



**Development Proposal**

Home-Based Business  
(Type II) for health &  
wellness retreats,  
workshops, and classes,  
relaxation of the maximum  
number of business  
related visits, and  
relaxation of the maximum  
number of business  
related signs

# Subdivision and Development Appeal Board ITEM B-1 Home-Based Business, Type II

Applicant: Marni McConnach  
Appellants: Grant Allan Chapman and Jenna  
Lyn Latham



Division: 1  
Roll: 05828006  
File: PRDP20212203  
Printed: June 3, 2021  
Legal: Lot:1 Block:1  
Plan:1811055 within SE-28-  
25-04-W05M



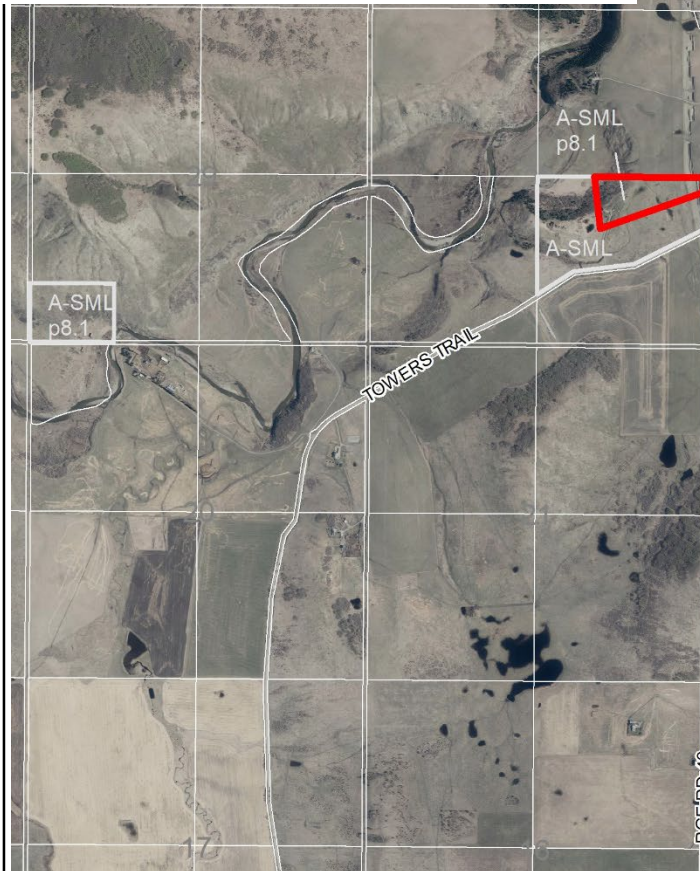
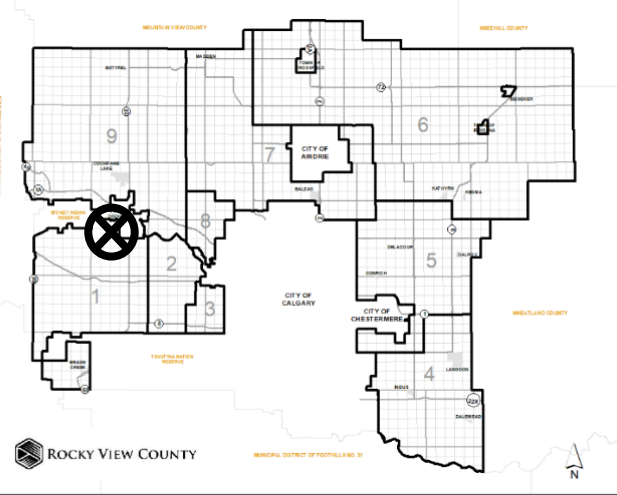
## Location & Context

### Development Proposal

Home-Based Business (Type II) for health & wellness retreats, workshops, and classes, relaxation of the maximum number of business related visits, and relaxation of the maximum number of business related signs

- Located approximately 2 1/2 miles north of Township Road 252 and on the west side of Range Road 43.
- ± 20.46 acres
- Agricultural, Small Parcel District (A-SML)

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## Site Plan

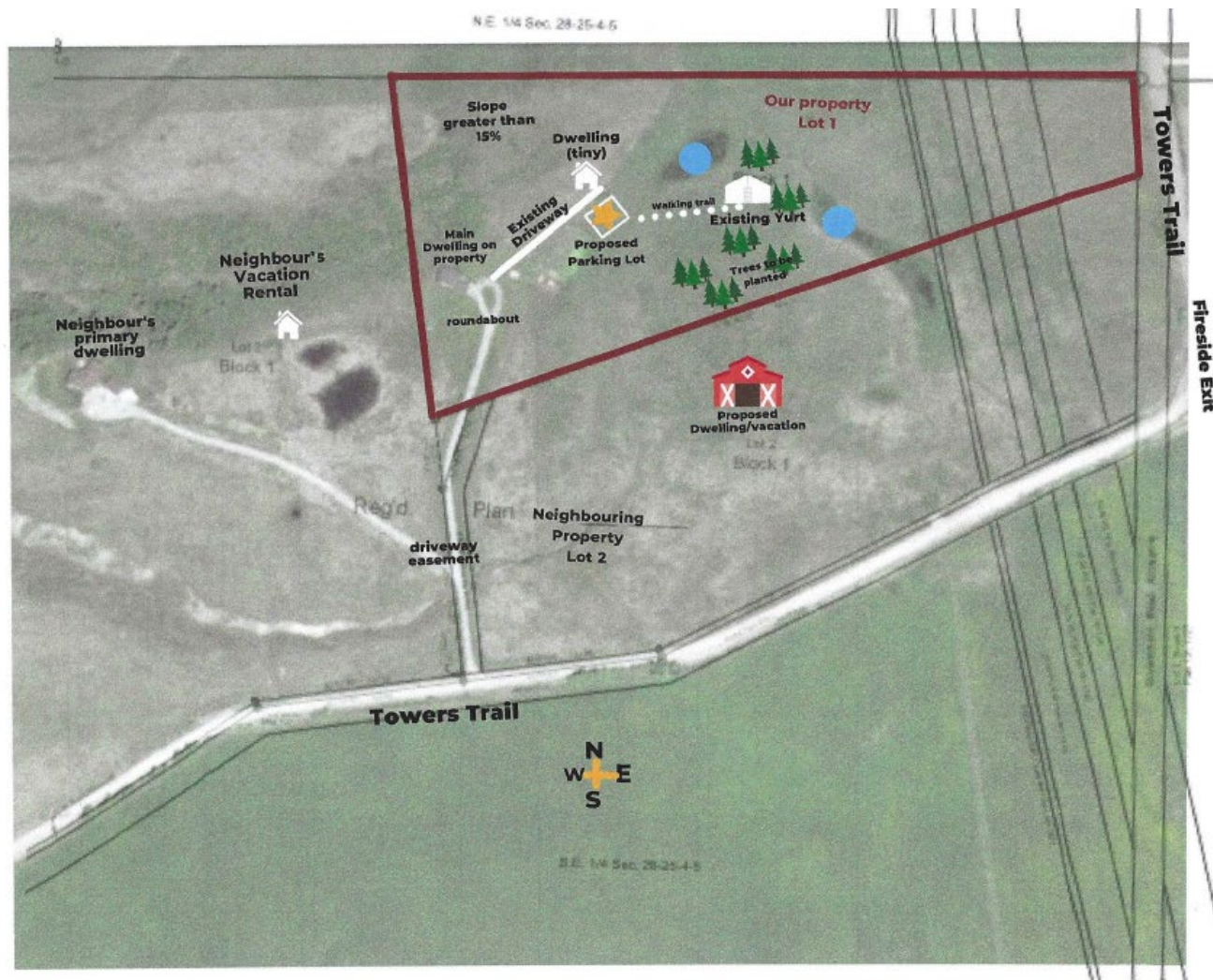
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Water bodies  
Distance:  
East Pond - 57 feet  
West Pond - 98 feet  
Rivulette - 50 feet

Proposed parking lot

Trees to be planted



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## Yurt Photos

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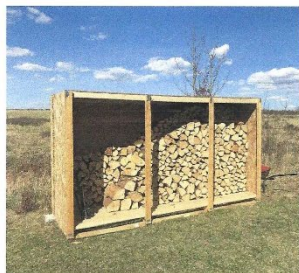
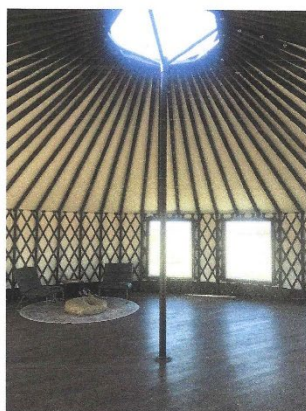
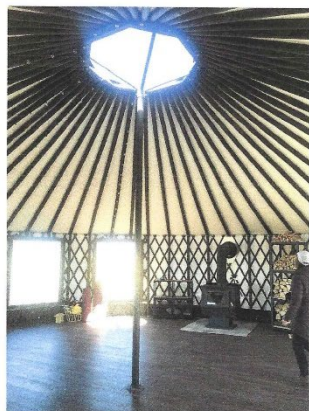
### Image 5: The Existing Yurt Building (2 of 3)

Building Permit: #PRBD20200630

Diameter: 32 ft

Height: 13 ft. 8 Inches

Open concept design to accommodate a range of offerings. One wood stove oven and firewood shelf. Hearth pad 64"x58"  
Indoor (solar) lighting along the top of lattice walls and 8 strings along ceiling poles from lattice tops up to skylight.



Outdoor wood shed  
Dimensions: 47"x145" and 79" tall.

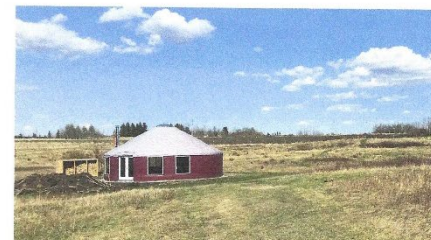


### Image 5: The Existing Yurt Building (3 of 3)

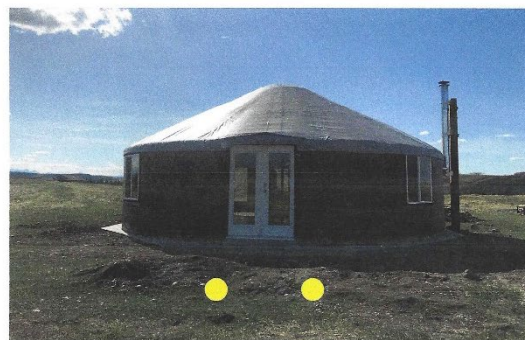
Building Permit:  
#PRBD20200630

Diameter: 32 ft

Height: 13 ft. 8 Inches



Exterior Materials: vinyl siding and roof  
Colour: burgundy siding with grey roof  
Grading: Yurt foundation is flush with outdoor ground.  
Proposed motion detecting ground light fixture: ●



Variance	Requirement	Proposed	Percentage (%)
Number of daily business-related visits	8	16	100%

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## Signage

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### Proposed Signage (Continued)

Sign 1  
32'  
Wood



Sign 2  
32'  
Wood

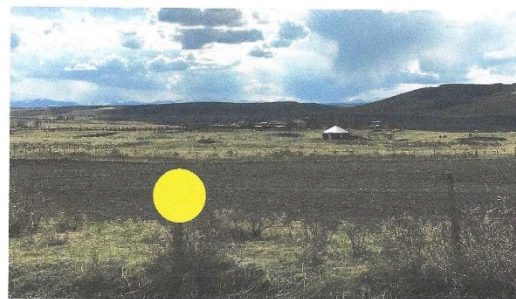


Sign 3  
15'  
Wood



### Proposed Signage

Design: Circular wood sign with black paint/etching

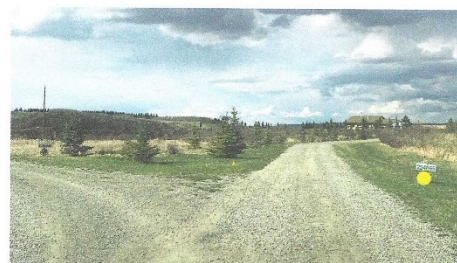


Sign 1

On property fence line leading up to driveway entrance.

Sign 2

At front entrance  
36 feet from neighbours sign  
46 feet from public roadway



Sign 3

Where driveway splits

Variance	Requirement	Proposed	Percentage (%)
Number of business-related signs	1	3	200%

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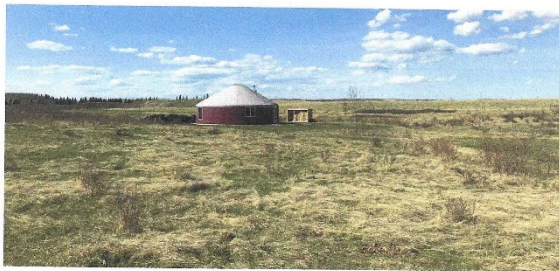
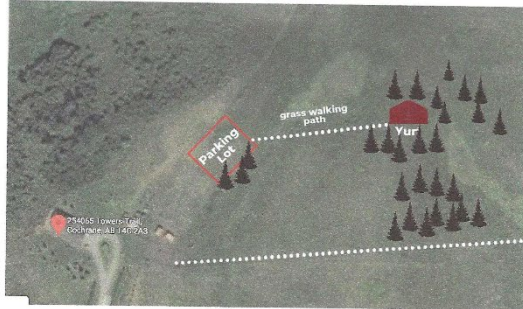
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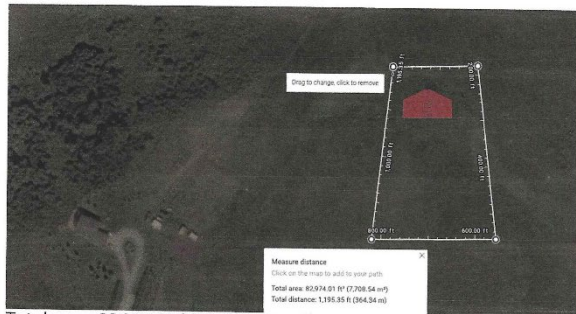
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## Image 7: Landscaping

Proposed

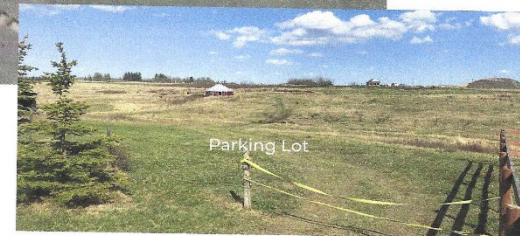
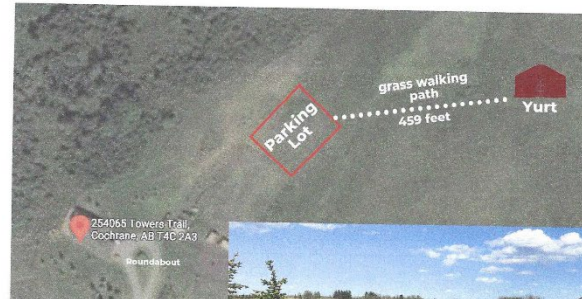


Trees will be located around the Yurt and South side for privacy

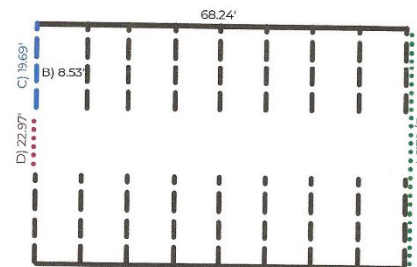


Total area: 82,974.01 ft² (7,708.54 m²)

## Image 6: Proposed Parking



- A) Angle of parking: 90 degrees
- B) Stall width: 2.6 m (8.53 ft.)
- C) Stall depth perpendicular to aisle: 6.0 m (19.69 ft.)
- D) Aisle width: 7.0 m (22.97 ft.)
- E) Overall Depth: 19.0 m (62.34 ft.)



## Landscaping and Parking

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## Landowner Circulation Area

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### Legend

Letter of Support



One letter of support,  
same owner



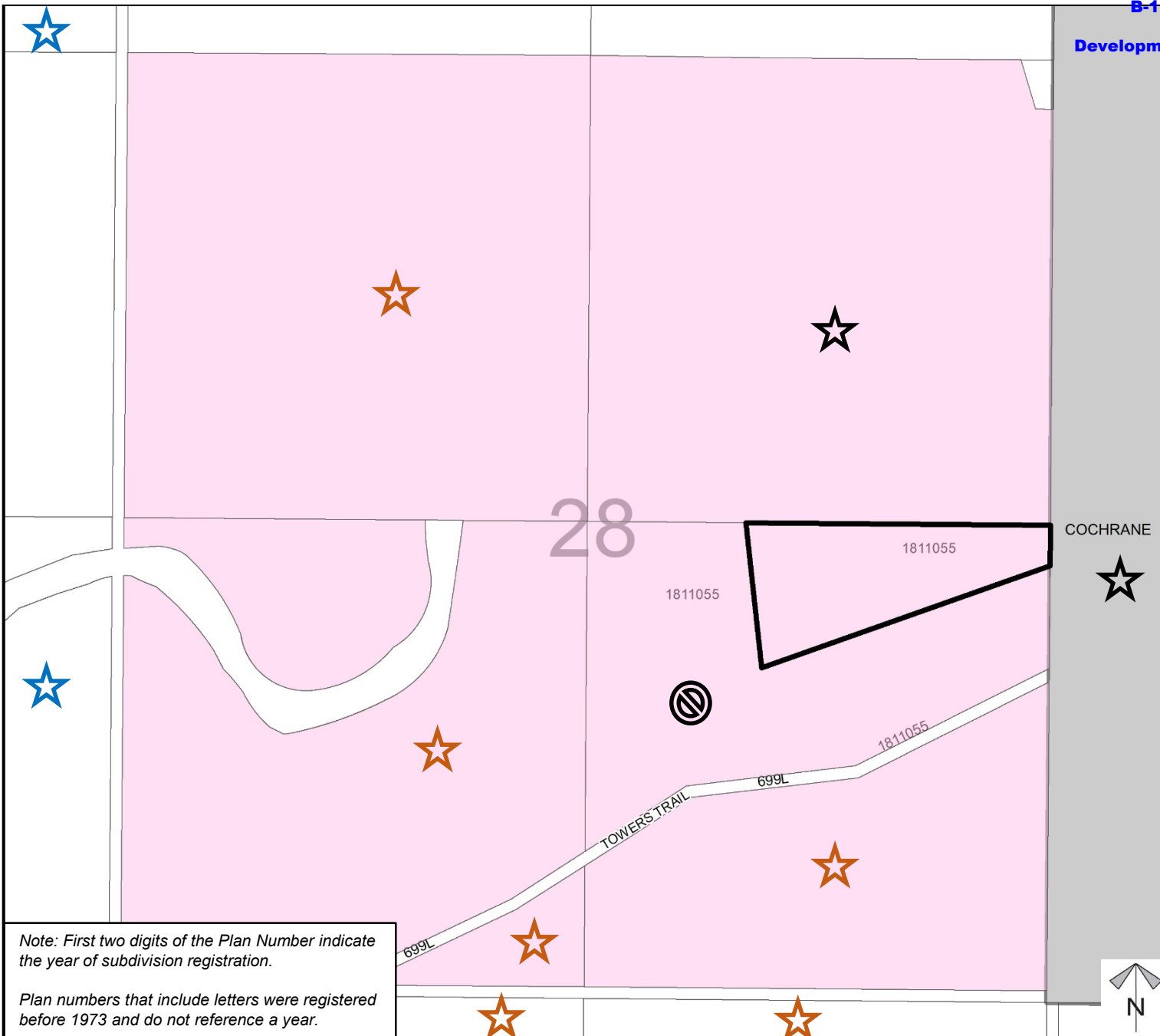
One letter of support,  
same owner



Appellant



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Note: First two digits of the Plan Number indicate  
the year of subdivision registration.

Plan numbers that include letters were registered  
before 1973 and do not reference a year.





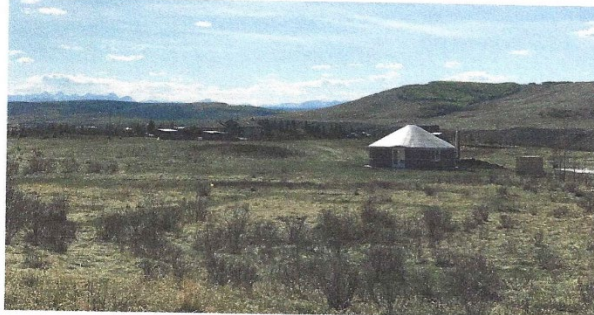
## Site Photos

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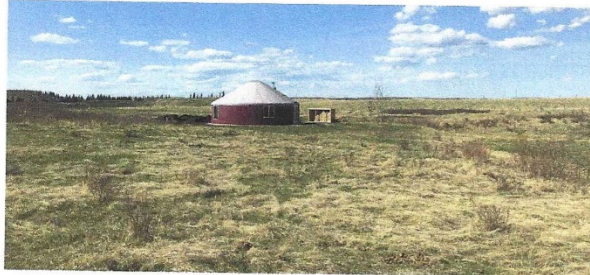
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**May 17, 20201**

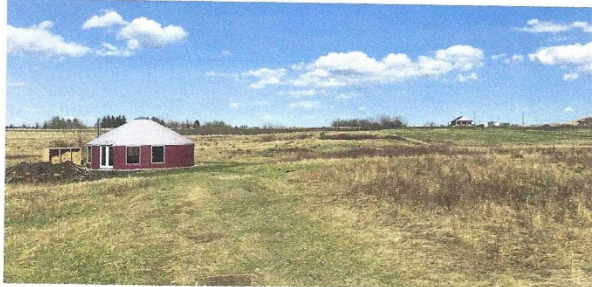
Facing West



Facing North



Facing East



Facing South

