

Section 3: Direct Control Districts

- 3.1 Bridge Road Townhouse DC District [26(Z)86DC] *
- 3.2 Decommissioned Landfill DC District [27(Z)86DC]
- 3.3 Mine Managers House DC District [29(Z)86DC]
- 3.4 Rundle Crescent Townhouses DC District [3(Z)93DC]
- 3.5 Canmore Collegiate DC District [6(Z)93DC]
- 3.6 Silvertip Golf Course DC District [20(Z)93DC]
- 3.7 Peaks of Grassi Small Lot DC District [13 - 96DC; 05(Z)2000; 01(Z)2004]
- 3.8 Country Inn DC District [49 - 96DC]
- 3.9 Three Sisters Resorts DC District [1-98DC; 16(Z)2001DC; 18(Z)2002DC; 15(Z)2002DC; 34(Z)2003; 07(Z)2006]
- 3.10 Seventh Street DC District [Bylaw 09-99]
- 3.11 Silvertip Trail DC District [Bylaw 09-99]
- 3.12 Spray Village DC District [Bylaw 09-99]
- 3.13 Mallard Alley DC District [23(Z)2001DC]
- 3.14 Civic Centre DC District [27(Z)2002DC]
- 3.15 Armstrong Place Comprehensive Single Family Residential DC District [28(Z)2004DC]
- 3.16 Three Sisters Creek Golf Course and Recreation Area DC District [36(Z)2004DC]
- 3.17 Paintbrush Ridge (TSMV) Comprehensive Residential DC District [05(Z)2005DC; 2014-04]
- 3.18 Stewart Creek Golf Course Clubhouse DC District [17(Z)2005 DC]
- 3.19 SCMV-C - Spring Creek Mountain Village Visitor Accommodation DC District [25(Z)2005DC]
- 3.20 TS-RC Three Sisters Resort Centre DC District [27(Z)2006DC]
- 3.21 Woodside Lane Residential Single Family Detached Plus DC District [31(Z)2006DC]
- 3.22 Silvertip Village Core DC District [37(Z)2007DC]
- 3.23 Palliser Perpetually Affordable Housing Residential Apartment DC District [03(Z)2008]
- 3.24 TC-1 Town Centre Creekside DC District [03(Z)2009]
- 3.25 Palliser Attainable Housing Residential Apartment DC District [04(Z)2009]
- 3.26 R1-WL Residential Single-Family Detached Wetland DC District [18(Z)2009]
- 3.27 SCMV-CR - Spring Creek Mountain Village Comprehensive Residential DC District [22(Z)2009]
- 3.28 Three Sisters Drive - NuWest DC District [22(Z)2010]
- 3.29 Multiplex DC District [23(Z)2010]
- 3.30 Paintbrush Ridge TSMV Comprehensive Residential DC District 05(Z)2013
- 3.31 Stewart Creek Golf Course Resort Accommodation Comprehensive DC District [2013Z-23]

***NOTE: For convenience of historical reference, the originating and previous amending bylaws for these Direct Control districts are identified for each district in this Office Consolidation.**

3.1 Bridge Road Townhouse DC District - Lots 12, 13 and 14, Block 1, Plan 3608GP [26(Z)86DC]

3.1.1 Purpose and Intent

The purpose of this district is to provide for the option of townhouse development at similar density to single family-detached and duplex developments in order to increase the variety of dwelling types.

3.1.2 Permitted Uses

Duplexes
Parks and Playgrounds
Public Utilities

3.1.3 Discretionary Uses

Accessory Buildings
Bed and Breakfast
Cultural Establishments
Day Care Facilities
Long-Term Care Facilities
Home Occupations
Public and Quasi Public Buildings
Seniors Housing/Supportive Living Facility
Signs
Single Family-Detached Dwellings
Stacked Townhouses
Townhouses

3.1.4 General Requirements

In addition to Section 4, General Regulations, the following rules shall apply:

3.1.4.1 Minimum Requirements

- a. Area of Site:
 1. Single Family-Detached Dwellings: 409 m²
 2. Duplexes: 557 m²/278 m² per dwelling unit
 3. Townhouses and Stacked Townhouses: 230 m² per dwelling unit
- b. Width of Site:
 1. Single Family-Detached Dwellings: 12 m
 2. Duplexes: 15 m per building with a minimum of 6 m per dwelling unit
 3. Townhouses and Stacked Townhouses: 23 m
- c. Front Yard:
 1. Key Sites: 4.5 m
 2. All other sites: 6 m
- d. Side Yards:

Section 3: DIRECT CONTROL DISTRICTS

1. Principal Buildings: 1.5 m for each side yard except 3 m for one side yard on a laneless site where there is no garage or carport proposed
2. Accessory Buildings:
Street side of a corner site: 1.5 m
All other sites: 1 m
- e. Rear Yard:
 1. Principal Buildings: 7.5 m
 2. Accessory Buildings:
Private garages with access off a lane: 1.5 m
All other accessory buildings: 1 m
- f. Gross Floor Area per Unit:
 1. Single Family-Detached Dwellings: 83.6 m² with a minimum of 65 m² on the main floor
 2. All other Dwelling Units: 65 m²
- g. Landscaping for Townhouses and Stacked Townhouses: 40 % of the site area plus street boulevards

3.1.4.2 Maximum Limits

- a. Height of Buildings:
 1. Principal Buildings: 2 storeys and loft or 9.7 m whichever is lower
 2. Accessory Buildings: 5 m
- b. Coverage of Site:
 1. All buildings including Accessory Buildings: 40 % of the site
 2. All accessory buildings: 10 % of the site
- c. Number of Dwelling Units:
 1. Townhouse: 4
 2. Stacked Townhouse: 6

NOTE: The setbacks and other regulations described in this district are minimum requirements. Depending on the location of a proposed development (e.g. a corner lot, a site adjacent to a waterbody or a location within the Wellhead Protection Area) other regulations in the Land Use Bylaw – for example Section 4.1, Setback Regulations - may increase or otherwise vary these requirements.

3.1.5 Development Authority

The Development Authority shall be the Canmore Planning Commission.

3.1.6 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.1.7 Schedules

Schedule “A” shows the location of this District.

Section 3: DIRECT CONTROL DISTRICTS

Schedule "A" Bridge Road Townhouse DC District



3.2 Decommissioned Landfill DC District - Lot 2, Block 5, Plan 8211057 – Limited-Use Industrial District [27(Z)86DC]

3.2.1 Purpose and Intent

The purpose and intent of this District is to provide for a limited range of industrial uses within an area containing a decommissioned landfill.

3.2.2 Permitted Uses

Parks and Playgrounds
Public and Quasi Public Buildings
Public Utilities

3.2.3 Discretionary Uses

Accessory Developments
Bulk Fuel Stations
Construction Trade Shops
Home Improvement Centres
Industrial Equipment Sales and Rentals
Industrial Operations
Lumber Yards
Outdoor Vehicle Storage
Parking Areas
Recycling Depots
Signs (advertising, directional, identification)
Storage Yards
Trucking Terminals
Warehousing

3.2.4 General Requirements

In addition to Land Use Bylaw Section 4, General Regulations, the following rules shall apply.

3.2.4.1 Minimum Requirements

- a. Area of Site: 929m²
- b. Width of Site: 15m
- c. Front Yard: 30.0m from R3 and PD Districts; 7.5 m from all other districts
- d. Side Yard: 30.0m from R3 and PD Districts; 7.5 m from all other districts
- e. Rear yard: 30.0m from R3 and PD Districts; 7.5 m from all other districts

3.2.4.2 Maximum Limits

Height of Buildings: 11m

3.2.4.3 Landscaping: The boulevard and a minimum of 10% of the site area shall be landscaped and be maintained in accordance with the plan approved by the Development Authority.

Section 3: DIRECT CONTROL DISTRICTS

3.2.5 Special Requirements:

- 3.2.5.1 No development application shall be approved and no development permit shall be issued unless a report satisfactory to the Town and Alberta Environment confirms that the development problems associated with the specific proposed development and the land being once used as a sanitary landfill site have been examined and resolved. Such report is to include examination and resolution of possible subsidence problems and possible danger arising from accumulations of methane or other gases.
- 3.2.5.2 Outdoor Vehicle Storage: Outdoor Vehicle Storage shall be approved on an annual basis; and Outdoor Vehicle Storage shall be screened to the satisfaction of the Approving Authority.
- 3.2.5.3 Storage Yards: Storage yards are to be screened and fenced to the satisfaction of the Development Authority.

3.2.6 Development Authority

The Development Authority shall be the Canmore Planning Commission.

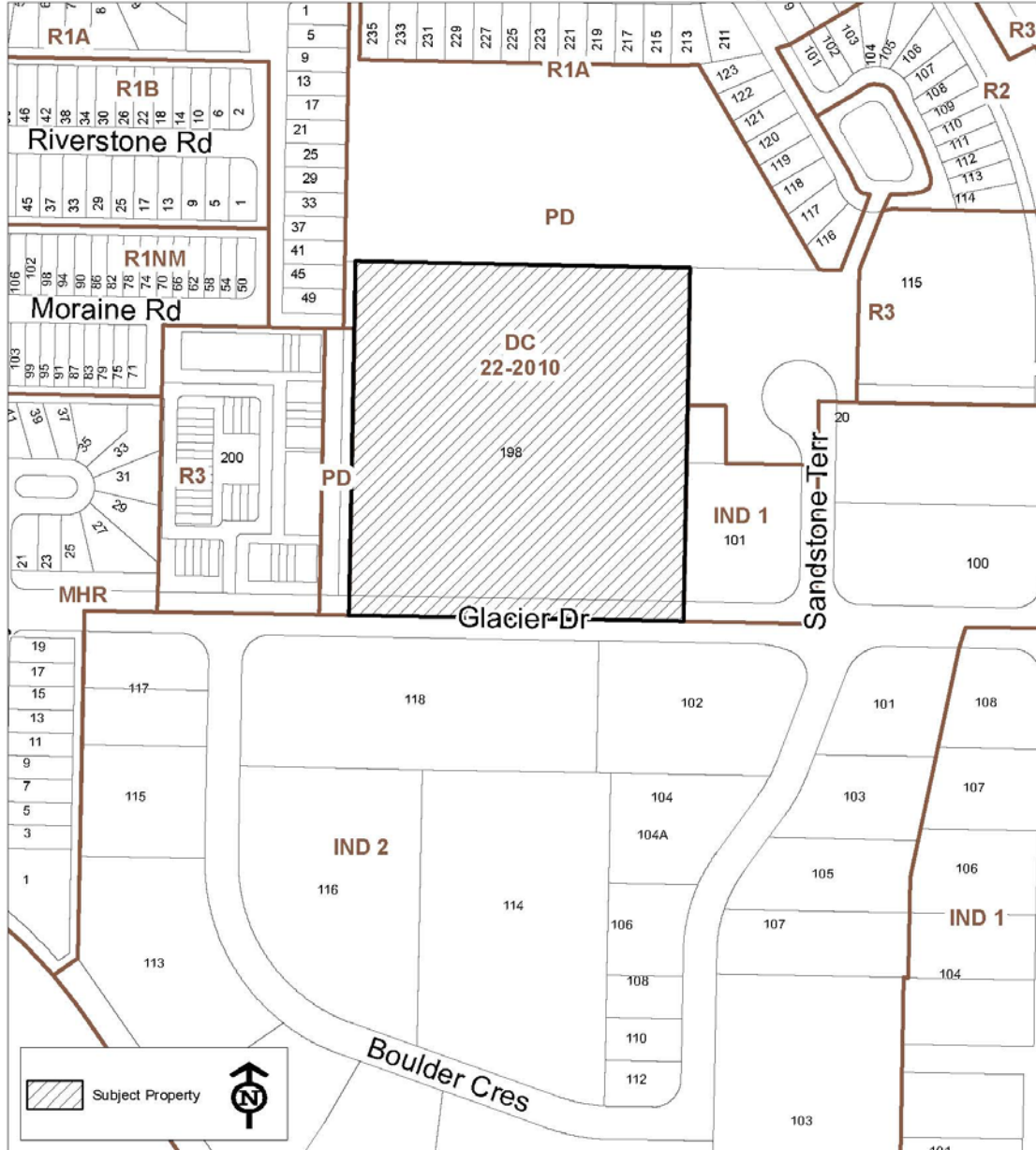
3.2.7 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.2.8 Schedules

Schedule "A" attached, forms part of this bylaw.

Schedule "A"
Decommissioned Landfill DC District - Bylaw 22-2010



3.3 Mine Manager's House DC District [29 (Z)86DC]

3.3.1 Purpose and Intent

The purpose and intent of this Direct Control District is to provide for the comprehensive planning design of a site (Lot 24, Block 5, Plan 7610775) designated as a Registered Historical Resource under the Historical Resources Act.

This District provides for:

- a. The retention and conservation of a significant historical building (Canmore Mine Manager's House)
- b. Re-use of the building and its site as a functional and productive element of Canmore; and
- c. The control of new construction to ensure that alterations to the site will be harmonious with the existing building in terms of proportions, materials, mass and building height.

3.3.2 Permitted Uses

None

3.3.3 Discretionary Uses

(Subject to Council's review and approval of comprehensive development plans)

Accessory Buildings

Eating Establishments

Lodging House

Townhouses

Signs (identification)

Squash Courts

3.3.4 Development Concept

The development must complement the existing historical building, minimize the impact on the natural amenities of the site and assure the necessary slope stability and bank retention measures are taken.

3.3.5 Development Requirements

3.3.5.1 Comprehensive Development Plans

Comprehensive development plans including but not limited to the building design, site contours and layout, exterior finishes and colour, landscaping, parking and access shall require approval by Council prior to the issuance of a development permit.

3.3.5.2 Residential Density

The development shall not exceed a density of 11 dwelling units.

3.3.5.3 Height of Buildings

- a. The height of new buildings shall be of a scale which complements the existing historic building. The maximum permitted height limits shall be as follows:
 1. Townhouses: 9.5 metres or 3 storeys whichever is lower.
- b. Additions to the existing building shall not exceed the height of the existing building.

Section 3: DIRECT CONTROL DISTRICTS

- 3.3.5.4 Gross Floor Area per Unit
Minimum requirement for a dwelling unit: 60 square metres.
- 3.3.5.5 Building Design and Appearance
Design and appearance of the proposed new development shall emphasize the architectural elements of the existing building. Exterior finishes, colour and texture shall be complementary and compatible to the existing building and shall ensure retention of the architectural features of the original design. Modification to the exterior of the existing structure shall only be made in the advent of necessary structural reinforcement or repairs. All mechanical equipment shall be screened from public view.
- 3.3.5.6 Site Coverage
All buildings including accessory buildings shall not exceed 40 per cent of the site.
- 3.3.5.7 Setbacks
Buildings and accessory facilities shall be suitably located with respect to slope stability.
- 3.3.5.8 Landscaping
A percentage of the site area determined by Council shall be landscaped. Existing vegetation shall be retained where possible particularly where removal would affect slope stability.
- 3.3.5.9 Amenity Areas
There shall be provided on-site amenity areas for recreational and landscaping purposes in addition to those areas needed for residential and non-residential buildings, driveways and parking areas.
- 3.3.5.10 General Land Use Regulations and Provisions
- a. Approval of comprehensive development plans shall be subject to the relevant Land Use regulations and provisions set forth in Section 4, General Regulations and Section 13, Historic Resources, of the Land Use Bylaw.
 - b. All signs located on the existing historical building shall conform to the architectural features of the building in terms of location, size and materials.
- 3.3.5.11 Sustainability Screening Report
A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.3.6 Development Authority

The Development Authority for signs and accessory buildings shall be the Development Officer. The Development Authority for all other developments shall be the Municipal Council of the Town of Canmore.

3.3.7 Schedules

Schedule “A” shows the location of this District.

Schedule "A" Mine Manager's House DC District



3.4 Rundle Crescent Townhouses DC District [3(Z)93DC]

LOTS 1, 2, 3 and 4, BLOCK 1, PLAN 4171JK

3.4.1 Purpose and Intent

The purpose and intent of this District is to provide for the development of a multi-unit townhouse complex. The Land Use Rules for Residential Low Density Multiple Unit District (R-2A) shall apply unless otherwise specified.

3.4.2 Permitted Uses

Duplex Dwellings
Home Occupations - Class 1
Parks and Playgrounds
Public Utilities
Stacked Townhouses
Townhouses

3.4.3 Discretionary Uses

Accessory Developments
Cultural Establishments
Day Care Facilities
Long-Term Care Facilities
Home Occupations - Class 2
Manufactured Homes
Public and Quasi-Public Buildings
Seniors Housing/Supportive Living Facility
Signs

3.4.4 Applications for Development Permit

Applications for development permits shall consist of comprehensive plans. All plans submitted shall comply with Section 1, Administration, of the Land Use Bylaw and without restricting the generality of the foregoing, shall show in detail:

- a. Location of all buildings and structures;
- b. Landscaped areas;
- c. Street design and pedestrian movement through the area;
- d. Provision for emergency access;
- e. Provision for utilities; and
- f. The relation of the site to the surrounding area.

3.4.5 Development Requirements

These requirements are in addition to those listed in the R2A Residential Low Density Multiple Unit District

- 3.4.5.1 The site shall contain an open space/pedestrian system, which integrates with the existing systems on adjacent lands.

Section 3: DIRECT CONTROL DISTRICTS

- 3.4.5.2. The site shall be landscaped in accordance with a landscaping plan which shall emphasize the retention, where possible, of existing coniferous trees and native vegetation.
- 3.4.5.3 Alterations of existing natural contours shall only occur in accordance with a detailed grading plan, which will take into account site drainage.
- 3.4.5.4 The height of the building shall be restricted to a maximum height of 8.5m. No height variances will be granted.
- 3.4.5.5 The number of dwelling units shall be restricted to a maximum of thirty (30).
- 3.4.5.6 All buildings located on Rundle Drive shall be setback 9.14m from the property line to building foundation.
- 3.4.5.7 The minimum required rear yard building setback from the west property line will be 3m.
- 3.4.5.8 The minimum required building setback from the north and south property lines will be 6m.
- 3.4.5.9 A 1.5m relaxation will be granted for building projections or balconies for any structure built on the north corner of Rundle Crescent and Rundle Drive.
- 3.4.5.10 The minimum parking requirements will be 3.5 spaces per dwelling.
- 3.4.5.11 The only vehicle access to the site will be provided by one roadway located on Rundle Drive.
- 3.4.5.12 Except as specifically modified within this Direct Control Bylaw, the provisions of the Land Use Bylaw, including Section 4, General Regulations, shall apply.

3.4.6 Development Authority

The Development Authority shall be the Canmore Planning Commission.

3.4.7 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.4.8 Schedule

Schedule "A" shows the location of this District.

Schedule "A" Rundle Crescent Townhouse DC District



3.5 Canmore Collegiate School DC District [6(Z)93DC]

Lot "R" 36 PLAN 7810778; and
PTN OF SW 1/4 SECTION 5, TOWNSHIP 25, RANGE 10 WEST 5 MERIDIAN
(TITLE NO. 1222Y7)

3.5.1 Purpose and Intent

The purpose and intent of this bylaw is to provide for the development of a comprehensively planned high school.

3.5.2 Permitted Uses

Comprehensively Planned High School, which may include ancillary elements such as equipment storage facilities or buildings.

3.5.3 Discretionary Uses

Accessory Uses
Signs

3.5.4 General Requirements

- 3.5.4.1 Applications for development permit shall be submitted to the Municipal Council, as Development Authority and shall consist of comprehensive plans for a high school. All plans submitted shall comply with Section 1, Administration, of the Land Use Bylaw and without restricting the generality of the foregoing, shall show in detail:
- a. Location of all buildings and structures;
 - b. Landscaped areas;
 - c. Provision for vehicular and pedestrian movement through the site;
 - d. Provision for parking on site and on adjacent lands;
 - e. Provision for emergency access;
 - f. Provision for utilities; and
 - g. The relation of the site to the surrounding area.
- 3.5.4.2 Development of the site shall be restricted to a high school and ancillary buildings and facilities.
- 3.5.4.3 The site shall contain an open space/pedestrian system, which integrates with the existing systems on adjacent lands.
- 3.5.4.4 A parking study is to be conducted to determine the overall parking requirements. The impact of the use of adjacent municipal parking facilities should be recognized within the parking study.
- 3.5.4.5 The impact of any proposed changes to access provisions in the vicinity of the site are to be documented.
- 3.5.4.6 The site shall be landscaped in accordance with a landscaping plan, which shall emphasize the retention, where possible, of existing native vegetation.
- 3.5.4.7 Alterations of existing natural contours shall only occur in accordance with a detailed grading plan, which will take into account site drainage.

Section 3: DIRECT CONTROL DISTRICTS

- 3.5.4.8 The height of the structure shall be evaluated relative to the surrounding land uses and adjacent structures and should recognize such factors as the high ground water table and the functional requirements of the uses within the buildings.
- 3.5.4.9 Site planning shall incorporate a 30 metre buffer strip running parallel and adjacent to the northeast bank of Policeman's Creek.
- 3.5.4.10 Except as specifically modified within this Direct Control Bylaw, the provisions of the Land Use Bylaw shall apply.
- 3.5.4.11 A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.5.5 Development Authority

The Development Authority for Accessory Uses and Signs shall be the Development Officer. The Development Authority for all other uses shall be the Municipal Council of the Town of Canmore.

3.6 Silvertip Golf Course DC District [Bylaws 20(Z)93DC & 14(Z)95DC]

PTN. LOT 2, PLAN 8610873

PTN. LOT 3 and 8, PLAN 8610873

PTN. LOT 6, PLAN 8610873

PTN. S. 1/2, Section 4, TOWNSHIP 25, RANGE 10, WEST 5 MERIDIAN

PTN. N. 1/2, Section 33, TOWNSHIP 24, RANGE 10, WEST 5 MERIDIAN

PTN. N. 1/2, Section 33, TOWNSHIP 24, RANGE 10, WEST 5 MERIDIAN

3.6.1 Purpose and Intent

The purpose of the land use district shall be to provide for a comprehensively planned golf course integrated into the adjacent destination resort hotel complex.

3.6.2 Permitted Uses

Comprehensively Planned Golf Course including:

- a. Driving Ranges and Putting Greens
- b. Clubhouse
- c. Equipment Storage Facilities or Buildings

3.6.3 Discretionary Uses

Accessory uses

Signs

3.6.4 General Requirements

3.6.4.1 Applications for development permits shall be submitted to the Municipal Council, as Development Authority and shall consist of comprehensive plans for a golf course or of amendments or additions to developments previously approved by development permit. All plans submitted shall comply with Section 1, Administration, of the Land Use Bylaw and be generally in accordance with the plans and drawings contained within the Hyatt Regency Canmore at Banff National Park Master Plan Report. Without restricting the generality of the foregoing all plans shall show in detail:

- a. Golf course tees, fairways and green areas;
- b. Irrigation and storm water retention systems;
- c. Landscaped areas and landscaping materials;
- d. Provisions for vehicular movement through the site;
- e. Provisions for roads and utilities; and
- f. The relation of the site to the surrounding area.

3.6.4.2 With respect to the golf course clubhouse application for development permit, it shall be submitted to the municipal Council, as approving authority and shall consist of comprehensive plans for a golf course clubhouse or of amendments or additions to development previously approved by development permit. All plans submitted shall comply with Section 1, Administration, of the Land Use Bylaw and be generally in accordance with the plans and drawings contained within the Hyatt Regency Canmore at Banff National Park Master Plan Report, without restricting the generality of the foregoing all plans shall show in detail:

Section 3: DIRECT CONTROL DISTRICTS

- a. Building design character and appearance
- b. Site layout
- c. Exterior finishes and colors
- d. Landscaped areas and landscaping materials
- e. Parking areas and facilities
- f. Provisions for vehicular movement through the site
- g. The relation of the site to the surrounding area and the relationship of form, massing, structure, materials and spatial relations of the development

- 3.6.4.3 The height of the Golf Course Clubhouse calculated in accordance with Section 4, General Regulations, of the Land Use Bylaw, shall not exceed ten (10) metres.
- 3.6.4.4 Development of the site shall be restricted to an eighteen-hole golf course, clubhouse and ancillary buildings and facilities.
- 3.6.4.5 The site shall have located within it public and private footpaths and or equestrian trails, or both and a system of open spaces which shall be integrated into an overall network of public and private footpaths, equestrian trails and open spaces generally as outlined in the Hyatt Regency Canmore at Banff National Park Mater Plan Report. Existing trails shall be incorporated into the overall network where possible.
- 3.6.4.6 The site shall be comprehensively landscaped in accordance with a plan, which shall emphasize the retention, where possible, of existing native vegetation. The use of indigenous species for additional landscaping is encouraged. Landscaping shall take into account and augment the footpaths and equestrian trails.
- 3.6.4.7 Alteration of existing natural contours shall only occur in accordance with a comprehensive grading plan, which shall take into account drainage and soil erosion concerns.
- 3.6.4.8 Alteration of existing natural watercourses, if any, shall occur only if approved by appropriate agencies of the Province of Alberta. Alteration of existing natural drainage courses or the creation of artificial water courses or drainage courses shall occur only in accordance with a comprehensive plan which shall take into account drainage, slope stability and erosion as it may affect the site or downstream sites.
- 3.6.4.9 Permanent outside storage of equipment, vehicles, goods or materials (other than storage during the course of construction) shall not be permitted.
- 3.6.4.10 The layout of the golf course shall endeavour to protect and when possible enhance, corridors utilized by wildlife to move through the site and general area.
- 3.6.4.11 Except as specifically modified by this Direct Control Bylaw, the provisions of the Land Use Bylaw, including Section 4, General Regulations, shall apply. Reference in this Bylaw to the Town of Canmore Land Use Bylaw as amended or altered from time to time or any bylaw passed in substitution therefore.
- 3.6.4.12 Any development permit for the hotel shall require as a condition of issuance of a development completion certificate that the developer shall have developed or provided for adequate staff housing within the Town of Canmore to the satisfaction of the Municipal Council.
- 3.6.4.13 A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in

Section 3: DIRECT CONTROL DISTRICTS

accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.6.5 Development Authority

Council shall be the Development Authority for golf course development.

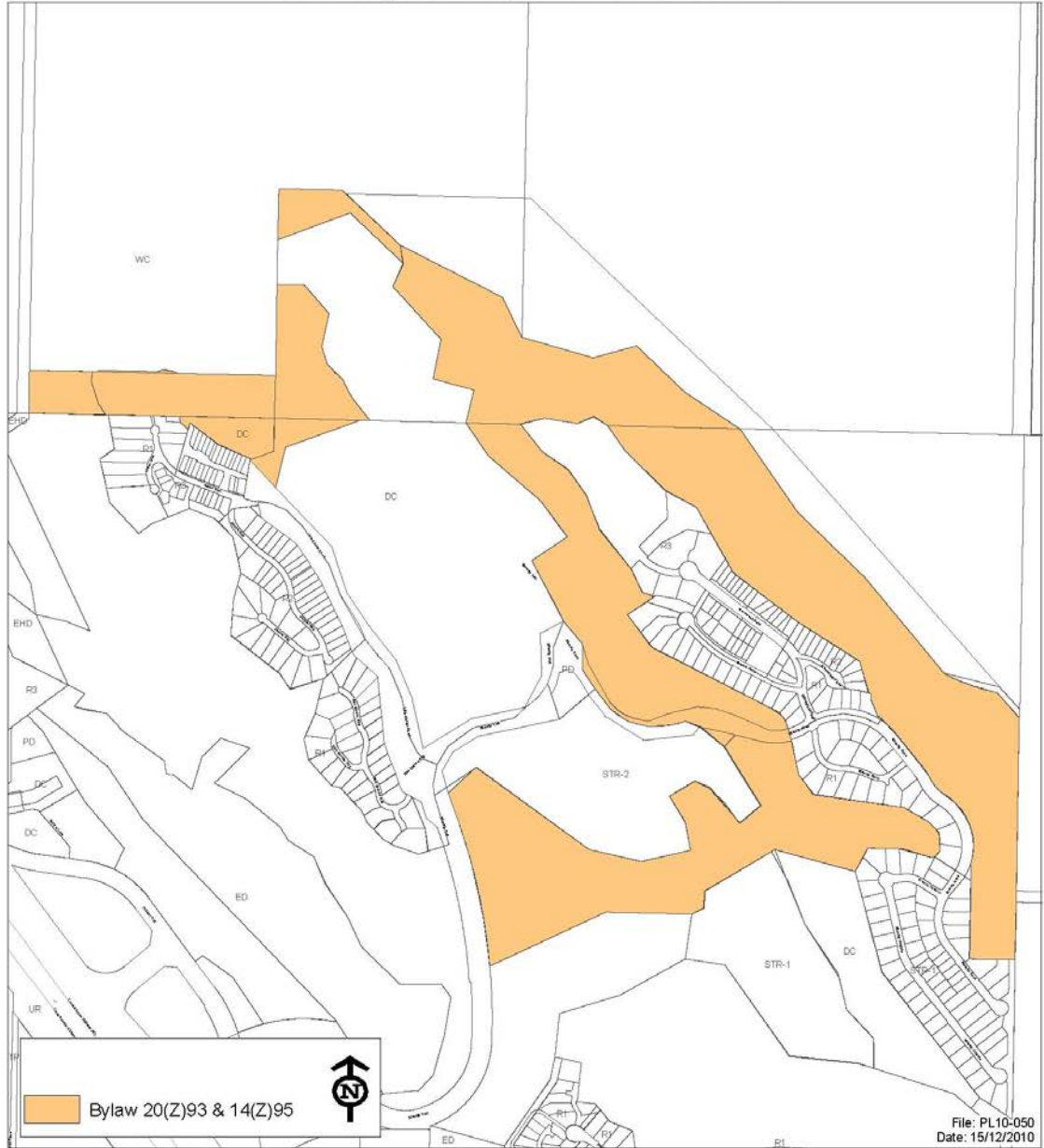
The Development Authority for the 3.0 hectare parcel described in Bylaw 14(Z)95, for Accessory Uses, and for Signs shall be the Development Officer of the Town of Canmore

3.6.6 Schedules

Schedule "A" illustrates the location of this District.

Section 3: DIRECT CONTROL DISTRICTS

Schedule "A" Silvertip Golf Course DC District



3.7 Peaks of Grassi Small Lot DC District [13-96DC]

3.7.1 Purpose and Intent

The purpose and intent of this district is to provide for comprehensively designed residential development in the form of single-detached, duplex and semi-detached dwellings on small lots.

3.7.2 Permitted Uses

Accessory Buildings
Duplexes
Home Occupations Class 1
Parks and Playgrounds
Public Utilities
Semi-Detached Dwellings
Single-Detached Dwellings

3.7.3 Discretionary Uses

Bed and Breakfast, limited to one (1) guest room.
Home Occupations Class 2

3.7.4 General Requirements

The general land use regulations and provisions contained in Section 4, General Regulations, of the Land Use Bylaw shall apply.

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.7.5 Minimum Requirements

3.7.5.1 Area of Site:

- a. Single-Detached Dwellings: 200 square metres
- b. Semi-Detached Dwellings: 400 square metres
- c. Duplex Dwellings: 400 Square metres

3.7.5.2 Width of Site:

- a. Single-Detached Dwellings: 6.8 metres
- b. Semi-Detached Dwellings: 12 metres
- c. Duplex Dwellings: 12 metres

3.7.5.3 Front Yard: All sites 6.0 metres

- a. Front Yard Projections:
 1. Roofed decks and porches may extend a maximum of 1.8 metres onto the front yard setback and shall be a minimum distance of 4.2 metres from the front yard property line. Stairs associated with the decks and porches may extend an additional 1.2 metres into the front yard from the edge of the deck/porch and shall be a minimum distance of 3.0 metres from the front yard property line.

Section 3: DIRECT CONTROL DISTRICTS

2. Roof overhangs or eaves over a front yard porch may extend to a distance of 3.6 metres from the front yard property line.
3. Bay windows, box out windows up to 3.0 metres in length and chimneys and porch sills may project a maximum of 600 millimeters onto a required front yard.
4. There will be no encroachments over utility right-of-ways or easements.

3.7.5.4

Side Yards:

- a. Principal Building: 1.2 metres for each side yard, except;
 1. For those lots designated as zero lot line and where private maintenance and eave encroachment easements are provided, a 1.2 metre required side yard may be reduced to zero metres with the approval of the Safety Codes Officer.
 2. A minimum width of 2.5 metres on one side of a single detached dwelling or on both sides of a semi-detached dwelling in a laneless subdivision where no provision is made for a driveway, garage or carport to the front or side of a building.
- b. Accessory Buildings:
 1. Street Side of a corner site: 2.0 metres
 2. All other sites: 1.0 metres, except in the case of a zero lot line which is subject to a Private Maintenance Easement where no garage or accessory buildings can be located within 0.9 metres of the easement granted to the dominant tenement.

3.7.5.5

Side Yard Projections:

- a. Eaves, bay windows, belt course, box out windows and chimneys and porch sills may project a maximum of 300 millimeters over or onto a required side yard. In the case of a zero lot line site, the only permitted projection will be a 600-millimeter projection for an eave and footing as stipulated in the Private Maintenance Easement section of this bylaw.
- b. Bay windows and box out windows will be limited to one per side yard and shall be a maximum length of 3.0 metres.
- c. Eave overhangs and eavestroughs on cantilevers may project an additional 150 mm. beyond the cantilever.

3.7.5.6

Rear Yard:

- a. Principal Building: 6.0 metres
- b. Accessory Buildings: 1.0 metres
- c. Rear Yard Projections:
 1. Decks and porches may extend a maximum of 1.8 metres into the rear yard setback and shall be a minimum distance of 4.2 metres from the rear yard property line if the deck/porch is higher than 600 millimeters above grade. Stairs associated with the decks and porches above 600 millimeters in height may extend an additional 1.0 metres into the rear yard setback from the edge of the deck/porch to a minimum distance of 3.2 metres from the rear property line.
 2. Roof overhangs or eaves over a rear yard deck or porch may extend an additional 600 millimeters into the minimum distance of 3.2 metres noted in 3.7.5.6.c.1.
 3. Eaves, bay windows, belt course, box out windows and chimneys and porch sills may project a maximum of 600 millimeters onto a required rear yard.

3.7.5.7

Minimum Gross Floor Area per Unit: 55.8 square metres with a minimum 41.8 square metres on the main floor not including attached garages and covered carports.

3.7.6 Maximum Limits

3.7.6.1 Height of Building:

- a. Principal Building: 10.0 metres
- b. Accessory Building: 5.0 metres
- c. Appurtenances such as chimney's, exhaust vents and roof vents may be permitted to extend 1.0 metres above the maximum building height at the discretion of the Approving Authority.

3.7.6.2 Coverage of Site:

All buildings including Accessory Buildings: 65 percent of the site

3.7.7 Zero Lot Line Properties

The Direct Control District makes provision for the siting of residential units on "zero lot line" properties. Private maintenance and eave encroachment easements will be registered on title of all designated zero lot line properties before building permits are issued.

- a. The minimum distance between dwelling units for a zero lot property will be 2.5 metres.
- b. Exhaust vents, water faucets and electrical outlets will not be located on the exterior side of a building that abuts the zero lot line property line.

3.7.8 Private Maintenance Easement for Zero Lot Line Properties

Where the owner of an adjacent site provides the private maintenance easement for a "zero lot line" property it shall:

- a. be of 1.5 metres in width,
- b. be registered by covenant against the title of the site proposed for development and the title of the adjacent site,
- c. include a 600 millimeter eave and footing encroachment easement,
- d. include adequate roof drainage from the building is directed onto the site by eavestroughs and downspouts.

3.7.9 Special Requirements

3.7.9.1 The developer will be responsible for the implementation and application of the approved architectural and streetscape design guidelines attached as Schedule "B".

3.7.9.2 Private Outdoor Amenity Space: A private outdoor amenity space shall be provided for each dwelling unit at or below the level of the first storey and it shall have a minimum area of 14 square metres with one minimum dimension of 3 metres.

3.7.9.3 Accessory Buildings: Accessory buildings and additions shall not be located in a front yard.

3.7.9.4 Parking and Driveways: Two parking spaces per dwelling unit.

a. Laneless Sites

1. For lots less than 9.0 metres in width the driveway shall be no wider than 3.5 metres.
2. For lots greater than 9.0 metres in width the driveway shall be no wider than 5.0 metres.
3. Where no garage or carport is provided a driveway/parking pad shall be a minimum length of 10.0 metres, as measured from the property line.
4. Where a garage or carport is provided a driveway/parking pad shall be a minimum length of 6.0 metres, as measured from the property line.

Section 3: DIRECT CONTROL DISTRICTS

b. Laned Sites

1. Driveways, parking pads, garages and carports are not permitted in the front yard.
2. where no garage or carport is provided a driveway/parking pad shall be a minimum length of 6.0 metres;

3.7.9.5 Those properties identified as Lots 2-9, Block 2, Plan 9711290 and Lots 2-9 Block 4, Plan 9711290, adjacent to boulevards 3.0 metres wide or greater the front yard requirements shall be reduced to 5.0 metres and will adhere to the following requirements:

- a. Roofed decks and porches may extend a maximum of 1.2 metres onto the front yard setback and shall be a minimum distance of 3.8 metres from the front yard property line. Stairs associated with the decks and porches may extend an additional 1.2 metres into the front yard from the edge of the deck/porch and shall be a minimum distance of 2.6 metres from the front yard property line.
- b. Roof overhangs or eaves over a front yard porch may extend an additional 600 millimeters into the minimum distance of 2.6 metres noted in 3.7.9.5(a).
- c. Eaves, bay windows, belt course, box out windows and chimneys and porch sills may project a maximum of 600 millimeters onto a required front yard.

3.7.9.6 The Development Officer shall review all house plans to verify compliance with this bylaw.

3.7.9.7 Except as specifically modified within this Direct Control Bylaw, the provisions of the Land Use Bylaw shall apply.

3.7.10 Bed and Breakfast Establishments

3.7.10.1 Applications for a Bed and Breakfast establishment shall be required to provide a total of three (3) on-site parking stalls in accordance with the provisions of Section 4, General Regulations of the Land Use Bylaw;

3.7.10.2 Bed and Breakfast establishments shall be limited to one (1) guest room per dwelling unit; and,

3.7.10.3 Bed & Breakfast establishments shall only be permitted within the areas identified in Schedule "B", subject to conditions Subsections (1), and (2), above.

3.7.11 Home Occupations Class 2

3.7.11.1 In recognition of the comparatively narrow lots and street rights of way in this District of the Peaks of Grassi area applications for Class 2 Home Occupations will be subject to careful review and shall be approved only where an applicant has satisfied the Development Authority that the home occupation will not result in negative impacts in the neighbourhood.

3.7.11.2 Applications for a Home Occupation Class 2 shall be required to provide adequate on-site parking.

3.7.11.3 Development permits for a Home Occupation Class 2 shall initially be approved for a maximum of one (1) year within this District. Subsequent annual permits may be issued by the Development Authority.

Section 3: DIRECT CONTROL DISTRICTS

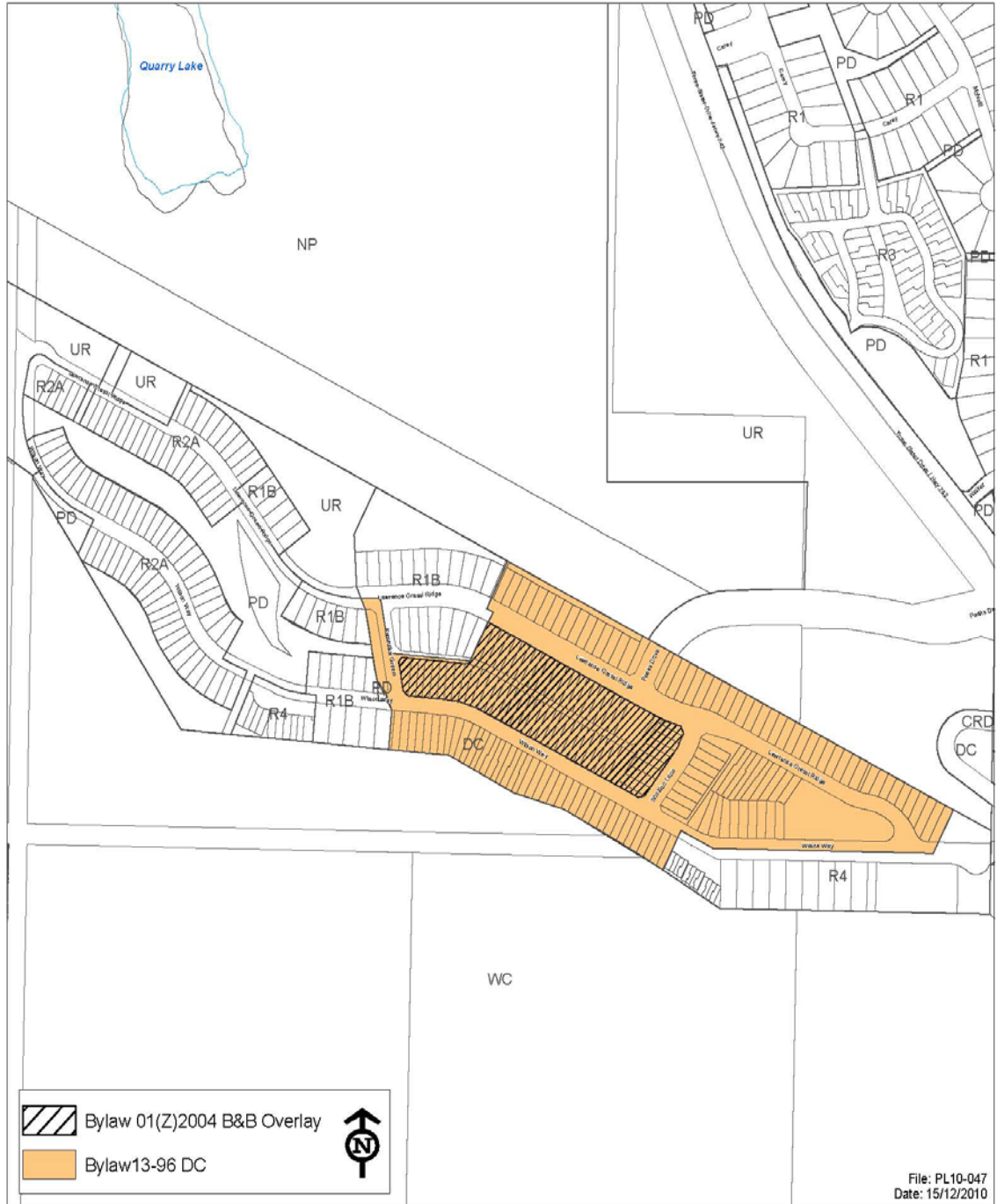
3.7.12 Development Authority

The Development Officer shall be the Development Authority for this District

3.7.13 Schedules

Schedule "A" shows the location of the District

Schedule "A" Peaks of Grassi Small Lot DC District



3.8 Country Inn Direct Control District [49-96DC]

3.8.1 Purpose and Intent

To provide lots for small scale visitor accommodation in the form of a “Country Inn” district

3.8.2 Permitted Uses

One Residential Dwelling Unit per “Country Inn”
Small Scale Visitor Accommodation (max 12 visitor rooms)

3.8.3 Discretionary Uses

Accessory Uses
Accessory Buildings
Signs

3.8.4 Minimum Requirements

- 3.8.4.1 Area of Site 930m²
- 3.8.4.2 Width of Site 20m
- 3.8.4.3 Front Yard 4.5m (no front vehicular access)
- 3.8.4.4 Side Yards Principal Building 3.0m
- 3.8.4.5 Side Yards Accessory Building 3.0m
- 3.8.4.6 Rear Yard Principal Building 3.0m from easement
- 3.8.4.7 Rear yard Accessory Building 1.5m from easement

3.8.5 Site Coverage

All buildings including Accessory Buildings: 40 per cent of the site.

3.8.6 Height

Principal Building: 3 stories or 10.66m
Accessory Buildings: 5m

3.8.7 Parking

One space per visitor accommodation unit
Two spaces per residential dwelling

3.8.8 Vehicular Access

All lots shall have minimum 6.0m rear access easements.

3.8.9 Architectural Controls

All buildings shall conform to the intent and principles of design identified in the Section 9, Community Architectural and Urban Design Standards, to the satisfaction of the Development Authority.

Section 3: DIRECT CONTROL DISTRICTS

3.8.10 Development Authority

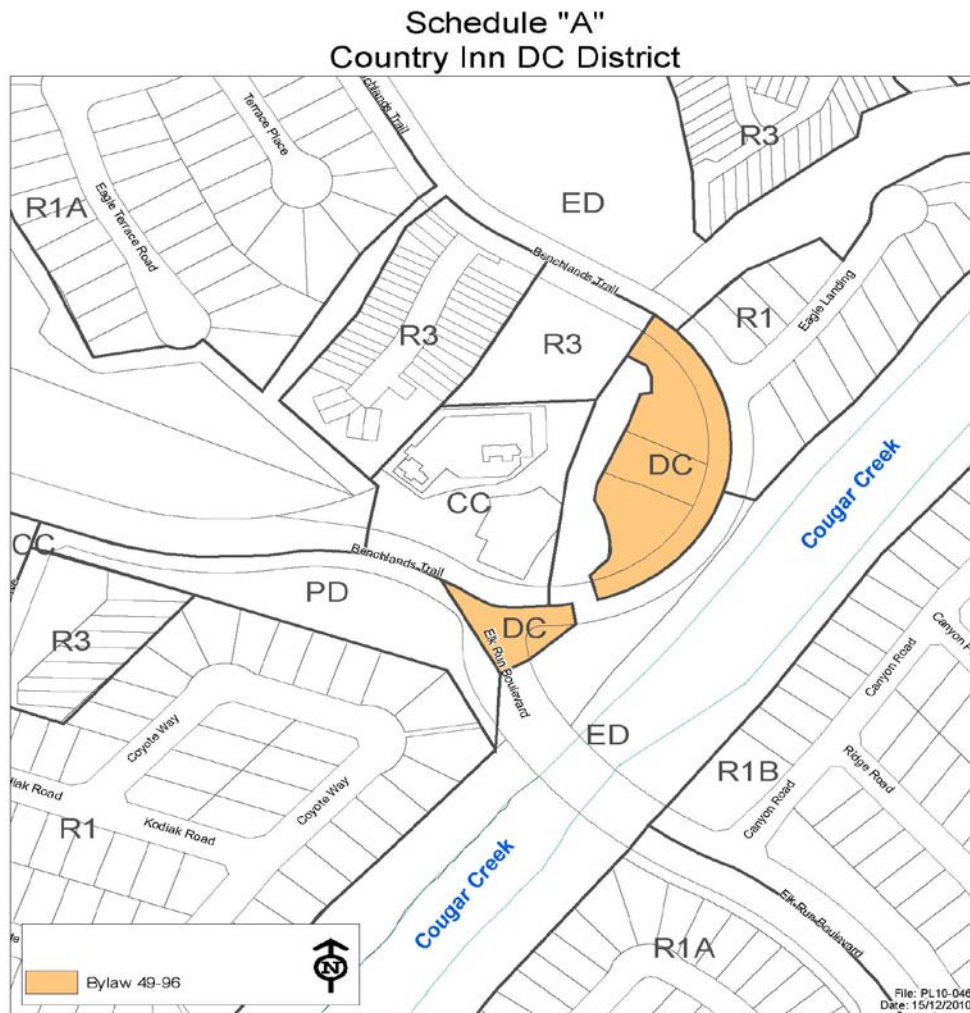
Council hereby authorizes the Canmore Planning Commission to issue development permits that meet the intent of this land use district.

3.8.11 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.8.12 Schedules

Schedule "A" shows the location of this District.



3.9 Three Sisters Resorts DC District [1-98DC ; 16(Z)2001DC; 18(Z)2002 DC; 15(Z)2002 DC; 34(Z)2003 DC; 36(Z)2004 DC; 07(Z)2006]

3.9.1 Definitions

3.9.1.1 Business Park

A Business Park contains clean, employment generating land uses that are not predominantly oriented to the retail sale of goods and personal services. Uses such as offices, arts studios, cultural establishments, business services, research and development facilities, health clinics, light manufacturing and light fabrication industries will be appropriate uses in Business Parks. Retail stores over 200m² (2,153 sq. ft.) and uses such as factory retail outlets and warehouses with large retail sales outlets shall not be allowed in Business Parks.

3.9.1.2 Entry-Level Housing Units

Entry-level housing units are residential lots or multi-family housing units intended for full-time residential use which meet the following requirements: [34(Z)2003]

a. Entry-Level Housing Lots

1. Unless otherwise specified herein, Entry-Level housing lots shall meet the requirements of the R-1B Single Detached Plus District; and
2. The average lot width within a subdivision shall be no more than 13 metres; and
3. Lots will be offered for sale for a selling period of at least 45 days to local residents of Canmore according to criteria established in consultation with the Town of Canmore at the conceptual Scheme of Subdivision or the Area Structure Plan stage; and
4. The sale of lots shall be accompanied by a commitment to build within six months of the lot sale; and
5. The sale of lots shall be accompanied by a commitment to build a primary unit with no more than 130m² (1,400 sq. ft.) of gross floor area, and a secondary suite with no more than 84m² (900 sq. ft.) of gross floor area; and
6. The secondary suite shall be developed at the time of initial construction of the primary unit.

b. Entry-Level Multi-Family Housing Units

1. Multi-family Residential Units which are approved as Entry-Level Housing Units by the Town of Canmore Council; and
2. Which provide a total gross floor area in the range of 28 to 93m² (300 to 1,000 sq. ft.).
3. All entry-level multi-family housing units shall be offered for sale for a selling period of at least 45 days to local residents of Canmore according to criteria established in consultation with the Town of Canmore. [34(Z)2003]

3.9.1.3 Gross Developable Area

Gross Developable Area shall include the entire area of a Site excluding:

- a. portions of the Site identified as undevelopable environmental reserve lands or equivalent undevelopable lands retained in private ownership as part of a resort where a conservation easement or restrictive covenant is registered against the equivalent undevelopable land;
- b. otherwise developable lands approved for golf course or outdoor athletic and recreation activities or open green space where a deferred reserve caveat is registered;
- c. otherwise developable lands that are taken by the Town as Unaccredited Municipal Reserve;

Section 3: DIRECT CONTROL DISTRICTS

- d. public access roads without developable frontage, where such roads are designed to provide direct access between developable lands and are designed to minimize environmental impact.

3.9.1.4 Parcel

In addition to the meaning in Section 16.0, Definitions, of the land Use Bylaw, the term “parcel” shall include one or more titles areas, which form a single development site.

3.9.1.5 Residential Units

Unless otherwise specified within this District, a “Residential Unit” includes single-family units, multi-family units, Staff Accommodation and Entry-Level Housing Units. For purposes of calculating maximum density provisions of this District, the following categories of Residential Units shall be excluded:

- a. secondary suite or potential secondary suite within a single-detached dwelling; and
- b. residential units built on Community Land.

Residential Units shall not include Visitor Accommodation units.

3.9.1.6 Staff Accommodation

Staff Accommodation includes housing that provides accommodation primarily for employees working in the Town of Canmore. Staff Accommodation may be:

- a. Accessory housing that is incidental, subordinate and primarily devoted to the principal commercial use or building and located on the same parcel; and/or
- b. Housing units that are not subordinate to a principal commercial use; and which are not located on the same parcel.

In the case of either (a) and/or (b) above, Staff Accommodation units shall be controlled by a Staff Accommodation Authority or similar authority which ensures to the satisfaction of Council that such housing will be maintained and operated to provide Staff Accommodation.

A maximum of six Staff Accommodation bedrooms with shared access, bathroom and kitchen facilities will be considered the equivalent of one “residential unit”. One bedroom will normally be considered appropriate accommodation for a maximum of two persons.

Staff Accommodation that conforms to the above-noted definition will form part of the maximum allowed residential density but will not be subject to annual growth targets contained in this Bylaw.

3.9.1.7 Timeshare Units

A Timeshare Unit is part of a multi-unit commercial development that provides temporary or interval accommodation on a shared ownership basis.

Each Timeshare room or suite of rooms with separate “keyed” access and self-contained bathroom or kitchen facilities, shall be considered a separate Timeshare Unit. A suite of rooms intended as a single Timeshare Unit shall not anticipate or facilitate conversion to separate units in the future.

Timeshare Units are a form of commercial development that normally occurs in resort center areas along with Visitor Accommodation Units. Timeshare Units will not be subject to annual residential growth targets contained in this Bylaw.

Section 3: DIRECT CONTROL DISTRICTS

3.9.1.8 Unaccredited Municipal Reserve
In this District the term “unaccredited municipal reserve” shall mean municipal reserve lands which are dedicated, by agreement between the Town of Canmore and the subdivision applicant, in excess of the normal 10 percent dedication of municipal reserves.

3.9.1.9 Visitor Accommodation Units
Visitor accommodation Units include units in a non-residential building or group of buildings where sleeping facilities are provided for patrons for periods of up to 30 days and which may also contain recreational facilities, commercial uses and additional facilities including but not limited to eating establishments, drinking establishments, room service, meeting rooms, public convention rooms, and laundry service.

Where the majority of Visitor Accommodation Units within a development contain suites of more than 1 room, two or more of the following services shall be provided: eating establishment, drinking establishment, room service, public convention room, and/or laundry service.

For purposes of this Bylaw, each room or suite of rooms with separate “keyed” access and self-contained bathroom or kitchen facilities, shall be considered a separate Visitor Accommodation Unit. A suite of rooms anticipated as a single Visitor Accommodation Unit shall not anticipate or facilitate conversion to separate units in the future.

3.9.2 General Provisions

3.9.2.1 Subject Area
The Town of Canmore Land Use Bylaw map, Section 15.0, is amended by redesignating these lands from Conservation Area Forestry (CF), Conservation Forestry Area District (CF-1) and Special Recreation District (R) to Direct Control (DC) as shown outlined on Schedule “A”.

3.9.2.2 Purpose
The purpose of this District is to provide for phased development of a comprehensively planned mix of Residential units, Visitor Accommodation units, retail goods and services, recreation facilities, public and private open space, community facilities, wildlife movement areas and commercial/industrial land uses.

3.9.2.3 Gross Developable Area (GDA)
The total Gross Developable Area for all land uses in this District shall not exceed 273 hectares (675 acres). [15(Z)2002 DC]

3.9.2.4 Total Residential Units
The total number of Residential Units within this District shall not exceed 2,847 units except where Residential Units are provided in lieu of Timeshare Units allowed under Subsection 3.9.2.5. [16(Z)2001DC; 15(Z)2002 DC]

In any case, the total number of Residential Units and Timeshare Units shall not exceed 3,447 units. 16(Z)2001DC; [15(Z)2002 DC]

3.9.2.5 Total Timeshare Units
The total number of Timeshare Units within this District shall not exceed 600 units.

Section 3: DIRECT CONTROL DISTRICTS

Where Timeshare Units are not proposed, an equivalent number of Residential Units, in addition to the 2,847 Residential Units stated in Subsection 3.9.2.4, shall be permitted in lieu of Timeshare Units. [16(Z)2001DC; 15(Z)2002 DC]

Any future conversion of Timeshare Units to Residential Units shall be included in the annual residential growth phasing requirements of Subsection 3.9.2.10 of this Bylaw.

3.9.2.6

Total Visitor Accommodation Units

The total number of Visitor Accommodation Units within this District shall not exceed 1,500 units. Subject to this maximum number, Visitor Accommodation Units may be distributed within this District as follows:

- a. Up to 1,500 Visitor Accommodation Units may be located within Site 1; or
- b. A maximum of 300 Visitor Accommodation Units are indicated as a Permitted or Discretionary use for the Site, or as an intended future use of the site under the Purpose and Intent clauses for each Site.

3.9.2.7

Land Use Clauses

Subsections 3.9.2.3, 3.9.2.4, 3.9.2.5 and 3.9.2.6, are not development standards and shall be considered "land use" provisions in this Bylaw and shall not be subject to relaxation or variation by the Subdivision Approval Authority, the Development Approval Authority, the Subdivision and Development Appeal Board, or the Municipal Government Board. Any change to these sections shall be subject to review by the Town of Canmore through the statutory municipal Land Use Bylaw amendment process.

3.9.2.8

Amendment and Redesignations

Where any part of this District is the subject of a Land Use amendment or redesignation in the future, Subsections 3.9.2.3, 3.9.2.4, 3.9.2.5 and 3.9.2.6, shall be amended as required to ensure consistency throughout the District.

3.9.2.9

Sequence of Development

Development within this District shall occur in a sequence that reflects the availability of required utility infrastructure and access roadways. The provision of necessary infrastructure and roadways shall be demonstrated at the Conceptual Scheme of Subdivision or the Area Structure Plan stage.

3.9.2.10

Residential Growth Phasing

By the year 2000, development of at least 200 Residential Units per year will be accommodated within this district. Annual residential growth shall be phased in accordance with the following schedule:

1998: 150 Residential Units

1999: 175 Residential Units

2000 and thereafter: 200 Residential Units

The following types of development shall not be subject to annual residential growth phasing:

- a. Staff Accommodation Units;
- b. Visitor Accommodation Units;
- c. Timeshare units;
- d. Secondary suites provided in single family detached dwellings;
- e. Entry-Level Housing Units as specified in Section 3.9.2.12;
- f. Residential Units on Community Land as specified in Section 3.9.2.13

Section 3: DIRECT CONTROL DISTRICTS

The maximum number of Residential Units that will be assured of approval shall be the entitlement for any particular year, as specified above, plus any unused portions of entitlements from the previous two years. Any entitlements not used within that time frame will not be assured of approval. Monitoring of annual residential growth shall be undertaken by the Town of Canmore with reference to subdivision plans endorsed by the Town and development permit approvals for multi-unit projects.

- 3.9.2.11 Minimum Proportion of Entry-Level Housing and/or Housing with Secondary Rental Suites
A minimum proportion of 25 percent of all Residential Units approved during any particular year must:
- a. provide secondary rental suites at the time of construction of the primary unit: or
 - b. qualify as entry-Level Housing Units (single and multi-family projects) under the terms set out in the Definitions section of this Bylaw.
- 3.9.2.12 Entry-Level Housing Incentive
A maximum of 50 Entry-Level Housing Units per year will be excluded from the annual growth phasing requirements of Section 3.9.2.10.
- 3.9.2.13 Community Land
A total of approximately 12.1 hectares (30 acres) of serviced net developable land within this District shall be provided to the Town of Canmore for community purposes.

Community Land may be distributed among Site 2A, Site 2B, Site 3, and/or Site 7 in a form and location to be determined at the Conceptual Scheme of Subdivision stage or the Area Structure Plan stage.
- 3.9.2.14 Staff Accommodation
Notwithstanding any other sections of the Land Use Bylaw, Staff Accommodation shall be provided in accordance with the standards under either (a) or (b) set out below. The standards which generate the greater Staff Accommodation requirements shall apply.
- a. Current Staff Accommodation Requirements
 1. for Visitor Accommodation developments with fewer than 60 Units – 1 bedroom per 10 Units;
 2. for Visitor Accommodation developments with 60 to 100 Units – 1 bedroom per 8 units;
 3. for Visitor Accommodation developments with more than 100 units – 1 bedroom per 6 Units;
 4. for Timeshare developments Staff Accommodation shall be provided at a level that is 50 percent of the above-noted requirements for Visitor Accommodation developments.
 - b. Possible Future Town-Wide Staff Accommodation Requirements
Any future Staff Accommodation requirements adopted by Town of Canmore Council which are intended to apply uniformly to new employment generating developments in major commercial areas within the Town shall supercede the requirements set out above in clause (a).
- 3.9.2.15 Wildlife Corridors and Highway Crossings
All wildlife corridors adjacent to Sites 1 through 8 shall be secured and an associated wildlife corridor/highway crossing mitigation strategy shall be prepared and approved to the satisfaction of Alberta Environmental Protection in consultation with the Town of Canmore prior to subdivision and development approvals within this District.

Section 3: DIRECT CONTROL DISTRICTS

A wildlife corridor adjacent or through Site 9 shall be secured and an associated wildlife corridor/highway crossing mitigation strategy shall be prepared to the satisfaction of Alberta Environmental Protection in consultation with the Town of Canmore prior to subdivision and development approvals within Site 9.

3.9.2.16 School Sites, Public Parks and Public Trails
Sites for public schools, local public parks and a public trail system shall be identified at the Conceptual Scheme of Subdivision stage or the Area Structure Plan stage to the satisfaction of the Town of Canmore Council.

3.9.2.17 Emergency Services Site
Land within Site 4 shall be set aside near the planned mid-point intersection for an Emergency Services site of no less than 0.8 hectares (2 acres).

3.9.2.18 Alteration of Natural Contours or Drainage Courses
Alteration of existing natural contours shall occur only in accordance with a comprehensive grading plan acceptable to the appropriate authority, which shall take into account drainage and soil erosion impacts.

Alteration of existing natural drainage courses or the creation of artificial water courses shall occur only in accordance with a comprehensive plan acceptable to Alberta Environmental Protection, which shall take into account drainage, slope stability and erosion as it may affect downstream sites.

3.9.2.19 Slope Stability
For Visitor Accommodation and commercial land uses the primary criterion for building setbacks from the top or bottom of a slope is slope stability. A slope stability report, acceptable to the Town Engineer, shall be submitted by a qualified professional geotechnical engineer, confirming the adequacy of all foundations.

Where development is proposed that would exceed development otherwise permitted under the Town of Canmore slope Development Policy (1994), a visual impact assessment shall be prepared in accordance with the Town of Canmore Slope Development Policy (1994).

3.9.2.20 Conceptual Scheme of Subdivision and Development Standards for Sites 1A, 2a and 4 [18(Z)2002DC]

Prior to approval of the first subdivision or development with Site 1A, Site 2A, or Site 4, a Conceptual Scheme of Subdivision for the entire Site shall be submitted to the Town of Canmore Council for approval.

All subdivision applications within these Sites shall conform to the approved Conceptual Scheme of Subdivision. All subdivision applications shall conform to the development standards as set forth in this District, or alternate development standards as approved by the Town of Canmore Council. For purposes of a particular subdivision, further application may be made to the Town of Canmore Council to modify or change the Conceptual Scheme of Subdivision or development standards applicable to all or a portion of the Site.

Prior to the approval of subdivision within these Sites, a Conceptual Scheme of Subdivision (illustrating the Development Standards as set forth in this Bylaw that will apply to the proposed subdivision), or the establishment of Development Standards

Section 3: DIRECT CONTROL DISTRICTS

different from those set forth in this District, shall be approved by Resolution of the Town of Canmore Council.

Once a Conceptual Scheme of Subdivision has been approved, it is the intent that subdivision applications which conform to the Conceptual Scheme of Subdivision and the Development Standards and which otherwise conform to the requirements of this District, should be approved.

For purposes of preparing or modifying Development Standards different from those set forth in this District for the particular Site, the following requirements shall govern:

a. Conceptual Scheme of Subdivision

A Conceptual Scheme of Subdivision shall describe the future subdivision and development of all lands within the particular Site and shall describe how the development of the particular Site will meet the requirements of this District. The Conceptual Scheme of Subdivision shall include:

1. topographic base mapping showing contours at no greater than 1.5 metre intervals;
2. identification of any environmentally sensitive areas or wildlife corridors within or adjacent to the site that have been identified relative to Subsection 3.9.2.15 and provision of a Wildlife Aversive Conditioning Plan to the satisfaction of Alberta Environmental Protection;
3. a description of the proposed disposition of environmental reserve and Gross Developable Area including credited municipal reserve lands and any Unaccredited Municipal Reserve lands within the Site;
4. information describing the conceptual land uses, sequence of development, population density and general location of major transportation routes and public utilities within the Site;
5. any reasonable additional information considered necessary by the Town of Canmore Council.

b. Development Standards

At the conceptual scheme stage, or when an application for subdivision is made, a set of development standards and guidelines must be established for each proposed subdivision. Specific standards are provided within this District to accommodate the major land uses that are currently anticipated.

As an alternative to the standards established in this District, the applicant may provide specialized development standards and guidelines to accommodate unique or innovative forms of development. Where such standards are proposed they shall address the following:

1. streetscape function and aesthetics
2. impact on adjacent sites
3. outdoor amenity space
4. building and yard setbacks building height;
5. parking and loading standards
6. lot size and density standards
7. visual impact, and
8. landscaping requirements

Section 3: DIRECT CONTROL DISTRICTS

- 3.9.2.21 Development Permits
All development within this District shall require a development permit with the exception of single detached dwellings.
- In addition to the requirements for development permit applications specified in Section 1.0, Administration, of the Land Use Bylaw, comprehensive plans including architectural design, site layout, exterior finishes and colour, landscaping, parking and access shall be submitted to the Approving Authority as part of a development permit application.
- 3.9.2.22 Development Authority
For Visitor Accommodation developments with more than 200 units, the Town of Canmore Council shall be the Development Authority.

3.9.3 Site 1 Provisions

- 3.9.3.1 Purpose
The purpose of Site 1 is to provide for development of a comprehensively planned Resort Centre. The Resort Centre is intended to include Visitor Accommodation Units, Timeshare Units, a centralized commercial area and an associated Business Park. Staff Accommodation and golf courses may also be accommodated within the Resort Centre.
- Prior to approval of the first subdivision or development within Site 1 an Area Structure Plan shall be approved by the Town of Canmore Council. The study area for the Area Structure Plan shall include Site 3 of this District, as well as intervening and adjacent lands designated as "R-Special Recreation District" and those portions of Site 2A located west of Three Sisters Creek. Although within the study area, the statutory area structure plan is not intended to include any portion of Site 2A. [18(Z)2002DC]
- 3.9.3.2 Permitted Uses
- Apartments
 - Arts and crafts studios
 - Athletic and recreation facilities
 - Convenience Stores
 - Cultural establishments
 - Drinking establishments
 - Eating establishments
 - Entertainment establishments
 - Golf Courses
 - Offices
 - Parks and playgrounds
 - Personal services
 - Public utilities
 - Retail stores (up to 200 m²)
 - Schools, public or separate
 - Schools, private or commercial
 - Timeshare Units
 - Visitor Accommodation (up to 12 m in height)
- 3.9.3.3 Discretionary Uses

Section 3: DIRECT CONTROL DISTRICTS

Bed and breakfast accommodation
Household repair services
Laboratories
Light manufacturing operations
Medical centers
Printing shops
Retail stores (over 200 m²)
Townhouses and stacked townhouses
Visitor Accommodation (over 12m in height)

3.9.3.4

Site 1 Development Standards

- a. The maximum Gross Developable Area in Site 1 shall be 47.7 hectares (118 acres) plus or minus 10 percent.
- b. The total number of Visitor Accommodation units in Site 1 shall not exceed 1,500 units
- c. Although individual projects may vary, the average annual occupancy of the total number of Visitor Accommodation Units within Site 1 should be in the range of 2 persons per unit. Where, in the opinion of Council, the design or configuration of proposed units appears to anticipate an average annual occupancy well in excess of 2 persons per unit, a socio-economic impact assessment may be required to the satisfaction of Council.
- d. The total number of Timeshare Units in Site 1 shall not exceed 600 units.
- e. A resort commercial centre area with a maximum Gross Developable Area of 10.1 hectares (25 acres) may be centrally located within Site 1 to provide a range of services within walking distance of all Visitor Accommodation uses in Site 1. The resort commercial centre area shall be described in an Area Structure Plan for Site 1. [18(Z)2002DC]
- f. The resort commercial centre may accommodate a maximum of 13,935 m² (150,000 sq.ft.) gross floor area of eating establishment, personal service, convenience store and retail store land uses that are not ancillary to a Visitor Accommodation or Timeshare facility.
- g. The resort commercial centre will be designed as a small scale; pedestrian and street-oriented, mixed-use district primarily serving visitors to the surrounding resort area and visitors to the Town.
- h. A single Business Park area with a maximum Gross Developable Area of 4.85 hectares (12 acres) may be located within Site 1. Any proposed Business Park area should be described in an Area Structure Plan of Subdivision for Site 1. [18(Z)2002DC]
- i. All commercial land uses shall be located in the commercial centre area, the Business park area, and shall be ancillary to a Visitor Accommodation or Timeshare use.
- j. For Visitor Accommodation and Timeshare uses the General Regulations, Section 4 of the Land Use Bylaw and the General Requirements of the CRD, Commercial Resort District, shall apply.
- k. For Commercial and Business Park uses, the General Regulations, Section 4 of the Land Use Bylaw and the Regulations of the TC, Town Centre Commercial District, shall apply. Within the Business Park area, the boulevard and a minimum of 15 percent of the parcel shall be landscaped and/or retained as natural area and maintained in accordance with the plan approved by the Development Authority.
- l. At the subdivision plan endorsement stage, all lands to be dedicated as municipal reserve and/or environmental reserve shall be redesignated by the Town of Canmore to the appropriate land use district in the Town of Canmore Land Use Bylaw.
- m. For residential uses the General Regulations, Part 4 of the Land Use Bylaw and the Regulations of the R-3, Residential-Comprehensive Multiple Unit District shall apply.

Section 3: DIRECT CONTROL DISTRICTS

- n. Where the above-noted standards are not appropriate to a proposed subdivision or development, the landowner may propose the use of alternative standards as contemplated under Section 3.9.2.20. Proposed alternative standards must conform to all provisions of this District and be provided at the subdivision application stage. [18(Z)2002DC]
- o. A Business Park area shall be separated from nearby Visitor Accommodation, Timeshare and/or residential uses to the satisfaction of the Development Authority.
- p. Where a Commercial or Business Park use is proposed:
 - 1. the design, character and appearance of all buildings shall be appropriate to and compatible with the surrounding area;
 - 2. the treatment of the interface in terms of distance, visual screening and landscaping shall be to the satisfaction of the Development Authority;
 - 3. operations on the site shall not cause or create conditions, which may be objectionable or dangerous beyond the building, which contains it (e.g., noise, odour, vibrations, heat, dust, etc).
- q. The visual impact of development from the TransCanada Highway should be minimized by maintaining a building scale and profile that is screened by surrounding vegetation.
 - 1. Notwithstanding the above, a maximum of two Visitor Accommodation buildings will be allowed to extend beyond 12 meters in height such that the upper floors will be visible from the TransCanada Highway. Proposals for Visitor Accommodation buildings over 12 metres in height will be evaluated as Discretionary Uses. A visual impact assessment for these landmark buildings shall be prepared by the applicant to demonstrate the architectural treatment to be used to ensure that the building is an architecturally attractive landmark.
- r. Building design and construction materials shall be consistent with architectural guidelines based on a mountain resort theme and with Section 9, Community Architectural & Urban Design Standards of the Land Use Bylaw. Wherever possible, finishing materials shall comprise indigenous wood and rock products so that the development blends with the surrounding environment. The finishing colours should also blend with the natural environment so that the building does not stand out in stark contrast.
- s. Parking areas should be landscaped and separated from adjacent uses by screening. Where appropriate, surface parking areas shall be terraced to conform to the natural terrain.
- t. Developments should include footpaths, equestrian trails and a system of open spaces, all of which may be publicly or privately maintained as appropriate. Trailheads should be provided for public paths and equestrian trails located on Crown lands.
- u. Each development site shall be comprehensively landscaped in accordance with a plan acceptable to the Development Authority which shall consider:
 - 1. the retention, where appropriate, of existing native vegetation;
 - 2. the use of indigenous species for additional landscaping; and
 - 3. augmentation of existing and proposed footpaths and equestrian trails with additional indigenous species.
- v. Vehicular access to and from the Site shall be provided in accordance with a traffic plan for the Site, acceptable to the Town.
- w. A social and economic impact statement shall be provided in support of all Visitor Accommodation developments.

Section 3: DIRECT CONTROL DISTRICTS

3.9.4 Site 1A Provisions [18(Z)2002DC]

3.9.4.1 Purpose

The purpose of Site 1A is to provide for development of a comprehensively planned mix of residential dwelling units comprised of low-density single dwellings with a provision for some two-family and multi-family dwellings.

3.9.4.2 Permitted Uses

Home Occupations 1
Parks and playgrounds
Public Utilities
Single Detached Dwellings
Single Detached Plus Dwellings

3.9.4.3 Discretionary Uses

Home Occupations II
Bed and Breakfast Accommodation
Semi-detached Dwellings
Tourist Homes

3.9.4.4 Development Standards

- a. The maximum Gross Developable Area in Site 1A shall be 7.88 hectares (20 acres) plus or minus 10 percent.
- b. For Single Detached Residential uses the General Regulations, Section 4 of the Land Use Bylaw and the General Requirements of the R1S Residential Single Family Detached with Suites District shall apply except that the maximum site coverage shall be 20%.
- c. For Semi-Detached Residential uses on sites up to 0.2 hectares (0.5 acres) in area, the General Regulations, Section 4 of the Land Use Bylaw and the General Requirements of R-2A Low Density Multiple Use District shall apply except that the maximum site coverage for all buildings shall be 20%.
- d. At the Subdivision Plan Endorsement Stage, all lands to be dedicated as municipal reserve and/or environmental reserve shall be redesignated by the Town of Canmore to the appropriate land use district in the Town of Canmore Land Use Bylaw.

Where the above-noted standards are not appropriate to a proposed subdivision or development, the landowner may propose the use of alternative standards as contemplated under Subsection 3.9.2.20. Proposed alternate standards must conform to all provisions of this District and be provided at the Conceptual Scheme of Subdivision, the subdivision application, or Area Redevelopment Plan stage.

3.9.5 Site 2A Provisions

3.9.5.1 Purpose

The purpose of Site 2A is to provide for development of a comprehensively planned mix of residential dwelling units comprised mainly of low-density single and two-family dwellings with provision for some medium density multi-family dwellings. Site 2A is also intended to accommodate a school site and golf course.

Section 3: DIRECT CONTROL DISTRICTS

3.9.5.2 Permitted Uses

Duplex Dwellings
Golf Courses
Parks and Playgrounds
Public Utilities
Schools, public and separate
Semi-detached Dwellings
Single-detached Dwellings
Single-detached Plus Dwellings

3.9.5.3 Discretionary Uses

Accessory Buildings
Apartments
Athletic and Recreational Facilities
Bed and Breakfast Accommodation
Convenience Store
Cultural Establishments
Home Occupations
Townhouses and Stacked Townhouses

3.9.5.4 Site 2A Development Standards

- a. The maximum Gross Developable Area in Site 2A shall be 47.3 hectares (117 acres) plus or minus 10 percent.
- b. For Single Detached Residential uses the General Regulations, Section 4, and the General Requirements under the R-1B Residential Single-Detached Plus District shall apply.
- c. For Semi-Detached Residential uses and for Townhouse Residential uses on sites up to 0.2 hectares (0.5 acres) in area, the General Regulations, Section 4 of the Land Use Bylaw and the General Requirements under the R-2A Low Density Multiple Use District shall apply.
- d. For Townhouse Residential uses on sites greater than 0.2 hectares (0.5 acres) in area and Apartment Residential uses the General Regulations, Section 4 of the Land Use Bylaw and the General Requirements under the R-3 Comprehensive Multiple Unit District shall apply.
- e. For a Convenience Store use, the General Regulations, Section 4 of the Land Use and the General Requirements under the Local Commercial District shall apply.
- f. At the Subdivision Plan Endorsement Stage, all lands to be dedicated as municipal reserve and/or environmental reserve shall be redesignated by the Town of Canmore to the appropriate land use district in the Town of Canmore Land Use Bylaw.
- g. Where the above-noted standards are not appropriate to a proposed subdivision or development, the landowner may propose the use of alternative standards as contemplated under Section 3.9.2.20 (b). Proposed alternative standards must conform to all provisions of this District and be provided at the Conceptual Scheme of Subdivision, the subdivision application, or Area Redevelopment Plan stage.

3.9.6 Site 2B Provisions

3.9.6.1 Purpose and Intent

The purpose of Site 2B is to protect land from premature subdivision and development

Section 3: DIRECT CONTROL DISTRICTS

until such time as urban development of the land can proceed in an orderly fashion consistent with an approved Area Structure Plan.

Site 2B is intended to accommodate a comprehensively planned mix of Residential Dwelling Units comprised mainly of Low-density Single and Two-family Dwellings with provision for some Medium density Multi-family dwellings. A golf course and accessory uses may also be accommodated within this Site.

3.9.6.2

Permitted and Discretionary Uses

The only permitted uses shall be golf courses and accessory uses in accordance with the provisions of the Special Recreation District of the M.D. of Bighorn #8 Land Use Bylaw No.11 of 1988 as amended to December 1991.

Except as noted above, there are no prescribed permitted or discretionary uses within Site 2B. Specific additional land uses will be determined at the Area Structure Plan stage and implemented by appropriate redesignations under the Town of Canmore Land Use Bylaw.

3.9.6.3

Site 2B Policies and Standards

- a. The maximum Gross Developable Area in Site 2B shall be 10.5 hectares (26 acres) plus or minus 10 percent.
- b. An Area Structure Plan shall be approved by Council for all lands included in Sites 2B, 5 and 6 prior to subdivision or development approvals in Site 2B. [18(Z)2002DC]
- c. Prior to the adoption of an Area Structure Plan for Sites 2B, 5 and 6, a fiscal impact analysis shall be prepared to assess the municipal costs and benefits of all development contemplated under this Bylaw for Sites 2B, and 5 to 9. [18(Z)2002DC]
- d. Development permits issued by the Town of Canmore prior to the adoption of this bylaw shall be considered conforming land uses under this District.
- e. Prior to new development in Site 2B, appropriate development standards will be established through the land use redesignation process under the Town of Canmore Land Use Bylaw. Future land use designations shall be in conformity with the required Area Structure Plan.

3.9.7 Site 3 Provisions [Rescinded by Bylaw 22(Z)2003 and Bylaw 36(Z)2004 DC]

3.9.8 Site 4 Provisions

3.9.8.1

Purpose

The purpose of Site 4 is to accommodate a highway commercial service area at the west side of the intersection of the Three Sisters Parkway and TransCanada Highway mid-point interchange. In addition, this Site is intended to accommodate an emergency services site located on the east side of the Three Sisters Parkway.

3.9.8.2

Permitted Uses

Accessory Buildings
Convenience Stores
Drinking Establishments
Drive-in Food Services
Eating Establishments
Gas Bars
Laundromats

Section 3: DIRECT CONTROL DISTRICTS

Offices
Parks and Playgrounds
Personal Services Businesses
Public and Quasi-Public Buildings
Public Utilities
Public, Separate, Private or Commercial Schools
Visitor Accommodations

3.9.8.3 Discretionary Uses

Accessory Uses
Arts and Crafts Studios
Athletic and Recreational Facilities
Automobile and Equipment Repair
Entertainment Establishments
Medical Centres
Retail Stores (up to 200 m²)
Service Stations
Veterinary Clinics

3.9.8.4 Site 4 Development Standards

- a. The maximum Gross Developable Area in Site 4 shall be 4.5 hectares (11 acres) plus or minus 10 percent.
- b. Development shall incorporate a high standard of architectural appearance, appropriate to the entrance to a residential and resort community. A visual impact assessment to the satisfaction of the Approving Authority shall be prepared in support of all development applications with Site 4.
- c. Commercial development shall be separated and screened from nearby residential and/or Visitor Accommodation areas to the satisfaction of the Approval Authority.
- d. The General Regulations, Section 4, of the Land Use Bylaw and the General Requirements of the Bow Valley Trail Commercial District shall apply.

3.9.9 Site 5 Provisions [07(Z)2006]

3.9.9.1 Purpose and Intent

The purpose of Site 5 is to protect land from premature subdivision and development until such time as urban development of the land can proceed in an orderly fashion consistent with an approved Area Structure Plan.

Site 5 is intended to accommodate development of a commercial Business Park on the east side of the intersection of the Three Sisters Parkway and TransCanada Highway mid-point interchange.

3.9.9.2 Permitted and Discretionary Uses

There are no prescribed permitted or discretionary uses within Site 5. Specific additional land uses will be determined at the Area Structure Plan stage and implemented by appropriate redesignations under the Town of Canmore Land Use Bylaw.

3.9.9.3 Site 5 Policies and Standards

Section 3: DIRECT CONTROL DISTRICTS

- a. The maximum Gross Developable Area in Site 5 shall be 9.7 hectares (24 acres) plus or minus 10 percent.
- b. An Area Structure Plan shall be approved by Council for all lands included in Sites 2B, 5, and 6 prior to subdivision or development approvals in Site 5. [18(Z)2002DC]
- c. Prior to the adoption of an Area Structure Plan or Sites 2B, 5 and 6, a fiscal impact analysis shall be prepared to assess the municipal costs and benefits of all development contemplated under this Bylaw for Sites 2B, and 5 to 9. [18(Z)2002DC]
- d. Development permits issued by the Town of Canmore prior to the adoption of this bylaw shall be considered conforming land uses under this District.
- e. Prior to new development in Site 5, appropriate development standards will be established through the land use redesignation process under the Town of Canmore Land Use Bylaw. Future land use designations shall be in conformity with the Area Structure Plan contemplated in Subsection 3.9.9.1, above.

3.9.10 Site 6 Provisions

3.9.10.1 Purpose and Intent

The purpose of Site 6 is to protect land from premature subdivision and development until such time as urban development of the land can proceed in an orderly fashion consistent with an approved Area Structure Plan.

Site 6 is intended to accommodate a golf course clubhouse facility and associated Visitor Accommodation along with Residential Units.

3.9.10.2 Permitted and Discretionary Uses

The only permitted uses shall be golf courses and accessory uses in accordance with the provisions of the Special Recreation District of the M.D. of Bighorn #8 Land Use Bylaw No.11 of 1988 as amended to December 1991.

Except as noted above, there are no prescribed permitted or discretionary uses within Site 6. Specific additional land uses will be determined at the Area Structure Plan stage and implemented by appropriate redesignations under the Town of Canmore Land Use Bylaw.

3.9.10.3 Site 6 Policies and Standards

- a. The maximum Gross Developable Area in Site 6 shall be 5.7 hectares (14 acres) plus or minus 10 percent.
- b. The maximum number of Visitor Accommodations units shall be 150.
- c. An Area Structure Plan shall be approved by Council for all lands included in Sites 2B, 5 and 6 prior to subdivision or development approvals in Site 6. [18(Z)2002DC]
- d. Prior to the adoption of an Area Structure Plan for Sites 2B, 5 and 6, a fiscal impact analysis shall be prepared to assess the municipal costs and benefits of all development contemplated under this Bylaw for Sites 2B, and 5 to 9. [18(Z)2002DC]
- e. Development permits issued by the Town of Canmore prior to the adoption of this bylaw shall be considered conforming land uses under this District.
- f. Prior to a new development in Site 6, appropriate development standards will be established through the land use redesignation process under the Town of Canmore Land Use Bylaw. Future land use designations shall be in conformity with the Area Structure Plan contemplated in Section 3.9.10.3(c), above.

Section 3: DIRECT CONTROL DISTRICTS

3.9.11 Site 7 Provisions

3.9.11.1 Purpose and Intent

The purpose of Site 7 is to protect land from premature subdivision and development until such time as urban development of the land can proceed in an orderly fashion consistent with an approved Area structure Plan.

Site 7 is intended to accommodate a comprehensively planned mix of residential dwelling units. A golf course and accessory uses may also be accommodated within this Site.

3.9.11.2 Permitted and Discretionary Uses

The only permitted uses shall be golf courses and accessory uses in accordance with the provisions of the Special Recreation District of the M.D. of Bighorn #8 Land Use Bylaw No.11 of 1988 as amended to December 1991.

Except as noted above, there are no prescribed permitted or discretionary uses within Site 7. Specific additional land uses will be determined at the Area Structure Plan stage and implemented by appropriate redesignation under the Town of Canmore Land Use Bylaw.

3.9.11.3 Site 7 Policies and Standards

- a. The maximum Gross Developable Area in Site 7 shall be 88.2 hectares (218 acres) plus or minus 10 percent.
- b. An Area Structure Plan shall be approved by Council for all lands included in Sites 7 and 8 prior to subdivision or development approvals in Site 7.
- c. Development permits issued by the Town of Canmore prior to the adoption of this bylaw shall be considered conforming land uses under this District.
- d. Prior to new development in Site 7, appropriate development standards will be established through the land use redesignation process under the Town of Canmore Land Use Bylaw. Future land use designations shall be in conformity with the Area Structure Plan contemplated in Section 3.9.11.3(b), above.

3.9.12 Site 8 Provisions

3.9.12.1 Purpose and Intent

The purpose of Site 8 is to protect land from premature subdivision and development until such time as urban development of the land can proceed in an orderly fashion consistent with an approved Area Structure Plan.

3.9.12.2 Permitted and Discretionary Uses

There are no prescribed permitted or discretionary uses within Site 8. Specific additional land uses will be determined at the Area Structure Plan stage and implemented by appropriate redesignations under the Town of Canmore Land Use Bylaw.

3.9.12.3 Site 8 Policies and Standards

- a. The maximum Gross Developable Area in Site 8 shall be 11.3 hectares (28 acres) plus or minus 10 percent.
- b. The maximum commercial floor space shall be 21,831 m² (235,000 sq. ft.) gross floor area.
- c. Provision shall be made at the Area structure Plan stage for provision of a school and joint-use recreational site to the satisfaction of the Approval Authority.

Section 3: DIRECT CONTROL DISTRICTS

- d. An Area Structure plan shall be approved by Council for all lands included in Sites 7 and 8 prior to subdivision or development approvals in Site 8.
- e. Development permits issued by the Town of Canmore prior to the adoption of this bylaw shall be considered conforming land uses under this District.
- f. Prior to new development in Site 8, appropriate development standards will be established through the land use redesignation process under the Town of Canmore Land Use Bylaw. Future land use designations shall be in conformity with the Area Structure Plan contemplated in Section 3.9.12.3(d), above.

3.9.13 Site 9 Provisions

3.9.13.1 Purpose and Intent

The purpose of Site 9 is to protect land from premature subdivision and development until such time as urban development of the land can proceed in an orderly fashion consistent with an approved Area Structure Plan.

Site 9 is intended to accommodate a wildlife corridor, a highway commercial service area in the vicinity of the Dead Man Flats/TransCanada Highway interchange and low-density single family residential uses. Medium-density multi-family dwellings and a limited number of Visitor accommodation units may also be provided in Site 9.

3.9.13.2 Permitted and Discretionary Uses

There are no prescribed permitted or discretionary uses within Site 9. Specific additional land uses will be determined at the Area Structure Plan stage and implemented by appropriate redesignation under the Town of Canmore Land Use Bylaw.

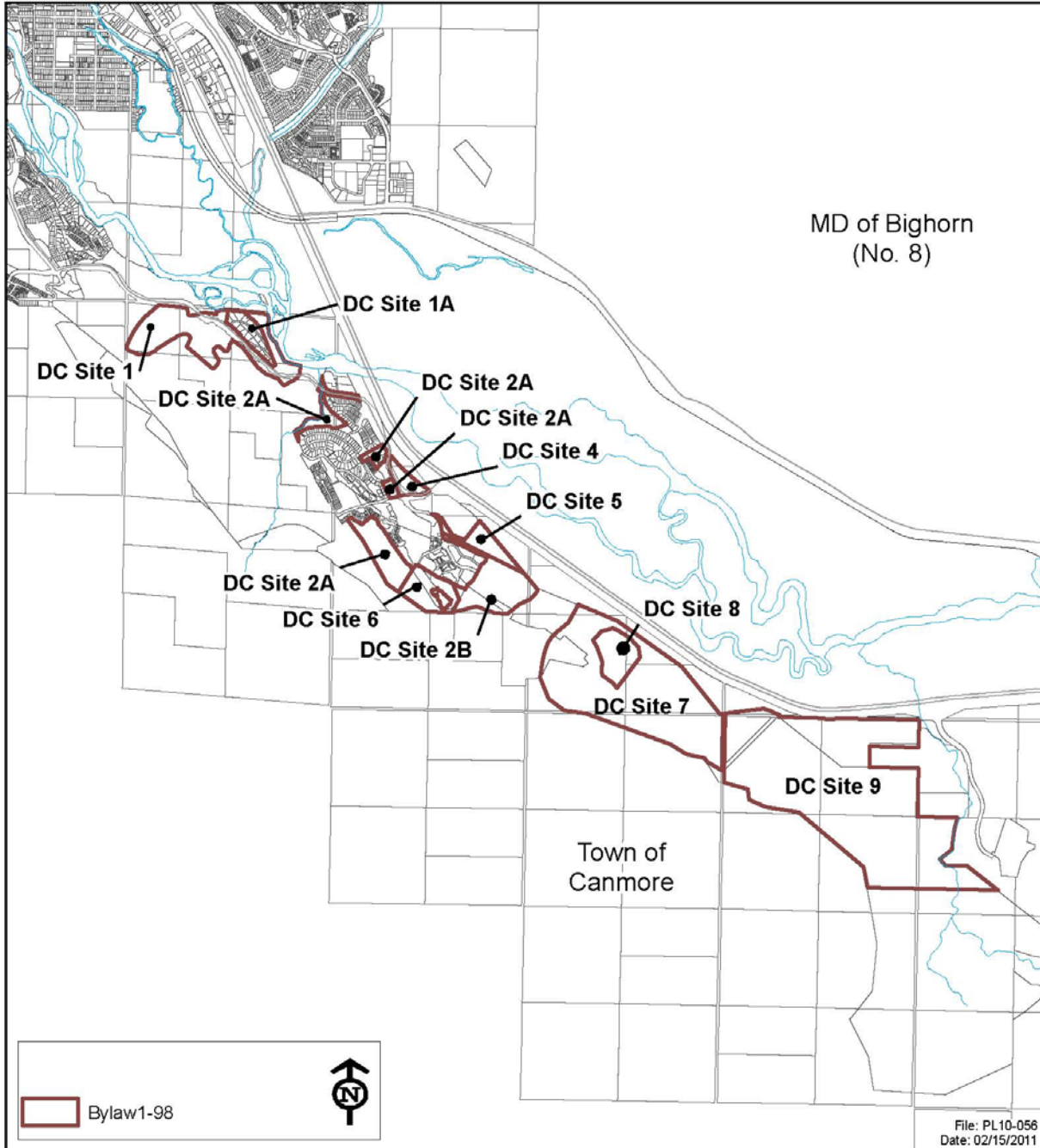
3.9.13.3 Site 9 Policies and Standards

- a. The maximum Gross developable Area shall be 39.7 hectares (98 acres) plus or minus 10 percent.
- b. The maximum number of Visitor Accommodation Units shall be 150.
- c. A wildlife corridor adjacent or through Site 9 shall be secured and an associated wildlife corridor/highway crossing mitigation strategy shall be prepared to the satisfaction of Alberta Environmental Protection in consultation with the Town of Canmore prior to subdivision and development approvals within Site 9.
- d. A single highway commercial area with a maximum Gross Developable Area of 7 acres may be located with direct service road access to the Dead Man's Flats highway interchange.
- e. An Area Structure Plan shall be approved by Council for all lands included in Site 9 prior to subdivision or development approvals in Site 9.
- f. Development permits issued by the Town of Canmore prior to the adoption of this bylaw shall be considered conforming land uses under this District.
- g. Prior to new development in Site 9, appropriate development standards will be established through the land use redesignation process under the town of Canmore Land Use Bylaw. Future land use designation shall be in conformity with the Area Structure Plan contemplated in Section 3.9.13.3(e), above.

3.9.14 Schedule

Schedule "A" forms a part of this District

Schedule "A"



3.10 Seventh Street DC District [Bylaw 09-99]

3.10.1 Purpose

To allow for the redevelopment of the 700 Block on the north side of Seventh Street in accordance with the Town Centre Enhancement Concept Plan.

3.10.2 Permitted Uses

Parks and Playground
Public Utilities

3.10.3 Discretionary Uses

Accessory Buildings and Uses
Developments existing prior to third reading of Bylaw 09-99
Parking Structures
Public and Quasi Public Buildings

3.10.4 Regulations

- 3.10.4.1 The minimum site area shall be 500.0m²
- 3.10.4.2 The maximum site width shall be 15.0m
- 3.10.4.3 The principal build-to-line shall be the front property line
- 3.10.4.4 The minimum rear yard depth shall be 5.4m
- 3.10.4.5 The maximum building height shall be 11.0m
- 3.10.4.6 The maximum eaveline height shall be 7.0m

3.10.5 Requirements

- 3.10.5.1 Building design requirements for the District shall conform to the 1998 Town Centre Enhancement Concept Plan.
- 3.10.5.2 The impact of development on residential and other uses in the 700 Block of Seventh Street shall be in accordance with Section 2.20.5.6 of the Town Centre District.

3.10.6 Historic Resources

The Union Hall, located on 738 Veteran's Way (7th Street), is listed in Section 13.4 as an Historical Property of Interest. Therefore the Union Hall and the adjacent properties are subject to the development review provisions described in Historic Resources, Section 13, of the Land Use Bylaw.

3.10.7 Development Authority

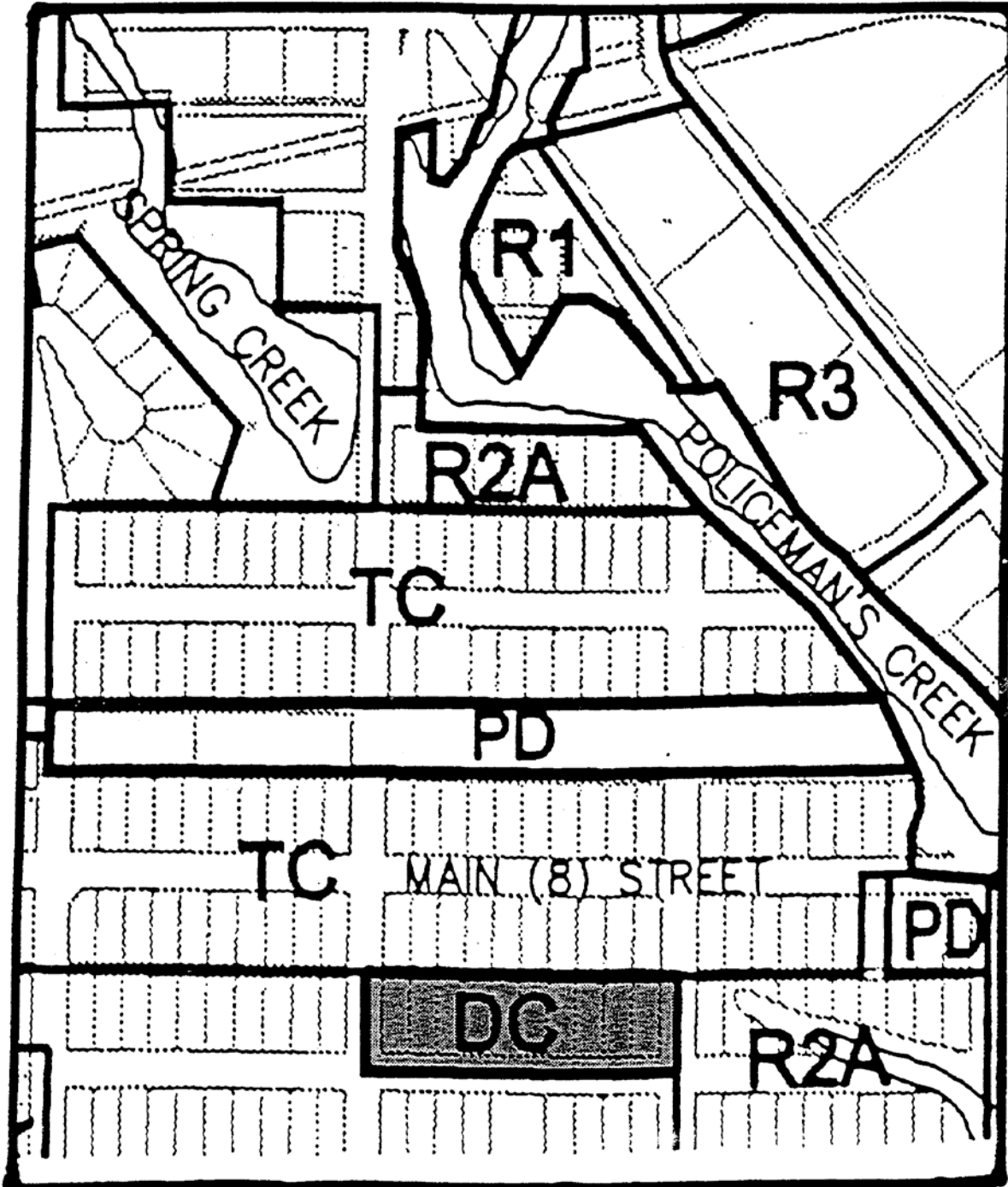
Council shall be the Development Authority

3.10.8 Schedules

The following schedule forms a part of this District

SCHEDULE "A"

SEVENTH STREET DC DISTRICT



3.11 Silvertip Trail DC District [Bylaw 09-99]

3.11.1 Purpose

To provide for visitor accommodation and associated uses which conform in regard to uses and architectural design to the intent of the Canmore Hyatt Regency Master Plan as amended. This District is intended to serve as an interim land use designation until the adoption of the Palliser Trail Area Structure Plan more fully defines the land uses and development regulations for the area.

3.11.2 Permitted Uses

Public utilities

3.11.3 Discretionary Uses

Arts and Crafts Studios
Associated uses to a principal use
Cultural Establishments
Employee Accommodation
Signs
Visitor Accommodation

3.11.4 Regulations

- 3.11.4.1 The minimum site area shall be 1000.0m²
- 3.11.4.2 The minimum site width shall be 30.0m
- 3.11.4.3 The maximum gross floor area shall be 1.5 F.A.R.
- 3.11.4.4 The maximum site coverage of all buildings shall be 55%.
- 3.11.4.5 The minimum front yard depth shall be as follows:
 - a. Adjacent to the TransCanada Highway: 15.0m
 - b. All other locations: 4.5m
- 3.11.4.6 The minimum rear yard depth shall be as follows:
 - a. Adjacent to the TransCanada Highway: 15.0m
 - b. All other locations: 6.0m
- 3.11.4.7 The minimum side yard depth shall be as follows:
 - a. Adjacent to the TransCanada Highway: 15.0m
 - b. In all other locations side yards shall be 3.0m except in the case where the side yard abuts a public roadway other than a lane in which case the minimum yard depth shall be 4.5m.
- 3.11.4.8 Maximum building height:
 - a. West of Palliser Trail: 11.0m peak with maximum eaveline of 7.0m
 - b. East of Palliser Trail: 14.0m peak with maximum eaveline of 9.0m.

3.11.5 Design Requirements

- 3.11.5.1 A pedestrian-oriented streetscape shall be established to allow for or encourage pedestrian traffic. The streetscape shall incorporate design elements such as: wide

Section 3: DIRECT CONTROL DISTRICTS

sidewalks, separation of pedestrian use areas from vehicle use areas, outdoor furniture, patios, pedestrian scale street lighting, bicycle parking, canopies, vestibules, formal trail connections, façade treatments that are sensitive to sidewalk location on a site specific basis, and permeability of facades by the use of glass and doors subject to Section 9, Community Architectural and Urban Design Standards.

- 3.11.5.2 Design of buildings shall complement the mountain community of Canmore and must be in conformity with Section 9, Community Architectural and Urban Design Standards.
- 3.11.5.3 In order to achieve a pedestrian oriented streetscape, parking shall be designed to effectively screen vehicles when viewed from streets. Techniques to achieve this may include structured parking, shared parking and intensive landscaping. Where structured parking is provided, it shall be integrated into the building design, preferably underground.
- 3.11.5.4 Signage shall not be oriented to or be legible from the TransCanada Highway.
- 3.11.5.5 Where the Development Authority is satisfied that the architectural integrity of a building would be enhanced, variances may be granted to allow 20 percent of the building to exceed the maximum height by up to 20 percent. No height variances shall be granted beyond the 20 percent relaxation.
- 3.11.5.6 The location, orientation and design of buildings and uses on a site shall take into consideration their potential impact on any wildlife corridors which may be adjacent to the property.

3.11.6 Landscaping

- 3.11.6.1 A minimum of 25% of a site shall be landscaped. Outdoor amenity space including, but not limited to, plazas, patios, and other pedestrian gathering places may be substituted for some natural landscaping to the extent that it achieves a blend of natural environment and value as a people place. Outdoor amenity space must be located adjacent to a sidewalk or public trail in order to be considered as landscaping.
- 3.11.6.2 A minimum of 50% of the front yard shall be natural landscaping.
- 3.11.6.3 A landscaping plan prepared by a professional landscape architect shall be submitted prior to the completion of a development agreement.
- 3.11.6.4 Every application must submit, to the satisfaction of the approving authority, a visual impact assessment which includes:
- a. professionally produced three dimensional simulation of the overall development from important viewpoints along the TransCanada Highway, Palliser Trail and/or Benchlands Trail showing the impact of the development on the site;
 - b. a view analysis and discussion of the visual impacts as TransCanada Highway motorists approach and pass a proposed development;
 - c. consideration of site design, building architecture, roof treatment, and landscaping as it relates to the view from the TransCanada Highway above or level with the site;
 - d. a demonstration of the harmony of form, materials and exterior finishing with the surrounding natural environment when viewed from the TransCanada Highway;
 - e. mitigation measures proposed to minimize the negative impacts of parking and massing through the application of natural landscaping, building articulation and roof treatment.

3.11.7 Employee Housing

- 3.11.7.1 On-site Employee Housing, where accessory to a principal use, may be integrated into the principal building or constructed as free-standing accommodation at the discretion of the Development Authority.
- 3.11.7.2 Employee Housing for "visitor accommodation" uses may be located on the main floor of the principal building.
- 3.11.7.3 When incorporated into the principal building, Employee Housing shall be functionally separated from visitor accommodation units.
- 3.11.7.4 Apartment style Employee Housing shall meet the following criteria:
Maximum unit size:
Bachelor - 35.0m²
One bedroom - 47.0m²
Two bedroom - 65.0m²
Three bedroom - 83.0m²
- 3.11.7.5 The maximum number of persons per bedroom in all forms of Employee Housing shall be two.

3.11.8 Parking, Loading and Storage

- 3.11.8.1 All parking and loading areas not incorporated into the building or a parking structure shall be provided to the side and/or the rear of the site.
- 3.11.8.2 All parking and loading areas not incorporated into the building or a parking structure shall be visually screened with fencing or landscaping in a manner that would render it not visible from the main access road and to the satisfaction of the Development Authority.
- 3.11.8.3 For Visitor Accommodation uses, up to 30 percent of the required parking may be dedicated bus parking provided that adequate bus maneuvering space is incorporated into the site design. One bus parking stall shall be equivalent to 15 car parking stalls.
- 3.11.8.4 For Visitor Accommodation uses, on-site surface parking must be provided for anticipated over-sized vehicles or vehicle powered by propane.
- 3.11.8.5 All garbage and waste material shall be stored and located within the principal building.
- 3.11.8.6 All outdoor storage is strictly prohibited.

3.11.9 Development Authority

The Canmore Planning Commission shall be the development authority for this District.

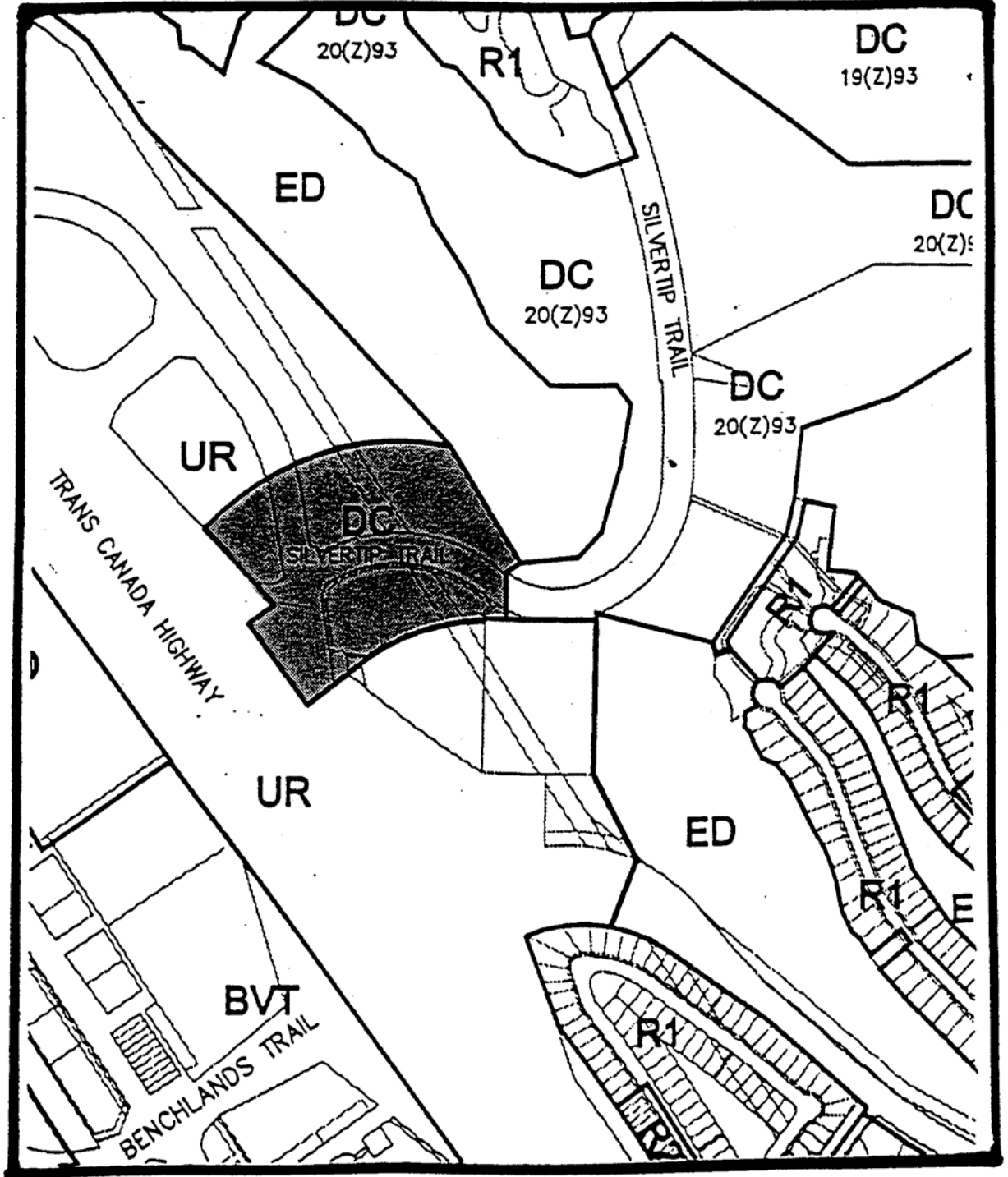
3.11.10 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.11.11 Schedule A

The attached Schedule "A" forms part of this Direct Control District

Silvertip Trail DC District



3.12 Spray Village DC District [Bylaw 09-99]

3.12.1 Purpose

To allow for the continued use of the Spray Village Site for Trans Alta Utilities' residential, administrative and operational functions required for the surrounding hydroelectric operations.

3.12.2 Permitted Uses

Public and quasi-public buildings
Public Utilities

3.12.3 Discretionary Uses

Accessory Developments
Uses existing and approved prior to 3rd Reading of Land Use Bylaw 09-99 of 1999
Signs

3.12.4 Regulations

New development and the expansion of existing public utilities within the District shall be evaluated with regard to their potential impact on wildlife corridors connecting the Wind Valley and the Georgetown/Canmore Nordic Centre regional wildlife habitat areas and in accordance with the policies in PART 4, Section 8.0 of the 1998 Canmore Municipal Development Plan.

3.12.5 Development Authority

The Municipal Council of the Town of Canmore shall be the Development Authority for the "Spray Village DC District"

3.12.6 Sustainability Screening Report

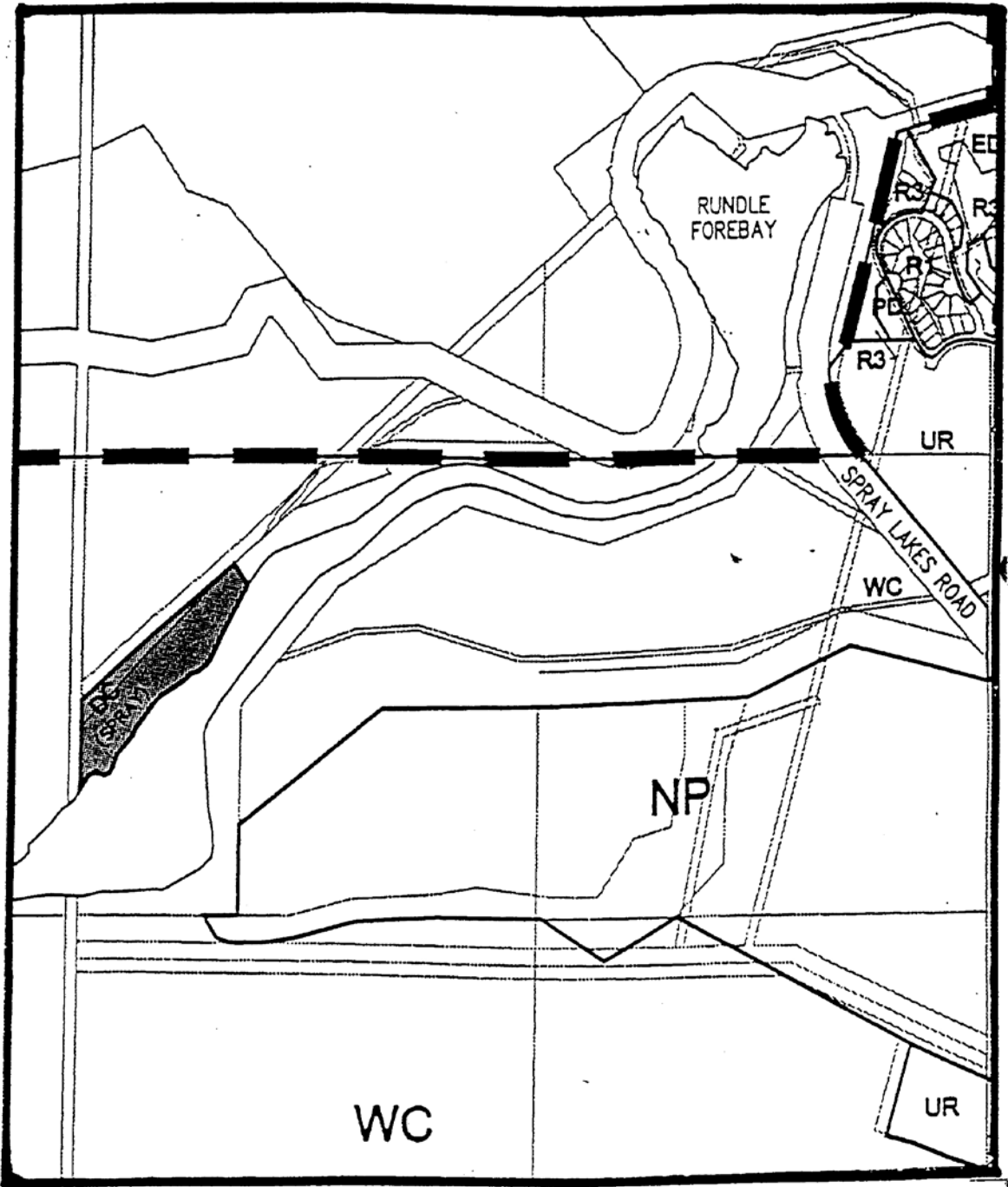
A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.12.7 Schedule A

Schedule "A", attached, forms part of this "Spray Village Direct Control" District.

Schedule "A"

Spray Village Direct Control District



3.13 Mallard Alley Guest House DC District [23(Z)2001DC]

3.13.1 Purpose and Intent

To provide for the development and operation of small scale commercial visitor accommodation in the form of a five room guest house, known as the “Creek House,” whereby visitors and guests may occupy self-contained suites and prepare their own meals, or occupy guest rooms with meal service provided in a common area by an on-site permanent resident proprietor or manager.

3.13.2 Permitted Uses

Duplex Dwellings
One Residential Dwelling Unit per “Guest House”
Guest House (with a maximum of 5 guest rooms)

3.13.3 Discretionary Uses

Accessory Uses
Signs
Home Occupations Class 1

3.13.4 Minimum Requirements

3.13.4.1 Area of Site: 530m²

3.13.4.2 Width of Site: 15m

3.13.4.3 All minimum front, side and rear yards shall be determined by the existing building envelope on the subject property (Lot 20, Block 56, Plan 1095F) as shown in Schedule B attached to this Bylaw, and no increase of the building size or decrease of the front, side or rear yards as shown on Schedule B shall be permitted.

3.13.5 Regulations

3.13.5.1 Site Coverage:
All buildings: 37% of the site.

3.13.5.2 Height:
Principal Building: 2 storeys plus loft or 11.0m.

3.13.5.3 Parking:

- a. Parking shall be provided in the following amounts:
 1. One space per visitor accommodation unit or guest room;
 2. Two spaces per residential dwelling unit;
- b. All parking stalls are to be clearly identified and delineated to the satisfaction of the Development Authority.
- c. The required parking in this district may be satisfied through the following:
 1. On-site parking stalls; and
 2. At an off-site location approved by the Development Authority, within 50 metres of the proposed development; and

Section 3: DIRECT CONTROL DISTRICTS

3. The provision of a cash-in-lieu payment for the difference between the total number of required parking stalls and the number of parking stalls provided within the development.

3.13.5.4 Landscaping

- a. A minimum of 40% of the site shall be “soft” landscaped with plant materials and other vegetation.
- b. Rear yard landscaping shall wherever possible, retain the existing natural vegetation along the creek bank.
- c. No disturbance of native or natural vegetation shall be permitted below the top of bank of the creek.
- d. Amenity areas for guests and residents may be provided in the rear yard, subject to the restrictions contained in clauses (b) and (c), above.
- e. All parking areas are to be appropriately landscaped to assist in screening of parking areas and improving their appearance, to the satisfaction of the Development Authority.

3.13.5.5 Architectural Controls

All new buildings and development following the adoption of this Bylaw shall conform to the intent and principles of design identified in Section 9, Community Architectural and Urban Design Standards.

3.13.5.6 Signage

Signage for the commercial guest house shall be provided to the satisfaction of the Development Authority, to identify the business and assist in guests locating the premises.

3.13.5.7 Sustainability Screening

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.13.6 Guest House Development

3.13.6.1 Any guest house development shall contain no more than two (2) self-contained suites for visitor accommodation.

3.13.6.2 No more than one (1) kitchen shall be provided within each self-contained guest suite of the guest house.

3.13.6.3 Any guest house development shall include an on-site permanent resident manager’s suite within the principal structure.

3.13.7 Development Authority

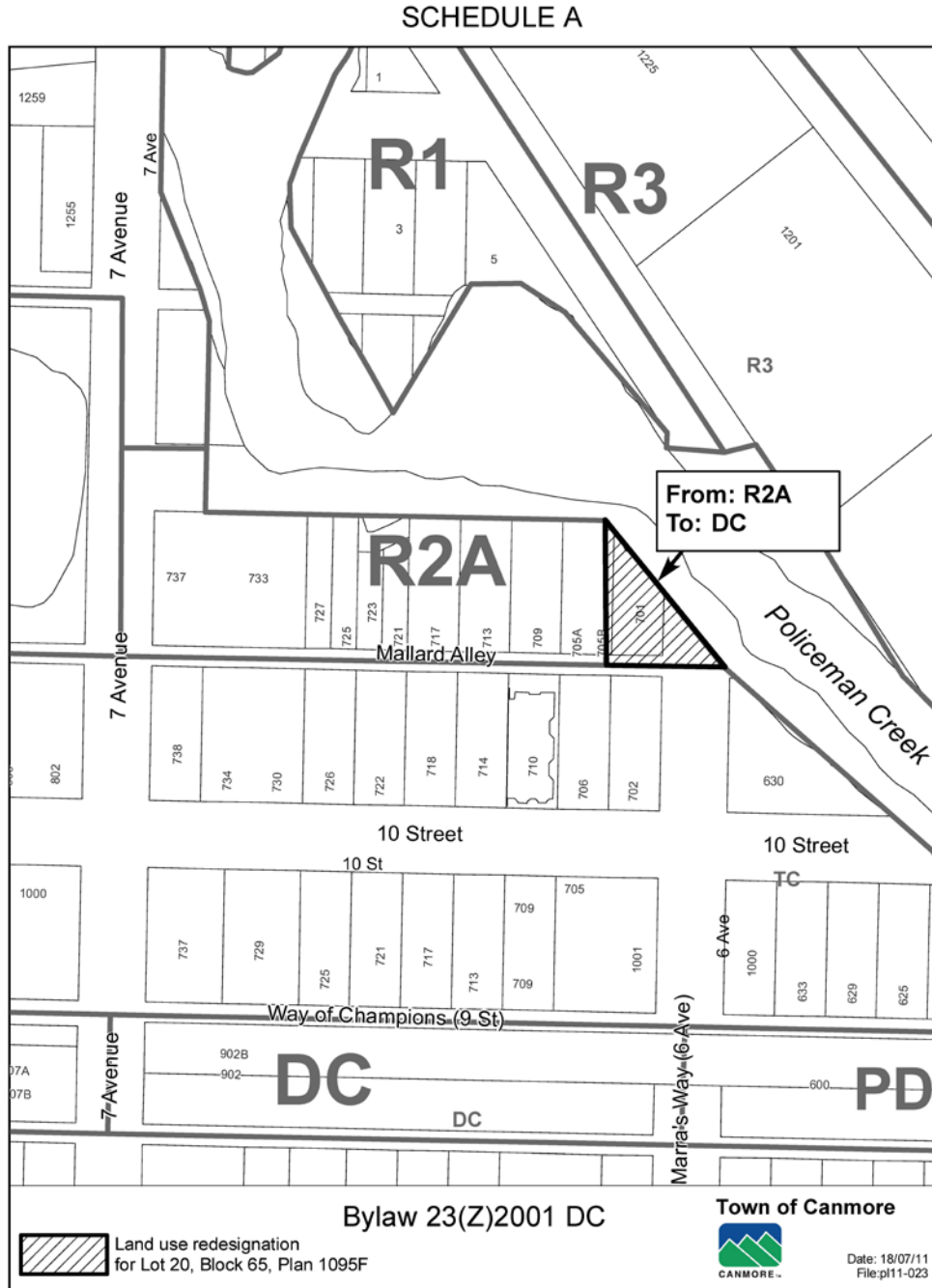
3.13.7.1 Council hereby authorizes the Canmore Planning Commission to issue development permits for applications for guest house and/or small scale visitor accommodation development proposals in this land use district.

3.13.7.2 Council hereby authorizes the Development Officer to issue development permits for applications for all other uses in this land use district.

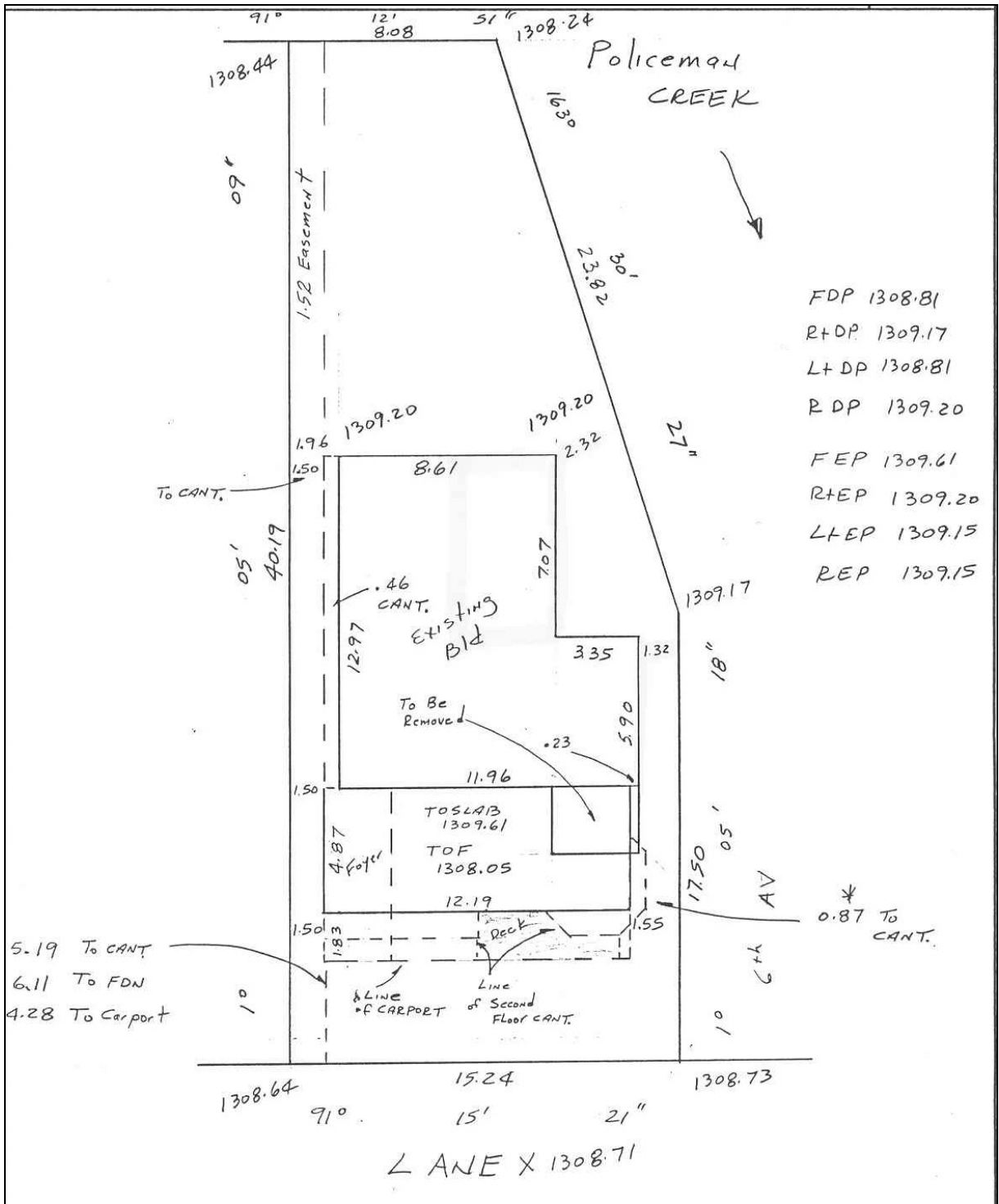
Section 3: DIRECT CONTROL DISTRICTS

3.13.8 Schedules

Schedules "A" and "B" form a part of this District.



Schedule "B" Existing Building & Setbacks – Mallard Alley Guest House District



3.14 Civic Centre DC District [27(Z)2002 DC]

3.14.1 Purpose

To allow for the development of a closed portion of Ninth Street for a Multi-use use building comprised primarily of a civic centre and Town Administration offices, with accessory uses, in accordance with the vision of the Town Centre Enhancement Concept Plan, and to serve as a focal point for the downtown area and civic activities. This district shall be developed to ensure a high standard of architectural appearance and landscaping, and as a commencement of implementation of the Town Centre Enhancement Concept Plan.

3.14.2 Permitted Uses

Cultural Establishments
Public and Quasi-Public Buildings and Uses
Parks and Playgrounds

3.14.3 Discretionary Uses

Accessory Buildings and Uses
Offices
Parking Areas and Structures
Signs

3.14.4 Regulations

All development and landscaping regulations shall be determined at the discretion of Council.

3.14.5 Design Requirements

- 3.14.5.1 All building and site design requirements for the District shall consider Section 9, Community Architectural and Urban Design Standards, of the Land Use Bylaw, and shall conform to principles of the 1998 Town Centre Enhancement Concept Plan, as determined by Council.
- 3.14.5.2 All signage shall be oriented to the adjacent pedestrian sidewalks.

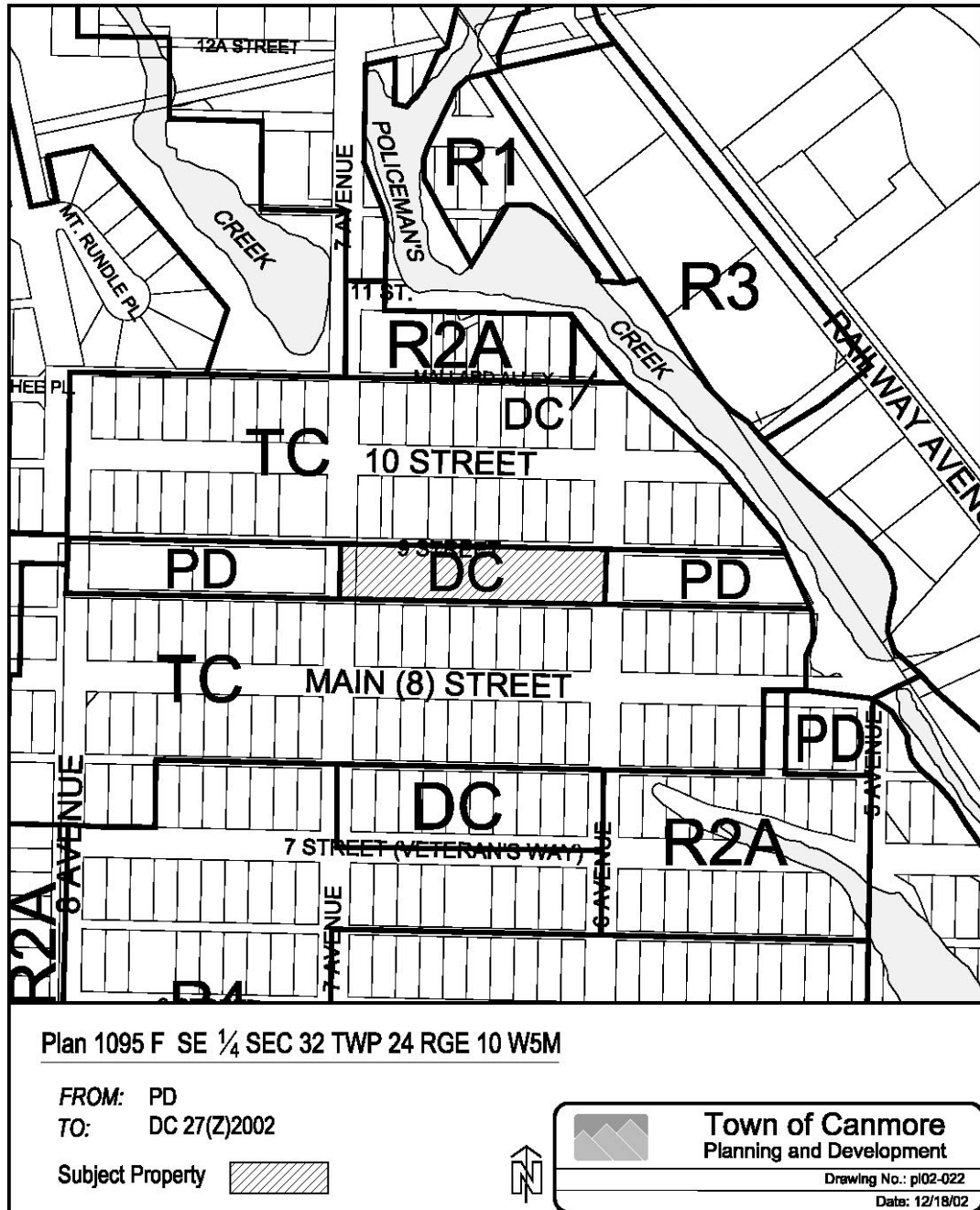
3.14.6 Development Authority

- 3.14.6.1 The Municipal Council of the Town of Canmore shall be the Development Authority for applications for all structural development within this District.
- 3.14.6.2 The Development Authority for all non-structural development, including changes of use or signage, within this District, shall be the Development Officer.
- 3.14.6.3 The Development Officer may, at his/her discretion, refer any development permit applications for non-structural developments, to the Canmore Planning Commission.

3.14.7 Schedules

The following schedule forms a part of this District

Schedule 'B' (As Amended)
Land Use Bylaw Amendment 27(Z)2002



3.15 Armstrong Place Comprehensive Single Family Residential DC District [28(Z)2004]

3.15.1 Purpose

To provide for comprehensively designed single-family residential accommodation within a small-lot single family detached dwelling units on Lots 4 and 5, Block 10, Plan 0410094 on Armstrong Place. The district allows the arrangement of single-family dwelling units in a comprehensively designed cluster configuration, with common vehicular access provided to clusters under a bareland condominium. Non-single family residential uses or developments may be allowed in accordance with the list of “discretionary uses” when such uses are compatible with the single-family residential purpose of the District.

3.15.2 Permitted Uses

Home Occupations – Class 1
Parks and Playgrounds
Public Utilities
Single Family Detached Dwellings

3.15.3 Discretionary Uses

Accessory Development
Duplex Dwellings
Day Care Facility
Signs

3.15.4 Regulations

- 3.15.4.1 The minimum lot area shall be 165.0m²
- 3.15.4.2 The maximum lot area shall be 360.0m²
- 3.15.4.3 The maximum lot width shall be 20.5m.
- 3.15.4.4 The minimum front yard depth shall be 2.75m.
- 3.15.4.5 The minimum separation between buildings within the district shall be 2.4m.
- 3.15.4.6 The minimum rear yard depth shall be 2.0m abutting the Stewart Creek Golf Course, and 4.5m abutting an MR lot.
- 3.15.4.7 The maximum building height shall be as indicated on a site grading plan approved as part of a subdivision plan. In the absence of an approved site grading plan, the maximum building height shall be lesser of 2 storeys plus loft or 9.5m as determined in accordance with Section 4, General Regulations.
- 3.15.4.8 The maximum site coverage for all buildings shall be 55%.
- 3.15.4.9 Maximum footprint of a residential building shall not exceed 85.0m² including garage where such units are intended to be part of a bareland condominium development. Minor variances to the residential building footprint may be granted at the discretion of the Development Authority, provided the footprint of the living space does not exceed 65.0m².

Section 3: DIRECT CONTROL DISTRICTS

3.15.4.10 The maximum number of dwelling units for this District shall be 42.

3.15.5 Additional Requirements

3.15.5.1 All development shall conform to Section 4, General Regulations.

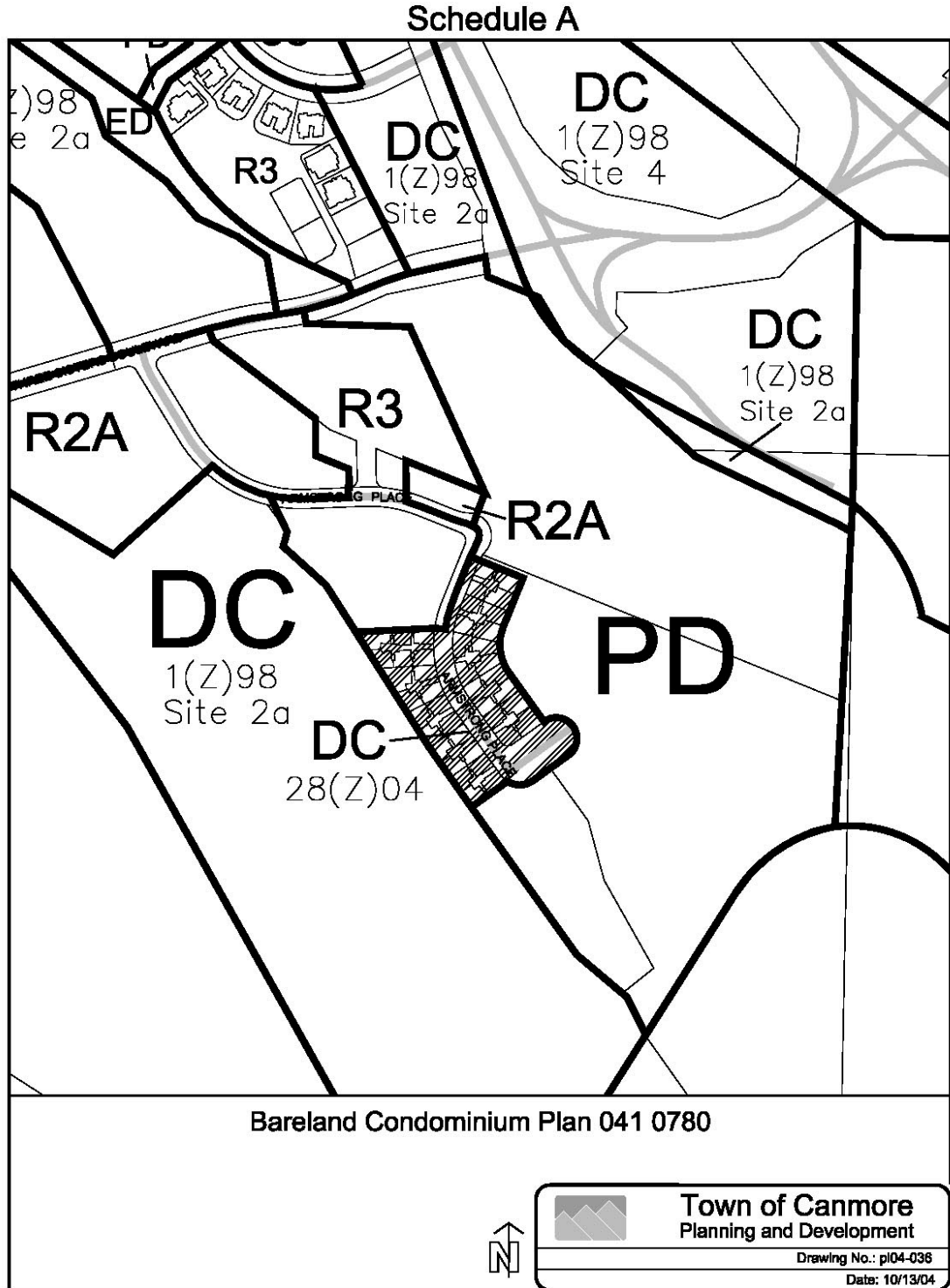
3.15.5.2 A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.15.6 Development Authority

The Canmore Planning Commission shall be the Development Authority for this District.

3.15.7 Schedules

The following schedule forms a part of this District



3.16 GRD Three Sisters Creek Golf Course and Recreation Area DC District [36(Z)2004]

3.16.1 Purpose

To provide for the development, operation and management of a golf course and other recreational facilities in accordance with the objectives and policies of the 2004 Town of Canmore Resort Centre Area Structure Plan including the provision of land for animal movement during times when the area is not being utilized for recreational activities.

3.16.2 Permitted Uses

Golf Course, Daily Fee
Golf Course Clubhouse Facilities
Golf Course Maintenance Facilities
Public Parks
Public Utilities
Vegetation Management

3.16.3 Discretionary Uses

Accessory Developments
Cultural Events
Fencing
Signs
Trails

3.16.4 Regulations

3.16.4.1

Minimum setbacks:

- a. Golf courses: 6.0 metres from property line or boundary of land use district.
- b. Golf maintenance facilities: 300.0 metres from any boundary of a designated wildlife corridor. Council, in its role as the Development Authority, may at its discretion, approve a lesser setback for a maintenance facility, if unique site constraints are discovered, or the recommendations contained in a relevant Environmental Impact Statement (EIS) and any relevant independent review of the EIS conclude that a lesser setback will not adversely affect the movement of wildlife through the designated wildlife corridor.
- c. Golf course clubhouse: 450.0 metres from any boundary of a designated wildlife corridor. The Development Authority may approve a lesser setback for a clubhouse if unique physical site constraints are discovered, or the recommendations contained in a relevant Environmental Impact Statement (EIS) and an independent review of the EIS conclude that a lesser setback will not adversely affect the movement of wildlife through designated wildlife corridors adjacent to this District.
- d. The minimum development setback for all buildings from the top of an existing natural or constructed bank of Three Sisters Creek shall be 20.0 metres.
- e. Minimum setbacks for other developments shall be determined on a site-specific basis by the Development Authority having due regard to potential on-site and off-site visual, auditory, wildlife or other impacts in the context of the Purpose of this District.

Section 3: DIRECT CONTROL DISTRICTS

- f. The location and setbacks for golf course clubhouse facilities and golf maintenance facilities shall be assessed in an Environmental Impact Statement (EIS) as well as in the independent review of the EIS within the context of the design of the entire golf course and adjacent wildlife corridors.
- g. Safety considerations to minimize potential conflict between golf and other uses such as trails and residential development will also be considered in determining setback distances.

3.16.4.2 The maximum building height shall be determined on a site-specific basis by the Development Authority having due regard to potential on-site and off-site visual or other impacts in the context of the Purpose of this District.

3.16.5 Definitions

For the purposes of this District, the following definitions shall apply:

Golf course, daily fee: means a golf course (e.g. tees, greens, fairways and cart paths) operated primarily as a “pay as you play” facility open to the public.

Golf maintenance facility: means a facility for the storage and maintenance of vehicles and equipment, and the storage and handling of goods, fuels, fertilizers and other products required for the operation and maintenance of a golf course. A maintenance facility would normally include but is not limited to yard areas, buildings and structures, and infrastructure for maintenance staff such as office space and parking areas.

Golf clubhouse facilities: means a facility which provides a variety of day-use services such as equipment sales and rentals, meals and meeting facilities to golfers and other recreational users of the golf course and resort area but which does not contain visitor accommodation, resort accommodation or dwelling units.

Cultural events: means special events such as music festivals, art fairs and similar activities which are of relatively large scale and short duration. Such events may occur when the Town is satisfied that the event does not conflict with the Purpose of this District.

3.16.6 Additional Requirements

- 3.16.6.1 Applications for development within the District shall include the submission of an Environmental Impact Statement which shall evaluate whether the development proposal conforms to the relevant environmental policies of the Town of Canmore Municipal Development Plan and Bylaw 23-2004 Resort Centre Area Structure Plan. In addition, the EIS shall evaluate whether the development proposal conforms to the relevant recommendations contained within the November 2002 “Golder Report” and the 2004 Wildlife-Human Interaction Prevention Plan (WHIPP). The EIS shall address the following issues:
- a. How the proposed golf development has been designed to minimize wildlife habituation.
 - b. Revegetation and vegetation management measures within the golf course and in adjacent private lands in wildlife corridors;
 - c. Trail closures and realignments within the golf course and in adjacent wildlife corridors;

Section 3: DIRECT CONTROL DISTRICTS

- d. A description and assessment of the impact of maintenance operations such as pre and post golf season activities and golf-season early-morning or nighttime maintenance activities on wildlife movement in the area.

- 3.16.6.2 The design of a golf course shall provide for integration with the natural setting by maximizing retention of natural landforms, unique natural vegetation and open space including the protection of natural drainage channels.
- 3.16.6.3 A development permit application shall include a vegetation management plan showing existing vegetation on the development site, vegetation to be removed, landscaping and ongoing vegetation management techniques such as removal of food sources or altering levels of hiding cover.
- 3.16.6.4 The development of a golf course shall require a site-specific WHIP Plan to be completed prior the issuance of a development permit.
- 3.16.6.5 A development permit application shall include a site plan showing the location(s) of any Environmentally Sensitive Areas identified in an EIS.
- 3.16.6.6 A development permit application shall address, in conjunction with the relevant Provincial authorities and to the satisfaction of the Development Authority, the requirements for physical closure of non-designated human use trails within the golf course and adjacent private lands within wildlife corridors. The ability to impose such closures may be influenced by applicable conservation easements.
- 3.16.6.7 A development permit application for a golf course shall include a system of recreational public trails to accommodate trails displaced by the development and to facilitate pedestrian and cyclist movement outside of the adjacent wildlife corridors. The trail system shall be designed and constructed as Nature Trails in accordance with the definitions of the Town of Canmore Open Space Guidelines. The trail system shall include an east-west trail connecting the point at which Transmission Line Rights of Way 553 GI and 114 JK leave the cross-valley corridor, to Lot 4MR, Block 8, Plan 041 0718 east of the District.
- 3.16.6.8 A development permit application shall address the potential requirement for limiting the seasons and hours of operation, including maintenance activities, for a proposed development. These could include seasonal or other temporary closures.
- 3.16.6.9 A development permit application shall address the potential requirement for fencing of the development for wildlife management and/or human use management purposes.
- 3.16.6.10 A development permit application shall include a detailed construction management plan which shall address, among other things:
- a. proposed hours, days and seasons of clearing, grading and construction;
 - b. provision during the period of construction of an interim east-west recreational trail if the construction and use of such a trail is feasible with due regard to safety considerations.
 - c. provisions for non-motorized access to the public portion of Three Sisters Creek to the satisfaction of the Development Authority.
 - d. The construction of an interim trailhead for the Three Sisters Creek trail until a permanent location for a comprehensive trailhead is constructed for the larger trail system in the area.

The Development Authority may impose restrictions on the season(s) and hours of clearing and/or construction for any development in order to minimize potential

Section 3: DIRECT CONTROL DISTRICTS

impacts on wildlife use in accordance with the recommendations contained in a relevant Environmental Impact Statement (EIS) and any relevant independent review of the EIS.

- 3.16.6.11 An application for a golf course shall include comprehensive plans to the satisfaction of the Development Authority for the management of water on the site including:
- demonstrate that sufficient water will be available for on-site firefighting purposes;
 - a storm water management plan demonstrating how storm water will be handled on site and its potential impacts on existing or proposed downstream development;
 - a water conservation plan showing that the golf course is designed to minimize the need for irrigation and other uses of water.
- 3.16.6.12 An application for a golf course shall include a site plan showing the bed and banks of that portion of Three Sisters Creek which is a permanent waterbody, plus a 10.0 metre-wide strip above each bank. In order to meet the intent of PART 4, Section 8.6(f) of the Municipal Development Plan and to ensure the future availability of these areas for public reserves, those areas within 10.0 metres of the banks of Three Sisters Creek shall remain undeveloped and undisturbed except for public trails or other linear development, or for creek training works required by the Town to protect downstream residential development, as may be approved by the Development Authority. For the purposes of this District it is estimated that the portion of Three Sisters Creek affected by this provision include 450 metres of the right bank and 350 metres of the left bank measured downstream from where Three Sisters Creek leaves the designated across-valley wildlife corridor, and will not include that area under permit for gravel extraction.
- 3.16.6.13 An application for a golf course shall include a chemical management plan that has been designed to minimize the operational use of chemicals on the golf course.
- 3.16.6.14 A development permit application shall show areas for the long-term storage of equipment and vehicles.
- 3.16.6.15 Based on the policies in the 2004 Resort Centre Area Structure Plan, the Development Authority may require an applicant to enter into long-term agreements with the Town of Canmore and/or other appropriate authorities to ensure the effective implementation and ongoing maintenance of actions identified in the EIS or EIA. Agreement(s) may include such topics as: maintenance of signage and fencing; closure of human use trails, completion of re-vegetation efforts, and establishment and maintenance of wildlife trails through the private lands in the wildlife corridors.
- 3.16.6.16 In accordance with Policy 5.7.2(k) of the 2004 Resort Centre Area Structure Plan a development application for a golf course shall demonstrate to the satisfaction of the Development Authority that public recreational opportunities in addition to golf have been considered as part of the design and operation of the proposed development.
- 3.16.6.17 All developments shall conform to Section 4, General Regulations of the Land Use Bylaw.

3.16.7 Development Authority

- 3.16.7.1 Council of the Town of Canmore shall be the Development Authority for all development permit applications for a golf course, golf maintenance facilities, golf clubhouses and trails in this District.

Section 3: DIRECT CONTROL DISTRICTS

3.16.7.2 The Development Officer shall consider and make decisions on all other development permit applications in this District. The Development Officer may refer any development permit applications in this District to the Canmore Planning Commission.

3.16.8 Schedules

Schedule "A" shows the location of this District and forms a part of this Bylaw.



3.17 Paintbrush Ridge TSMV Comprehensive Residential DC District [05(Z)2005; 2014-04]

3.17.1 Purpose

To provide for a residential district that will accommodate a wide range of residential dwelling types. The district allows the arrangement of a variety of dwelling types in a comprehensively designed area.

3.17.2 Permitted Uses

Duplex Dwellings
Home Occupations – Class 1
Parks and Playgrounds
Public Utilities
Townhouses

3.17.3 Discretionary Uses

Accessory Development
Signs
Parking Areas
Public and Quasi-Public Buildings

3.17.4 Regulations

3.17.4.1 The minimum front yard depth shall be 2.5m.

3.17.4.2 The minimum rear yard adjacent to the ER shall be 3.0m, otherwise the minimum rear yard depth shall be 1.0m.

3.17.4.3 The minimum side yard depth shall be 1.0m.

3.17.4.4 The maximum building height shall be as indicated on a site grading plan approved as part of a subdivision plan. On the development grading plan, the maximum building heights and number of storeys shall be as follows:

	Eaveline	Maximum Height		Maximum Storeys
		Front Elevation	Rear Elevation	
Duplexes	6.0m	11.0m	11.5m	2 ½
Townhouses	9.0m	12.5m	14.0m	2 ½

The elevations are calculated at building face using design or existing grade, where appropriate, to roof ridge.

3.17.4.5 The maximum number of dwelling units for the overall comprehensive development area shall not exceed 24 dwelling units.

3.17.4.6 Additional units may be permitted beyond the maximum number of dwelling units provided such units meet the requirements of entry-level units.

3.17.4.7 A minimum of 40% of the comprehensive development area shall be landscaped.

Section 3: DIRECT CONTROL DISTRICTS

3.17.5 Additional Requirements

3.17.5.1 The comprehensive development area shall be developed in accordance with the following, as identified in Section 3.17.9, Schedule "A", as follows:

Unit 6: Townhouse, to a maximum of 8 units

Unit 7: Townhouse, to a maximum of 8 units

Unit 8: Duplex/Triplex, to a maximum of 8 units

3.17.5.2 All developments shall conform to Section 4, General Regulations.

3.17.5.3 Slope-adaptive housing design shall be utilized on sloped sites.

3.17.5.4 Townhouse and Apartment Design and Landscaping.
The design of Townhouses and the landscaping of sites shall be in accordance with Section 9, Community Architectural and Urban Design Standards.

3.17.5.5 Slope Stability
Where development is proposed that would exceed development otherwise permitted under the Town of Canmore Slope Development Policy (1994), a visual impact assessment shall be prepared in accordance with the Town of Canmore Slope Development Policy (1994). Based on the information provided by the applicant in accordance with the Canmore Slope Policy, Council may approve relaxation(s) to the Canmore Slope Policy for the subdivision land designated under this Bylaw.

3.17.6 Development Authority

The Development Officer shall be the Development Authority for all development permit applications in this district. Development permit applications may be referred to the Canmore Planning Commission at the discretion of the Development Officer.

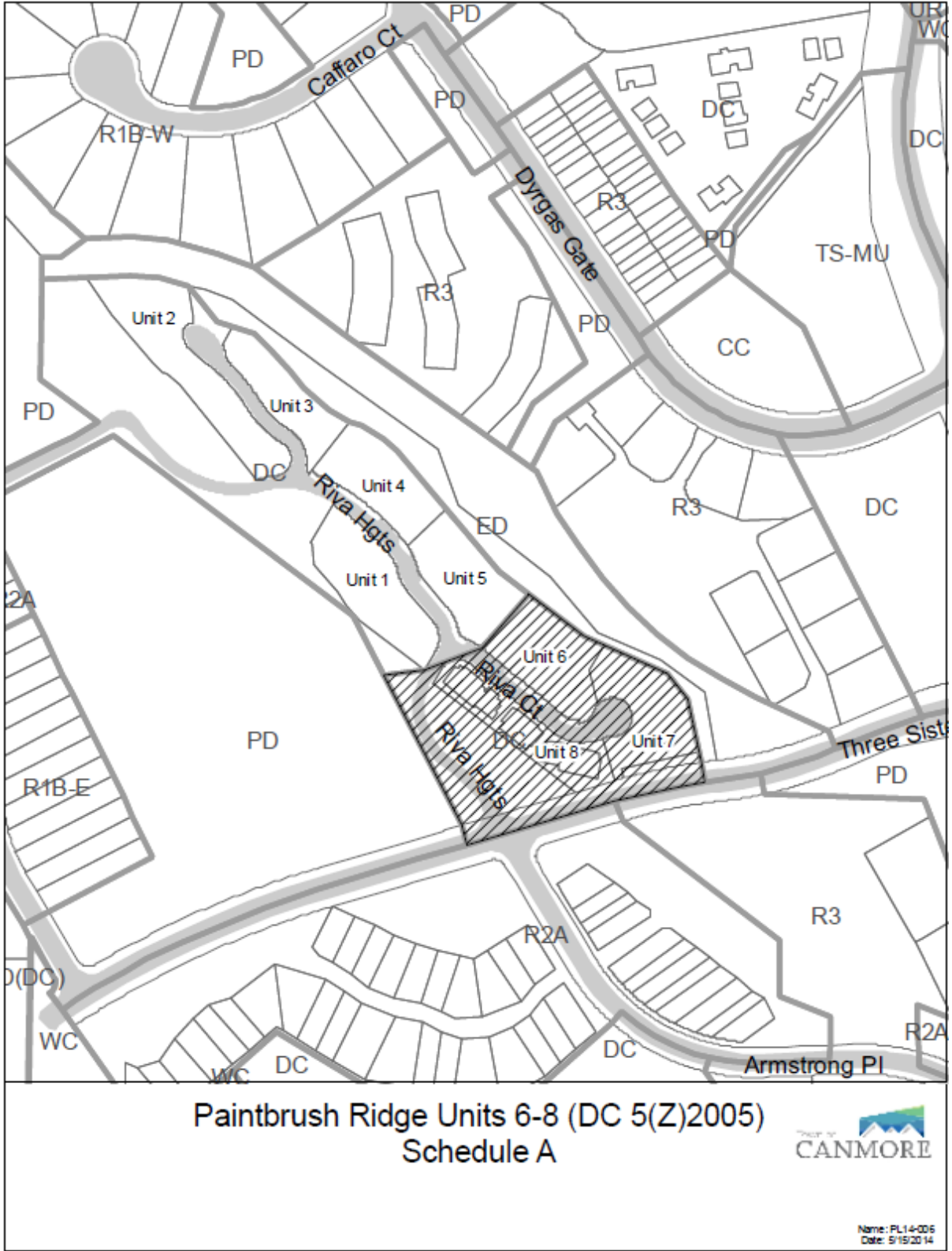
3.17.8 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.17.9 Schedules

The following schedule forms a part of this District

Section 3: DIRECT CONTROL DISTRICTS



3.18 Stewart Creek Golf Course Club House DC District [17(Z)2005]

3.18.1 Purpose

To provide for development of a golf clubhouse and accessory uses including but not limited to eating establishments, drinking establishments and retail stores, as part of the comprehensive development of the Stewart Creek Golf Course area.

3.18.2 Permitted Uses

Accessory Developments
Driving Range
Golf Clubhouse
Golf Course
Golf Course Maintenance and Storage Facilities
Public Utilities
Signs

3.18.3 Discretionary Uses

Drinking Establishments (freestanding)
Eating Establishments (freestanding)
Parking Areas and Structures
Personal Service (freestanding)
Private Clubs
Offices (freestanding)
Retail Store (freestanding)

3.18.4 Regulations

- 3.18.4.1 Regulations applying to lot area, site coverage, lot width or front, side or rear setbacks shall be determined at the time of an application for a development permit.
- 3.18.4.2 The golf course clubhouse and other uses shall be located no less than 18.0 metres from the southern boundary of this land use district, so as to minimize the impact on the nearby wildlife corridors. The E.I.S. for these uses shall address the impact of the proposed location of these uses, and shall also address alternative locations, if such locations would result in significantly reduced impacts on the wildlife corridors.
- 3.18.4.3 The terms of reference for the independent environmental review of the proponent's E.I.S. described above, shall be approved by Council.
- 3.18.4.4 Applications for discretionary uses shall be ancillary to and associated with the principal use of the golf course clubhouse.
- 3.18.4.5 The maximum gross floor area of the golf course clubhouse shall be 2000m²
- 3.18.4.6 The maximum building height of the golf course clubhouse shall be as indicated on a site grading plan approved as part of a subdivision plan. In the absence of a development grading plan, the maximum building height of the golf course clubhouse shall be 16.0 metres, not exceeding 10 metres at any eaveline.

Section 3: DIRECT CONTROL DISTRICTS

- 3.18.4.7 The maximum gross floor area and maximum building heights of all discretionary uses shall be determined by the Development Authority at the time of an application for a development permit.
- 3.18.4.8 **Parking and Loading**
- Parking requirements for the golf course clubhouse shall be 3 parking stalls per 1 golf hole.
 - Parking requirements for other uses shall be as outlined in Section 4, General Regulations, of the Land Use Bylaw, including consideration of shared parking arrangements between uses.
 - The Development Authority may allow a portion of the parking required by the development to be provided on-site or in an off-site location.
- 3.18.4.9 **General Design Requirements**
- Architectural controls for development within this district shall be developed and administered by the Developer.
 - Building materials and colours shall be in accordance with Section 9, Community Architectural and Urban Design Standards, as a minimum.
- 3.18.4.10 **Slope Stability**
- Alterations of existing natural contours and grades shall occur in accordance with a comprehensive grading plan, which shall take into account drainage and soil erosion.
 - The criteria for building setbacks shall be slope stability.
- 3.18.4.11 **Landscaping**
- The design guidelines and planting schedules described in Section 9, Community Architectural and Urban Design Standards shall apply as a minimum.
 - The site shall be comprehensively landscaped in accordance with a plan which shall emphasize the retention, where possible, of existing native vegetation. The use of indigenous species for additional landscaping is encouraged.
- 3.18.4.12 **Additional Requirements**
All developments shall conform to Section 4, General Regulations.

3.18.5 Sustainability Screening

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.18.6 Development Authority

The Development Authority for all uses shall be the Canmore Planning Commission.

3.18.7 Schedules

Schedule "A" shows the location of this District.

Schedule "A" Stewart Creek Golf Course Clubhouse DC District



3.19 SCMV-C Spring Creek Mountain Village Visitor Accommodation DC District [25(Z)2005]

3.19.1 Purpose

The purpose of this district is to provide for visitor accommodation and associated limited scale commercial development in accordance with the policies and design guidelines set out in the Spring Creek Mountain Village Area Redevelopment Plan, and Urban Design Guidelines. The district will include a clearly identifiable pedestrian scale streetscape visually in keeping with the general theme of the Spring Creek Mountain Village area.

3.19.2 Permitted Uses

Convention Facilities contained within a Visitor Accommodation building
Convenience Stores
Eating Establishments contained within a Visitor Accommodation building
Employee Housing
Entertainment Establishments contained within a Visitor Accommodation building
Offices contained within a Visitor Accommodation building
Parks and Playgrounds
Personal Service Business, (excluding pawnshops)
Public Utilities
Retail Stores ground floor (max. gross floor area 150 m²)
Visitor Accommodation

3.19.3 Discretionary Uses

Accessory Development
Drinking Establishments contained within a Visitor Accommodation building
Public and Quasi-Public Buildings
Signs, Awnings and Canopies

3.19.4 Regulations

- 3.19.4.1 The minimum site area shall be 500.0m²
- 3.19.4.2 The minimum side yard depth shall be 1.5m with building design in accordance with Section 3 of the SCMV Architectural and Landscaping Guidelines.
- 3.19.4.3 The minimum rear yard depth for development backing Spring Creek or Policeman's Creek Environmental Reserve shall be 6.0m.
- 3.19.4.4 Creek Setbacks: The minimum setback for buildings backing onto Spring Creek or Policeman's Creek shall be 20.0 metres, measured from the creek Top of Bank. Due to site constraints, a variance of up to 5.0 metres may be granted for the two most northerly visitor accommodation/commercial sites.
- 3.19.4.5 The front property line of each entire block shall be the principal build-to-line with allowable variations as follows:
- a. 40% to 75% of the main floor block frontage shall be within 1.0m of the property line.
 - b. A minimum of 25% of the main floor street frontage shall be set back between 1.0m and 3.0m for facade articulation.

Section 3: DIRECT CONTROL DISTRICTS

- c. Except for main entrance features, no part of the main floor street frontage shall be further than 3.0m from the property line.

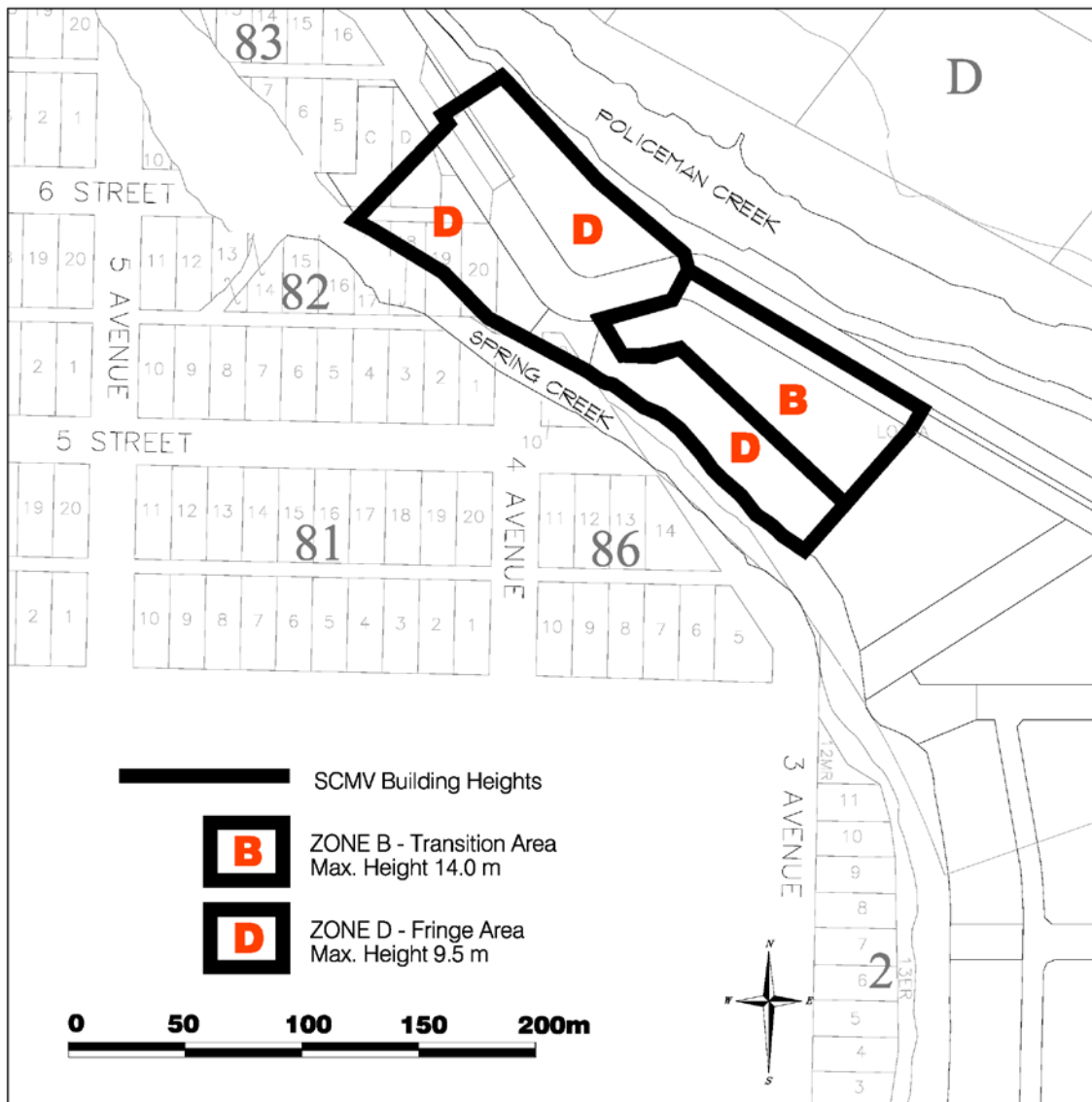
3.19.4.6 All sides of a block that front a public or private street shall be considered front property lines.

3.19.4.7 Height Zones: Maximum building heights within the Spring Creek Mountain Village Commercial District shall be in accordance with Figure 1. Architectural elements up to 12 m in Zone D may be permitted.

Zone B maximum height 14.0 metres (3½ Storeys)

Zone D maximum height 9.5 metres (2½ Storeys)

Figure 1



3.19.4.8 Building Height Measurement: Maximum building height shall be measured from the finished grades outlined in an approved site-regrading plan to the roof ridge line. Where the Development Authority is satisfied that the architectural integrity of a building

Section 3: DIRECT CONTROL DISTRICTS

would be enhanced, variances may be granted to allow 10 percent of the building to exceed the maximum height by up to 10 percent.

3.19.4.9 Visitor Accommodation Units: The number of visitor accommodation units shall not exceed 200 units in this District unless a policy revision is approved by Council.

3.19.4.10 Parking, Loading and Storage
 Visitor accommodation guest rooms will be served by structured parking within each building block. Visitor accommodation related commercial parking will generally be on-street but the Approving Authority must be satisfied that sufficient street parking is available to meet an average of 1 parking space per 46m² of commercial floor space. Loading for visitor accommodation buildings will be off-street and in accordance with Section 4 General Regulations. At the discretion of the Development Authority, Bus parking shall be provided at a ratio of 15 stalls to 1 bus stall.

Section 4, General Regulations will apply except for the following.

Unit Type	Number of Parking Spaces	Type of Parking
Visitor Accommodation	1.0 per guest room (car)	Private on-site
Employee Housing	1.0 per 1 bedroom unit	Private on-site
	1.5 per 2 bedroom unit	Private on-site
	2.0 per 3 bedroom unit	Private on-site
Visitor Accommodation related Commercial	1.0 per 46m ²	On-street
All Units	Required Loading Spaces	On-site

3.19.4.11 Employee Accommodation: Visitor accommodation operators shall provide for 25% of full time and seasonal staff housing needs consistent with Section 4, General Regulations, of the Town of Canmore Land Use Bylaw, or at a ratio consistent with any Town policy for Staff Accommodation for other similar developments on the Bow Valley Trail or Gateway Districts that is adopted by the Town of Canmore from time to time. The units identified as Employee Housing shall be encumbered with a restrictive covenant requiring that the units be used solely for the employee housing needs of the Visitor Accommodation units. Employee Housing Units may be constructed at another location subject to the approval of the Development Authority.

3.19.4.12 Notwithstanding any other provision of this bylaw, if a variance is granted under Subsection 3.19.4.4 of this district, then at-grade parking is not permitted within the 15.0 metre rear yard setback area, and the Development Authority is satisfied that the remaining setback area between the building and the top of bank will be landscaped in accordance with Section 9, Community Architectural and Urban Design Standards.

3.19.5 General Design Requirements

3.19.5.1 Area Redevelopment Plan Compliance: The development shall follow the planning principles and urban design guidelines set out in the Spring Creek Mountain Village Area Redevelopment Plan, September 2004.

3.19.5.2 Pedestrian Scale: Building design shall be orientated to a community pedestrian scale and integrated into a comprehensive open space and trail network as shown in Figure 7 of the approved ARP.

Section 3: DIRECT CONTROL DISTRICTS

- 3.19.5.3 Roof Design: Roof design shall reflect function and the architectural requirement and tradition of providing sheltering roofs in a mountain environment. Minimum roof pitch shall be 8:12 for all visible portions of the roof and dormers; where a 8:12 roof slope for a real "working" roof is impractical due to the depth of the building, a lower slope may be used; lower slopes may also be used on smaller portions of roof such as dormers, canopies and gables; roof lines shall be articulated and larger structures shall incorporate a cascade of roofs to break up massing and add visual interest
- 3.19.5.4 Building Massing: Lower, less dense development shall be located within the identified Height Zone D with increasing massing through Height Zone B (See Figure 1)
- 3.19.5.5 Landscaping: Landscaping design and materials shall be in accordance with Section 9, Community Architectural and Urban Design Standards, of the Land Use Bylaw
- 3.19.5.6 Signage, Canopies and Awnings: Signage, canopies and awnings shall be in accordance with Section 10, Signage Standards and Regulations, of the Land Use Bylaw.

3.19.6 Wellhead Protection

Developments in this district shall conform to Section 5.2, Wellhead Protection Area Regulations, of the Land Use Bylaw.

3.19.7 Environmental Considerations

The environmental policies identified in the Spring Creek Mountain Village Area Redevelopment Plan Section 4.3 shall be implemented with each stage of development. The implementation process shall include as part of the subdivision servicing agreement the following plans:

- a. Construction Management Plan
- b. Creek Bank Reclamation Plan
- c. Landscaping Plan

3.19.8 Development Authority

The Council of the Town of Canmore shall be the Development Authority for any application that involves a variance to heights beyond the 10% height variance listed in Subsection 3.19.4.7 or a variance beyond the 5.0 metre setback variance listed in Subsection 3.19.4.4 of this District. The Development Authority for all other applications shall be the Canmore Planning Commission.

3.19.9 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.20 TS-RC Three Sisters Resort Core DC District [27(Z)2006 DC]

3.20.1 Purpose

The purpose of the Resort Core area is to provide for a broad range of uses including health spas, hotels, employee housing, accommodation, restaurant and other supporting commercial uses consistent with the health, wellness and recreation functions. The resort centre is envisioned as the focal point of the entire Three Sisters Mountain Village area, and is intended to provide uses and facilities for both visitors to the community and residents of the community.

3.20.2 Permitted Uses (Subject to Section 3.20.4)

Amenity space / Plaza
Arts and crafts studios
Athletic and recreation facilities
Convenience Stores
Cultural establishments
Day care
Eating establishments
Entertainment establishments
Golf Course Clubhouse and facilities
Resort accommodation - TSMV as defined in this bylaw and including the following built forms:
a. Apartment resort accommodation units
b. Stacked townhouses resort accommodation units
c. Townhouse resort accommodation units
Health, wellness and resort spa facilities
Hostels
Medical Centres
Medical Clinics
Offices
Outdoor recreation facilities
Parks and playgrounds
Personal services business
Private club
Public and Quasi-public buildings
Public utilities
Retail stores (1,000 m² or less gross floor area)
Seasonal and temporary business
Souvenir shops
Taxi stand
Visitor Accommodation (up to 16 m in height)

3.20.3 Discretionary Uses (Subject to Section 3.20.4)

Amusement arcades
Automobile rentals
Drinking establishments
Employee housing
Hostels

Section 3: DIRECT CONTROL DISTRICTS

Light manufacturing operations
Liquor store
Parking areas and structures
Retail stores (over 1,000 m² gross floor area)
School, private or commercial
Signs
Transportation terminal
Visitor accommodation (over 16 m in height)
Visitor accommodation (small scale)

3.20.4 Development Scheduling

Non-compliance with this section 3.20.4 constitutes a valid reason for the refusal of any development permit application made within this district, notwithstanding the permitted or discretionary use proposed. Variances to this section are specifically prohibited by Council, and shall be altered only through the Land Use Bylaw amendment process.

- 3.20.4.1 Prior to the 150th visitor or resort accommodation unit within the boundary of the Resort Centre ASP shown in Bylaw 23-2004, being given approval through the development permit process, the developer shall establish an "Employee Housing Authority."
- 3.20.4.2 Prior to the 150th resort accommodation unit within the boundary of the Resort Centre ASP shown in Bylaw 23-2004, being given approval through the development permit process, the developer shall establish a resort accommodation reservation system for resort accommodation units within this district, in accordance with Section 5.4.2 (c) of the Resort Centre ASP.
- 3.20.4.3 Prior to the 300th visitor or resort accommodation unit within this district being given approval through the development permit process, the developer shall submit a development and building permit application for a health, wellness and resort spa facility or facilities in accordance with Section 5.3.2(b) of the Resort Centre ASP.
- 3.20.4.4 Prior to the 300th visitor or resort accommodation unit within this district being given approval through the development permit process, the developer shall submit a development permit application for a community amenity space. Examples of community amenities that could be located within this area are parks and plazas, an amphitheatre / band shell, public promenade, and climbing walls. Public access to any community facilities shall be ensured to the satisfaction of the Development Authority.

3.20.5 Specific Definitions

Resort accommodation – TSMV: means a building or group of buildings for visitors to the resort area, which may be utilized for non-residential tenancies, is not intended to be used for permanent living accommodation, and shall include visitor accommodation and other tourist accommodation, and fractionally owned property. Resort Accommodation may be in the form of visitor accommodation units, apartment resort accommodation units, and resort townhouse accommodation units / stacked townhouse resort accommodation units, and shall in all cases be considered as a commercial land use for the purposes of municipal assessment and taxation, with no restrictions or minimum or maximum occupancy periods.

Section 3: DIRECT CONTROL DISTRICTS

Health, wellness and spa facilities: means a facility or facilities that provides personal or medical services such as treatments, therapies, massage treatments, alternative treatments, research, product development or sales, education, fitness centres or classes, assessments or other activities associated with health, wellness or spa services.

Medical centre: means a facility for the provision of human health services but also allows for medical research, testing and educational uses to accompany the provision of health services to the public and includes provision for overnight accommodation.

Visitor Accommodation (small scale): means a development which contains a maximum of twelve visitor accommodation units without cooking facilities and one unit with private cooking facilities for the on-site management and operation of the development, and a common kitchen and a dining facility for the provision of meals to guests of the development.

Resort accommodation reservation system: means a mechanism by which the general public can readily access via phone or the internet, for the purposes of renting or leasing a resort accommodation unit. The reservation system is intended to facilitate a regular turnover in the occupancy of the resort accommodation units, and to minimize the number of units that are privately owned and not accessible for rental or reservation by visitors.

3.20.6 Regulations

- 3.20.6.1 The minimum side yard depth shall be 4.0m between buildings.
- 3.20.6.2 The minimum rear yard depth shall be 2.0m. Rear yards should allow for any surface parking, where appropriate.
- 3.20.6.3 The location of the building and the depth of the front yard should be determined as part of a development permit to allow buildings that contain retail commercial frontages with the opportunity to address the street and offer the potential for interaction between the uses in the building and the public realm. Where some privacy is desired for a use adjacent to a street, then setbacks should be adequate for landscaping to provide a sense of privacy. The minimum front yard depth shall be zero where appropriate, such as retail commercial frontages, increasing up to 3.0 m as a minimum where appropriate.
- 3.20.6.4 The location of the building and the depth of the side and rear yards should be determined as part of a development permit. Side yards should allow for a building to address a side street or pedestrian throughway where appropriate, and create a continuous commercial frontage where needed.
- 3.20.6.5 The maximum building height shall be 16.0m.
- 3.20.6.6 The maximum building height for two (2) landmark visitor accommodation buildings shall be the lesser of 28.0m or six storeys.
- 3.20.6.7 For buildings with a maximum building height of 16.0m or less, where the Development Authority is satisfied that slope-adaptive design is being utilized on a site, and upper floor units are integrated into the roof design, variances may be granted to allow a total of 20% of the roof areas to exceed the maximum height by up to 20% in order to allow

Section 3: DIRECT CONTROL DISTRICTS

additional design flexibility. No height variance will be permitted above the 28.0m limit for the landmark visitor accommodation buildings.

- 3.20.6.8 Maximum eaveline height for the 16m building height limit (exclusive of landmark buildings) shall be 11m.
- 3.20.6.9 A minimum of 15% of the site area shall be landscaped.
- 3.20.6.10 The maximum gross floor area ratio shall be 3 times the site area.
- 3.20.6.11 Buildings, parking areas, loading areas and vehicle driveways shall be set back a minimum of 5 m from the public natural surface trail located on the southern boundary of the district adjacent to the golf course to allow for natural landscaping to be installed between adjacent buildings and the trail, to provide a trail user an alternative route and experience to an urban environment.
- 3.20.6.12 No less than 450 resort and/or visitor accommodation units shall be provided within this district.
- 3.20.6.13 Development for the health / medical, wellness and spa facility or cluster of facilities shall be no less than 5,574 square metres gross floor area, and no more than 13,935 square metres gross floor area within this district.
- 3.20.6.14 Commercial-retail development supportive to the health / medical, wellness and spa development shall not exceed 2,332.5 square metres of gross floor area.

3.20.7 Additional Requirements

- 3.20.7.1 All developments shall conform to Section 4, General Regulations and Section 9, Community Architectural and Urban Design Standards. Where there are contradictions in the regulations, those stated in this district shall have precedence.
- 3.20.7.2 All development shall be consistent with the principles and policies of the Resort Centre Area Structure Plan (Bylaw 23-2004), unless additional details have been described in this bylaw.
- 3.20.7.3 For any visitor accommodation development permit application for a landmark building in excess of 16m and less than 28m, or adjacent to the north slope of the district (adjacent to and above the Three Sisters Parkway), a visual impact assessment shall be provided. It is recognized that such a development is specifically intended to be visible from most areas of the Bow Valley, the intent of the visual impact assessment is to ensure an aesthetic design cognizant of the surrounding visual landscape. The visual impact assessment shall provide professionally produced images of the proposed development from:
 - a. adjacent streets or development sites;
 - b. the TransCanada Highway; and
 - c. a similar elevation on the opposite side of the valley.

The results of the visual impact assessment may be utilized by the Development Authority to require amendments to the building design to address issues raised.
- 3.20.7.4 Environmentally Sensitive Areas identified in the 2005 Environmental Impact Statement for the Three Sisters Golf Resort shall be reviewed for potential impacts and mitigated through the design of the subdivision or other mitigation techniques.

Section 3: DIRECT CONTROL DISTRICTS

- 3.20.7.5 Development applications in this land use district shall comply with any requirements to undertake or complete a review using the Sustainability Screening Matrix as required by approved policy of the Town.

3.20.8 Use Performance Guidelines

- 3.20.8.1 Automobile Rental is a commercial use which is limited to the automotive sales and rentals excluding any automotive services, sale of parts and outdoor storage. This use is limited to a gross floor area of 150 square metres.

- 3.20.8.2 Seasonal kiosks and businesses can be erected in this district for commercial uses and for the purpose of assembly, recreational, social, educational events in accordance with Part C of the Land Use Bylaw.

- 3.20.8.3 Light manufacturing operations shall be limited to those that are compatible with adjacent uses with respect to such issues as hours of operation, nature of traffic visiting the site, noise, odour and other emissions.

- 3.20.8.4 The district is not intended to provide large format retail stores. Any single proposed commercial retail space, with the exception of health / medical, wellness and spa facilities, larger than 1000 m² shall require a retail impact study to be managed by the Town of Canmore, but paid for by the applicant, and consider prior retail impact analyses. Where an undue economic impact on existing commercial areas in the Downtown (TC District) and Gateway (GD District) is identified, measures such as the following may be undertaken:

- a. Restrictions on particular commercial uses;
- b. Restrictions on the size of commercial uses or types of uses;
- c. Phasing of commercial development with the area;
- d. Other methods deemed mutually acceptable to the Town of Canmore and the Developer/Applicant;
- e. Refusal of development permit.

Where commercial tenancy in a single commercial retail space over 1000m² changes, a revised retail impact study may be required at the discretion of the Town of Canmore.

- 3.20.8.5 Amenity spaces and plazas should be visible from public streets and trails, and be surrounded by uses that add to the use of the space, including uses such as restaurants, cafes, and retail uses. Amenity spaces should have (a) clearly defined use(s) and purpose and be designed according to the intended use(s).

- 3.20.8.6 A community transportation node shall be provided within walking distance (optimally no more than 400 metres) of the principal health, wellness and spa facilities and major visitor accommodation developments. This node shall be located on the principal street through the district.

3.20.9 Urban Design Guidelines

- 3.20.9.1 Traffic calming measures may be employed in appropriate locations in order to reduce vehicle speed, enhance the aesthetic appearance of the road, and enhance pedestrian safety and comfort, while maintaining roadway capacity.

- 3.20.9.2 Major gateways may receive special treatment including the prominent placing of structures and key pedestrian linkages and open space areas, intersection design, formal

Section 3: DIRECT CONTROL DISTRICTS

landmark, changes in building scale, signage and orientation to capitalize on prominent views.

- 3.20.9.3 Development within this district should provide an interconnected system of amenity spaces and public places that provide key activity areas and focal points, and function as zones of commercial and transportation foci within the district where possible. Assurances of continued public access to outdoor amenity spaces shall be provided by the Developer to the satisfaction of the Town.
- 3.20.9.4 Major public spaces, plaza areas and key amenity features should be located at intersections of important resort centre activity.
- 3.20.9.5 Development should provide for open space elements of the Area Structure Plan that serve as a focus for visitor, community cultural and recreational events and activities, including components such as health and wellness facilities, water features, an amphitheatre, a trail system and components of the golf course.
- 3.20.9.6 Surface and above-grade structural parking areas should be terraced to conform to the natural terrain, where feasible.
- 3.20.9.7 Entry feature design and construction materials shall be consistent with or complimentary to architectural themes established for the district.
- 3.20.9.8 Wherever practical, key buildings and primary open space areas should be oriented to maximize solar exposure, particularly during the winter months.
- 3.20.9.9 Service, access and loading areas shall be provided toward the rear of buildings.
- 3.20.9.10 Streets should form vistas of key activity nodes, parks and natural or constructed features in order to establish a series of landmarks focused on key activity nodes within this district.
- 3.20.9.11 Views of the Bow Valley and the mountain range to the south from major developments, key activity areas and key public places should be encouraged wherever possible.
- 3.20.9.12 Landscaping and tree planting should be provided in the boulevards and / or medians of public streets where appropriate.
- 3.20.9.13 Site design shall make provision for active space and passive outdoor public space for community activity within this district and use building siting to create a sense of place and define the space.
- 3.20.9.14 On the principal street through the district, or directly in front of where commercial retail frontage is orientated, the sidewalk should be a minimum of 1.8 metres in width.

3.20.10 Detailed Design Requirements

- 3.20.10.1 Building design and construction materials shall be consistent with architectural guidelines, which shall be established for the district and enforced by the developer.
- 3.20.10.2 All development within this district shall comply with any “green building” standards or policy adopted by Council of the Town of Canmore. The standards or policy will establish construction standards which achieve, as a minimum, a “Built Green” silver certification or equivalent. Monitoring requirements by the developer for “green building” standards

Section 3: DIRECT CONTROL DISTRICTS

shall be a condition of any development permit issued in this land use district. Variances for parking, setbacks and building heights may be considered by the Development Authority for “green” buildings.

- 3.20.10.3 Slope-adaptive building design shall be utilized on sloped sites.
- 3.20.10.4 Roofs shall reflect function and the architectural requirement and tradition of providing sheltering roofs in a mountain environment, but may also incorporate flat sections where architecturally suitable. Minimum roof pitch shall be 6:12 for all portions of the roof and dormers; roof lines shall be articulated and larger structures shall incorporate a cascade of roofs to break up massing and add visual interest.
- 3.20.10.5 Any development above a third storey, except landmark buildings over 16m in height, shall incorporate some stepping back of the building face to ensure consistency with the Massing and Scale section of Section 9, Community Architectural & Urban Design Standards.
- 3.20.10.6 Major developments and amenity spaces shall provide facilities for visitors and employees to secure bicycles. Bicycle racks or storage should be located in convenient, visible, well lit areas.
- 3.20.10.7 Electrical and mechanical equipment located on rooftops shall be enclosed and screened so as not to be visible from public sidewalks or commercial areas of similar elevation.
- 3.20.10.8 A comprehensive site signage package including proposed architectural details for freestanding, directional, and fascia signage shall be developed as part of a development permit application.
- 3.20.10.9 Up to a maximum of 50 percent of the required landscaped area may be in the form of hard landscaping including recreation facilities (e.g. tennis courts) at the discretion of the Development Authority.
- 3.20.10.10 Resource-saving design and building techniques, such as optimizing solar exposure, xeriscaping, and ecological landscaping should be considered in all landscaping plans.
- 3.20.10.11 All garbage storage areas except streetscape pedestrian containers shall be located inside the principal building, or designed and located on a community or collective basis inside buildings.
- 3.20.10.12 Construction Management Plans shall be prepared as part of all new subdivision and significant development permit applications.
- 3.20.10.13 The primary entry of all buildings shall face a street or a public space.
- 3.20.10.14 Ground floor façades along the principal through street or plazas shall incorporate a high degree of visual interest through articulation including such design features as enhanced building or unit entries, arcades, display windows, porches, patios, projected windows, colonnades and canopies or other such features along no less than 40% of the horizontal length of the building. Horizontal articulation in the façade should be no less than 1.0 metre;
- 3.20.10.15 Side and rear elevations that are highly visible should include architectural features, materials and treatment that complement the principal façade of the building;

Section 3: DIRECT CONTROL DISTRICTS

3.20.10.16 Buildings shall incorporate through access providing connections to the parking areas behind the building where appropriate.

3.20.11 Subdivision Requirements

3.20.11.1 A conceptual site plan for the district detailing the open space plan and trail linkage plan shall be provided with the first application for subdivision or development within the land use district to demonstrate the functional relationship between systems of public and private open space in accordance with the Resort Centre Area Structure Plan. The site plan shall be to the satisfaction of the Town.

3.20.11.2 Prior to subdivision on or adjacent to steep slopes, suitable geotechnical analysis shall be provided to the Town to determine that the proposed development can be safely constructed.

3.20.11.3 Setbacks along the north slope of the district (adjacent to and above the Three Sisters Parkway), shall also consider a visual impact assessment as viewed from the Three Sisters Parkway.

3.20.12 Employee Housing

3.20.12.1 All applications for visitor accommodation uses within the district shall include an employee generation study. Employee housing for visitor accommodation shall be provided to the satisfaction of the Development Authority in accordance with the greater of the following calculations:

- a. For visitor accommodation developments <60 units: 1 bedroom / 10 units;
- b. For visitor accommodation developments 60-100 units: 1 bedroom / 8 units;
- c. For visitor accommodation developments > 100 units: 1 bedroom / 6 units;
- d. 50 percent (%) of the new direct employment for the development.

3.20.12.2 Employee housing requirements for commercial uses other than visitor accommodation shall be determined on a case by case basis between the Town and the developer at the development permit application stage, and provided at no less than 50 percent (%) of the anticipated new direct employment for the development.

3.20.12.3 Employee housing for resort accommodation shall be provided in the following manner:

Size of Resort Accommodation Unit (m ²)	Employees Created (FTE)
< 92.9	0.1
92.9 – 185.8	0.15
185.9 – 371.6	0.25
371.7 – 557.4	0.5
557.5 – 650.3	0.75
650.4 – 743.2	1.0
743.3 – 929.0	1.5
929.1 – 1021.9	2.0
1022.0 – 1114.8	2.5
1114.9 +	3.0

These numbers shall be reviewed from time to time to ensure that adequate employee housing is being provided. When calculations are completed and result in a partial Full

Section 3: DIRECT CONTROL DISTRICTS

Time Equivalent (FTE) number, this number shall be rounded up to the next highest whole number.

- 3.20.12.4 Employee housing shall be constructed concurrently with any new development proposal and available for occupancy at the same time as the commercial development.
- 3.20.12.5 At the request of the developer, Employee housing provided in the form of perpetually affordable housing or other alternatives (such as proven leasehold arrangements) may be accepted at the discretion of the Development Authority to provide ownership opportunities for employees.
- 3.20.12.6 The employee housing requirement generated within this district may be provided within the Stewart Creek Area Structure Plan or, alternately, other areas offsite to the satisfaction of the Development Authority.
- 3.20.12.7 Any future employee housing requirements adopted by Council intended to apply uniformly to all new commercial development throughout the Town shall supercede the requirements noted above.
- 3.20.12.8 All employee housing units provided pursuant to the regulations of this district shall be managed by an Employee Housing Authority or similar organization. The Employee Housing Authority shall ensure that employee housing is maintained and operated as employee housing, and shall ensure to the satisfaction of the Town that employee housing is maintained and operated as employee housing (including the possible use of restrictive covenants or other methods) as long as the commercial development operates and requires housing for its staff. The Employee Housing Authority shall also be responsible for periodic verification that employee housing is being occupied as intended.
- 3.20.12.9 The Employee Housing Authority shall report on an annual basis to the Town or to the Canmore Community Housing Corporation, indicating the number of units currently under its management, the commercial operation to which those units are attached, and the results of its verification efforts.
- 3.20.12.10 The Employee Housing Authority shall also be responsible for ensuring that appropriate remedies and enforcement action is taken should verification efforts reveal that employee housing units under its management are not being used or occupied as intended.

3.20.13 Slope Stability

- 3.20.13.1 Alteration of the existing natural contours and grades shall occur in accordance with a comprehensive grading plan, which shall take into account drainage and erosion impacts.
- 3.20.13.2 The main criteria for building setbacks from the top or bottom of slope should be slope stability.

3.20.14 Transportation System

- 3.20.14.1 Road right of way widths for the principal through street only shall be designed to accommodate stops or pull outs for transit vehicles. These need only be constructed when transit services are extended to this district.

Section 3: DIRECT CONTROL DISTRICTS

- 3.20.14.2 Road, sidewalk and trail designs shall be undertaken to accommodate comfortable, safe pedestrian and cycling environments.
- 3.20.14.3 Road design should employ traffic calming measures in appropriate locations in order to reduce vehicle speed, enhance the aesthetic appearance of the roadway, and enhance pedestrian safety as required, while maintaining roadway capacity.
- 3.20.14.4 The design of pedestrian and cyclist routes should provide for convenient connections and multiple route choices to origin / destination points within the plan area, and inter-connected pedestrian and cyclist systems within the district.
- 3.20.14.5 Alternative design standards for public roadways shall be encouraged with respect to:
- a. pavement widths for travel and parking lanes;
 - b. potential to provide bicycle lanes;
 - c. boulevards / green space areas;
 - d. stormwater drainage;
 - e. snow removal and snow storage management;
 - f. building setbacks from the property line; and
 - g. horizontal and vertical curves and design grades, where deemed appropriate.
 - h. detailed design and storm water, emergency access and utility line assignment analyses.
- 3.20.14.6 The trail system shall also connect to hiking and cycling paths in areas adjacent to this district.

3.20.15 Parking

- 3.20.15.1 Ultimately day use parking requirements shall be limited on-site and generally provided through the construction of “intercept parking facilities” in the Stewart Creek Area Structure Plan area. Day use parking areas may be provided on-site until such time as the amount of commercial development warrants the construction of intercept parking facilities. Intercept parking facilities must be provided upon the construction of the 300th resort accommodation unit or upon the construction of 2,787 square metres or more gross floor area of commercial retail, health / medical, wellness or spa facilities.
- 3.20.15.2 The development of surface parking facilities should be minimized in this district.
- 3.20.15.3 Parking areas and structures should be located in such a manner as to not adversely affect the pedestrian streetscape. Surface parking areas should be located behind buildings and parkade structures ideally would have other uses on the ground floor that contribute to the public street.
- 3.20.15.4 The design of roadways other than the principal through street adjacent to commercial / retail uses within this district should provide for on street parking where appropriate.
- 3.20.15.5 Larger parking areas and structures for this district should be located on the periphery of this district, at major transportation nodes wherever possible, to promote non-vehicular transportation.
- 3.20.15.6 Consideration of shared use of parking facilities shall be included in any development permit, with the intent of reducing the overall amount required by maximizing their ability to serve daytime, evening and weekend demands.

Section 3: DIRECT CONTROL DISTRICTS

- 3.20.15.7 Parking for resort accommodation shall be provided in the same manner as residential developments outlined in Section 4, General Regulations, of the Land Use Bylaw (with the exception of “guest” parking which shall not be required).

3.20.16 Municipal Infrastructure Servicing

- 3.20.16.1 A developer shall review the potential for the application of alternative techniques for municipal infrastructure at the subdivision application stage.
- 3.20.16.2 A developer shall assess, as part of the preparation of a Stormwater Management Plan, alternatives for stormwater quality and quantity enhancement, including:
- a. source controls as opposed to end-of-pipe solutions
 - b. off-site solutions; and
 - c. naturalized methods, such as natural wetlands.
- 3.20.16.3 All Stormwater Management Plans shall follow best management practices in the application of erosion and sedimentation controls.

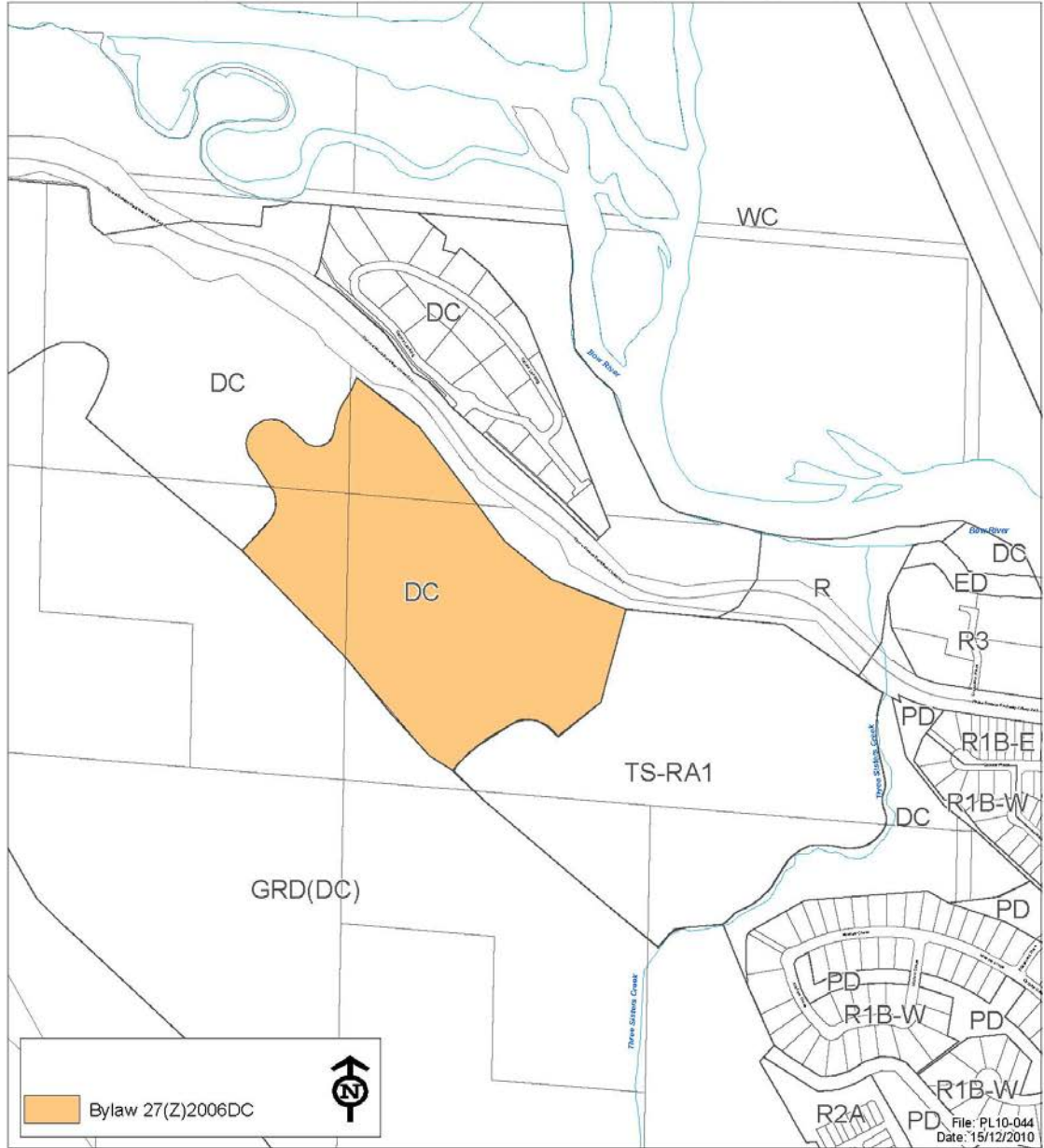
3.20.17 Development Authority

- 3.20.17.1 Council shall be the approving authority for any development permit application for a visitor accommodation building over 4½ storeys in height.
- 3.20.17.2 The Development Officer shall be the Development Authority for all other development permit applications within this District, who may refer to the Canmore Planning Commission any application at his/her discretion.
- 3.20.17.3 Notwithstanding Section 1.7.0 of the Land Use Bylaw, a development permit shall be required for a proposed change of use within an existing commercial building, in order to determine if the employee housing requirements have altered.

3.20.18 Schedule

Schedule “A” shows the location of this District.

Schedule "A" TS-RC Three Sisters Resort Core DC District



3.21 Woodside Lane Residential Single Family Detached Plus DC District [31(Z)2006]

3.21.1 Purpose

To provide for single-family residential accommodation within single family-detached plus dwelling units on irregular bare land condominium lots where the appearance of the homes from the street are similar to single family-detached dwellings. Non-single family residential uses or developments may be allowed in accordance with the listed "discretionary uses" when such uses are compatible with the single-family residential purpose of the District.

3.21.2 Permitted Uses

Home Occupations - Class 1
 Parks and Playgrounds
 Public Utilities
 Single Family-Detached Dwellings
 Single Family-Detached Plus Dwellings
 Secondary Suites associated with single family-detached dwellings

3.21.3 Discretionary Uses

Accessory Development
 Bed and Breakfasts
 Home Occupations - Class 2
 Signs

3.21.4 Regulations

3.21.4.1 The minimum lot area shall be 500m².

3.21.4.2 The minimum lot width shall be 9.6m.

3.21.4.3 The front, side and rear yards for each condominium unit shall be as follows:

Minimum Yard Regulations for Woodside Lane				
Units	Front (m)	Side Right (m)	Side Left (m)	Rear (m)
1	6.0	1.5	3.0	7.5
2 to 6	6.0	1.5	1.5	7.5
7	4.0	1.5	1.5	7.5
8	4.0	1.5	1.5	7.5 & 4.0
9 to 11	4.0	1.5	1.5	4.0
12	4.0	1.5	3.0	4.0

3.21.4.4 The maximum building height shall be the lesser of 2 storeys plus loft or 10.0m.

3.21.4.5 The maximum site coverage for all buildings shall be 40%.

3.21.4.6 The maximum floor area of a secondary suite shall not exceed 40% of the gross floor area of the residential building or 80m², whichever is less.

Section 3: DIRECT CONTROL DISTRICTS

3.21.5 Additional Requirements

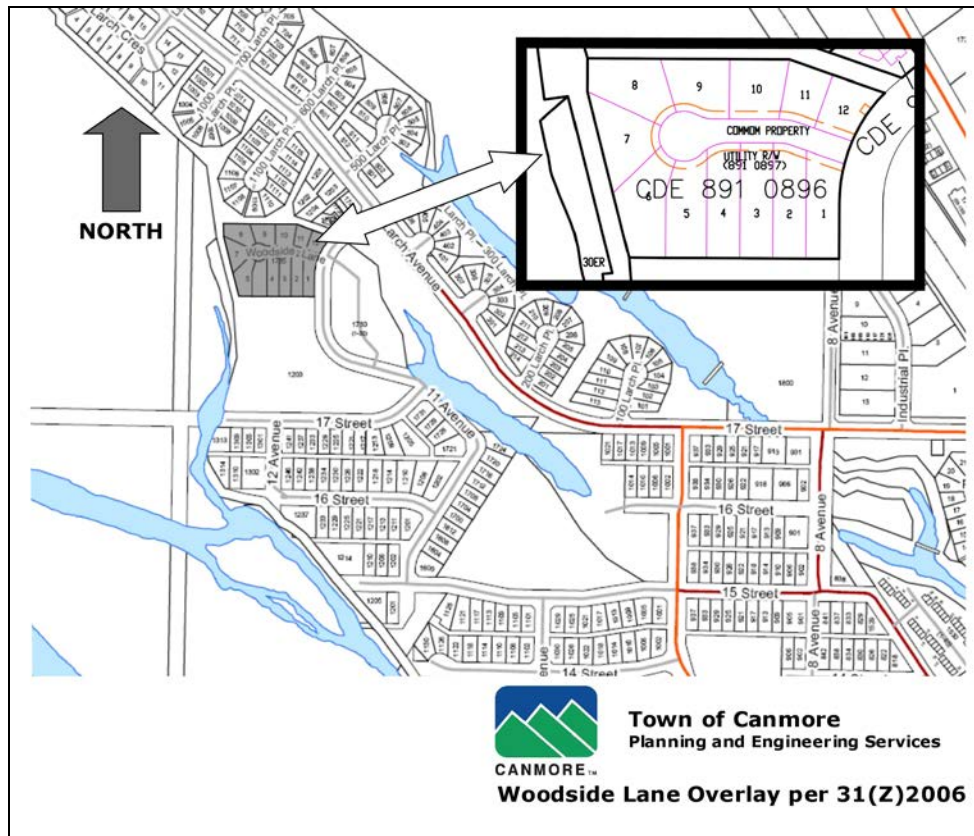
- 3.21.5.1 All development shall conform to Section 4, General Regulations, with the following exceptions or clarifications:
- All required parking stalls shall be located on the same condominium unit site as the development.
 - Notwithstanding any other provisions of this Bylaw, the minimum driveway length shall be no less than 6.0m, measured from the centre line of Woodside Lane to the garage along the centre line of the driveway.
 - The following exceptions to projections for the purposes of decks less than 2.0 metres high are permitted.
- 3.21.5.2 A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.21.6 Development Authority

Council hereby authorizes the Development Officer to issue development permits for all uses in this land use district.

3.21.7 Schedules

Schedule "A" - Woodside Lane (CDE 891 0896)



3.22 Silvertip Village Core DC District [Bylaw 37(Z)2007]

3.22.1 Purpose

To provide for a comprehensively planned resort village core at Silvertip that is based on the Silvertip Area Structure Plan and offers a wide range of uses associated with a resort.

3.22.2 Permitted Uses

Accessory Developments
Amenity Space/Plaza
Arts and Crafts Studios
Athletic and Recreation Facilities
Bed and Breakfast
Cultural Establishment
Convenience Stores
Convention Center
Day Care
Driving Range
Eating Establishments
Entertainment Establishments
Golf Course Clubhouse and Facilities
Golf Course Maintenance Facility
Health, Wellness and Resort Spa Facilities
Hostels
Laundromat
Lodge
Medical Centres
Medical Clinics
Offices
Outdoor Recreation Facilities
Parks and Playgrounds
Personal Services Business
Plazas
Private Clubs
Public and Quasi-Public Buildings
Public Utilities
Resort
Resort Accommodation (TSMV)
Retail Food Stores (GFA up to 2,000 m² per building)
Retail Stores (GFA up to 2,000 m² per building)
Souvenir Shops
Taxi Stand
Visitor Accommodation
Visitor Accommodation (small scale)

3.22.3 Discretionary Uses

Amusement Arcades

Section 3: DIRECT CONTROL DISTRICTS

Apartment
Automobile Rentals
Drinking Establishments
Employee Housing
Laundry
Liquor Store
Parking Areas and Structures associated with activities or uses in the Village Core
School, Private or Commercial
Signs
Seasonal and Temporary business
Shopping Centre
Townhouse
Townhouse, Stacked Apartment
Transportation Terminal
Winery

3.22.4 Definitions

Health, Wellness and spa facilities means a facility or facilities that provides personal or medical services such as treatments, therapies, massage treatments, alternative treatments, research, product development or sales, education, fitness centres or classes, assessments or other activities associated with health, wellness, or spa services.

Medical Centre means a facility for the provision of human health services but also allows for medical research, testing and educational uses to accompany the provision of health services to the public and includes provision for overnight accommodation.

Resort accommodation (TSMV) means a building or group of buildings for visitors to the resort area, which may be utilized for non-residential tenancies, is not intended to be used for permanent living accommodation, and shall include visitor accommodation and other tourist accommodation, and fractionally owned property. Resort accommodation may be in the form of visitor accommodation units, apartment resort accommodation units, and resort townhouse accommodation units/stacked townhouse resort accommodation units, attached and detached resort accommodation units, and shall in all cases be considered as a commercial land use for the purposes of municipal assessment and taxation, with no restrictions or minimum or maximum occupancy periods.

Winery means a facility that is used to produce, manufacture or bottle wine and may include retail sales.

3.22.5 Regulations

- 3.22.5.1 Regulations applying to lot area, site coverage, floor area, lot width or front, side or rear yard setbacks shall be determined at the time of an application for a development permit. The siting of buildings and the location of parking shall be consistent with the provisions of the Village Design Guidelines as per Appendix A of the Silvertip Area Structure Plan.
- 3.22.5.2 Resort accommodation and visitor accommodation structures (including mixed uses) of up to and including 7 storeys plus loft spaces, and excluding underground or basement parking structures built in conjunction with and that form an integral part of any resort accommodation or visitor accommodation, shall be permitted.

Section 3: DIRECT CONTROL DISTRICTS

- 3.22.5.3 A development permit application for a larger or visible resort accommodation or visitor accommodation shall include the submission of a visual impact assessment in conjunction with the requirements of the Silvertip Area Structure Plan.
- 3.22.5.4 The maximum building height for townhouse, stacked townhouse or attached resort accommodation units shall be 3 storeys plus lofts excluding underground or basement parking structures.
- 3.22.5.5 The maximum building height for detached resort accommodation units shall be 2 storeys plus lofts.
- 3.22.5.6 The maximum building height for all other structures shall be subject to acceptance by the Development Authority based on an evaluation of the building's visible features submitted as a visual impact assessment in conjunction with an application for a development permit.
- 3.22.5.7 The maximum dwelling and resort and/or visitor accommodation unit density within the Silvertip Village Core District shall be 1,290 resort and/or visitor accommodation units.
- 3.22.5.8 **Parking and Loading**
- a. Parking and loading spaces shall be provided, recognizing that the Village Core is a comprehensively planned, pedestrian area where parking will be shared amongst the various uses.
 - b. Notwithstanding Subsection 4.3.1 of the Land Use Bylaw, the number of parking stalls in the Silvertip Village Core shall be provided in accordance with the following:
The required parking stalls for a development are based on gross floor area unless otherwise specified.
 1. Resort Accommodation
0 - 100 units: 0.75 per unit
101 + units: 0.65 per unit
 2. Athletic and Recreational Facilities: 4 / 100 m²
 3. Conference Facilities: 4 / 100 m² of assembly area
 4. Cultural Establishments: 4 / 100 m²
 5. Drinking Establishments: 5 / 100 m²
 6. Eating Establishments: 5 / 100 m²
 7. Offices: 4 / 100 m²
 8. Private Clubs: 4 / 100 m²
 9. Retail Stores: 4 / 100 m²
 10. Spas and Health Clubs: 4 / 100 m²Where a use is not listed in 3.22.5.8 above, the Town of Canmore Land Use Bylaw parking requirements as per Section 4, General Regulations, shall apply.
 - c. Surface parking areas shall be landscaped and separated from adjacent uses by screening, and whenever possible, shall conform to the natural terrain.
 - d. When determining the number of car parking stalls, the Development Authority may reduce the number of car stalls required by 15 for every bus stall provided within the plan area of the Silvertip Area Structure Plan.
 - e. Resort accommodation uses may accommodate no more than 40% of its car parking requirements through the provision of bus parking stalls.
 - f. Bus parking should be provided as required with each stage or phase of construction of resort accommodation development.

Section 3: DIRECT CONTROL DISTRICTS

- g. All parking structures and areas shall have a proportion or number of stalls acceptable to the Development Authority open and available to the general public at all times.

3.22.5.9 Design Requirements

The design of the Silvertip Village Core shall be consistent with the Village Design Guidelines attached as Appendix A of the Silvertip Area Structure Plan.

3.22.5.9 Employee Housing

- a. An employee generation study shall be completed for each resort accommodation, visitor accommodation, or commercial development permit application within the Village core.
- b. Where a single resort accommodation or visitor accommodation development is to be phased, the employee generation study for that development may consider the phasing and must identify the employee housing required for each phase and be completed and submitted as part of the development permit application for the first phase.
- c. The employee generation study shall specify the total number of employees anticipated. The number of employee housing units may be phased according to the phasing of the development, and shall be based on the number of employees, to satisfy the needs of the resort, visitor accommodation or commercial development and associated uses during each phase of the development. The stated conclusions of the number of housing units required shall include the detailed information and interpretation thereof that the conclusions are based on.
- d. The location of the employee housing shall be in accordance with the Silvertip Area Structure Plan. Employee Housing located within this District shall be within the principal structure as an accessory use to the resort and visitor accommodation uses.
- e. Employee housing shall be constructed and available for occupancy and use simultaneously with occupancy being granted for the resort or visitor accommodation, or commercial development to which it is associated.

3.22.5.10 Slope Stability

- a. The criteria for building setbacks shall be slope stability. A soil stability report sealed by a member of the Association of Professional Engineers, Geologists and Geophysicists shall be submitted confirming that all setbacks and foundations are adequate.
- b. Alterations of existing natural contours and grades shall only occur in accordance with a comprehensive grading plan, which shall take into account drainage and soil erosion concerns.

3.22.5.11 Landscaping

Each development permit application for resort or visitor accommodation or commercial uses shall be accompanied by a comprehensive landscaping plan, that wherever possible, makes use of indigenous landscape species and retains existing native vegetation that will not attract wildlife.

3.22.5.12 Trails

- a. All development permit applications shall incorporate a comprehensive public pedestrian trail network proposal in accordance with the trail system outlined in the Silvertip Area Structure Plan.
- b. All developments within this District shall incorporate an internal public trail pedestrian system to allow for pedestrian movement throughout the site, in accordance with the Silvertip Area Structure Plan.

Section 3: DIRECT CONTROL DISTRICTS

- 3.22.5.13 Storage
Except for golf course related equipment and maintenance facilities, permanent outdoor storage of equipment, goods or materials, other than storage during the course of construction, shall not be permitted.

3.22.6 Other Regulations

- 3.22.6.1 Prior to the issuance of a development permit, the development authority shall refer to the Land Use Bylaw and the Silvertip Area Structure Plan. When referencing the Silvertip Area Structure Plan, provisions that shall be considered include, but are not limited to:
- a. development adjacent to wildlife corridors;
 - b. the potential to locate employee/perpetually affordable housing within the area addressed by the development permit application;
 - c. an indication of the cultural and recreational facilities being proposed and those that will be available to the public;
 - d. prior to the approval of the 651st resort accommodation unit, require the developer to conduct a study that examines the feasibility of initiating a shuttle/transit service within the resort and from the resort to the Town;
 - e. prior to the approval of the 351st resort accommodation unit, the developer shall examine applying Low Impact Development principles and techniques, particularly minimizing the generation of runoff at the source for the area east of Silvertip Trail;
 - f. the visual impact of the development;
 - g. the socioeconomic impact of the development; and
 - h. consistency of the development with the Town's policies relative to green buildings.

3.22.7 Development Authority

- 3.22.7.1 The Municipal Council shall be the Development Authority for the first resort or visitor accommodation development permit application to be located in Silvertip Village Core, and any building having more than 5 storeys, and applications for townhouses, stacked townhouses, and apartments.
- 3.22.7.2 The Canmore Planning Commission shall be the Development Authority for all other resort or visitor accommodation development permit applications. The Canmore Planning Commission, may, at its discretion, refer such applications to the Municipal Council.
- 3.22.7.3 The Development Officer shall be the Development Authority for all other development permit applications.

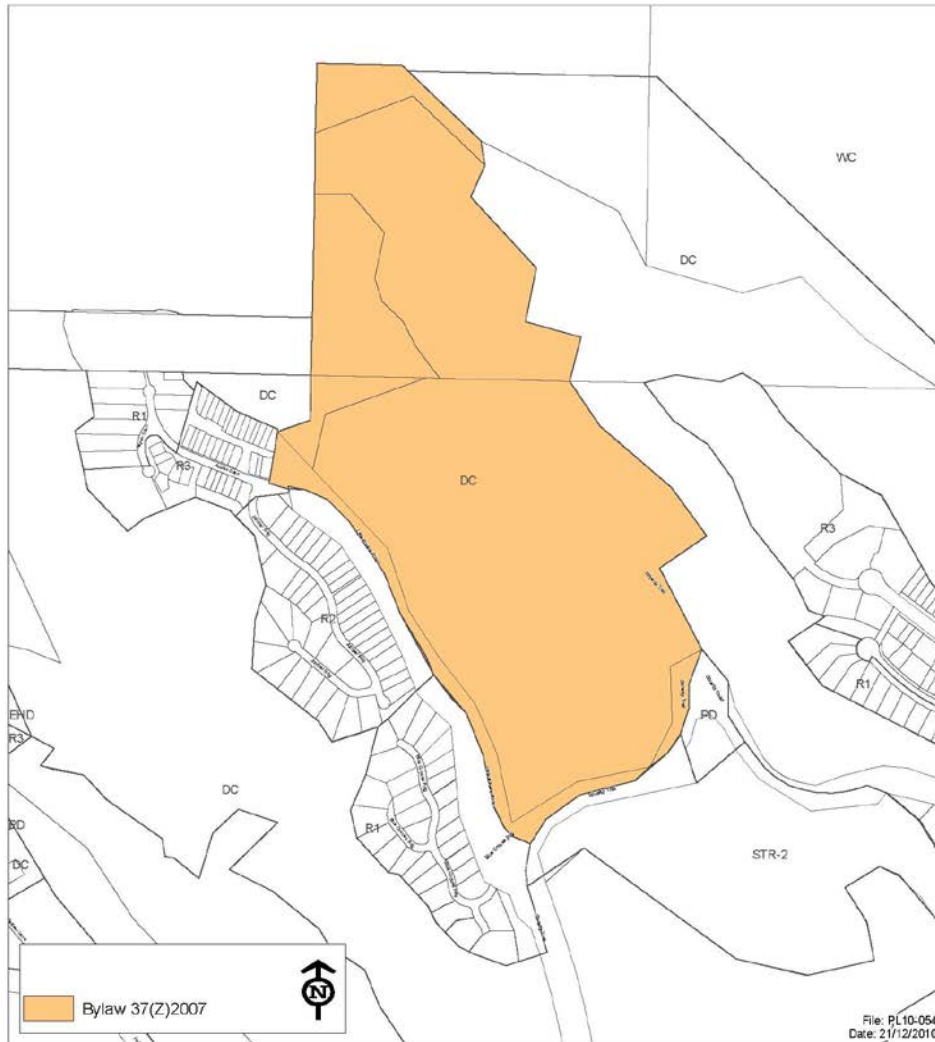
3.22.8 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

Section 3: DIRECT CONTROL DISTRICTS

3.22.9 Schedules

Schedule "A"



3.23 Palliser Perpetually Affordable Housing Apartment DC District [03(Z)2008]

3.23.1 Purpose

To provide for medium to high density multi-family perpetually affordable and market equity and rental residential accommodation within townhouse, stacked townhouse and apartment buildings. Non-residential uses or developments such as locally oriented commercial development may be allowed in accordance with the listed "discretionary uses" when such uses are compatible with the residential purpose of the District.

3.23.2 Permitted Uses

Apartment Buildings
Home Occupations - Class 1
Parks and Playgrounds
Public Utilities
Stacked Townhouse
Townhouse

3.23.3 Discretionary Uses

Accessory Buildings and Uses
Convenience Store
Day Care Facilities
Dwelling Units above Commercial Establishments
Eating Establishments
Employee Housing
Home Occupations – Class 2
Laundromats
Liquor Stores (maximum 150 m²)
Live/Work Studios
Offices
Personal Service Business
Signs
Small Scale Retail

3.23.4 Regulations

- 3.23.4.1 The minimum lot area shall be 900.0m².
- 3.23.4.2 The minimum lot width shall be 25.0m.
- 3.23.4.3 The minimum front yard depth shall be 6.0m.
- 3.23.4.4 The minimum side yard depth shall be 2.0m, except on the street side of a corner site it shall be 3.0m.
- 3.23.4.5 The minimum rear yard depth shall be 7.5m.
- 3.23.4.6 The minimum yard depth adjacent to an environmental reserve parcel shall be 15.0m.
- 3.23.4.7 The maximum building height shall be 16.0m.

Section 3: DIRECT CONTROL DISTRICTS

- 3.23.4.8 A minimum of 25% of the site area shall be landscaped.
- 3.23.4.9 The minimum density shall be 49 units per hectare.
- 3.23.4.10 The maximum density shall be 148 units per hectare.
- 3.23.4.11 The maximum site coverage shall be 50%.

3.23.5 Perpetually Affordable Housing Requirements

- 3.23.5.1 For the purposes of this district, the following definition will be used for PAH:
PAH refers to both equity and rental housing units that, through a variety of restrictions such as those imposed through a Restrictive Covenant, Option to Purchase, a land lease, or other document, is removed from the influence of the open real estate market. PAH Units are not offered at market rates when ownership or tenancy changes, but remain at levels lower than the market would dictate. This means PAH Units are controlled in such a way to make them perpetually affordable over a long period of time, or in perpetuity.
- 3.23.5.2 Developments in this district shall include a mixture of perpetually affordable and market housing building or buildings, principally in the form of apartments and townhouses.
- 3.23.5.3 A minimum of 58 perpetually affordable housing units shall be constructed, in addition to market housing units.
- 3.23.5.4 Perpetually affordable housing units shall provide adequate assurances in terms of leases and other registerable instruments to ensure that the Town's perpetually affordable housing eligibility requirements are satisfied.
- 3.23.5.5 Any future re-development within this district shall consider the inclusion of both perpetually affordable and market dwelling units.

3.23.6 Local Commercial Development Performance Standards

- 3.23.6.1 Any locally oriented commercial developments shall be a freestanding building.
- 3.23.6.2 The interface between residential and commercial uses shall be addressed with appropriate screening and landscaping.
- 3.23.6.3 Local commercial establishments shall provide services to the neighbourhoods in the general vicinity of the District.
- 3.23.6.4 The maximum height of any freestanding commercial buildings shall be the lesser of 2 storeys or 9.0 m with a maximum eaveline height of 7 m.
- 3.23.6.5 All parking and loading areas not incorporated into a building or parking structure shall be provided to the side and/or rear of the site.
- 3.23.6.6 Any local commercial developments should address the street and provide enhanced public spaces and social meeting spaces including plazas, patios and decks.
- 3.23.6.7 Any local commercial developments should comply with any architectural and urban design guidelines contained in the Land Use Bylaw.

3.23.7 Residential Design Requirements

- 3.23.7.1 Roof design: Roofs shall reflect function and the architectural requirement and tradition of providing sheltering roofs in a mountain environment. Minimum roof pitch shall be 6:12 for all portions of the roof and dormers; roof lines shall be articulated and larger structures shall incorporate a cascade of roofs to break up massing and add visual interest.
- 3.23.7.2 Building facades: The facades of buildings shall incorporate substantial articulation in order to break up the massing of buildings with more than two dwelling units fronting onto a public roadway.
- 3.23.7.3 Building height: Variances may be granted to allow a total of 20% of the roof areas to exceed the maximum height by up to 20% in order to allow for additional design flexibility at the discretion of the Development Authority.
- 3.23.7.4 Building materials and exterior colours: Building materials and colours shall be in accordance with Section 9, Community Architectural and Urban Design Standards, of the Land Use Bylaw.
- 3.23.7.5 Landscaping: The design guidelines and planting schedules described in Section 9, Community Architectural and Urban Design Standards , of the Land Use Bylaw shall apply to all townhouses and apartment developments. Screening from Palliser Trail needs to be addressed.
- 3.23.7.6 Parking: Parking shall be designed to effectively screen vehicles when viewed from Palliser Trail with, for example, the use of intensive landscaping. The following parking standards shall be applied to a residential development permit application, to facilitate the construction of PAH.

Unit Type	Required Stalls per Unit
Studio	0.50
1 Bedroom	0.75
2 Bedroom	1.25
3 Bedroom	2.00
Visitor Stalls	0.15

- 3.23.7.7 Signage: Signage shall not be oriented to or be legible from the TransCanada Highway.
- 3.23.7.8 Site Design: A pedestrian-oriented site design shall be established to allow for or encourage pedestrian traffic throughout the development. These pedestrian connections must link to the Town’s existing and future trail networks surrounding the development.

3.23.8 Additional Requirements

- 3.23.8.1 All developments shall conform to Section 4, General Regulations, with the exception of parking requirements which are governed by Section 7 of this district. Amenities shall be provided in accordance with Section 4, General Regulations in addition to the landscaping requirements for the district.
- 3.23.8.2 Class 2 Home Occupations shall provide for the potential of operating less intensive home-based businesses with, for example, commercially registered vehicles or vehicles

Section 3: DIRECT CONTROL DISTRICTS

with advertising, but no direct correlation with an increase in business associated visits to the site.

- 3.23.8.3 Animal proof waste containers must be located on-site and screened with, for example, artificial or natural screening. The location of all animal proof waste containers is subject to Town approval.

3.23.9 Environmental Impact Statement

An environmental impact statement shall be prepared and will form part of the first development permit application for residential development in this district for Council's consideration, as per Part 4, Section 8 of the Town of Canmore's Municipal Development Plan.

3.23.10 Development Authority

- 3.23.10.1 The Municipal Council of the Town of Canmore shall be the Development Authority for applications for all residential structural developments within this District.
- 3.23.10.2 The Development Authority for all commercial, non-structural development, including changes of use or signage within this District, shall be the Development Officer.
- 3.23.10.3 The Development Officer, at his or her discretion, may refer any development permit applications for non-structural developments or other non-residential uses to the Canmore Planning Commission.

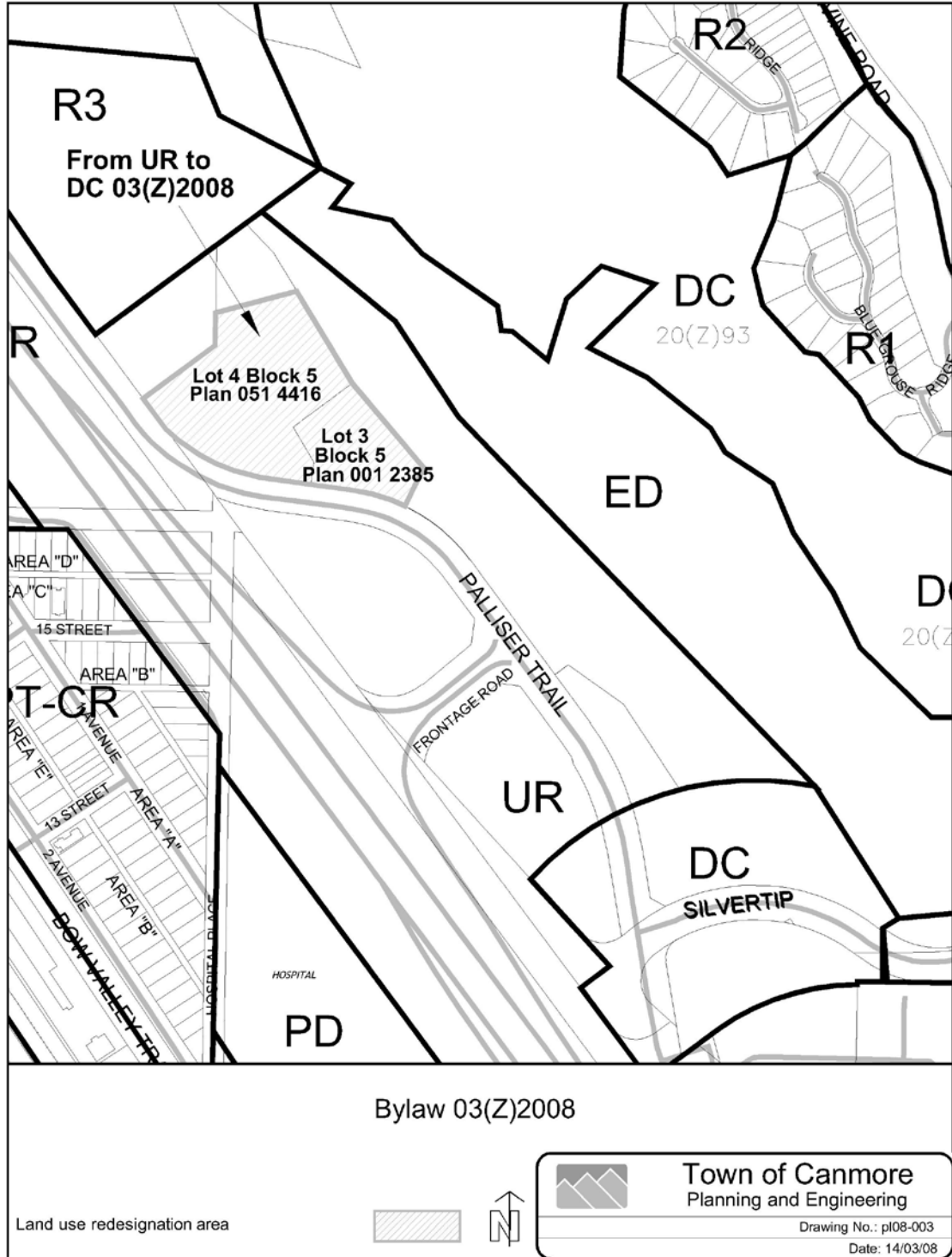
3.23.11 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process..

3.23.12 Schedules

The following schedule forms a part of this District

Schedule A



3.24 TC-1 Town Centre Creekside DC District [03(Z)2009DC]

3.24.1 Purpose

To provide for a broad range of commercial, entertainment, cultural, and residential uses in mixed-use buildings on Lot 3, Block 70, Plan 1095F. The District provides for site-specific setbacks from Policeman Creek and the eastern boundary of Lot 3 to ensure that future development is integrated with adjacent lands.

3.24.2 Permitted Uses

Amusement Arcades
Arts and Crafts Studios
Athletic and Recreational Facilities
Convention Facilities
Commercial Printing Establishments
Cultural Establishments
Dwelling Units in Mixed Use Buildings
Eating Establishments
Employee Housing
Entertainment Establishments
Financial Institutions
Home Occupations Class 1
Medical Clinics
Offices above the main floor
Parks and Playgrounds
Personal Service Business
Public and Quasi-Public Buildings & Uses
Public Utilities
Retail Stores
Visitor Accommodation

3.24.3 Discretionary Uses

Drinking Establishments
Employee Housing
Home Occupations Class 2
Hostel
Liquor Stores
Offices on the main floor
Parking Areas
Private Clubs
Schools, Commercial
Schools, Post-secondary
Schools, Private
Seasonal/Temporary Business
Signs
Taxi Stands
Tourist Homes

Section 3: DIRECT CONTROL DISTRICTS

3.24.4 Regulations

- 3.24.4.1 The minimum site area shall be 300.0m².
- 3.24.4.2 The minimum site width shall be 7.6m.
- 3.24.4.3 The maximum gross floor area shall be 2.0 F.A.R.
- 3.24.4.4 The minimum gross floor area shall be 1.25 F.A.R.
- 3.24.4.5 The front and rear property lines shall be the build-to lines.
- 3.24.4.6 The minimum side-yard depth on the west property line shall be zero
- 3.24.4.7 Notwithstanding any other regulations in the Land Use Bylaw in regard to minimum development setbacks from the top of bank, the minimum side-yard depth from the east (creekside) property line shall be as follows:
- a. For structures and development on the first floor (where the top of the first floor is no more than 4.0 metres above grade and “grade” is determined by the geodetic elevation of the sidewalk on Main Street): 2.0 metres for a maximum of 30% of the length of the east elevation of the building and 5.0 metres for a minimum of 70% of the length of the east elevation of the building.
 - b. For structures and development on the second floor (assumed to be approximately between 4.0 metres and 7.0 metres above grade): 6.0 metres for a maximum of 40% of the length of the building elevation and 8.0 metres for a minimum of 60% of the length of the building elevation.
 - c. Notwithstanding these setback requirements, the Development Authority may approve a development permit for patios or other open, public-oriented spaces within the 5.0 metre at-grade setback if such spaces are less than 0.30 metres above the elevation of the adjacent Main Street sidewalk and provided that such public spaces provide direct access to the adjacent public property.
 - d. Any roof structures above the maximum eaveline height shall be sloped away from the sideyard in accordance with Section 9, Community Architectural and Urban Design Standards. Although dormers may be allowed above 7.0 metres, these projections should be minor and allow the majority of the elevation to be roof.
- 3.24.4.8 The minimum setback for any surface parking or loading areas shall be 5.0 metres from the east (creekside) property line.
- 3.24.4.9 The maximum building height shall be 11.0m with a maximum eave-line height of 7.0m.

3.24.5 Design Requirements

- 3.24.5.1 A pedestrian-oriented streetscape on the south (Main Street), east (Policeman Creek) and north (laneway) sides of the site shall be established in accordance with the “Town Centre Enhancement Concept Plan” incorporating such design elements as: wide sidewalks, arcades, pedestrian scale street lighting, bicycle parking, canopies, vestibules, façade treatments that are sensitive to sidewalk location on a site specific basis, and, subject to the requirement for permeability of façades by the use of glass and doors in Section 9, Community Architectural and Urban Design Standards.
- 3.24.5.2 A creek-oriented pedestrian environment which integrates both the private and public realms between development on Lot 3 and the banks of Policeman Creek shall be created along and adjacent to the entire eastern portion of the site.

Section 3: DIRECT CONTROL DISTRICTS

3.24.5.3

Variances to Height

Where the Development Authority is satisfied that the architectural integrity of a building would be enhanced, variances may be granted to allow 20% of the building to exceed the maximum height by up to 20%. No height variances shall be granted beyond the 20 percent relaxation.

3.24.5.4

Potential Variances to Setbacks from East Property Line.

If the Development Authority is satisfied that:

- a. A proposed development would make significant contributions to the public realm in excess of the normal landscaping requirements for adjacent boulevards and open space; and,
- b. A proposed development would result in an equal or improved aquatic habitat in Policeman Creek as determined by Alberta Fish and Wildlife and/or an independent third party biologist acceptable to the Town of Canmore, variances may be granted as follows:
 1. For the first floor of structures: A maximum variance of 0.5 m (to allow a 1.5 metre setback) for 30% of the length of the building and a maximum variance of 1.0 metres (to allow a 4.0 metre setback) for 70% of the length of the building.
 2. For the second floor of structures: A maximum variance of 1.0 metres (to allow for a 5.0 metre setback) for 40% of the building elevation and a maximum variance of 1.0 metre (to allow for a 7.0 metre setback) for 60% of the building elevation.
 3. No further sideyard setback variances shall be granted by the Development Authority.
- c. In considering whether or not any of the above-described variances may be warranted, the Development Authority shall take into consideration the following:
 1. Whether the proposed enhancement is compatible with design ideas for the area in the 1998 Town Centre Enhancement Concept Plan;
 2. The quality and quantity of the integration between the private and public spaces proposed between the building and the bank of the creek;
 3. The extent to which the design would connect with Main Street and the existing pedestrian system adjacent to Policeman Creek, and;
 4. The feasibility of proposed enhancement on Crown lands and bed and shore of Policeman Creek.

3.24.5.5

Offices on Main Floor

A successful pedestrian oriented and interesting downtown streetscape requires main-floor businesses that engage pedestrians. A proliferation of offices on the main floor may not achieve this objective. Therefore, proposals for main floor offices will be evaluated in regard to their effectiveness in maintaining or improving the pedestrian-oriented design requirements described in Subsections 3.24.5.1 and 3.24.5.2.

Specifically, development permit applications for main floor offices will be evaluated in accordance with the following criteria in determining a proposal's effect on the streetscape:

- a. At least 66% of office space should be located on the second floor with a relatively small main-floor office area at the storefront;
- b. If more than 25% of the existing block face on which the proposed development is located is non-retail and/or non-restaurant frontage, then additional storefront office space should not be approved;
- c. Proposed main floor office space may be approved notwithstanding (a) and (b) above, if it faces an alley;

Section 3: DIRECT CONTROL DISTRICTS

- d. Proposed main floor office space may be approved notwithstanding (a) and (b) above, if more than 25% of the existing block face on which the proposed development is located is vacant at the time of the application;
- e. Proposed main floor office space may be approved notwithstanding (a) and (b) above, if the development proposes a substantial enhancement to the public/private realm adjacent to the building.

3.24.5.6 Design of buildings shall complement the mountain community of Canmore and must be in conformity with Section 9, Community Architectural and Urban Design Standards.

3.24.5.7 In order to achieve a pedestrian oriented site, parking and loading shall be designed to minimize visual impact, impacts on pedestrian activity and shall be setback a minimum of 5.0 metres from the east (creekside) property line of Lot 3. Techniques to achieve this may include structured parking, shared parking, cash-in-lieu of parking, and intensive landscaping. The developer/builder may be required to identify any proposed or possible parking sites. Where structured parking is provided, it shall be integrated into the building design, preferably underground.

3.24.5.8 The building elevations facing Main Street, Policeman Creek and the laneway shall all be considered as frontages.

3.24.5.9 Signage shall be designed to be oriented toward pedestrians and may be allowed on each of the three lot frontages.

3.24.5.10 Development permit Applications shall include professionally produced streetscape drawings or three-dimensional simulations of the overall development as viewed from public sidewalks and other public areas.

3.24.5.11 Garbage containers and waste material shall be stored either inside a principal building or, at the discretion of the Development Authority, in a weatherproof and animal-proof garbage enclosure as part of an approved collective garbage facility. Garbage enclosures shall be designed and located to be visually integrated with the site.

3.24.5.12 Outdoor storage is strictly prohibited.

3.24.6 Dwelling Units and Tourist Homes shall:

- a. have an entrance that is separate and distinct from the entrance to any commercial component of the building;
- b. not be located below the second storey;
- c. not be located on the same floor as a non-residential use unless there is a physical separation of uses and separate entrances to the satisfaction of the Development Authority;
- d. parking for tourist homes shall be provided on site as for residential dwelling units in accordance with Section 4, General Regulations.

3.24.7 Employee Housing shall:

- a. be accessory to a principal use.
- b. be integrated into the principal building.

Section 3: DIRECT CONTROL DISTRICTS

- c. not be located below the second storey of a mixed use building but may be allowed in the basement of a mixed use building at the discretion of the Development Authority.
- d. not be located on the same floor as a non-residential use unless, there is a physical separation of uses and separate entrances to the satisfaction of the Development Authority.

3.24.8 Parking Alternatives

- 3.24.8.1 The Development Authority may, at its discretion, approve cash-in-lieu of parking for the difference between the total number of required parking stalls and the number of parking stalls provided within the development.
- 3.24.8.2 The Development Authority may allow a portion of the parking required by a development to be provided in an off-site location within the TC District only.

3.24.9 Additional Requirements

- 3.24.9.1 Green building Standards:
Prior to the issuance of a development permit, “green” building standards must be established; that is, construction standards which achieve, as a minimum, a “Built Green” silver certification or equivalent. Monitoring and reporting on compliance with the “green building” standards shall be the responsibility of the developer. The development of standards and the monitoring requirements shall be a condition of any development permit issued in this land use district.
- 3.24.9.2 Construction Management:
A detailed Construction Management Plan shall be required as a condition of a development permit in order to ensure that the bed and banks of Policeman Creek are protected during and after construction and that the public walkways adjacent to the site, including Main Street, are not unduly obstructed.
- 3.24.9.3 A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

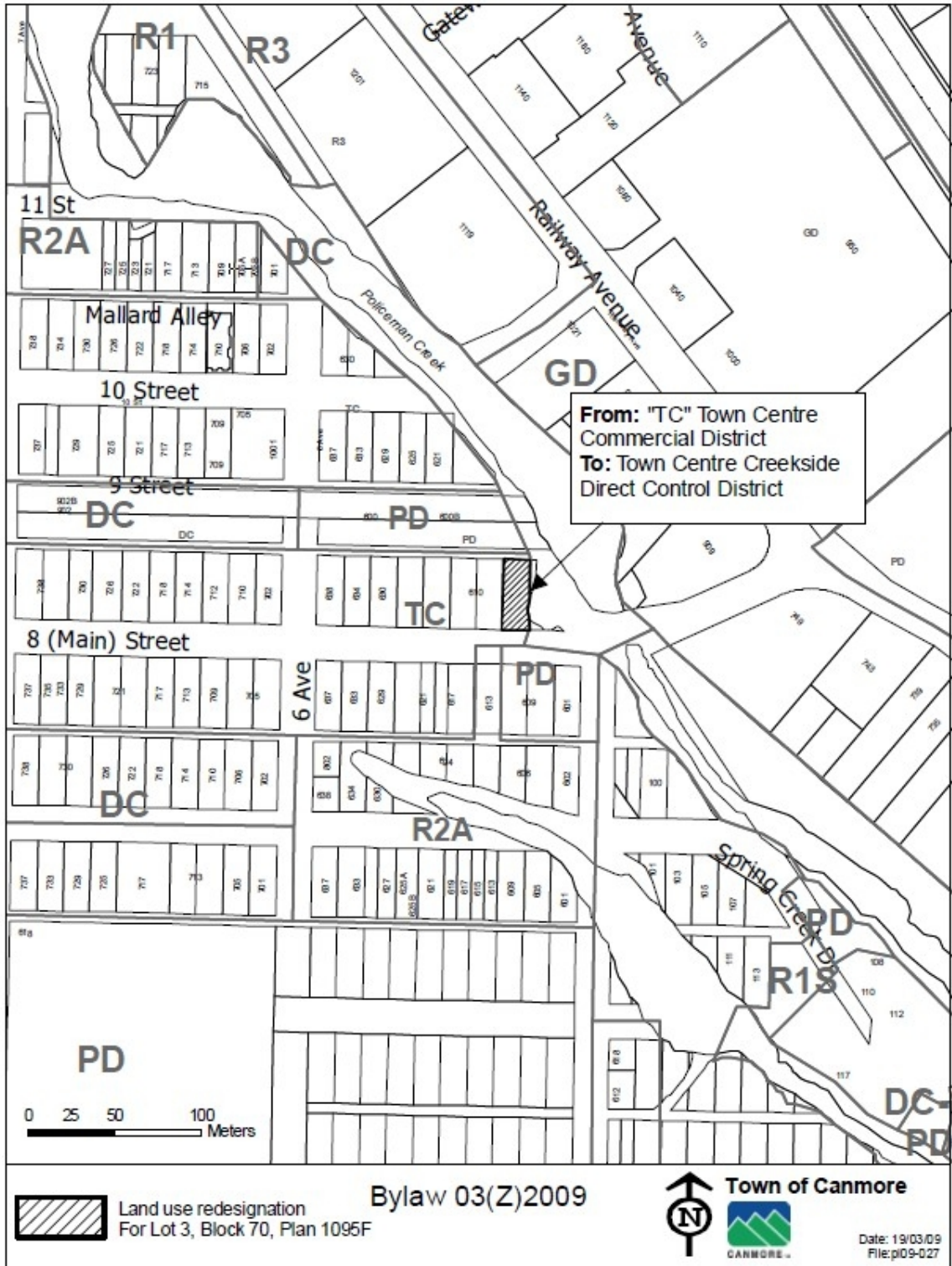
3.24.10 Development Authority

- 3.24.10.1 The Municipal Council of the Town of Canmore shall be the Development Authority for applications for all structural developments within this District.
- 3.24.10.2 The Development Authority for all non-structural development, including changes of use or signage within this District, shall be the Development Officer.
- 3.24.10.3 The Development Officer, at his or her discretion, may refer any development permit applications for non-structural developments to the Canmore Planning Commission.

3.24.11 Schedules

The following schedule forms a part of this District

SCHEDULE B



3.25 Palliser Attainable Housing Apartment DC District [04(Z)2009]

3.25.1 Purpose

To provide for medium to high density multi-family perpetually affordable and attainable housing within an apartment building. Non-residential uses or developments such as locally oriented commercial development may be allowed in accordance with the listed "discretionary uses" when such uses are compatible with the residential purpose of the District.

3.25.2 Permitted Uses

"Attainable Housing" in the form of Apartment Buildings
Home Occupations - Class 1
Parks and Playgrounds
Public Utilities

3.25.3 Discretionary Uses

Accessory Buildings and Uses
Apartment Buildings
Convenience Store
Day Care Facilities
Dwelling Units above Commercial Establishments
Eating Establishments
Employee Housing
Home Occupations – Class 2
Laundromats
Liquor Stores (maximum 150 m²)
Live/Work Studios
Offices
Personal Service Business
Signs
Small Scale Retail

3.25.4 Regulations

- 3.25.4.1 The minimum lot area shall be 900.0m².
- 3.25.4.2 The minimum lot width shall be 25.0m.
- 3.25.4.3 The minimum front yard depth shall be 6.0m.
- 3.25.4.4 The minimum side yard depth shall be 2.0m, except on the street side of a corner site it shall be 3.0m.
- 3.25.4.5 The minimum rear yard depth shall be 7.5m.
- 3.25.4.6 The minimum yard depth adjacent to an environmental reserve parcel shall be 15.0m.
- 3.25.4.7 The maximum building height shall be 16.0m.
- 3.25.4.8 A minimum of 25% of the site area shall be landscaped.
- 3.25.4.9 The minimum density shall be 49 units per hectare.

Section 3: DIRECT CONTROL DISTRICTS

3.25.4.10 The maximum density shall be 148 units per hectare.

3.25.4.11 The maximum site coverage shall be 50%.

3.25.5 Attainable and Affordable Housing Requirements

3.25.5.1 For the purposes of this district, the following definitions will be used:

“Attainable Housing” means a developer offered and Town approved program that assists home purchasers through direct down payment contributions and/or mortgage subsidies. A purchaser may receive a subsidy to reduce the required down payment, as well as a monthly subsidy for a number of years to reduce mortgage costs, condominium fees and utilities.

“Perpetually Affordable Housing” or PAH will have the same definition as that approved by Council as part of any approved PAH Policy.

3.25.5.2 Developments in this district shall ensure, to the satisfaction of the Town, that all dwelling units qualify as Attainable Housing and are part of programs designed to assist in making affordable housing available.

3.25.5.3 Once mortgage subsidies provided for Attainable Housing have ceased, there shall be no further restrictions on these dwelling units.

3.25.5.4 Any future re-development within this district may allow for the inclusion of both Perpetually Affordable Housing and attainable dwelling units.

3.25.5.5 Perpetually Affordable Housing units shall provide adequate assurances in terms of leases and other registerable instruments to ensure that the Town’s perpetually affordable housing eligibility requirements are satisfied.

3.25.6 Local Commercial Development Performance Standards

3.25.6.1 Any locally oriented commercial developments shall be a freestanding building.

3.25.6.2 The interface between residential and commercial uses shall be addressed with appropriate screening and landscaping.

3.25.6.3 Local commercial establishments shall provide services to the neighbourhoods in the general vicinity of the District.

3.25.6.4 The maximum height of any freestanding commercial buildings shall be the lesser of 2 storeys or 9.0m with a maximum eaveline height of 7m.

3.25.6.5 All parking and loading areas not incorporated into a building or parking structure shall be provided to the side and/or rear of the site.

3.25.6.6 Any local commercial developments should address the street and provide enhanced public spaces and social meeting spaces including plazas, patios and decks.

3.25.6.7 Any local commercial developments should comply with any architectural and urban design guidelines contained in the Land Use Bylaw.

3.25.7 Residential Design Requirements

- 3.25.7.1 **Roof design:**
Roofs shall reflect function and the architectural requirement and tradition of providing sheltering roofs in a mountain environment. Minimum roof pitch shall be 6:12 for all portions of the roof and dormers; roof lines shall be articulated and larger structures shall incorporate a cascade of roofs to break up massing and add visual interest.
- 3.25.7.2 **Building facades:**
The facades of buildings shall incorporate substantial articulation in order to break up the massing of buildings with more than two dwelling units fronting onto a public roadway.
- 3.25.7.3 **Building height:**
Variances may be granted to allow a total of 20% of the roof areas to exceed the maximum height by up to 20% in order to allow for additional design flexibility at the discretion of the Development Authority.
- 3.25.7.4 **Building materials and exterior colours:**
Building materials and colours shall be in accordance with Section 9, Community Architectural and Urban Design Standards ,of the Land Use Bylaw.
- 3.25.7.5 **Landscaping:**
The design guidelines and planting schedules described in Section 9, Community Architectural and Urban Design Standards, of the Land Use Bylaw shall apply to all townhouses and apartment developments. Screening from Palliser Trail needs to be addressed.
- 3.25.7.6 **Parking:**
Parking shall be designed to effectively screen vehicles when viewed from Palliser Trail with, for example, the use of intensive landscaping. The following parking standards shall be applied to a residential development permit application, to facilitate the construction of attainable housing or PAH.

Unit Type	Required Stalls per Unit
Studio	0.50
1 Bedroom	0.75
2 Bedroom	1.25
3 Bedroom	2.00
Visitor Stalls	0.15

- 3.25.7.7 **Signage:** Signage shall not be oriented to or be legible from the TransCanada Highway.
- 3.25.7.8 **Site Design:** A pedestrian-oriented site design shall be established to allow for or encourage pedestrian traffic throughout the development. These pedestrian connections must link to the Town’s existing and future trail networks surrounding the development.

3.25.8 Additional Requirements

- 3.25.8.1 All developments shall conform to Section 4, General Regulations of the Land Use Bylaw, with the exception of parking requirements which are governed by Subsection

Section 3: DIRECT CONTROL DISTRICTS

3.25.7.5 of this district. Amenities shall be provided in accordance with Section 4 of the Land Use Bylaw in addition to the landscaping requirements for the district.

- 3.25.8.2 Class 2 Home Occupations shall provide for the potential of operating less intensive home-based businesses with, for example, commercially registered vehicles or vehicles with advertising, but no direct correlation with an increase in business associated visits to the site.
- 3.25.8.3 Animal proof waste containers must be located on-site and screened with, for example, artificial or natural screening. The location of all animal proof waste containers is subject to Town approval.

3.25.9 Environmental Impact Statement

An environmental impact statement shall be prepared and will form part of the first development permit application for residential development in this district for Council's consideration, as per Part 4, Section 8 of the Town of Canmore's Municipal Development Plan.

3.25.10 Development Authority

- 3.25.10.1 The Municipal Council of the Town of Canmore shall be the Development Authority for applications for all residential structural developments within this District.
- 3.25.10.2 The Development Authority for all commercial, non-structural development, including changes of use or signage within this District, shall be the Development Officer.
- 3.25.10.3 The Development Officer, at his or her discretion, may refer any development permit applications for non-structural developments or other non-residential uses to the Canmore Planning Commission.

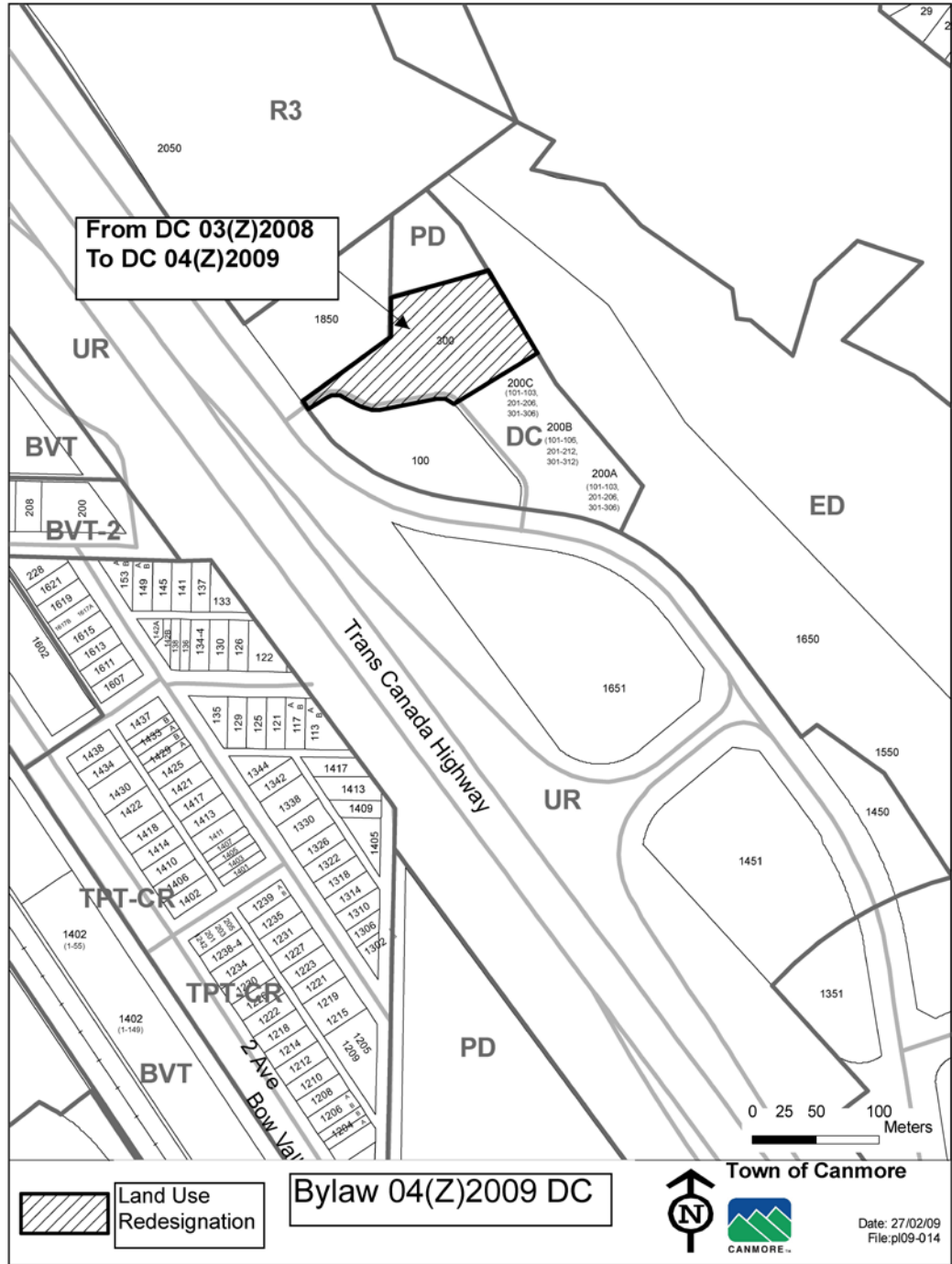
3.25.11 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.25.12 Schedules

Section 3: DIRECT CONTROL DISTRICTS

SCHEDULE A



3.26 R1WL - Residential Single-Family Detached Wetland DC District [18(Z)2009]

3.26.1 Purpose

To provide for single-family residential accommodation within single-family-detached dwelling units on Lots 19 & 20, Block 39, Plan 1095F the development of which are affected by a wetlands area to the north. Non-single family residential uses or developments may be allowed in accordance with the listed "discretionary uses" when such uses are compatible with the single-family residential purpose of the District.

3.26.2 Permitted Uses

Home Occupations - Class 1
Single family-detached dwellings

3.26.3 Discretionary Uses

Accessory Developments
Bed and Breakfasts
Cultural Establishments
Day Care Facilities
Home Occupations - Class 2
Long-Term Care Facilities
Seniors Housing/Supportive Living Facility
Signs

3.26.4 Regulations for Lot 19

- 3.26.4.1 The minimum lot area shall be 450.0m².
- 3.26.4.2 The minimum lot width shall be 12.0m.
- 3.26.4.3 The minimum side yard depth shall be 1.5m for each side yard.
- 3.26.4.4 The minimum rear yard depth from the lane shall be 7.5m.
- 3.26.4.5 Front Yard:
The minimum front yard depth shall consist of all of that area between the surveyed right bank of Policeman Creek and a line drawn parallel to and not more than 18.0 metres north of the lane delineating the south property line of Lot 19.
- 3.26.4.6 Minimum Setback from Policeman Creek:
The minimum setback for all buildings from the surveyed right bank of Policeman Creek shall be 12.0 metres.
- 3.26.4.7 Minimum Setback from Creek prevails over Front Yard Setback.
Where the Front Yard setback and the Minimum Setback from Policeman Creek conflict, the building setback which results in the greater setback from Policeman Creek shall prevail.
- 3.26.4.8 The maximum building height shall be the lesser of 2 storeys plus loft or 9.5 m as determined in accordance with Section 4, General Regulations.

Section 3: DIRECT CONTROL DISTRICTS

3.26.4.9 The maximum site coverage for all buildings shall be 40%.

3.26.4.10 Maximum building size:
Notwithstanding any other provision in this Bylaw, residential buildings located on Lot 19 shall have a maximum permitted gross floor area of 200 square metres with a maximum footprint of 110 square metres, excluding areas used exclusively for parking.

3.26.5 Regulations for Lot 20

3.26.5.1 The minimum lot area shall be 380.0m².

3.26.5.2 The minimum lot width shall be 16.0m.

3.26.5.3 The minimum side yard depth shall be 1.5m for each side yard.

3.26.5.4 The minimum rear yard depth from the lane shall be 7.5m.

3.26.5.5 Front Yard:

The minimum front yard depth shall consist of all of that area between the surveyed right bank of Policeman Creek and a line drawn parallel to and not more than 15.5 metres north of the lane delineating the south property line of Lot 20.

3.26.5.6 The maximum building height shall be the lesser of 2 storeys plus loft or 9.5 m as determined in accordance with Section 4, General Regulations.

3.26.5.7 The maximum site coverage for all buildings shall be 30%.

3.26.5.8 Maximum building size:

Notwithstanding any other provision in this Bylaw, residential buildings located on Lot 20 shall have a maximum permitted gross floor area of 200 square metres, with a maximum footprint of 73 square metres excluding areas used exclusively for parking.

3.26.6 Additional Requirements

3.26.6.1 LEED Construction Requirements.

The dwelling for Lot 19 shall be of LEED Silver standard or higher. In the event of reconstruction, the dwelling for Lot 20 shall also be of LEED Silver parameters or higher.

3.26.6.2 Mature trees. Trees over 0.30m in diameter shall be protected on both Lots 19 and 20 in perpetuity where they exist between the building footprint and the surveyed right bank of Policeman Creek.

3.26.6.3 Non-disturbance Area Adjacent to Right Bank of Policeman Creek. The existing undisturbed areas adjacent to the right bank of Policeman Creek shall be protected as non-disturbance zones. These areas shall be a minimum width of 3.7 metres on Lot 20 and 5.0 metres on Lot 19. No soil disturbance or removal of vegetation shall be allowed in the non-disturbance zone except for treatment of noxious weeds in accordance with the Weed Control Act or for the enhancement of the aquatic and/or riparian habitat as identified and approved by the Town of Canmore and Alberta Natural Resource Development.

3.26.6.4 Development permits

Notwithstanding any other provisions in the Land Use Bylaw accessory uses and buildings as well as single-detached dwellings shall require development permits.

Section 3: DIRECT CONTROL DISTRICTS

- 3.26.6.5 **Construction Management Plan**
All development permit applications shall require a Construction Management Plan (CMP) to the satisfaction of the Development Authority. As a minimum, the CMP shall include the construction management provisions described in the July 2009 Corvidae Environmental Consultants Environmental Impact Statement and Summit Environmental review for the site and, for Lot 19, a 10-metre no-construction zone from the bank of Policeman Creek to ensure the protection of the wetland area during construction.
- 3.26.6.6 **Landscaping**
Any proposed landscaping associated with development shall meet the Town of Canmore's requirements to reduce the likelihood of wildlife/human encounters or conflicts. Plantings shall be limited to those plants that are not attractive to wildlife and shall be outside of the non-disturbance areas adjacent to Policeman Creek.
- 3.26.6.7 **Wildfire Assessment**
Landscaping plans may address landscape and vegetation modifications undertaken for the purpose of wildfire control and management.
- 3.26.6.8 **Fencing**
No perimeter fencing shall exist within the front yard areas of Lot 19 or Lot 20.
- 3.26.6.9 All developments shall conform to Section 4, General Regulations.
- 3.26.6.10 **Sustainability Screening Report**
A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.26.7 Development Authority

The Development Authority for this District shall be the Development Officer who may refer any applications to the Canmore Planning Commission at his/her discretion.

3.26.8 Schedules

Schedule "A" shows the location of this District.

Schedule "A" R1WL Residential Single-Family Detached Wetland DC District



3.27 SCMV-CR - Spring Creek Mountain Village Comprehensive Residential DC District [22(Z)2009]

3.27.1 Purpose

To provide for the development of a comprehensively designed predominantly residential pedestrian urban neighbourhood that will accommodate a variety of residential dwelling types and mixed use buildings (including limited commercial components) with a high standard of appearance and landscaping. The district will include clearly identifiable street types, development blocks and open space components following the pedestrian orientated design principles set out in the Spring Creek Mountain Village Area Redevelopment Plan and Urban Design Guidelines.

3.27.2 Permitted Uses

Apartments
Duplex and Semi-detached Dwellings
Employee Housing
Home Occupations - Class 1
Long-Term Care Facility
Public Utilities
Parks and Playgrounds
Seniors Housing/Supportive Living Facility
Stacked Townhouses
Townhouses

3.27.3 Discretionary Uses

3.27.3.1 Discretionary Uses in All areas:

Accessory Development
Day Care Facilities
Public and Quasi-Public Buildings
Signs, Awnings and Canopies
Tourist Homes (to a maximum 300 in the ARP area)

3.27.3.2 Discretionary Uses Street Level, Spring Creek Drive and Village Square Only:

Athletic and recreational facilities
Arts and crafts studios
Cultural establishments
Daycare facilities
Drinking establishments
Convenience stores
Eating establishments
Liquor stores (maximum gross floor area 75m²)
Live/work studios
Medical clinics
Offices

Section 3: DIRECT CONTROL DISTRICTS

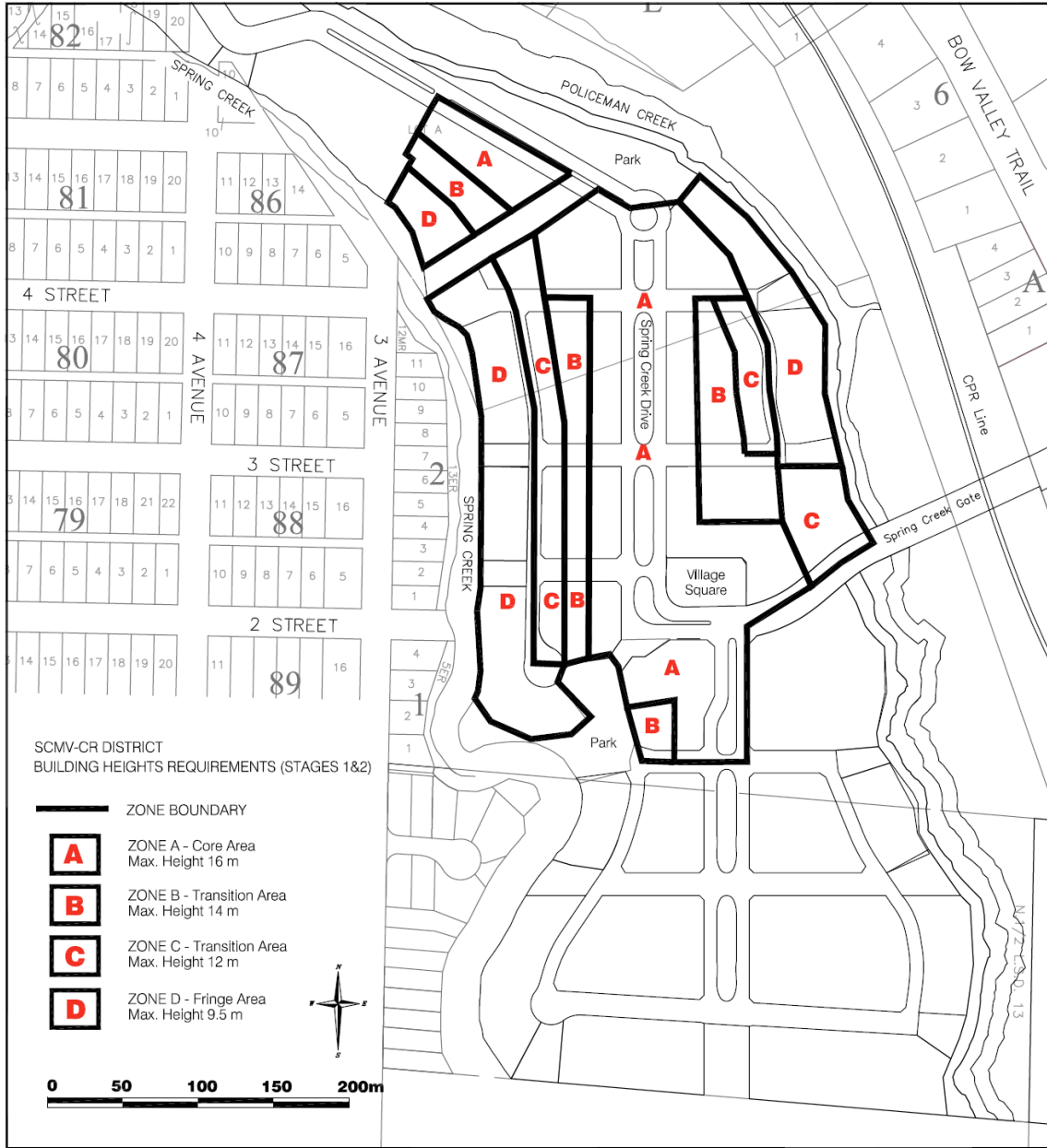
Personal service business
Retail Stores (maximum gross floor area 75m²)

3.27.4 Regulations

- 3.27.4.1 The minimum site area shall be 500.0m²
- 3.27.4.2 The minimum side yard depth shall be zero, except when adjacent to public space. Then it shall be 1.5m with building design in accordance with Section 3 of the SCMV Landscaping and Architectural Guidelines.
- 3.27.4.3 The minimum rear yard depth for development backing onto Spring Creek or Policeman's Creek shall be 6.0m.
- 3.27.4.4 The minimum setback for buildings backing onto Spring Creek or Policeman's Creek shall be 20.0 metres, measured from the creek bank.
- 3.27.4.5 The front property line of each entire building shall be the principal build-to-line with allowable variations as follows:
- 40% to 75% of the main floor block frontage shall be within 1.5m of the property line.
 - A minimum of 25% shall be set back between 1.5m and 3.0 m for facade articulation.
 - No part of the main floor frontage shall be further than 3.0 m from the property line.
- 3.27.4.6 Mews streets shall have a minimum driving lane width of 6.5m. The impact of garage doors should be minimized by varying door setbacks, size, design, textures and colours of finish materials in accordance with Section 8 of the SCMV Landscaping and Architectural Guidelines. The minimum building setback for any building fronting onto a Mews street shall be 1.0m from the designated driving lane.
- For units with individual garages backing onto either Spring Creek or Policeman's Creek the driveways must have a minimum length of 6.0 m to accommodate a second vehicular parking space. Where a double garage is provided, driveways may be less than 6.0m. The front of buildings shall be setback a minimum of 2.0m and a maximum of 6.0m from the designated driving lane.
- 3.27.4.7 All sides of a building that front a public street shall be considered front property lines.
- 3.27.4.8 Maximum building heights within the Direct Control Spring Creek Mountain Village Comprehensive Residential District shall be in accordance with Figure 1.
- Zone A maximum height 16.0 metres (4½ Storeys)
Zone B maximum height 14.0 metres (3½ Storeys)
Zone C Maximum height 12.0 metres (2½ Storeys)
Zone D maximum height 9.5 metres (2½ Storeys)
- 3.27.4.9 Maximum building height shall be measured from the finished grades established in an approved site-regrading plan to the roof ridge line. Where the Development Authority is satisfied that the architectural integrity of a building would be enhanced, variances may be granted to allow for additional roof articulation. The allowable variances are:
- Height Zones A, B and C: 20 percent of the building may exceed the maximum height by up to 10 percent and 5% of the building may exceed the maximum height by up to 20%.
 - Height Zone D: 10 percent of the building may exceed the maximum height by up to 10 percent.

Figure 1: Maximum Building Heights

Section 3: DIRECT CONTROL DISTRICTS

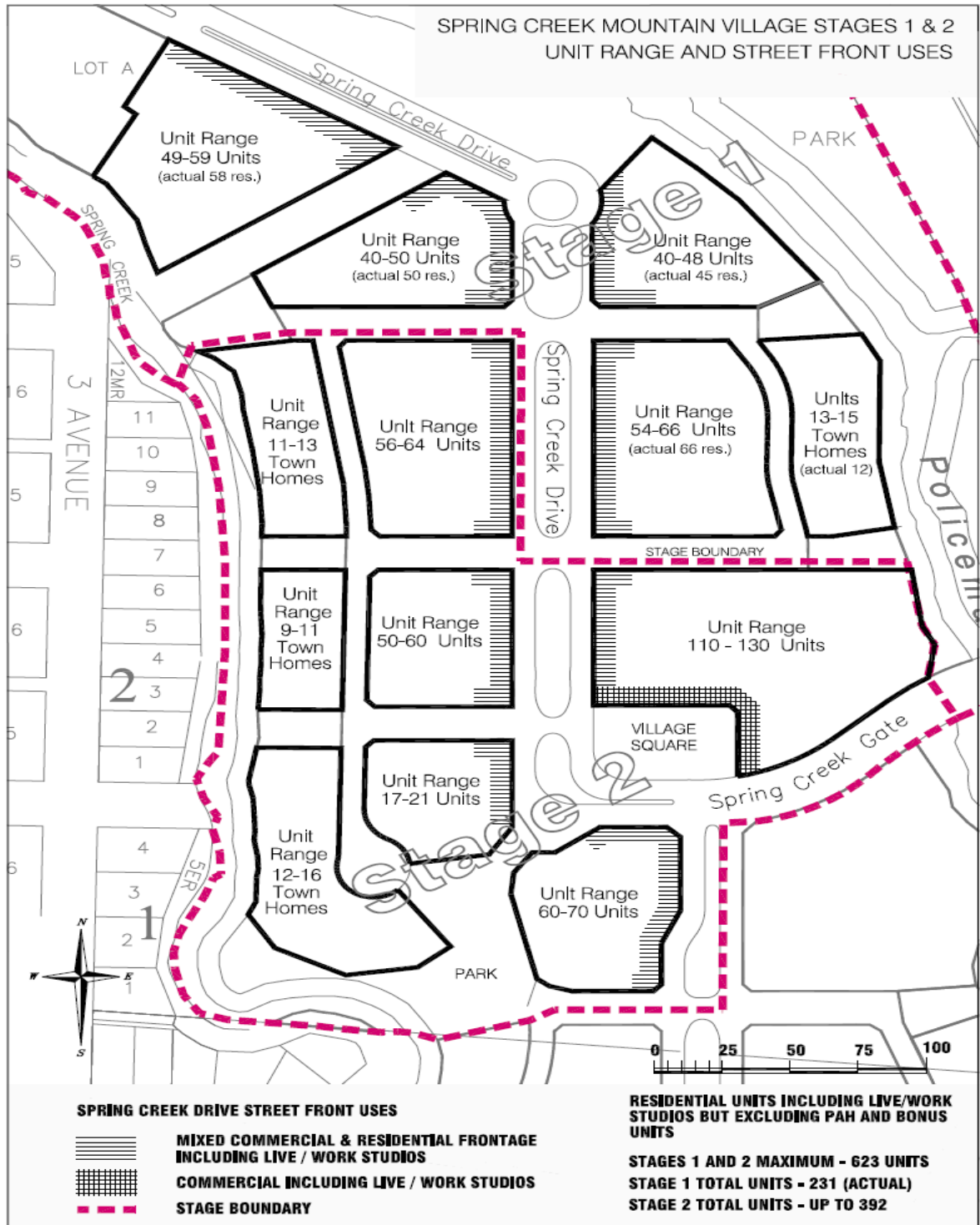


3.27.4.10

The maximum number of residential units for Stages 1 and 2 of this District shall be 623 excluding Perpetually Affordable Housing (PAH) Units and bonus units. For calculation purposes, 2 bedrooms will equal 1 unit for Senior Citizen Housing where the development includes lodge style units with communal dining facilities. Figure 2 shows the unit range for each residential block. The maximum number of residential units within the SCMV site at build out shall be 1050, plus PAH and any related bonus units, with an absolute total not to exceed 1200 units.

Section 3: DIRECT CONTROL DISTRICTS

Figure 2: Unit Range and Street Front Uses



Section 3: DIRECT CONTROL DISTRICTS

3.27.4.11

Parking, Loading and Storage:

Residential Units and Tourist Homes will be served by structured parking within each building block. Townhouses and single family units will have private spaces typically garages. Due to the abundance of street parking available on Spring Creek Drive, street front commercial uses will be permitted to use the public streets for their parking requirements. Live/work studios and convertible space along Spring Creek Drive will be treated in a similar way to residential apartments typically with structured parking for the residential component and street parking for the visitor/commercial component. Section 4.3, General Regulations will apply except for the following:

Parking Spaces:

a. Residential Apartments, Town Homes, Tourist Homes and Live/Work Studios

	<u>Type of parking</u>
0.75 per studio (bed-sitting-room)	Private on-site
1.0 per 1-bedroom unit	Private on-site
1.5 per 2-bedroom unit	Private on-site
2.0 per 3 or 4 bedroom unit	Private on-site
0.5 each additional bedroom above 4	Private on-site
0.15 visitor parking per dwelling unit	Private on-site

b. Residential PAH

1 per unit	Private on-site
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c. Spring Creek Drive Commercial

1.0 per 46 m ²	on public street
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d. Loading Spaces

All loading spaces related to residential apartments and street front commercial will be permitted on-street.

e. Parking Review at Development Permit Stage

Parking availability for commercial uses shall be reviewed with each related development permit to ensure adequate on-street parking is available. A Parking Management Plan may be required, at the discretion of the Town of Canmore, for the on-street parking located on the public road.

f. Monitoring of Parking Standards

With the land use redesignation for each development stage, the applicant shall provide a parking survey to monitor parking usage against the standards set out in this district. If a shortfall is identified the Development Authority may require an adjustment to the standards to make up for any identified shortfalls.

3.27.5 Additional Requirements

3.27.5.1

Landscape and Architectural Guidelines: The developer shall prepare landscape and architectural guidelines to be implemented with the Stage 1 of the development. These guidelines may be modified as development proceeds but should retain a consistent theme.

3.27.5.2

Floor Area Ratio (FAR): The maximum FAR shall be in accordance with the policy statements contained within the Spring Creek Mountain Village Area Redevelopment Plan, September 2004. The overall FAR for the Spring Creek Mountain Village ARP area shall not exceed an overall average of 1.65. The FAR calculation is based on the net

Section 3: DIRECT CONTROL DISTRICTS

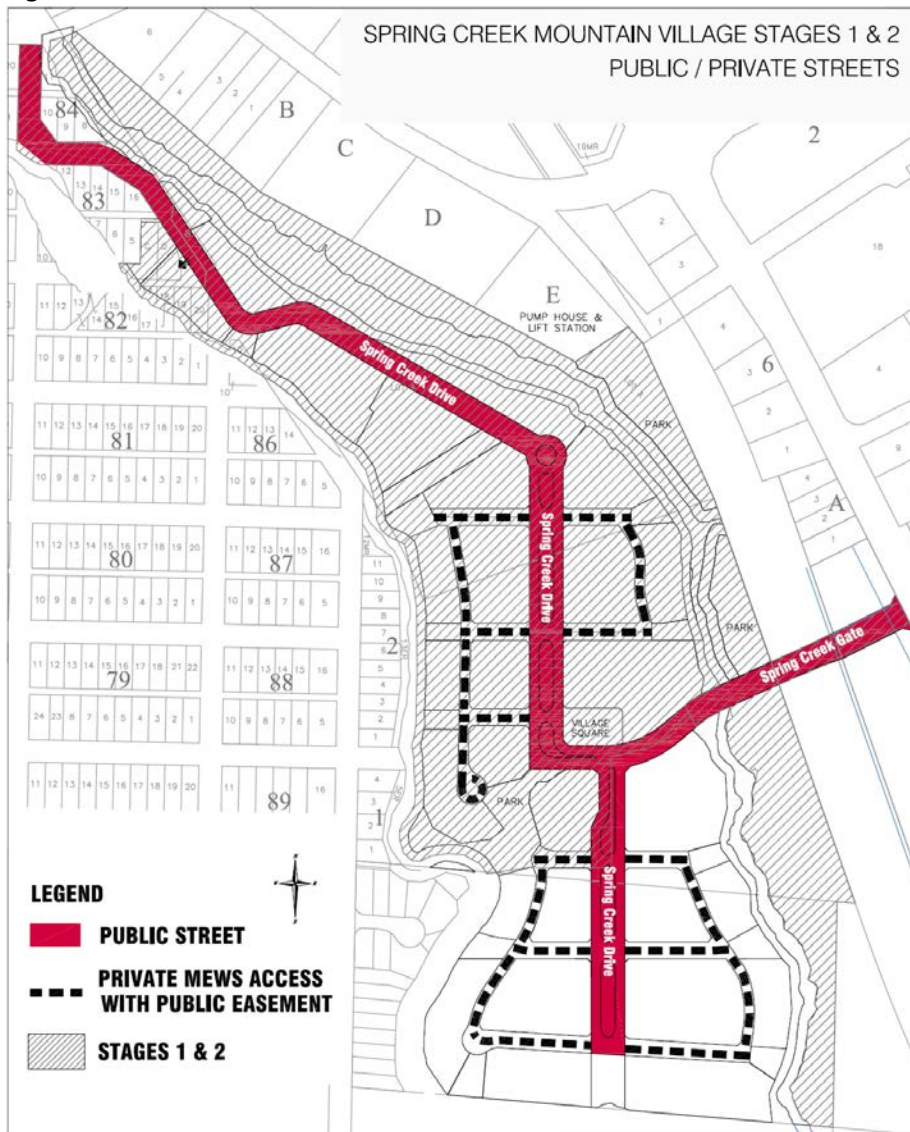
developable area, which excludes creeks, ER, MR, residents' association open space and public roads.

- 3.27.5.3 Perpetual Affordable Housing (PAH): Concurrent with the development of Spring Creek Mountain Village, the developer will make available a minimum of 5% of the maximum number of residential units for this District as PAH units. The provision of these units shall be in accordance with the Town of Canmore PAH Policy. The location of the PAH units should not be concentrated within one or two buildings but distributed throughout the various development stages and buildings. For each PAH unit provided, one additional market unit (a bonus unit) may be provided. PAH units and bonus units provided in this District shall be excluded from the 623 unit maximum permitted for this District. (Stage 1 and 2 combined). The SCMV PAH/bonus unit policy will apply in SCMV irrespective of other Town bonus policies that may be adopted from time to time. The protocol for the provision of PAH housing shall be established in an agreement mutually acceptable to the Town and the Developer. This agreement shall include, but is not limited to, the following:
- a. A time frame for the offering of PAH units for sale.
 - b. An initial PAH offering period for original (prior to Sept. 28, 2004) SCMV residents.
 - c. Subsequent PAH offering period for sale to CCHC.
 - d. Initial and resale pricing formulas
 - e. Phasing of PAH development
- 3.27.5.4 Live/Work Studios: Live/work studios are Discretionary Uses and shall be restricted to street level locations for the studio part of the unit along Spring Creek Drive and the Village Square. A Live/Work studio is a residential unit, which also permits the street front ground floor portion of the unit to be used by the resident of the unit for their own personal commercial purpose. These Discretionary Uses may include business activities such as work or craft studios with direct sales to the general public, personal services, professional services, home office or other businesses where residents can work from their home and have public street frontage. Live/work studios shall be identified at the development permit stage and require that the residential portion of the unit be occupied by the owner or an employee of ancillary business.
- 3.27.5.5 Pedestrian Scale: Building design shall be orientated to a community pedestrian scale and integrated into a comprehensive open space and trail network as shown in Figure 7 of the approved Area Redevelopment Plan.
- 3.27.5.6 Roof Design: Roof design shall reflect the direction provided in the Landscape and Architectural Guidelines and support the function, architectural requirement and tradition of providing sheltering roofs in a mountain environment. Roof lines shall be articulated and larger structures shall incorporate a cascade of roofs to break up massing and add visual interest. Minimum roof pitch shall be 8:12 for all visible portions of the roof and dormers. Lower roof slopes may be used, at the discretion of the Development Authority, and without a variance requirement, when this does not significantly add to the mass of the building.
- 3.27.5.7 Roof overhang encroachments up to 1.0m beyond the property line into the road Right of Way for block corner architectural elements in Height Zone A (Figure 1), may be granted where the Development Authority is satisfied that the architectural integrity of the building would be enhanced.

Section 3: DIRECT CONTROL DISTRICTS

- 3.27.5.8 Building Massing: Lower, less dense development shall be located within the identified Fringe Area (Zone D) with increasing massing through the Transition Areas (Zones C&B) to the higher density Core Area (Zone A).
- 3.27.5.9 Road System: The road system may include public and private roads. Roads identified as private shall make provision for public access. Utility easements will be provided where necessary. Gated roads shall not be permitted. Figure 3 shows the proposed public and private streets within Stages 1 and 2 and the overall Area Redevelopment Plan area. The construction access for this development will be restricted to Spring Creek Gate only.

Figure 3: Public and Private Streets



- 3.27.5.10 Building Materials and Exterior Colours: Building materials and exterior colours shall be in accordance with Section 9, Community Architectural and Urban Design Standards, of the Land Use Bylaw.

Section 3: DIRECT CONTROL DISTRICTS

3.27.5.11 Landscaping: Landscaping design and materials shall be in accordance with Section 4 of the Spring Creek Mountain Village Landscape and Architectural Guidelines.

3.27.5.12 Signage, Canopies and Awnings: Signage, canopies and awnings shall be in accordance with Section 10, Signage Standards and Regulations, of the Land Use Bylaw.

3.27.6 Zone A (Core Area) and Zones B&C (Transition Areas) Design Requirements

3.27.6.1 Block Creation: All buildings shall front onto the streets creating defined 'blocks'.

3.27.6.2 Street Access: Wherever possible, main floor units shall have street access and addresses.

3.27.6.3 Block Interior Space: A minimum of 25% of the interior space of each block shall be contiguous, well-programmed and landscaped open space.

3.27.6.4 Spring Creek Drive Street Front (excluding Village Square): A minimum 25% of the street level uses shall be Live/Work studios or commercial.

3.27.6.5 Village Square: Commercial and Live Work studios shall comprise 75% to 100% of the street level frontage of the Village Square.

3.27.7 Tourist Homes

The number of Tourist Homes shall not exceed 300 units within the entire ARP area. They shall be located within identified floors within apartment buildings. Tourist Home locations shall be identified by the developer at the Development permit stage. Tourist Home permits will not be considered for units designated as employee or perpetually affordable housing.

3.27.8 Wellhead Protection

Developments in this district shall conform to the Section 5.2, Wellhead Protection Area Regulations, of the Land Use Bylaw.

3.27.9 Environmental Considerations

The environmental policies identified in the Spring Creek Mountain Village Area Redevelopment Plan, Section 4.3, shall be implemented with each stage of development. The implementation process shall include as part of the subdivision servicing agreement the following plans:

- a. Construction Management Plan
- b. Creek Bank Reclamation Plan
- c. Landscaping Plan

3.27.10 Growth Management

This bylaw will be amended from time to time to include future development Stages. However, this bylaw will not be amended to include further development stages beyond Stage 2 before 2014. This requirement is designed to promote the orderly redevelopment of Spring Creek Mountain Village consistent with the Town of Canmore's Growth Management Strategy and allow flexibility to reflect changes in market conditions. This requirement supersedes all other previous requirements for the rate and pace of growth for Spring Creek Mountain Village.

3.27.11 Evaluation Criteria for Previous Stages

Prior to the amendment of this bylaw, the applicant in consultation with the Town of Canmore, shall provide an evaluation of the previous stage of development as part of the application process for the bylaw amendment. This evaluation shall include, but is not limited to, the following:

- a. Architectural and Neighbourhood fit, including heights and setbacks which include any overshadowing of adjacent yards;
- b. A review of the density on the previous stage of development to ensure the appropriateness of the development to the site;
- c. A traffic impact analysis performed through monitoring of the previous stage of development;
- d. Sight lines from within the project as well as from outside the project;
- e. Flow of pedestrian traffic and vehicular traffic on adjacent neighbourhoods into south Canmore and impact on south Canmore residents;
- f. Pedestrian flows in South Canmore Habitat Patch; and,
- g. Review of Discretionary Uses in this District.

This evaluation will be used to guide all future land use amendments and mitigative measures as the project proceeds.

3.27.12 Development Authority

The Council of the Town of Canmore shall be the Development Authority for any application that involves a variance to heights beyond the height variances listed in Section 4)i) of this District. The Development Authority for all other applications shall be either the Development Officer or the Canmore Planning Commission.

3.27.13 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.28 Three Sisters Drive-NuWest Townhouse DC District

[Based on Development Control Resolution #41 passed June 24, 1980]

3.28.1 Purpose

To provide for multi-family residential accommodation at medium densities on larger sites for comprehensively designed developments. Non-residential uses or developments may be allowed in accordance with the listed Discretionary Uses when such uses are compatible with the residential purpose of the District.

3.28.2 Permitted Uses

Apartments
Duplex Dwellings
Home Occupations – Class 1
Parks and Playgrounds
Stacked Townhouses
Townhouses

3.28.3 Discretionary Uses

Accessory Development
Public and Quasi-Public Buildings
Public Utilities
Signs

3.28.4 Regulations

- 3.28.4.1 The minimum front yard setback shall be 6.0m
- 3.28.4.2 The minimum side yard setback shall be 2.4m
- 3.28.4.3 The minimum rear yard setback shall be 3.0m
- 3.28.4.4 The maximum building height shall be lesser of 3 stories plus loft or 11.0 m as determined in accordance with Section 4, General Regulations.
- 3.28.4.5 The maximum site coverage for all buildings shall be 36.5%
- 3.28.4.6 The minimum landscaping requirements shall be 35% of the total site area
- 3.28.4.7 The maximum density for this District shall be 62 units per ha

NOTE: The setbacks and other regulations described in this district are minimum requirements. Depending on the location of a proposed development (e.g. a corner lot, a site adjacent to a waterbody or a location within the Wellhead Protection Area) other regulations in the Land Use Bylaw – for example Section 4.1, Setback Regulations - may increase or otherwise vary these requirements.

3.28.5 Additional Requirements

All developments shall conform to Section 4, General Regulations and Section 9, Community Architectural & Urban Design Standards.

Section 3: DIRECT CONTROL DISTRICTS

3.28.6 Existing Development

All developments and land uses existing at the adoption of this Bylaw that are in conformance with Development Control Resolution #41 of 1980 are deemed to be conforming developments and uses.

3.28.7 Development Authority

The approving authority shall be designated as the Development Officer for the Municipality.

3.28.8 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process..

3.28.9 Schedules

Schedule "A", attached hereto forms part of this District.

3.29 Multiplex District [DC 23(Z)2010]

3.29.1 Purpose

To provide for the development of a major community facility on municipal lands.

3.29.2 Permitted Uses

Athletic and Recreational Facility
Cultural Establishment
Parks and Playgrounds

3.29.3 Discretionary Uses

Accessory Development
Convenience Stores
Day Care Facility
Dwelling units above the ground floor
Eating Establishments
Public and Quasi-Public Buildings
Public Utilities
Public Transportation Terminals
Recycling Depot
Retail Stores
Signs

3.29.4 Regulations

- 3.29.4.1 The minimum front yard setback adjacent to Railway Avenue shall be 5.0 metres.
- 3.29.4.2 The minimum side yard setback shall be 3.0 metres.
- 3.29.4.3 The minimum rear yard setback shall be 3.0 metres.
- 3.29.4.4 The maximum building height shall be 17.0 metres or 3 and one half storeys.

3.29.5 Additional Regulations

- 3.29.5.1 Vehicle parking for this district shall be provided in the following ratios:

Swimming Pool	1 stall per 46m ² of floor area
Day Care Facility	1 stall per 2 employee
Library	1 stall per 46m ² of floor area
Climbing Wall	1 stall per 46m ² of floor area
Offices	1 stall per 46m ² of floor area
Art Gallery	1 stall per 46m ² of floor area
Meeting Rooms	1 stall per 46m ² of floor area

All other uses shall provide parking in accordance with the general provisions of the Land Use Bylaw.

Section 3: DIRECT CONTROL DISTRICTS

- 3.29.5.2 In calculating the required number of parking stalls for this district, if parking stalls may be shared by off-peak uses or due to other daily, weekly, or seasonal differences, the parking requirements may be reduced, as the Development Authority deems appropriate.
- 3.29.5.3 Parking may be provided off-site for facilities and development constructed within this District where the Town is satisfied that such parking will be available for the life of the development.
- 3.29.5.4 Bicycle parking shall be provided close to the main entrance to the community facility. Bicycle parking shall be provided at a minimum of 1 bicycle stall per 5 parking stalls.
- 3.29.5.5 The following uses:
Convenience Store
Day Care Facility
Eating Establishment
Retail Store
Are intended to be accommodated as accessory uses within community buildings constructed in this district.

3.29.6 Development Authority

- 3.29.6.1 A development permit shall not be required for the construction of the major community facility (including any accessory uses within the principal building) in this district. Any decision made by Council on the major community facility will be made not in its role as the Development Authority, and shall not be subject to review by the Subdivision and Development Appeal Board.
- 3.29.6.2 All other developments within this district shall require a development permit in accordance with the requirements of the Land Use Bylaw.
- 3.29.6.2 Except as noted above in 3.29.6.1, the Development Authority for this district shall be the Development Officer for the Municipality. The Development Officer may refer an application to the Canmore Planning Commission.

3.29.7 Schedules

Schedule "A": Location of Multiplex DC District

3.30 Paintbrush Ridge TSMV Comprehensive Residential DC District [05(Z)2013]

3.30.1 Purpose

To provide for a residential district that will accommodate a wide range of residential dwelling types. The district allows the arrangement of a variety of dwelling types in a comprehensively designed area.

3.30.2 Permitted Uses

Apartment Buildings
 Duplex Dwellings
 Home Occupations – Class 1
 Parks and Playgrounds
 Public Utilities
 Stacked Townhouses
 Townhouses

3.30.3 Discretionary Uses

Accessory Development
 Signs
 Parking Areas
 Public and Quasi-Public Buildings

3.30.4 Regulations

3.30.4.1 The minimum front yard depth shall be 2.5m.

3.30.4.2 The minimum rear yard adjacent to the ER shall be 3.0m, otherwise the minimum rear yard depth shall be 1.0m.

3.30.4.3 The minimum side yard depth shall 1.0m.

3.30.4.4 The maximum building height shall be as indicated on a site grading plan approved as part of a subdivision plan. On the development grading plan, the maximum building heights and number of storeys shall be as follows:

	Eaveline	Maximum Height		Maximum Storeys
		Front Elevation	Rear Elevation	
Duplexes	6.0 m	11.0 m	11.5 m	2 ½
Townhouses	9.0 m	12.5 m	14.0 m	2 ½
Stacked Townhouses	10.0 m	14.5 m	14.5 m	3
Apartments	10.0 m	14.5 m	14.5 m	3

Section 3: DIRECT CONTROL DISTRICTS

The elevations are calculated at building face using design or existing grade, where appropriate, to roof ridge.

- 3.30.4.5 The maximum number of dwelling units for the overall comprehensive development area shall not exceed 71 dwelling units.
- 3.30.4.6 The minimum number of dwelling units for the overall comprehensive development area shall not be less than 40 dwelling units.
- 3.30.4.7 The number of units provided which meet the requirements of entry-level units shall be twelve (12). Entry-level units shall be defined as:
- a. multi-family Residential Units which are approved as Entry-Level Housing Units by the Town of Canmore Council; and
 - b. which provide a total gross floor area in the range of 28 to 93m².
 - c. All entry-level multi-family housing units shall be offered for sale for a selling period of at least 45 days to local residents of Canmore according to criteria established in consultation with the Town of Canmore.
- 3.30.4.8 Additional units may be permitted beyond the maximum number of dwelling units provided such units meet the requirements of entry-level units.
- 3.30.4.9 A minimum of 40% of the comprehensive development area shall be landscaped.

3.30.5 Additional Requirements

- 3.30.5.1 The comprehensive development area shall be developed in accordance with the following, as identified in Section 3.30.9, Schedule "A", as follows:

Unit 1: Apartment, Stacked Townhouse or Townhouse units

Unit 2: Townhouses or Duplexes

Unit 3: Townhouses or Duplexes

Unit 4: Townhouses or Duplexes

Unit 5: Townhouses or Duplexes

- 3.30.5.2 All developments shall conform to Section 4, General Regulations.
- 3.30.5.3 Slope-adaptive housing design shall be utilized on sloped sites.
- 3.30.5.4 Townhouse and Apartment Design and Landscaping. The design of Townhouse and Apartments and the landscaping of sites shall be in accordance with Section 9, Community Architectural and Urban Design Standards.
- 3.30.5.5 Slope Stability: Where development is proposed that would exceed development otherwise permitted under the Town of Canmore Slope Development Policy (1994), a visual impact assessment shall be prepared in accordance with the Town of Canmore Slope Development Policy (1994). Based on the information provided by the applicant in accordance with the Canmore Slope Policy, Council may approve relaxation(s) to the Canmore Slope Policy for the subdivision land designated under this Bylaw.

Section 3: DIRECT CONTROL DISTRICTS

3.30.6 Development Authority

The Development Officer shall be the Development Authority for all development permit applications in this district. Development permit applications may be referred to the Canmore Planning Commission at the discretion of the Development Officer.

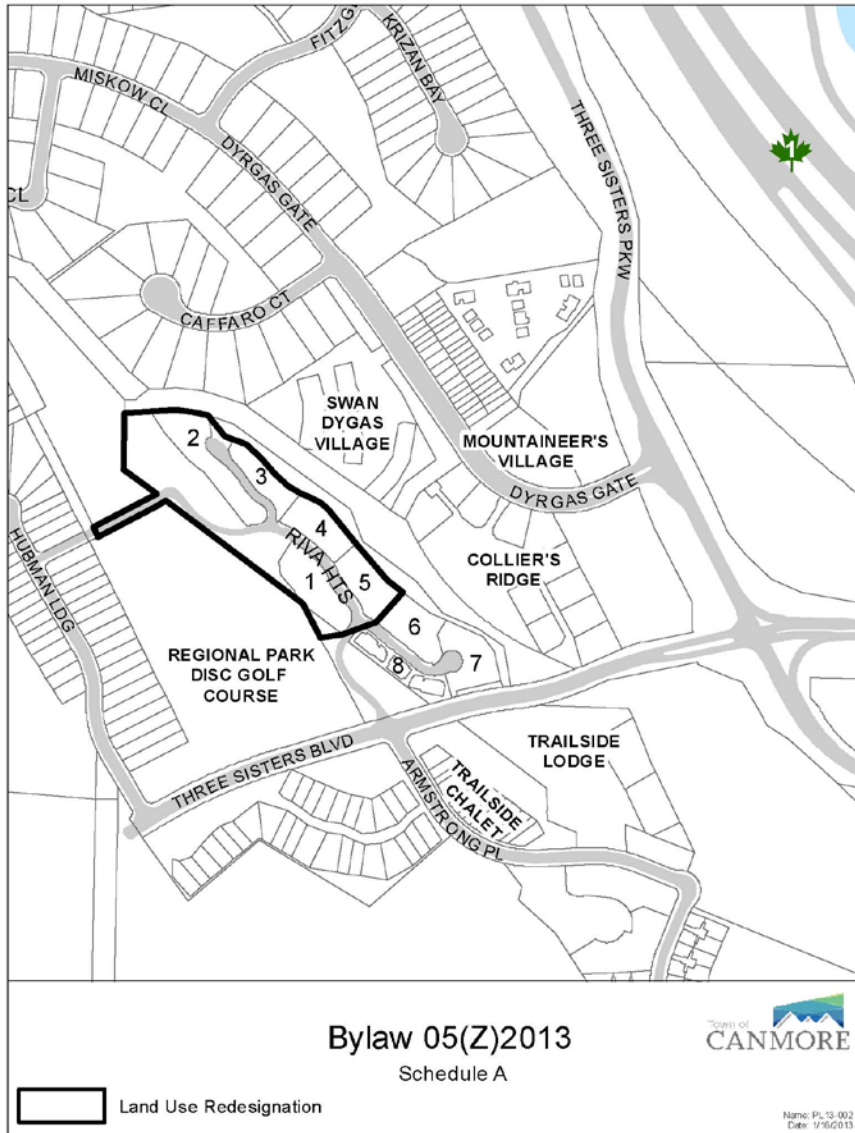
3.30.7 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

Section 3: DIRECT CONTROL DISTRICTS

3.30.8 Schedules

The following schedule forms a part of this District.



3.31 Stewart Creek Golf Course Resort Accommodation Comprehensive DC District [2013Z-23]

3.31.1 Purpose

To provide for a Resort Accommodation District that will accommodate comprehensively designed Resort Accommodation unit types in a planned development. Resort Accommodation uses defined in the District will be considered as a commercial land use for the purposes of municipal assessment and taxation, with no restrictions on maximum occupancy periods.

3.31.2 Permitted Uses

Accessory Developments
Golf Course
Golf Course Maintenance and Storage Facilities
Parks and Playgrounds
Public Utilities
Resort Accommodation – TSMV

3.31.3 Discretionary Uses

Home Occupations – Class 1
Parking Areas and Structures
Shared ownership accommodation
Personal Service Business (freestanding)

3.31.4 Specific Definitions

- a. **Developable Footprint** means the habitable main floor area within which development of 20 Resort Accommodation – TSMV units may occur within this District.
- b. **Height** means with respect to a building, the maximum vertical distance between the grade immediately adjacent to the building and the midpoint between the eaveline and ridge of a sloping roof; provided in such cases the ridge is not more than 3.0 m above this mid-point; (see the Interpretative Diagrams contained within this Bylaw).
- c. **Resort Accommodation – TSMV** means a building or group of buildings for visitors to the resort area, which may be utilized for non-residential tenancies, is not intended to be used for permanent living accommodation, and shall include visitor accommodation and other tourist accommodation, and fractionally owned property. Resort Accommodation may be in the form of visitor accommodation units, apartment resort accommodation units, and resort townhouse accommodation units/stacked townhouse resort accommodation units, and shall in all cases be considered as a commercial land use for the purpose of municipal assessment and taxation, with no restrictions or minimum or maximum occupancy periods.

Section 3: DIRECT CONTROL DISTRICTS

3.31.5 Regulations

3.31.5.1 The maximum number of Resort Accommodation – TSMV units shall not exceed 20.

3.31.5.2 The minimum yard setback for buildings within this District is zero, subject to being located at a distance of 50 m (or greater) from the north boundary of the Along Valley Wildlife Corridor, as defined and approved by the Province of Alberta in 1998.

3.31.5.3 The total landscaped and existing forested area required within this District shall be an amount indicated within the table below. Where a mix of forms is proposed, the lower requirement shall be used.

3.31.5.4 The total landscaped and existing forested area shall be calculated by:
existing forested area + landscaped area
total area of this District

3.31.5.5 The maximum height within this District shall be indicated within the table below.

Building Form	Landscaped and/or Naturalized Area	Height
Duplex	40%	10 m
Townhouse	40%	12 m
Stacked Townhouse	45%	14 m
Apartment	45%	14 m

3.31.5.6 The minimum roof pitch shall be 6:12. Small roof elements or dormers may have a roof pitch of less than 6:12 where it does not result in significant increases in building mass.

3.31.5.7 The maximum Developable Footprint is 2100 m² within this District; this does not include garages and parkades, but additional structured parking shall be limited to a maximum of 2 stalls per unit. The average Gross Floor Area of all units in the District shall be 250 m² or less.

3.31.5.8 All developments shall conform to Section 4, General Regulations except where stated within this District.

3.31.5.9 At the Development Permit stage, the applicant shall demonstrate a mechanism for encouraging short term stays, such as a central property management system, a reservation system, and key disbursement, to the satisfaction of the Development Authority.

3.31.5.10 A review of the proposed locations of Resort Accommodation uses within the Golf and Recreation Area by an independent wildlife biologist shall be required at the subdivision application or development permit application stage.

3.31.6 Additional Requirements

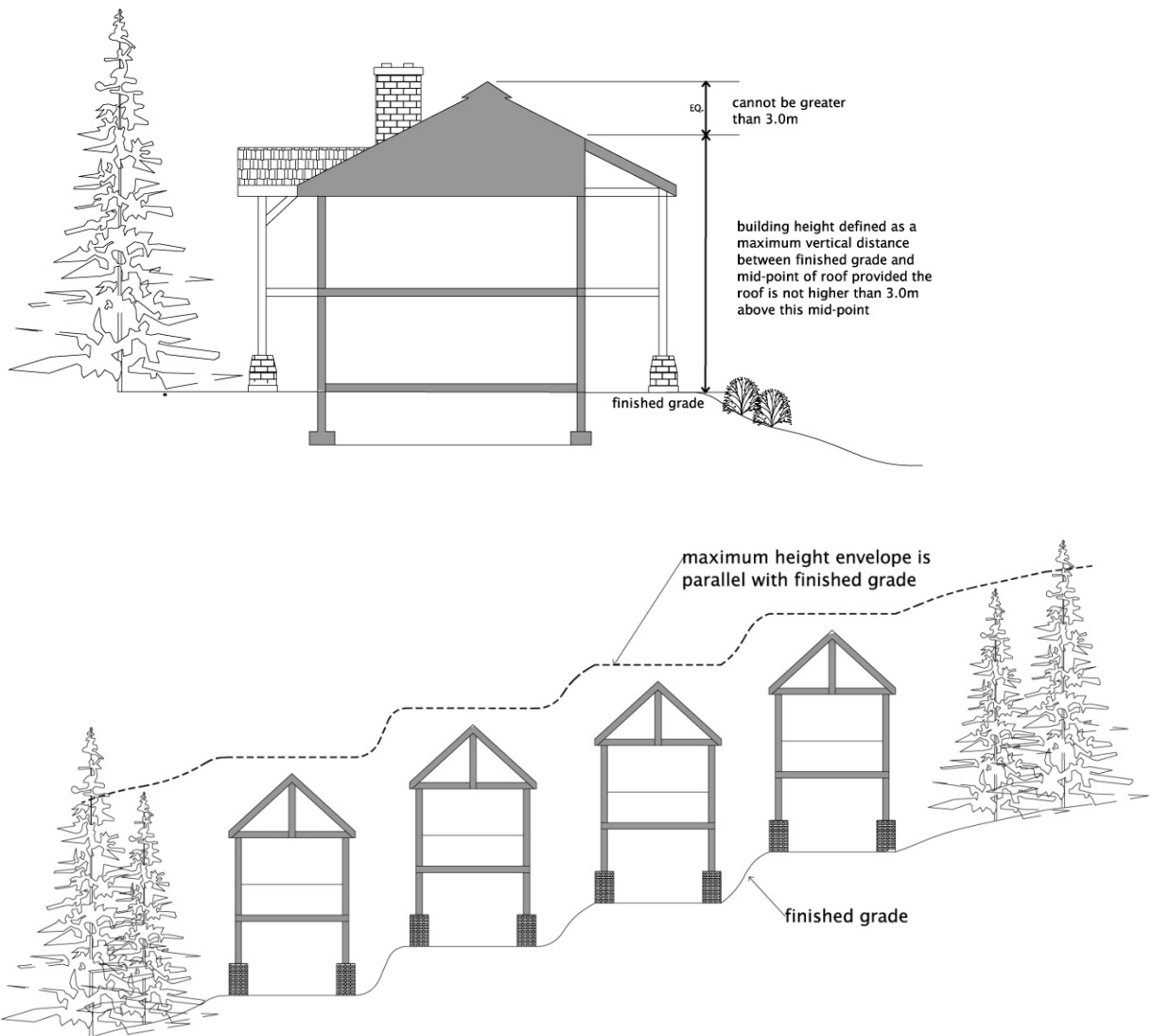
3.31.6.1 At the time of Development Permit application, a construction management plan shall be submitted to the satisfaction of the Development Authority that satisfies the

Section 3: DIRECT CONTROL DISTRICTS

recommendations outlined in the Biophysical Impact Assessment submitted with the land use designation and as expressed in 2005 Three Sisters Mountain Village Construction Management Handbook.

3.31.6.2 At the time of Development Permit application, operational mitigations for wildlife-human conflicts as recommended in the approved Biophysical Impact Assessment, such as signage, post and rail fences and downcast lighting, shall be demonstrated to the satisfaction of the Development Authority.

3.31.7 Interpretive Diagrams



3.31.8 Development Authority

The Development Officer shall be the Development Authority for all development permit applications in this district. Development permit applications may be referred to the Canmore Planning Commission at the discretion of the Development Officer.

3.31.9 Sustainability Screening Report

A Sustainability Screening Report (SSR) is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

3.31.10 Schedules

Schedule "A" shows the location of this District.

