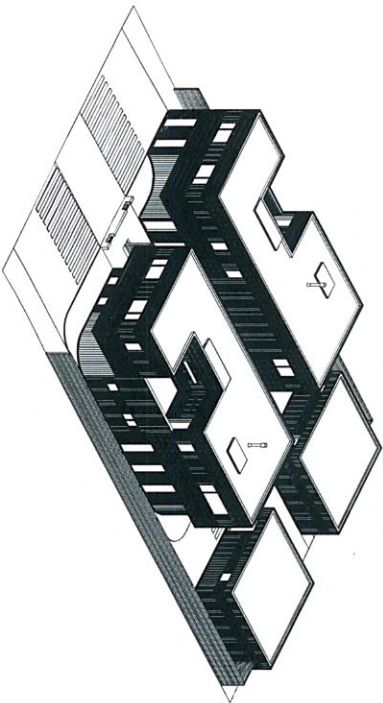


# 477 CHRISTLETON AVENUE

(ISSUED FOR DEVELOPMENT PROPOSAL APPLICATION)

JANUARY 22, 2016

PID 009-879-471  
 KID 199606  
 LOT 1 DISTRICT LOT 14  
 OSOYOOS DIVISION VALE DISTRICT  
 PLAN 8009



## PROJECT INFORMATION

<b>HOUSE A</b>	
GFA DETACHED GARAGE	53.42 m <sup>2</sup> (575 sq ft)
GROUND LEVEL	121.33 m <sup>2</sup> (1305 sq ft)
2ND LEVEL	118.54 m <sup>2</sup> (1275 sq ft)
TOTAL	239.87 m <sup>2</sup> (2582 sq ft)
<b>HOUSE B</b>	
GFA DETACHED GARAGE	53.42 m <sup>2</sup> (575 sq ft)
GROUND LEVEL	119.84 m <sup>2</sup> (1289 sq ft)
2ND LEVEL	118.54 m <sup>2</sup> (1275 sq ft)
TOTAL	230.38 m <sup>2</sup> (2486 sq ft)
LOT AREA	857.5 m <sup>2</sup> (10,306 sq ft)

## NOTES

- ◊11 DOUBLE PANE INSULATED ROOFTOP SKYLIGHT
- ◊12 ROUND TOP CHIMNEY
- ◊13 WOOD DECKING - PRIVATE OPEN SPACE
- ◊14 BLACK MATTE - 150mm INDUSTRIAL CAGED NAUTICAL LIGHT
- ◊15 BLACK MATTE - RECESSED SOFFIT POT LIGHT

## MATERIALS

- ◊11 ARCHITECTURAL CONCRETE
- ◊12 BLACK CEDAR CLADDING
- ◊13 WESTERN RED CEDAR VERTICAL SLAT CLADDING
- ◊14 WESTERN RED CEDAR WINDOW FRAME WITH DOUBLE PANE INSULATED GLAZING
- ◊15 CORTEN STEEL
- ◊16 TEMPERED TRANSLUCENT CHANNEL GLASS
- ◊17 BLACK CEDAR WOOD SLAT FENCE
- ◊18 BLACK MATTE PAINTED ALUMINUM FLASHING
- ◊19 \*SEQUOIA RED\* STAINED SOLID CORE WOOD DOOR
- ◊110 WESTERN RED CEDAR WOOD DECKING
- ◊111 EPDM RUBBER MEMBRANE
- ◊112 WESTERN RED CEDAR PATIO DOOR FRAME WITH DOUBLE PANE INSULATED GLAZING
- ◊113 WESTERN RED CEDAR PANEL GARAGE DOOR
- ◊114 WESTERN RED CEDAR DOOR FRAME WITH INSERTED DOUBLE PANE INSULATED GLAZING

## DRAWING LIST

- A0.00 TITLE PAGE
- A1.01 SITE PLAN
- A1.02 LANDSCAPE/ROOF PLAN
- A2.01 GROUND LEVEL - FLOOR PLAN
- A2.02 2ND LEVEL - FLOOR PLAN
- A3.01 HOUSE ELEVATIONS
- A3.02 DETACHED GARAGE ELEVATIONS
- A3.03 HOUSE A - ELEVATIONS
- A3.04 HOUSE B - ELEVATIONS
- A4.01 PERSPECTIVE VIEW 1
- A4.02 PERSPECTIVE VIEW 2
- A4.03 PERSPECTIVE VIEW 3
- A4.04 PERSPECTIVE VIEW 4
- A4.05 PERSPECTIVE VIEW 5
- A4.06 PERSPECTIVE VIEW 6
- A4.07 PERSPECTIVE VIEW 7

## JOËL LEGAULT PROJECTS

Unit 202 - 2777 Cash Corn Road  
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 T 416 807 2321  
 E jlegault@jlegault.com

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DO NOT SCALE DRAWINGS

NO.	REVISIONS	DATE
1	Completed proposal application	January 22, 2016
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10		

**477 Christleton Avenue**  
 Bellevue, British Columbia  
 V2N 2Y1  
 PID 009-879-471  
 KID 199606  
 LOT 1 DISTRICT LOT 14  
 OSOYOOS DIVISION VALE DISTRICT  
 PLAN 8009

SHEET TITLE  
**Title Page**

Drawn: Author  
 Job No.: 002  
 Revised: 000  
 Scale: Not Applicable  
 Scale: Not Applicable

**A0.00**

# 477 CHRISTLETON AVENUE

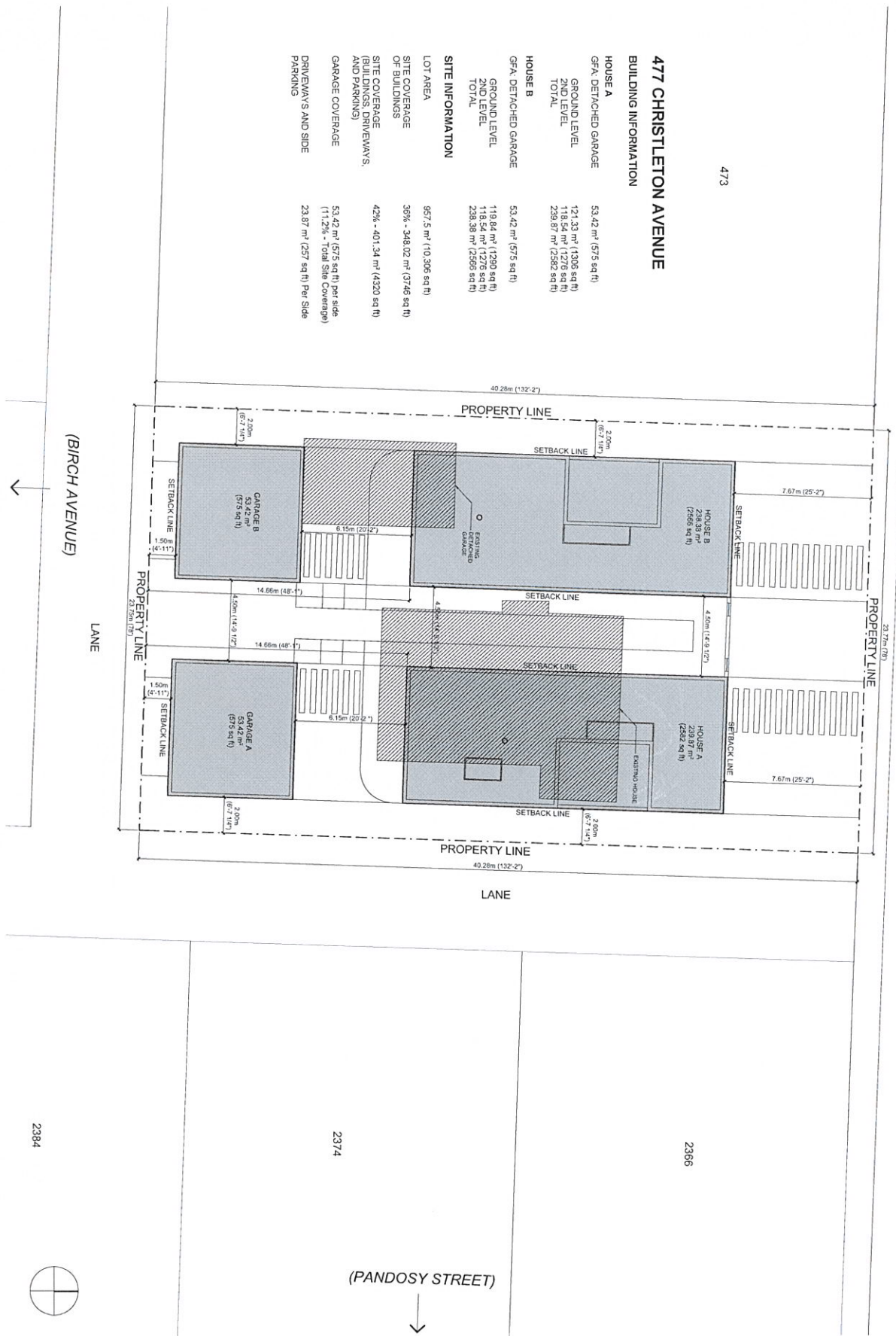
## BUILDING INFORMATION

**HOUSE A**  
 GFA DETACHED GARAGE 53.42 m<sup>2</sup> (575 sq ft)  
 GROUND LEVEL 121.33 m<sup>2</sup> (1306 sq ft)  
 2ND LEVEL 118.54 m<sup>2</sup> (1276 sq ft)  
 TOTAL 239.87 m<sup>2</sup> (2582 sq ft)

**HOUSE B**  
 GFA DETACHED GARAGE 53.42 m<sup>2</sup> (575 sq ft)  
 GROUND LEVEL 119.84 m<sup>2</sup> (1290 sq ft)  
 2ND LEVEL 118.54 m<sup>2</sup> (1276 sq ft)  
 TOTAL 238.38 m<sup>2</sup> (2569 sq ft)

## SITE INFORMATION

**LOT AREA** 957.5 m<sup>2</sup> (10,305 sq ft)  
**SITE COVERAGE OF BUILDINGS** 36% - 348.02 m<sup>2</sup> (3746 sq ft)  
**SITE COVERAGE (BUILDINGS, DRIVEWAYS, AND PARKING)** 42% - 401.34 m<sup>2</sup> (4320 sq ft)  
**GARAGE COVERAGE** 53.42 m<sup>2</sup> (575 sq ft) per side (11.2% - Total Site Coverage)  
**DRIVEWAYS AND SIDE PARKING** 23.87 m<sup>2</sup> (257 sq ft) Per Side



# JOËL LEGAULT PROJECTS

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 V1Y 1T6 Canada  
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NO.	ISSUES	DATE
1.	Consultation Project Initiation	January 22, 2016
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**477 Christleton Avenue**  
 Kelowna, British Columbia  
 V1Y 5H9  
 400 196605 / PND 006-574-671  
 LOT 11 DISTRICT LOT 14  
 PANDY STREET / V1Y 5H9 DISTRICT  
 P.A.N. 8003

Sheet Title  
**Site Plan**

Drawn: Author  
 Job No: 002  
 Issue Date: 01/22/16  
 Scale: 1:200

**A1.01**



2384

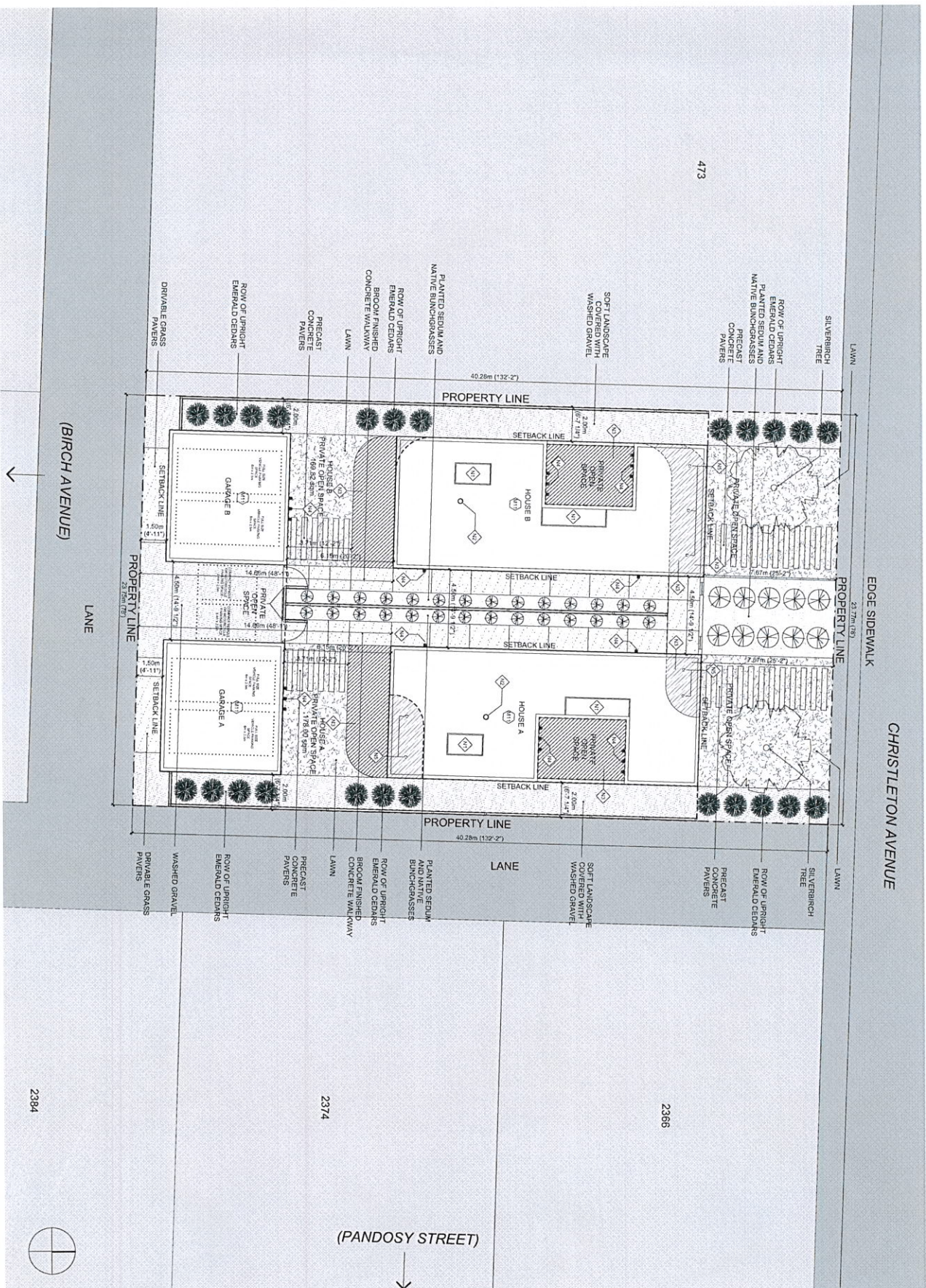
2374

2366

(PANDY STREET)

(BIRCH AVENUE)





EDGE SIDEWALK  
 CHRISTLETON AVENUE

(BIRCH AVENUE)

(PANDY STREET)

**JOËL LEGAULT**  
 PROJECTS

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 E: jlegault@shaw.com

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DO NOT SCALE DRAWINGS

NO.	ISSUES	DATE
1.	Development Proposal Application	January 22, 2018
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**477 Christleton Avenue**  
 Kelowna, British Columbia  
 V1Y 5H9  
 MO: 1966561 / FNO: 804-914-471  
 LOT 11 DISTRICT T01 T4  
 PLAN 0003  
 SUBDIVISION: VALLEY DISTRICT

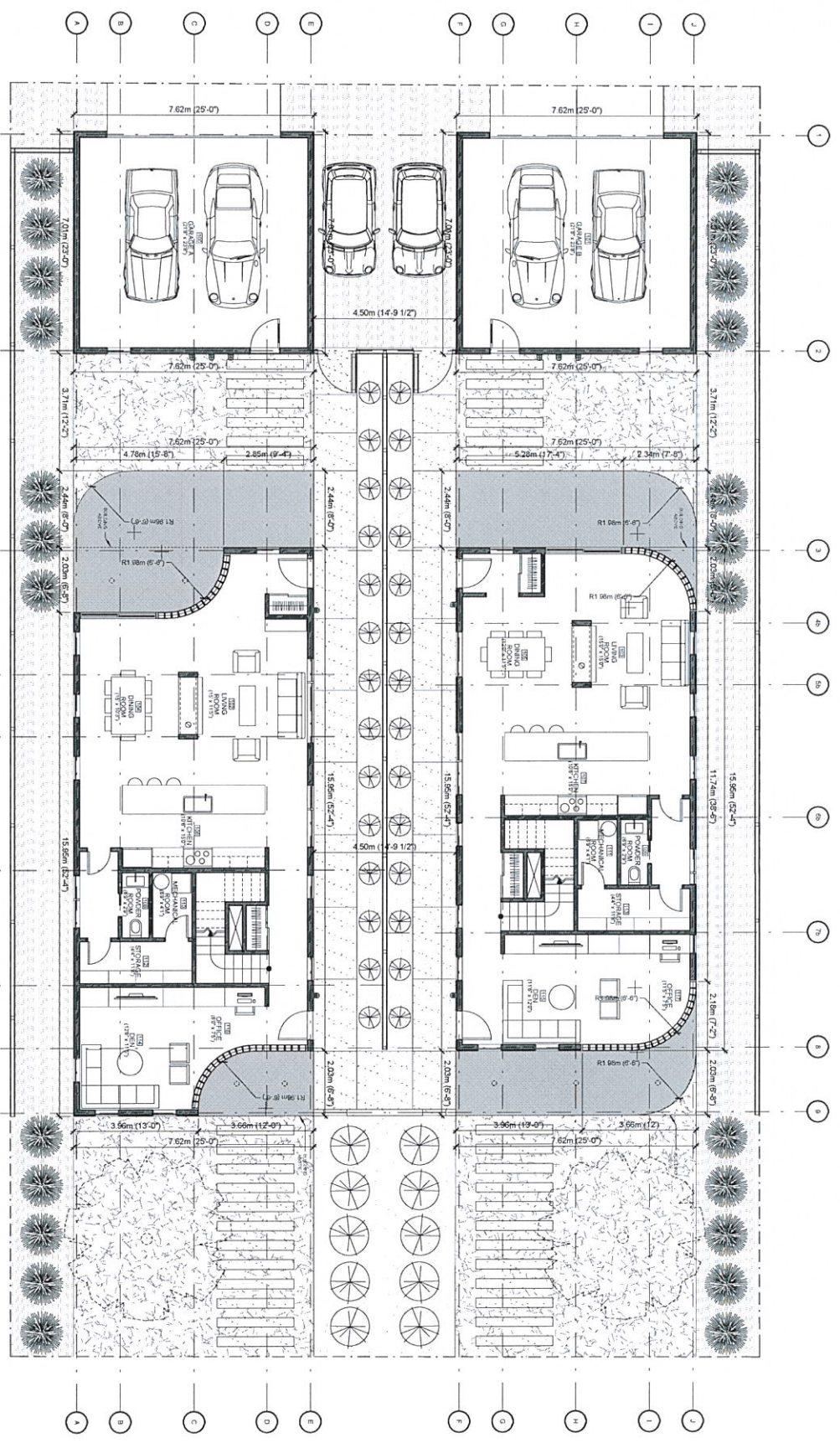
Sheet Title  
**Landscape/Roof Plan**

Drawn: Author  
 Job No.: 002  
 Client: J. Legault  
 Issue Date: 01.22.18  
 Scale: 1:200

**A1.01**



SCALE 1:125



DO NOT SCALE DRAWINGS

No.	REVISION	DATE
1.	Completed Mechanical Application	January 22, 2015
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**477 Childeston Avenue**  
Kelowna  
British Columbia  
V1Y 5H9  
403-966661 / 250-864-9147  
LOT 1 EXISTING LOT 14  
PLAN 8009  
SUNSHINE VALLEY DISTRICT

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SCALE 1:25  
0m 1m 2m 4m



**A2.02**

Sheet Title  
**2nd Level - Floor Plan**

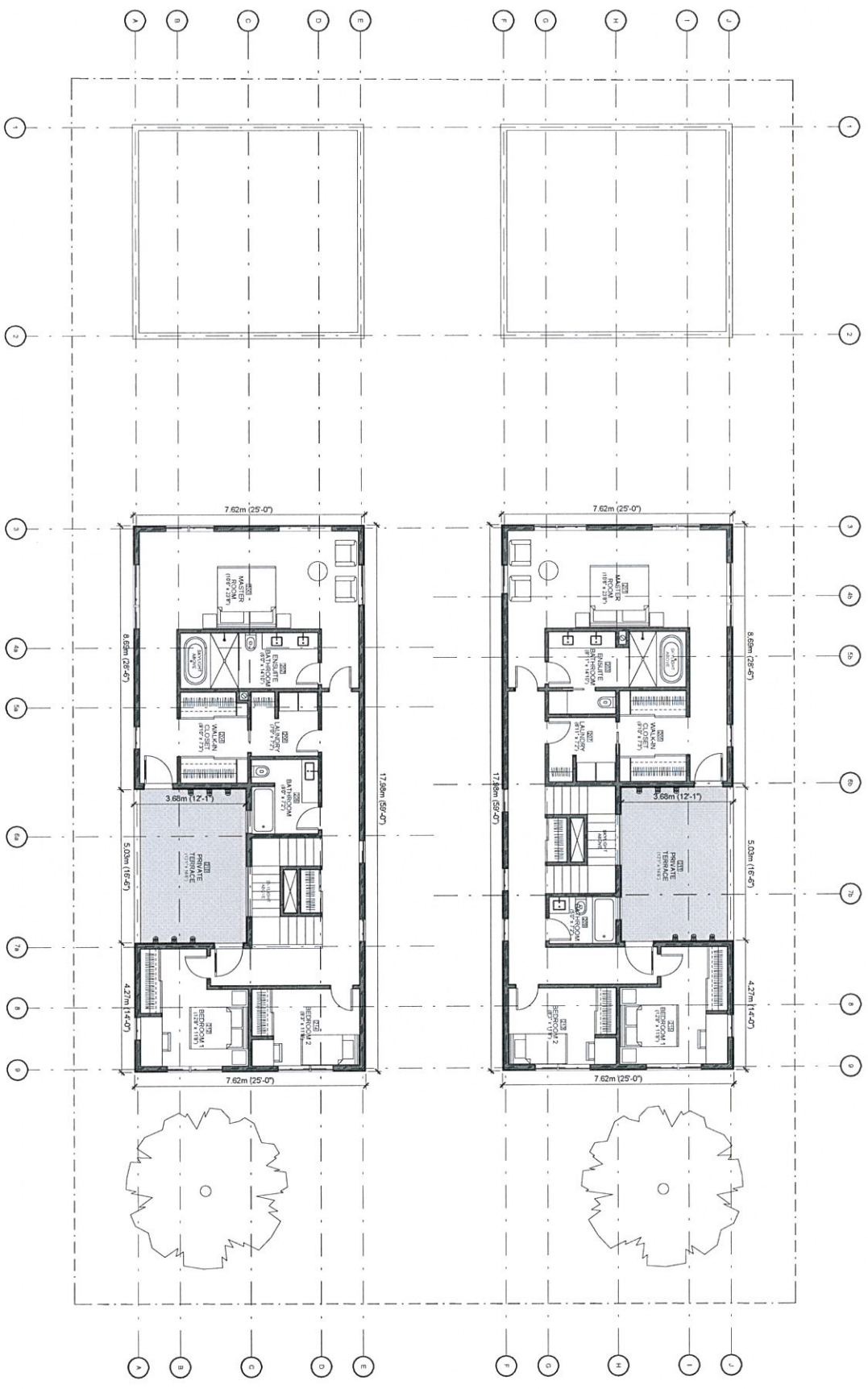
417 Chisleton Avenue  
V1Y 5H9  
BRITISH COLUMBIA  
NO. 198559 FPO 00426-47  
LOT 1 SUBSECT LOT 14  
PLAN 0009  
DIVISION F.A.E. DISTRICT

- NO. 198559 DATE
1. Development Proposal Application January 22, 2016
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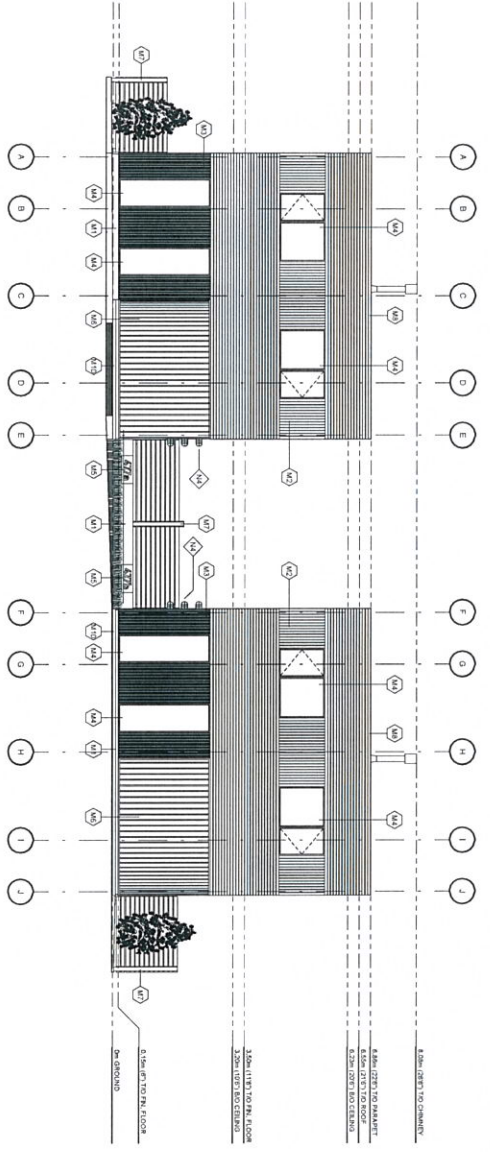
No.	REVISION	DATE
1.	Designated Project Application	January 23, 2016
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**477 Christleton Avenue**  
West Vancouver  
British Columbia  
V7V 5H9  
NPO 958997 (PND 004379-471)  
LOT 1 (DISTRICT LOT 14)  
PSA1 0028 DOWNSIDE VALE DISTRICT

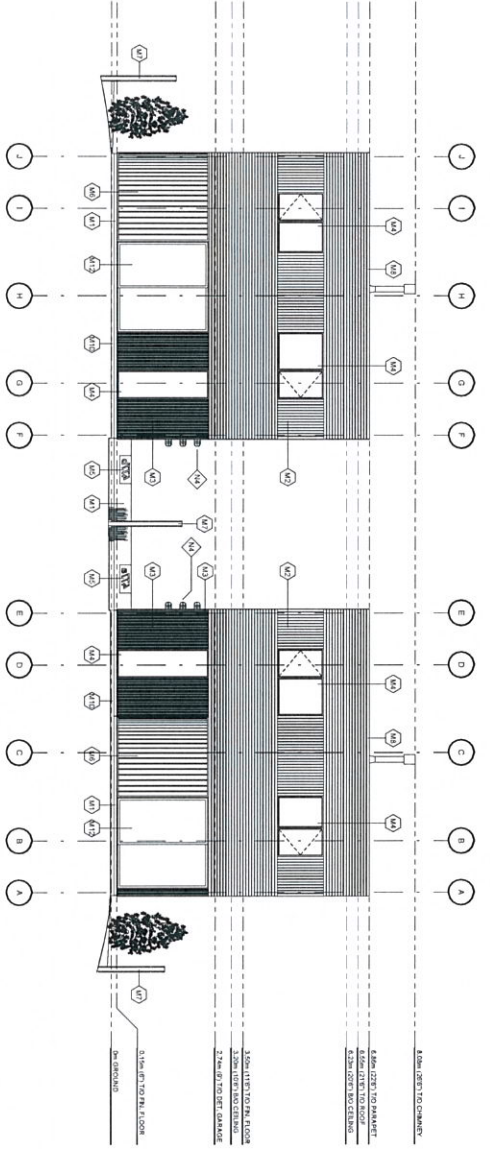
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**House Elevations**

Drawn: Author  
Job No.: 002  
Author: J. Legault  
Issue Date: 07/23/16  
Scale: As Indicated

**A3.01**



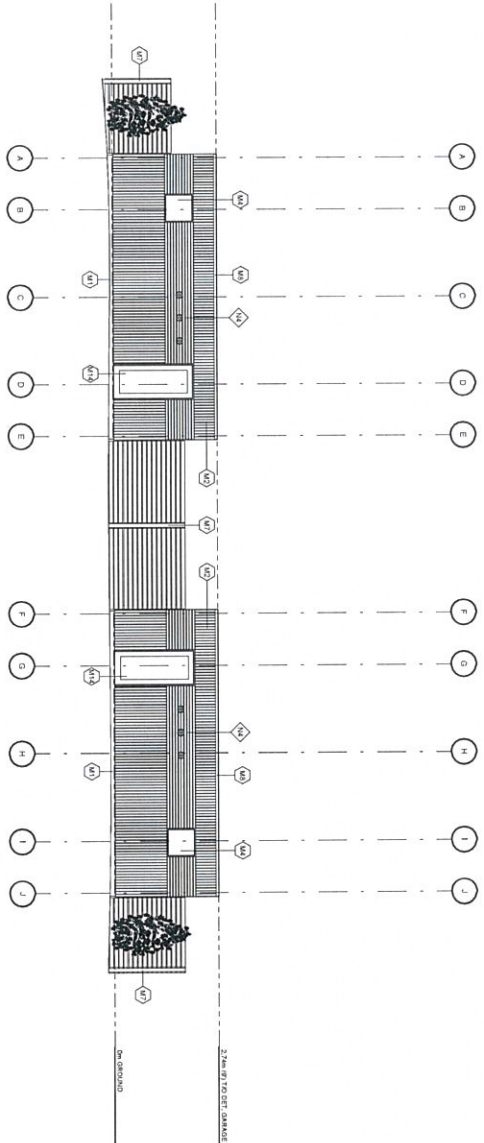
1 NORTH ELEVATION - HOUSES  
A3.01 1:125



2 SOUTH ELEVATION - HOUSES  
A3.01 1:125

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West Kelowna, British Columbia  
V2Z 1T6 Canada  
Tel: 250.868.4444  
E: jlegault@stiboud.com



1 NORTH ELEVATION - GARAGES  
A3.02 1:125



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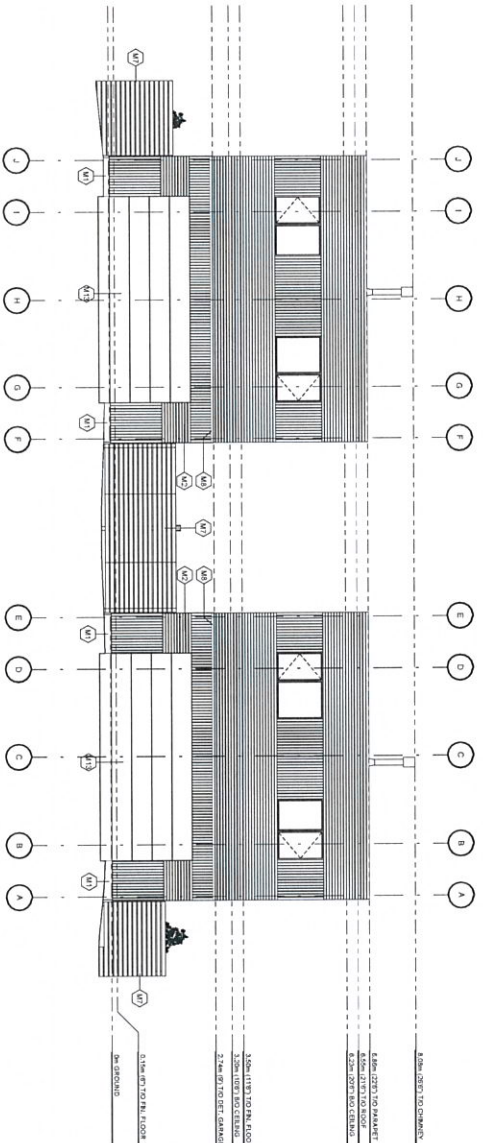
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1.	Development Proposal Application	January 22, 2016
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**477 Chickadee Avenue**  
Kelowna, British Columbia  
V1Y 5H9  
403 196695 / 790 004-075-471  
LOT 1 DISTRICT LOT 14  
SUBDIVISION V2Z DISTRICT  
PLAN 8009

Sheet Title  
**Detached Garage Elevations**

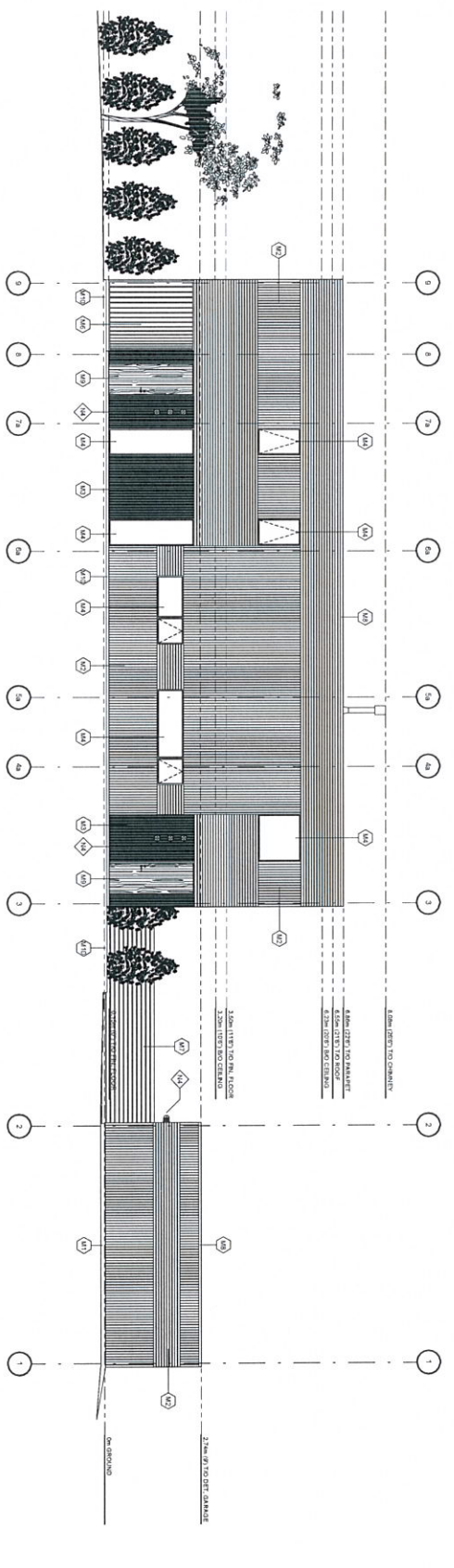
Drawn Author  
JOËL LEGAULT  
Checked Designer  
JOËL LEGAULT  
Issue Date 07/22/18  
Scale As Indicated

**A3.02**



2 SOUTH ELEVATION - GARAGES  
A3.02 1:125





1 WEST ELEVATION - HOUSE A  
A3.03 1:125

SCALE 1:125  
0m 10m 20m 40m

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Consulted with each and every of the designers and preparatory documents to be submitted before proceeding with the work.

DO NOT SCALE DRAWINGS

No.	ISSUE	DATE
1.	Developer/Prepared Application	January 22, 2018
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477 Cheltenham Avenue  
West Kelowna  
British Columbia  
V1Y 5H9  
KID 596069 / PRJ 0084819471  
LOT 1 (SERVICED) LOT 14  
PLAN 8009  
EVALUATION / VALUATION REPORT

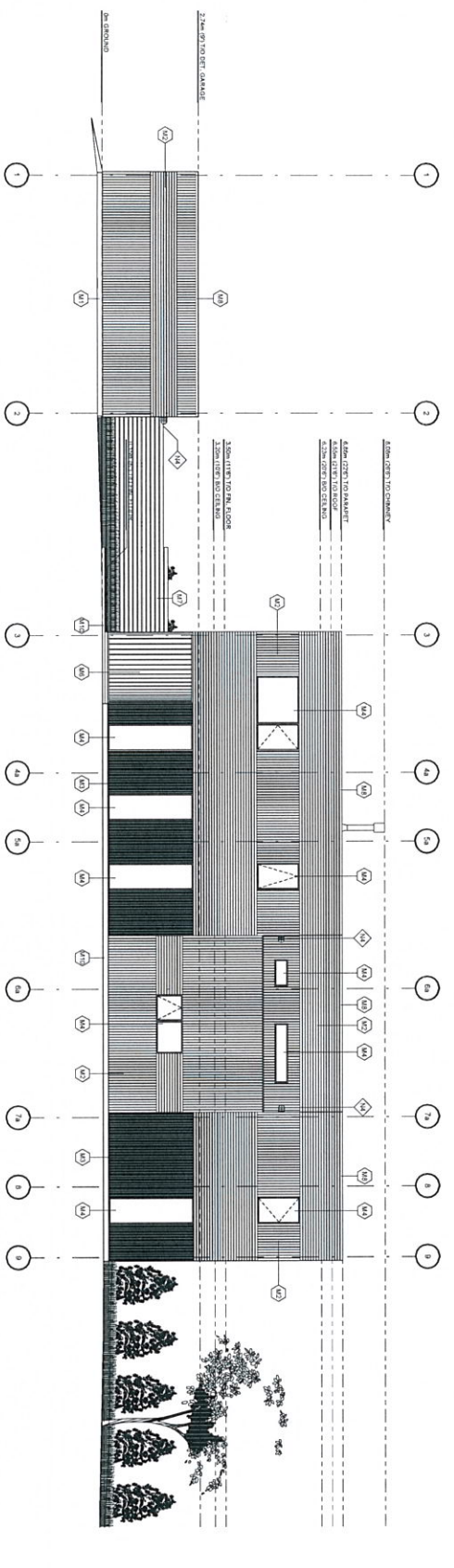
Sheet 1/8  
House A - Elevations

Drawn: Author  
Checked: Author  
Designed: Author  
Issue Date: 01/22/18  
Scale: As Indicated

**A3.03**

SCALE 1:125  
0m 10m 20m 40m

2 EAST ELEVATION - HOUSE A  
A3.04 1:125

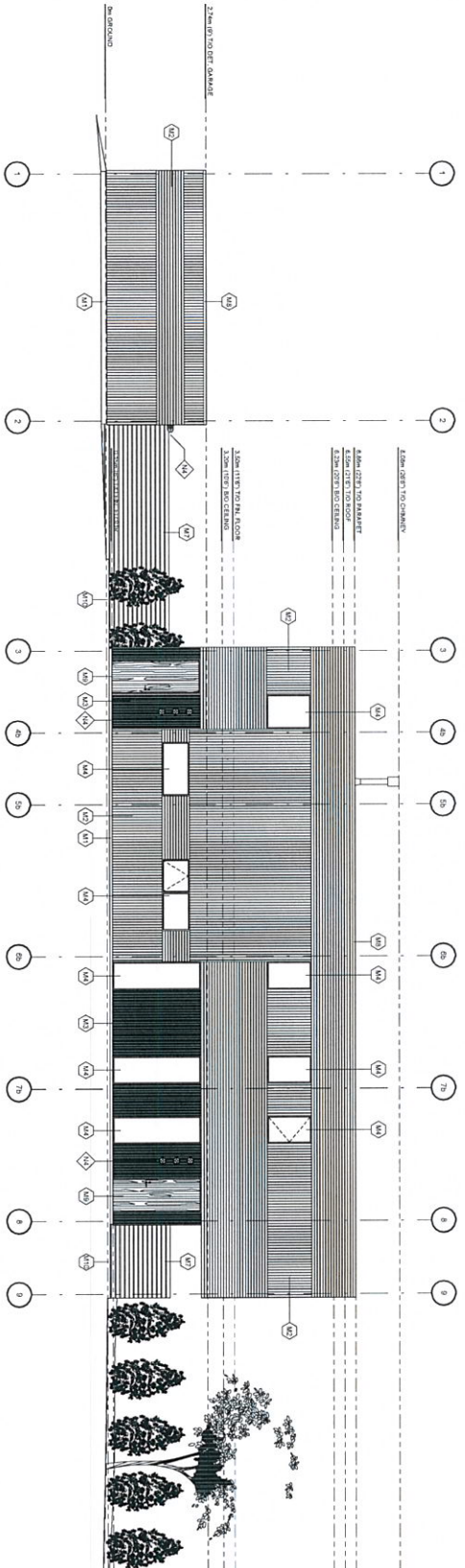


SCALE 1:125  
0m 10m 20m 40m



# JOËL LEGAULT PROJECTS

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West Kelowna, British Columbia  
T 418 807 3241  
E jlegault@jlegault.com



1 EAST ELEVATION - HOUSE B  
SCALE 1:125

SCALE 1:125  
0m 10m 20m 40m

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No.	ISSUES	DATE
1.	1. Consultant Review Application	January 22, 2018
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477 Christleton Avenue  
Kelowna, British Columbia  
V1Y 5H9  
403 86668 / PND 004-876-471  
LIC 11 (CONTRACT 14)  
LIC 12 (CONTRACT 14)  
PLAN 8008  
V.I.C.D. DISTRICT

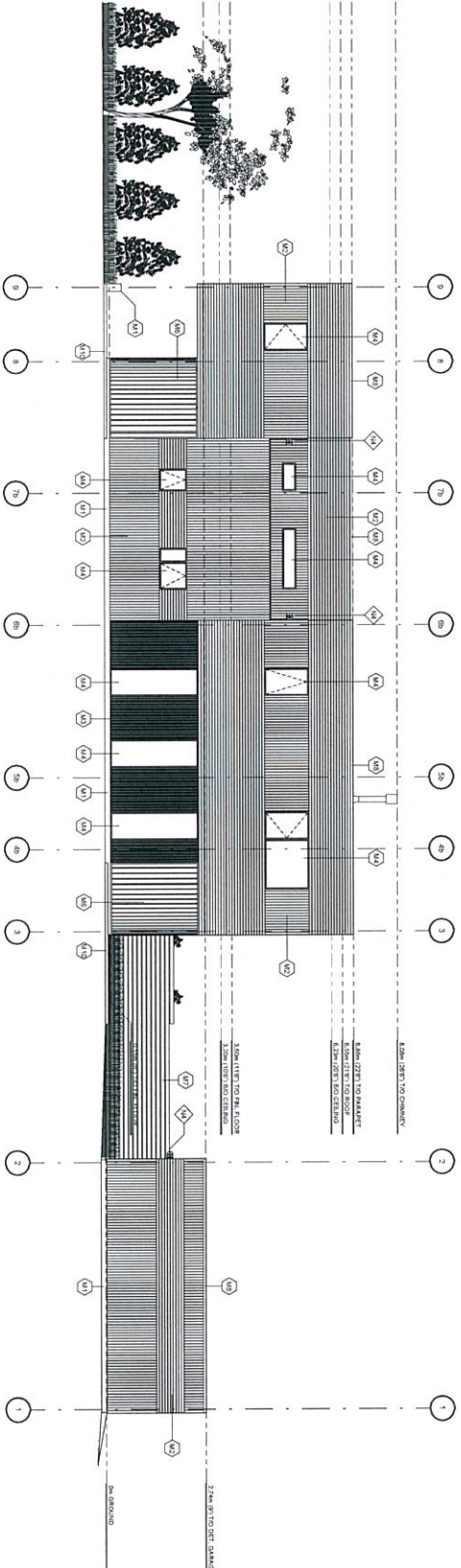
Sheet Title  
House B - Elevations

Drawn: Author  
Checked: Author  
Designed: Author  
Issue Date: 01/22/18  
Scale: As Indicated

A3.04

SCALE 1:125  
0m 10m 20m 40m

2 WEST ELEVATION - HOUSE B  
SCALE 1:125



SCALE 1:125  
0m 10m 20m 40m



**JOËL LEGAULT**  
PROJECTS

Unit 404-4277, Cassa L'Orna Road  
West Kelowna, V1Z 1T6 Canada  
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NO. REVISION DATE

1. Subsequent Proposed Application January 22, 2015
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**477 Chisleholme Avenue**  
West Kelowna, British Columbia  
V1V 4S0  
NO. 989097 (PRO. DR. 2014-07)  
LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100  
PCN 0009

Sheet Title  
**Perspective View 1**

Drawn: Author  
Job No.: 002  
Issue Date: 07/22/16  
Scale: Not Applicable

**A4.01**



**JOËL LEGAULT**  
PROJECTS

Unit 045-0771, 2nd Fl., 1000  
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V7Z 1R6 Canada  
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- NO. 16558-02 DATE: 01/22/16
1. Development Request Application - January 22, 2016
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  - 10.

**477 Childerton Avenue**  
Vancouver, British Columbia  
V1Y 5H9  
NO. 16558-02 (NO. 0040-01-01)  
LOT 1 EXISTING LOT 14  
PLAN 1009 DIVISION PALÉ DISTRICT

Sheet Title  
**Perspective View 2**

Drawn: Author  
Job No.: 002  
Issue Date: 01/22/16  
Scale: Not Applicable

**A4.02**



**JOËL LEGAULT**  
PROJECTS

Unit 205 - 2777 Cassa Loma Road  
Vancouver, BC V6L 2K1  
Canada  
Tel: 604.273.2211  
E: jlegault@shaw.ca



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DO NOT SCALE DRAWINGS

No.	REVISION	DATE
1	Complete Final Revision	January 22, 2016
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**477 Childsden Avenue**  
Vancouver, British Columbia  
V6L 2K1  
NO. 980000 / PRO. 00043647  
LOT 1 DISTRICT LOT 14  
OCEAN COAST DIVISION V.A.E. DISTRICT  
V6N 1K9N

Sheet Title  
**Perspective View 3**

Drawn: Author  
Job No.: 002  
Checked: J.L.  
Scale: 0:1.25:15  
Not Applicable

**A4.03**



**JOËL LEGAULT**  
PROJECTS

Unit 205-2777 Cassa Loma Road  
Vancouver, BC V6L 2K1  
V7Z 1T6 Canada  
F 488 807 3241  
E jlegault@joellegault.com



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No.	DESCRIPTION	DATE
1.	Conceptual Visual Analysis	January 12, 2016
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477 Childerton Avenue  
Vancouver, British Columbia  
V7Y 5H9  
MOB 985097 / PHN 604-934-4714  
LOT 1 EXHIBIT LOT 14  
PCAN 1009 DIVISION PALER STREET

Sheet Title  
**Perspective View 4**

Drawn: Author  
Job No.: 022  
Issue Date: 01/22/16  
Scale: Not Applicable

**A4.04**



**JOËL LEGAULT**  
PROJECTS

Unit 205 - 2777 Cass Loma Road  
West Kelowna, British Columbia  
T 416 807 3241  
E jls@joellegault.com



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NO.	ISSUES	DATE
1.	Developer Request Modification	January 22, 2016
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**477 Christleton Avenue**  
Kelowna, British Columbia  
V1Y 5H9  
K10 19608 / P10 008-979-471  
001-1-800-363-9222  
PLAN 6009 DISCUSSION VALE DISTRICT  
PLAN 6009

Sheet Title  
**Perspective View 5**

Drawn: Author  
Checked: Checker  
Issue Date: 01/22/16  
Scale: Not Applicable

**A4.05**





**JOËL LEGAULT**  
PROJECTS

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Contractor must check and verify all dimensions and report any errors to the contractor before proceeding with the work.

**DO NOT SCALE DRAWINGS**

NO. ISSUES	DATE
1. Contractor Revised Application	January 22, 2016
2.	
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**477 Christleton Avenue**  
Kelowna, British Columbia  
V1Y 5H9  
400 16606 / FND 006-57-471  
COSTCO'S DIVISION VALE DISTRICT  
PLAN 0029

Sheet Title  
**Perspective View 6**

Drawn: Author  
Checked: Checker  
Issue Date: 01.22.16  
Scale: Not Applicable

**A4.06**



**JOËL LEGAULT**  
PROJECTS

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Indicate and check and mark all dimensions and report any corrections to the contractor before proceeding with the work.

DO NOT SCALE DRAWINGS

No.	REVISION	DATE
1.	Development Proposal Application	January 22, 2016
2.		
3.		
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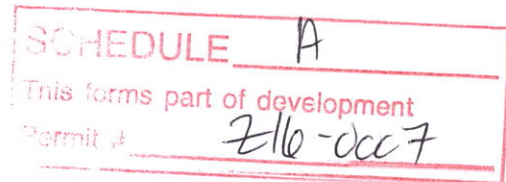
**417 Chisleton Avenue**  
417 Chisleton Avenue  
British Columbia  
V1Y 5H9  
400 18605V PRO D0406-07  
LOT 1 DISTRICT LOT 14  
PLAN 0009 DIVISION HALE DISTRICT

Sheet Title  
**Perspective View 7**

Client: Author  
Job No.: 002  
Issue Date: 01/22/16  
Scale: Not Applicable

**A4.07**





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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** March 7, 2016  
**File No.:** Z16-0007

**To:** Community Planning (TB)

**From:** Development Engineering Manager(SM)

**Subject:** 477 Christleton Ave RU1 to RU6

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The Development Engineering Department has the following comments and requirements associated with this rezoning application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Sergio Sartori

**1. Domestic Water and Fire Protection**

This property is currently serviced with a 13mm-diameter copper water service. Two 19mm water services are required to meet current by-law requirements. An additional 19mm service and upgrade to the existing service can be provided by the City at the owner's cost. The applicant will be required to sign a Third Party Work Order for the cost of the water service upgrades. For estimate inquiry's please contact Sergio Sartori, by email [ssartori@kelowna.ca](mailto:ssartori@kelowna.ca) or phone, 250-469-8589.

The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures. The City of Kelowna water meter contractor must salvage existing water meters, prior to building demolition. If water meters are not salvaged, the developer will be invoiced for the meters.

**2. Sanitary Sewer**

Our records indicate that this property is currently serviced with a 100mm-diameter sanitary sewer service. An inspection chamber (IC) complete with brooks box should be installed on the service at the owner's cost. Service upgrades can be provided by the City at the applicant's cost. The applicant will be required to sign a Third Party Work Order for the cost of the service upgrade. For estimate inquiry's please contact Sergio Sartori, by email [ssartori@kelowna.ca](mailto:ssartori@kelowna.ca) or phone, 250-469-8589.

**3. Road Improvements**

- (a) Christleton Ave must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, sidewalk, drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction. A one-time cash payment in lieu of construction must be collected from the applicant for future construction by the City. The cash-in-lieu amount is determined to be **\$12,738.00** not including utility service cost.

<p><b>SCHEDULE</b> <u>A</u></p> <p>This forms part of development</p> <p>Permit # <u>Z16-0007</u></p>
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(c) Only the service upgrades must be completed at this time. The City wishes to defer the upgrades to Christleton Ave fronting this development. Therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule.

Item	Cost
Drainage	\$3,513.00
Curb & Gutter	\$2,377.00
Sidewalk	\$2,971.00
Street Lighting	\$ 802.00
Road Fillet	\$ 2,184.00
Blvd Landscaping	\$ 891.00
<b>Total</b>	<b>\$12,738.00</b>

**4. Development Permit and Site Related Issues**

Direct the roof drains into on-site rock pits or splash pads.

Access permitted from the lane only.

**5. Electric Power and Telecommunication Services**

The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

**7. Bonding and Levy Summary**

(a) Levies

1. Christleton Ave frontage improvements **\$12,738.00**

(b) Bonding

1. Service upgrades To be determined

  
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 Steve Muenz, P. Eng.  
 Development Engineering Manager