

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission

DATE: December 10, 2020

DIVISION: 2

APPLICATION: PRDP20203024

SUBJECT: Development Item: *Home-Based Business (Type I)*

USE: Permitted use, with Variances

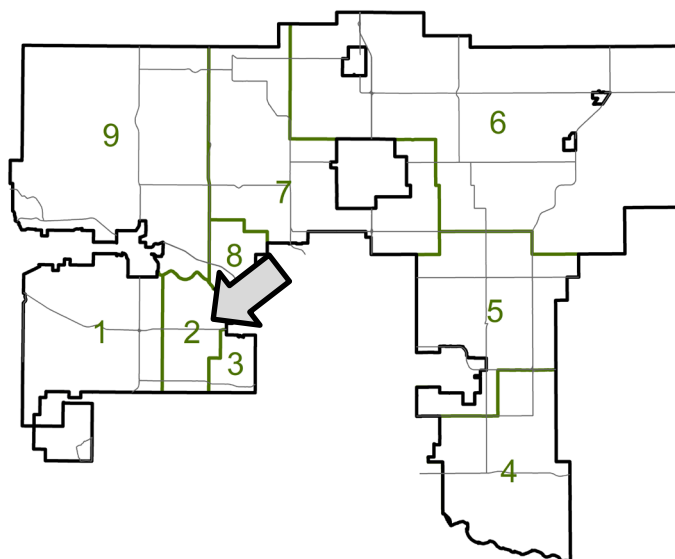
APPLICATION: Home Based Business, Type I for on-line and in-person medical consultations and relaxation to the number of non-resident employees

GENERAL LOCATION: located approximately 2.30 km (1.50 miles) north of Twp. Rd. 250 and 2.00 km (1.25 miles) east of Rge. Rd. 32.

LAND USE DESIGNATION: Residential, Country Residential District (R-CRD) under Land Use Bylaw C-8000-2020.

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

VARIANCE SUMMARY:



Variance	Requirement	Proposed	Percentage (%)
Non-Resident Employees	Zero	Two	200.00%

OPTIONS:

Option #1: THAT Development Permit Application PRDP20203024 be approved with the conditions noted in the Development Permit Report, attached.

Option #2: THAT Development Permit Application PRDP20203024 be refused as per the reasons noted.

AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Wayne Van Dijk, Planning and Development Services

DEVELOPMENT PERMIT REPORT

Application Date: October 1, 2020	File: 05712017
Application: PRDP20203024	Applicant: Bruce Hoffman
Legal Description: NW-12-25-03 W5M Municipal Address: 142 Emerald Bay Drive	General Location: Located approximately 2.30 km (1.50 mile) north of Twp. Rd. 250 and 2.00 km (1.25 miles) east of Rge. Rd. 32.
Land Use Designation: Residential, Country Residential District (R-CRD) under Land Use Bylaw C-8000-2020.	Gross Area: ± 0.95 hectares (± 2.35 acres)
File Manager: Wayne Van Dijk	Division: 2

PROPOSAL:

The application is for a Home-Based Business, Type I, on-line and in-person medical consultations, within an existing dwelling, single detached, with a variance to permit up to two (2) non-resident employees.

The application states that the Applicant, a medical doctor, plans on performing on-line and in-person medical consultations in the basement of the Applicant's dwelling. The application states that the Home-Based Business will use approximately 185.80 sq. m (2,000.00 sq. ft.) of the 333.80 sq. m (3,593.00 sq. ft.) basement area. There are no structural changes planned for the development of the clinic and that only furniture and décor changes will be implemented to accommodate the operation of the clinic.

The application states:

- The Hours of Operation are planned to be 8:00 a.m. to 4:00 p.m. on Monday, Wednesday and Friday;
- The application states that there may be up to 2 non-resident employees;
- There will be no signage and/or outside storage requested;
- Applicant states that many appointments will be done over Zoom or phone and the anticipated maximum number of daily in-person patients would be 3, up to 9/week; and
- There is ample parking in the current driveway and no additional parking and/or overflow parking is anticipated.

Land Use Bylaw C-8000-2020

142 Home-Based Business (Type I) General Requirements:

- a) *Home-Based Business (Type I) is an accessory use of the principal dwelling,*
 - The proposal of on-line and in-person medical consultations is considered accessory to the principal, residential use of the parcel. No outside storage is proposed.
- b) *Home-Based Business (Type I) shall have no employees that are not permanent residents of the dwelling,*
 - The application states that there are three (3) full-time employees; one (1) resident and potentially two (2) non-residents. **A variance of 200%.**



- c) *Home-Based Business (Type I) may generate up to four (4) business-related visits per day, defined as four (4) vehicles visiting the business per day,*
 - Application states that there may be three (3) business-related visits per day and up to nine (9) per week.
 - d) *Home-Based Business (Type I) shall not operate between the hours of 18:00 and 8:00 if the business generates noise,*
 - The application states that the hours of operation are 8:00 am to 4:00 pm on Monday, Wednesday and Friday. No noise is anticipated to be generated.
 - e) *Typical businesses include private tutoring, web-based businesses or a private consultant's office, and*
 - The application is for on-line and in-person medical consultations.
 - f) *Retail, restaurants, and automotive related businesses shall not be permitted as a Home-Based Business (Type II).*
 - The application is for on-line and in-person medical consultations.
- 143 *Home-Based Business (Type I) Site Requirements:*
- a) *Home-Based Business (Type I) shall not:*
 - i. *Change the residential character and external appearance of the land and buildings,*
 - No change is anticipated to the residential character and external appearance to the parcel.
 - ii. *Have any outside storage of equipment, goods, materials, commodities, or finished products,*
 - No outside storage is requested.
 - iii. *Have any vehicle (commercial) parked outside, unless the parcel is 1.6 ha (3.95 ac) or greater in which case it may have a maximum of one (1) vehicle (commercial) parked onsite, and*
 - No vehicle parking is requested to be parked.
 - iv. *Have any signs that describe or advertise the Home-Based Business (Type I).*
 - No signage is requested.
- 144 *Home-Based Business (Type I) Development Permit Requirements:*
- a) *A Development Permit application is not required for Home-Based Business (Type I), so long as it is a Permitted Use in a given District and adheres to Section 142 and 143.*
 - The application does not adhere to Section 142 and requires a variance as the application states that there are up to two (2) non-resident employees that are anticipated.

Part 8 Definitions

Home-Based Business (Type I) *means a use where business is conducted in a Principal Building with limited weekly visits and employees that reside in the Principal Building. Uses are secondary to the residential use of the parcel and do not change the residential appearance of the land and buildings.*



- The proposal to perform on-line and in-person medical consultations is considered secondary to the residential use of the property.

Section 330 Minimum Setbacks

Permitted	Proposed	Variance
Front yard: 45.00 m (147.64 ft.)	98.50 m (320.00 ft.)	0
Side Yard: 6.00 m (19.69 ft.)	Side 1: lots Side 2: 136.50 m (443.00 ft.)	0
Rear Yard: 15.00 m (49.21 ft.)	Lots	0

STATUTORY PLANS:

The site falls within the Central Springbank Area Structure Plan and no Conceptual Schemes. As the Area Structure Plan does not address these types of applications, this application was assessed utilizing the Land Use Bylaw (C-8000-2020).

ASSESSMENT RATIONAL:

- It is the opinion of the Development Authority that approving this variance would not unduly interfere with the amenities of the neighborhood or materially interfere with or affect the use, enjoyment or value of the neighboring parcels of land.

INSPECTOR'S COMMENTS:

- Parking for 2 vehicles in area adjacent to house.
- Adjacent parking area well-screened.
- Overflow parking available in round-about in front of dwelling.
- Overflow parking mostly screened from adjacent properties; partly screened from road.
- No inspection of building interior performed.

CIRCULATIONS:Development Compliance, Rocky View County

- No comments or concerns related with the attached application.

Fire Services and Emergency Management

- No comments at this time.

Building Services

- A BP for a change of use (occupancy) is still required. If the space is classified as a home based business, then we may be able to take a look at this differently.

No other comments received at time of report writing.

OPTIONS:

Option #1: (this would approve the proposed development)

APPROVAL subject to the following conditions:

**Description:**

1. That the Home-Based Business (Type I), on-line and in-person medical consultations be permitted to operate on the subject parcel, in accordance with the submitted application and approved plans, and:
 - i. That the number of non-resident employees is relaxed from **zero (0) to two (2)**.
 - i. That an employee for this Home-Based Business (Type I) is a person who attends to the property more than once in a seven-day period for business purposes

Permanent:

2. That the operation of this Home-Based Business (Type I) may generate up to a maximum of four business related visits per day.
 - i. That for the purposes of this permit, one business-related visit would include one (1) pick-up/entry into the site and one (1) drop-off/exit from the site.
3. That the Home-Based Business shall not change the residential character and exterior appearance of the land and buildings.
4. That the operation of the Home-Based Business (Type I) shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
5. That the Home-Based Business (Type I) 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. The Home-Based Business (Type II) shall not, in the opinion of the Development Authority, unduly offend or otherwise interfere with neighbouring or adjacent residents.
6. That there shall be no signage, outside storage, exterior display, or advertising of goods or services discernable from the outside of the property.
7. That there shall be no off-site advertising associated with the Home-Based Business (Type I).
8. That the Home-Based Business (Type I) shall be limited to the dwelling and the parking area, as identified on the site plan submitted with the application.
9. That the Home-Based Business (Type I) shall be an accessory use of the principal dwelling.
10. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
11. That this Development Permit shall be valid until **JANUARY 6, 2022**.

Advisory:

12. That the County's Noise Bylaw, C-5772-2003, shall be adhered to at all times.
13. That any other Federal, Provincial, and/or County permits, approvals, and/or compliances are the sole responsibility of the Applicant/Owner.



Option #2: (this would not allow the proposed development)

REFUSAL as per the following reasons:

1. That in the opinion of the Development Authority, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.









ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION

APPLICATION NO.

ROLL NO.

RENEWAL OF

FEES PAID

DATE OF RECEIPT

APPLICANT/OWNER

Applicant Name: Bruce HoffmanBusiness/Organization Name (if applicable): The Hoffman Centre for Integrative Medicine

Landowner Name(s) per title (if not the Applicant):

Business/Organization Name (if applicable):

Mailing Address:

Postal Code:

Telephone (Primary):

Email:

LEGAL LAND DESCRIPTION - Subject site

All/part of: $\frac{1}{4}$ Section: Township: Range: West of: Meridian Division:All parts of Lot(s)/Unit(s): 6 Block: 1 Plan: 9310786 Parcel Size (ac/ha):Municipal Address: 142 Emerald Bay Drive Land Use District:

APPLICATION FOR - List use and scope of work

Home business. online consultations, in person
consultations. Medical doctor.

Variance Rationale included: ☐ YES ☐ NO ☐ N/ADP Checklist Included: ☐ YES ☐ NO

SITE INFORMATION

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

AUTHORIZATION

I, BRUCE HOFFMAN (Full name in Block Capitals), hereby certify (initial below):☒ That I am the registered owner OR ☐ That I am authorized to act on the owner's behalf.☐ 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.☐ 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*.☐ **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

Date

Landowner Signature

Date



ROCKY VIEW COUNTY

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

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
DISTRICT	

DETAILS		USE TYPE/LOCATION
Business-related area within:		<input checked="" type="checkbox"/> Home-Based Business (Type II) <input type="checkbox"/> * Bed and Breakfast
Principal dwelling	2500 ft ² (m ² /ft. ²)	Located within: <input checked="" type="checkbox"/> Existing Building OR <input type="checkbox"/> New Building
Accessory building	(m ² /ft. ²)	
Outdoors (for storage)	(m ² /ft. ²)	
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: Hoffman Centre for Integrative Medicine		
Describe nature of business: mostly online consulting and teaching/mentoring online consulting - potential and rare, a patient in person		
Any outdoor area on site being used for business purposes (other than storage/parking)? If yes, describe purpose: No.		
Days of operation: M/W/F (some weeks less)	Hours of operation: 8-4	
Total number of employees (including residents/applicant):	Part-time:	Full-time: 3
Number of non-resident employees:	Part-time:	Full-time: 2
Number of business-related vehicle visits per day: 3	Per week: 9 (potentially)	
Location of business-related vehicle parking on site: in front of garage		
Total number and type of vehicles used for business on site (Home-Based Business, Type II only): Dr. Hoffman - 1 vehicle.		
SCREENING AND SIGNAGE		
Type of screening provided for outdoor storage area (Home-Based Business, Type II only):		
<input type="checkbox"/> Landscaping (specify vegetation): <input type="checkbox"/> Fencing (specify material and height): <input type="checkbox"/> Other (specify material and height):		
Business signage proposed on site? <input type="checkbox"/> YES - attach Signage - Information Sheet and documents <input checked="" type="checkbox"/> NO		
ADDITIONAL SITE PLAN REQUIREMENTS		
<input type="checkbox"/> Location of parking area <input type="checkbox"/> Location and dimensions of proposed outdoor storage area(s) <input type="checkbox"/> Location and type of existing/proposed screening (landscaping, fence etc.), specifically for outdoor storage <input type="checkbox"/> Location of any proposed signage		
<small>* 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</small>		

Applicant Signature

B. Hoffman

Date

18/11/2020



ROCKY VIEW COUNTY

DEVELOPMENT PERMIT APPLICATION CHECKLIST - GENERAL

All plans shall be submitted as one (1) legible hard copy and in DIGITAL form (pdfs)

Select [✓] all that are included within application package. Incomplete applications may not be accepted for processing

- ☒ **APPLICATION FORM(S) AND CHECKLIST:** All parts completed and signed.
- ☒ **APPLICATION FEE:** Refer to Planning and Development Fee Schedule within the [Master Rates Bylaw](#).
- ☒ **CURRENT LAND TITLES CERTIFICATE COPY** - dated within 30 days of application, and:
 - ☐ Digital copy of non-financial instruments/caveats registered on title
- ☒ **LETTER OF AUTHORIZATION:** Signed by the registered landowner(s) authorizing person acting on behalf (if not the Applicant). If registered owner on title is a company, authorization to be provided on a company letterhead or as an affidavit (signed by a Commissioner of Oaths).
- ☒ **COVER LETTER, shall include:**
 - ☐ Proposed land use(s) and scope of work on the subject property
 - ☐ Detailed rationale for any variances requested
 - ☐ For businesses - Complete operational details including days/hours of work, number of employees, parking provisions, types of vehicles, outdoor storage areas, site access/approach, traffic management, etc.
 - ☐ Reference to any *Supporting Documents*, images, studies, plans etc. provided within application package
- ☒ **SITE PLAN, shall include:**
 - ☐ Legal description and municipal address
 - ☐ North arrow
 - ☐ Property dimensions (all sides)
 - ☐ Setbacks/dimensions from all sides of the property line(s) to existing/proposed buildings, structures (cantilevers, decks, and porches), outdoor storage areas etc.
 - ☐ Dimensions of all buildings/structures
 - ☐ Location and labels for existing/proposed approach(s)/access to property
 - ☐ Identify names of adjacent internal/municipal roads and highways
 - ☐ Identify any existing/abandoned/proposed oil wells, septic fields/tanks, or water wells on site, including their distances to existing/proposed buildings
 - ☐ Identify any existing/proposed site features such as trees, shelterbelts, canals, waterbodies, etc.
 - ☐ Identify site slopes greater than 15% and distances from structures
 - ☐ Location and labels for easements and/or rights-of-way on title
- ☒ **FLOOR PLANS/ELEVATIONS, shall include:**
 - ☐ Overall dimensions on floor plans for all buildings/structures (for new construction, additions, renovations etc.)
 - ☐ Indicate floor area and existing/proposed uses on floor plans and height(s) on elevations
 - ☐ Indicate type of building/structure on floor plans and elevations
- ☒ **COLOUR PHOTOGRAPHS (Min. 3) - one hard and digital copy:** Of existing site, building(s), structure(s), signage, site features, taken from all sides including surrounding context, and when existing floor plans/elevations are not available
- ☒ **SUPPORTING DOCUMENTS (as applicable):** Include technical studies/reports and any additional plans relating to the proposed development (lot grading, site lighting, storm water management plans etc.). Refer to the Land Use Bylaw for use or district specific requirements.

FOR OFFICE USE ONLY

Proposed Use(s): Care Clinic Land Use District: R

Applicable ASP/CS/IDP/MSDP: Central Springfield

Included within file: ☐ Information Sheet ☐ Parcel Summary ☒ Site Aerial ☐ Land Use Map Aerial ☒ Site Plan

NOTES:

Staff Signature: [Signature]

update coming

**ROCKY VIEW COUNTY**753075 Rocky View Blvd
Rocky View County, AB, T4A 0X2403-253-1401
questions@rockyview.ca
www.rockyview.ca**LETTER OF AUTHORIZATION**I, (We) Bruce Hoffman being the owner (s) ofLot 6 Block 1 Plan 9310786**Legal:**

NW/NE/SE/SW Section _____ Township _____ Range _____ W _____ M

give _____ permission to act on my
(our) behalf in applying for a Development Permit for the above subject property.
Signature __________
Signature2020/06/08
Date



September 10, 2020

Rocky View County
26075 Rocky View Point
Rocky View County, Alberta T4A 0X2

RE: Application to Operate a Home-Based Business

I, Bruce Hoffman, owner of 1702343 Alberta Ltd., am applying for approval and license to operate out of my home at 142 Emerald Bay Drive. I am a medical professional in the province of Alberta and act under the College of Alberta Physicians and Surgeons.

I would like to see up to 4 patients a day and would have up to 2 outside employees on site. I have ample room for parking on my driveway and would not require parking on the access road. Presently, I would like to see patients from home 2 days a week.

I would like to use part of my basement to see patients. The total square footage of the basement is 3,593 sq. ft. however I will only be using a portion for an office, treatment room and waiting area. I have attached photos of the space, dimensions, application, title and a RPR. Please advise if you require anything further. You can reach my assistant Stacey at 403.813.4718.

Sincerely,

A handwritten signature in blue ink, appearing to read "B Hoffman".

Bruce Hoffman

Hoffman Centre For Integrative Medicine
1133 - 17 Avenue NW
Calgary, Alberta T2M0P7
P: 403.206.2333 F: 403.206.2334



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0024 783 110 9310786;1;6 181 245 084

LEGAL DESCRIPTION
PLAN 9310786
BLOCK 1
LOT 6
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.951 HECTARES (2.35 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;3;25;12;SW
ATS REFERENCE: 5;3;25;12;NW

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 131 163 490

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
181 245 084	13/11/2018	TRANSFER OF LAND	\$1,650,000	\$1,650,000

OWNERS

BRUCE HOFFMAN


ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
931 081 091	15/04/1993	UTILITY RIGHT OF WAY GRANTEE - NORTH SPRINGBANK WATER CO-OP LIMITED. GRANTEE - EMERALD BAY WATER & SEWER CO-OP LTD. AS TO PORTION OR PLAN: 9310787 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 111202711) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

181 245 084

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

OF WAY 141118380)

931 081 099	15/04/1993	RESTRICTIVE COVENANT
931 081 100	15/04/1993	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. 909 ELEVENTH AVENUE S.W., CALGARY ALBERTA AS TO PORTION OR PLAN:9310787
941 210 168	12/08/1994	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
191 040 251	27/02/2019	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. P.O. BOX 115, COMMERCE COURT POSTAL STATION, TORONTO ONTARIO M5L1E5 ORIGINAL PRINCIPAL AMOUNT: \$1,345,000
191 105 879	05/06/2019	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AGENT - MSL LAND SERVICES LTD.
191 126 600	28/06/2019	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - 1702342 ALBERTA LTD. 142 EMERALD BAY DRIVE ROCKY VIEW ALBERTA T3Z1E2 AGENT - MARTIN J ARKELL.

TOTAL INSTRUMENTS: 007

(CONTINUED)



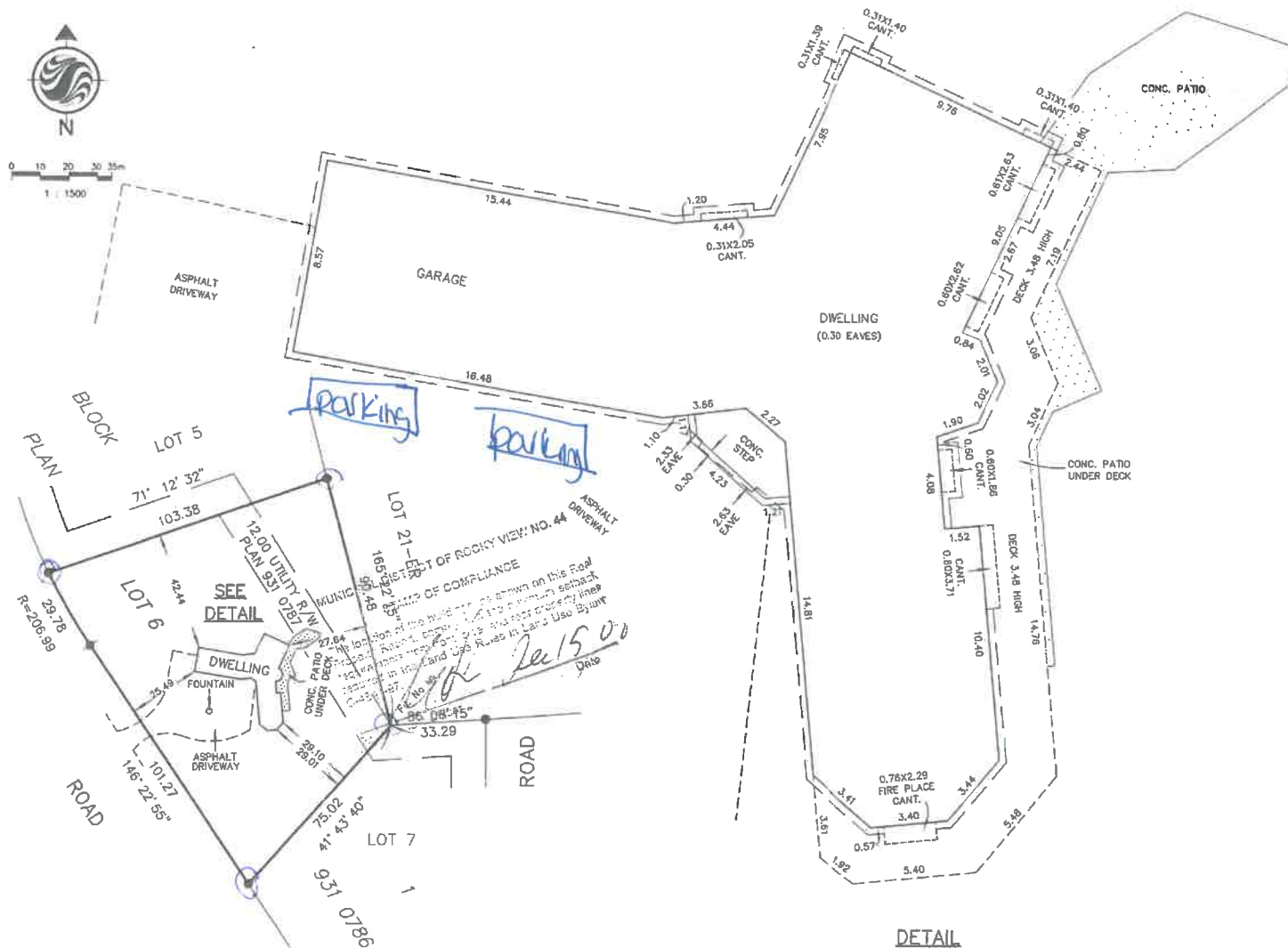












THE MAIN EXTERIOR FINISHING MATERIAL EXTENDS 0.02 METRES BEYOND FOUNDATION.

Purpose: This report has been prepared and performed only for the benefit of the client, the client's purchaser (if this was prepared to facilitate a sale) and any of their legal advisors and lenders/mortgagees. Where applicable, registered easements, rights-of-way, and other registered instruments affecting the extent of title have been indicated. Unless otherwise shown, property corner markers have not been placed during the survey for this report. This plan should not be used to establish property boundaries due to the high degree of risk of the user making an error in measurement.

Copyright Reserved: DO NOT scale the drawing - any errors and/or omissions shall be reported to Stantec Geomatics Ltd. without delay. The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.



Stantec

Stantec Geomatics Ltd.
1122 - 4th Street SW
Calgary, Alberta, Canada
T2R 1M1
Tel. 403-716-8000
Fax. 403-716-8099
www.stantec.com

**Alberta Land Surveyor's
Real Property Report**

Legal Description

LOT 5, BLOCK 1,
PLAN 931 0786

Municipal Address

142 EMERALD BAY DRIVE,
M.D. OF ROCKY VIEW NO. 44, ALBERTA

Notes

1. DISTANCES ARE IN METRES.
2. UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO PERPENDICULAR DISTANCES FROM PROPERTY BOUNDARIES TO FOUNDATION WALLS.
3. ALL EAVES SHOWN ARE DIMENSIONED FROM FOUNDATION TO FASCIA.
4. STATUTORY IRON POST FOUND SHOWN THUS: .
5. FOUND IRON MARK IS SHOWN THUS: .
6. PROPERTY LINE IS SHOWN THUS: .
7. TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No. 001 248 087, TITLE SEARCH DATED 12/09/2000
8. PROPERTY IS SUBJECT TO:
UTILITY R/W Nos. 931 081 091 (PLAN 931 0787),
931 081 100 (PLAN 931 0787) &
941 210 168
RESTRICTIVE COVENANT NO. 931 081 099

Certification

I, SIDNEY M. LOEPKY, ALBERTA LAND SURVEYOR,
DO HEREBY CERTIFY THAT:

1. THE SURVEY REPRESENTED BY THIS PLAN IS TRUE AND CORRECT AND WAS MADE UNDER MY SUPERVISION.
2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE ALBERTA LAND SURVEYOR'S ASSOCIATION.
3. THE SURVEY WAS COMPLETED ON THE 13th DAY OF SEPTEMBER, 2000
4. THE IMPROVEMENTS AS SHOWN ON THIS PLAN ARE ENTIRELY WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY. (EXCEPT AS SHOWN)
5. NO VISIBLE ENCROACHMENTS EXIST ONTO THE SUBJECT PROPERTY FROM ANY IMPROVEMENT SITUATED ON AN ADJACENT PROPERTY.
6. NO VISIBLE ENCROACHMENTS EXIST ON REGISTERED EASEMENTS, RIGHTS-OF-WAY OR OTHER REGISTERED INSTRUMENTS AFFECTING THE EXTENT OF TITLE. (EXCEPT AS SHOWN)

DATED THIS 15th DAY OF September, 2000

ALBERTA LAND SURVEYOR

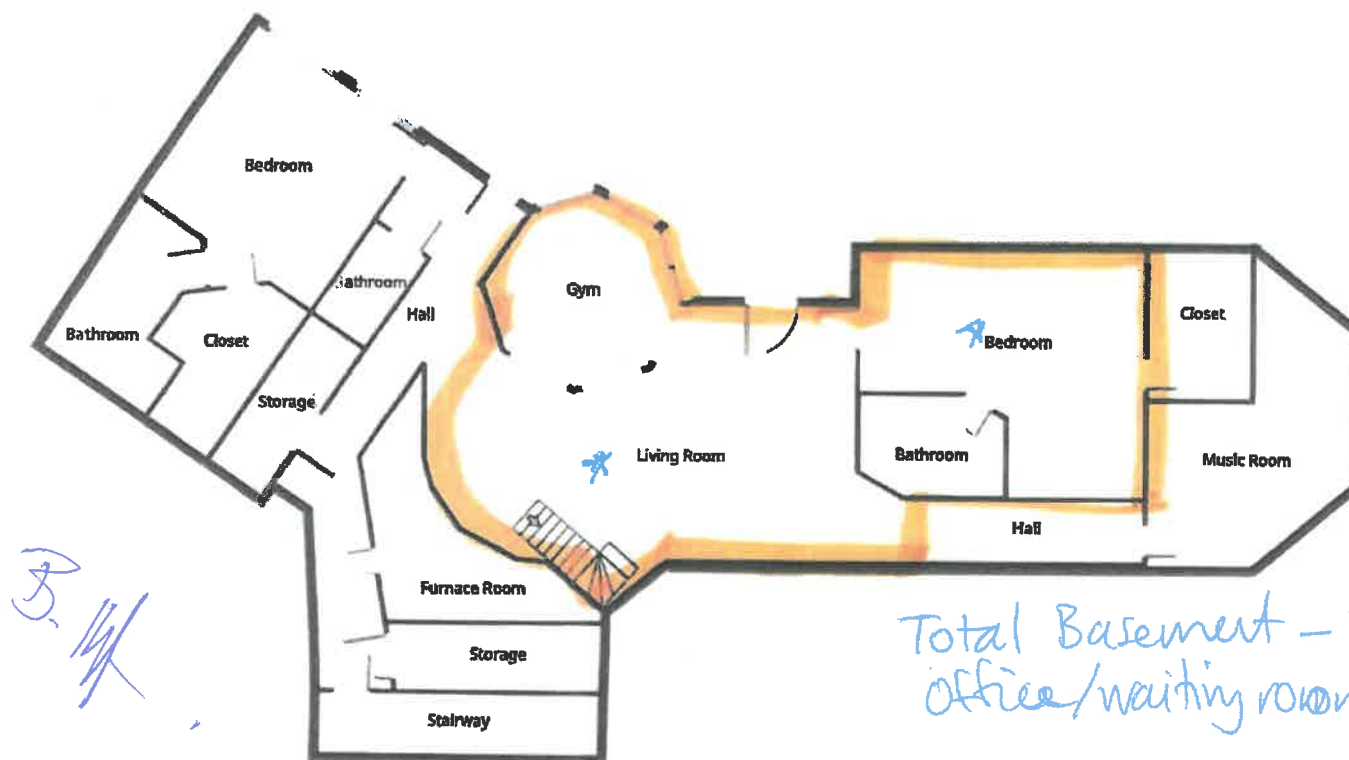


MACLEOD DIXON
58847050

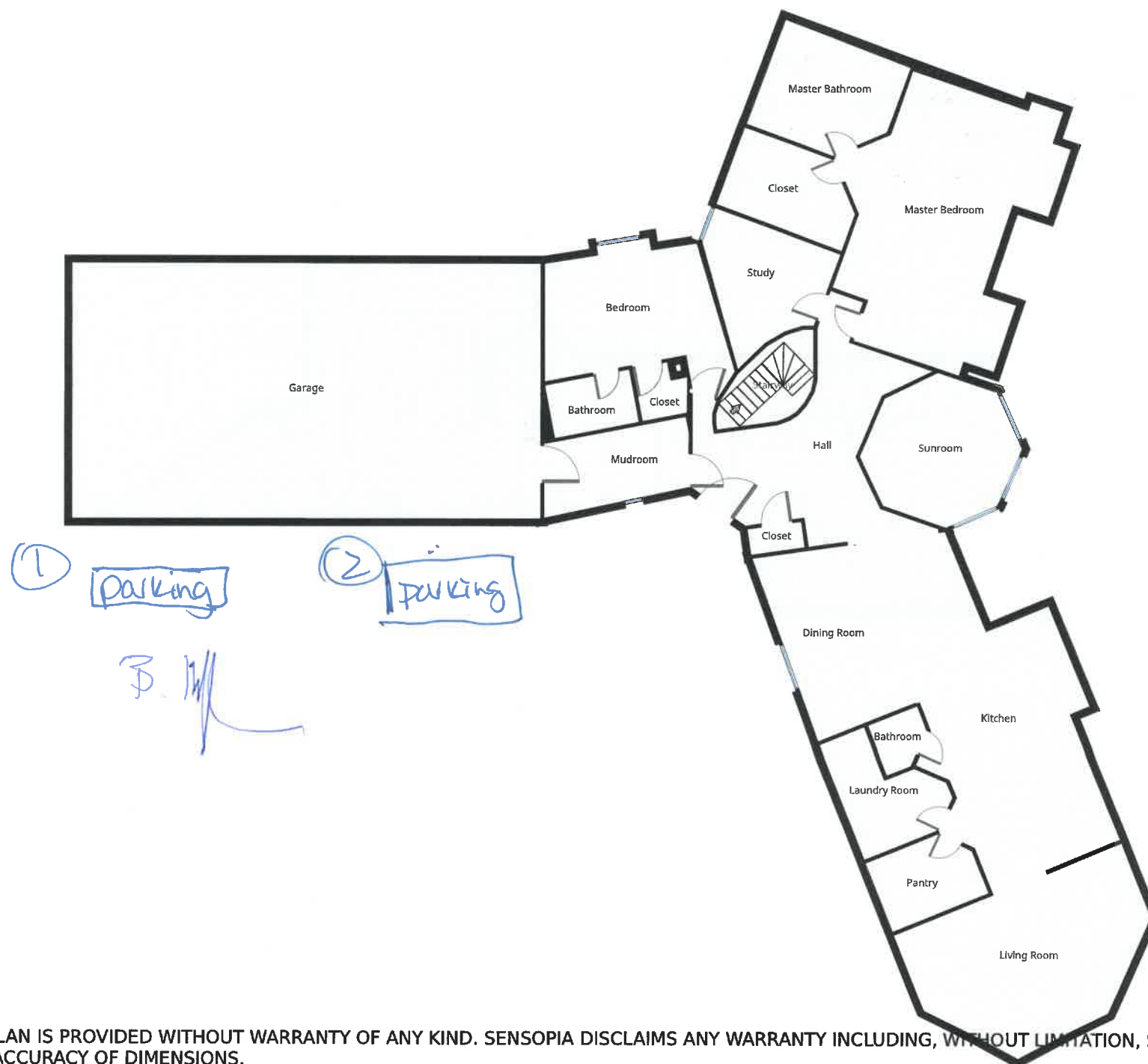
C.T./L.P.

Boundary line → Business license →

▼ Basement



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



MEASUREMENT REPORT



DATE 03.08.2018
ADDRESS 142 Emerald Bay Rocky View No. 44
CLIENT NAME Papowich Real Estate
MEASURED AS Detached

MEASURING TECH Chris Houghman

FLOOR TOTALS (As per RMS)

Main Level	3668.87 sq.ft/ 361.27 m2
Upper Level	
Third Level	
Lower Level	
*Basement	3,593.33 sq.ft/ 333.82 m2
RMS Area	3668.87 sq.ft/ 361.27 m2
*Total With Below Grade	7462.20 sq.ft/ 695.09 m2

CITY/PROVINCE Calgary, AB
ORDER PRODCURE Measure
EXTERIOR WALL SIZE 2 x 6
**Above Grade Inc.Ext

ROOM DIMENSIONS (feet/meters)

Kitchen	25'11" x 14'6" / 7.90 x 4.43	M	Laundry	11'6" x 5'8" / 3.51 x 1.53	M
Dining Room	18'10" x 12'7" / 4.83 x 3.85	M	Second Family Room	15'0" x 15'0" / 4.55 x 4.55	B
Den/Office	14'1" x 11'9" / 4.29 x 3.56	M	Utility Room	20'6" x 6'3" / 6.22 x 1.90	B
Living Room	16'10" x 16'2" / 5.11 x 4.95	M	Second Living Room		
Family Room	25'11" x 16'5" / 7.92 x 4.99	M	Deck	41' x 13'4" / 12.51 x 4.06	M
Atrium			Wine Cellar	20'6" x 7'3" / 6.31 x 2.22	B
Gym	16' x 13' / 4.88 x 3.97	B	Breakfast Nook		
Rec Room	20'4" x 15'0" / 6.20 x 4.58	B	Garage	49'6" x 27' / 15.09 x 8.25	M

BEDROOM DIMENSIONS (feet/meters)

Master	29'1" x 16'3" / 8.86 x 4.97	M	Bedroom Five		
Bedroom Two	19'4" x 12'4" / 5.90 x 3.76	M	Bedroom Six		
Bedroom Three	23'7" x 20'10" / 7.18 x 6.37	B	Bedroom Seven		
Bedroom Four	16'5" x 16'5" / 5.03 x 5.00	B	Bedroom Eight		

BATHROOM PIECES

2 Piece	
3 Piece	2 (1 ensuite)
4 Piece	2 ensuite
5 Piece	1 ensuite
Dry Sauna	1

OTHER ROOMS (feet/meters)

Mudroom	14'10" x 7'1" / 4.59 x 2.41	M
Wet Bar	11'1" x 9'3" / 3.36 x 2.84	B
Storage	19'6" x 5'11" / 4.11 x 1.80	B

YOUR measurements have been verified by SonaVisual™. Insured measurements are based on RMS guidelines.

*Below grade measurements are to interior walls, and include the utility room and other unfinished areas meeting the minimum ceiling height requirements

(discussed in Principle 7 of the RMS guidelines). **Exterior wall dimensions are assumed for attached or semi-detached properties, and do not signify RMS area (discussed in Principle 4 of RMS guidelines)

Dawson - 2 Gasfire Bathrooms
- 1 shower - total