as a Residential Wellness Home rather than a Rehabilitation Home, this was determined by Red River Planning in consultation with the applicant.

There are a number of policies within the Development Plan that should be considered:

4.6.1 Urban land uses within the General Development areas shall be limited to ensure compatibility with existing land uses. Any new development shall occur in such a manner so that adjoining land uses are compatible and potential conflicts between uses is minimized. The use of buffers may be required to minimize conflicts.

4.6.13. Small-scale institutional uses that are intended to serve the local population may be permitted in the General Development area.

OPTIONS FOR COUNCIL'S CONSIDERATION

Under section 106(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,
 - (iii) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

RECOMMENDED CONDITIONS OF APPROVAL

Should Council approve the requested zoning variances, the following conditions are recommended:

1. This conditional use is limited to what has been presented in this application. Any further changes, replacement or additions that are not in substantial conformance with the application would require a new approval.
2. Applicant / Owner obtains all required permits from the Red River Planning District and the municipality for a commercial occupancy in order to meet all conditions of the Manitoba Building Code and Manitoba Fire Code requirements for a public building and receive an occupancy permit.
3. The Bed and Breakfast that was approved with a minimum of 5 guests under Conditional Use 13-2009 and Variation Order 65-2009 be revoked.
4. Applicant / Owner to connect to the municipal wastewater system and pay the fees as outlined in By-law 8-2023 for connection.
5. Applicant / Owner to comply with all regulations under *The Public Health Act* for the Province of Manitoba, if required.
6. Applicant / Owner to comply with the *Food and Food Handling Establishments Regulations*, for the Province of Manitoba, if required.
7. Applicant / Owner to comply with all regulations under the *Workplace Safety and Health Act* for the Province of Manitoba.
8. Applicant / Owner to comply with the *Personal Care Homes Standards Regulations* for the Province of Manitoba, if required.
9. Applicant / Owner to provide a safety and an emergency plan to be approved by the St. Clements Fire Department.

10. Applicant / Owner to provide a site plan showing adequate parking according to the Parking Table including handicap parking in the Zoning By-law 5-2002.
11. Applicant / Owner to have a maximum of 10 residents at one time in the home.
12. Applicant / Owner to have a maximum 10 administrative staff at one time in the home.
13. Applicant / Owner to retain a municipal business license for each year of operations.
14. No signage on the property for the operations of a wellness home.
15. That the accessory building cannot be used as a habitable space.
16. Applicant / Owner to pay any outstanding taxes, fees or fines payable to the R.M. of St. Clements.
17. Applicant / Owner to receive licensing from Community Living Disability Services – Residential Care and Licensing or the Adult Mental Health Program, if required.
18. Applicant / Owner obtain a permit for legalization and intensification of use of the existing access onto PR 204. Applicant / owner to email accessmgmt@gov.mb.ca or call 204-583-2433 to apply for the permit.
19. Applicant / Owner to enter into a Development Agreement with the Rural Municipality of St. Clements, if required.
20. Regular inspections of the facility will be required every 12 months, by a member of the Narol Fire Department, and they will have unrestricted access upon notification to the owner.
21. The development shall comply with all applicable municipal by-laws.
22. The use shall be developed in accordance with the letter of intent.
23. There may be site audits conducted to ensure compliance and any non-compliance issues may be cause to revoke the conditional use at any time.
24. Applicant / owner to provide evidence of insurance as outlined in *The Health Service Insurance Act*.

RRPD LOCATION MAP



Date: March 2026

SUPPORTIVE MAPPING

Conditional Use Application CU 6, 2026
5839 Henderson Hwy, RM of St. Clements

Designation: "GD" General Development, "AR" Agricultural Restricted
Zoning: "RR" Rural Residential, "AR" Agricultural Restricted

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is", the accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality. Map content is not to scale.

- Hazard Lands - Airport
- Highway Control Zones
- Roads
- Designated Flood Area
- Subject Property



**REVISED INTENT AND USE - EMAIL CORRESPONDENCES (from
May 6th and 7th)**

Manager of Planning Services

Red River Planning District

2978 Birds Hill Road East St. Paul MB R2E 1J5

Direct Tel.: 204-661-7601

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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From: Olga Shmelova [REDACTED]
Sent: May 7, 2026 12:59 PM
To: Jaskaran Singh <jaskaran@rrpd.ca>
Cc: [REDACTED]
Subject: Re: Request for Meeting – Alignment on Occupancy Classification (CU 6-2026)

Hi Jas,

do you have any more follow up questions?

Olga

[REDACTED]

The presence of staff is not related to providing care, supervision of personal functioning, or assistance with daily living. Rather, staff are required to facilitate the structured residential program that residents voluntarily choose to attend.

Residents come to the home to participate in a defined personal development experience (wellness retreat format) that includes scheduled activities such as guided discussions, individual sessions, and

structured daily routines. While residents are independent in their functioning, the program itself is organized and facilitated, which requires staff involvement to coordinate and deliver these elements.

In addition, because residents are living together in a shared residential environment for the duration of their stay, staff support the overall functioning of the household. This includes maintaining the daily schedule, coordinating activities, and ensuring the environment remains consistent and well-organized.

With respect to staffing levels, the model is designed to remain small and proportional to the scale of the home. At any given time:

- daytime: approximately 3–5 staff may be present depending on scheduled activities
- evening: typically 1-2 staff
- overnight: 1 staff member

Staffing is scheduled in shifts, with no overlap that would create excessive presence on site.

Overall, the role of staff is program facilitation and household coordination within a structured residential setting, rather than supervision or provision of care.

Please let me know if any further clarification would be helpful.

[Redacted signature]

Thanks Olga,

I have another follow-up questions based on your email below:

Based on the information provided, residents are described as stable, independent, ambulatory, capable of self-evacuation, and not receiving care, treatment, supervision, or assistance with daily functioning. Could you please clarify why a structured residential program and on-site staff are required for the proposed use? Could you please further explain how many staff you would require.

Regards,



Jaskaran Singh, B.Tech. (CM), CBCO

Supervisor of Plan Reviews

Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

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From: Olga Shmelova [REDACTED]

Sent: May 6, 2026 12:03 PM

To: Jaskaran Singh <jaskaran@rrpd.ca>

Cc: Yuri Kovach [REDACTED]

[REDACTED] (CU 6-2026)

Hi Jas,

While the initial intent of the program was to allow for the possibility of supporting detox in a small number of cases, we have since made the decision to not provide any detoxification or acute medical support on site. Where required, these services will be arranged externally through independent medical providers prior to admission.

As a result, all residents will arrive in a stable condition and able to participate in the residential setting without requiring medical assistance. This adjustment ensures that the operational model remains clearly aligned with a non-clinical, residential environment.

We hope this clarification is helpful in supporting a consistent understanding of the proposed use as part of the classification review.

Below are the answers to your questions:

1. Admission criteria and resident profile

Residents are adults who voluntarily choose to participate in a structured residential environment. Participation in the daily routine and activities is an expected part of the stay; however, residents are screened to ensure they are:

- ambulatory
- capable of independent daily functioning
- capable of self-evacuation

Individuals requiring a higher level of care, including assistance with basic functioning or acute stabilization, are not admitted.

2. Nature of services provided

The home operates as a structured residential environment.

The terms referenced are used in a general, non-institutional context:

Therapeutic support / counselling / therapy: scheduled sessions provided independently and by appointment

Personal planning support: general guidance with scheduling, routine, and personal goals

Structured programming: daily routines such as shared meals, group discussions, and personal development activities

Wellness support: maintaining routine, rest, and structure within a residential setting

These do not involve custodial care or assistance with basic daily functioning.

3. Medical or clinical services

The home does not operate as a medical, clinical, or detoxification facility.

Residents must be stable and appropriate for a non-acute residential setting prior to admission.

No medical or clinical services are provided on site as part of the residential operation.

Residents are responsible for their own healthcare needs, including any prescribed medications. Residents may arrive with existing prescriptions or obtain prescriptions through their own healthcare providers during their stay.

For general safety purposes, medications are stored securely on site and access is coordinated by staff. This approach is intended to maintain a safe shared living environment and does not involve clinical treatment, medical decision-making, or ongoing management of a resident's health condition.

A staff member with relevant background may be present to respond appropriately in the event of a health-related concern; however, this role does not include providing medical care or supervision of a resident's condition.

Residents may independently access external healthcare providers as they would in a typical residential setting.

The residential setting is not designed to accommodate individuals requiring active medical or clinical oversight.

4. Role of staff

Staff support the day-to-day functioning of the home environment and the structure of daily routines.

Their role includes:

- maintaining a consistent and structured environment
- being present on site
- responding to general safety or emergency situations

Staff are not responsible for providing personal care or assisting residents with basic daily functioning.

5. Freedom of movement

Residents are not confined to the building and there are no locked or controlled exits.

Participation in the program is voluntary. Residents may choose to leave the program at any time. At the same time, the residential setting is structured, and residents who choose to participate are

expected to follow the established daily schedule and routines, including remaining on the property as part of that structure.

These expectations are not enforced through restriction of movement, but rather form part of the agreed-upon conditions of participation in the residential program.

The environment is not custodial in nature.

6. Screening criteria

Residents are screened to ensure suitability for a stable, independent residential setting.

Individuals are not admitted if they:

- are non-ambulatory
- require assistance with daily functioning
- are in acute crisis
- require ongoing health or clinical support beyond what is typical in a residential setting

7. Self-evacuation capability

Yes, all residents are capable of self-evacuation.

This is confirmed prior to admission and remains a condition of participation.

If a resident's condition changes and they are no longer appropriate for this setting, alternative arrangements would be made.

8. Licensing / regulatory status

The proposed use is not intended to operate as a licensed care or custodial facility.

Based on the current operational model and our understanding of applicable provincial frameworks, there is no specific licensing category or permit currently required by the Province of Manitoba for this type of residential, non-custodial setting.

Should any regulatory requirements be identified, we remain committed to reviewing and complying with all applicable provincial and municipal standards.

9. Living arrangement

Residents live together as a single housekeeping unit within a shared residential environment.

Please let me know if we can have a zoom meeting this afternoon.

Warm regards,

Olga

ср, 6 мая 2026 г. в 11:16, Jaskaran Singh <jaskaran@rrpd.ca>:

Hi Olga,

I have some questions that I need some clarification, to review this further:

1. Are any residents admitted because of cognitive, physical, behavioural, mental health, or other recovery-related limitations? If so, please clarify the nature of these limitations.
2. Are any services being provided to residents because they require support due to cognitive, physical, or behavioural limitations? Please clarify what is meant by “therapeutic support,” “counselling/therapy,” “case management,” “structured programming,” “stabilization,” and “wellness support.”
3. Will any medical, mental health, addiction-recovery, medication-management, behavioural-management, crisis-intervention, or similar support services be provided on site?
4. Please clarify the role of staff, including the overnight staff member. Will staff be responsible for supervision, safety checks, monitoring behaviour, enforcing curfews, managing relapse risk, emergency response, or intervening during emotional or mental health episodes?

5. Are residents free to leave the building and property at any time, including overnight, without staff permission or intervention? Will there be any controlled access, delayed egress, sign-in/sign-out procedures, resident monitoring, or restrictions on leaving the property?

6. What screening criteria will be used before admission, and what conditions would disqualify a person from admission, such as non-ambulatory status, acute instability, withdrawal risk, cognitive impairment, behavioural concerns, self-harm risk, or inability to self-evacuate?

7. Will all residents be capable of self-evacuation at all times without staff assistance? If yes, how will this be verified and maintained during their stay, and what happens if a resident's condition changes?

8. Is the use being licensed, approved, or regulated by the Province of Manitoba? If yes, please provide the licensing category and applicable operating requirements.

9. Will residents live together as a single housekeeping unit, or will the building function more like individual resident rooms with staff-administered programming and services?

Regards,



Jaskaran Singh, B.Tech. (CM), CBCO

Supervisor of Plan Reviews

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ORIGINAL LETTER OF INTENT

LETTER OF INTENT

Letter of Intent

Application for Conditional Use Permit
Residential Wellness Home
Property: 5839 Henderson Highway, Narol, MB R1C 0B5
To:
The Council and Planning Committee
Rural Municipality of St. Clements
Re: Conditional Use Application – Residential Wellness Home

Dear Members of Council and Planning Committee,
I am writing in support of our application for a Conditional Use Permit to operate a small, private Residential Wellness Home at 5839 Henderson Highway, Narol, Manitoba, under the proposed name Brave Spirit Wellness Home.

Purpose and Nature of the Home

The proposed project is a low-volume, private, home-based residential wellness program designed to support adults seeking recovery, restoration, and stability following periods of stress, trauma, or mental health challenges. This is not an institutional facility, not a publicly accessed service, and not a high-volume program. It is intentionally designed and operated as a quiet, structured home environment, where a small number of residents live together temporarily while engaging in supportive, wellness-oriented programming.

The home will accommodate a maximum of ten (10) residents, with typical occupancy ranging between 4–8 individuals at any given time. Residents stay for approximately 6–8 weeks, participating in structured daily routines that include therapeutic support, rest, and personal development.

The individuals served are voluntary, private-pay clients, many of whom are professionals seeking a discreet and supportive environment. The program is not designed for crisis stabilization or acute care, and individuals requiring such services are referred to appropriate facilities.

The intention is to create a stable, respectful, and home-like setting, where daily life unfolds in a manner consistent with a large, well-managed private residence.

Operational Model and Daily Functioning

The property will function in a manner consistent with a large residential home, with structured routines, limited external activity, and minimal disruption to the surrounding community.

Residents:

- live on-site for the duration of their stay
- participate in scheduled daily programming
- do not commute or generate regular traffic

There are no walk-in services, no public programming, and no external client traffic. Admissions and discharges are:

- pre-scheduled
- staggered
- infrequent

This ensures a calm, predictable flow of activity consistent with residential living.

Staffing, Supervision, and Safety

The program is supported by a team of approximately 10 qualified professionals, including therapists, counsellors, and support staff.

However, not all staff are present on-site at the same time.

On-site staffing structure:

- Daytime: up to 4–5 staff
- Evening: 2–3 staff
- Overnight: 1 staff member

Staff work on a shift-based schedule, ensuring:

- continuous supervision
- minimal overlap
- reduced traffic and presence on-site

Residents are carefully screened prior to admission to ensure suitability for a stable, non-acute residential setting.

Public Safety and Community Compatibility

Public safety is a central priority. This home:

- is not a shelter
- is not crisis housing
- does not serve individuals in acute instability

Residents are:

- voluntarily admitted
- engaged in structured daily routines
- supported within the home environment

They do not:

- congregate in the neighbourhood
- generate public activity
- move freely in ways that impact the community

Behavioural expectations are clearly defined and enforced, including:

- respect for neighbours
- noise control
- conduct standards

In practice, homes of this nature are often quieter and more predictable than many typical households, due to structured routines and continuous supervision.

Traffic, Parking, and Access

Traffic impact is expected to be low and consistent with residential use.

Staff presence:

Day: 4–5 staff

Evening: 2–3 staff

Overnight: 1 staff (no shift changes during night hours)

Key traffic characteristics:

- no overnight arrivals or departures
- staggered staff shifts
- all parking accommodated on-site
- no street parking required

Residents:

- do not drive during their stay
- remain on-site
- arrive and depart infrequently

There is no public access and no walk-in activity.

Comparison to Residential Use

While the number of occupants may appear notable on paper, the functional reality closely resembles that of a large private household. A home of this size could reasonably include:

- multi-generational family members
- adult children
- extended family
- caregivers or live-in support

In contrast, this home operates with:

- structured schedules
- quiet routines
- limited external movement
- clear behavioural expectations

As a result, the actual impact is equal to or less than many large residential households.

Professional Oversight and Governance

The home will be founded and operated by experienced professionals in mental health, counselling, and program leadership.

Leadership ensures:

- professional accountability

- ethical practice
- structured programming
- consistent supervision

The operational model prioritizes:

- safety
- stability
- quality of care
- responsible management

Regulatory Compliance

Brave Spirit Wellness Home is committed to full compliance with all applicable regulations, including:

Manitoba Building Code

Manitoba Fire Code

Public Health Act

Food Handling Regulations

Workplace Safety and Health requirements

All required inspections, approvals, and permits will be obtained prior to operation.

Neighbourhood Integration

This home has been intentionally designed to be:

- quiet
- private
- low-impact
- fully compatible with residential surroundings

There are:

- no commercial activities
- no signage attracting public traffic
- no external programming

The goal is to integrate seamlessly into the neighbourhood, preserving its character while providing a meaningful and needed service.

Request for Approval

We respectfully request Council's approval for:

Conditional Use Permit for a Residential Wellness Home

operation of a 24-hour supervised residential program

a maximum capacity of ten (10) residents

approval for up to ten (10) staff on site

Closing

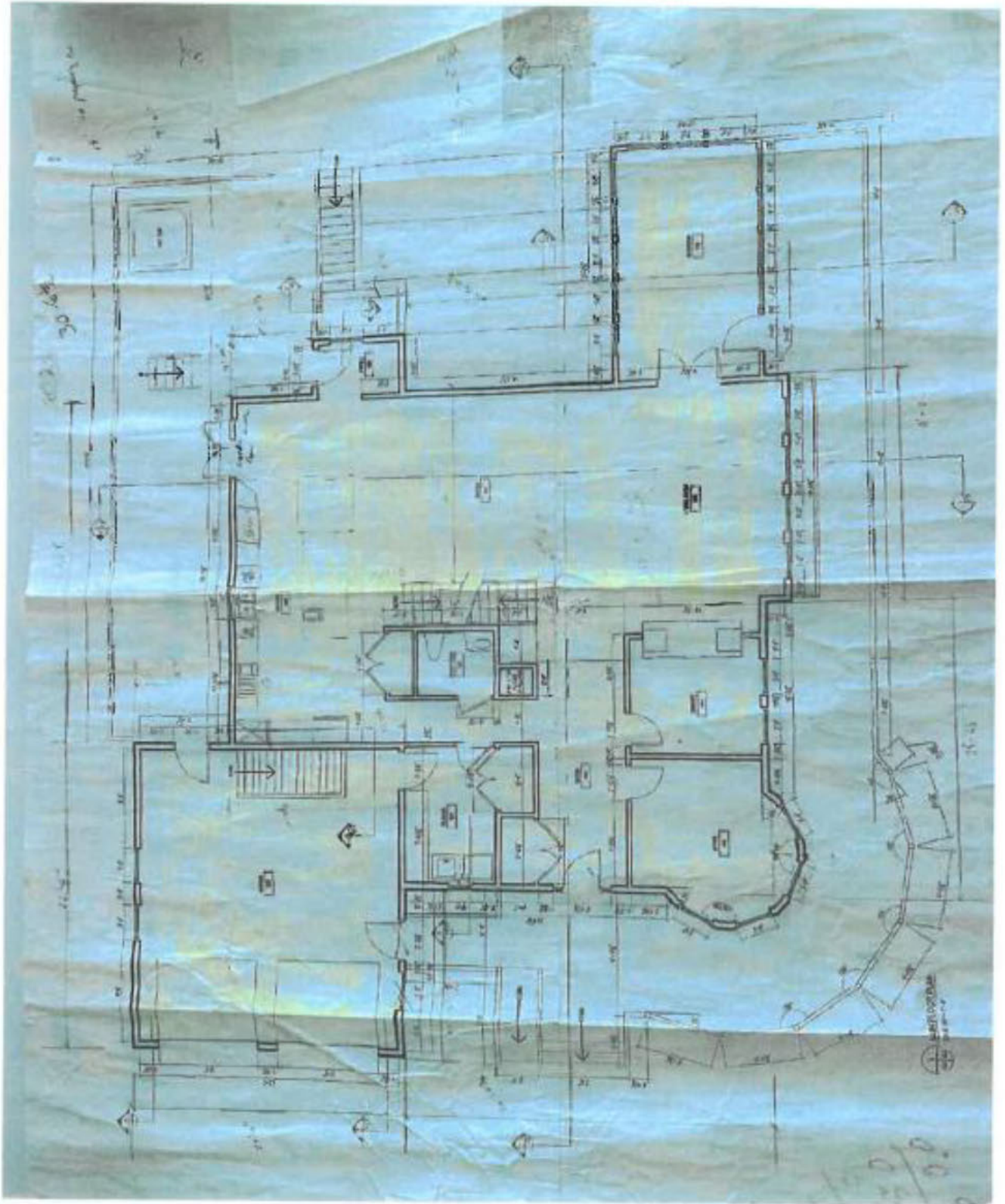
This proposal reflects a carefully designed, small-scale residential model that prioritizes safety, discretion, and compatibility with the surrounding community. It is not an institutional facility, but a home-based environment where individuals can recover and regain stability within a structured and supportive setting.

Thank you for your thoughtful consideration.

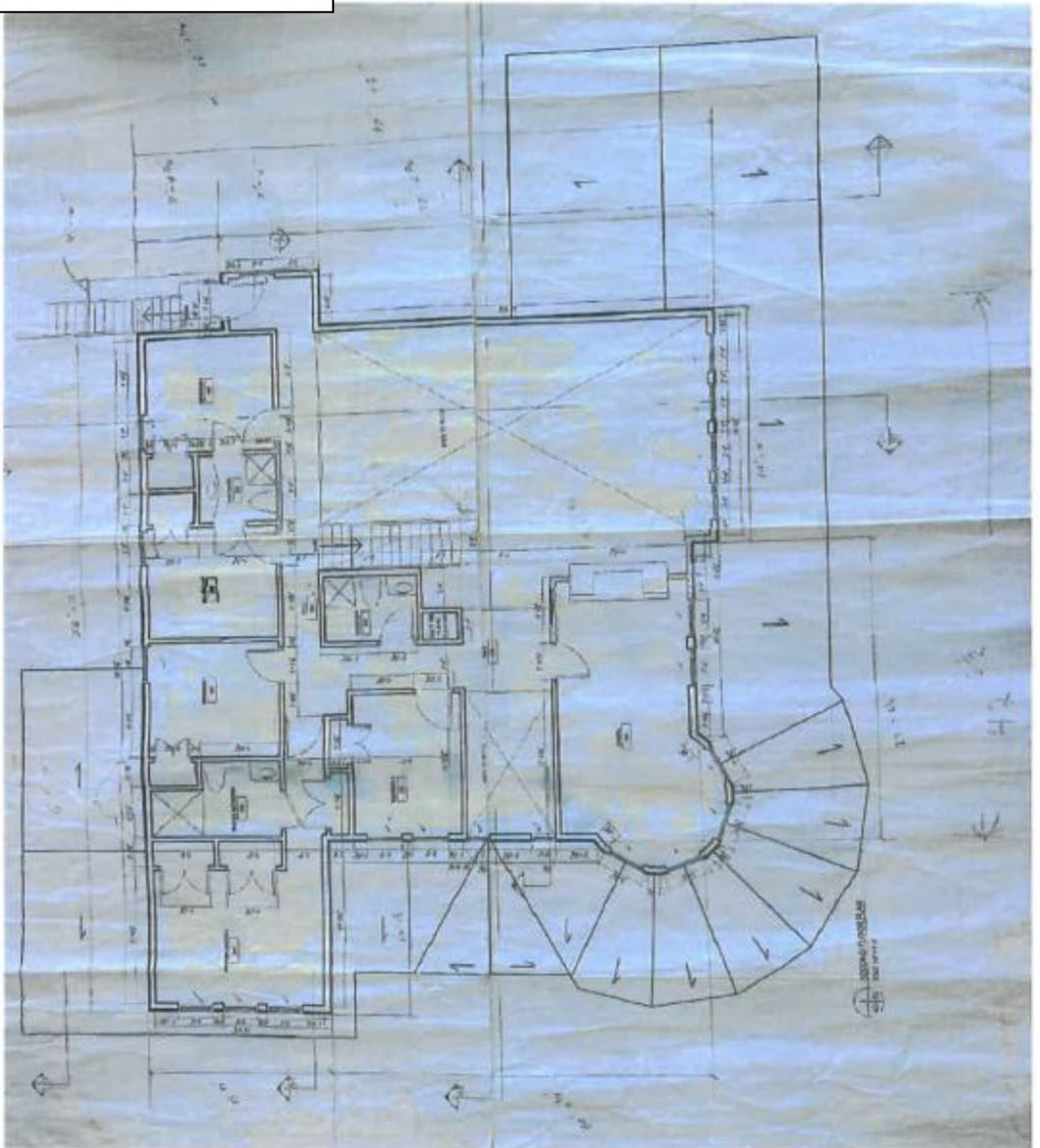
Respectfully submitted,
Olga Shmelova
Founder & Chief Executive Officer
Brave Spirit Wellness Home
Brave to Live Inc.

The whole building will be utilized for business

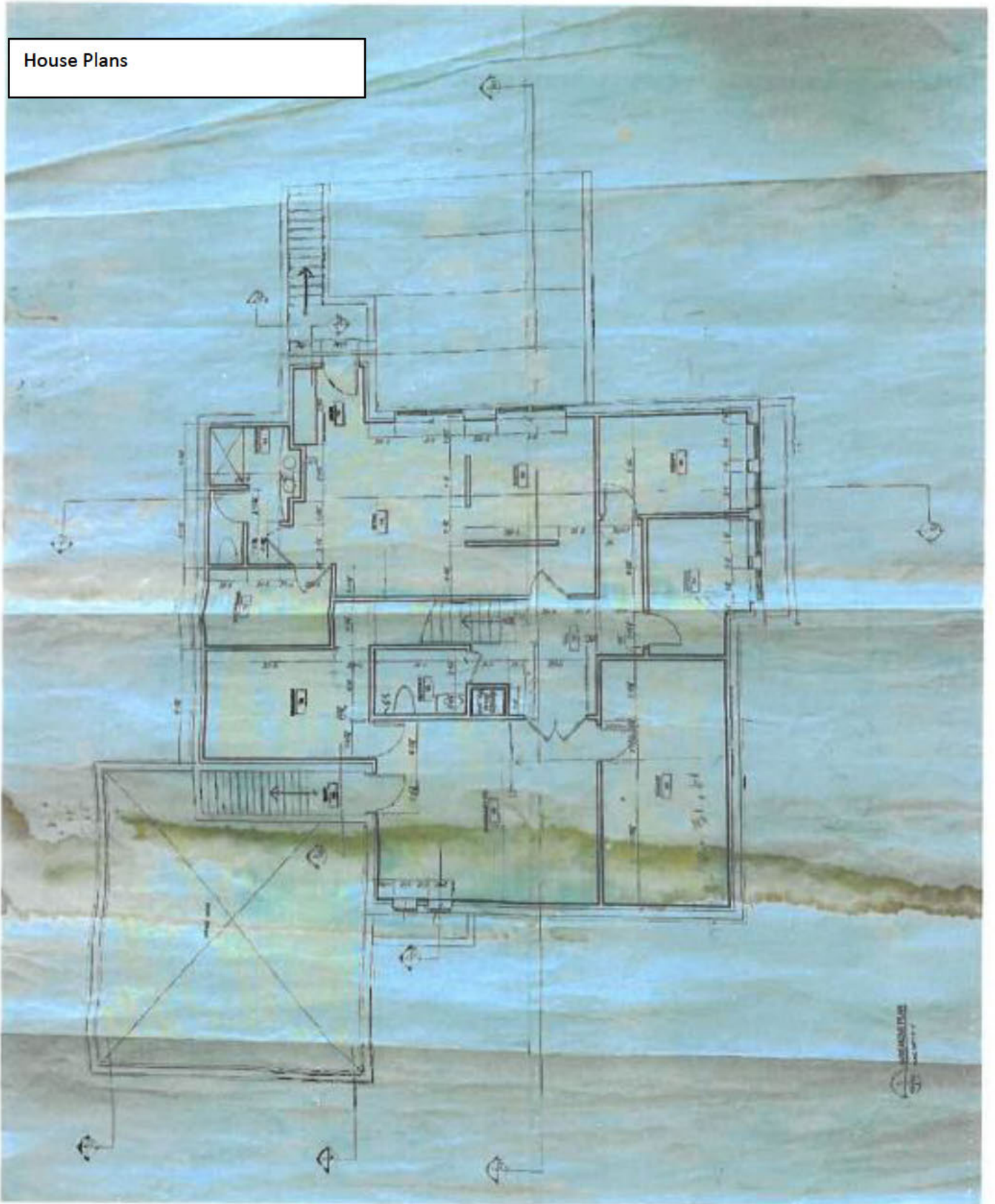
House Plans



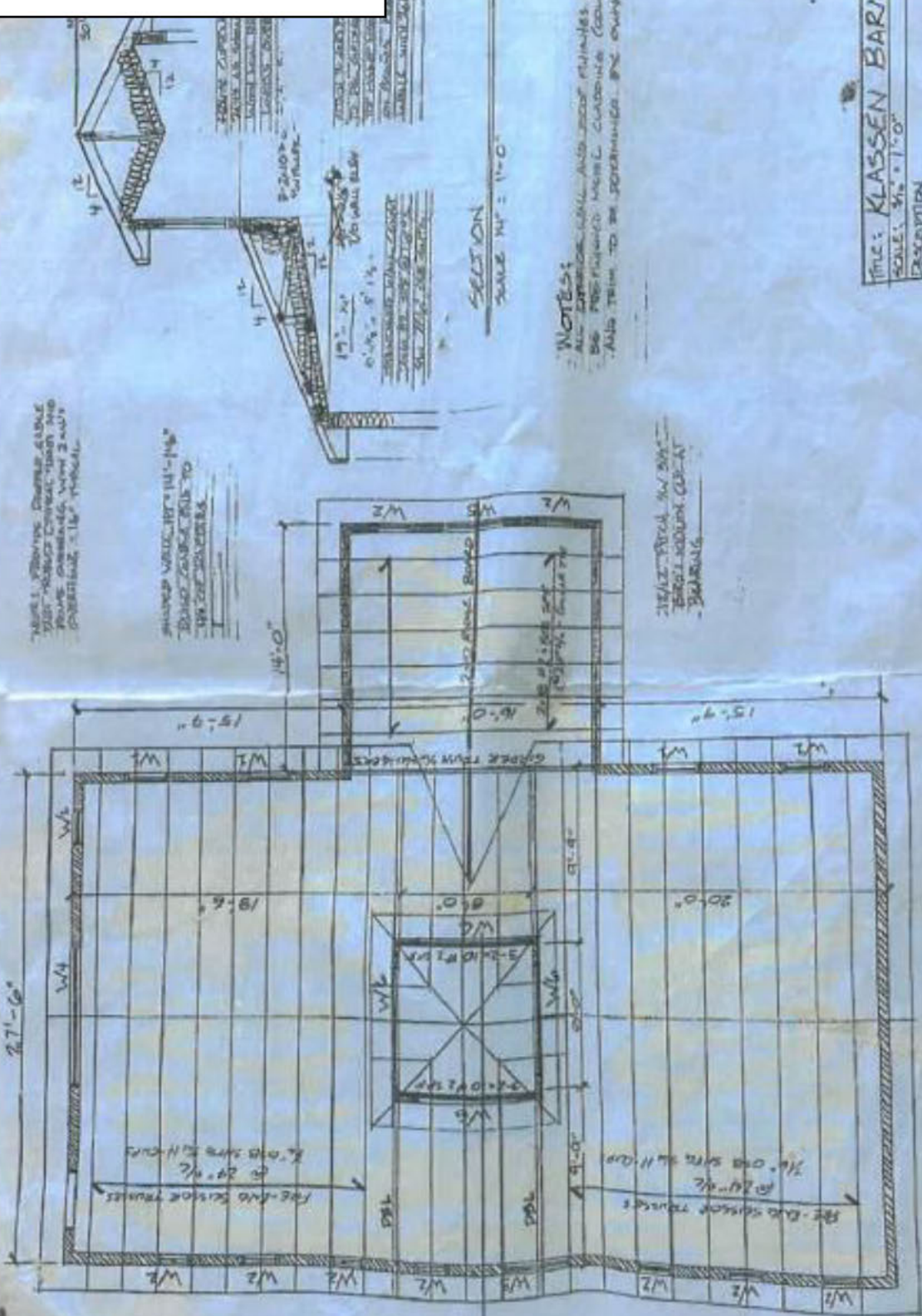
House Plans



House Plans



Accessory Building Plans



WALL FINISH: DOUBLE GABLE
 THIS HOUSE CONSTRUCTION
 FRAME ORANGE WITH 2x4
 JOISTING - 16" ON CENTER

SHEDS WALLS 11'-0" x 14'-0"
 BOARD GROUND FLOOR TO
 NEW JOIST SYSTEMS

2x12 STUDS 16" ON CENTER
 2x6 STUDS 16" ON CENTER
 2x8 STUDS 16" ON CENTER

NOTES:
 ALL DIMENSIONS SHALL ALSO BE SUBJECT TO CHANGE TO
 BE PERMITTED. MEASUREMENTS SHOULD
 BE TAKEN TO BE DETERMINED BY OWNER

SECTION
 SCALE 1/4" = 1'-0"

TITLE: KLASSEN BARN
 SCALE: 3/8" = 1'-0"
 PREPARED BY

