



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision and Development Appeal Board
DATE: September 9, 2021 **DIVISION:** 1
FILE: 05828006 **APPLICATION:** PRDP20212203
SUBJECT: Development Item: Home-Based Business, Type II / Discretionary use, with Variance

APPLICATION: 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.

GENERAL LOCATION: Located approximately four (4) kilometres (2 1/2 miles) north of Township Road 252 and on the west side of Range Road 43.

LAND USE DESIGNATION: Agricultural, Small Parcel District (A-SML p8.1)

EXECUTIVE SUMMARY: The subject application was presented to the Municipal Planning Commission (MPC) on July 14, 2021, and approval was issued on July 15, 2021.

This application is for a Home-Based Business, Type II, for a health and wellness-related business, offering retreats such as yoga classes, yoga workshops, and similar events. Programming will be by appointment only and held one to two times per day within an existing 74.72 sq. m (804.25 sq. ft.) yurt. Two resident employees operate the business, Monday to Friday from 7:00 AM to 10:00 PM and Saturday to Sunday from 9:00 AM to 10:00 PM. This application was the result of enforcement action.

Each event can accommodate up to 16 attendees, meaning a variance to the number of business-related visits is required. The Applicant has also requested a variance to the maximum number of business-related signs to allow for a total of three (3) freestanding signs.

Administration recommended approval for the following reasons: the business offerings are intended to be quiet and relaxing, so it is not anticipated that noise will be a concern; all business parking will be provided on-site only; landscaping will be planted around the perimeter of the yurt for screening, and three (3) letters of support from adjacent neighbors were included in the application package.

On August 10, 2021, the appellant appealed the decision of the Municipal Planning Commission for several reasons, which are noted in the agenda package.

DECISION: Approved

DEVELOPMENT / SUBDIVISION AUTHORITY: Municipal Planning Commission

DECISION DATE:
July 15, 2021

APPEAL DATE:
August 10, 2021

ADVERTISED DATE:
July 20, 2021

Administration Resources

Sandra Khouri, Planning & Development Services

**AIR PHOTO & DEVELOPMENT CONTEXT:****VARIANCE SUMMARY:**

Regulation	Requirement	Proposed	Variance
Number of daily business-related visits	8	16	100%
Number of business-related signs	1	3	200%

APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • Municipal Development Plan; • Cochrane Intermunicipal Development Plan; and • Land Use Bylaw. 	DISCRETIONARY USE: <ul style="list-style-type: none"> • Home-Based Business, Type II
	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission



APPEAL:

See attached report and exhibits.

Respectfully submitted,

“Heather McInnes”

Supervisor
Planning and Development Services

SK/ltt



ATTACHMENT 'A': APPLICATION INFORMATION

APPLICANT: Marni McConnach	OWNER: Gwynneth Butler
DATE APPLICATION RECEIVED: May 19, 2021	DATE DEEMED COMPLETE: May 21, 2021
MUNICIPAL PLANNING COMMISSION DECISION DATE: July 15, 2021	
APPELLANT: Grant Allan Chapman and Jenna Lyn Latham	
GROSS AREA: ± 8.28 hectares (± 20.46 acres)	LEGAL DESCRIPTION: SE-28-25-04-W05M; Lot:1 Block:1 Plan:1811055
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>June 9, 2021: Development permit (PRDP20210965) issued for Bed and Breakfast (out of principal dwelling).</p> <p>June 7, 2021: Development permit (PRDP20211006) issued for a Dwelling, Tiny.</p> <p>July 31, 2020: Building permit (PRBD20200630) issued for Yurt (waiting for inspection).</p> <p>July 31, 2017: Application for a subdivision to create a ± 8.28 hectare (± 20.48 acre) parcel (Lot 1) with a ± 24.86 hectare (± 61.43 acre) remainder (Lot 2) was approved.</p> <p>May 1, 2017: Application to redesignate the subject land from Ranch and Farm District to Agricultural Holdings District and Ranch and Farm Two District, in order to facilitate the creation of a ± 8.28 hectare (± 20.48 acre) parcel (Lot 1) with a ± 24.86 hectare (± 61.43 acre) remainder was approved.</p> <p>June 24, 1999: Building permit (1999-BP-12863) granted final occupancy for a single-family dwelling.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was circulated to six (6) adjacent landowners. At the time this report was prepared, no letters were received in support or objection to the application, excepting the appeal.</p>	

**PLANNING AND DEVELOPMENT SERVICES**

TO: Municipal Planning Commission
Development Authority
DIVISION: 1

DATE: July 14, 2021
APPLICATION: PRDP20212203

FILE: 05828006

SUBJECT: Home-Based Business, Type II / Discretionary use, with Variances

APPLICATION: 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

GENERAL LOCATION: Located approximately four (4) kilometres (2 1/2 miles) north of Township Road 252 and on the west side of Range Road 43.

LAND USE DESIGNATION: Agricultural, Small Parcel District (A-SML p8.1)

EXECUTIVE SUMMARY: This application is for a Home-Based Business, Type II, for a health and wellness-related business. The business, "The Yurt," will offer health and wellness-related retreats such as yoga classes, yoga workshops, and similar events.

Programming will be by appointment only and held one to two times per day within an existing 74.72 sq. m (804.25 sq. ft.) yurt. The Applicant and her husband, who both reside onsite, operate the business. Hours of operation are Monday to Friday from 7:00 AM to 10:00 PM and Saturday and Sunday from 9:00 AM to 10:00 PM. Each event can accommodate up to 16 attendees, meaning a variance to the number of business-related visits is required. The Applicant is also requesting a variance to the maximum number of business-related signs to allow for a total of three (3) freestanding signs.

The Applicant has indicated that the business offerings are intended to be quiet and relaxing, so it is not anticipated that noise will be a concern. All business parking will be provided on-site, and landscaping will be planted around the perimeter of the yurt for screening.

This application is the result of enforcement action. Three (3) letters of support has been submitted by adjacent neighbors and is included in Attachment B.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20212203 be approved with the conditions noted in Attachment 'A'.
- Option #2: THAT Development Permit Application PRDP20212203 be refused.

Administration Resources

Sandra Khouri, Planning & Development Services

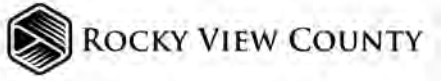
**AIR PHOTO & DEVELOPMENT CONTEXT:****VARIANCE SUMMARY:**

Variance	Requirement	Proposed	Percentage (%)
Number of daily business-related visits	8	16	100%
Number of business-related signs	1	3	200%

APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS: <ul style="list-style-type: none"> • <i>Municipal Government Act</i>; • Subdivision and Development Regulations; • Municipal Development Plan; • Cochrane Intermunicipal Development Plan; • Land Use Bylaw; and • County Servicing Standards. 	TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • N/A
PERMITTED USE: Home-Based Business, Type II, is a discretionary use in the A-SML district	DEVELOPMENT VARIANCE AUTHORITY: Municipal Planning Commission



Additional Review Considerations

Access

- The business will be accessed by way of the existing approach off Towers Trail and driveway located on the property to the south (Lot 2, Block 1, Plan 1811055).
- There is an Access Easement (181 100 607) registered on title between the subject property (Lot 1) and Lot 2.

CONCLUSION:

Subject to the proposed conditions of approval, the application is recommended for approval.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

SK/lt

ATTACHMENTS:

ATTACHMENT 'A': Development Permit Report Conditions

ATTACHMENT 'B': Maps and Other Information



ATTACHMENT 'A': DEVELOPMENT PERMIT REPORT CONDITIONS

Description:

- 1) That a Home-Based Business, Type II, for health & wellness retreats, workshops, and classes, may operate on the subject parcel in accordance with the approved plans.
 - a. That the maximum number of business-related visits is relaxed from **8** to **16**.
 - b. That the maximum number of business-related signs is relaxed from **1** to **3**.
- 2) That three (3) freestanding directional signs may be installed on the subject property, in accordance with the approved plans.
 - a. The signs shall not exceed 0.50 sq. m (5.38 sq. ft.) in area or 1.50 m (4.92 ft.) in height, in accordance with the Land Use Bylaw (C-8000-2020).

Permanent:

- 3) That the number of non-resident employees shall not exceed two (2) at any time.
 - a. That an employee in this Home-Based Business is a person who attends on the property more than once in a seven (7) day period for business purposes.
- 4) That the operation of this Home-Based Business, Type II may generate up to a maximum of 16 business-related visits per day.
 - a. That for the purposes of this permit, one business-related visit would include client arrival and departure.
- 5) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 6) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.
- 7) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 8) That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 9) That the Home-Based Business shall be limited to the dwelling and accessory building.
- 10) That there shall be no outside storage associated with the Home-Based Business at any time.
- 11) That any site landscaping or screening elements approved with the application shall be maintained onsite at all times.
- 12) That there shall be a minimum of 16 parking stalls, including two (2) barrier-free, maintained on-site at all times, in accordance with the approved Site Plan. All customer and employee parking shall be restricted to the subject land and there shall be no offsite parking.
- 13) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 14) That there shall be no parking or signage in the County Road Right-of-Way at any time.



- 15) That all outdoor lighting shall be fully cut-off (shielded) light fixtures that direct light downward and designed to minimize light pollution, glare, and light trespass onto adjacent properties, while maintaining night-time, on-site safety, and security during evening operating hours.
- 16) That this Development Permit shall be valid until **August 31, 2022**.

Advisory:

- 17) That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 18) That the County's Noise Bylaw C-8067-2020 shall be adhered to at all times.
- 19) That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the yurt located on the subject site, to facilitate accurate emergency response. *Note: Municipal address is C 254065 Towers Trail.*
- 20) That Building Permit PRBD20200630 shall be issued prior to any construction taking place, and that building occupancy is granted prior to commencement of business operation.



ATTACHMENT 'B': MAPS AND OTHER INFORMATION

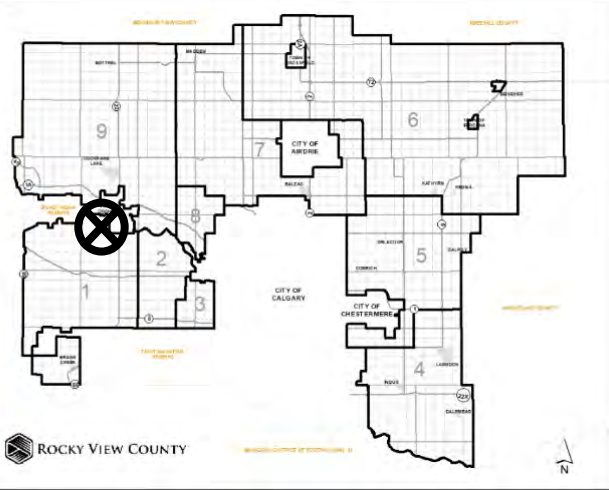
APPLICANT: Marni McConnach	OWNER: Gwynneth Butler
DATE APPLICATION RECEIVED: May 19, 2021	DATE DEEMED COMPLETE: May 21, 2021
GROSS AREA: ± 1.63 hectares (± 4.03 acres)	LEGAL DESCRIPTION: Lot:1 Block:1 Plan:1811055; SE-28-25-04-W05M
APPEAL BOARD: Subdivision and Development Appeal Board	
HISTORY: <p>June 9, 2021: Development permit (PRDP20210965) issued for Bed and Breakfast (out of principal dwelling).</p> <p>June 7, 2021: Development permit (PRDP20211006) issued for a Dwelling, Tiny.</p> <p>July 31, 2020: Building permit (PRBD20200630) issued for Yurt (waiting for inspection).</p> <p>July 31, 2017: Application for a subdivision to create a ± 8.28 hectare (± 20.48 acre) parcel (Lot 1) with a ± 24.86 hectare (± 61.43 acre) remainder (Lot 2) was approved.</p> <p>May 1, 2017: Application to redesignate the subject land from Ranch and Farm District to Agricultural Holdings District and Ranch and Farm Two District, in order to facilitate the creation of a ± 8.28 hectare (± 20.48 acre) parcel (Lot 1) with a ± 24.86 hectare (± 61.43 acre) remainder was approved.</p> <p>June 24, 1999: Building permit (1999-BP-12863) granted final occupancy for a single-family dwelling.</p>	
PUBLIC & AGENCY SUBMISSIONS: <p>The application was also circulated to a number of internal and external agencies and, where appropriate, conditions of approval have been proposed based on these comments.</p>	

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

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



Site Plan

Development Proposal

Home-Based Business
 (Type II) for health &
 wellness retreats,
 workshops, and classes,
 relaxation of the maximum
 number of business
 related visits, and
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 File: PRDP20212203
 Printed: June 3, 2021
 Legal: Lot:1 Block:1
 Plan:1811055 within SE-28-
 25-04-W05M*

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

Building Permit: #PRBD20200630

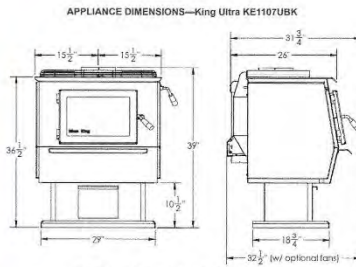
Diameter: 32 ft

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.



Blaze King Model "King Ultra"
 Wood Stove

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: ●



Yurt Photos

Development Proposal

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 25-04-W05M

Signage

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

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

Site Photos

May 17, 20201

Facing West



Facing North



Facing East



Facing South



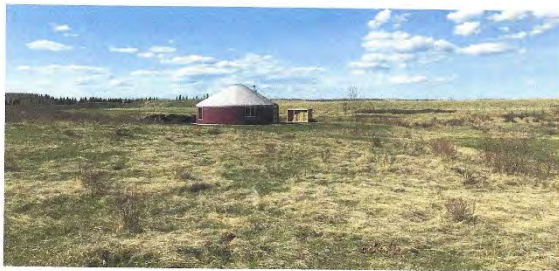
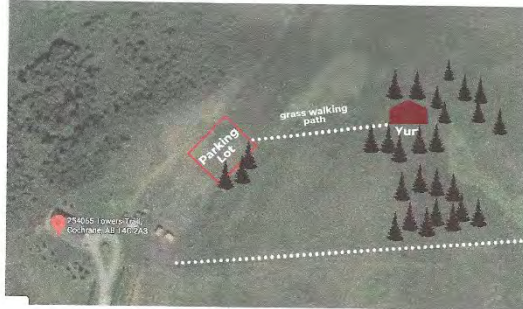
Development Proposal

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

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

Image 7: Landscaping

Proposed



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

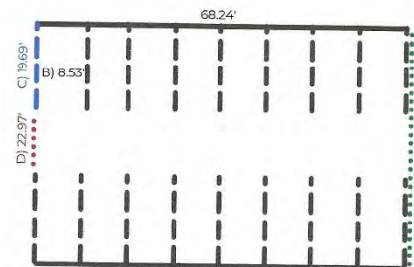


Total area: 82,974.01 ft² (7,708.54 m²)

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

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

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

Landowner Circulation Area

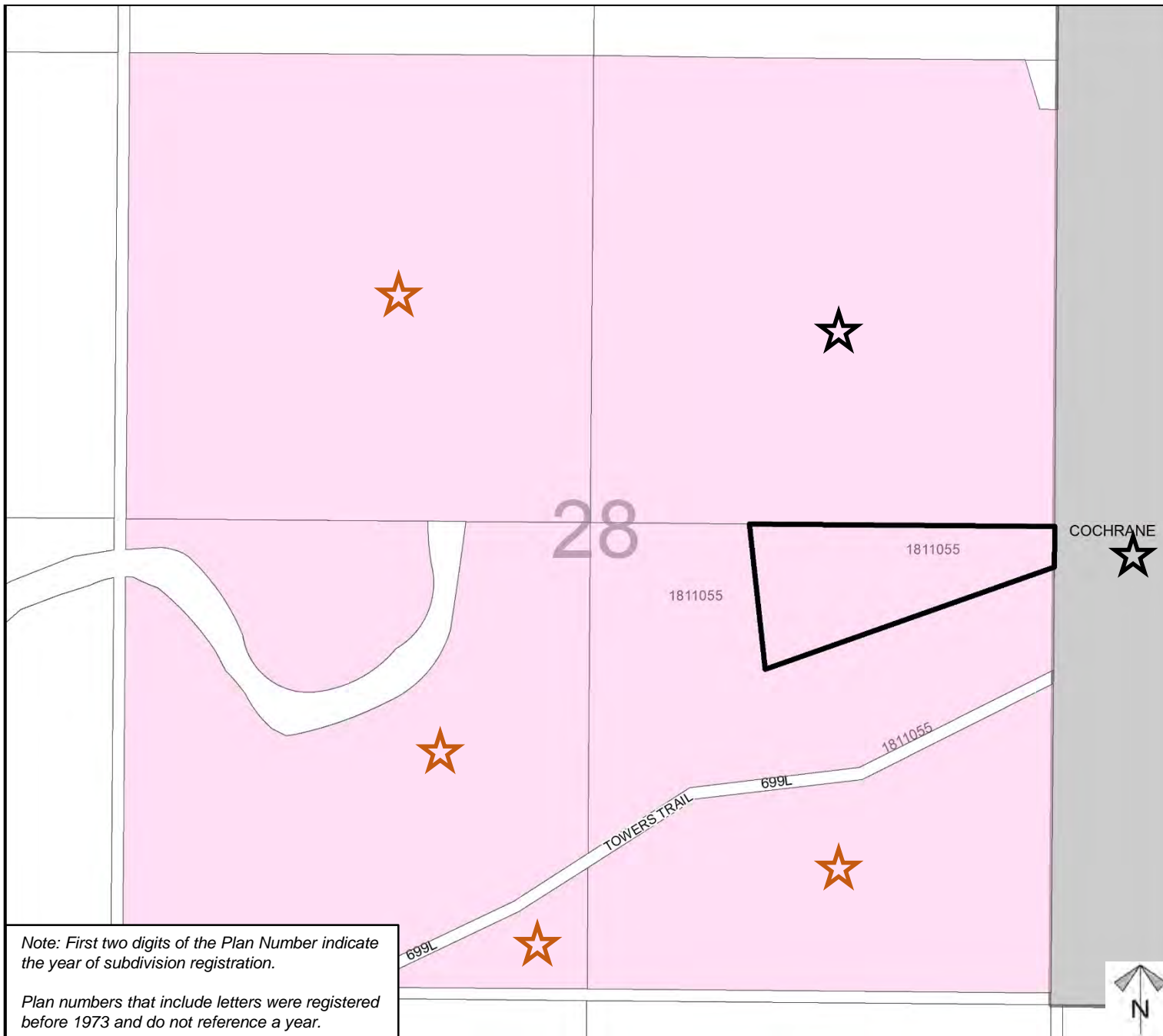
Development Proposal

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

Legend

- Letter of Support 
- One letter of support, same owner 
- Not in Support 

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



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.

May 18, 2021

Building Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Re: Development Permit + Home Based Business Type II Plus
Variance + Signage Permit Application
Applied for by Marni and Kevin McConnach

To Whom It May Concern:

My name is Edith Wearmouth and together with my son Travis Eklund, we own the WineGlass Ranch, which is adjacent to the attached application.

The applicants have been our neighbors for more than 20 years. They are good stewards of the land and considerate of their neighbors.

We feel this application has been very well thought and is a much needed and healthy use of their resources.

This is a letter of support for the attached application.


Sincerely

Edith Wearmouth

A solid black rectangular box used to redact the signature of Edith Wearmouth.

Doug and Cheryl Wearmouth
254187 Towers Trail
Cochrane, Alberta T4C 1B7

Marni and Kevin McConnach


254065 Towers Trail
Rocky View County, Alberta T4C 2A3

May 18, 2021

RE: Development Permit + Home Based Business Type II Plus Variance + Signage Permit Application

We would like to thank you for providing us with a copy of the above noted application. Your proactive desire for open, honest communication and input as you developed your business plan was evident. Your transparency and honesty during discussions was very appreciated.

We have no objection to your application as it is submitted. Below were our concerns that you have adequately addressed in your application:

- Noise levels kept to a minimum
- Strict hours of business
- Maximum of two business sessions per day
- Access road to parking lot and parking lot location
- 16 vehicle daily restriction
- Maximum occupancy restrictions
- No trespassing onto adjacent property
- Privacy

We trust that any future changes and variations will be discussed with adjacent and neighboring landowners. We wish you every success in your application and business plans.

Regards,

Doug and Cheryl Wearmouth

May 18, 2021

Building Services
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Re: Marni and Kevin McConnach's Yurt Development Permit Application

Marnie has asked us for a letter of support for their above-mentioned application.

We have lived at this address for 25 years and live directly east of Marni and Kevin's residence and Yurt and can see them both from our house.

We have met with Marni and she has given us a tour of their Yurt and informed us of their plans for the operation of their business.

We feel that their business plan is very well thought out and they have given thoughtful environmental consideration for the construction and proposed operation of the Yurt. They have also kept their neighboring residents informed of their plans and taken their concerns into consideration.

Businesses that focus on wellness, especially in times like this, are very important for the wellbeing of our community and we support their plans for the development of this operation.

Please feel free to contact us if you have any questions regarding this letter.

Best regards,

Jim and Jean Blyth



Notice of Appeal

Subdivision and Development Appeal Board Enforcement Appeal Committee

Appellant Information			
Name of Appellant(s) Grant Allan Chapman and Jenna Lyn Latham			
Mailing Address 254069 Towers Trail		Municipality RVC	Province AB
Postal Code T4C2A3			
Main Phone # [REDACTED]	Alternate Phone # [REDACTED]	Email Address [REDACTED]	
Site Information			
Municipal Address 254065 Towers Trail, Cochrane		Legal Land Description (lot, block, plan OR quarter-section-township-range-meridian) Se Sec 28, Twp 25, R4 W5, Lot 1 Block 1	
Property Roll # unknown		Development Permit, Subdivision Application, or Enforcement Order # PRDP20212203	
I am appealing: (check one box only)			
Development Authority Decision <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order	
Reasons for Appeal (attach separate page if required)			
<p>The impacts of this discretionary use Development Permit to the adjoining property are significant, damaging, unsafe, interfere with our use and enjoyment, and MPC did not have all relevant information prior to their decision. Furthermore, the Applicant/Owner failed to notify RVC that the Appellants had previously provided numerous written correspondences and concerns, which the applicants repeatedly declined to address, nor further discuss with the appellants. As such, while we do support aspects of the approval, we are now specifically appealing untenable conditions of the approval associated with:</p> <ol style="list-style-type: none"> 1. The Variance allowing up to 16 business visits per day. It's noted that this approval did not specify the volume (#) of people nor does it consider the additional business visitation proposed under PRDP20210965. It also doesn't define the scope of the approval to adequately enforce it when the applicants host Special events or Special Function Businesses that are not in compliance with this approval in nature or size. This traffic increase is not supported as it will cause damage to RVC road condition creating dust, noise, fire risk, and servicing issues, while effectively changes the property's permitted uses of AG-SML to 95% non-agricultural. We are also appealing the approval of a site plan that proposes to use an easement which has not granted the right for the applicant or owner to use for client/customer business use. 2. The Variance allowing for business hours outside of 8:00 am - 5:00pm for a business which is located approximately 80-90 metres from our April 28th 2021 approved 2nd Dwelling unit. Its foreseeable that presumably 16 visitor vehicles plus several additional on and offsite employee vehicles at a time could be leaving the subject property at 10:00 PM, or arriving at 7:00AM (both in the dark for many days of the year), according to the Planning and Development Services Executive Summary set out in page 1 of Application PRDP20212203. We do not find this to be consistent with the residential and agricultural character of the area. In addition, the proposed access point to the property is a County elementary school children bus stop and our sole access point for our main dwelling, which our 4 young children aged between 5 and 9 years old use at 8:15am and 4pm, 5 days per week. 3. The approval of this application without a basic Traffic Impact Assessment, contrary to the guidance set out in Section 14.22 of the County Plan. Of note, the appellants are currently working with RVC Roads and the Town of Cochrane to move Towers Trail encroachment off of our property as currently all traffic headed west from Cochrane trespasses on our land. To increase traffic by up to 6205 vehicle or each of 12,410 vehicle per year (2 way) without redesigning/locating the intersection creates an unreasonable risk to Lot 2 Block 1 and county liabilities. 4. The approval of this Application without the condition that the applicants develop their own independent private road access to the business on their private land to Towers Trail, Town of Cochrane. Furthermore, a fencing servicing condition is warranted to ensure their guests and pets remain on the subject property on their southern and eastern bounds. <p>Generally, we wish to note the following:</p> <ol style="list-style-type: none"> 1. The proponents have demonstrated repeatedly over the last 25 months as their neighbours that they cannot prevent/contain their guests, pets, vehicles, fires, and livestock from trespassing onto ours, and the risk of such future trespasses is likely to increase as a result of the approval of this Development Permit. To quote Gwyn Butler, "my husband Rick (former Zone 1 RVC Councillor), and daughters Marni and Cori historically made a game of trespassing onto neighbouring lands to swim in the Jumping Pound Creek, despite being caught in the past. 2. We ask that the board consider and review all County information associated with the applicants many recent non-compliance and enforcement actions taken against them. In short, the Applicants have not demonstrated behaviour thus far which indicates that they are willing to be responsible enough, nor should be trusted, to run a Home-Based Business II from their lands without causing significant risk, damage, and inconvenience to neighbours. Our extensive compilation of supporting evidence and elaboration for how this approval unreasonably impacts our property will be provided upon request or during the hearing of the Appeal. 			

This information is collected for Rocky View County's Subdivision and Development Appeal Board or Enforcement Appeal Committee under section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP Act) and will be used to process your appeal and create a public record of the appeal hearing. Your name, legal land description, street address, and reasons for appeal will be made available to the public in accordance with section 40(1)(c) of the FOIP Act. Your personal contact information, including your phone number and email address, will be redacted prior to your appeal being made available to the public. If you have questions regarding the collection or release of this information, please contact the Municipal Clerk at 403-230-1401.

Appellant's Signature

Grant Chapman

Date

Aug 9-2021

Last updated: 2020 August 07

Jenna Latham
Aug 9-2021

Page 1 of 2



Decision of the Municipal Planning Commission

This is not a development permit

McConnach, Marni



Development file #: PRDP20212203
Issue Date: July 15, 2021
Roll #: 05828006
Legal description: Lot:1 Block:1 Plan:1811055; SE-28-25-04-W05M

The Municipal Planning Commission conditionally approves the following:

Description:

- 1) That a Home-Based Business, Type II, for health & wellness retreats, workshops, and classes, may operate on the subject parcel in accordance with the approved plans.
 - a. That the maximum number of business-related visits is relaxed from **8** to **16**.
 - b. That the maximum number of business-related signs is relaxed from **1** to **3**.
- 2) That three (3) freestanding directional signs may be installed on the subject property, in accordance with the approved plans.
 - a. The signs shall not exceed 0.50 sq. m (5.38 sq. ft.) in area or 1.50 m (4.92 ft.) in height, in accordance with the Land Use Bylaw (C-8000-2020).

Permanent:

- 3) That the number of non-resident employees shall not exceed two (2) at any time.
 - a. That an employee in this Home-Based Business is a person who attends on the property more than once in a seven (7) day period for business purposes.
- 4) That the operation of this Home-Based Business, Type II may generate up to a maximum of 16 business-related visits per day.
 - a. That for the purposes of this permit, one business-related visit would include client arrival and departure.
- 5) That the operation of this Home-Based Business shall be secondary to the residential use of the subject parcel.
- 6) That the Home-Based Business shall not change the residential character and external appearance of the land and buildings.

This is not a development permit

- 7) That the operation of this Home-Based Business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
- 8) That the Home-Based Business shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter considered offensive or excessive by the Development Authority and at all times the privacy of the adjacent residential dwellings shall be preserved and the Home-Based Business use shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
- 9) That the Home-Based Business shall be limited to the dwelling and accessory building.
- 10) That there shall be no outside storage associated with the Home-Based Business at any time.
- 11) That any site landscaping or screening elements approved with the application shall be maintained onsite at all times.
- 12) That there shall be a minimum of 16 parking stalls, including two (2) barrier-free, maintained on-site at all times, in accordance with the approved Site Plan. All customer and employee parking shall be restricted to the subject land and there shall be no offsite parking.
- 13) That no off-site advertisement signage associated with the Home-Based Business shall be permitted.
- 14) That there shall be no parking or signage in the County Road Right-of-Way at any time.
- 15) That all outdoor lighting shall be fully cut-off (shielded) light fixtures that direct light downward and designed to minimize light pollution, glare, and light trespass onto adjacent properties, while maintaining night-time, on-site safety, and security during evening operating hours.
- 16) That this Development Permit shall be valid until **August 31, 2022**.

Advisory:

- 17) That any other Federal, Provincial, or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
- 18) That the County's Noise Bylaw C-8067-2020 shall be adhered to at all times.
- 19) That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the yurt located on the subject site, to facilitate accurate emergency response.
Note: Municipal address is C 254065 Towers Trail.
- 20) That Building Permit PRBD20200630 shall be issued prior to any construction taking place, and that building occupancy is granted prior to commencement of business operation.

This is not a development permit

It is the responsibility of the applicant to meet and always follow the conditions outlined in this decision. Fines or enforcement action may occur if operating outside of the conditions of approval. Please contact Planning and Development Services at development@rockyview.ca or 403-520-8158 for assistance with this decision or the process for meeting development conditions.

An appeal of the Municipal Planning Commission's decision must be filed to the Subdivision and Development Appeal Board (SDAB) in accordance with section 686 of the *Municipal Government Act*. To file an appeal or for assistance with filing an appeal, please contact Legislative Services at sdab@rockyview.ca or 403-230-1401. More information on the SDAB can also be found at www.rockyview.ca.

Municipal Planning Commission



Al Schule, Vice-Chair

This is not a development permit



DEVELOPMENT PERMIT APPLICATION

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20212203
ROLL NO.	05828006
RENEWAL OF	-
FEES PAID	
DATE OF RECEIPT	May 19, 2021

APPLICANT/OWNER

Applicant Name: <u>Marni McConnach.</u>	Email: [REDACTED]
Business/Organization Name (if applicable): <u>The Yurt</u>	
Mailing Address: [REDACTED]	Postal Code: [REDACTED]
Telephone (Primary): [REDACTED]	Alternative: [REDACTED]
Landowner Name(s) per title (if not the Applicant): <u>Gwynneth Butler</u>	
Business/Organization Name (if applicable): [REDACTED]	
Mailing Address: [REDACTED]	Postal Code: [REDACTED]
Telephone (Primary): [REDACTED]	Email: [REDACTED]

LEGAL LAND DESCRIPTION - Subject site

All/part of: <u>SE 1/4</u>	Section: <u>2B</u>	Township: <u>2S</u>	Range: <u>04</u>	West of: <u>05</u>	Meridian	Division: <u>1</u>
All parts of Lot(s)/Unit(s): <u>1</u>	Block: <u>1</u>	Plan: <u>1811055</u>	Parcel Size (ac/ha): <u>20.46</u>			
Municipal Address: <u>254065 Towers Trail, Rocky View Co.</u>			Land Use District: <u>Ag-small PB.1</u>			

APPLICATION FOR - List use and scope of work

A 32 foot Yurt to be used as a Homebased business type II for small health & wellness related offerings such as yoga workshops, classes and events

Variance Rationale included: ☒ YES ☐ NO ☐ N/A DP Checklist Included: ☒ YES ☐ NO

SITE INFORMATION

a. Oil or gas wells present on or within 100 metres of the subject property(s)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
c. Abandoned oil or gas well or pipeline present on the property (Well Map Viewer: https://extmapviewer.aer.ca/AERAbandonedWells/Index.html)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
d. Subject site has direct access to a developed Municipal Road (accessible public roadway)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

AUTHORIZATION

I, MARNI MCCONNACH. (Full name in Block Capitals), hereby certify (initial below):
mm That I am the registered owner OR mm That I am authorized to act on the owner's behalf.
mm That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.
mm That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the Freedom of Information and Protection of Privacy Act.
mm Right of Entry: I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.

Applicant Signature [Signature]
 Date May 17, 2021

Landowner Signature [Signature]
 Date May 17, 2021



ROCKY VIEW COUNTY

HOME-BASED BUSINESS (TYPE II) BED AND BREAKFAST INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20212203
ROLL NO.	05828006
DISTRICT	A-SML p8.1

DETAILS	USE TYPE/LOCATION
Business-related area within: <u>N/A</u>	<input checked="" type="checkbox"/> Home-Based Business (Type II)
Principal dwelling <u>(m² / ft.²)</u>	<input type="checkbox"/> * Bed and Breakfast
Accessory building <u>(m² / ft.²)</u>	Located within:
Outdoors (for storage) <u>(m² / ft.²)</u>	<input type="checkbox"/> Existing Building OR <input checked="" type="checkbox"/> New Building

NOTE: If a new accessory building is proposed for Home-Based Business (Type II), submit the Accessory Building(s) - Information Sheet and related documents in addition to this form.

BUSINESS OPERATIONS

Business name: The YurtDescribe nature of business: A space for small classes, workshops, retreats and events can take place within the health & wellness sector. ie: Yoga workshops.

Any outdoor area on site being used for business purposes (other than storage/parking)? If yes, describe purpose:

fire pit and green space around the yurt.Days of operation: Monday - SundayHours of operation: M-F: 7^{am}-10^{pm} S+S 9^{am}-10^{pm}Total number of employees (including residents/applicant): 2

Part-time:

Full-time: ☒Number of non-resident employees: 0

Part-time:

Full-time:

Number of business-related vehicle visits per day: 16Per week: maximum of 112Location of business-related vehicle parking on site: West of Yurt, just behind (east) of tiny home on property.

Total number and type of vehicles used for business on site (Home-Based Business, Type II only):

16 standard cars/SUVs/trucks.

SCREENING AND SIGNAGE

Type of screening provided for outdoor storage area (Home-Based Business, Type II only):

☒ Landscaping (specify vegetation): Spruce trees.☐ Fencing (specify material and height): _____☐ Other (specify material and height): _____

Business signage proposed on site?

☒ YES - attach Signage - Information Sheet and documents☐ NO

ADDITIONAL SITE PLAN REQUIREMENTS

☒ Location of parking area☒ Location and dimensions of proposed outdoor storage area(s)☒ Location and type of existing/proposed screening (landscaping, fence etc.), specifically for outdoor storage☒ Location of any proposed signage

* Bed and Breakfast shall not be permitted in a principal dwelling which has an existing Home-Based Business (Type I) or Home Based Business (Type II) uses. Land Use Bylaw, C-8000-2020

Applicant Signature

Date

May 17, 2021



SIGNAGE - GENERAL

INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	PRDP20212203
ROLL NO.	05828006
DISTRICT	A-SML p8.1

SIGN DETAILS	SIGN 1	SIGN 2	SIGN 3	SIGNAGE LIST
Located on or off-site?	on	on	on	Sign Type: <ul style="list-style-type: none"> Awning/Canopy Billboard Digital Display Fascia Freestanding Inflatable Portable Projecting Roof Purpose of Sign: <ul style="list-style-type: none"> Advertisement Directional Information
Indicate Sign Type:	freestanding	free standing	free standing	
Area of sign (m ² / ft. ²)	804 sq inches	177 square inches	804 sq inches	
Length of sign (m / ft.)	circle 32' inches	circle 15' inches	circle 32' inches	
Width of sign (m / ft.)	" "	" "	" "	
Height from grade to bottom of sign (m / ft.)	2.5 feet	flush	1.5 feet	
Indicate Sign Purpose:	Directional	Directional	Directional	
Attached to: structure, building, or vehicle?	structure (fence)	structure (address sign)	structure (fence)	
Method of support	Screws	screws	screws	
Sign material	wood	wood	wood	
Sign illuminated?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

NOTE: For digital display signs, attach *Signage - Digital Displays Information Sheet* along with this form.

SPECIFIC SITE PLAN REQUIREMENTS

Required on the Site Plan in addition to DP Checklist - General requirements (select if provided):

- ☒ Show sign location/setbacks in relation to property boundaries and buildings
- ☒ Distance from sign to another similar/distinct sign if present on site (indicate all sign types)
- ☐ Distance from sign to overhead power and service lines, and/or road right of ways (as applicable)
- ☒ Distance from sign to highway, public roadway, and/or back of curb (as applicable)

SIGN ELEVATIONS AND DESIGN

Required in addition to DP Checklist - General requirements (select if provided):

- ☐ Minimum clearance above grade to bottom of sign (for awing/canopy, billboard, and projecting signs)
- ☐ Dimensions of sign projection from structure, building, or vehicles (as applicable)
- ☒ Design samples/digital sketches including sign content, structure, dimensions etc.
- ☒ Type of sign construction and finishing to be utilized
- ☒ Photographs of the proposed site showing adjacent properties and signs within approximately 30.0 m (98.43 ft.) of the proposed sign location
- ☒ Photographs of site and structure(s)/building(s) identifying proposed sign location
- ☐ Details of illuminated or digital signs (For digital signage, *Signage - Digital Displays Information Sheet* to be completed in accordance with Section 212 of the Land Use Bylaw)

Refer to Section 92(r) of the Land Use Bylaw C-8000-2020 for signs not requiring a development permit.

Refer to Signage regulations under Sections 151-153 and 212-224 for sign specific requirements.

Applicant Signature

Date May 17, 2021



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

LETTER OF AUTHORIZATION – PLANNING AND DEVELOPMENT SERVICES

I, (We) Gwynneth Butler (print name) Owner 1

_____ (print name) Owner 2

being the owner(s) of: Lot: 1 Block: 1 Plan: 1811055

Legal Description:

NW/NE/SE/SW ¼ Section SE 28 Township 25 Range 04 West of 05 Meridian

give Marni McConnach (print name of Applicant) permission

to act on my (our) behalf for the following application at the above-noted property (**select one**):

- ☒ Development Permit
- ☐ Subdivision
- ☐ Redesignation
- ☐ Local Plan

G. Butler
Owner 1 Signature

Owner 2 Signature

May 5, 2021
Date Signed



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 957 256 1811055;1;1 181 100 650

LEGAL DESCRIPTION

PLAN 1811055

BLOCK 1

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 8.28 HECTARES (20.46 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 5;4;25;28;SE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 181 100 605

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 100 650	16/05/2018	TRANSFER OF LAND	\$300,000	NOMINAL

OWNERS

GWYNNEETH BUTLER

[REDACTED]
[REDACTED]
[REDACTED]

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
2115ID .	25/10/1960	CAVEAT CAVEATOR - THE ALBERTA GAS TRUNK LINE CO LTD. "3.03 ACRES ON PLAN ATTACHED"
1349IR .	28/12/1962	CAVEAT CAVEATOR - THE ROYAL TRUST COMPANY. AFFECTED PLAN: 10569ID
2391KQ .	20/01/1970	UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

181 100 650

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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GRANTEE - THE ALBERTA GAS TRUNK LINE CO LTD.
 AS TO PORTION OR PLAN:1056ID
 "3.03 ACRES"

2818KR	20/05/1970	CAVEAT CAVEATOR - PENGROWTH ENERGY CORPORATION. PO BOX 20176, BVRP CALGARY ALBERTA T2P4L2 AGENT - BOB ROSINE "AS TO AN UNDIVIDED 1/2 INTEREST" (DATA UPDATED BY: TRANSFER OF CAVEAT 121016107) (DATA UPDATED BY: CHANGE OF ADDRESS 121212679)
2819KR	20/05/1970	CAVEAT CAVEATOR - PENGROWTH ENERGY CORPORATION. PO BOX 20176, BVRP CALGARY ALBERTA T2P4L2 AGENT - BOB ROSINE "AS TO AN UNDIVIDED 1/2 INTEREST" (DATA UPDATED BY: TRANSFER OF CAVEAT 121016107) (DATA UPDATED BY: CHANGE OF ADDRESS 121212679)
801 003 868	09/01/1980	UTILITY RIGHT OF WAY GRANTEE - ALBERTA ETHANE DEVELOPMENT COMPANY LTD. AS TO PORTION OR PLAN:7911140 "TAKES THE PRIORITY OF C. 791119742 REG'D 28 07 1978--AS TO AN UNDIVIDED 1/4 INTEREST" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 041294369)
801 003 869	09/01/1980	UTILITY RIGHT OF WAY GRANTEE - ALBERTA ETHANE DEVELOPMENT COMPANY LTD. AS TO PORTION OR PLAN:7911140 "INSTR. 801003869 TAKES PRIORITY OF CAVE NO. 78119743 REGISTERED 28 07 1978--AS TO AN UNDIVIDED 1/4 INTEREST" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 041294370)
801 003 873	09/01/1980	UTILITY RIGHT OF WAY GRANTEE - ALBERTA ETHANE DEVELOPMENT COMPANY LTD. AS TO PORTION OR PLAN:7911140 "TAKES PRIORITY OF CAVE 781124439 REGISTERED 04 08 1978--AS TO AN UNDIVIDED 1/2 INTEREST" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

181 100 650

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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OF WAY 041294370)

821 067 096 20/04/1982 UTILITY RIGHT OF WAY
 GRANTEE - FOOTHILLS PIPE LINES (ALTA). LTD.
 AS TO PORTION OR PLAN:8011413
 "TAKES THE PRIORITY OF CAVE 801156839 REGISTERED 01
 10 1980--AS TO AN UNDIVIDED 1/2 INTEREST"

821 067 098 20/04/1982 UTILITY RIGHT OF WAY
 GRANTEE - FOOTHILLS PIPE LINES (ALTA). LTD.
 AS TO PORTION OR PLAN:8011413
 "TAKES THE PRIORITY OF C. 801157779 REG'D 02 10
 1980--AS TO AN UNDIVIDED 1/4 INTEREST"

821 067 099 20/04/1982 UTILITY RIGHT OF WAY
 GRANTEE - FOOTHILLS PIPE LINES (ALTA). LTD.
 AS TO PORTION OR PLAN:8011413
 "INSTR. 821067099 TAKES THE PRIORITY OF CAVE NO.
 801156840 REGISTERED 01 10 1980--AS TO AN UNDIVIDED
 1/4 INTEREST"

831 199 531 31/10/1983 CAVEAT
 RE : AMENDING AGREEMENT
 CAVEATOR - FOOTHILLS PIPE LINES (ALTA). LTD.
 801 7 AVENUE S.W., CALGARY
 ALBERTA T2P3P7
 AGENT - N M GEE
 "AS TO AN UNDIVIDED 1/4 INTEREST"

831 199 535 31/10/1983 CAVEAT
 RE : AMENDING AGREEMENT
 CAVEATOR - FOOTHILLS PIPE LINES (ALTA). LTD.
 801 7 AVENUE S.W., CALGARY
 ALBERTA T2P3P7
 "AS TO AN UNDIVIDED 1/2 INTEREST"

831 199 616 31/10/1983 CAVEAT
 RE : AMENDING AGREEMENT
 CAVEATOR - FOOTHILLS PIPE LINES (ALTA). LTD.
 801 7 AVENUE S.W., CALGARY
 ALBERTA T2P3P7
 AGENT - NORMA M GEE
 "AMENDING AGREEMENT NO. 821067099--AS TO AN
 UNDIVIDED 1/4 INTEREST"

881 124 615 20/07/1988 UTILITY RIGHT OF WAY
 GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
 LIMITED.
 "PORTION DESCRIBED IN INSTRUMENT--AS TO AN
 UNDIVIDED 1/4 INTEREST"

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

181 100 650

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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881 124 616	20/07/1988	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. "PORTION DESCRIBED IN INSTRUMENT--AS TO AN UNDIVIDED 1/2 INTEREST"
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881 124 620	20/07/1988	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. "PORTION DESCRIBED IN INSTRUMENT--AS TO AN UNDIVIDED 1/4 INTEREST"
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951 266 045	21/11/1995	UTILITY RIGHT OF WAY GRANTEE - AGT LIMITED. AS TO PORTION OR PLAN:9511877 TAKES PRIORITY OF CAVEAT #951017263 REGISTERED 1995/01/16
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181 076 748	17/04/2018	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AGENT - LOGAN MURIAS
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181 100 607	16/05/2018	EASEMENT AS TO PORTION OR PLAN:1811056 OVER AND FOR BENEFIT OF: SEE INSTRUMENT
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181 100 608	16/05/2018	CAVEAT RE : DEFERRED RESERVE CAVEATOR - ROCKY VIEW COUNTY. 911 - 32ND AVENUE NE CALGARY ALBERTA T2E6X6
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181 188 058	31/08/2018	UTILITY RIGHT OF WAY GRANTEE - NOVA GAS TRANSMISSION LTD.
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TOTAL INSTRUMENTS: 022

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF MARCH,
2021 AT 01:02 P.M.

ORDER NUMBER: 41183060

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

181100607

ORDER NUMBER: 41051574

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

THE LAND TITLES ACT

ACCESS EASEMENT

I/WE, TANNIS HUSHAGEN, ROBERT BUTLER, AND GWYNNETH BUTLER (hereinafter called "the Grantor") being registered **owner** of an estate in fee simple subject, however, to such encumbrances, liens and interests as are notified by Memorandum underwritten, in all that certain tract of land situate in the Province of Alberta being the **Servient Lands** and legally described as:

Lot 2, Block 1, Plan 181 1055

Within Part of S.E. ¼ Sec. 28, Twp. 25, Rge. 4, W.5th Mer.

Excepting Thereout All Mines and Minerals

(hereinafter referred to as "the said lands")

DOES HEREBY, in consideration of the sum of ONE (\$1.00) DOLLAR paid to the Grantor, the receipt whereof is hereby acknowledged, and in consideration of the covenants and conditions herein contained grant and transfer unto TANNIS HUSHAGEN, ROBERT BUTLER, AND GWYNNETH BUTLER (hereinafter called "the Grantee") a right, license, privilege and easement to use that portion of the said **Servient Lands** and premises (hereinafter called "the right-of-way"), more particularly described as follows: *all that portion taken as shown on the Access Right-of-Way Plan No. 181 1056*.

The said portions to be used for Access to lands, being the Dominant Lands, adjacent to the said lands with the **Dominant Lands** being owned by the Grantee and legally described as:

Lot 1, Block 1, Plan 181 1055

Within Part of S.E. ¼ Sec. 28, Twp. 25, Rge. 4, W.5th Mer.

Excepting Thereout All Mines and Minerals

1. The Grantee shall have the right to do whatever may be requisite for the enjoyment of the rights herein granted, including the trimming and removal of all parts of trees within the right-of-way.
2. Upon the execution of those present and at all times hereafter, the Grantee (its agents, employees and contractors and with or without vehicles, machinery and equipment) may enter upon and occupy the right-of-way.
3. The Grantee shall be entitled to obtain access to the said right-of-way for the purposes aforesaid, across the said lands. The Grantee shall indemnify and save harmless the Grantor from any and all damage, loss or expense suffered by the Grantor or anyone claiming under the Grantor as a result of the exercise by the Grantee of the power given to the Grantee by this paragraph, and the Grantee shall restore the said lands to the same condition in which they were prior to the exercise by the Grantee of the right granted by this paragraph.

4. The Grantor agrees that the municipal services to be constructed, installed and maintained under the said right-of-way by the Grantee shall remain chattels and notwithstanding any rule of law to the contrary, shall remain property of the Grantee.
5. The Grantor will not erect any improvements buildings or structures upon, over or under the right-of-way without consent of the Grantee.
6. The Grantor agrees that the Grantee performing and observing the covenants and conditions herein contained shall peaceably hold and enjoy all the rights, privileges, liberties and covenants hereby granted.
7. The Grantor shall have the right to use and enjoy the said right-of-way so long as such use and enjoyment does not interfere with the rights granted to the Grantee pursuant to this easement.
8. The Grantee shall at all times, indemnify and hold harmless the Grantor from any and all liabilities, damages, costs, claim, suit or action arising from or in any way related to the exercise by the Grantee or the servants, agents or contractors of the Grantee of any of the rights granted by this easement.
9. This Easement shall not be removed without written consent from Rocky View County.
10. All notices to be given hereunder shall be delivered by registered letter addressed, or such other addresses as the Grantor and Grantee may respectively from time to time designate in writing, and any such notice shall be deemed to have been given to and received by the addressee 14 days after mailing thereof; postage prepaid:

To the Grantor: Name Tannis Huslagen, Robert Butler and Gwynneth Butler
 Address 254069 Towers Trail 254065 Towers Trail


To the Grantee: Name Tannis Huslagen, Robert Butler and Gwynneth Butler
 Address 254069 Towers Trail 254065 Towers Trail
11. This easement is and shall be of the same force and effect to all intents and purposes as a covenant running with the land, and these presents, including all the terms and conditions herein contained, shall extend to, be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the Grantor and Grantee respectively.

IN WITNESS WHEREOF the Grantor has hereunto subscribed and set his signature and the Grantee have caused to be hereunto affixed his signature on this 4th day of December 2017.

FOR: THE GRANTOR


Signature of Witness

Rachel De Castro
Witness: Print Name

 Jennifer Hoshage
Butler

FOR: THE GRANTEE


Signature of Witness

Rachel De Castro
Witness: Print Name

 Jennifer Hoshage
Butler

AFFIDAVIT OF EXECUTION

Plan prepared by

ARTHUR M. MILLER, A.L.S.
AMAR SURVEYS LTD.

Registration Information

FTP Site: FTPSP420

File Number: 17SUB2082

Drawing: 17SUB2082ROW.dwg

I, Karen Barrett of the Town of Cochrane, in the Province of Alberta, make oath and say that:

1. I was personally present; ROBERT BUTLER
TAMMIS HUSHAOKIN
SUNNIE BUTLER who, on the basis of the identification provided to me, I believe to be the persons named in the annexed instrument, duly sign the instrument;
2. The instrument was signed at the Town of Cochrane, in the Province of Alberta, and I am subscribing witness thereto.
3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at

Town of Cochrane,

in the Province of Alberta,

this 4th day of December 2017

K Barrett

A Commissioner for Oaths in and for
the Province of Alberta.

Deca Swo

Signature of Witness

KAREN L BARRETT

A Commissioner for Oaths

in and for the Province of Alberta

My Commission Expires March 30, 2019

Marni McConnach

May 17, 2021

Building Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

RE: Development Permit + Home Based Business Type II Plus Variance
+ Signage Permit Application

I have grown up on what we have called our "Field of Dreams" the property where I was raised for the past 23 years and where my husband and myself continue to reside in a tiny home next door to my mother. We have experienced great joy and peace living on this incredible piece of land that was once part of the historical Wine Glass Ranch. I have always dreamed of welcoming others to enjoy this "sanctuary" while being a steward of the land.

Our proposed project of The Yurt is our way of making this dream into a reality as an environmentally low impact, quiet retreat from the bustle of life. My husband and I built this Yurt this past December (2020) with building permit approval #PRBD20200630 to run small events, wellness workshops, classes and retreats.

The operational details are provided below:

1. **Days:**

We intend to run Yurt programming 1-2 times each day of the week, Monday-Sunday. This could be a yoga class in the morning and a yoga workshop in the evening or a half day or full day retreat on the weekend. There will also be days where there are no offerings scheduled at all. The business will not operate as a steady revolving door, but instead provide off scheduled offerings where sign up and registration will be required beforehand.

2. **Hours:**

The Land Use Bylaw states that Home-Based Business (Type II) shall not operate between the hours of 18:00 and 8:00 if the business generates noise. Because we will not be generating noise (peace and quiet is an important element of the business itself) we intend to operate between the hours of 7am and 10pm from Monday-Friday and 9am-10pm on weekends.

According to Rocky View's Noise Bylaw: "daytime" means the period: (i) beginning at 7:00 A.M. and ending at 10:00 P.M. of the same day on weekdays and; (ii) beginning at 9:00 A.M. and ending at 10:00 P.M. of the same day on a weekend.

We are very sensitive to noise factors ourselves being the nearest adjacent resident to the Yurt so we intend to be diligent in this matter. We fully intend to keep all business operation noise levels to a minimum so we can maintain the peaceful quiet of nature that we value so greatly.

3. Employees:

My husband and myself will be the only employees. We will be in charge of locking and unlocking the Yurt each day, creating the schedule and registering and managing clients.

4. Parking and Site Access: Image 6

Designated parking can be found in **Image 1** highlighted with the yellow star or **Image 6** for a closer picture. Parking will include barrier-free outdoor parking stalls and will be freely accessible during the periods of facility operation. There is no vertical clearance to report.

According to the Land Use Bylaw, a Home Based Business (Type II) must have 2 additional stalls to the dwelling. Because we will not have more than 16 visitors (if variance approved) at once, the parking lot will accommodate a maximum of 16 cars.

If we were to have building stalls in accordance to the Recreation (Public) standards it would be 5 cars per 100.0 m² (1076.39 ft²) gross floor area. The Yurt is 804 square feet and therefore a minimum of 7 stalls are suggested. However, we will ensure a minimum of 8 parking stalls with a maximum of 16 if our variance is approved.

Parking is located directly off the existing gravel driveway at a 459 feet away from the Yurt. Clients will then walk along a pathway to the Yurt for program sessions. This ensures minimal environmental impact, makes the Yurt more visually appealing for neighbouring properties and enhances our low impact philosophy. We do not want to have a parking lot in the middle of the open field near the Yurt. We wish for the Yurt and space around it to be a tranquil destination thereby encouraging more connection to nature. The walking path leading from the parking lot to the Yurt can be reached by car across the field surface if it is required for emergency/accessibility purposes and for maintenance/servicing needs.

An existing approaching gravel driveway leads up to the parking lot area and would only need to be extended to accommodate the parking area. The types of visitor vehicles expected will be cars, trucks, vans and SUV's. The parking lot dimensions for 16 cars will be 69 ft. x 63 ft.

Traffic will be managed by having start and end times for Yurt functions where cars are flowing in during designated times in one direction to enter and again to exit. There is

enough space on the driveway (16 feet width) to have cars pass. There is also an existing roundabout (**Image 6**) which cars can use to allow for passing vehicles.

5. Signage: Image 9

We have attached our Signage information sheet and photos detailed in image 9.

6. Landscaping: Image 7

The majority of the focus for landscaping is on trees to offer the maximum amount of privacy for ourselves and our neighbours. Spruce trees ranging from 4 - 15 feet tall will be planted around the Yurt and property lines to create privacy through visual/sound screening and maintain consistency of appearance with the rest of the property. We plan to transplant ~20 existing property trees (4-10 feet spruce trees) in 2021 with additional larger spruce trees (10-15 feet) each subsequent year to build up continued privacy screens. We are moving trees using a professional tree spade. We will consult with landscape specialists on additional plants that are native and will grow well on our land.

We will maintain the Landscape Standards of Section 260 in the Land Use Bylaw of

- One tree for every 40.0 m² (430.56 ft²) of the required landscaped area, to a minimum of four trees.
- One shrub for every 60.0 m² (645.83 ft²) of landscaped area shall be provided, to a minimum of six shrubs.

Method of watering: Transportable water tank.

7. Outside Storage:

A small outdoor storage shed for firewood is located near the Yurt and does not exceed 400.0 m². Dimensions: 47"x145" and 79" tall.

8. Lighting:

All indoor and outdoor lighting will operate using solar power. Small solar powered lights will be illuminated near the parking lot and along the footpath that goes from the parking lot to the Yurt. These lights will illuminate the path (**image 6**), not up in the sky and for safety purposes. A small motion detector outdoor light at the Yurt entrance will ensure safety to visitors entering and exiting the building when it is dark outside. This light will be ground level and illuminate towards the yurt to reduce any light pollution to adjacent properties (**image 5**). Protecting the dark night sky as much as possible is of high value to us.

9. Bathroom facilities:

We are presently looking at two options for outdoor bathroom facilities and are willing to work with Rocky View on the most suitable option. Bathroom facilities will be placed

We are presently looking at two options for outdoor bathroom facilities and are willing to work with Rocky View on the most suitable option. Bathroom facilities will be placed several feet away from the doors on the East side of the Yurt (**image 11**). We are choosing not to tie into an existing septic line because it is cost prohibitive, disruptive to the land and we would like to create a more eco-friendly/off grid option. The two options are outlined below.

- 1) Compost Toilet: Similar to many eco-friendly venues, a small building adjacent to the Yurt would house a compost toilet. Contents would then be disposed of safely on a regular basis.
 - 2) Porta-Potty: We would purchase a porta-potty and construct an attractive wood shell exterior siding consistent with the look and feel of the Yurt and environment. This porta-potty would then be professionally serviced as needed. A local company has been approached who has already agreed to sell and service a porta-potty if we go with this option.
10. **Garbage and Recycling:** Only small daily amounts of garbage/recycling will need to be collected based on the types of activities that occur within the Yurt. Indoor bins will be provided and garbage/recycling disposed of at the nearby Cochrane Ecocentre. No disposal bins will be located outside the Yurt.

VARIANCE:

We are applying for a variance to our permit regarding the amount of business related vehicles we are allowed per day. According to the Land Use Bylaw Home-Based Business (Type II) may generate up to eight (8) business-related visits (cars) per day as an Agricultural Small District. Eight (8) cars allowable per day will make it very difficult to operate a successful business.

Our business plan is to provide intimate gatherings utilizing yoga mats, pillows or chairs on the floor. Our primary business goal is to provide opportunities for people to gather in restorative spaces for enhanced mental, emotional and physical well-being. Post Covid, we anticipate that mental health and well-being opportunities will be in demand. With only 8 vehicles a day we are unable to build strong and impactful community support groups. Therefore, we are requesting an increase to 16 business-related vehicles per day. Further, 16 visits would allow flexibility for two small gatherings each day such as a morning and an evening yoga class. Class sizes would be capped appropriately to accommodate the limited cars allowed daily.

We have met and talked with surrounding neighbours and have received very positive feedback regarding the Yurt's visual and activity impacts (**letters of approval attached**). Neighbours were emailed December 14, 2020 with our general plans, then followed up with more detail and an invite to visit the Yurt during March, 2021. Neighbours provided valuable feedback which we welcomed and have made efforts to mitigate any concerns. Being open about our plans is

important to us as we have maintained good relations with our neighbours for over 23 years and want to keep it that way.

We are very mindful of the impact we may cause to surrounding land parcels so we are actively seeking out strategies to mitigate any negative impacts outlined below.

1. Driveway Easement: Access to our property is from a driveway easement with the adjacent property at 254069 Towers Trail. There is 656 feet of shared driveway to boundary lines. **(see image 1 and image 8)**. This shared driveway and entrance could pose a concern for the adjacent landowners due to an increase in business related traffic. Below we will outline how we plan to mitigate any negative impacts our variance of 16 over 8 vehicles a day may have.
 - a. Reduced speed limit on driveway: Clients will be required to keep to a posted 30 km/hour speed limit which would be expected of any visitor regardless. Children and animals are on the property and need to be safe. A reduced speed limit will:
 - i. Reduce dust from the gravel road
 - ii. Ensure safety to cars and pedestrians
 - iii. Reduce the sound of traffic
 - b. Flow of traffic: Traffic will be entering at specific times depending on the exact schedule and exiting afterwards. This will create a flow of traffic that can be accommodated on the driveway. There is enough space on the driveway (16 feet width) to have cars pass if necessary. Additionally, there is a roundabout **(Image 6)** which cars can use to allow vehicles to pass.
 - c. Request guests to car-pool when possible.
 - d. Maintenance of the joint driveway access from the split in the driveway has historically been our ongoing responsibility (grading/gravelling/shovelling) which we will continue.
2. Privacy: We highly value our own privacy therefore are very mindful of privacy impacts for those living adjacent to us:

Our most directly affected neighbours have plans for building an accessory dwelling/ vacation rental and eco-tourism business adjacent to our property **(see image 4)**. Our joint business activities will increase the general use of the road easement and impact the visual landscape of the area.

This proposed accessory dwelling/vacation rental home will be directly south of the current Yurt **(see image 4)** and will be at a higher elevation than the Yurt which is nestled into a low and unassuming part of the natural landscape. Although this new proposed neighbouring accessory dwelling would directly impact the privacy of both our property's primary private residential dwelling and the privacy of the Yurt, we plan to mitigate these negative impacts as follows:

- a. Cooperation and Communication: We will commit to maintaining increased and ongoing communication with all affected neighbours in order to ensure we address any concerns as they arise.
- b. Trees: We will be planting mature trees around the Yurt and along property and visual lines between the Yurt and the neighbouring proposed accessory dwelling. This will aid in providing privacy for both our visitors and for the adjacent vacation rental. **See image 7.** We hope the neighbour will also make efforts to do the same on their side of the fence.
- c. Fence Line: There is a fence separating the two parcels which is a clear marker of property lines and will deter any visitors from trespassing.
- d. Signage: Directional signage to the Yurt will reduce guests having difficulty finding the Yurt.
- e. Both the parking lot and Yurt are located completely out of view from the neighbour's private dwelling's direct line of sight. Conversely, their accessory dwelling unit is and will be directly affecting our line of sight and privacy.

Thank you for your consideration of our permit application.

Regards,

Marni and Kevin McConnach



COCHRANE

TOWERS TRAIL

STONEY INDIAN
RESERVE NO.
142, 143-144

GEORGE FOX TRAIL

HWY 22

HWY 1A

COCHRANE

R-CRD

TOKI RD

A-SML

32

33

29

26

A-SML
p8.1

A-SML

A-SML
p8.1

20

21

22

23

TOWERS TRAIL

17

16

15

14

RCERD 43

R-RUR
p4.0

TWP RD 252

22

HWY 22

A-SML

A-SML
p12.1

A-SML
p8.1

TAYLOR TERRACE



Questions about your permit, please contact: ph: 403-230-1401 and ask to speak with a Safety Codes Technician or email: building@rockyview.ca

BUILDING PERMIT	DATE ISSUED	31 Jul 2020	EXPIRATION DATE	31 Jul 2021	ROLL #	05828006	PERMIT #	PRBD20200630
------------------------	--------------------	-------------	------------------------	-------------	---------------	----------	-----------------	--------------

15-Garage/Carport/Accessory Tent
Structure

Yurt - Workshop with Wood Fireplace

Municipal Address	254065 TOWERS TRAIL, Rocky View County AB						Unit/Bay #	
Legal Description	Lot 1	Block 1	Plan 1811055	Pt. SE	Sec.28		Twp. 25	Rge. 04 W05M

Property Owner	Butler, Gwynneth				Phone:		Res/Cell:	
Applicant	Butler, Gwynneth				Bus:		Fax:	
					Phone:		Res/Cell:	
					Bus:		Fax:	

Floor Area: 66 sq m	The personal information provided as part of this application is collected under the Safety Codes Act and the Municipal Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, safety codes compliance verification and monitoring and property assessment purposes. The name of the permit holder and the nature of the permit is available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact Rocky View County.		Existing DW. Units: 1	No. of Acres: 20.46
Storeys: 1			New DW. Units: 0	Estimated Value: \$30,000.00
Exterior Finish: canvas			I certify that I am the named owner/agent in this application	
Fireplace:			SIGNATURE <original signed>	
ALL PERMITS REQUIRE INSPECTIONS FOR BUILDING INSPECTIONS CALL 403.520.1656				
Permit: \$270.00	Development Permit	Permit Issued By		
	No.	John Kennedy	D#: 9338	
SCF: \$10.80	Date issued:	Building Inspector	Signature	Date Issued:
Permit Cost: \$280.80		Subject to conditions on plans and in plan examination report 31 Jul 2020		

Warning: In accordance with the provision of the Alberta Building Code, no person shall use or occupy or allow the occupancy of any building, or part thereof, unless the owner has obtained an occupancy permit from Rocky View County.

The above signed hereby applies for a permit according to the Plans and Specifications herewith submitted and agrees to comply with all Bylaws and Municipal regulations, it being expressly understood that the issuing of a permit does not relieve the applicant from complying with all said Bylaws of Municipal regulations, though not called for in the specifications or shown on the plans submitted. The applicant further agrees that if a permit is revoked for any cause or irregularity or non-conformance of the said Bylaws or Regulations that in consideration of the issuing of the permit all claims are waived arising therefore against the Corporation of Rocky View County.

2.2.10.9. Responsibility for Compliance

1) Neither the issuance of a permit, nor inspections made by the authority having jurisdiction, shall in any way relieve the owner of a building from full responsibility for carrying out the construction or having the construction carried out in accordance with the requirements of the Safety Codes Act and regulations made pursuant to that Act, this Code, or the permit, including compliance with any special conditions required by the authority having jurisdiction.

Proposed Signage (Continued)

Sign 1
32'
Wood



Sign 2
32'
Wood

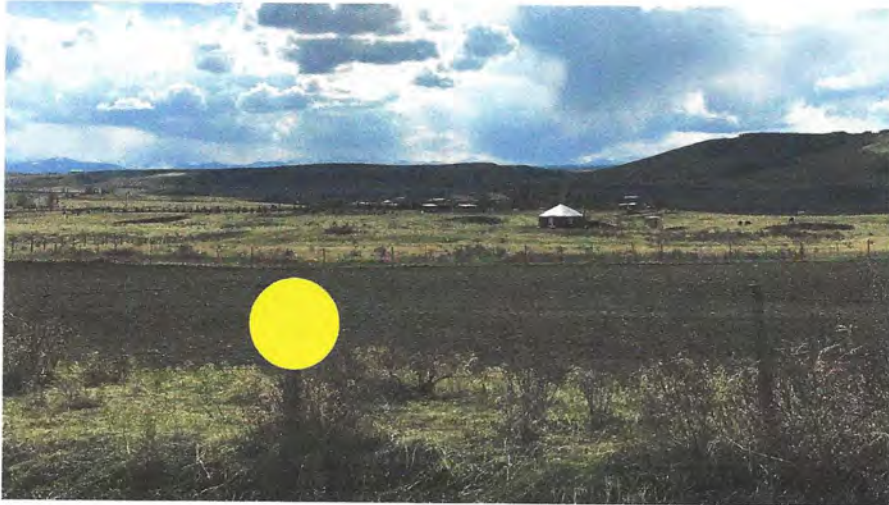


Sign 3
15'
Wood



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



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

Building Permit: #PRBD20200630

Diameter: 32 ft

Height: 13 ft. 8 Inches

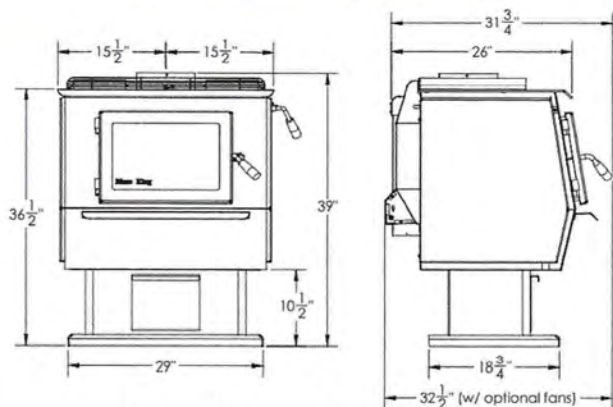
Open concept design to accommodate a range of offerings. One wood stove oven and firewood shelf. Hearth pad 64"x58"

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.

APPLIANCE DIMENSIONS—King Ultra KE1107UBK



Blaze King Model "King Ultra"
Wood Stove

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: ●



Project: 32 feet diameter Yurt installation,
254065 Towers Trail, Alberta.

Date: March 19, 2021.

Legal: Lot 2, Block 1, SE ¼ Sec 28, TWP 25, Range 4, W 5th M.

Subject: Review of the as-built structural of the Yurt at the above location.

To whom it may concern.

As per the request of the builder, a review of the as-built structure of the Yurt at the above location and following are the comments.

Foundation:

34 feet x 34 feet hexagonal foundation pad with 32 feet diameter 4" thick concrete slab on top for the yurt structure has been built as per approved drawing. Refer to attached photographs below.



Recommended to install 4" diameter weeping tile around the foundation and was done as per recommendation as shown in the photograph below.



Yurt Structure and installation:

An over all reviewed of the as-built structure was conducted On January 20, 2021. Refer to attached photos below.



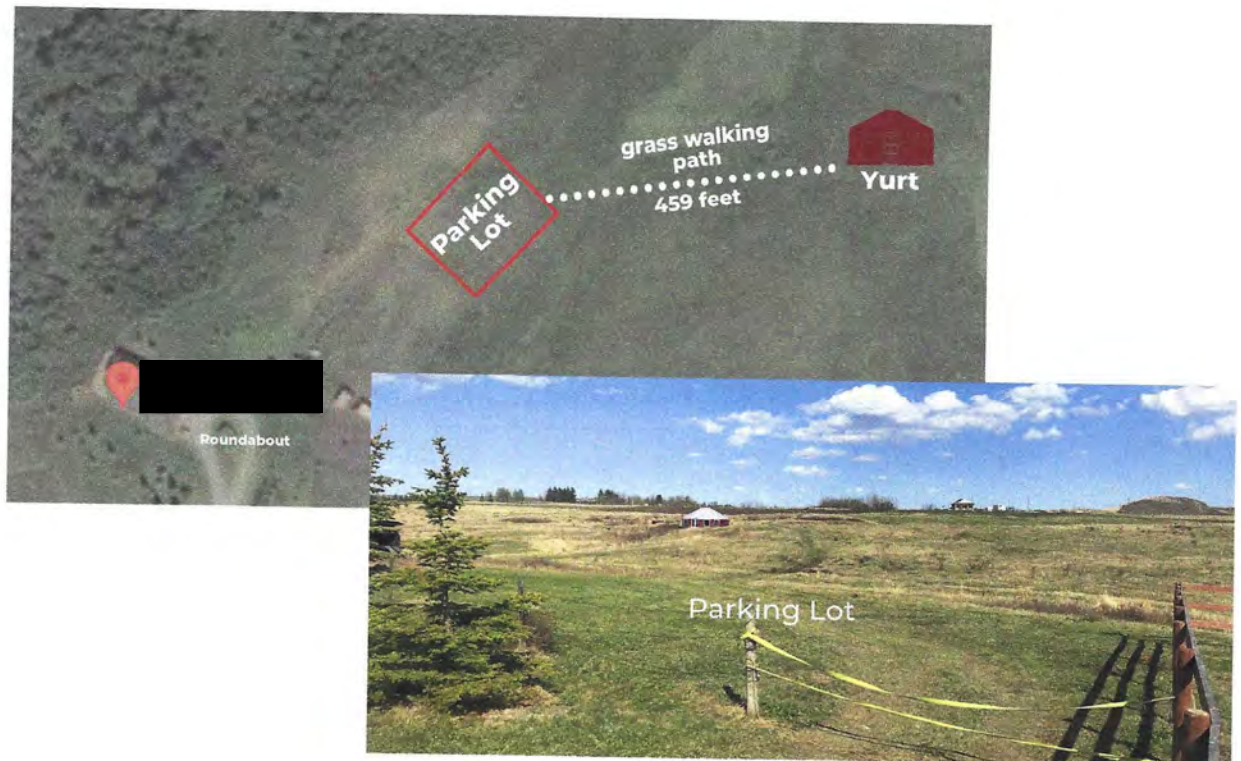
Certified that all the structural work for the concrete foundation the platform for the Yurt and the installation of the Yurt structure is adequate and as per my review no further work will be necessary.

If you require further information, please contact under signed at your convenience.

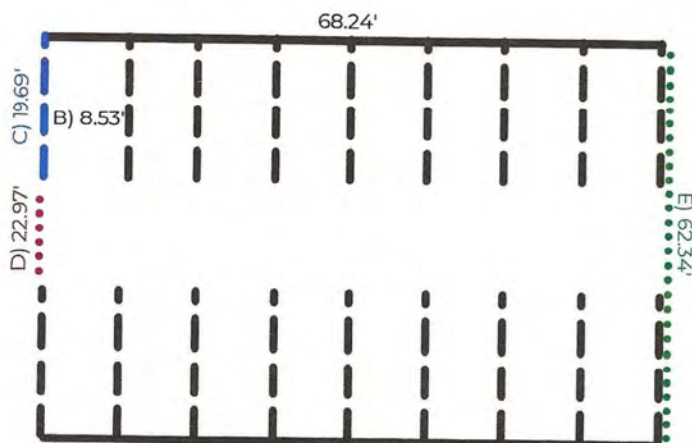


March 19, 2021
Arup Goswami, P.Eng.

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.)



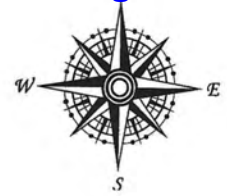
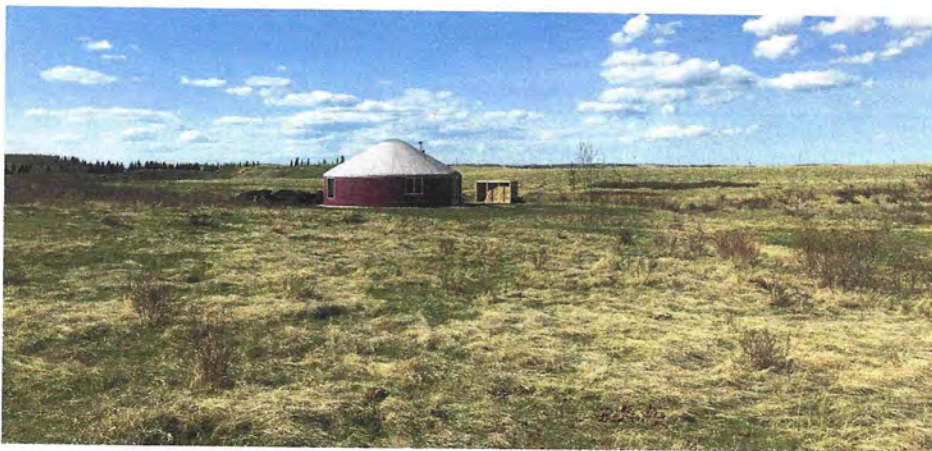
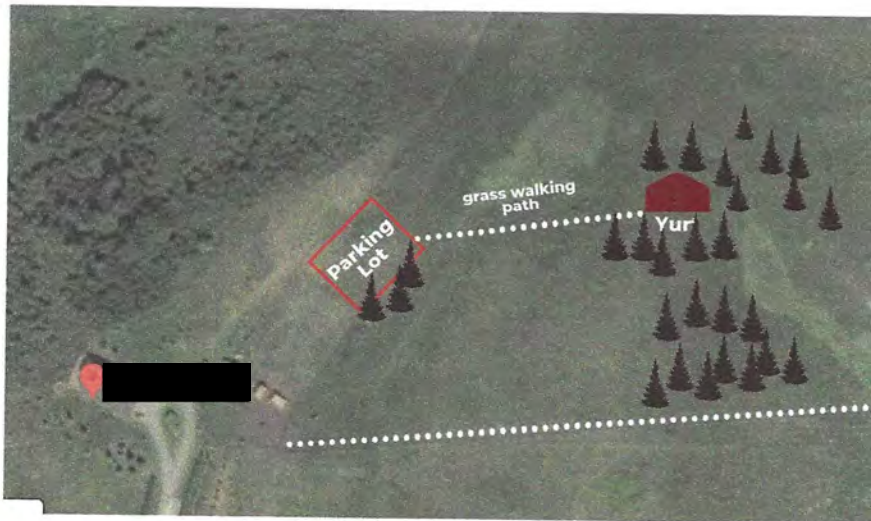


Image 7: Landscaping

Proposed



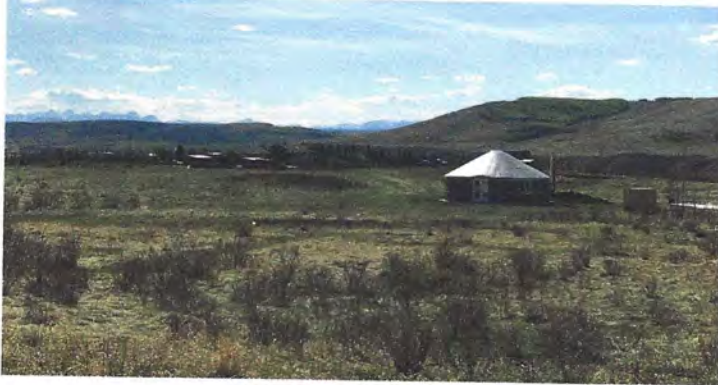
Trees will be located around the Yurt and South side for privacy



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

Image 10: Photos of all sides of site
May 17, 2020

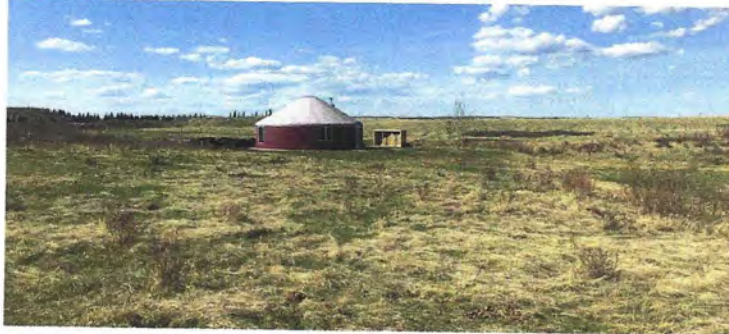
Facing West



Facing East



Facing North



Facing South



Image 11: Phasing for Site Plans



Phase 1: Spring/Summer 2021
Outdoor bathroom facilities several feet from East entrance.



Phase 2: Spring/Summer 2022
Deck & small entrance space/bootroom (8"x10") to be built off West facing entrance

PLAN No. _____
ENTERED AND REGISTERED
ON _____
INSTRUMENT No. _____
A2 10/10/16
Land Title Office

PLAN SHOWING SURVEY OF
ACCESS RIGHT-OF-WAY
AFFECTING
Lot 2, Block 1,
Registered Plan _____
WITHIN PART OF
SE. 1/4 Section 28,
Township 25, Range 4, W.5th Meridian
ROCKY VIEW COUNTY - ALBERTA
2017
By ARTHUR M. MILLER, A.L.S.

Notes

1. Plan affected by the registration of this plan.
2. Access bounded shall
3. Measurements are taken and shown in Metres and decimal thereof.
4. All distances are between Stationary iron Posts, unless shown otherwise.
5. All Stationary iron Posts Placed are cylindrical, unless shown otherwise.
6. Station Posts are placed 0.30 from iron Posts, unless shown otherwise.
7. Measurements shown derived from GNSS observations.
8. Access Right-of-Way is 10.00 m.
9. Georeferencing information
10. The bearings are 274° derived from GNSS observations.
11. PROJECTION - UTM Zone 17
12. DATUM - NAD83(CRS82)
13. REFERENCE MERIDIAN - 111°
14. CORRECTION SCALE FACTOR - 1.000000
15. Georeference point above True
16. Composite value for Georeference point is N: 4 670 755.0 E: 975 495.3 (meters)

Legend

- | | | |
|---------------------------------|--------------------------|--------------------------|
| 1. Stationary iron post found | 20. Stationary iron Post | 30. Stationary iron Post |
| 2. Stationary iron post placed | 21. Stationary iron Post | 31. Stationary iron Post |
| 3. Stationary iron Post found | 22. Stationary iron Post | 32. Stationary iron Post |
| 4. Stationary iron Post placed | 23. Stationary iron Post | 33. Stationary iron Post |
| 5. Stationary iron Post found | 24. Stationary iron Post | 34. Stationary iron Post |
| 6. Stationary iron Post placed | 25. Stationary iron Post | 35. Stationary iron Post |
| 7. Stationary iron Post found | 26. Stationary iron Post | 36. Stationary iron Post |
| 8. Stationary iron Post placed | 27. Stationary iron Post | 37. Stationary iron Post |
| 9. Stationary iron Post found | 28. Stationary iron Post | 38. Stationary iron Post |
| 10. Stationary iron Post placed | 29. Stationary iron Post | 39. Stationary iron Post |
| 11. Stationary iron Post found | 30. Stationary iron Post | 40. Stationary iron Post |
| 12. Stationary iron Post placed | 31. Stationary iron Post | 41. Stationary iron Post |
| 13. Stationary iron Post found | 32. Stationary iron Post | 42. Stationary iron Post |
| 14. Stationary iron Post placed | 33. Stationary iron Post | 43. Stationary iron Post |
| 15. Stationary iron Post found | 34. Stationary iron Post | 44. Stationary iron Post |
| 16. Stationary iron Post placed | 35. Stationary iron Post | 45. Stationary iron Post |
| 17. Stationary iron Post found | 36. Stationary iron Post | 46. Stationary iron Post |
| 18. Stationary iron Post placed | 37. Stationary iron Post | 47. Stationary iron Post |
| 19. Stationary iron Post found | 38. Stationary iron Post | 48. Stationary iron Post |

SURVEYOR: Arthur M. Miller, A.L.S.
Surveyed between the dates of September 25th and October 16th, 2017
Surveyed in accordance with the provisions of the Surveys Act.

Registered Owners:

Part E 1/4 Sec. 28-25-4-5
T20/Number 121 191 295
Tami Hashagen } 75% Interest
Robert Butler
Gregory Butler } 25% Interest



File No: 15313202	Checked by: AMM	Drawn by: AMM
AMM SURVEYS LTD.	Computer File: P:\P0175\2016\2016-01-01\2016-01-01.DWG	Surveyed by: AMM

Image 2

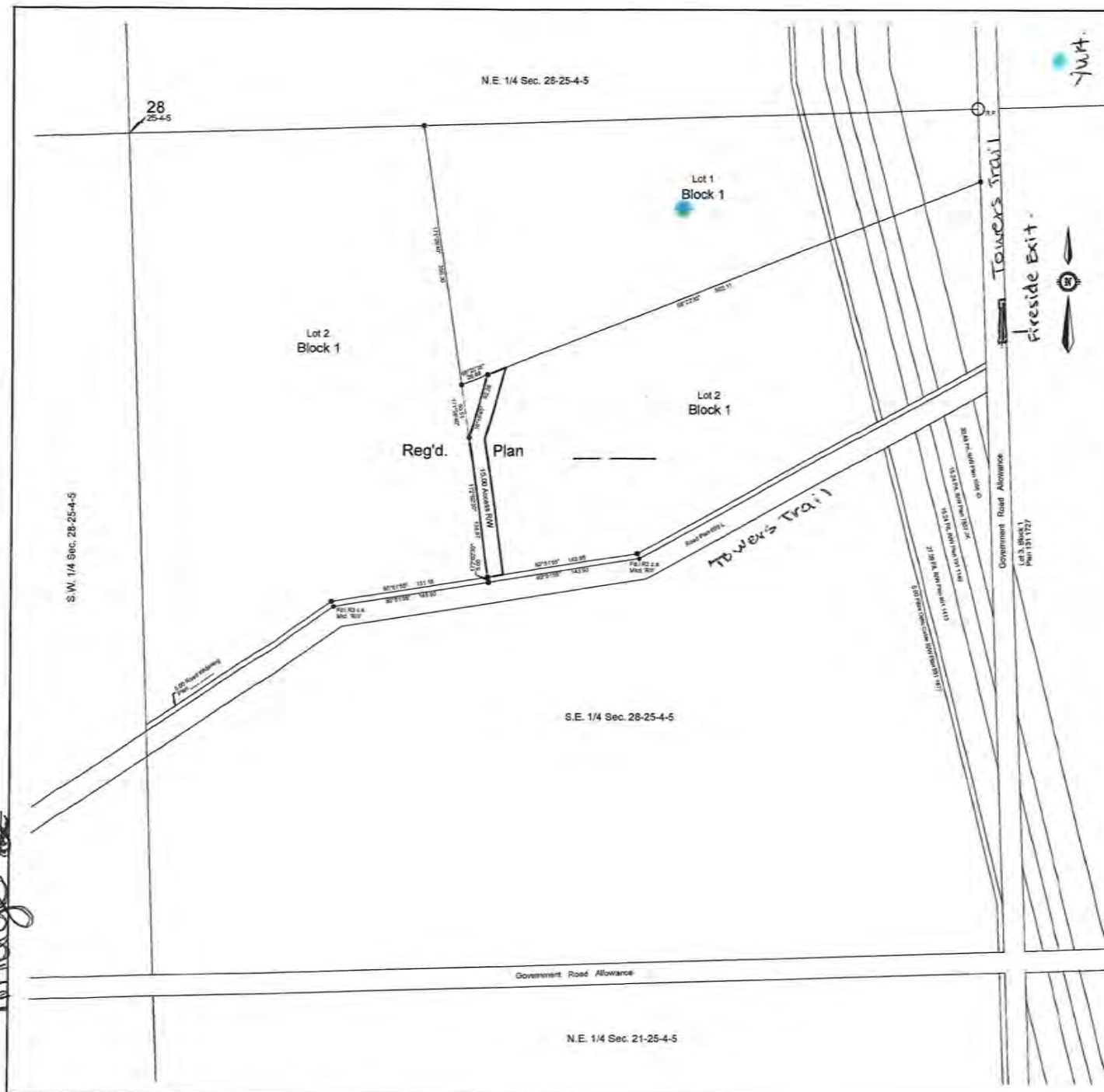


Image 1 - Master

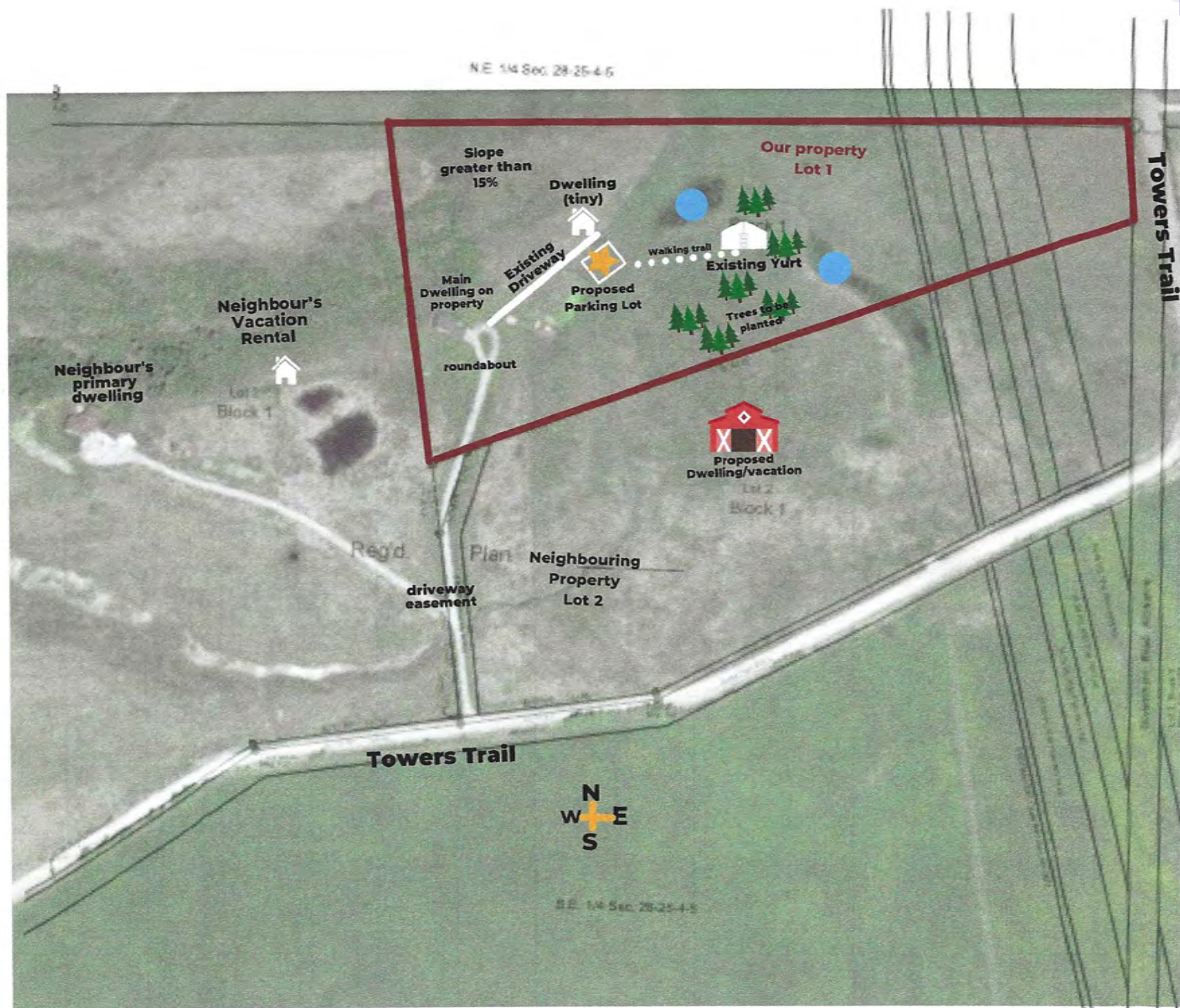


Image 3: Existing Utilities



- Fortis Power Line**
- Easement**
- Telephone Line**
- Atco Gas**
- Pipeline corridor**

- Well** ★
- Septic** ★

20212009530
TICKET NUMBER

Aidan M
LOCATOR

2021-05-15
DATE

ADDRESS : 254065 Towers Trail Cochrane, AB

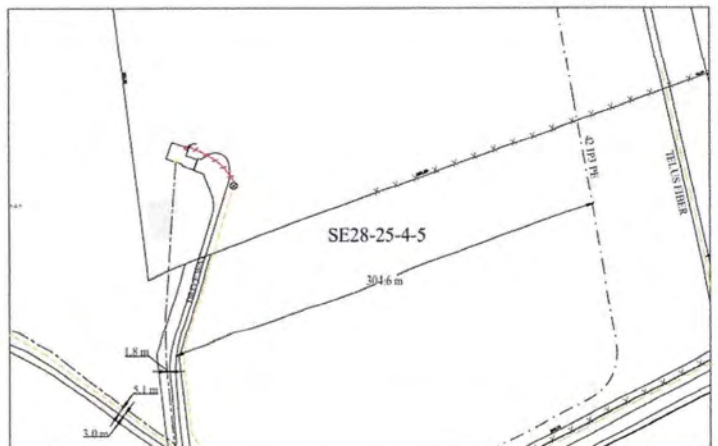


Image 4 - Neighbours property and proposed plans

Neighbours proposed Dwelling/Vacation Home with variance
The Yurt



Neighbours proposed Dwelling/Vacation Home Plans



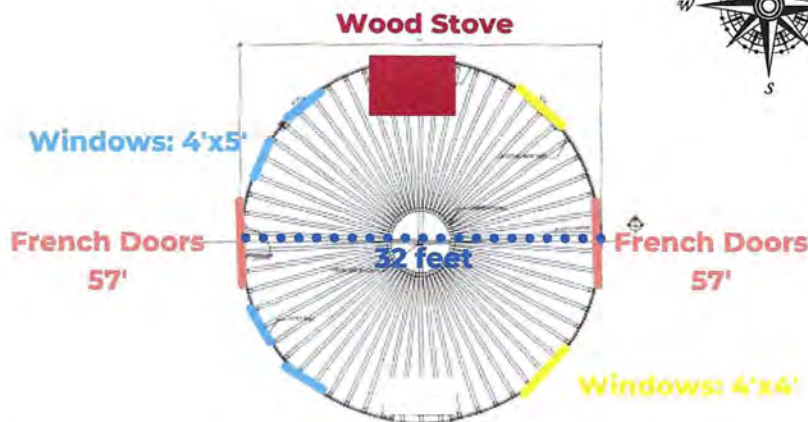
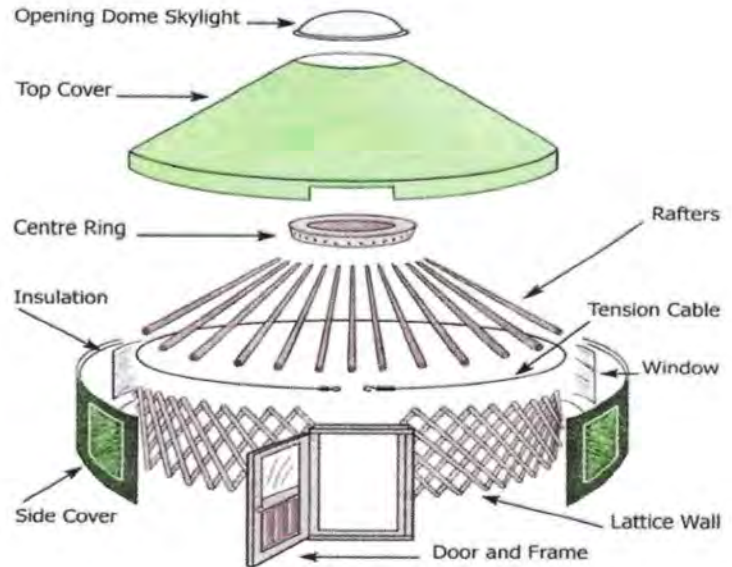
Image 5: The Existing Yurt Building (1 of 3)

Building Permit:
#PRBD20200630

Diameter: 32 ft
Height: 13 ft. 8 Inches

Open concept design to
accommodate a range of
offerings.

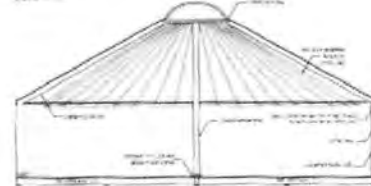
Outdoor bathroom.



JOINT FRAMING PLAN (BY OTHERS)



RAFTER FRAMING PLAN



13'8"



PROJECT:	Yurtz By Design 32' Yurt
DATE:	10/20/2020
SCALE:	1/4" = 1'-0"
SHEET:	1 of 1

MG Design & Drafting
1000 10th Ave S.E. #100
S.W. #1000 10th Ave S.E. #1000
S.W. #1000 10th Ave S.E. #1000

KNH Engineering Ltd.
4000 10th Ave S.E. #1000
S.W. #1000 10th Ave S.E. #1000

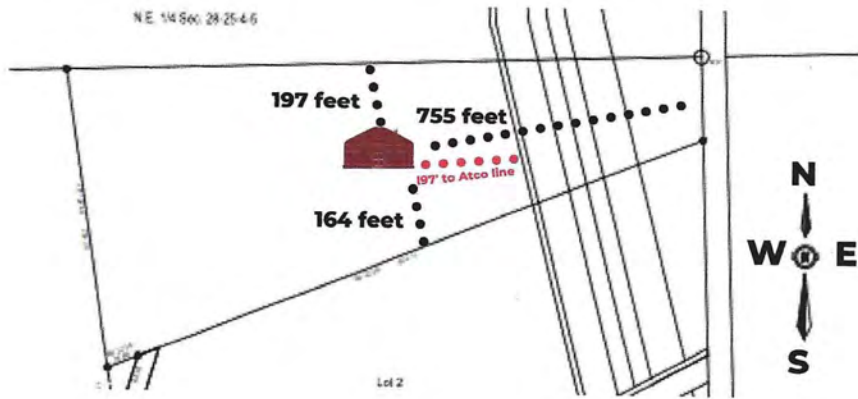
Engineer's Seal

REVISION:	
NO.	DESCRIPTION
1	10/20/2020

REVISION:	
NO.	DESCRIPTION
1	10/20/2020

PROJECT:	Yurtz By Design 32' Yurt
DATE:	10/20/2020
SCALE:	1/4" = 1'-0"
SHEET:	1 of 1

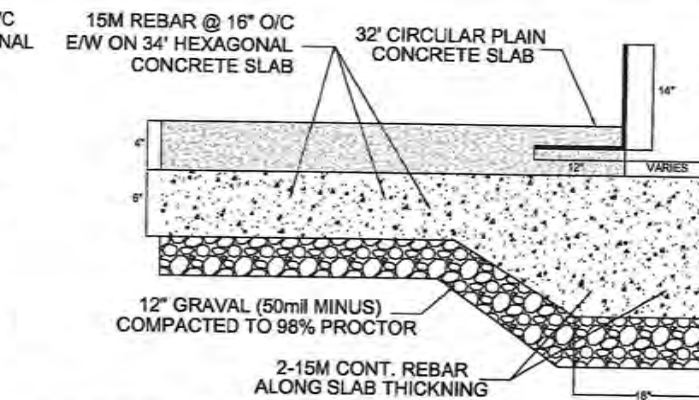
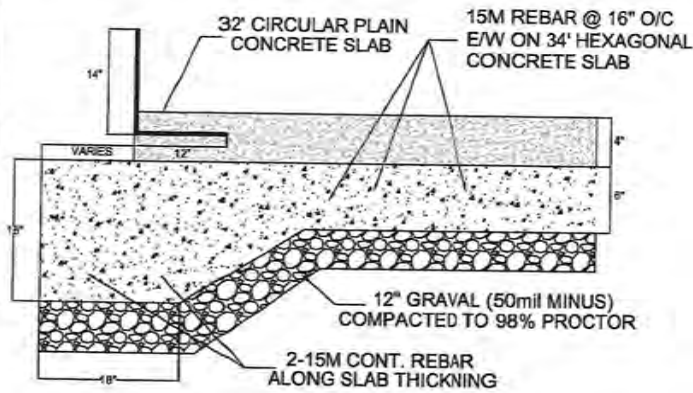
Image 8: Setbacks & Approaches



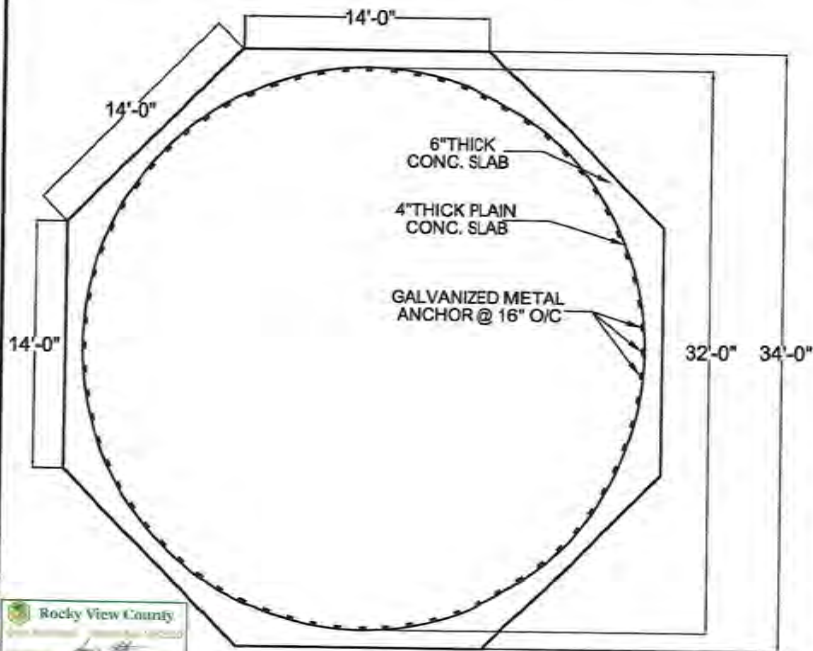
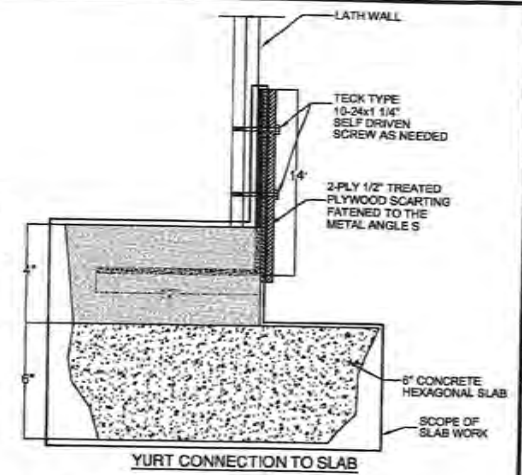
Total driveway =
0.32km
1050 feet
320 metres



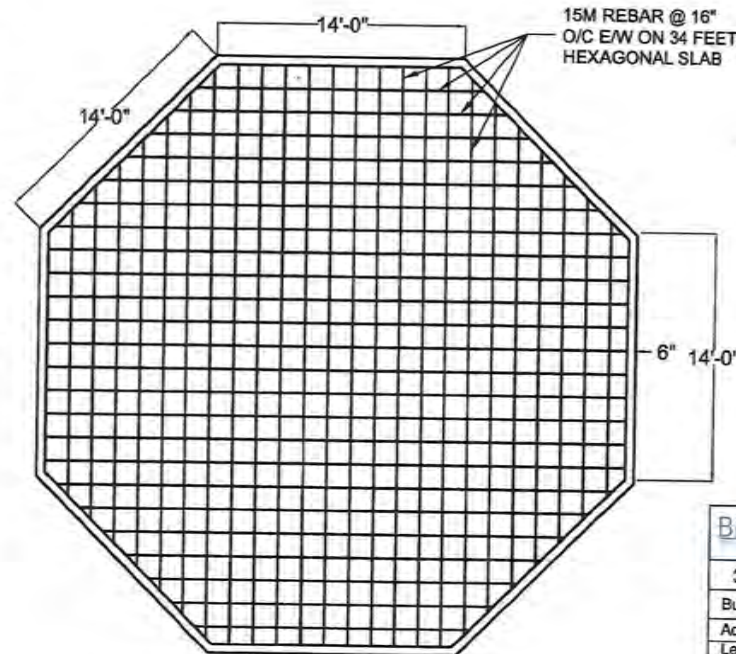
Existing Approaches:
Width of driveway throat: 16"
Width of driveway flare: 36.5"



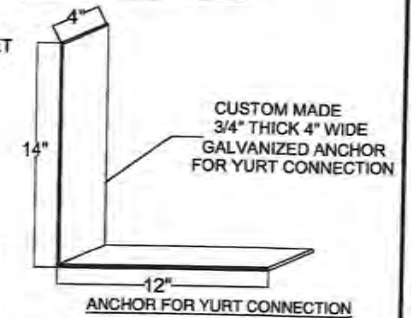
CONCRETE SLAB SECTION



CONCRETE SLAB PLAN



REBAR GRID PLAN



BlueLine BLUELINE ENGINEERING	
32 FEET DIAMETER YURT INSTALLATION	
Builder	MARNI McCONNARCH
Address	254065 Towers Trail,
Legal Add.	Lot 2, Block 1, SE 1/4 Sec 28, 25-4-5 M.
City	COCHRANE, AB.
CONCRETE SLAB DETAILS	SCALE: NTS
	DRAWING No. D-1

