# APPEAL BOARD DECISION

APPEAL OF THE DECISION OF THE DIRECTOR'S ORDER UNDER SECTION 157 OF THE FAIR TRADING ACT

TO

BACKUP CONSTRUCTION INC.,

AND

KEITH SEVERSON, (DIRECTOR)

AND TO

ANY EMPLOYEE, REPRESENTATIVE, OR AGENT OF BACKUP CONSTRUCTION INC. OR KEITH SEVERSON

## BACKGROUND

1. Director of Fair Trading (as Delegated) made an Order under section 157 of the *Fair Trading Act* (Alberta) (the "*Act*") on June 28, 2013 that:

    - Backup Construction Inc. must immediately cease entering into prepaid contracts (taking down payments, deposits or progress payments before the work is fully completed) with residential consumers until licensing requirements have been met and must ensure all prepaid contracts include the terms required by the *Fair Trading Act*.

    - Keith Severson, either in his own capacity or when acting on behalf of a corporation in which he has an interest or by which he is employed, must immediately cease entering into prepaid contracts (taking down payments, deposits or progress payments before the work is fully completed) with residential consumers until licensing requirements have been met and must ensure all prepaid contracts include the terms required by the *Fair Trading Act*.

    - Any employee, representative, agent or associate of Backup Construction Inc. or Keith Severson must immediately cease entering into prepaid contracts (taking down payments, deposits or progress payments before the work is fully completed) with residential consumers until licensing requirements have been met and must ensure all prepaid contracts include the terms required by the *Fair Trading Act.*

2. By correspondence dated July 25, 2013, Counsel for Backup Construction Inc. and its owners indicating his client's wish to appeal the Director's order outlined in paragraph 1 above. The grounds for the appeal are summarized as follows:

    i. That the regulation defining certain businesses as "Designated Businesses" to which the *Fair Trading Act* apply exempts "professions or callings" which the *Apprenticeship and Industry Training Act* applies. Counsel submits that Backup Construction Inc. is an apprentice carpentry business and its owner and primary contractor, Keith Severson, is an apprentice carpenter. As such the Designated Business Regulation under the *Fair Trading Act* does not apply including the prepaid contracting and licensing regulation.

    ii. That the wording of the Director's Order outlined in number 1 above should include the wording set out defining prepaid contracting business and the designation of trades and business regulations "the activities of soliciting, negotiating, or concluding in person, at any place other than the seller's place of business, a prepaid contract"...

3. Pursuant to section 179(2) of the *Act* on the 9th day of August 2013, the Deputy Minister of Service Alberta appointed Mr. Ronald William Dutchak, QC (Chair), Ms. Caren M. L. Mueller and Mr. Rick Kowalik, to form an Appeal Board to hear the appeal of the Director's Order within ten months of the date of the appointment of the Appeal Board and that the Appeal Board give it's written decisions not more than 45 days after the conclusion of the hearing of the Appeal.

4. Counsel for the Director and Counsel for the Appellants agreed to proceed with the Appeal on an Agreed Statement of Facts. The Agreed Statement of Facts was agreed to on the 18th day of March 2014 (a copy of which is attached hereto as Schedule "A") to this Appeal Board Decision.

5. Pursuant to sections 179(1) and 179(8) of the Act, this appeal is "... a new trial of the issues that resulted in the decision or order being appealed." The evidence on which the appeal proceeded is as set out in the Agreed Statement of Facts and was heard on April 23, 2014. No other evidence other than set out in the Agreed Statement of Facts was presented at the Appeal Hearing.

**Agreed Facts**

The facts set out in the Agreed Statement of Facts submitted on behalf of the parties include the following:

6. Backup Construction Inc. ("Backup") does not hold a prepaid contractor's license (paragraph 16).

7. Keith Severson attended at the home of Cory and Tashia Baumle (the "Baumles") and provided a written estimate from Backup for home renovations including painting, framing, flooring, tiling, plumbing, lighting and electrical work, totalling $38,718.75. On the basis of the written estimate the Baumles verbally engaged Backup and no further written contract was prepared. (paragraph 6-8)

8. The Baumles made three "progress payments" of $10,500.00 each to Backup for the work on their house prior to work being complete. (paragraph 10-12)

9. After the work was completed, the Baumles were presented with the invoice from Backup outlining work done including a list of "extras" they were added and identifying the sub-contractors who worked on the job. (paragraph 13)

**The Law – prepaid contracting business licenses**

10. Under part 10 of the *Fair Trading Act*, the Lieutenant Governor and Council may designate businesses and require any person who wishes to engage in that business to hold a license (see section 103 and section 104)

11. The *Fair Trading Act* defines a "Designated Business" as a trade business industry employment or occupation to which this part is made applicable by regulation under section 103 (*Fair Trading Act* section 102(b))

12. Under section 103(1), the Lieutenant Governor may choose to limit or widen the scope of what is covered under the particular "Designated Business".

13. The "designation of trades and business regulation", AR 178/1999 section 5 (the "Designated Regulation") defined "prepaid contracting" business requiring a license under part 10 of the *Fair Trading Act* to be "the activities of soliciting, negotiating, or concluding in person, at any place other than the seller's place of business, a prepaid contract..." (see designation regulation section 5(2)(c).) The Designation Regulation goes on under section 5(2)(b) to define a prepaid contract "is a construction or maintenance contract in which all or part of the contract price is to be paid before all the goods and services called for in the contract are provided. "Further under section 5(2)(a) of the Designation Regulation, a construction or maintenance contract is a contract for the purpose of "constructing, altering, maintaining, repairing, adding to or improving a building that is used or to be used by the owner, occupier, or person in control of it as the owners, occupiers or persons own private dwelling or a structure to be used in connection therewith."

14. The prepaid contracting business license regulation, AR 185/1999 (the "licensing regulation") provides for the requirements of prepaid contracts (section 10) to be in writing, and include all items required by section 35 of the *Fair Trading Act*. Including the place where the contract is made, cancellation rights, itemized prices of goods and services, the terms of payment and the commencement and completion dates.

15. Section 103(2) of the *Fair Trading Act* restricts the application of part 10 and provides a list of exemptions which the Lieutenant Governor and Council may not designate including "(b) professions or callings to which the *Apprentice and Industry Training Act...* applies" and "(d) the occupation of a farmer, a rancher, a farm laborer, a domestic servant, or an unskilled laborer".

**Appeal Board Findings**

16. Backup Construction Inc. is a Corporation performing a business as contractor and general contractor (Agreed Statement of Facts paragraph 3). The work performed by Backup for the Baumles include carpentry work, plumbing, electrical, tiling, flooring, painting, and project management. This work did not solely consist of activities within the carpentry trade, as outlined in s.3 of the *Carpenter Trade Regulation*, AR 267/2000. Backup hired subcontractors to carry out parts of the work.

17. Payment was required to be made by the customer before all the work on the contract was complete and the contract with the Baumles by Backup was a "prepaid contract" as provided for on the "Designation Regulation". The contract was negotiated at the consumer's residence for work on that residence and Backup was engaged in prepaid contracting business as provided for under the *Fair Trading Act.*

18. Backup Construction Inc. or Mr. Severson was required to hold a prepaid contracting business license as required under part 10 of the *Fair Trading Act* which they did not have (Agreed Statement of Facts paragraph 16).

19. The exemption under section 103(2)(b) of the *Fair Trading Act* refers to "professions or callings" to which the *Apprenticeship and Industry Training Act* applies. The term "professions or callings" does not "encompass a conduct of a business" as only individuals may have a "profession or calling" whereas both individuals and companies may carry on a type of "business". The intention of the regulation is further supported by looking at the wording under section 103(2)(a) and (c) which specifically prohibit the designation of "businesses" whereas section 103(2)(b) does not mention business and is very restricted in scope.

20. This conclusion is reinforced by section 4 of the "licensing listing regulation" which states:

> If, in the opinion of the Director, the Apprenticeship and Industry Training Act applies to the operation of the business for which the licence is sought, the Director may require an applicant for a license to furnish proof satisfactory to the Director that the applicant has complied with the Act.

21. At the Appeal Hearing, there is a reference by Counsel for the Appellant to the case of the Her Majesty the Queen and Schulz, 2003, ABPC 13(SCHULZ)(Schulz) in which that case made reference to "unskilled laborers" (paragraph 7 and paragraph 76.) The inference being that somehow the obiter comments of the Honorable Judge R.A. Jacobson has some relevance to this appeal. As the Notice of Appeal did not raise the issue of "unskilled labor" as defined in section 103(2) of the *Fair Trading Act* nor was it referenced in the Agreed Statement of Facts, this Appeal Board finds it has no application to the case before it.

**Order of the Appeal Board**

1. That the Director's Order under section 157 of the *Fair Trading Act* to Backup Construction Inc. and Keith Severson Director and to any employee, representative or agent of Backup Construction Inc. or Keith Severson be amended as follows:

    - Backup Construction Inc. must immediately cease entering into prepaid contracts (taking down payments, deposits or progress payments before the work is fully completed) at any place other than the seller's place of business with residential consumers until licensing requirements have been met and must ensure all prepaid contracts include the terms required by the *Fair Trading Act.* – added portion underlined

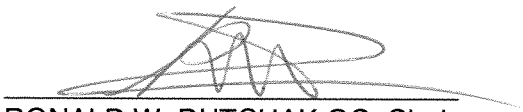
    - Keith Severson, either in his own capacity or when acting on behalf of a corporation in which he has an interest or by which he is employed, must immediately cease entering into prepaid contracts (taking down payments, deposits or progress payments before the work is fully completed) at any place other than the seller's place of business with

residential consumers until licensing requirements have been met and must ensure all prepaid contracts include the terms required by the *Fair Trading Act*. – added portion underlined

- Any employee, representative, agent or associate of Backup Construction Inc. or Keith Severson must immediately cease entering into prepaid contracts (taking down payments, deposits or progress payments before the work is fully completed) at any place other than the seller's place of business with residential consumers until licensing requirements have been met and must ensure all prepaid contracts include the terms required by the *Fair Trading Act*. – added portion underlined

2. In all other respects pursuant to section of 179(6) of the Act, The Appeal Board, hereby confirms the Director's order of June 28, 2013.

**DATED** this 6th day of May, 2014



RONALD W. DUTCHAK QC, Chairman

on behalf of the Appeal Panel
Consisting of Mr. Ronald W. Dutchak, QC
Ms. Caren M.L. Mueller
Mr. Rick Kowalik

Schedule A

**RE: Appeal of the decision of the Director's Order under Section 157 of the Fair Trading Act by Backup Construction Inc. and Keith Severson and any employee, representative, or agent of Backup Construction Inc. or Keith Severson**

---

**AGREED STATEMENT OF FACTS**

**(*FAIR TRADING ACT* PROCEEDING)**

---


**FARNHAM WEST STOLEE LLP**
**Barristers & Solicitors**
5016-52 Street
Camrose, Alberta
T4V 1V7

**STEPHEN KAMBEITZ**
**Counsel for BACKUP CONSTRUCTION INC. and KEITH SEVERSON**

Telephone: (780) 679-0444
Facsimile: (780) 679-0958

**CIVIL LITIGATION**
**ALBERTA JUSTICE**
9th Floor, Peace Hills Trust Tower
10011 109 Street
Edmonton, Alberta
T5J 3S8

**DEANNA MATCHETT**
**Counsel acting on behalf of the Government of Alberta**

Telephone: (780) 638-3763
Facsimile: (780) 427-1230

The parties agree for the purposes of the determination of the issues herein that the following facts are true and that the documents appended are true copies of the original documents and may be accepted as evidence without proof of or production of the original thereof.

The agreed facts are:

1. Backup Construction Inc. is an Alberta business incorporated on November 19, 2007. **[Exhibit A]**

2. Keith Severson and Ainsley Severson are the directors and shareholders of Backup Construction Inc. **[Exhibit A]**

3. Backup Construction Inc. both advertises itself as a contractor/general contractor and carries out work as a contractor/general contractor. **[Exhibits B-D]**

4. Keith Severson holds a journeyman carpenter certificate. **[Exhibit E]**

5. Ainsley Severson does not hold a journeyman carpenter certificate.

6. On or about March 16, 2012, Keith Severson attended at the home of Cory and Tashia Baumle (the "**Baumles**"), located at 4201-70 Street, Camrose, Alberta (the "**House**"), and provided a written estimate from Backup Construction Inc. for home renovations including painting, framing, flooring, tiling, plumbing, lighting and electrical work, totaling $38,718.75. **[Exhibit F]**

7. On the basis of the written estimate, the Baumles verbally engaged Backup Construction Inc. to carry out the work.

8. There was no written contract prepared or signed by the parties.

9. Work on the House started on or about June 6, 2012.

10. On or about June 22, 2012, the Baumles made a "progress payment" of $10,500 to Backup Construction Inc. for the "kitchen/bathroom reno". **[Exhibit G, Exhibit H and notes on Exhibit F]**

11. On or about July 5, 2012, the Baumles made a "progress payment" of $10,500 to Backup Construction Inc. for the "kitchen/bathroom reno". **[Exhibit G and Exhibit I]**

12. On or about August 13, 2012, the Baumles made a "progress payment" of $10,500 to Backup Construction Inc. for the "main floor reno". **[Exhibit G and Exhibit J]**

13. On or about August 23, 2012, after the work was complete, the Baumles were presented with a further invoice from Backup Construction Inc., outlining the work done, including a list of "extras" that were added, and identifying the subcontractors who worked on the job. **[Exhibit G and Exhibit K]** The Baumles paid the balance in the amount of $17,491.98.

14. Prepaid contracts and prepaid contracting businesses in Alberta are governed by the *Fair Trading Act*, RSA 2000, c F-2 (the "**Act**") and the *Prepaid Contracting Business Licensing Regulation*, AR 185/1999 (the "**Regulations**").

15. Unless an exemption in s. 103(2)(b) of the Act applies, Backup Construction Inc. requires a prepaid contracting business license under Part 10 of the Act to engage in prepaid contracts or prepaid contracting business.

16. Backup Construction Inc. does not hold a prepaid contractor's license.

DATED at Camrose and Edmonton, respectively, this 16 day of March, 2014.

**FARNHAM WEST STOLEE LLP**

Per: _____

Stephen Kambeitz
Counsel for Backup Construction Inc. and Keith Severson

**ALBERTA JUSTICE**

Per: _____

Deanna Matchett
Counsel for the Director of the Fair Trading Act

# EXHIBIT A

# Government of Alberta ■ Corporation/Non-Profit Search
## Corporate Registration System

Date of Search: 2013/10/30
Time of Search: 09:43 AM
Search provided by: JUSTICE AND ATTORNEY GENERAL

Service Request Number: 20477345
Customer Reference Number: Kristy

**Corporate Access Number:** 2013639477
**Legal Entity Name:** BACKUP CONSTRUCTION INC.

**Legal Entity Status:** Active
**Alberta Corporation Type:** Named Alberta Corporation
**Registration Date:** 2007/11/19 YYYY/MM/DD

**Registered Office:**
**Legal Description:** SW 17 45 17 W4

**Records Address:**
**Legal Description:** SW 17 45 17 W4

**Mailing Address:**
**Post Office Box:** PO BOX 152
**City:** BAWLF
**Province:** ALBERTA
**Postal Code:** T0B 0J0

**Directors:**

**Last Name:** SEVERSON
**First Name:** AINSLEY
**Middle Name:** M.
**Street/Box Number:** PO BOX 152

**City:** BAWLF
**Province:** ALBERTA
**Postal Code:** T0B 0J0

**Last Name:** SEVERSON
**First Name:** KEITH
**Middle Name:** ALAN
**Street/Box Number:** PO BOX 152
**City:** BAWLF
**Province:** ALBERTA
**Postal Code:** T0B 0J0

**Voting Shareholders:**

**Last Name:** SEVERSON
**First Name:** AINSLEY
**Middle Name:** MARIE
**Street:** PO BOX 152
**City:** BAWLF
**Province:** ALBERTA
**Postal Code:** T0B 0J0
**Percent Of Voting Shares:** 50

**Last Name:** SEVERSON
**First Name:** KEITH
**Middle Name:** ALAN
**Street:** PO BOX 152
**City:** BAWLF
**Province:** ALBERTA
**Postal Code:** T0B 0J0
**Percent Of Voting Shares:** 50

## Details From Current Articles:

The information in this legal entity table supersedes equivalent electronic attachments

**Share Structure:** SEE ATTACHMENT
**Share Transfers Restrictions:** SEE ATTACHMENT
**Min Number Of Directors:** 1
**Max Number Of Directors:** 10
**Business Restricted To:** NONE
**Business Restricted From:** NONE

**Other Provisions:** SEE ATTACHMENT

## Other Information:

**Last Annual Return Filed:**

| File Year | Date Filed (YYYY/MM/DD) |
|---|---|
| 2012 | 2012/11/10 |

**Filing History:**

| List Date (YYYY/MM/DD) | Type of Filing |
|---|---|
| 2007/11/19 | Incorporate Alberta Corporation |
| 2012/11/10 | Enter Annual Returns for Alberta and Extra-Provincial Corp. |

**Attachments:**

| Attachment Type | Microfilm Bar Code | Date Recorded (YYYY/MM/DD) |
|---|---|---|
| Share Structure | ELECTRONIC | 2007/11/19 |
| Restrictions on Share Transfers | ELECTRONIC | 2007/11/19 |
| Other Rules or Provisions | ELECTRONIC | 2007/11/19 |

This is to certify that, as of this date, the above information is an accurate reproduction of data contained within the official records of the Corporate Registry.

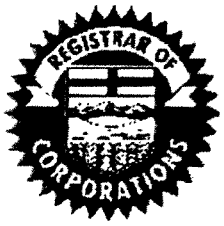


EXHIBIT B

# - Camrose, Alberta

(/)

- Home (/)
- Links (#)
  - Postal Codes (http://www.canadapost.ca/cpotools/apps/fpc/personal/findByCity?execution=e4s1)
  - AMA Road Report (http://www.ama.ab.ca/road-reports/central)
  - Environment Canada (http://www.weatheroffice.gc.ca/citypages/ab-18_metric_e.html)
  - Western Canada Lottery (http://www.wclc.com/)
  - Google (http://www.google.ca/)
  - Yahoo (http://ca.yahoo.com/)
  - Bing (http://www.bing.com/?cc=ca)
- Human Services (/human-services/)
- Gov. Services (#)
  - City/County (/government-services-city-county)
  - Provincial (/government-services-provincial)
  - Federal (/government-services-federal)
- Events (/events/)
- Map (/map/)
- Online Flyers (/online-flyers/)

## Contractors & Contractors General

« Home (/) « Previous Page (javascript:history.go(-1))

Klug's Sheet Metal (Camrose) Ltd. - Heating & Air Conditioning (/businesses/klug-s-sheet-metal-camrose-ltd-heating-air-conditioning-14576)
4603-53 Ave. Camrose, AB
780-672-2335
Go To WEBSITE (http://www.klugsm.ca) EMAIL (mailto:klugsm@telusplanet.net)
VIEW AD (/businesses/klug-s-sheet-metal-camrose-ltd-heating-air-conditioning-14576)

Haugen Backhoe Service Ltd (/businesses/haugen-backhoe-service-ltd-13704)
4269-37 St Camrose, AB
780-678-6337
EMAIL (mailto:larry@haugenbackhoeservice.com)
VIEW AD (/businesses/haugen-backhoe-service-ltd-13704)

T & L Insulation (1991) Ltd. (/businesses/t-l-insulation-1991-ltd-14244)
Camrose, AB
780-878-1067
Go To WEBSITE (http://www.tandlinsulation.com) EMAIL (mailto:insulation@syban.net)
VIEW AD (/businesses/t-l-insulation-1991-ltd-14244)

Camrose Eavestrough Service (/businesses/camrose-eavestrough-service-13430)
Camrose, AB
780-672-5370
VIEW AD (/businesses/camrose-eavestrough-service-13430)

Timberline Roofing Inc. (/businesses/timberline-roofing-inc-14261)
Go To WEBSITE (http://www.timberlineroofing.ca) EMAIL (mailto:info@timberlineroofing.ca)
(http://www.facebook.com/pages/Timberline-Roofing-Inc/108313022584041)
Camrose, AB
780-672-1029
VIEW AD (/businesses/timberline-roofing-inc-14261)

Klug's Sheet Metal (Camrose) Ltd. - Plumbing (/businesses/klug-s-sheet-metal-camrose-ltd-plumbing-14575)
4603-53 Ave. Camrose, AB
780-672-2335
Go To WEBSITE (http://www.klugsm.ca) EMAIL (mailto:klugsm@telusplanet.net)
VIEW AD (/businesses/klug-s-sheet-metal-camrose-ltd-plumbing-14575)

Caburn Contracting Ltd (/businesses/caburn-contracting-ltd-13399)
Camrose, AB
780-608-9064
VIEW AD (/businesses/caburn-contracting-ltd-13399)

Battle River Homes Inc (/businesses/battle-river-homes-inc-13323)
4315-36 St Camrose, AB
780-672-2249
Go To WEBSITE (http://www.brhomes.ca)
VIEW AD (/businesses/battle-river-homes-inc-13323)

Backup Construction Inc. (/businesses/backup-construction-inc-13308)
Camrose, AB
780-608-0740

(/businesses/backup-construction-inc-13308)

**Electrical**

CEL Contractors (http://www.celelectric.com/)

Norsemen Inn (http://www.norsemeninn.com)

Lynx (http://lynxnet.ca/)

Sole City Shoes (http://www.solecityshoes.com/)

Camrose Towing (http://www.camrosetowinggroup.com)

(http://www.facebook.com/CamroseDirectory)

Home (/)

(https://twitter.com/#!/chdcamrose)

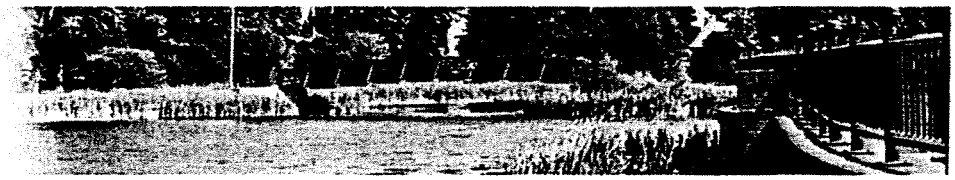
Welcome to the CHD Inc. website!! Our fantastic clients/advertisers can be easily found in the search boxes above. **We ask that you support our 1000+ advertisers** whom have been placed under categories that pertain to their businesses in our "Search By Business Category/Services area. You may also find our advertisers as well as non-advertisers alphabetized in our "Search by Business Name" area.

© 2011 - 2014 All Content Copyright Community Home Directory Incorporated

Located in Camrose, Alberta, Canada.

EXHIBIT C

# Business



(/)

- Home (/)
- Links (#)
  - Postal Codes (http://www.canadapost.ca/cpotools/apps/fpc/personal/findByCity?execution=e4s1)
  - AMA Road Report (http://www.ama.ab.ca/road-reports/central)
  - Environment Canada (http://www.weatheroffice.gc.ca/city/pages/ab-18_metric_e.html)
  - Western Canada Lottery (http://www.wclc.com/)
  - Google (http://www.google.ca/)
  - Yahoo (http://ca.yahoo.com/)
  - Bing (http://www.bing.com/?cc=ca)
- Human Services (/human-services/)
- Gov. Services (#)
  - City/County (/government-services-city-county)
  - Provincial (/government-services-provincial)
  - Federal (/government-services-federal)
- Events (/events/)
- Map (/map)
- Online Flyers (/online-flyers/)

« Home (/) « Previous Page (http://www.camrosedirectory.ca/categories/contractors-contractors-general-97)

# Backup Construction Inc.

Camrose, AB
780-608-0740

## Related Categories

- Contractors & contractors general (/categories/contractors-contractors-general-97)

square 1 studios (http://www.squareonehairstudio.com/)

Coldwell Banker Battle River Realty (http://www.coldwellbanker.ca/)

Battle River Rock & Gravel (http://www.battleriverrockandgravel.com/)

The Accessories Edge (http://www.truckaccessoriescamrose.ca/)

Hauser Home hardware building centre (http://www.homehardware.ca/en/index.htm)

(http://www.facebook.com/CamroseDirectory)

Home (/)

(https://twitter.com/#!/chdcamrose)

Welcome to the CHD Inc. website!! Our fantastic clients/advertisers can be easily found in the search boxes above. **We ask that you support our 1000+ advertisers** whom have been placed under categories that pertain to their businesses in our "Search By Business Category/Services area. You may also find our advertisers as well as non-advertisers alphabetized in our "Search by Business Name" area.

© 2011 - 2014 All Content Copyright Community Home Directory Incorporated

Located in Camrose, Alberta, Canada.

EXHIBIT D

# CITY OF CAMROSE BUILDING PERMIT REPORT

10/14/2009

The following is a report of the Building Permits issued during the period

01-Sep-09 to 30-Sep-09

| ADDRESS | LEGAL | | | CONSTRUCTION | CONTRACTOR | VALUE |
|---|---|---|---|---|---|---|
| 5210 - 48 Street | 13-14 | 46 | 4727S | S.F.D. Addition | Brock Star Construction | $65,000 |
| 2703 - 56 Street | 46 | 4 | 0726363 | Single Family Dwelling | MacLellan Carpentry | $465,000 |
| 4810 - 55 Avenue | 30-31 | 1 | 8021983 | Garage | | $8,400 |
| 5408 - 59 Street | 51 | 18 | 0729905 | Basement Development | | $20,000 |
| 3803 - 75 Street | 28 | 16 | 0726953 | Basement Development | Backup Construction Inc. | $22,000 |
| 3920 - 44 Avenue | 1 | 3 | 7820455 | Storage Building | Foundation Investments Inc. | $140,000 |
| 4819 - 51 Street | 12A | 41 | 4082NY | Interior Alterations | Read Contracting Ltd. | $100,000 |
| 3702 - 50 Street | | | | Basement Development | Katerra Contracting | $50,000 |
| 6801 - 50 Avenue | 11A | 2 | 0923073 | Apartment | Seymour Pacific Developments | $3,780,000 |
| 6205 - 53 Avenue | 25 | 5 | 8232553 | Garage | | $14,000 |
| 3413 - 51 Street | 19 | 2 | 0825995 | Single Family Dwelling | Zetsen Master Builders Inc. | $180,000 |
| 3412 - 51 Street | 6 | 3 | 0825995 | Single Family Dwelling | Zetsen Master Builders Inc. | $190,000 |
| 3710 - 76 Street | 42 | 17 | 0827430 | Single Family Dwelling | Zetsen Master Builders Inc. | $180,000 |
| 6505 - 54 Avenue | 31 | 6 | 8322553 | S.F.D. Addition | RKS Construction | $7,000 |
| 5506 - 28 Avenue | 18 | 4 | 0625906 | Basement Development | | $15,000 |
| 5015 - 52 Street | 3B | 1 | 0322738 | Fourplex | Ofrim Project Management Ltd | $650,000 |
| 2702 - 57 Street | 20 | 3 | 0625906 | Single Family Dwelling | Friedrich Construction | $290,000 |
| 4711 - 51 Avenue | 1 | 31 | RN28C | Interior Alterations | Poulin, Dan | $60,000 |
| 5603 - 49 Avenue | 2 | 25 | 3706ET | Garage | Stagg Rob | $13,000 |
| 5313 - 60 Street | 4 | B | 9824438 | Garage | | $90,000 |
| 7202B - Marler Drive | 14B | 2 | 7622178 | Garage | UFA | $8,000 |
| 2708 - 56 Street | 16 | 6 | 0726363 | Single Family Dwelling | Battle River Homes Inc. | $325,000 |
| 6816 - 40 Avenue Close | 11 | 7 | 0324356 | Deck | | $6,000 |
| 2507 - 57 Street | 3 | 6 | 0625906 | Basement Development | Rose Point Developments Ltd. | $24,000 |
| 6815 - 40 Avenue Close | 27 | 7 | 0324355 | Garage | | $13,500 |
| 6007 - 55 Avenue Close | 58 | 1 | 8322553 | Gazebo | Larreba Contracting | $6,500 |
| 7418 - 46 Avenue | 28 | 1 | 0625800 | Garage | | $12,000 |
| 5606 - 25 Avenue | 33 | 6 | 0726363 | Shed | Sunset Concrete Inc. | $2,200 |
| 6501 - 30 Avenue | 41 | 30 | 0324932 | Basement Development | | $10,000 |
| 5321 - 51 Street | 23 | 51 | 5807HW | Garage | Tom Banack Construction | $15,000 |
| 5605 - 27 Avenue | 22 | 6 | 0726363 | Single Family Dwelling | Brian's Contracting Ltd. | $225,000 |
| 7306 - 41 Avenue | 3 | 6 | 0220514 | Shed | | $3,800 |
| 5506 - 28A Avenue Close | 28 | 4 | 0625906 | Single Family Dwelling | Randy Olson Contracting | $450,000 |
| 6821 - 50 Avenue | 11 | 2 | 0728107 | Assisted Living Complex | | $9,000,000 |
| | | | | | **Total** | **$16,440,400** |

## Year to Date Comparison
## (To: 30-Sep-09 )

### 2008

| | |
|---|---|
| Commercial | $15,820,536 |
| Industrial | $10,121,355 |
| Institutional | $1,412,500 |
| Residential | $28,873,886 |
| **Grand Total:** | **$56,228,277** |
| **S.F. Dwelling Units to Date** | **71** |
| **Apt Duplex Units to Date** | **72** |

### 2009

| | |
|---|---|
| Commercial | $18,483,299 |
| Industrial | $819,000 |
| Institutional | $10,153,000 |
| Residential | $31,621,567 |
| **Grand Total:** | **$61,076,866** |
| **S.F. Dwelling Units to Date** | **58** |
| **Apt Duplex Units to Date** | **168** |

## Comparison for Month of September

### 2008

| | |
|---|---|
| Commercial | $510,000 |
| Residential | $5,335,443 |
| **Grand Total:** | **$5,845,443** |

### 2009

| | |
|---|---|
| Commercial | $300,000 |
| Institutional | $9,000,000 |
| Residential | $7,140,400 |
| **Grand Total:** | **$16,440,400** |

SUBMITTED BY:

Doug Delmage
Chief Building Inspector

# CITY OF CAMROSE BUILDING PERMIT REPORT

1/02/13

The following is a report of the Building Permits issued during the period

01-Dec-12 to 31-Dec-12

| ADDRESS | LEGAL | | | CONSTRUCTION | CONTRACTOR | VALUE |
|---|---|---|---|---|---|---|
| 6306 - 38 Avenue Close | 23 | 19 | 5205TR | S.F.D. Renovation | Armstrong Contracting Ltd. | $85,000 |
| 3409 - 50B Street Close | 36 | 2 | 0720030 | Single Family Dwelling | Baerg Construction | $370,000 |
| 3 - Parkridge Drive | 15 | 3 | 0225776 | Basement Development | | $40,000 |
| 6508 - 50A Avenue | 9 | 13 | 7620948 | Hot Tub | | $8,000 |
| 5204 - 45 Avenue | 7 | 9 | 1011KS | Secondary Suite (Existing) | Backup Construction Inc. | $11,000 |
| 3318 - 51 Street Close | 23 | 1 | 0720030 | Basement Development | Dale Taralson Construction | $20,000 |
| 4910 - 46 Street | 3 | 33 | RN28C | Vestibule; Facade | Sevenson Builders | $50,000 |
| 5717 - 48B Avenue | 10 | 1 | 2167KS | Basement Development | Town & County Contracting | $10,000 |
| 4823 - 52 Street | 13 | 14 | RN28A | Basement Development | Price, Ryan | $3,000 |
| 7416 - 46 Avenue | 27 | 1 | 0625800 | Deck | | $1,100 |
| 5223 - 44 Street | 18 | 9 | 7200U | Single Family Dwelling (Demoliti | | $10,000 |
| 2408 - 57 Street | 92 | 4 | 0840439 | Hot Tub | | $10,800 |
| | | | | | **Total** | **$618,900** |

## Year to Date Comparison
## (To: 31-Dec-12 )

| 2011 | |
|---|---|
| Commercial | $2,357,565 |
| Industrial | $2,043,220 |
| Institutional | $1,471,048 |
| Residential | $24,402,056 |
| **Grand Total:** | **$30,273,889** |
| **S.F. Dwelling Units to Date** | **59** |
| **Apt Duplex Units to Date** | **40** |

| 2012 | |
|---|---|
| Commercial | $5,876,097 |
| Industrial | $4,701,291 |
| Institutional | $15,812,245 |
| Residential | $17,318,458 |
| **Grand Total:** | **$43,708,091** |
| **S.F. Dwelling Units to Date** | **53** |
| **Apt Duplex Units to Date** | **12** |

## Comparison for Month of December

| 2011 | |
|---|---|
| Commercial | $100,000 |
| Institutional | $800,000 |
| Residential | $55,000 |
| **Grand Total:** | **$955,000** |

| 2012 | |
|---|---|
| Commercial | $50,000 |
| Residential | $568,900 |
| **Grand Total:** | **$618,900** |

SUBMITTED BY:

Doug Delmage
Chief Building Inspector

# CITY OF CAMROSE BUILDING PERMIT REPORT

9/10/2009

The following is a report of the Building Permits issued during the period

01-Aug-09 to 31-Aug-09

| ADDRESS | LEGAL | | | CONSTRUCTION | CONTRACTOR | VALUE |
|---|---|---|---|---|---|---|
| 6305 - 38 Avenue Close | 3 | 19 | 5205TR | Garage | Backup Construction Inc. | $15,000 |
| 7507 - 41 Avenue | 4 | 17 | 0726953 | Single Family Dwelling | Zetsen Master Builders Inc. | $180,000 |
| 3410 - 51 Street | 5 | 3 | 0825995 | Single Family Dwelling | Zetsen Master Builders Inc. | $220,000 |
| 3014 - 67 Street | 27 | 30 | 0324932 | Single Family Dwelling | Zetsen Master Builders Inc. | $220,000 |
| 3408 - 51 Street | 4 | 3 | 0825995 | Single Family Dwelling | Zetsen Master Builders Inc. | $210,000 |
| 2711 - 56 Street | 41 | 4 | 0726363 | Single Family Dwelling | Zetsen Master Builders Inc. | $180,000 |
| 3411 - 51 Street | 20 | 2 | 0825995 | Single Family Dwelling | Zetsen Master Builders Inc. | $220,000 |
| 5203 - 45A Avenue | 4 | 9 | 1011KS | S.F.D. Addition | | $60,000 |
| 2509 - 56 Street | 52 | 4 | 0726363 | Single Family Dwelling | | $400,000 |
| 7505 - 41 Avenue | 5 | 17 | 0726953 | Single Family Dwelling | NF Ltd. | $350,000 |
| 6806 - 38 Avenue | 60 | 7 | 0521274 | Deck | | $10,000 |
| 4216 - 75 Street | 27 | 5 | 7622178 | Garage | | $20,000 |
| 7208 - 44 Avenue Close | 26 | 4 | 0927415 | Single Family Dwelling | Wolski Building Contractor Ltd | $275,000 |
| 7412 - 46 Avenue | 25 | 1 | 0625800 | Deck | | $2,600 |
| 5221 - 43 Street | 16 | 8 | 7200U | Deck | | $6,000 |
| 2708 - 56 Street | 15 | 6 | 0726363 | Single Family Dwelling | Battle River Homes Inc. | $305,000 |
| 7507 - 41 Street | 4 | 17 | 0726953 | Garage | | $7,000 |
| 3902 - 76 Street | 24 | 17 | 0726593 | Single Family Dwelling | Anthem Homes Ltd. | $239,000 |
| 5510 - 28A Avenue Close | 26 | 4 | 0625906 | Single Family Dwelling | Kuzio, Mark | $475,000 |
| 5507 - 28 Avenue | 40 | 4 | 0625906 | Single Family Dwelling | | $350,000 |
| 4250 - Exhibition Drive | 29B | 7 | 0524335 | Washroom & Shower Buil | A. H. Hansen & Sons Const Ltd | $389,000 |
| 6550 - 48 Avenue | | B | 2920ET | Domino's Pizza Interior Al | Wolski Building Contractor Ltd | $150,000 |
| 7503 - 40 Avenue | 3 | 18 | 0726953 | Deck | | $2,000 |
| 2510 - Valleyview Drive | 2 | 2 | 0526629 | Basement Development | | $5,000 |
| | | | | | **Total** | **$4,290,600** |

## Year to Date Comparison
## (To: 31-Aug-09 )

| 2008 | |
|---|---|
| Commercial | $15,310,536 |
| Industrial | $10,121,355 |
| Institutional | $1,412,500 |
| Residential | $23,538,443 |
| **Grand Total:** | **$50,382,834** |
| **S.F. Dwelling Units to Date** | **63** |
| **Apt Duplex Units to Date** | **54** |

| 2009 | |
|---|---|
| Commercial | $18,183,299 |
| Industrial | $819,000 |
| Institutional | $1,153,000 |
| Residential | $24,481,167 |
| **Grand Total:** | **$44,636,466** |
| **S.F. Dwelling Units to Date** | **50** |
| **Apt Duplex Units to Date** | **42** |

## Comparison for Month of August

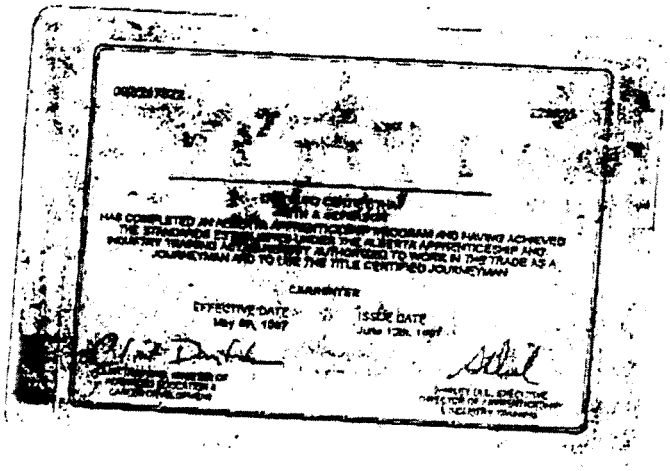
| 2008 | |
|---|---|
| Industrial | $5,205,355 |
| Institutional | $180,000 |
| Residential | $1,679,350 |
| **Grand Total:** | **$7,064,705** |

| 2009 | |
|---|---|
| Commercial | $539,000 |
| Residential | $3,751,600 |
| **Grand Total:** | **$4,290,600** |

SUBMITTED BY:

Doug Delmage
Chief Building Inspector

EXHIBIT E



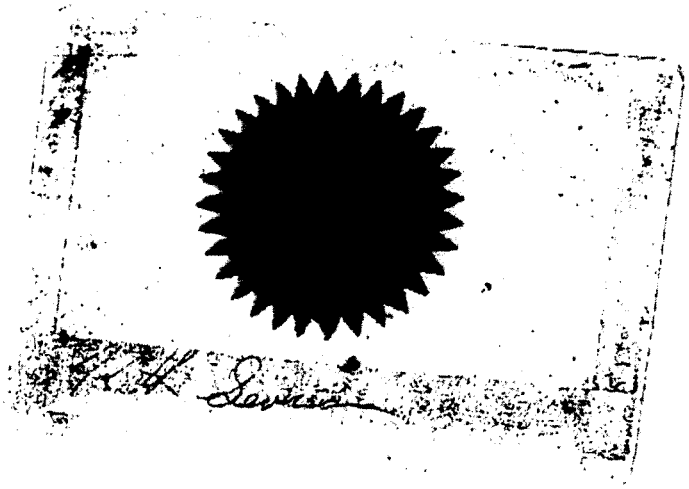


EXHIBIT F

# BACKUP CONSTRUCTION INC.

*Owned and Operated by Keith and Ainsley Severson*

*Journeyman Carpenter*

*Box 152*
*Bawlf AB T0B 0J0*
*(780)608-0740*

March 16, 2012

Home Renovation Estimate

Cory & Tasha Baumle - 4201 70St, Camrose AB

-Remove existing kitchen cabinets.

-Open up wall between kitchen and dining room.

-Remove carpet and flooring in kitchen, sunken living room, dining area, hallway, stairs to basement and carpet on the spiral staircase. (Bedrooms)

-Frame a new floor to raise sunken living room to same height as rest of floor.

-Raise plugs to proper height in this area(old sunken living room).

-Remove and install a new front door that has 2 side venting windows.

-Rebuild bay window in dining room with a new unit.

-Remove and replace back door with venting window.

-Paint main floor except bedrooms. (Benjamin Moore Aura)

-Scrape and redo ceiling on main floor except bedrooms (stipple).

-Install laminate flooring on main floor.

-Adjust lighting for new kitchen layout.

-Adjust plugs and switches for new kitchen.

-Install tile backsplash in kitchen.

-Hookup new dishwasher, sink, and plumbing for water to fridge.

-Install baseboard and casing.

-Install new bifold doors by front door and closet by stairs. (2 bedrooms)

**Bathroom**

-Remove tub and tub surround, toilet, and vanity in main bathroom.

-Install new tub and surround, toilet, sink, and ~~vanity.~~

-Remove heat lamp in bathroom.

-Paint ceiling and wall.

-Install lino in bathroom.

-Install new light fixture (owner supply).

Home hardware is installing so - the labour for backup.

Owner to supply: Kitchen cabinets and installation, laminate flooring, bathroom fixtures(toilet paper holder, towel bars, mirrors etc.), moving of furniture, tile and grout for backsplash in kitchen.

Extra cost may arise for unforeseen problems.

Material and Labour $36,875.00+ GST= $38,718.75

- 10,500 progress payment made June 22/2012 Cheque # 091

Keith Severson

EXHIBIT G

RECEIPT
REÇU

RECEIVED FROM
REÇU DE
DATE June 23/2012

Cory & Tashia Baumle $ 10,500.00

ten thousand five hundred ——— xx 100 DOLLARS

FOR
POUR Home Renovation - progress payment

4201 - 70 St., Camrose AB (Inv # 0245)

TAX REG NO.
N° DE TAXE Backup Construction Inc. BY
PAR Cinsley Swenson

RECEIPT
REÇU

RECEIVED FROM
REÇU DE
DATE July 6, 2012

Cory & Tashia Baumle $ 10,500.00

ten thousand five hundred ——— xx 100 DOLLARS

FOR
POUR Home Renovation - progress payment

4201 - 70 St., Camrose AB (Inv 0250)

TAX REG NO
N° DE TAXE Backup Construction Inc BY
PAR Cinsley Swenson

RECEIPT
REÇU

RECEIVED FROM
REÇU DE
DATE Aug 13, 2012

Cory & Tashia Baumle $ 10,500.00

ten thousand five hundred ——— xx 100 DOLLARS

FOR
POUR Home Renovation - progress payment

4201 - 70 St., Camrose AB (Inv # 0251)

TAX REG NO
N° DE TAXE Backup Construction Inc BY
PAR Cinsley Swenson

RECEIPT
REÇU

RECEIVED FROM
REÇU DE
DATE Sept 10, 2012

Cory & Tashia Baumle $ 17,491.98

seventeen thousand four hundred ninety-one - 98 100 DOLLARS

FOR
POUR Home Renovation - final payment

4201 - 70 St., Camrose AB (Inv 0252)

EXHIBIT H

# BACKUP

~~6310 Erickson Drive, Camrose, AB T4V 3H4~~ Box 152
Phone 780-608-0740 Bawlf AB
GST # 83019 5814 RT0001 T0B 0J0

DATE: June 22/12
YOUR ORDER NO.:
SALESPERSON
OUR ORDER NO.:
SHIPPED TO
VIA

SOLD TO
- Cory Tasha Baumle
- 4201-70St
- Camrose AB

| QUANTITY | DESCRIPTION | PRICE | AMOUNT |
|---|---|---|---|
| | - Progress Payment on Kitchen/Bathroom reno. | | 10,000 00 |

TERMS:

| | |
|---|---|
| TOTAL PURCHASES | 10,000 00 |
| G.S.T. | 500 00 |
| | |
| P.S.T. | |
| TOTAL | |

EXHIBIT I

# BACKUP

# INVOICE 0250

~~6310 Erickson Drive, Camrose, AB T4V 2J4~~ Box 152
Phone 780-608-0740 Bawlf AB
GST # 83019 5814 RT0001 T0B 0J0

| DATE | YOUR ORDER NO. |
|---|---|
| July 5/12 | |
| SALESPERSON | OUR ORDER NO. |
| | |
| SHIPPED TO | |
| VIA | |

SOLD TO
- Cory Tashia Baumle
- 4201 - 70 St
- Camrose AB

| QUANTITY | DESCRIPTION | PRICE | AMOUNT |
|---|---|---|---|
| | Progress Payment for Kitchen, bathroom reno's | | |
| | | | 10,000 00 |

TERMS:

| | |
|---|---|
| TOTAL PURCHASES | 10,000 00 |
| GST | 500 00 |
| | |
| | |
| TOTAL | 10 500 00 |

Paid
KD

EXHIBIT J

# BACKUP

Box 152, Bawlf, AB T0B 0J0
Phone 780-608-0740
GST # 83019 5814 RT0001

# INVOICE 0251

| DATE | YOUR ORDER NO. |
|---|---|
| Aug 13/12 | |
| SALESPERSON | OUR ORDER NO. |
| | |
| SHIPPED TO | |
| | |
| VIA | |

SOLD TO
- Cory + Tashia Baumle
- 4201 - 70 St
- Camrose AB

| QUANTITY | DESCRIPTION | PRICE | AMOUNT |
|---|---|---|---|
| | -Progess Payment for Main floor reno's | | 10,000 00 |

TERMS:

| | | |
|---|---|---|
| TOTAL PURCHASES | 10,000 | 00 |
| G.S.T. | 500 | 00 |
| | | |
| P.S.T. | | |
| TOTAL | 10,500 | 00 |

EXHIBIT K

# BACKUP CONSTRUCTION INC.

# INVOICE 0252

Box 152, Bawlf, AB T0B 0J0
Phone 780-608-0740
GST # 83019 5814 RT0001

| DATE | YOUR ORDER NO. |
|---|---|
| Aug 23, 2012 | |
| SALESPERSON | OUR ORDER NO. |
| | |
| SHIPPED TO | |
| VIA | |

SOLD TO
- Cory + Tashia Baumle
- 4201 70th St.
- Camrose AB - Home Renovation

| QUANTITY | DESCRIPTION | PRICE | AMOUNT |
|---|---|---|---|
| | - Removed existing cabinets. | | |
| | - Removed wall between kitchen + dining room + reframed to suit design. | | |
| | - Removed flooring + installed laminate on main floor + stairs. | | |
| | - Raised sunken living room floor. | | |
| | - Raised plugs + switches. | | |
| | - Removed front door + replaced new. | | |
| | - Removed bay window, reframed + installed new window. | | |
| | - Removed + replaced back door + screen door. | | |
| | - Painted main floor of house except bedrooms. | | |
| | - Scraped ceilings + ~~repainted~~ restiped and painted cedar ceiling. | | |
| | - Adjusted lighting + switches + plugs for new kitchen layout. | | |
| | - Installed tile backsplash in kitchen. | | |
| | - Hookup kitchen sink, garborator, + dishwasher + new water line to fridge. | | |
| | - Installed baseboard + casing on main floor. | | |
| | - Installed 8 new bifold doors + 1 double closet door. | | |
| | - Removed and installed new tub, tub surround + sink | | |
| | - Removed heat lamp. | | |
| | - Install light fixtures in kitchen, living room, + bathroom. | | |
| | - Install line in bathroom (owner supplied line). | | |
| | - Removed spiral stair case + reframed + install new stairs to 2nd floor | | |
| | - Blew in more insulation to attic. | | |
| | - Installed new toilet in ensuite bathroom. | | |
| | - Installed new electrical sub-panel. | | |
| | - Removed + installed new kitchen window. | | |
| | - Installed railing spindles for new stairs. | | |
| | Material - Home Hardware | | 9207 73 |
| | - Emco | | 1600 40 |
| | - D+Z Siding | | 69 52 |
| | - T+L Insulation | | 625 00 |
| | Labour - Backup Construction Inc. | | 20550 00 |
| | Subcontractors - Camrose Contracting | | 6,220 44 |
| | - Battle River Plumbing + Heating Ltd. | | 2,735 74 |
| | - 5 Star Painting | | 5,350 00 |
| | - Creative Interiors | | 300 00 |
| | | | 46,659 03 |
| | less progress payments | - | 30,000 00 |

TERMS:

| | |
|---|---|
| TOTAL PURCHASES | 16,659 03 |
| G.S.T. | 832 95 |
| | |
| P.S.T. | |
| TOTAL | 17,491 98 |

JE 12-12

# Extras - Baumle Renovation

(1) Painting - new stairwell
- front door
- bifold doors in Kids room
- casing around windows in 2 bedrooms (kids)

(2) 1 Kitchen sink window - labour + material

(3) Garborator - material + labour - plumber
- electrician

(4) Blown in Insulation in attic

(5) Electrical!
- living room light
- repair island light
- under cabinet light 246.30
- temporary connections to microwave + island plugs
- temporary hookup stove
- plugs bedroom, hallway, dining, nook
- remove old lights + install temporary in Kitchen
- installed new Kitchen lights
- new pot trims
- random poor wiring + loose connections fixed
- fish TV outlet in Kitchen
- 2nd island plug
- wire + switch at bottom of stairs
- rewire plug bathroom
- Electrical sub panel
- smoke detector
- new bar fridge wire

(6) Plumbers:
- tub spout replaced
- move water line for stair opening
- move vent pipe in bathroom for new tub

(7) Stair Opening
- remove old stairs (labour)
- install new stairs (labour + material)
- laminate on stairs (labour)

(8) Framing wall to close in staircase
- labour + material

(9) 1 Toilet Install - labour + material

(10) Install bifold doors in Kids room - labour + material

Baumle

| | |
|---|---|
| Original Estimate | $36,875.00 |
| Mudding + Taping | - 1800.00 |
| Estimate | $35,075.00 |
| Added Extras | + 11,584.03 |
| Total Bill | 46,659.03 + GST |
| | = 48.991.98 |