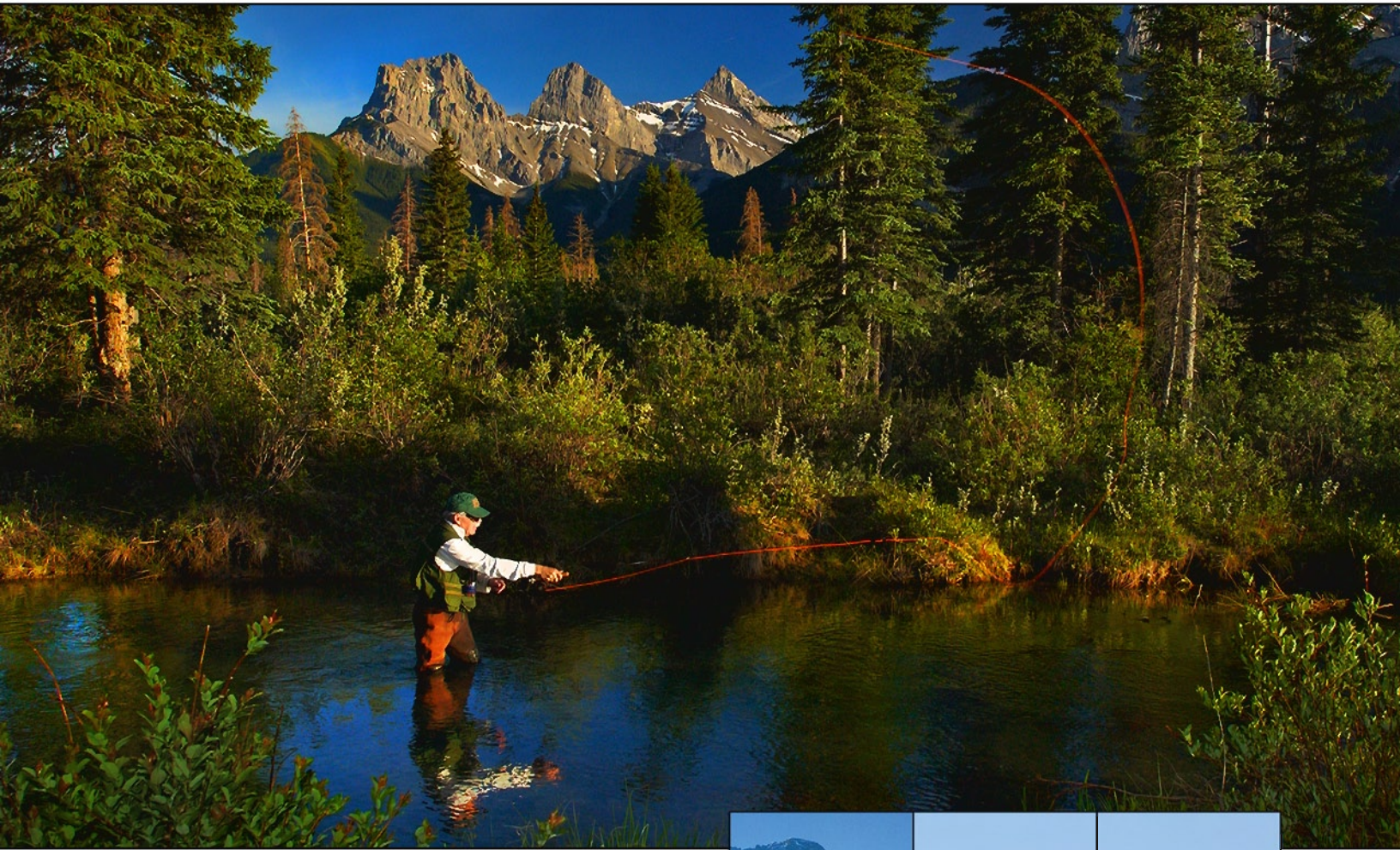


resort centre

area structure plan

Three Sisters Mountain Village
DC sites 1 & 3
September 21st, 2004



REVISED - September 21st, 2004
Third Reading Approved



TOWN OF CANMORE

BYLAW 23 - 2004

PROVINCE OF ALBERTA

BEING A BYLAW TO ADOPT THE THREE SISTERS MOUNTAIN VILLAGE RESORT CENTRE AREA STRUCTURE PLAN, OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA

WHEREAS

The Municipal Government Act, R.S.A. Part 17, Section 617, provides that a Council of a Municipality may adopt plans and measures for the purpose of achieving the orderly, economical and beneficial development and use of land;

WHEREAS

Section 633 of the Municipal Government Act R.S.A., 1994, as amended, provides that a Council of a Municipality may for the purpose of providing a framework for subsequent subdivision and development of an area of land within the Municipality, adopt an Area Structure Plan;

NOW THEREFORE

The Municipal Council of the Town of Canmore in the Province of Alberta, duly assembled, hereby enacts as follows:

1. This Bylaw may be cited as the "Three Sisters Mountain Village Resort Centre Area Structure Plan."
2. The "Three Sisters Mountain Village Resort Centre Area Structure Plan" as amended is attached as Schedule "A" and forms part of this bylaw.
3. This Bylaw as amended comes into full force and effect on the date of the Third and Final Reading.

FIRST READING:

July 06, 2004

SECOND READING:

September 21, 2004

THIRD READING:

September 21, 2004


MAYOR


DESIGNATED OFFICER

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

Table of Contents

1.0	INTRODUCTION	6
2.0	BACKGROUND	8
2.1	Purpose of the Plan	8
2.2	Planning Area	12
2.3	Relationship to Other Policy Documents and Bylaws	13
2.3.1	Statutory Consistency	13
2.3.2	Amendments to Bylaw 1-98(DC)	13
2.3.3	Relationship to the Stewart Creek Area Structure Plan	13
2.4	Plan Preparation Process.....	13
2.5	Authority of the Plan.....	14
2.6	Interpretation of the Plan.....	14
2.6.1	Map Interpretation	14
2.6.2	Policy Interpretation	15
2.6.3	Timeframe of the Plan.....	15
2.6.4	Amendment and Variance to the Plan	15
2.6.5	Supporting Information for the Plan	16
3.0	GOALS OF THE PLAN	17
3.1	Facilitate Development of a Resort Centre.....	17
3.2	Provide for Accessibility	17
3.3	Establish a Clear Identity	17
3.4	Diversify Transportation Options.....	17
3.5	Promote Environmental Awareness	17



**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

4.0	LAND USE FRAMEWORK	18
4.1	Resort Core Area.....	19
4.2	Resort Expansion Area.....	20
4.3	Resort Accommodation Area A – Medium to High Density..	20
4.4	Resort Accommodation Area B – Low to Medium Density ..	20
4.5	Resort Accommodation Area C – Medium to High Density..	22
4.6	Resort Accommodation Area D – Boutique Hotel	22
4.7	Golf, Recreation and Accommodation Area.....	22
4.8	Open Space Area	23
4.9	Wildlife Corridor Area	24
5.0	LAND USE OBJECTIVES AND POLICES	25
5.1	General Development Policies	25
5.2	Developable Land Allocation and Transfer Policies	27
5.3	Create a Core Resort Area	28
5.3.1	Objectives.....	28
5.3.2	Policies	28
5.4	Provide for a Range of Resort Accommodation Types	30
5.4.1	Objectives.....	30
5.4.2	Policies	30
5.4.3	Density Matrix	33
5.5	Provide A Range Of Employee Housing Options	33
5.5.1	Objectives.....	33
5.5.2	Policies	34
5.6	Provide Options for the Allocation of Community Land.....	35
5.6.1	Objectives.....	35
5.6.2	Policies	35
5.7	Create Opportunities for Recreation Amenities and Facilities in All Seasons	36
5.7.1	Objectives.....	36
5.7.2	Policies	36



**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

6.0	PUBLIC SYSTEMS AND URBAN DESIGN OBJECTIVES AND POLICIES	39
6.1	Provide a Balanced Transportation System.....	39
6.1.1	Objectives.....	39
6.2	Establish a Multi-Functional Trails Network	44
6.2.1	Objectives.....	44
6.3	Provide Parking Strategically	47
6.3.1	Objectives.....	47
6.3.2	Policies	47
6.4	Provide an Integrated Parks and Open Space System	48
6.4.1	Objectives.....	48
6.4.2	Policies	48
6.5	Promote a Sense of Place Through Urban Design	50
6.5.1	Objectives.....	50
7.0	SERVICING POLICIES	53
7.1	Utility Infrastructure.....	53
7.1.1	Objectives.....	53
7.1.2	Policies	53
7.2	Promote Alternative and Innovative Approaches to Servicing.....	54
7.2.1	Objectives.....	54
7.2.2	Policies	54
7.3	Water Distribution	55
7.3.1	Objectives.....	55
7.3.2	Policies	56
7.4	Sanitary Sewer	56
7.4.1	Objectives.....	56
7.4.2	Policies	56
7.5	Stormwater Management	57
7.5.1	Objectives.....	57
7.5.2	Policies	57



**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

8.0	ENVIRONMENTAL POLICIES	62
8.1	Promote Environmental Sustainability	62
8.1.1	Objectives.....	62
8.1.2	Policies	62
8.2	Protect Wildlife Corridors.....	63
8.2.1	Objectives.....	63
8.2.2	Policies	64
8.3	Manage Slopes	66
8.3.1	Objectives.....	66
8.3.2	Policies	66
8.4	Provide Appropriate Setbacks from Water.....	67
8.4.1	Objectives.....	67
8.4.2	Policies	67
8.5	Manage Development in Undermined Areas.....	67
8.5.1	Objectives.....	67
8.5.2	Policies	68
8.6	Promote Wildfire Management	68
8.6.1	Objectives.....	68
8.6.2	Policies	68
9.0	IMPLEMENTATION POLICIES	69
9.1	Amendments to the Town of Canmore Land Use Bylaw	69
9.1.1	Objectives.....	69
9.1.2	Policies	69
9.2	Staging of Growth	70
9.2.1	Objectives.....	70
9.2.2	Policies	70
9.3	Planning Evaluation.....	71
9.3.1	Objectives.....	71
9.3.2	Policies	71



**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

9.4 Extra-Jurisdictional Requirements 72
9.4.1 Objectives..... 72
9.4.2 Policies..... 74

LIST OF MAPS

Map 1 – Location Plan 9
Map 2 – Context Plan 10
Map 3 – Plan Area - Existing Land Use 11
Map 4 – Land Use Concept 21
Map 5 – Transportation 42
Map 6 – Open Space System and Trail Network Plan 46
Map 7 – Water 59
Map 8 – Sanitary Sewer 60
Map 9 – Storm and Overland Drainage 61
Map 10 – Staging 73



**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

1.0 INTRODUCTION

The Resort Centre will be the heart of the Three Sisters Mountain Village area, where visitors and residents of Canmore will come to rejuvenate, recreate, exercise, heal, be entertained, learn, meet and live. The Resort Centre is envisioned as a new model of a health, wellness, fitness and nature-based resort that will be unique to the Canadian Rockies, Canada and North America. The focus of the Resort Centre is a state-of-the-art health, wellness and lifestyle spa facility and related accommodation uses.

The Resort Centre will be distinguished from other health and wellness facilities in North America by embodying and facilitating the ideals of health and wellness in a single, comprehensively-planned development area, while celebrating the natural surroundings and respecting the existing fabric of the local community.

The Resort Centre will provide a catalyst for eco-tourism and recreation / sports-based tourism for all seasons, based on a fundamental respect for the natural setting in which it is located. The resort will be a place that evokes a sense of timelessness and of being somewhere special, secure and sustainable economically, socially and environmentally.

The Resort Centre will provide a wide variety of outdoor and indoor passive and active recreation opportunities, characterized by a comprehensive multi-use trail network, which will provide important linkages to the regional commuter and recreation trail system. In addition to nature-based activities, the Resort Centre will provide the location for the second golf course within the Three Sisters growth area. As a health and wellness resort, the Resort Centre will facilitate the development and growth of related services, such as medical, research, convention and education centres.

A range of accommodation types located south of the Three Sisters Parkway will support the core resort health and wellness facilities. Accommodation types will be provided to meet a range of needs, including short-stay visitor accommodation associated with the health and wellness facilities, other short-stay visitor accommodation, bed and breakfast / tourist home accommodations, longer term / timeshare accommodation forms, and permanent residences. Provision will be made to locate a limited portion of employee housing within the resort area. In addition to visitor accommodation uses, the core resort will also be supported by small scale, visitor-oriented commercial land uses.



**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

The Resort Centre will be a place to meet and enjoy the surroundings provided by the Bow Valley and Canmore. The Resort Centre, in creating a strong sense of place, will provide a range of private and public recreation and other opportunities. A central public gathering area, complemented by a comprehensive trails network, will provide a setting for entertainment, meeting, recreation and relaxation.

As a leading-edge mountain resort development, the Resort Centre will strive to employ principles of sustainable development in the planning, design and operation of the resort.



**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

2.0 BACKGROUND

2.1 PURPOSE OF THE PLAN

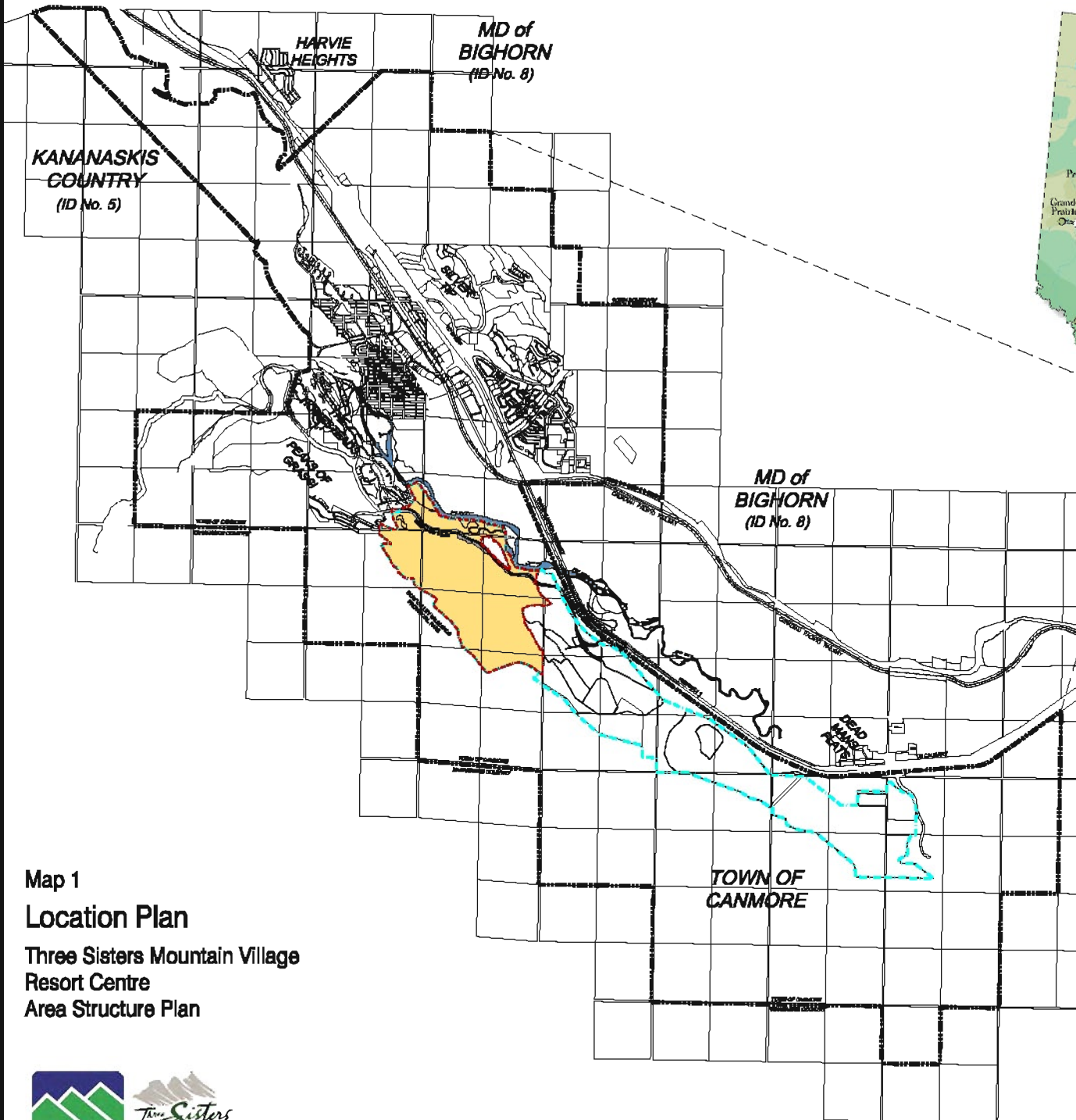
The purpose of this Plan is to guide future decision-making to ensure the development of the Resort Centre in a manner that achieves the vision and objectives of the Plan. The policy framework provided in this Plan knits land use, transportation and urban design components together to facilitate development of the Resort Centre as a place that:

- encourages the development of a comprehensive health, wellness, recreation, fitness and visitor accommodation resort;
- balances pedestrian, cycling and other travel options with the requirements of the automobile;
- offers a wide range of services and activities to serve visitors and Canmore residents; and
- respects and celebrates the natural setting in which the lands are located.

The Resort Centre Area Structure Plan establishes goals, objectives and specific policies about:

- the distribution, location, extent and intensity and staging of development of land uses within the Plan area;
- transportation systems required to support development and activities;
- proposed location of public rights-of-way, infrastructure systems, parks and other open spaces within the Plan area;
- environmentally sustainable and consideration for wildlife in planning and design; and
- the potential to consider alternative, innovative and flexible solutions, where appropriate, in the development of land and provision of supporting infrastructure and systems.

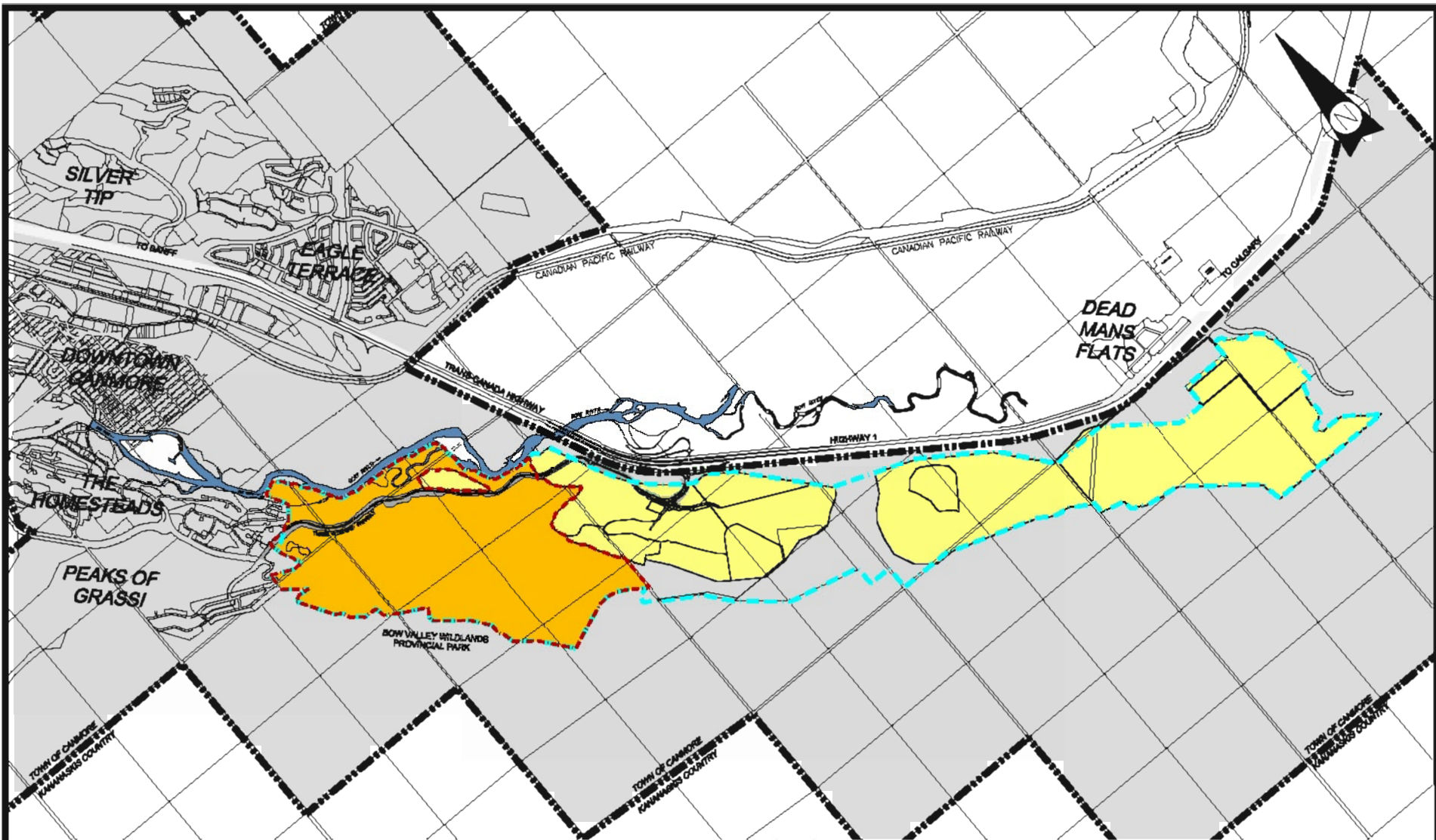
The aim of the Three Sisters Mountain Village Resort Centre ASP is to establish the range of land uses and the geographical location of these uses, in relation to existing wildlife corridors and the phasing of the development within a statutory plan boundary.






Map 1
Location Plan
 Three Sisters Mountain Village
 Resort Centre
 Area Structure Plan

- Legend
- Plan Area
 - Three Sisters Mountain Village Boundary
 - Town of Canmore Boundary

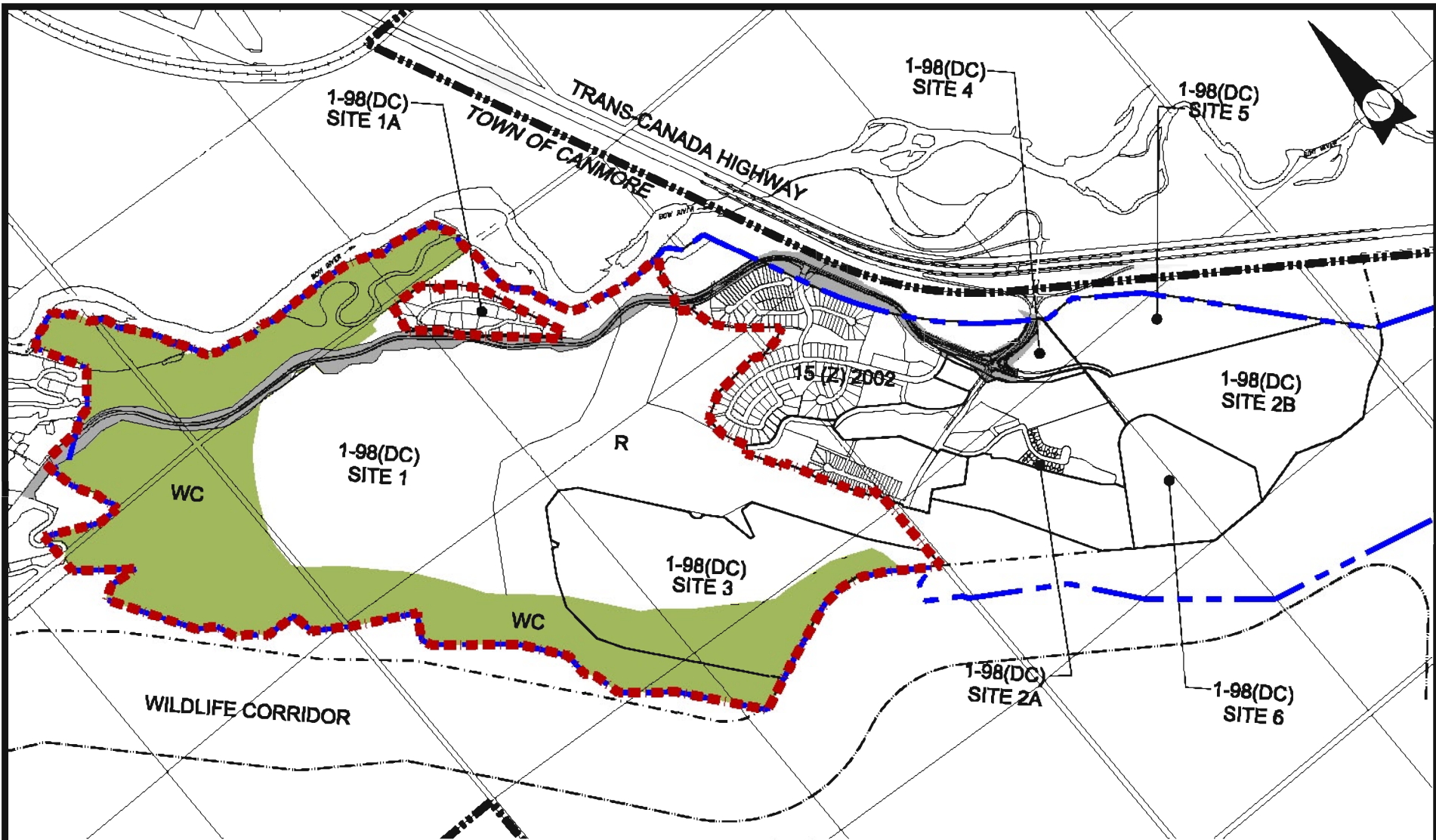




Map 2
Context Plan
 Three Sisters Mountain Village
 Resort Centre
 Area Structure Plan

- Legend
-  ASP Boundary
 -  Three Sisters Mountain Village Boundary
 -  Three Sisters Mountain Village





Map 3
 Plan Area - Existing Land Use
 Three Sisters Mountain Village
 Resort Centre
 Area Structure Plan

Legend
 - - - - - ASP Boundary
 - - - - - Three Sisters Mountain Village Boundary



**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

To accomplish this purpose, the Plan must establish a broad framework for future development consisting of a future vision, a land use concept, policy statements and implementation actions that work together to ensure that the Plan is achieved. The Plan provides for certainty associated with approved policies and specific land use designations within defined areas. The framework is intended to be concise, yet flexible enough to respond to changing market conditions and demands in accordance with the anticipated phasing.

2.2 PLANNING AREA

The Resort Centre Area Structure Plan is located within the east side of the Town of Canmore on the westerly portion of the Three Sisters Mountain Village growth area, as shown on Map 1. The Plan area comprises approximately 303 hectares (750 acres) of land. This area was annexed to The Town of Canmore in 1991 to accommodate future development and is identified within The Town of Canmore Municipal Development Plan for a Resort Centre, Future Urban Growth and Open Space. Map 2 indicates the context of the Plan area in relation to the Town of Canmore and surrounding portions of the Bow Valley. Map 3 indicates the boundary of the Planning Area and existing land uses.

The topography of the Plan area consists of rolling terrain and a series of defined ridges and plateaus, sloping generally downwards from south to north, with steep slopes characterizing much of the north edge of the Plan area south of the Three Sisters Parkway. The terrestrial landscape of the Plan area can be described as largely vegetated, with mature lodge pole pine and white spruce comprising the majority of existing vegetation. Several vegetation clearings ranging in area have occurred over time within the Plan area, primarily in association with past mining activity. Portions of the sub-surface conditions of the Plan area are characterized by former coalmine workings of various depths and extents. Part II of this Plan provides additional information regarding the characteristics of the area. There is no existing development within the Plan Area, however two major overhead power line rights-of-way cross the area.

The Plan area includes the cross-valley wildlife corridor and along-valley wildlife corridor and associated buffer lands. These lands, which comprise approximately 40% of the Plan area, are subject to the provisions and requirements of the WC Wildlands Conservation District under the Town of Canmore Land Use Bylaw pursuant to the Municipal Government Act. These lands are also subject to conditions pursuant to arrangements with the Province of Alberta through a Conservation Easement(s) relative to the wildlife corridor and the Town of Canmore for the associated buffer lands.

Areas where development has already occurred may not be subject to the policy provisions of this plan and will be recognized as "Established Areas".



2.3 RELATIONSHIP TO OTHER POLICY DOCUMENTS AND BYLAWS

2.3.1 Statutory Consistency

The Resort Centre Area Structure Plan refines and implements broader Town of Canmore planning objectives as contained in the Town of Canmore Municipal Development Plan and serves to guide development within the provisions of the Town of Canmore Land Use Bylaw. The Plan is consistent with the appropriate objectives and policies of the Town of Canmore Municipal Development Plan and requirements of the Municipal Government Act.

2.3.2 Amendments to Bylaw 1-98(DC)

The Plan establishes a framework to facilitate future comprehensive amendments to Bylaw 1-98(DC) to ensure consistency between the objectives and policies of the Plan and the Town of Canmore Land Use Bylaw.

2.3.3 Relationship to the Stewart Creek Area Structure Plan

Realignment of wildlife corridors in 2002 / 2003 led to a significant reconfiguration of planning areas on the west portion of the Three Sisters Mountain Village area. As part of this realignment, a large, contiguous planning area was established between the cross-valley wildlife corridor on the west, and the Stewart Creek wildlife corridor on the east.

Key rationales for comprehensively planning the Resort Centre and Stewart Creek areas within this larger context are transferring land uses and densities between the plan areas and recognizing functional and operational linkages between these areas over the long term.

The objectives and policies of this Plan recognize and facilitate relationships and linkages to objectives and policies contained in the Stewart Creek Area Structure Plan in key areas, pursuant to Town of Canmore bylaw 24-2004, which is located approximately 0.8 kilometres to the east.

2.4 PLAN PREPARATION PROCESS

Planning for the Resort Centre (DC Sites 1 and 3) Area Structure Plan occurred between the fall of 2001 and the spring of 2004. Terms of reference for the Area Structure Plan were approved by Council in 2002. The initial phases of the planning process sought to identify and resolve key issues prior to proceeding with more detailed conceptual planning. This open and transparent process led to the land use planning stage beginning in the fall of 2003. Conceptual land use planning has involved both informal and formal, non-statutory public and stakeholder input at various stages in the process. In planning for the Resort Centre Area Structure Plan in 2003, the process evolved to plan DC Sites 2B, 5 and 6 concurrently in order to address related development issues and establish a more comprehensive planning approach. This Area Structure Plan reflects linkages between the two major plan areas.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

Beginning in the winter of 2003, final preparation of this Plan occurred through a co-planning process, which included Town of Canmore departments and the developer.

An independent wildlife biologist and Alberta Sustainable Resource Development have reviewed this Plan prior to consideration by Town of Canmore Council for adoption as a bylaw.

2.5 AUTHORITY OF THE PLAN

The Three Sisters Mountain Village Resort Centre Area Structure Plan (the "Plan") is adopted by bylaw passed by Council in accordance with the Municipal Government Act. Section 633 of the Municipal Government Act, which authorizes a Council to adopt an area structure plan, states:

633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.

(2) An area structure plan

(a) must describe

- (i) the sequence of development proposed for the area;
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area;
- (iii) the density of population proposed for the area either generally or with respect to specific parts of the area; and
- (iv) the general location of major transportation routes and public utilities,
and

(b) may contain any other matters the council considers necessary."

2.6 INTERPRETATION OF THE PLAN

2.6.1 Map Interpretation

Unless otherwise specified within the Plan, the boundaries or locations of any symbols or areas shown on a map, with the exception of wildlife corridors and corridor buffers, are approximate only, not absolute and shall be interpreted as such. They are not intended to define exact locations.



2.6.2 Policy Interpretation

Where an objective statement accompanies a policy, it is provided for information purposes only to enhance the understanding of the policy. Should an inconsistency arise between the objective statement and a policy, the policy will take precedence.

Where “shall” is used in a policy, the policy is considered mandatory. However, where actual quantities are provided or numerical standards are contained within a mandatory policy, the quantities or standards may be deviated from provided that the deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible, and the intent of the policy is still achieved, at the discretion of the Town of Canmore.

Where “should” is used in a policy, the intent is to be complied with. However, the policy may be deviated from in a specific situation where the deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible or to allow and acceptable means to achieve the general intent of the policy to be introduced instead.

Where a policy requires compliance at the subdivision / land use redesignation stage, that requirement may be deferred to the Subdivision Approval or Development Permit Approval stage without requiring an amendment to the Plan.

Where a policy requires submission of studies, analysis of information, the exact requirements and timing of the studies, analysis or information shall be determined at the subdivision / land use redesignation stage.

2.6.3 Timeframe of the Plan

The plan is future-oriented and depicts how the Resort Centre is to be developed over an extended period of time. This will occur through a series of public and private sector initiatives. No specific timeframe is applied to the Plan although most of the proposed developed is expected to occur over the next 10 years. While the plan envisions a desired future, amendments to the plan will inevitably be required to respond to new circumstances. Therefore, to ensure it remains current, the plan will be monitored and updated as required as requested by the Developer.

2.6.4 Amendment and Variance to the Plan

The purpose of these policies is to establish the requirements of a developer where an amendment or variance to the Area Structure Plan is requested. This request would typically be initiated by the developer at the time of subdivision or land use redesignation.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

Amending the Plan

In order to make any major change to the text or maps within this ASP, an amendment to the plan shall be approved by bylaw in accordance with the Municipal Government Act.

Where an amendment to the ASP is requested by a developer, the developer shall submit the supporting information considered necessary by the Town to evaluate the request.

Where the required information is not provided in a manner satisfactory to the approving authority, the amendment shall not be approved.

Varying the Plan

Where a minor variance to a policy within the ASP is requested by an applicant in accordance with the Municipal Government Act, the applicant shall submit the supporting information considered necessary by the Town to evaluate the request.

Where the required information is not provided in a satisfactory manner, the variance shall not be granted.

2.6.5 Supporting Information for the Plan

Background information pertaining to the Plan is contained in Part II – Supporting Information. The purpose of the information provided in Part II is to supplement the Plan.

Part II of this Plan is non-statutory, and does not form part of the bylaw adopting this Plan. The Supporting Information may be updated from time to time to ensure that it remains current and accurate. Supporting Information to the Plan provided in Part II consists of the following:

- Site Analysis;
- Perpetually Affordable and Employee Housing Guidelines;
- Resort Centre Design Principles; and
- Three Sisters Development Allocations.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

3.0 GOALS OF THE PLAN

The following goals, as well as the related policies and objectives set out in subsequent sections of Part I of the Plan, will guide private development and public investment towards achieving the vision for the Resort Centre Area Structure Plan over the long-term.

3.1 FACILITATE DEVELOPMENT OF A RESORT CENTRE

Allow for the development of a core health, wellness and recreation-based resort facility to accommodate a new resort and commercial opportunities, and facilities to support the continued success of the Town of Canmore.

3.2 PROVIDE FOR ACCESSIBILITY

Provide a range of private and public opportunities for services, entertainment, recreation and accommodation in a setting that is inviting and safe for all visitors and Canmore citizens.

3.3 ESTABLISH A CLEAR IDENTITY

Provide a clear identity and recognition as a unique health and wellness resort that is balanced with respect and celebration of the local setting.

3.4 DIVERSIFY TRANSPORTATION OPTIONS

Use of alternative road design standards that encourage pedestrian-focused alternatives to vehicular transportation designed to manage speed through design.

Establish a hierarchy of streets to promote a range of transportation modes.

Use of pedestrian-oriented design standards to encourage reduction in private automobile use for travel within the Resort Centre plan area.

Encourage non-motorized private transportation to facilitate pedestrian- and cyclist-based movement within and to the resort.

3.5 PROMOTE ENVIRONMENTAL AWARENESS

The Plan Area is defined by wildlife corridors within the south and west portions. A Resort Centre area that respects sensitivities of the natural setting with respect to the presence of wildlife corridors within and adjacent to the Plan area, the natural landform and views and vistas to and from the resort has been central to the planning process. This awareness shall extend into the development of the Resort Centre and should extend into future operation of the Resort Area through a range of physical, operational and educational techniques.

4.0 LAND USE FRAMEWORK

This section of the Plan outlines the general purposes and functions for each land use area within the Land Use Concept to guide land use and site design decisions at a general level. Section 5.0 of the Plan contains specific planning objectives and policies that apply to the Land Use Areas shown on the Land Use Concept Plan, and are intended to implement the Plan by providing a policy framework for the management of land use and development decisions within the Plan area.

Sections 5.0 through 8.0 of the Plan provide objectives and policies to provide a framework for guiding the application and development of public systems, urban design, municipal servicing and environmental considerations within the Land Use Areas shown on the Land Use Concept Plan.

The Plan area will consist of seven major land use areas, which will collectively establish the Resort Centre.

A number of facilities have been identified as essential to the Three Sisters Mountain Village Resort including the health and wellness centre / spa facility (ies), life enhancement centre, anchor and additional hotels, pedestrian and recreational trails, golf course, public open space and other forms of resort accommodations. These facilities and amenities will be developed over time as funding and opportunities become available.

The **Resort Centre Concept Plan** is illustrated Map 4, and identifies the conceptual land use structure within the Plan area. This overall concept plan shall serve as the basis for more detailed land use and subdivision plans. Boundaries of the developable lands and open space shown on this map may be modified at the subdivision or development stage.

The Land Use Concept is based upon several structuring elements:

- Three Sisters Mountain Village Resort has an evolving village resort structure / character with a distinct identity, which should be recognized and strengthened in the area structure plan for the new development areas;
- World-class resort and recreational amenities satisfy the active recreational needs of residents and visitors;
- Community design will emphasize a mixed use and pedestrian oriented form with attention to the creation of a high quality public realm that is complementary to a natural setting and character;

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- Resort accommodation areas are carefully integrated in the layout and design so that all residents and visitors can easily access resort facilities, pathway connections and the commercial facilities; and
- Natural areas, which are continuous expanses of land, accommodate multiple functions, from the preservation and enhancement of natural and environmentally significant lands to the provision of locations for recreation uses such as pedestrian trail systems and golf courses.

The land use concept strives to balance flexibility and certainty, while providing opportunities to respond to market conditions. TSMV is seeking to develop a world-class resort that strengthens the vitality of the Town of Canmore while respecting the natural beauty and sensitivities of the surrounding environment. The establishment of high quality lifestyle amenities such as golf, health and wellness, spa, shopping, trails, entertainment and recreational and educational activities are intended to attract people to work, visit, and reside in Three Sisters Mountain Village.

The primary purposes and functions for each land use area within the Land Use Concept shall guide land use and site design decisions. The primary purposes and functions for each area are as follows.

4.1 RESORT CORE AREA

The purpose of the Resort Core area is to provide for development of a comprehensively planned Resort Centre. The resort centre is envisioned as the focal point of the entire Three Sisters Mountain Village area, and will function as a destination attraction for visitors and residents of the Bow Valley. Three Sisters Mountain Village will not only attract people locally and regionally, but internationally. People will be attracted to year round events such as golf, fishing, hiking, skiing, climbing and as well as the core health and wellness uses in the mixed-use resort centre.

The resort core centre will provide for a broad range of uses including health spas, an anchor hotel and other hotels, employee housing, residential, restaurants and other supporting uses consistent with the health, wellness and recreation functions.

The village centre will be a place of cultural, social, educational, and recreational opportunities. Plazas and an integrated system of single and multifunctional trails that emanate from the resort village will provide a focus for active and passive recreational opportunities.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

The resort core and recreational areas are considered integral to the Three Sisters Mountain Village resort development and will contain a cohesive grouping of resort facilities and amenities, and commercial uses integrated with complimentary uses such as public open space and visitor accommodation. The design should include a strong pedestrian oriented component. The resort core is intended to include a centralized health and wellness and resort spa facility, associated support commercial uses, hotel / timeshare units and a centrally located cultural / special-events open space feature.

4.2 RESORT EXPANSION AREA

The purpose of the Resort Expansion area is intended to provide additional land for future growth of the Resort Core as well as the provision of development that is complimentary to the Resort Core area. Located immediately adjacent to the west edge of the Resort Core area, the Resort Expansion area is envisioned as containing resort accommodation units, parking associated with the Resort Core, and if required, an additional hotel(s) and possible satellite spa and medical facilities. The Resort Expansion area will function as an extension of the Resort Core at build-out, with clear visual, functional and circulation connections provided between the two areas.

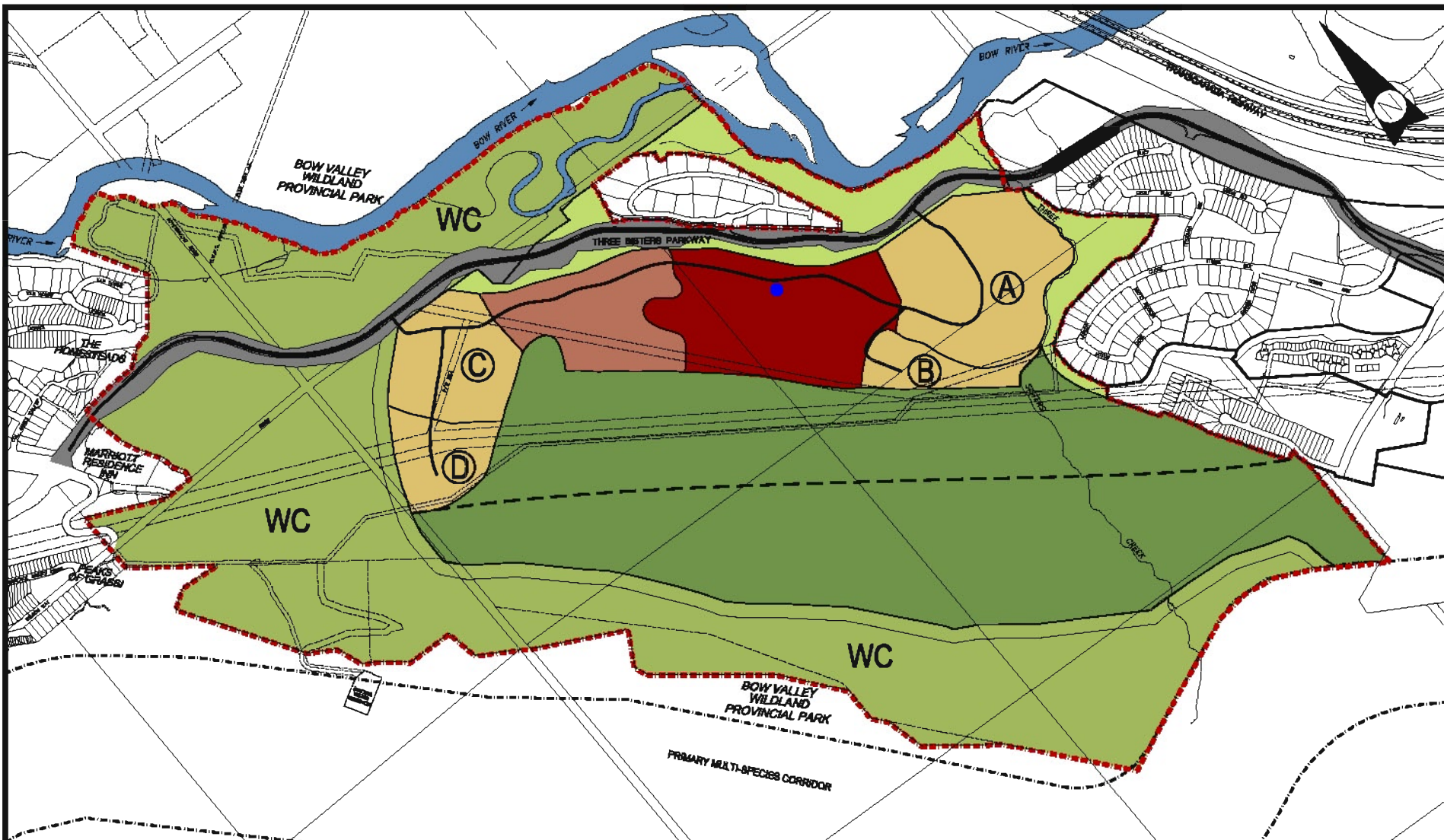
4.3 RESORT ACCOMMODATION AREA A – MEDIUM TO HIGH DENSITY

The purpose of this area is to provide a range of medium to high-density resort accommodation uses, a portion of which (to be reviewed in a phase by phase basis) will be functionally associated through a central reservation system directly with the Resort Core. Location of higher density accommodation development closer to the Resort Core is encouraged to facilitate walking and cycling.

A broad range of medium and possibly high density building forms is encouraged, as well as a range of accommodation formats, including permanent residences and some short-term stays. The design of these areas will be determined through the subdivision and development application processes.

RESORT ACCOMMODATION AREA B – LOW TO MEDIUM DENSITY

The purpose of this area is to provide a range of low to medium density resort accommodation uses, a portion of which (to be reviewed in a phase by phase basis) may be functionally associated through a central reservation system directly with the Resort Core and possibly the Golf Course to the south. A range of medium density building forms is encouraged, as well as a range of accommodation formats, from short-term stays to some permanent residences. The design of these areas will be determined through the subdivision and development application processes.



Map 4
Land Use Concept
 Three Sisters Mountain Village
 Resort Centre
 Area Structure Plan

Legend

- - - - - ASP Boundary
- Wildlands Conservation District
- Resort Core Area
- Resort Expansion Area
- Resort Accommodation Area
- Golf Course, Recreation and Accommodation Area
- Open Space Area
- Community / Transportation Node
- - - - - Golf Cabins to be located North of this line



4.5 RESORT ACCOMMODATION AREA C – MEDIUM TO HIGH DENSITY

The purpose of this area is to provide a range of medium to high-density resort accommodation uses, a portion of which (to be reviewed in a phase by phase basis) may be functionally associated through a central reservation system directly with the Resort Expansion area and / or Resort Core. Higher density accommodation forms may also be allowed further away from the cross-valley wildlife corridor. Location of higher density accommodation development closer to the Resort Expansion area is also encouraged to facilitate walking and cycling.

A broad range of medium and high density building forms, where appropriate, is encouraged, as well as a range of visitor accommodation / fractional ownership formats of a non-residential nature. The design of these areas will be determined through the subdivision and development application processes.

4.6 RESORT ACCOMMODATION AREA D – BOUTIQUE HOTEL

The purpose of this area is to provide for resort accommodation uses in the form of comprehensively designed hotel developments. More than one hotel may be provided in this area, subject to site design and wildlife corridor adjacency considerations. The form of hotel(s) is envisioned as smaller in scale (between 50 to 150 rooms), with an emphasis on unique architectural and functional characteristics, including the potential for separate buildings providing visitor accommodation units separate from a primary hotel building.

Development within the Boutique Hotel area may provide for functional / operational and physical linkages to the Resort Core and Resort Expansion areas. The design of this area will be determined through the subdivision and development application processes, with the provision of a concept plan required for Area D concurrent with the first application for subdivision within Area D.

4.7 GOLF, RECREATION AND ACCOMMODATION AREA

The purpose of the Golf, Recreation and Accommodation Area is to provide for an 18-hole golf course, golf training facility and non-golf recreation opportunities within a comprehensively planned area. The golf course facility is envisioned as a year-round facility by serving golf course patrons during the golfing season and non-golf users during the late fall and winter months, subject to appropriate human use management relative to golf course maintenance considerations, insurance consideration and economic feasibility.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

The Golf, Recreation and Accommodation Area is envisioned as being functionally integrated with the Resort Core area to facilitate year-round use of the non-golf facilities during the golf season and off-season periods. In addition to golf uses, specific non-golf season uses could include walking, and winter recreation activities. Design of the golf course clubhouse is encouraged to provide for a range of golf-related and other public uses on a year-round basis.

Opportunities to develop comprehensively designed low-density visitor accommodation units within the Golf, Recreation and Accommodation Area will further encourage utilization of this area and enhance integration with the Resort Core. These units could be functionally associated with the Golf Resort Accommodation area and / or the Core Resort / Resort Expansion Areas.

4.8 OPEN SPACE AREA

The Town of Canmore's Bow River valley corridor provides significant recreation opportunities for residents and visitors alike. The Resort Centre land use concept incorporates formal and informal open spaces for gathering and recreation purposes, and will be integrated with the Town of Canmore and Bow Valley open space networks. The network of open spaces within the Resort Centre relates strongly to both the natural features of the Bow Valley and the resort character of the community. Development areas will be strategically linked to the open space network through a hierarchy of trails. The Resort Core is envisioned as the hub of the open space system and trail network, acting as both a destination and embarkation point for commuter cycling, short walks and longer hikes.

The open space system and trail network will be complementary to existing and proposed water features. A central open space amenity / water feature within or adjacent to the Resort Core will provide a focal point for the open space and trails system.

Segments of Canmore's extensive hiking and cycling paths will be incorporated within the public open space system, which in turn connect to the larger public open space systems within the Bow Valley.

Open space areas will consist of both privately owned open space and open space provided as municipal reserve pursuant to the Municipal Government Act. Protection of areas classified as being of environmental significance, and to restrict development on steep slopes, pursuant to the Municipal Government Act, will be provided through the designation of such areas as Environmental Reserve or through other means.

4.9 WILDLIFE CORRIDOR AREA

Approximately 40% of the total Resort Centre plan area consists of wildlife corridors, comprised of an integrated cross-valley and along-valley wildlife corridor system. The along-valley component of the wildlife corridor system forms part of a regional primary corridor intended to provide for movement of wildlife species between the Georgetown / Canmore Nordic Centre Regional Habitat Patch in the west and the Wind Valley Regional Habitat Path in the east. The cross-valley component of the wildlife corridor system within the plan area links the South Canmore Habitat Patch and South Canmore Habitat Patch to the primary along-valley corridor, and is intended to provide passage for wildlife species except grizzly bears, but including wolves on occasion.

The wildlife corridor system within the plan area provides an integrated design with a cross-valley corridor that has a minimum core width of 410 metres, and an along-valley corridor that has an average core width of 600 metres. In addition to the core wildlife corridors, buffers of at least 35 metres in width are located adjacent to the east and west edges of the cross-valley wildlife corridor, and a buffer of 35 metres in width is located adjacent to the north edge of the along-valley wildlife corridor.

Human use within the wildlife corridors will be restricted and managed through design and other techniques, as deemed appropriate. Most human use activity within the along-valley corridor would not be permitted. Human use within the cross-valley corridor would be restricted to the existing Three Sisters Parkway road, power line rights-of-way, approved trails, and one additional human use trail south of the Three Sisters Parkway designed to be perpendicular to the corridor. Lands located within the buffers adjacent to the core wildlife corridors would be left in as undeveloped a state as possible, with the exception of thinning for wildfire fuel modification.

5.0 LAND USE OBJECTIVES AND POLICES

5.1 GENERAL DEVELOPMENT POLICIES

- a) The Land Use Concept Plan shall serve as the basis for more detailed land use and subdivision plans. Boundaries of the developable lands and open space shown on the map may be modified at the subdivision development stage.
- b) The Land Use Concept Plan as shown in Map 4 shall be taken into consideration by the Approval Authority in reviewing plans of subdivision, land use redesignation and development permit applications within the plan area.
- c) Notwithstanding definitions in the Town of Canmore Land Use Bylaw (09-99), for purposes of this Area Structure Plan, Resort Accommodation means a building or group of buildings for visitors to and residents of the resort area, which may be utilized for short term, commercial, non-residential tenancies, or for permanent residential tenancies, and shall include visitor accommodation, tourist accommodation, and residences. Resort Accommodation may be in the form of visitor accommodation, apartments, townhouses / stacked townhouses, duplex and single family dwellings, and shall in all cases be considered as a commercial land use for the purposes of municipal assessment and taxation, with no restrictions on maximum occupancy periods.
- d) For purposes of this Area Structure Plan, the following housing definitions shall apply:
 - **Perpetually Affordable Housing:** is housing that through restrictions is removed from the influence of the open market. These units are controlled in such a way as to make them perpetually affordable. (employed full time or seasonally) Perpetually Affordable Housing units are made available to those individuals at or below the median income for the Town of Canmore and with a need to reside within the Town. The median income, or an amount less than the median, is used to establish the value of the unit. Restricting the resale value of the unit is considered critical if the unit is to remain perpetually affordable. Rental accommodation that is secure, safe and available long term forms an important part of the affordable community housing structure. Rents must be tied to income levels that are below the median income level and security must be provided to tenants that rents will not be influenced by market conditions.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- **Community Entry-Level Housing:** is housing that through limited restrictions is removed from the influences of the open market and is instead subject only to the local market. These units may have controls to make them perpetually Community Entry-Level Housing units. Community Entry-Level Housing units are intended for those individuals that do not qualify for Community Affordable Housing units and are unable to enter the open market. In every case, a need to reside is required to be demonstrated to qualify for Community Entry-Level Housing. Rental units where rates are set above the income restricted rents yet below the market rate will also provide options for Community Entry-Level Housing. Employee housing units may be Community Entry-Level Housing Units.
 - **Employee Housing:** means dwelling units provided for employees (both full time and seasonal) of a commercial use and managed by a resort association or commercial employee housing authority or employer or developer or CCHC or similar authority which ensures to the satisfaction of the Town of Canmore that such housing will be maintained and operated such that employees are accommodated for housing at the development permit application stage. Employee housing units may be Perpetually Affordable Housing Units.
 - **Market Entry-Level Housing:** is housing where the market defines the unit as entry level. Providing market entry-level housing enables a wider demographic of purchaser to enter the Canmore market. This housing also provides alternatives for those residents whose income exceeds the maximum level established for community housing.
- e) Building design and construction materials shall be consistent with architectural guidelines, which shall be established for the plan area and enforced by the developer.
- f) Entry Feature design and construction materials should be consistent with or complimentary to architectural themes established within the plan area.
- g) Parking areas may be landscaped and separated from adjacent residential uses by screening, preferably vegetative screening and located to the rear of the main use. Where appropriate, surface and above-grade structural parking areas should be terraced to conform to the natural terrain.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- h) Each development site shall be comprehensively landscaped in accordance with a plan acceptable to the Approving Authority which shall consider:
 - The retention, where appropriate, of existing natural vegetation;
 - The use of appropriate species for additional landscaping;
 - Augmentation of proposed trails with additional appropriate species.
- i) 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 pursuant to the Town of Canmore Land Use Bylaw.

5.2 DEVELOPABLE LAND ALLOCATION AND TRANSFER POLICIES

- a) The maximum Gross Developable Area allowable for all land uses within the area structure plan boundary, unless otherwise specified or exempted elsewhere in this Plan, shall be 95 hectares (225 acres) plus or minus 10%, and applies to all lands located outside the wildlife corridor system.
- b) For purposes of this Plan Gross Developable Area shall exclude the following:
 - Otherwise developable lands designated as Golf Course or outdoor athletic and recreation activities or open green space where a deferred reserve caveat is registered within the plan area;
 - Otherwise developable lands that are provided as unaccredited municipal reserve as Golf Course or outdoor athletic and recreation activities or open green space where a deferred reserve caveat is registered within the plan area; and
 - Public roads without developable frontage.
- c) Any Gross Developable Area not utilized within the Plan area should be transferred to other future growth areas within the Three Sisters Mountain Village area in consultation with the Town as requested by the developer. The sum of land developed within the Plan area, plus that transferred pursuant to this policy shall not exceed 95 hectares (225 acres) plus or minus 10%.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

5.3 CREATE A CORE RESORT AREA

5.3.1 Objectives

Provide sufficient land for the initial development and sustainable growth of a major year-round health and wellness resort spa facility and supporting land uses to provide the focus of the Resort Centre Plan.

The purpose of the Resort Core area is to provide for development of a comprehensively planned Resort Centre. The resort centre is envisioned as the focal point of the entire Three Sisters Mountain Village area, and will function as a destination attraction for visitors and residents of the Bow Valley. It is important, therefore, that the initial land use, subdivision and public systems framework are designed and executed with the flexibility to eventually support a pattern of development that fits with the overall theme set by the initial resort development.

It is important that the resort core develops in a manner that will provide for year-round use and enjoyment of the entire resort centre Plan area, with the resort core acting as the location for, or staging area to begin much of this activity.

Public access to facilities as well as private access to visitor-oriented facilities is necessary to ensure the sustainability of the resort centre over time. Examples of community recreational uses that could be located within this area are an amphitheatre / band shell, public promenade, a swimming pool, tennis courts and climbing walls.

With the goal of environmental sustainability, the resort core and expansion area developments are expected to economically integrate innovative design and resource-use characteristics. The resort core and resort expansion areas will be developed in phases over a number of years.

5.3.2 Policies

- a) Allocate between 25 - 30 hectares (60 - 75 acres) of land for a resort core and associated resort expansion area as indicated conceptually on Map 4.
- b) The predominant use of the land within the Resort Core and Resort Expansion areas shall be resort commercial uses in the form of a health / medical, wellness and spa facility or cluster of facilities.
- c) Complementary and compatible support uses to the health / medical, wellness and spa facility or cluster of facilities, such as Resort Accommodation, visitor-oriented retail and recreation uses shall also be accommodated in the Resort Core and Resort Expansion areas.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- d) Primary resort commercial land uses for the health / medical, wellness and spa facility or cluster of facilities shall be provided in a range of 90,000 square feet GFA to 150,000 square feet GFA within the Resort Core and / or Resort Expansion Areas.
- e) Commercial-retail uses supportive to the primary health / medical, wellness and spa land uses up to a total of 25,000 square feet GFA in addition to the primary resort commercial floor area may be located within the Resort Core and / or Resort Expansion Areas.
- f) Between 450 and 650 Resort Accommodation units may be provided within the Core Resort area.
- g) Between 300 and 550 Resort Accommodation units may be provided within the Resort Expansion area.
- h) Institutional / educational land uses may be located within the Resort Core and / or Resort Expansion areas.
- i) Commercial and institutional / educational land uses shall provide for a compatible interface treatment with adjacent development and contain a visually appealing site design and landscaping treatment, particularly when visible from roads with higher volumes of traffic.
- j) Site planning for the resort core and resort expansion areas should contribute to a public streetscape environment that promotes pedestrian activity, particularly for buildings and development adjacent to internal streets.
- k) A conceptual open space plan and trail linkage plan shall be provided with the first application for subdivision within the Resort Core Area and Resort Expansion Area to demonstrate the functional relationship between systems of public and private open space.
- l) Wherever possible, key buildings and primary open space areas should be oriented to maximize solar exposure, particularly during the winter months.
- m) The developer and the Town will jointly identify and coordinate Town recreational programming requirements that may be appropriate within the Resort Core and Resort Expansion areas at the time of subdivision application.



5.4 PROVIDE FOR A RANGE OF RESORT ACCOMMODATION TYPES

5.4.1 Objectives

Ensure a range of resort accommodation options are provided within and in proximity to the Resort Core and Resort Expansion Areas to support the resort commercial uses on a year-round basis by providing both temporary (visitor) and semi-permanent and permanent accommodation to promote sustained use of the resort centre and provide a sense of place.

Provide resort accommodation that caters to a range of visitor markets will be encouraged. Site planning and street detailing should promote the sense of being in a comprehensively designed resort area.

Provide flexibility in the type of Resort Accommodation development forms that may occur within development areas.

Due to the mixed-use nature of the resort centre, attention to the interface between accommodation and non-accommodation uses within the Plan Area is important.

Consider mechanisms for development of a central reservation system for a portion of the units developed as Resort Accommodation units.

5.4.2 Policies

- a) Policies outlined in Section 5.3 with respect to Resort Accommodation shall apply to the Resort Core and Resort Expansion Areas.
- b) The predominant use of the land within Resort Accommodation Areas A to D shall be for Resort Accommodation. Complimentary and compatible support uses, such as modest ancillary commercial and other uses associated with resort accommodation functions may be permitted within the Resort Accommodation Areas.
- c) The portion of the Resort Accommodation to be functionally associated with a central reservation system tied to the Resort Core should be reviewed on a phase by phase basis.
- d) The densities in each of the resort areas shall conform with the Density Matrix shown in Section 5.4.3.
- e) Between 75 and 150 Resort Accommodation units may be provided within Resort Accommodation Area B.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- f) Allocate approximately 14 - 21 hectares (35 - 52 acres) of land for Resort Accommodation uses in Resort Accommodation Area A, as indicated conceptually on Map 4. Between 275 and 525 Resort Accommodation units may be provided within Resort Accommodation Area A.
- g) Allocate approximately 4 - 6 hectares (10 - 15 acres) of land for Resort Accommodation uses in Resort Accommodation Area B, as indicated conceptually on Map 4. Between 25 and 75 Resort Accommodation units may be provided within Resort Accommodation Area B.
- h) The density of land uses within Resort Accommodation Area C shall be graduated, such that higher densities of land use are located away from the adjacent cross-valley wildlife corridor, and lower densities of land use are located closest to the wildlife corridor. Densities in this area will be graduated such that density close to the wildlife corridor will be in the minimum to mid-range graduating to mid-range to maximum density away from the wildlife corridor.
- i) Building placement and design shall be undertaken to discourage access to the cross-valley wildlife corridor for buildings adjacent to the corridor. Specifically, building access to units shall be from the east side of structures, and patios and balconies shall not be allowed on the west side of buildings where such buildings are adjacent to the corridor buffer. All roads, parking and access should be oriented within Resort Accommodation Area C.
- j) Perimeter fencing associated with Resort Accommodation Area C shall be designed and constructed pursuant to the requirements of the approved Wildlife / Human Interaction Prevention Plan.
- k) Allocate approximately 3 - 5 hectares (7.5 – 12.5 acres) of land for Resort Accommodation uses in Resort Accommodation Area D, as indicated conceptually on Map 4. Between 115 and 350 Resort Accommodation units may be provided within Resort Accommodation Area D.
- l) The density of land uses within Resort Accommodation Area D shall be graduated, such that higher densities of land use are located away from the adjacent cross-valley wildlife corridor, and lower densities of land use are located closest to the wildlife corridor. Densities in this area will be graduated such that density close to the wildlife corridor will be in the minimum to mid-range graduating to mid-range to maximum density away from the wildlife corridor.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- m) Building placement and design shall be undertaken to discourage access to the cross-valley wildlife corridor for buildings adjacent to the corridor. Specifically, building access should be from the east side of structures, and patios and balconies shall not be allowed on the west side of buildings where such buildings are adjacent to the corridor buffer. All roads, parking and access should be oriented within Resort Accommodation Area D. No pedestrian trails should be located between the rear of buildings and the across-valley wildlife corridor.
- n) Perimeter fencing associated with Resort Accommodation Area D shall be designed and constructed pursuant to the requirements of the approved Wildlife / Human Interaction Prevention Plan.
- o) The area of undeveloped land between Resort Accommodation Area C and Resort Accommodation Area D should be minimized wherever possible.
- p) Site planning for the resort core and resort expansion areas shall contribute to a public streetscape environment that accommodates pedestrian activity, particularly for buildings and development adjacent to internal streets.
- q) Wherever possible, key buildings and primary open space areas should be oriented to maximize solar exposure, particularly during the winter months.
- r) Review of the proposed densities of land uses within Resort Accommodation Areas C and D by an independent wildlife biologist (selected jointly by the Developer and the Town of Canmore, to apply the Golder 2002 recommendations of the Golder report as a minimum, and retained solely by the Town of Canmore) shall be required at the subdivision application or land use redesignation application stage. Such items to be reviewed shall include density, types of use, wildlife mitigation techniques proposed, human use and design considerations.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

5.4.3 Density Matrix

Land Use Areas	Area Range	ASP Unit Range	Minimum Density (upac)	Mid Density (upac)	Maximum Density (upac)
Resort Core & Expansion Area	25 to 30 ha (60 to 75 ac)	750-1200	10.0	15.0	20.0
Resort Accommodation Area A	14 to 21 ha (35 to 52 ac)	275-525	5.3	10.2	15.0
Resort Accommodation Area B	4 to 5 ha (10 to 12 ac)	75-150	6.3	10.7	15.0
Resort Accommodation Area C	7 to 9 ha (17 to 22 ac)	115-300	5.2	11.4	17.6
Resort Accommodation Area D	3 to 5 ha (7.5 to 12.5 ac)	115-350	9.2	28.0	46.7
Total	53 to 70 ha (129.5 to 173.5 ac)	1,330–2,525	7.7	13.6	19.5

5.5 PROVIDE A RANGE OF EMPLOYEE HOUSING OPTIONS

5.5.1 Objectives

Provide for the creation and maintenance of a range of employee housing forms to meet the anticipated requirements generated by non-residential uses within the Plan Area.

Provide for the integration of employee housing units within the resort area, where required and appropriate.

Provide for the transfer of employee housing requirements to the Stewart Creek Area Structure Plan area, as required by the developer.

Provide for employee housing for both seasonal and full time employees generated in the plan area.

5.5.2 Policies

- a) For Visitor Accommodation uses within the Plan Area, the provision of employee housing shall be based on the following:

Current Visitor Accommodation employee housing requirements:

- for visitor accommodation developments < 60 units: 1 bedroom / 10 units;
 - for visitor accommodation developments 60 –100 units: 1 bedroom / 8 units;
 - for visitor accommodation developments > 100 units: 1 bedroom / 6 units;
- b) Employee housing requirements for commercial uses other than visitor accommodation, including resort accommodation, shall be determined on a case by case basis between the Town and the developer at the development permit application stage based on anticipated employee generation.
- c) Possible future town-wide employee housing requirements: any future employee housing requirements adopted by Council intended to apply uniformly to all new commercial development throughout the Town shall supercede the requirements set out above in (a) and (b).
- d) The developer, at its sole discretion, and in the absence of employee housing requirements adopted by Council intended to apply uniformly to all new commercial developments throughout the Town, may request employee housing to be provided for commercial developments attributable to the Plan Area on an alternative basis.
- e) In the case of 5.5.2(b), the ratio of employee housing shall be determined on a case-by-case basis between the Town and the developer at the development permit application stage. The ratios for employee housing provided in Table 1 in Part II shall provide guidelines for the calculation of employee housing units for commercial uses.
- f) Employee housing may be provided in the form of perpetually affordable housing at the discretion of the developer using the ratios provided in Table 1 Part II as guidelines for the calculation of employee housing units for commercial uses.
- g) In the event that the Town of Canmore adopts future employee housing requirements intended to apply uniformly to all new commercial developments within the Town, those policies and requirements shall supersede those contained in this plan.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- h) Employee housing units shall be controlled by an employee housing authority or similar authority which ensures to the satisfaction of Council that such housing will be maintained and operated to provide employee housing at the development permit application stage.
- i) The majority of the employee housing requirement generated within the Plan Area may be provided within the Stewart Creek Area Structure Plan area in accordance with policies contained in the Stewart Creek Area Structure Plan (Bylaw 24-2004).

5.6 PROVIDE OPTIONS FOR THE ALLOCATION OF COMMUNITY LAND

5.6.1 Objectives

Provide for the allocation and distribution of Community Land in the context of the Resort Centre plan.

5.6.2 Policies

- a) Unless stated otherwise, the provision of community affordable housing and community entry-level housing shall be through the provision of Community Land to the Town of Canmore for the purpose of constructing perpetually affordable housing units within the community.
- b) Community Land to be allocated to the Plan Area consists of approximately 0.33 hectares (0.8 acres).
- c) Any Community Housing Land allocated to the Plan Area should be transferred to lands within the Stewart Creek Area Structure Plan, subject to the policies of that plan pursuant to Town of Canmore Bylaw 24-2004.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

5.7 CREATE OPPORTUNITIES FOR RECREATION AMENITIES AND FACILITIES IN ALL SEASONS

5.7.1 Objectives

Provide a public golf course facility that maximizes use of the golf course and associated facilities on a year-round basis to encourage year-round use of the larger resort area.

Provide of a range of private and public opportunities.

Provide for resort centre facilities and golf recreation opportunities that provide public accessibility to services and facilities, where appropriate.

Encourage a resort design that responds to natural landform, amenities and views.

Create trail alignments that will provide connections, where appropriate, to approved trail systems south of the Plan Area through the Golf and Recreation Area.

Provide an opportunity to develop comprehensively designed low-density Resort Accommodation units within the Golf and Recreation Area to further encourage year-round utilization of the area and enhance integration with the Resort Core and Resort Expansion areas.

5.7.2 Policies

- a) The area allocated to the public golf course and associated facilities, including but not limited to a clubhouse/recreation facility and golf academy shall be approximately 110 hectares (275 acres) within the Golf and Recreation Area as shown conceptually on Map 4.
- b) In addition to core golf and recreation uses, up to 30 low-density Visitor Accommodation units ("golf cabins") may be located within the Golf and Recreation Area and may be functionally associated with the golf course facility. A golf cabin is defined as a resort accommodation use with a footprint of between 74.5 to 102.5 square meters (800 to 1,100 square feet), plus or minus 10%. It is desirable to locate visitor accommodation units in association with other resort areas.
- c) Visitor Accommodation units located within the Golf and Recreation Area shall not be located south of a line between the south edge of Resort Accommodation Area D and the Three Sisters Ridge subdivision as shown in Map 4.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- d) The density of Visitor Accommodation units within the Golf and Recreation Area shall be graduated, such that the density of development decreases from north to south approaching the line between Resort Accommodation Areas D and the Three Sisters Ridge Subdivision as shown on Map 4.
- e) Industry-standard safety setback criteria and guidelines shall be utilized in the design of the golf course and site planning for non-golf land uses adjacent to the golf course.
- f) A north-south trail connection will be provided through the Golf and Recreation Area to facilitate a 'natural trail' connection to the upper east-west trail network located south of the Plan Area.
- g) The golf course design shall provide for good integration with the natural setting through such techniques as working with existing topography and vegetation, wildlife deterrence through appropriate vegetation management, and recommendations and requirements of the approved Wildlife / Human Interaction Prevention Plan and applicable recommendations of Section 6.2 and Section 6.3 of the Wildlife Corridor Assessment Report 2002. In addition, the golf course design will be reviewed with respect to potential impacts on adjacent approved wildlife corridors by an independent qualified wildlife professional selected jointly by the Developer and the Town of Canmore, to apply the Golder 2002 recommendations of the Golder report as a minimum, and retained and funded solely by the Town of Canmore prior to a development permit being issued by Council.
- h) Ongoing maintenance of the Golf Course shall be undertaken in conformance with the approved Wildlife / Human Interaction Prevention Plan, and the operator will maintain appropriate expertise on staff with respect to vegetation management and wildlife, and pursuit of appropriate initiatives (such as Audubon International Certification).
- i) To ensure that overall environmental and wildlife objectives are being met, the location, if any, of low-density Resort Accommodation uses shall be subjected to a Biophysical Impact Assessment by a qualified professional(s) to the satisfaction of the Town of Canmore prior to rezoning of the low-density Resort accommodation area as shown on Map 4. The Biophysical Impact Assessment shall examine potential impacts of the low-density Resort accommodation on biophysical elements (ecosystems, landforms and habitats) with specific consideration for:
 - Topography;

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- Vegetation;
 - Wildlife habitat;
 - Wildlife corridors; and,
 - Approved Wildlife / Human Interaction Prevention Plan.
- j) A stormwater management plan and irrigation plan shall form part of an application for subdivision for the golf course.
- k) The developer and the Town will jointly identify and coordinate Town recreational programming requirements that may be appropriate within the Golf and Recreation Area at the time of subdivision application. Non-golf season public uses could include uses such as walkway and winter recreation activities, in consideration of the approved Wildlife / Human Interaction Prevention Plan.
- l) Any biophysical impact assessment submitted by an applicant in accordance with Policy 5.7.2 (i) above shall be reviewed by an independent qualified professional selected jointly by the Developer and the Town of Canmore, to apply the Golder 2002 recommendations of the Golder report as a minimum, and retained and funded solely by the Town of Canmore.
- m) Rezoning to a unique land use district for the low-density Resort Accommodation area only within the Three Sisters Creek Golf Course as shown on Map 4 shall be required to be separate from any other rezoning applications for other lands within the Plan Area.

6.0 PUBLIC SYSTEMS AND URBAN DESIGN OBJECTIVES AND POLICIES

6.1 PROVIDE A BALANCED TRANSPORTATION SYSTEM

6.1.1 Objectives

Encourage use of alternate travel modes such as walking, cycling and transit by designing the internal road and pedestrian network to be safe, convenient and pleasant for pedestrians and cyclists traveling within the resort.

Promote use of pedestrian-oriented design standards to encourage reduction in private automobile use to travel within the Resort Centre Plan Area. The application of alternative road design standards is encouraged to promote pedestrian-focused transportation designed to manage vehicle speed through design and to promote pedestrian access and comfort, particularly within the Resort Core and Resort Expansion Areas.

Facilitate non-vehicular transportation between the Plan Area and the Stewart Creek Area Structure Plan area to promote the objective of reducing automobile trips between the areas.

Establish road standards that are consistent with good engineering and urban design practices, while recognizing the need to minimize the disruption of natural areas.

Ensure that the internal transportation system provides linkages to adjacent lands and the regional transportation system. Two access points to the Plan Area are provided directly from the Three Sisters Parkway, one at the east and one at the west end of the proposed resort centre. The Parkway provides a collector / arterial road connection from the Three Sisters Interchange on the Trans Canada Highway through to the south side of the Town of Canmore.

Establish a transportation network that provides access to developable land within the Plan Area. An east-west spine road will provide access to and linkages between the majority of development within the Plan Area. The roadway will connect the east and west Parkway intersections via an alignment located approximately at the top of the escarpment above the Parkway. A roadway connection and required emergency access will be provided to Resort Accommodation Area E and the golf course clubhouse/recreation facility from the south side of the resort centre. Emergency access may be combined with golf course cart paths where required. Other single access and isolated areas of development within the Golf and Recreation Area may combine golf course cart paths with emergency access use where possible.

Provide appropriate roadway design standards: roadways of a collector and greater standard should be municipal roads, while lower standard roads could be provided as private facilities, where appropriate, to meet overall design objectives.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

Provide an interconnected system of activity nodes that provide activity areas and focal points within the community, and function as zones of commercial and transportation focus within the plan area.

Provide the opportunity to create a strong arrival / distribution transportation node within the Resort Centre.

In the absence of a municipal policy on the provision of public mass transit within the Town of Canmore, recognize the potential to provide for the opportunity to facilitate alternative mass transit systems.

Consider the potential for a future transit / shuttle system integrated with key activity areas within the Resort Core and Resort Expansion Areas.

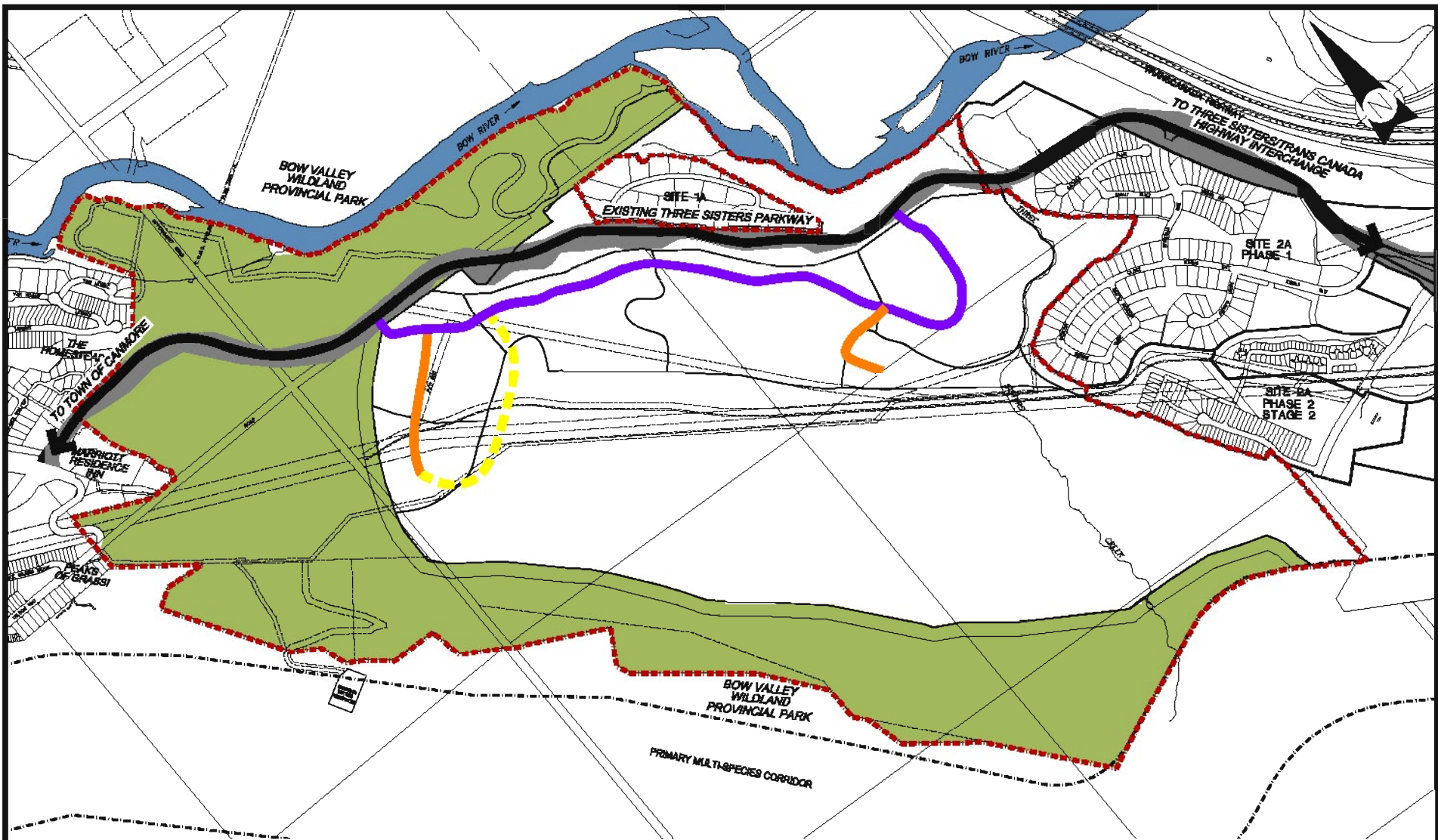
6.1.2 Policies

- a) The arterial road network within the plan area is shown conceptually on map 5, and should be reviewed on a phase-by-phase basis for developability, transportation service and wildlife considerations.
- b) Emergency access from individual development cells to the arterial transportation network shall be provided where a non-looping road system is not provided.
- c) Emergency access shall be provided as required, and may include the use of golf course paths where necessary, subject to approval by the Town.
- d) The requirement, location, configuration and design grades of emergency access routes and facilities shall be determined at the subdivision application stage between the developer and the Town of Canmore.
- e) Where the commuter trail is not located within or integrated with a park or natural feature, it may be located within the right-of-way of a road in the form of a pathway constructed in place of a sidewalk, and in this case shall be separated from the roadway.
- f) The internal road network is shown conceptually on Map 5. An internal road network comprised of interconnected streets creating multiple routing options for pedestrians, cyclists and motorists should be provided within the plan area.
- g) Intercept parking may require construction in conjunction with the development of the Resort Core and Resort Expansion Areas, once the generation of day use traffic is anticipated to exceed the space available within the Resort Centre, and

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

therefore justifies a need for additional parking within the Stewart Creek Area Structure Plan area as the Resort Core and Expansion Areas develop.

- h) Transit services should be developed as per Part 4, Section 4.4 of the Town of Canmore Municipal Development Plan for localized transit servicing key transportation nodes such as the intercept parking areas and/or employee housing in the Stewart Creek Stewart Creek Area Structure Plan area and this Plan Area, at such time they are economically justifiable and feasible. Such services may be public, private or a public / private partnership. Transit services should be initially reviewed prior to build out of the Resort Core Area, and resolved prior to build out in the Resort Expansion Area.
- i) Public transit services may be developed beyond localized services within this Plan Area and the Resort Centre as per Part 4, Section 4.4 of the Town of Canmore Municipal Development Plan, in cooperation with any municipal public transit system.
- j) Specific road cross-sections that accommodate comfortable, safe pedestrian and cycling environments, where appropriate, should be determined at the detailed design stage.
- k) 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.
- l) The design of the internal road network should provide for the following:
 - convenient connections and multiple route choices to origin / destination points within the plan area;
 - inter-connected pedestrian and cyclist systems within the plan area; and
 - road connections that converge toward the Parkway area and key nodes.



Map 5
Transportation
 Three Sisters Mountain Village
 Resort Centre
 Area Structure Plan

- Legend
- ASP Boundary
 - Arterial (Three Sisters Parkway)
 - Collector
 - Collector / Local Access
 - - - Emergency Access



**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- m) Alternative design standards for public roadways shall be encouraged with respect to:
- pavement widths for travel and parking lanes;
 - potential to provide bicycle lanes;
 - boulevards / green space areas;
 - stormwater drainage;
 - snow removal and snow storage management;
 - building setbacks from the property line; and
 - horizontal and vertical curves and design grades, where deemed appropriate.

Subject to detailed design and storm water, emergency access and utility line assignment analyses that are reviewed and accepted by the Town of Canmore.

- n) To encourage bicycle use, developments should provide facilities for visitors and employees to secure bicycles. Bicycle racks and lockers should be located in convenient, visible, well-lit areas.

6.2 ESTABLISH A MULTI-FUNCTIONAL TRAILS NETWORK

6.2.1 Objectives

Establish a comprehensively planned, multi-purpose and all-seasons trail network within the Plan Area to provide internal recreation opportunities and connections to regional trail systems.

Establish a clear hierarchy of trail types within the Plan Area. Three trail types are applicable to the Plan Area:

- Level 1 – Town of Canmore Commuter Trail Standard: forms the primary spine of the trail network. The tread-way is 2.5 – 3.0 m, typically asphalt for ease of travel and maintenance. Design gradients should not exceed a range of 6 – 8%.
- Level 2 – Local Connectors: can be in the form of sidewalks, easements and trails with tread-ways less than the commuter trail standard, minimum width of 1.2 – 1.5 m, no restriction on trail surfacing. Design gradients should not exceed 15%.
- Level 3 – Recreational / Natural Trails: interconnect park and recreational uses with residential communities along routes of scenic, natural, historic, geologic, or water-oriented interest, not designed for commuting. The tread-way is typically 0.5 – 0.6 m, trail surfacing typically utilizes localized materials to best fit immediate surroundings. Gradients to match existing ground with the intent to minimize disturbance to natural environment – no restrictions, except where required to mitigate possible erosion and safety concerns.

Provide a framework for establishing appropriate seasonal use of trail systems within the Plan Area.

Establish an alignment for a commuter trail to provide access to key activity areas within the northerly portion of the Plan Area south of the Three Sisters Parkway which will facilitate connections to existing and future planned segments of the Town of Canmore commuter trail network and providing non-vehicular access from the Resort Centre to other parts of Town. The commuter trail provides the combined alignment for the “Trans Canada Trail” within the Plan Area.

Provide for management of trail use within and adjacent to the southerly (upper) portion of the Plan Area by providing trail user education and management techniques.

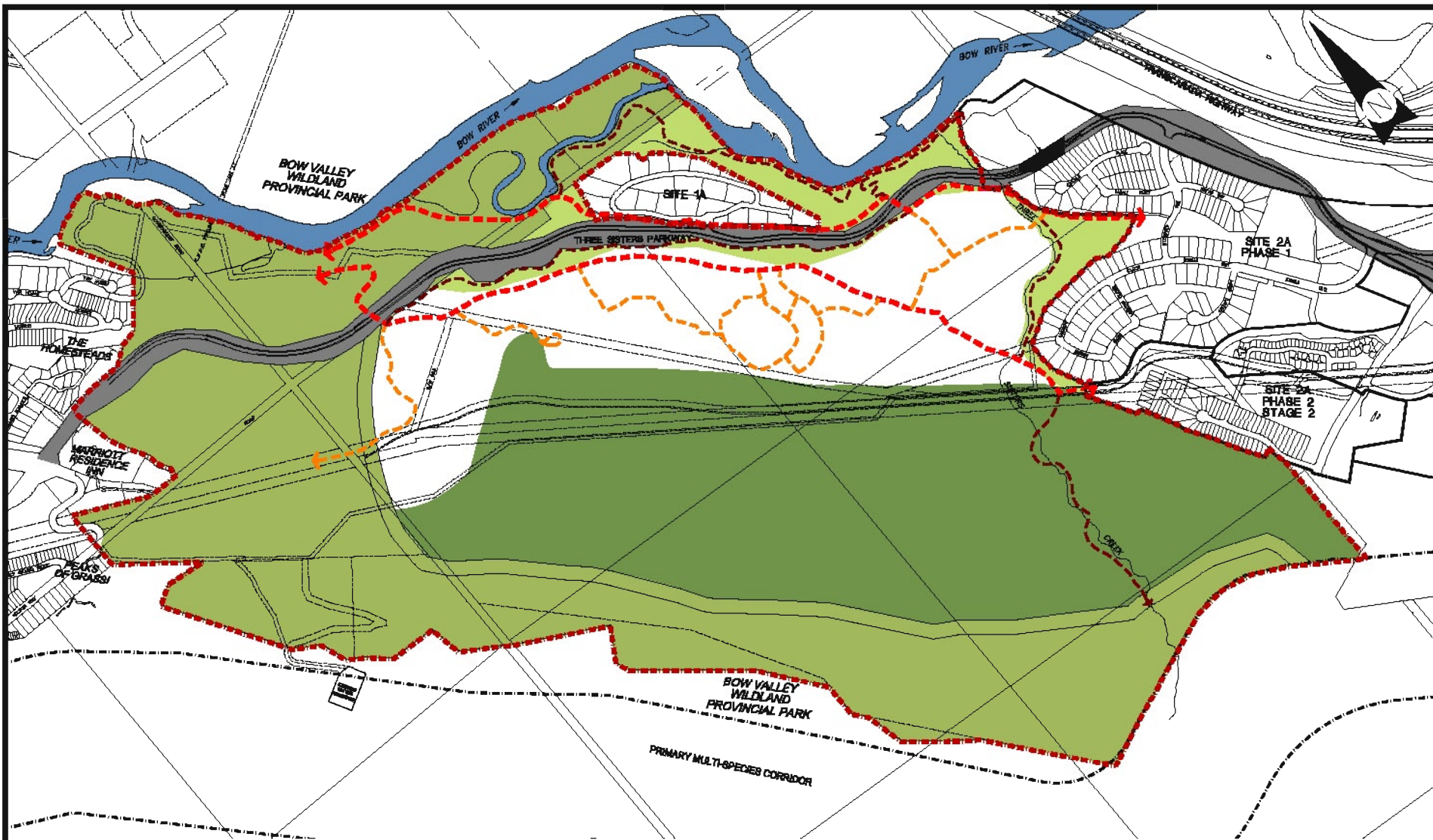
Provide trail systems that offer exhilarating walking, hiking and interpretive experiences along a variety of routes, including internal water-edge areas and the Bow River.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

Provide buffers and other techniques to manage potential conflicts between trail-based activities and other land uses.

6.2.2 Policies

- a) The trail system is shown conceptually on Map 6. Trail alignments may be physically separate from roadways, except within wildlife corridors.
- b) Only designated trail crossings will be permitted on portions of the wildlife corridors, as shown conceptually on Map 6.
- c) The use or closure of existing trails within the designated wildlife corridors in the planning area shall be subject to review based on Town policies and bylaws adopted by Council and Alberta Sustainable Resource Development policies for human use controls within wildlife corridors.
- d) A commuter trail alignment shall be provided which will achieve an effective east – west linkage through the northerly portion of the Plan Area within future development areas.
- e) Commuter and connector trail alignments are to link the Plan Area with other community destinations within the Town.
- f) Trail alignments should facilitate the development of a hierarchy of trails that ensures flexibility in accommodating diverse recreational and / or commuter needs.
- g) Trail alignments should offer opportunities for interpretation of cultural and environmental qualities related to setting.
- h) Trail alignments should accommodate the strategic placement of gateways and entry points where relatively large numbers of trail users are expected to enter the network.
- i) Trails and other uses shall be buffered using appropriate techniques, as required. The application of buffers and appropriate techniques shall be determined at the subdivision application stage.
- j) At the subdivision or development stage, as deemed appropriate, for comprehensively designed multi-family sites additional level 2 trails may be required at the discretion of the Town to connect to other nearby level 1 or 2 trails.



Map 6
Open Space System and Trail Network Plan
 Three Sisters Mountain Village
 Resort Centre
 Area Structure Plan

Legend

- ASP Boundary
- Level 1 Asphalt Trails
- Level 2 Local Connector Trails
- Level 3 Natural Trails

- Golf Course & Recreation Area
- Open Space Area



**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

6.3 PROVIDE PARKING STRATEGICALLY

6.3.1 Objectives

Provide sufficient parking for resort commercial and accommodation uses within the Plan Area within comfortable walking distance of primary land uses.

Promote pedestrian use of the developed portion of the resort centre through the provision of parking in key areas.

Reduce private vehicular transportation between the Plan Area and the Stewart Creek Area Structure Plan area to promote the Stewart Creek area as a major gateway to the Three Sisters Mountain Village area.

6.3.2 Policies

- a) Parking areas and structures should employ the use of screening techniques wherever appropriate.
- b) The design of roadways within the Resort Core and Resort Expansion area should provide for on street parking where appropriate.
- c) Parking in this Plan Area for day users to the Resort Centre should be limited and economically viable to support the Resort Centre in the earlier stages of development, in conjunction with the provision of alternative parking outside the Plan Area close to major arrival gateways (e.g. the Three Sisters midpoint interchange).
- d) Key parking areas and structures for the Resort Core Area and Resort Expansion Area should be located on the periphery of these areas at major transportation nodes wherever possible, to promote non-vehicular transportation.
- e) Promote the shared use of parking facilities wherever possible, to reduce the overall amount required by maximizing their ability to serve daytime, evening and weekend demands.
- f) Parking areas should be an integral component of site design, and provide clear and direct access from the public street.
- g) Service access and loading areas shall be provided to the rear of building sites.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- h) Intercept parking in the Stewart Creek Area Structure Plan area may need to be constructed in conjunction with the development of the Resort Centre, once the generation of day use traffic is anticipated to exceed the space available within the Resort Centre, and therefore justifies a need for additional parking outside this Plan Area as the Resort Centre develops.

6.4 PROVIDE AN INTEGRATED PARKS AND OPEN SPACE SYSTEM

6.4.1 Objectives

Provide an open space system appropriate to a resort setting by providing open space areas retained under private ownership as well as open space areas dedicated as reserves for the creation of public recreational and other amenities and protection of significant natural areas.

Locate parks and open space in a variety of strategic locations to serve the needs of visitors and residents of the Plan Area.

Establish major plaza areas and key amenity and activity features at intersections of important resort centre activity.

Provide passive and active recreation areas, which will respect the need to protect the environment.

Where appropriate, allow for environmentally sensitive lands to be protected through municipal reserve dedication in accordance with the provisions of the Municipal Government Act and the Town of Canmore Municipal Development Plan.

Where appropriate, consider the use of municipal reserve dedication for the purpose of providing buffers to wildlife corridors, in accordance with the provisions of the Municipal Government Act and the Town of Canmore Municipal Development Plan.

6.4.2 Policies

- a) The dedication of open space will be based on the relevant provisions of the Town of Canmore Municipal Development Plan and the Municipal Government Act. In the review of open space, consideration will be given to the entire TSMV lands, to future development of open space and facilities within the Plan Area, and any deferred reserve caveats on title.
- b) Year round enjoyment and use of public areas by all residents and visitors will be encouraged with appropriate sensitivity to environmental impact and safety.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- c) Major components of the public open space system are shown conceptually on Map 6. The location, size and configuration of parks and open space will be defined during the subdivision application stage, in accordance with the provisions of the Municipal Government Act and the Town of Canmore Municipal Development Plan.
- d) Where land is to be dedicated as Municipal Reserve, the location, size, configuration and development of the Municipal Reserve parcel will be determined during the subdivision application stage.
- e) Recreational facilities will be designed and managed to minimize negative impact on natural areas.
- f) Natural areas to be protected as open space shall be generally managed as Municipal Reserve or Environmental Reserve or by other means, in accordance with the Town of Canmore Municipal Development Plan and Land Use Bylaw.
- g) In calculating municipal reserve dedication within the plan area, credit may be given by the Town for municipal reserves for:
 - passive and active recreational facilities which would normally be provided by the Town, constructed by the developer to which there is unrestricted access;
 - naturalized wetland areas;
 - commuter trails located outside road rights-of-way;
 - land, as shown on Map 4, which is within a wildlife corridor, and which is dedicated as Municipal Reserve or Environmental Reserve;
 - land, which is dedicated to town for the purpose of providing buffer adjacent to a wildlife corridor for the purpose of environmental protection. Credit Municipal Reserve provided for environmental protection to augment a wildlife corridor may include land with slopes exceeding 35%; and
 - land, which is dedicated to the Town for the purpose of providing a trail adjacent to a wildlife corridor for the purpose of buffering the trail from a wildlife corridor.
- h) No public or separate school sites shall be required within the Plan Area, however private schools and other educational and instructional facilities may be located within the plan area.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- i) Public access to open space areas shall be considered a priority, however, when under private ownership it should not be construed that such lands are free and open to the public or that a public authority will purchase them.
- j) Where possible, representative and viable natural habitat types will be protected and maintained as an integral component of the parks and open space system.

6.5 PROMOTE A SENSE OF PLACE THROUGH URBAN DESIGN

6.5.1 Objectives

Ensure the creation of a unique sense of place through recognition of the local and regional contexts in the use of landmarks, nodes, pathways, vistas and edges in the design of streets, public open spaces and private development.

Promote urban design and site planning that responds to local climatic conditions and enhances the use of public spaces throughout the year.

Promote a sequence of arrival to the resort that includes key entry points and gateways.

Provide for the development of a resort core as a focus and catalyst of the Resort Centre development program.

Provide an interconnected system of nodes and places that provide key activity areas and focal points within the Resort Centre, and function as zones of commercial and transportation focus within the Plan Area where possible.

Locate major commons, plaza areas and key amenity features at intersections of important resort centre activity.

Provide for the development of key open space elements of the conceptual plan that are central to the resort concept and serve as a focus for visitor, community cultural and recreational events and activities, including components such as a health and wellness facility, a lake, amphitheatre, a trail system and components of the golf course.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

6.5.2 Policies

- a) The Resort Centre Design Principles section of Part II of this Area Structure Plan may be consulted in the preparation of subdivision and development permit applications within the Plan Area.
- b) Promote a high quality of development and comprehensive planning and design approach.
- c) Architectural controls shall be developed and administered by the Developer.
- d) 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.
- e) The final design of primary access points to major commercial developments shall incorporate safe pedestrian and cycling connections and landscaping.
- f) Major gateways to the resort centre may receive special treatment including the prominent placing of structures and key pedestrian linkages and open space areas, intersection design, formal landmarks, changes in building scale, signage and orientation to capitalize on prominent views.
- g) 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 the Plan Area.
- h) Views of the Bow Valley in general and the mountain range to the south wherever possible from major developments, key activity areas and key public places should be encouraged.
- i) Landscaping and tree planting should be provided in the boulevards and / or medians of public streets where appropriate.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- j) Key areas of activity and transportation nodes should be located within the resort centre to:
- Serve development throughout the Plan area;
 - Utilize walkways and trails which provide access between commercial land uses in the resort centre and resort accommodation areas; and
 - Take advantage of significant views, vistas, open spaces and natural features within the plan area where appropriate.
- k) Wherever feasible, the most intense uses or clustering of services should be located within 400 metres walking distance of a key transportation node within the Resort Core / Resort Expansion Area.

7.0 SERVICING POLICIES

7.1 UTILITY INFRASTRUCTURE

7.1.1 Objectives

To provide services and utilities in a logical fashion to service development as it proceeds. Utilities need to be constructed prior to or in conjunction with the first phase of development, and rights-of-way and easements will need to be provided to accommodate the extension of utility services to service development through the plan area. Details of utility alignments will be confirmed during the subdivision application stage.

7.1.2 Policies

- a) Development within the planning area shall be serviced with municipal water, sanitary sewer and stormwater utilities.
- b) The alignment and capacity of water distribution and feeder mains, sanitary sewer feeder mains and trunks should be to the satisfaction of the Town of Canmore, based on utility servicing analysis.
- c) Utility rights-of-way and easements shall be provided to accommodate municipal utilities as determined necessary.
- d) Utility right-of-way and easements, public utility lots and road rights-of-way may be required to be pre-dedicated or registered across undeveloped land as determined necessary to facilitate orderly and sequential development of land.
- e) Development within the plan area shall be serviced with shallow utilities (i.e. gas, cable television, electricity, telephone, and fibre-optic, if required).
- f) The location of all shallow utilities and the provision of rights-of-way and easements and related line assignments should be addressed to the mutual satisfaction of the Town of Canmore, the landowner and the utility companies.
- g) Utility rights-of-way and easements shall be provided to accommodate shallow utilities as determined necessary.
- h) Utility rights-of-way and easements and public utility lots shall be provided as required to accommodate the development or extension of municipal utilities necessary for development.

7.2 PROMOTE ALTERNATIVE AND INNOVATIVE APPROACHES TO SERVICING

7.2.1 Objectives

Promote the use of alternative approaches to municipal servicing within the Plan Area where appropriate.

Coordinate the planning and design of major utilities with the Town of Canmore Utilities Master Plan.

Recognize the existing varying topography and environmental awareness within the Three Sisters Mountain Village area and the Town of Canmore, and that existing Town of Canmore road and utility design guidelines as well as emergency response methods may preclude accessibility and serviceability to developable areas within this site and that alternative standards may be desired.

Promote the establishment of alternative approaches to hillside development, while respecting and protecting natural topography and maximizing the retention of existing landforms, vegetation, and soils.

Encourage the use of “Green Design” approaches in the planning and design of infrastructure in order to:

- enhance and respect ecological systems;
- reduce resource consumption;
- reduce land consumption for utilities;
- reduce construction and maintenance costs;
- reduce waste generation; and
- manage stormwater flows through runoff reduction and other techniques.

Foster cooperation between the Town of Canmore and the developer to jointly pursue other agencies and providers where required.

7.2.2 Policies

- a) The use of alternative methods of servicing is encouraged within the Plan Area. The Town and the applicant shall review the potential for application of alternative techniques at the subdivision application stage.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- b) As part of the preparation of a Stormwater Management Plan, “Best Practices” and alternatives for stormwater quality and quantity enhancement shall be assessed with regard to the following:
- developing stormwater facilities with a preference for source controls as opposed to end-of-pipe solutions; and
 - introducing naturalized methods, such as natural wetlands, to mitigate the effects of stormwater run-off into watercourses as opposed to hard engineering measures.
- c) The Town should assist in developing revised guidelines for hillside development which would apply to the Plan Area that will encourage flexibility and innovation on the part of both the Town of Canmore and the Developer to create projects which result in a reduced impact on the natural environment while recognizing the need to develop on sloped land and to define environmentally responsible development practices for hillside development.

7.3 WATER DISTRIBUTION

7.3.1 Objectives

Provide a suitably designed water distribution system to serve the urban development requirements throughout the plan area.

There are two existing watermains that will provide service connection to the planning area. A connection from the Parkway watermain will be brought into the planning area from both entrance points. Connections will be made to the watermain that travels from the Grassi reservoir to Site 2A where needed to provide looping. Due to the topography of the area, the planning area lies within three water pressure zones. For the most part the resort centre development will occur within the middle pressure zone. The few areas of development along the south boundary of the Site will require a booster station or stations or an alternative supply of water for adequate water service, as these areas are within the upper pressure zone.

Watermain looping for these south areas, if required, will be brought from the Site 2A development area. Water lines servicing the area will connect to these feeder mains in response to the rate of development.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

7.3.2 Policies

- a) Major components of the water distribution system are shown conceptually on Map 7. The water distribution system for the plan area shall be designed to adequately and efficiently service the ultimate development of the area.
- b) All developments within the plan area shall be serviced through a connection to the municipal water system.
- c) The location, size and general standards of the potable water system shall conform to the Town of Canmore Engineering Design Guidelines and Construction Standards in effect at the time of construction, unless otherwise approved by the Town Engineer. In the case where alternative design standards are proposed, pursuant to Section 7.2 of the Plan, the design shall be approved by the Town Engineer.

7.4 SANITARY SEWER

7.4.1 Objectives

The Plan Area will be serviced with a gravity sanitary sewer collection system. In terms of general topography, the sanitary sewer servicing follows the storm sewer servicing catchment areas. Sanitary gravity mains will connect from the Plan Area to the existing gravity mains located within the Three Sisters Parkway. Individual sanitary lift stations may be provided in localized areas, as required, in order to provide adequate servicing.

7.4.2 Policies

- a) Major components of the sanitary sewer system are shown conceptually on Map 8.
- b) All developments within the Plan Area shall be connected to the municipal sanitary sewer system.
- c) The sanitary sewage system for the Plan Area shall be designed to adequately and efficiently serve the ultimate development of the area.
- d) The location, size and general standards of the sanitary sewer system shall conform to the Town of Canmore Engineering Design Guidelines and Construction Standards in effect at the time of construction, unless otherwise approved by the Town Engineer. In the case where alternative design standards are proposed, pursuant to Section 7.2 of the Plan, the design shall be approved by the Town Engineer.

7.5 STORMWATER MANAGEMENT

7.5.1 Objectives

Development within the Plan Area must be served by a suitably designed efficient stormwater management system. A Master Drainage Plan has been prepared for the Plan Area that provides for a network of stormwater facilities to manage storm drainage and direct it into the Bow River basin.

Stormwater infrastructure for the resort centre will comprise of gravity mains, wet ponds and emergency overland drainage courses integrated into open spaces. Oil / grit separators will also be used where stormwater cannot be treated with a pond. The treated stormwater will exit the Plan Area at two locations at either end of the Resort Core, and will eventually enter into the Bow River. Where possible, stormwater wet ponds will be combined with the golf course irrigation storage ponds and the water that is collected will be used to irrigate the golf course.

Design for stormwater management facilities for the planning area must satisfy the Provincial standards for stormwater quality, introduced in 1998, as well as the Town of Canmore specifications and guidelines.

7.5.2 Policies

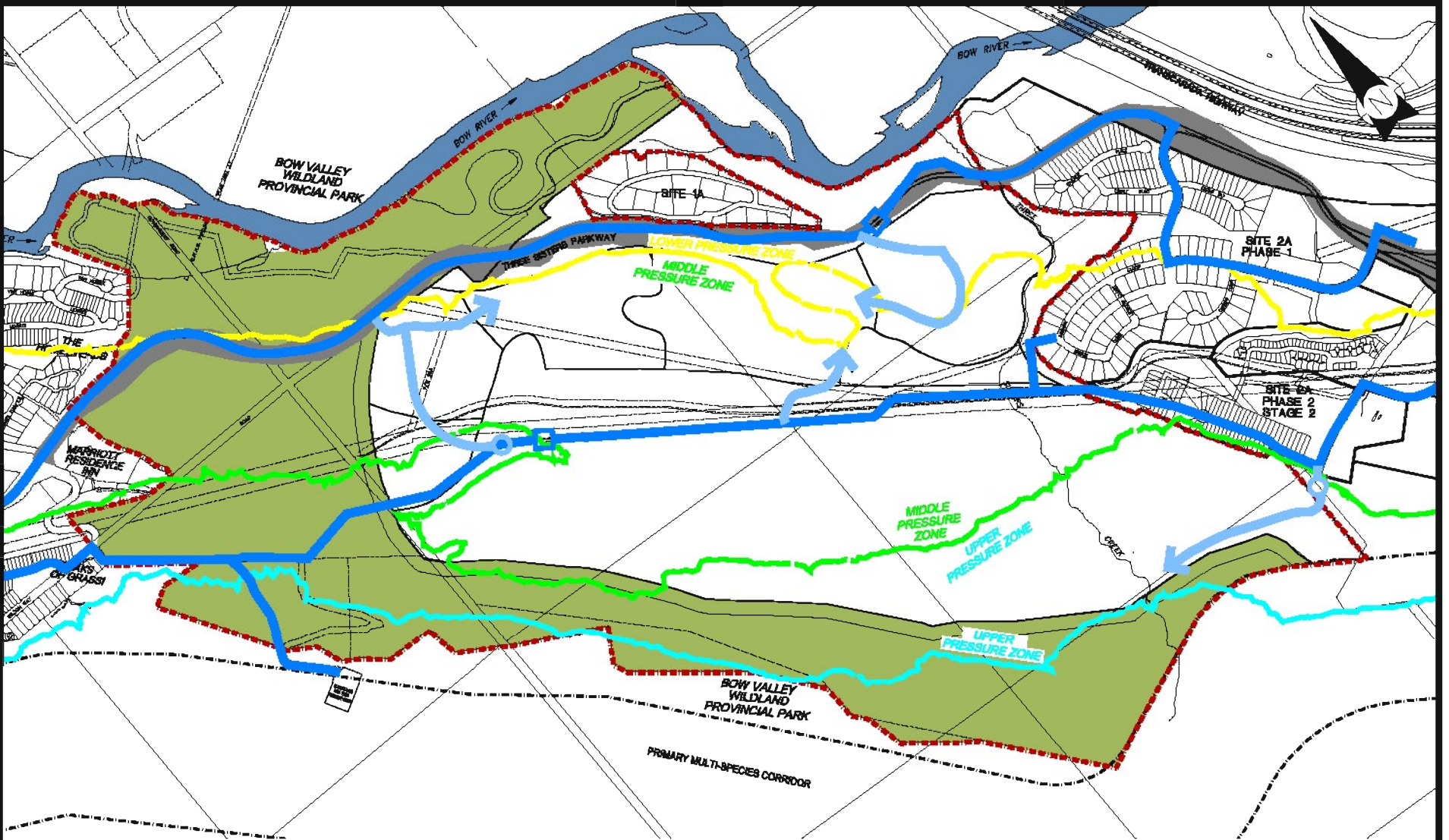
- a) Major components of the stormwater management system are shown conceptually on Map 9.
- b) The stormwater management system for the Plan Area shall be designed to adequately and efficiently serve the ultimate development of the area.
- c) As part of an application for subdivision, an applicant shall submit a Stormwater Management Plan consistent with the Master Drainage Plan as approved by the Town and the Province to demonstrate that the site can be serviced in accordance with the overall design of the stormwater management system for the Plan Area.
- d) The stormwater management system shall introduce mitigation measures where determined appropriate to address the potential impact of water quality of existing water courses.
- e) The costs of validating, designing and constructing any storm water facilities within the Plan Area shall be shared amongst the benefiting lands and parties according to the respective benefit resulting from the facilities.
- f) The costs of designing and constructing any oversize storm water facilities within the Plan Area will be recovered and reimbursed to the party constructing the

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

facilities, through appropriate methods, including but not limited to: off-site levies, or allocation of cost agreements or endeavors to assist as part of Subdivision Servicing or Development Agreements.

- g) A maintenance agreement may be required for areas within the Golf and Recreation Area, to be determined at the development permit application stage.

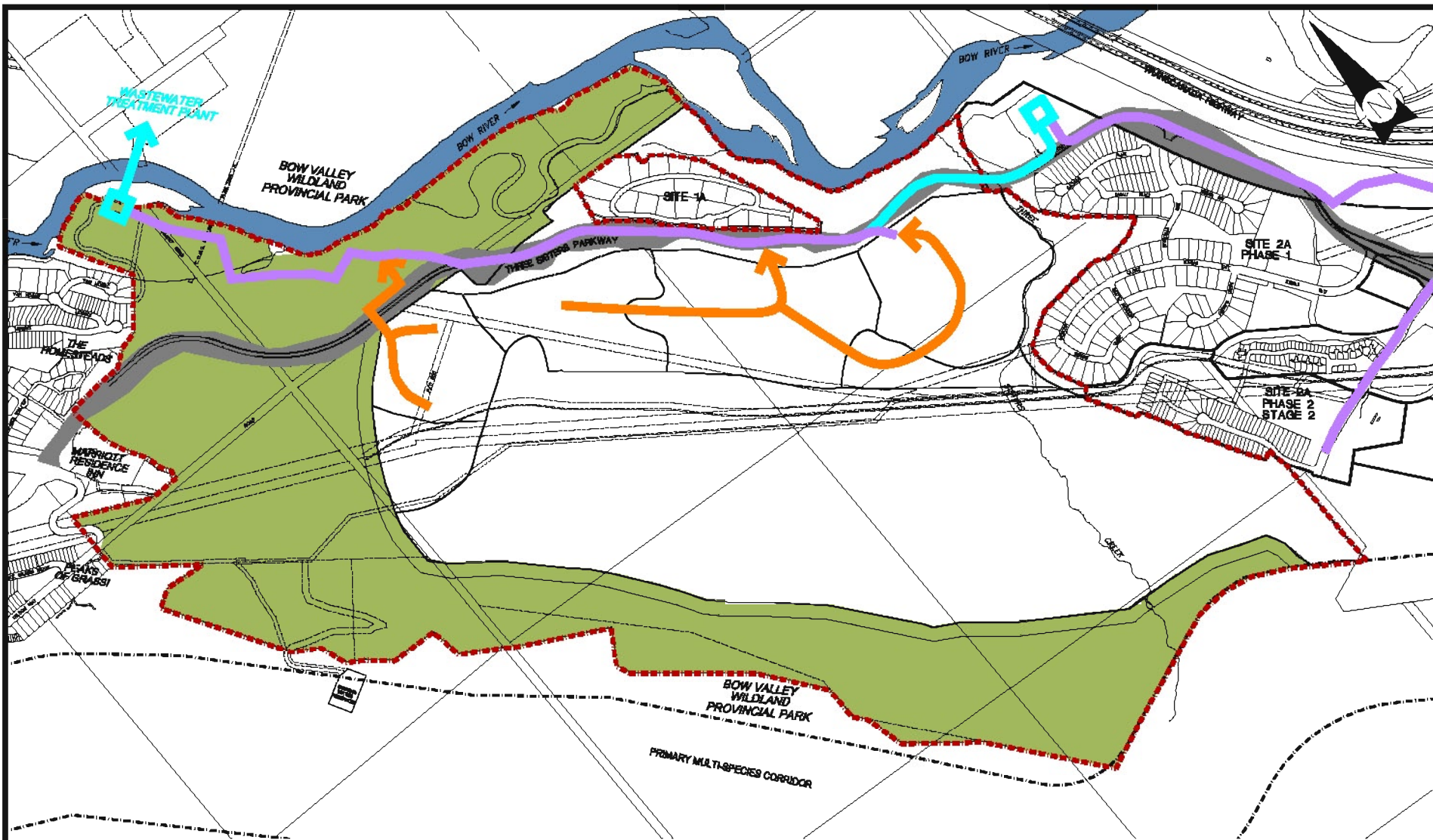




Map 7
Water
 Three Sisters Mountain Village
 Resort Centre
 Area Structure Plan

- Legend
- - - - - ASP Boundary
 - Existing Watermains
 - Proposed Watermains
 - Existing Pressure Reducing Valve Chamber
 - Proposed Booster Station
 - ~ Lower Pressure Zone
 - ~ Middle Pressure Zone
 - ~ Upper Pressure Zone

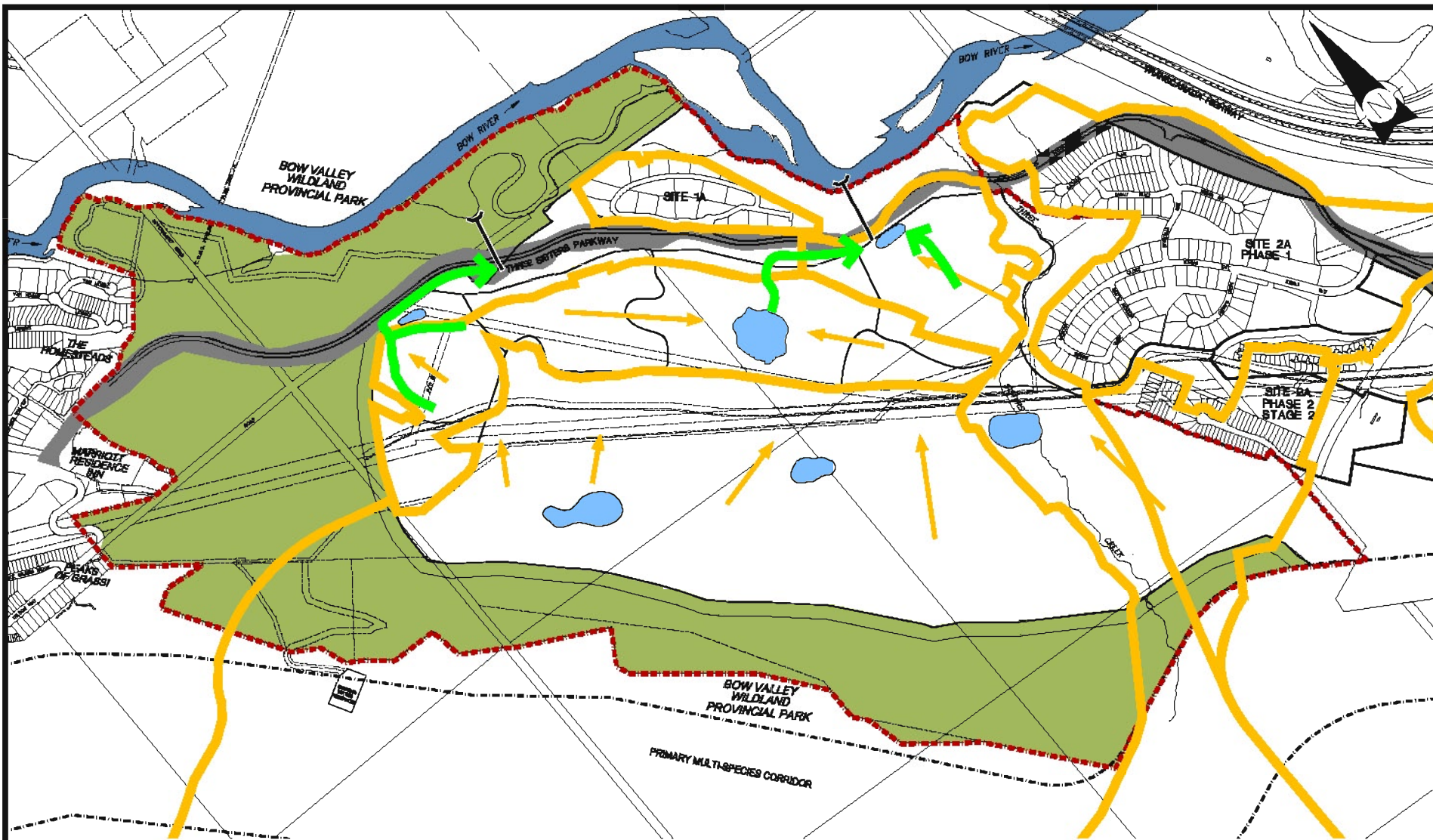




Map 8
Sanitary Sewer
 Three Sisters Mountain Village
 Resort Centre
 Area Structure Plan

- Legend
- - - - - ASP Boundary
 - Ex Sanitary Lift Station
 - Ex Sanitary Force Main
 - Ex Sanitary Gravity Main
 - Proposed Sanitary Gravity Main





Map 9
Storm and Overland Drainage
 Three Sisters Mountain Village
 Resort Centre
 Area Structure Plan

- Legend
- - - - - ASP Boundary
 - Proposed Outfall
 - Proposed Pond
 - Proposed Overland Drainage Course
 - Proposed Catchment Area Boundary
 - Drainage Direction



8.0 ENVIRONMENTAL POLICIES

8.1 PROMOTE ENVIRONMENTAL SUSTAINABILITY

8.1.1 Objectives

Ensure that future development of the Plan Area is consistent with previous environmental / wildlife studies and recommendations.

Protect environmentally sensitive areas.

Continue to emphasize protection of the environment as a key consideration in the development of the Plan Area, based on significant achievements to date.

Continue activities in research and data collection as per the requirements of the decision report of the Natural Resources Conservation Board relative to application 9103, November 1992.

The emphasis on pedestrian supportive urban design and development will promote alternate modes of transportation as a result will help conserve resources, improve travel choices, and reinforce the recreation-based characteristics of the plan area.

Assess principles of sustainable development in the planning and design of the Plan Area, and implement where feasible.

An informed public, corporate and community participation, stewardship and partnerships in the acquisition, management, research and protection of appropriate natural environments should be promoted.

8.1.2 Policies

- a) Landscape preservation through appropriate siting and design of buildings, infrastructure and landscaping shall be encouraged within the Plan Area.
- b) Protection and appropriate treatment of significant natural features shall be encouraged within the Plan Area.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- c) Where possible, representative and viable natural habitat types will be protected and maintained as an integral component of the parks and open space system. Generally, natural areas may be protected through:
 - dedication as Environmental Reserve;
 - dedication as Municipal Reserve;
 - acquisition by the Town and subsequent dedication as Municipal Reserve; and
 - placement of a Conservation Easement(s).
- d) Construction Management Plans shall be prepared as part of all new subdivision and significant development permit applications consistent with the recommendations and requirements of the current approved Wildlife / Human Interaction Prevention Plan.
- e) Builders are encouraged to design, locate, and construct buildings with the objective of reducing resource consumption. Resource-saving design and building techniques, such as optimizing solar exposure, xeriscaping, and ecological landscaping that supplements heating and cooling systems should be considered in site planning, building design, and construction.
- f) Follow best management practices in the application of erosion and sedimentation controls.

8.2 PROTECT WILDLIFE CORRIDORS

8.2.1 Objectives

Acknowledge existing wildlife corridors within the Plan Area and ensure such corridors are integrated into the wildlife travel corridors and connect to habitat patches outside the Plan Area.

Ensure that future development of the Plan Area is consistent with previous environmental / wildlife studies and recommendations.

Ensure that the design and development of the Resort Centre Land Use Concept does not adversely conflict with or constrain the movement of wildlife around the periphery of the Plan area.

Recognize that diversity of wildlife habitat, association of vegetation communities, frequent use by a number of wildlife species, and its role in maintaining viability of habitat beyond its boundaries are important characteristics of the Plan Area.



**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

Protect important locally and regionally significant wildlife movement corridors for carnivores, ungulates and other species around the Plan area through the application of appropriate land use planning techniques.

Protect environmentally significant areas and features, in particular wildlife corridors, enhancing natural open spaces and features and accommodating local and regional pathway systems and linkages within and surrounding the planning area.

Minimize the impact of construction activities within environmentally sensitive areas, which includes wildlife corridors.

8.2.2 Policies

- a) The Town of Canmore shall continue to work with adjacent Municipalities and the appropriate government officials to cooperatively protect contiguous natural habitat.
- b) The functional utility of wildlife movement corridors as identified schematically on Map 4 shall be protected and maintained for a variety of wildlife species in accordance with the Wildlife Corridor Assessment Report (2002) and applicable Conservation Easement(s) in place.
- c) In accordance with the Canmore Municipal Development Plan:
 - any development adjacent to established wildlife corridors, including increased intensity of existing uses will be evaluated for its potential impact on wildlife habitat and movement within and adjacent to the proposed development;
 - as part of the development permit application and review process the Development Authority will circulate applications as appropriate to relevant committees and agencies such as Community Services, Environmental Advisory Review Committee and Alberta Sustainable Resource Development for information and comments.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- d) Re-vegetation of the “Tipple Site” will follow third-party evaluation and remediation of the site, subject to approval by the Province.
- e) Re-vegetation of areas south of the Three Sisters Parkway shall be completed in conjunction with the recommendations of the *Assessment of Wildlife Corridors Within DC Site 1, DC Site 3, and District “R”* Final Report, November 2002.
- f) The requirements and responsibilities for long term management of the integrated along-valley and cross-valley wildlife corridors shall be governed by the relevant provisions and definitions of the *Wildlife Act*, or other relevant regulatory documents, and relevant regulations, terms and conditions of applicable Conservation Easement Agreement(s) and an approved Wildlife / Human Interaction Prevention Plan. TSMV shall administer its obligations as outlined by the approved WHIPP plan, for the time period as required by the Province.
- g) In addition to Policy 8.2.2 (f), the following supplementary techniques, subject to provincial regulations and the terms and conditions of applicable Conservation Easement Agreement(s) and an approved Wildlife / Human Interaction Prevention Plan may be undertaken, by any or all of the following potential methods, subject to agreement between the Town of Canmore and the Developer and any affected third party(ies):
- Dedication of lands to the Province as a Provincial Park;
 - Establishment of a Conservation Stewardship Organization;
 - Creation of an endowment fund from municipal taxes levied against lands that are the subject of a Conservation Easement for the purpose of establishing wildlife corridors and / or Wildlife Corridor Buffer(s);
 - Delegation of conservation easement controls to a conservation organization(s);
 - Establishment of a resort association;
 - Or other method to be determined that is mutually acceptable to the Town / Developer.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- h) Pursuant to Policy 8.2.2 (g), the method for ongoing management shall be determined by the earlier of: five (5) years from third reading of this Area Structure Plan or prior to the last phase of development within the Plan Area, unless otherwise agreed to by the Town of Canmore.
- i) Within three (3) months of 3rd reading of this Area Structure Plan the conservation easement on the wildlife corridor will be registered to the mutual satisfaction of the Town of Canmore and Three Sisters Mountain Village.

8.3 MANAGE SLOPES

8.3.1 Objectives

Protect escarpments which are environmentally sensitive or may be subject to instability and to ensure that development proceeds in a safe manner with due concern for issues related to slope stability.

Ensure consistency between the policies of this Plan and the policies contained in the Town of Canmore Municipal Development Plan with respect to escarpments and steep slopes.

Facilitate consideration of the application of slope-adaptive building techniques to maximize development while ensuring that development proceeds in a safe manner with due concern for issues related to slope stability, and consideration of the natural land form in site planning and building design.

8.3.2 Policies

- a) In accordance with the Town of Canmore Land Use Bylaw 09-099 the following shall apply:
 - 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 erosion impacts.
- b) Slope adaptive development is encouraged, where appropriate, subject to review of items related to slope stability, visual impact and vegetation by the Town of Canmore. The use of alternative development standards and designs should be considered where appropriate. Criteria and guidelines for slope-adaptive building techniques shall be determined between the Town and the Developer, and will be reviewed for site-specific applicability at the subdivision application stage.
- c) For visitor accommodation, residential and commercial land uses the primary criterion for building setbacks from the top or bottom of slope will be slope stability.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- d) Prior to subdivision or development on or adjacent to steep slopes, suitable geotechnical analyses shall be provided to the Town to determine that the proposed development can be safely constructed. A slope stability report, acceptable to the Town Engineer, shall be submitted by a qualified professional geotechnical engineer, confirming the adequacy of all foundations.
- e) Crossings of ravines by roads and utilities should be minimized and shall be subject to approval by the Town. Continuity of water flow, whether permanent or intermittent, shall be maintained. Archaeological sites, springs and types of rare plant species should be avoided.
- f) The exact boundary locations of future environmental reserves shall be established at the time of subdivision application based on the applicable provisions of the Municipal Government Act and applicable policies of the Town of Canmore Municipal Development Plan.

8.4 PROVIDE APPROPRIATE SETBACKS FROM WATER

8.4.1 Objectives

Establish development and building setbacks consistent with the Town of Canmore Municipal Development Plan setback requirements.

8.4.2 Policies

- a) As per the Town of Canmore Land Use Bylaw 09-99, new development areas, including "Future Growth Areas" identified in the Municipal Development Plan shall be set back a minimum of 60 metres from the top of bank of the Bow River.
- b) The "top of bank" shall be the legal bank as defined in the Alberta Surveys Act.
- c) Policies contained within the Town of Canmore Municipal Development plan pertaining to setbacks shall be applied at the subdivision application stage.

8.5 MANAGE DEVELOPMENT IN UNDERMINED AREAS

8.5.1 Objectives

Portions of the plan area are undermined from previous coal mining operations. Any area that is proposed for development that is affected by undermining will be mitigated in accordance with Town of Canmore Policies and Provincial Regulations.

Provincial orders in council Regulation # OC 260/97, OC 265/97 and OC 266/97 provide for development on undermined lands within the Three Sisters Mountain Village area. The



**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

Province of Alberta will ensure all liability issues associated within development in these areas will not accrue to the Town of Canmore.

Ensure that proposed subdivision or development on or in close proximity to undermined areas are evaluated pursuant to the Undermining Policies contained in the Town of Canmore Municipal Development Plan.

8.5.2 Policies

- a) Proposed subdivision or development on undermined areas shall be in accordance with the Canmore Undermining Review Regulation, Alberta Regulation 114/97 of the Municipal Government Act.
- b) Proposed subdivision or development on or in close proximity to undermined areas shall be subject to evaluation and reporting evaluated pursuant to the Undermining Policies contained in the Town of Canmore Municipal Development Plan.

8.6 PROMOTE WILDFIRE MANAGEMENT

8.6.1 Objectives

Promote wildfire risk management through application of appropriate techniques and education for all new development within the Plan Area.

Promote ongoing recognition and active application of fire protection techniques for wildfire management in the construction and operation of the resort centre.

Ensure consistency between this Plan and Policies contained in the Town of Canmore Municipal Development Plan with respect to wildfire management.

8.6.2 Policies

- a) New subdivision and significant development applications deemed to be located in the wildland / urban interface shall submit a Wildfire Risk Assessment Plan in accordance with the requirements of the Town of Canmore Municipal Development Plan.

9.0 IMPLEMENTATION POLICIES

9.1 AMENDMENTS TO THE TOWN OF CANMORE LAND USE BYLAW

9.1.1 Objectives

To implement the provisions of this Plan through appropriate Land Use Bylaw amendments. In order to achieve the goals and objectives of this Plan, amendments to the Town of Canmore Land Use Bylaw will be required to ensure conformity between land use areas within the Plan area and land use districts pursuant to the Town of Canmore Land Use Bylaw.

To utilize existing standard land use districts contained in the Town of Canmore Land Use Bylaw where appropriate.

Recognize the need to create a specialized land use district or districts within the Plan Area, where required, to permit the provisions of the Plan to be implemented.

9.1.2 Policies

- a) The Land Use Concept described in this Area Structure Plan and associated development performance standards shall be effected by amendment to the Town of Canmore Land Use Bylaw (09-99) through the redesignation of the lands contained within the planning area presently designated 1-98 (DC) and R Special Recreation District to appropriate land use districts, as required.
- b) Remaining Gross Developable Area, Gross Floor Area and dwelling / accommodation units within the Plan Area and remaining DC Sites pursuant to Bylaw 1-98(DC) are referenced in Table 2 in Part 2 of this Area Structure Plan.
- c) Tracking of development of Gross Developable Area, Gross Floor Area and dwelling / accommodation units in the Plan area in relation to allocations over the entire TSMV property, shown in Table 2 in Part 2 of this Plan, shall occur on an annual basis.
- d) Amendments to Bylaw 1-98(DC) shall be required corresponding to any reallocation of Gross Developable Area, Gross Floor Area and dwelling / accommodation units pursuant to Policy 5.2 (c) and (d). Such amendments shall be completed prior to approval of a Terms of Reference for the first area structure plan for DC Sites 7, 8 and 9. In any case, the maximum number of Gross Developable Area, Gross Floor Area and dwelling / accommodation units shall be consistent with Bylaw 1-98(DC) for the overall project area.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- e) As subdivision proceeds, further amendments to the Town of Canmore Land Use Bylaw may be required from time to time within a given subdivision area in order to maintain conformity between the policies of this Plan and the Town of Canmore Land Use Bylaw.
- f) New specialized land use districts shall be required for Stages 2 through 7 as shown on Map 10 as determined to the mutual satisfaction of the developer and the Town of Canmore prior to development permits being issued if existing land use zoning cannot reasonably accommodate the development planned.

9.2 STAGING OF GROWTH

9.2.1 Objectives

Ensure development within the Plan Area occurs in a staged manner, which respects the logical extension of utilities and roadways.

Provide a framework for the development of core commercial resort areas, recognizing these as important catalysts and contributors to development of the overall Plan as a resort centre.

Acknowledge market forces and their impact on the form and timing of development within the Plan Area.

Provide for the development of employee housing commensurate with resort accommodation and commercial development in appropriate locations.

Balance the provision of residential and commercial development through appropriate staging of development.

9.2.2 Policies

- a) Development within the Plan Area shall proceed generally from east to west as shown conceptually on Map 10. Development staging shall occur in a sequence that reflects the availability of required utility infrastructure and access roadways, subject to prevailing market conditions.
- b) The initial stage of development within the Plan area shall be based on market requirements and the logical extension of utilities and roadway access, and is likely to include the Golf Course.
- c) Phasing of development shall proceed in consultation between the Town of Canmore and the developer.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

- d) Utilities, roads and trails shall be staged so that all new development within the Plan Area is serviced by the required utility systems and transportation networks.
- e) Employee housing units shall be provided pursuant to the applicable policies of this Plan through the construction or securing of units in conjunction with construction of resort accommodation and commercial development at the Development Permit application stage.

9.3 PLANNING EVALUATION

9.3.1 Objectives

To implement the provisions of this Plan through application of the Town's existing permitting and approvals processes.

Ensure the submission of required supporting information by an applicant in order to assist Council, the subdivision authority or the development authority in evaluating a proposal in terms of its conformity with this Plan. While the implementation of the plan will be achieved through many different planning initiatives (subdivision, development, road closures, development agreements, etc.), the principle means of implementation will occur through the subdivision / land use redesignation process. As such, special studies and concept plans may be requested at the subdivision application stage and may result in unique subdivision conditions or land use controls being applied to a site.

9.3.2 Policies

- a) The timing, direction and extent of development within the Plan Area shall be determined primarily through the subdivision and land use redesignation application processes, which will establish the design and land use pattern for development cells.
- b) The normal Town of Canmore process of subdivision application and approval processes shall be required for further subdivision of lands and the creation of any new land titles within the Plan Area.
- c) The normal Town of Canmore process of development permit application and approvals processes will be required prior to the commencement of any development within the Plan Area.
- d) Locate buildings to consider visual impact when viewed from the floor of the Bow Valley, particularly from the Trans-Canada Highway.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

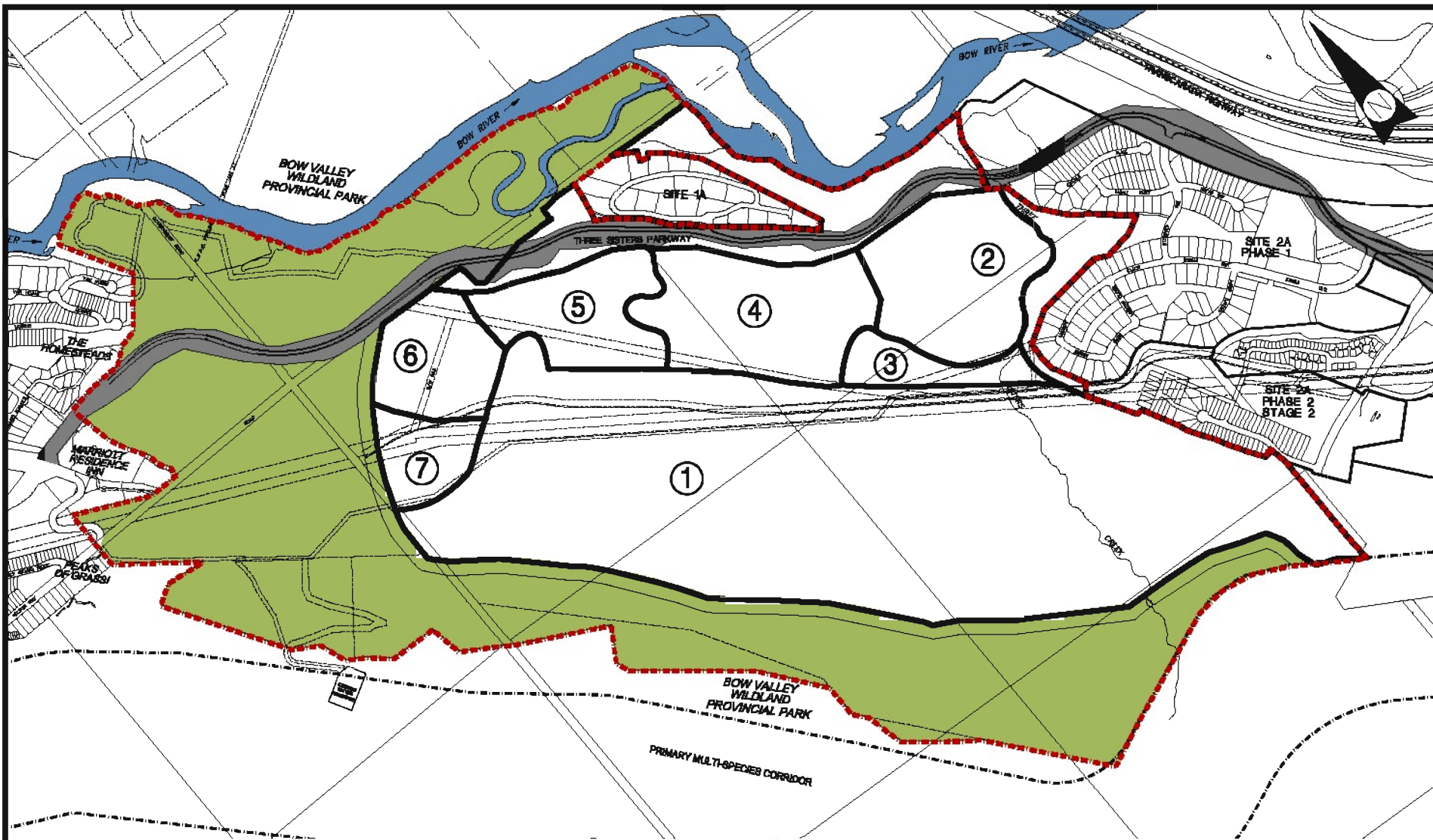
- e) Architectural treatment in the Resort Core, Resort Expansion, and Resort Accommodation Areas shall be consistent with Architectural Guidelines, which will be established and enforced by the Developer.
- f) Visual impact analyses shall be required as part of approvals for larger or potentially visible developments located within the Plan Area.
- g) Potential visual impact locations shall be finalized at the subdivision application stage or major development permit application stage.
- h) Potential noise impact sources shall be reviewed at the subdivision application stage or major development permit application stage between the Town and the applicant.

9.4 EXTRA-JURISDICTIONAL REQUIREMENTS

9.4.1 Objectives

To recognize the requirements of other jurisdictions in addition to the Town of Canmore in the approvals process for subdivision and development within the Plan Area.





Map 10
Staging
 Three Sisters Mountain Village
 Resort Centre
 Area Structure Plan

Legend

- ASP Boundary
- Conceptual Phase Boundary
- 2 Conceptual Phase Numbers

NOTE: Final phase areas and phasing sequence are subject to servicing factors and market conditions.

**THREE SISTERS MOUNTAIN VILLAGE
RESORT CENTRE AREA STRUCTURE PLAN
SEPTEMBER 21, 2004**

9.4.2 Policies

- a) An application for subdivision within the Plan Area shall be evaluated by Alberta Sustainable Resource Development, per the requirements of the current approved Wildlife / Human Interaction Prevention Plan.
- b) Issues of interest to Alberta Environment, Alberta Sustainable Resource Development, Alberta Forestry, Land and Wildlife and the Department of Fisheries and Oceans, including, but not limited to biophysical impacts, wildlife corridor crossings, drainage schemes and water diversion, golf course chemical uses, interconnection of roadways and pathways, protection of riverbanks and fish stocks, and land use compatibility across jurisdictional boundaries, the Bow Valley Wildland Provincial Park, shall require a process of consultation with the affected agency. Any subdivision, land use redesignation or development permit application on lands affected by the noted issues of interest shall be circulated to the appropriate Department for evaluation and comments.
- c) Any environmental damage, which occurs during development, shall be rehabilitated by the developer / builder in all areas to be retained in a natural state.
- d) Major subdivision and development permit applications shall be circulated to Alberta Community development for comment if such as application encompasses a site identified for further study in the existing October, 1991 Historical Resources Impact Assessment.

v:\1165\active\116510690\site_1_3\correspondence\general\reports\2004\oct\resort_centre_asp\final_20041020\resort_centre_asp_report_text_final.doc



PART II – SUPPORTING INFORMATION

Part II of this Plan is non-statutory and does not form part of the bylaw adopting this Plan. The Supporting Information may be updated from time to time to ensure that it remains current and accurate.

Supporting Information to the Plan contained in this Part consists of the following:

I. SITE ANALYSIS

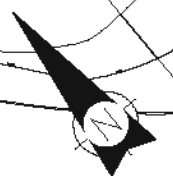
- Map 11 - Ownership Plan
- Map 12 - Aerial Photo
- Map 13 - Vegetation Cover and Wildlife Corridor
- Map 14 - Undermining
- Map 15 - Slope Analysis
- Map 16 - Road Closure

II. PERPETUALLY AFFORDABLE AND EMPLOYEE HOUSING GUIDELINES

III. RESORT CENTRE DESIGN PRINCIPLES

IV. THREE SISTERS DEVELOPMENT ALLOCATIONS

I. SITE ANALYSIS



Map 11
Ownership Plan
 Three Sisters Mountain Village
 Resort Centre
 Area Structure Plan

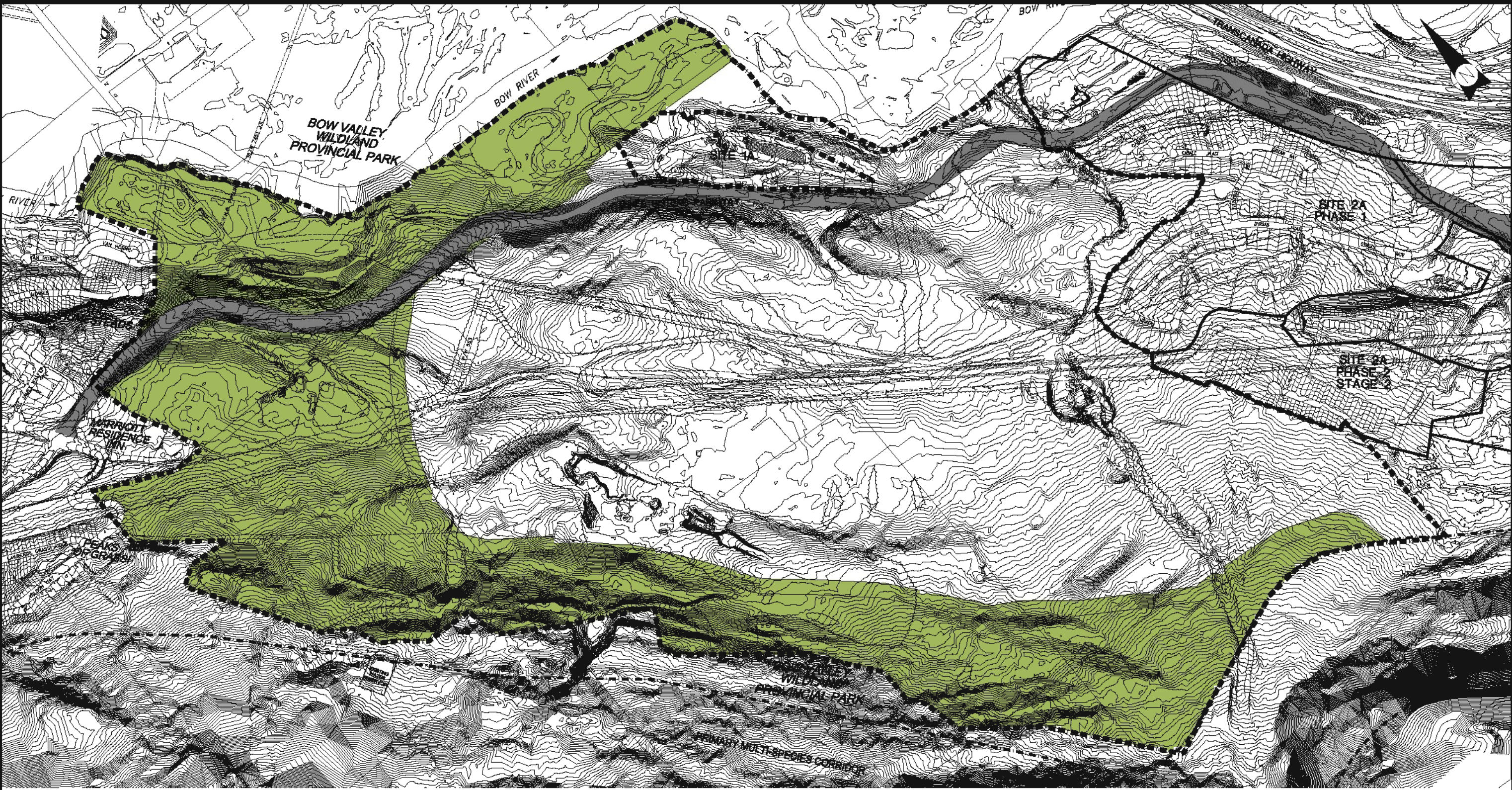
- Legend
- OWNER**
- LAND OWNED BY THREE SISTERS RESORTS INC.
 - LAND OWNED BY STEWART CREEK GOLF CORP.
 - LAND OWNED BY D.R.I. PROPERTIES LTD.
 - LAND OWNED BY 748478 ALBERTA LTD.
 - LAND OWNED BY GRAND CANADIAN RESORT INC.
- ASP BOUNDARY



Map 12
 Aerial Photo
 Three Sisters Mountain Village
 Resort Centre
 Area Structure Plan

Legend
 - - - - - ASP Boundary
 ~~~~~ Areas of Existing Vegetation Clearance



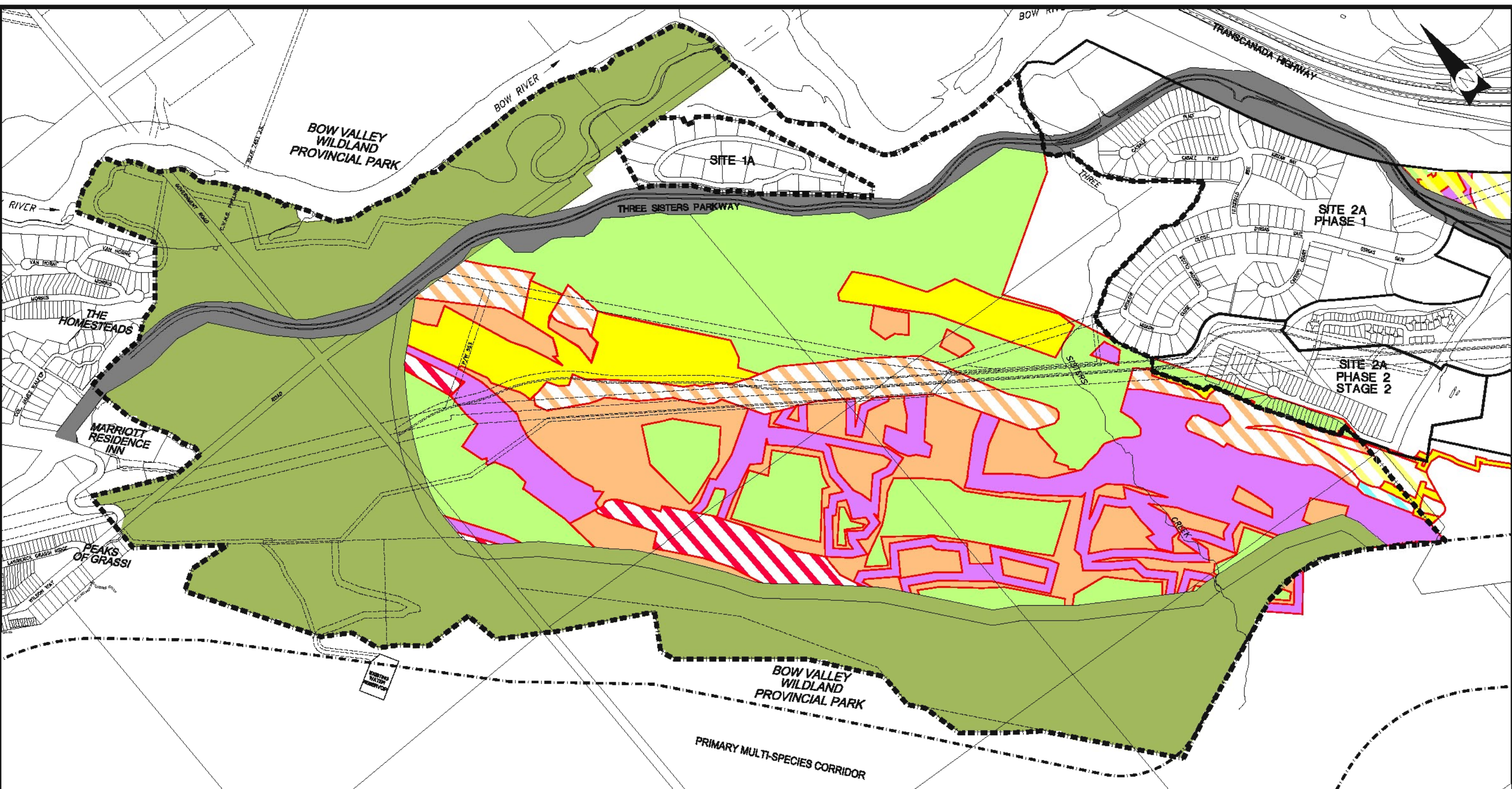


Map 13  
**Vegetation Cover and Wildlife Corridor**  
 Three Sisters Mountain Village  
 Resort Centre  
 Area Structure Plan

Legend  
 - - - - - ASP Boundary  
 Areas of Existing Vegetation Clearance



V:\1186\active\11851060\site\_1\urban\_planning\general\area\_structure\_plan\phase\_01\drawing\exp\_2004007\_Site 1 & 3 ASP Base.dwg



Map 14  
**Undermining**  
 Three Sisters Mountain Village  
 Resort Centre  
 Area Structure Plan



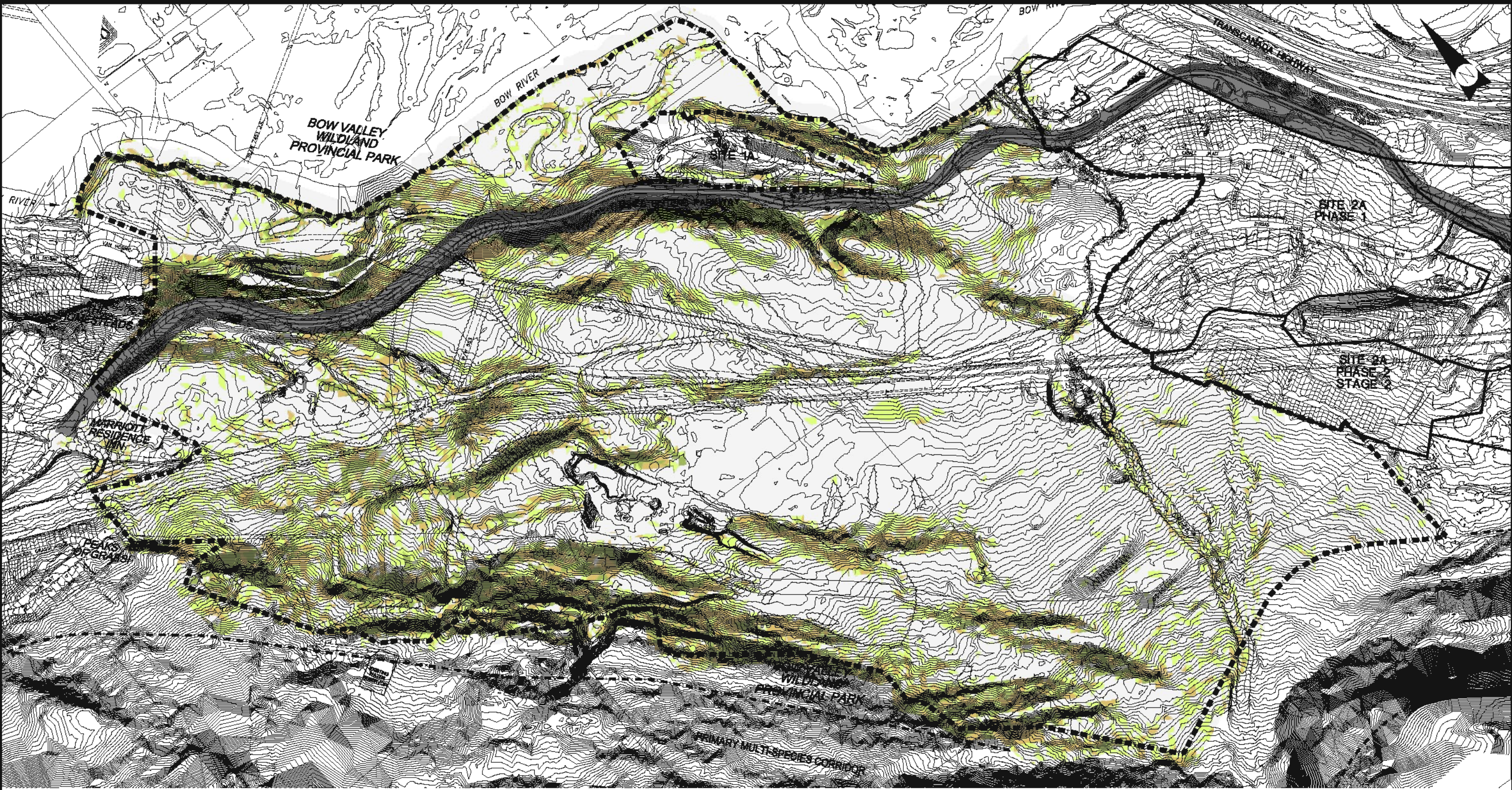
**Legend - Undermining Development Zoning**

- REFER TO APPROPRIATE REPORT
- NO TO SOME STRUCTURAL MITIGATION REQUIRED FOR ALL FORMS OF DEVELOPMENT. NO GROUND MITIGATION REQUIRED.
- STRUCTURES MAY BE BUILT WITH STRUCTURAL MITIGATION. GROUND MITIGATION POSSIBLY FEASIBLE. SUITABLE FOR ROADS, UTILITIES AND GREEN SPACES WITHOUT GROUND MITIGATION.
- GROUND MITIGATION CONSIDERED ECONOMICALLY FEASIBLE FOR ALL FORMS OF DEVELOPMENT.
- POSSIBLY DEVELOPABLE, LARGE GROUND STRAIN POSSIBLE.

- ZONE A (NO UNDERMINING ISSUES)**  
 • Have no record of undermining and are not likely to contain unrecorded workings.  
 • Based on calculations, are beyond possible lateral zones that may be affected by subsidence from mining in adjacent areas.
- ZONE B1**  
 • There is no evidence that strikes have, in fact, occurred, despite being within a zone where strikes could develop.  
 • Undermining could consist of road and pillar workings or single development openings.  
 • A drilling investigation should be undertaken to establish conditions above the mine workings and the actual overburden thickness.  
 • The zone defined as B1 includes a calculated lateral offset distance.
- ZONE B2**  
 • One or more surface features are present and hence further development is possible.  
 • A drilling investigation should be undertaken to establish conditions above the mine workings and the actual overburden thickness.  
 • The zone defined as B2 includes a calculated lateral offset distance.

- ZONE C1**  
 • The area has not been de-pillared and a stability analysis indicates that the current pillar configuration is stable (Factor of Safety >1.0).  
 • An extraction of potential subsidence is required.  
 • A drilling investigation should be used to verify the location of mine workings and provide data for detailed stability calculations. The drilling will also provide the overburden thickness.
- ZONE C2**  
 • The area has been de-pillared and a stability analysis indicates that the current pillar configuration has a Factor of Safety <1.0.  
 • An extraction of potential subsidence is required.  
 • A drilling investigation is required to establish the condition of the rock mass above the mine workings, the pasteur geometry of de-pillared areas in order to define the boundaries of the zone.
- ZONE D (VERTICAL WORKINGS)**  
 • This zone is intended to apply to surface areas that may be affected by vertical workings or backfilled open pits. Significant sinkholes and/or subsidence benches could occur in this zone. Close limits from workings of the type should be determined but a minimum of 50 m can be used for planning purposes.

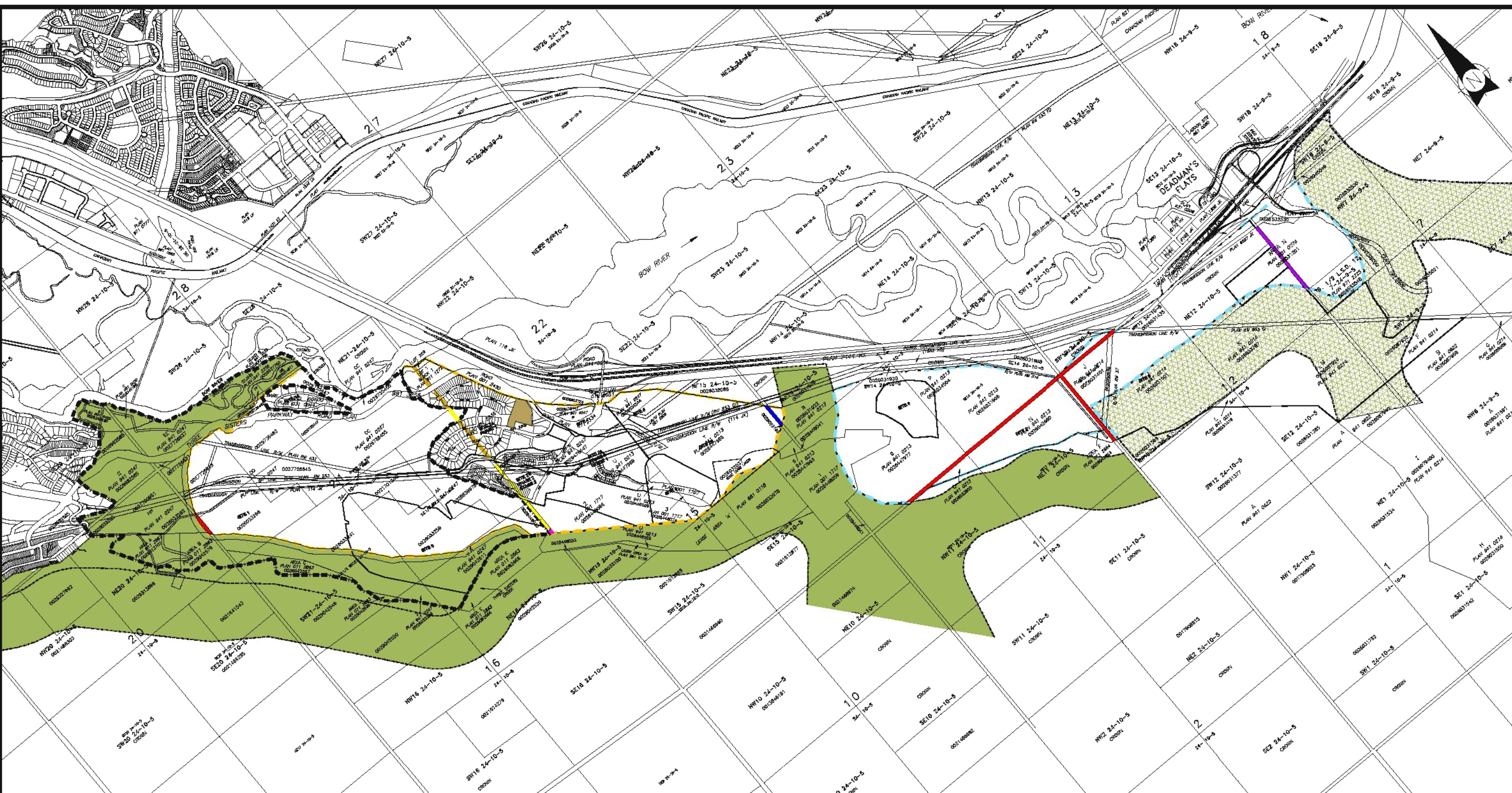
Legend  
 ASP Boundary



**Map 15**  
**Slope Analysis**  
 Three Sisters Mountain Village  
 Resort Centre  
 Area Structure Plan

| Legend         |                      |
|----------------|----------------------|
|                | ASP Boundary         |
|                | 1m Contour Intervals |
| Slope Analysis |                      |
|                | Slope 0% - 15%       |
|                | Slope 15% - 22%      |
|                | Slope 22% - 35%      |
|                | Slope >35%           |





**Map 16**  
**Road Closure**  
 Three Sisters Mountain Village  
 Resort Centre  
 Area Structure Plan



| Area A                            | Area B                             |
|-----------------------------------|------------------------------------|
| 351.94ha± (869.6act)              | 199.26ha± (492.4act)               |
| <b>Closed Road Allowance</b>      | <b>Closed Road Allowance</b>       |
| 1.50ha± (3.7act)                  | 1.05ha± (2.6act)                   |
| 0.08ha± (0.1act)                  |                                    |
| 0.33ha± (0.8act)                  |                                    |
| 1.25ha± (3.1act)                  |                                    |
| <b>Allowance to be Closed</b>     | <b>Allowance to be Closed</b>      |
| 0.33ha± (0.8act)                  | 4.67ha± (11.6act)                  |
| <b>Sub Total</b> 3.47ha± (8.6act) | <b>Sub Total</b> 5.72ha± (14.2act) |
| <b>Community Lands Provided</b>   | <b>Community Lands Provided</b>    |
| 2.12ha± (5.2act)                  | 0ha± (0act)                        |
| <b>Balance</b> 1.35ha± (3.4act)   | <b>Balance</b> 5.72ha± (14.2act)   |

- Legend**
- ▬ ASP Boundary
  - ▬ DC Site Boundary (Bylaw 1-98(DC))
  - ▬ Wildlands Conservation District
  - ▬ Open Government Road Allowance (5.00ha± (12.4act))  
Owned by Her Majesty the Queen
  - ▬ Closed Government Road Allowance (1.50ha± (3.7act))  
Owned by TSMV LTD.

- ▬ Closed Government Road Allowance (0.08ha± (0.1act))  
Owned by Stewart Creek Golf Corp.
- ▬ Closed Government Road Allowance (0.33ha± (0.8act))  
Owned by Town of Canmore
- ▬ Closed Government Road Allowance (1.05ha± (2.6act))  
Owned by Three Sisters Resort Inc.
- ▬ Closed Government Road Allowance (1.25ha± (3.1act))
- ▬ Community Lands in Site 2A Phase 1 (2.12ha± (5.2act))

\\1105\active\114510490\town\_general\urban\_planning\general\road\_closure\concept\drawing\site\_1\_3\_roadclosure.dwg

## II. PERPETUALLY AFFORDABLE AND EMPLOYEE HOUSING GUIDELINES

**TABLE 1  
PERPETUALLY AFFORDABLE AND EMPLOYEE HOUSING GUIDELINES**

1. This table is to be used as a **guideline only**, by providing examples of the ratio of potential future perpetually affordable (“PAH”) / employee housing units attributable to the Three Sisters Mountain Village area.
2. This table will require updating from time to time to reflect current conditions.
3. In the case where the Town of Canmore adopts Town-wide policies regarding employee housing and / or perpetually affordable housing policies applicable to all new commercial developments throughout the Town, Table 1 shall be deleted.

**A. BASE UNIT CALCULATION**

|                                                                             |        |
|-----------------------------------------------------------------------------|--------|
| • Total number of dwelling units at municipal build out (approx.)           | 10,000 |
| • Current dwelling unit inventory (approx.)                                 | 5,000  |
| • New dwelling units to be constructed (approx.)                            | 5,000  |
| • Perpetually affordable dwelling / employee housing units needed (approx.) | 4,000  |
| • Remaining TSMV dwelling units to be constructed (approx.)                 | 2,500  |

**B. TOWN-WIDE ALLOCATION CALCULATION**

|                                                                           |               |
|---------------------------------------------------------------------------|---------------|
| Perpetually affordable dwelling / employee housing units needed (approx.) | 4,000         |
| Total number of dwelling units at municipal build out (approx.)           | <u>10,000</u> |
| <b>Current ratio of perpetually affordable to total dwellings</b>         | <b>0.4</b>    |

|                                                                 |               |
|-----------------------------------------------------------------|---------------|
| Current dwelling unit inventory (approx.)                       | 5,000         |
| Total number of dwelling units at municipal build out (approx.) | <u>10,000</u> |
| <b>Current ratio of units built to those to be built</b>        | <b>0.5</b>    |

|                                                                      |            |
|----------------------------------------------------------------------|------------|
| <b>Town-wide allocation =</b>                                        |            |
| perpetually affordable housing units needed (approx.), multiplied by | 4,000      |
| <b>Current ratio of perpetually affordable to total dwellings</b>    | <b>0.4</b> |
| <b>Current ratio of built to those to be built</b>                   | <b>0.5</b> |
| <b>Total approximate Town-wide allocation =</b>                      | <b>800</b> |

**C. TSMV ALLOCATION CALCULATION**

|                                                                            |              |
|----------------------------------------------------------------------------|--------------|
| Remaining TSMV dwelling units to be constructed (approx.)                  | 2,500        |
| New Town-wide dwelling units to be constructed                             | <u>5,000</u> |
| <b>TSMV units available as a ratio of all available new dwelling units</b> | <b>0.5</b>   |

|                                             |            |
|---------------------------------------------|------------|
| <b>Town-wide allocation (from B, above)</b> | <b>800</b> |
| TSMV allocation ratio                       | 0.5        |
| <b>Total TSMV Allocation (approx.)</b>      | <b>400</b> |



### III. RESORT CENTRE DESIGN PRINCIPLES

THREE SISTERS MOUNTAIN VILLAGE

---

# RESORT CENTRE

RESORT DESIGN PRINCIPLES



---

S E P T E M B E R 2 1 , 2 0 0 4



## **INTRODUCTION**

A Resort Centre, developed in conjunction with a new Golf Course, will be the focal point of development for Site 1 + 3 of the Three Sisters Mountain Village. The proposed land use concept envisions a visitor oriented, resort core area development, flanked by and complemented by enclaves of Resort Accommodation areas and landscaped open space improvements. It is anticipated that this development will grow incrementally over a period of five or more years. When completed, the Resort Core of this development is intended to be a destination attraction complementary to downtown Canmore and other commercial and residential developments within Three Sisters Mountain Village.

### **Resort Design Principles**

The built form, the man-made landscape elements and the key functional components of the proposed development will be designed adhering to the principles described in the Resort Design Principles. The purpose of the Design Principles is to support and illustrate the intentions of the Area Structure Plan.

## **GENERAL PRINCIPLES**

### **Sustainable Development**

The Resort Centre should be developed adopting the principles of sustainable living. All development within the Plan Area will strive to utilize the natural land configuration to its advantage and to minimize alterations of the topography. The solar orientation, wind sheltering, four season usability of all amenities, symbiotic relation with the downtown functions, energy efficiency and reduction of motor vehicle use will be among the key factors guiding the further design/planning process.

### **Built Form**

Architectural Design Guidelines will be developed individually for each development cell to ensure a diverse built form united by a common overall theme. The buildings should be sensitively scaled, respecting the immediate natural surroundings, while taking advantage of the sites' configurations and view vistas. The building heights should respect the natural landscape.

### **Alternative Transportation Modes**

Non-vehicular transportation modes will be encouraged throughout the Resort Centre. Pedestrian and bicycle paths should form an integral part of the development. The internal trails will be connected to recreational and commuter regional trail systems. The planning of the Resort Centre will take into consideration possible future Transit System Nodes.

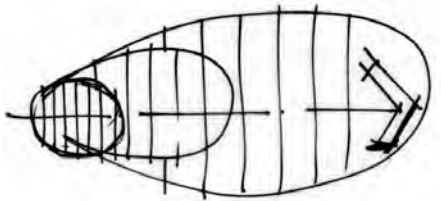
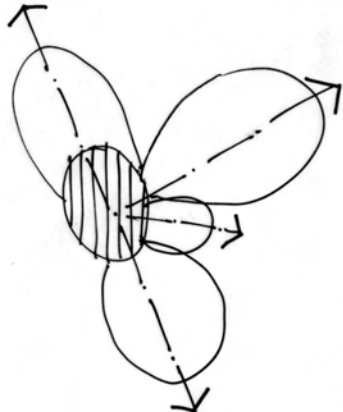
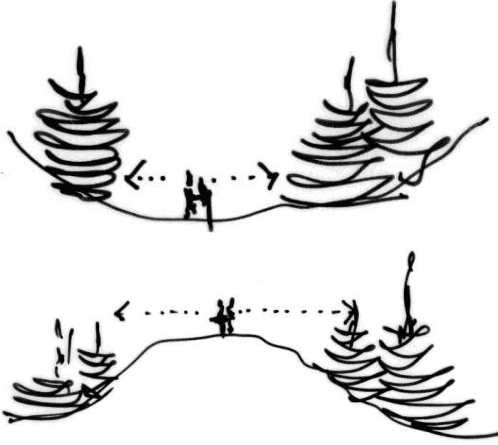
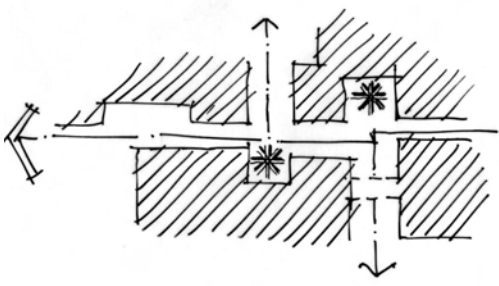
### **Views**

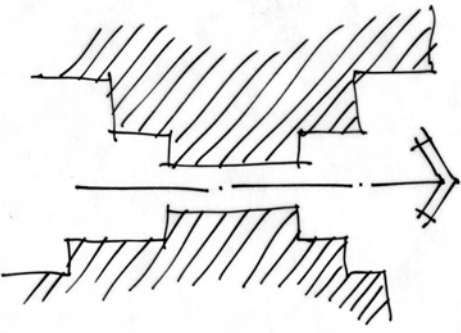
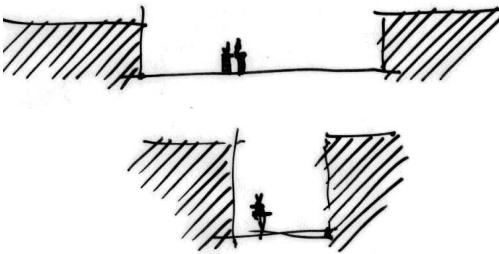

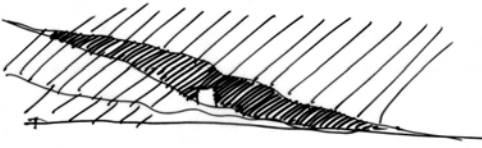

The key attraction for residents and visitors is the views of the mountains, thus setting and framing the best vistas will be of primary concern, informing all Resort planning and architectural design. Throughout the development, the key view sheds should be respected in all planning decisions.

### **Lighting and Landscaping**

The design of lighting and soft and hard landscaping should be carefully considered. Any disturbed areas should be rehabilitated and rendered natural looking. Local plant and hard landscape materials should be given preference. Lighting should be designed to enhance the landscape, signage and building appearance, while adhering to the "dark sky" preservation principles.

## General Design Principles

|                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p><b>Origins &amp; Growth</b></p> <p>Natural, organic growth of a community starts from a single location and expands over time. The point of origin gives the development its initial momentum and triggers further growth.</p>                                                                                                                                                                                                                                                                                                |
|    | <p><b>Nucleus/Evolution/Complexity</b></p> <p>Once a nucleus of a future community begins to take shape, expansion is naturally provoked. Organic, evolutionary growth, responding to the terrain and market conditions, progresses in many directions at varying speeds. The complexity of the development increases, leading towards a rich, intricate urban structure. The original nucleus becomes the core of the community and defines its focus and character.</p>                                                        |
|   | <p><b>Legibility/Orientation/Edges</b></p> <p>The legibility of the overall plan is essential for orientation and way finding within the development. The plan becomes legible when the logic of its overall layout is clear to the user. The arrangement of various districts is best understood from locations that make their edges clearly visible. Creating orientation points, from which the edges of various distinct areas are clearly visible, allows the logic of the overall plan to be revealed and understood.</p> |
|  | <p><b>Nodes/Procession</b></p> <p>The urban form is discovered and understood through mobility consisting of linear procession from one node to another. At these points, paths of possible movement connect or cross and a further direction of travel is decided. Each route and each node should be easy to recognize and remember thus helping the user form a “mental map” of the area</p>                                                                                                                                  |

|                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p style="text-align: center;"><b>Release/Compression</b></p> <p>The built form and the natural conditions framing the movement paths become more memorable and engaging if they are eventful. A sudden change of contrasting forms dramatically enhances user's experience: compressing the area of movement by narrowing the path of travel strengthens the sense of release when the flanking elements disappear and the space suddenly opens up.</p> |
|    | <p style="text-align: center;"><b>Enclosure/Space</b></p> <p>The experience of movement through an area is intensified if the type of surroundings is varied. The path of travel should be woven with alternating exposure to enclosed areas with limited visibility and wide-open spaces offering panoramic views.</p>                                                                                                                                  |
|   | <p style="text-align: center;"><b>Vista</b></p> <p>The mountain peaks, massifs and valleys form imposing views that should be captured by the plan and offered to the user. These vistas create memorable impressions and become symbolic of the entire development area.</p>                                                                                                                                                                            |
|  | <p style="text-align: center;"><b>Landmark</b></p> <p>Visible, recognizable and memorable forms, whether natural or manmade, become landmarks use for orientation in space. They not only enrich user's experience of space, but also are indispensable for the complete "mental map" of a community.</p>                                                                                                                                                |
|  | <p style="text-align: center;"><b>Containment</b></p> <p>For a community or a district to be identifiable it needs to be contained within recognizable limits. Topographic features should be used as natural edges defining specific areas and controlling growth.</p>                                                                                                                                                                                  |

## LAND USE CONCEPT

### RESORT CORE

#### **Purpose/Intent**

The Resort Core area is the heart of the Resort Centre. The site is a natural meadow and bowl, with extraordinary views of the Three Sisters peaks and the neighbouring mountain range. From the ridge, views are offered of the entire Bow Valley and the Lady McDonald mountain Range. These vistas serve as the visual focus and orientation for the resort core. Hotel and associated resort accommodation supporting a health and wellness theme should be developed here. Four-season usage will be encouraged. There will be a combination of public and private open space areas for guests and visitors to use and experience.

The Golf Course landscape should be carefully knit into the core edges. Parking should be located at the perimeter of the core area, encouraging pedestrian exploration of the built-form and open space areas. A central open space water feature will serve as a focal point and a key attraction. General exploration of the core area by the public will be encouraged to promote a variety of pedestrian based activities. Hotel developments should be allowed to create “private-guest only” outdoor and indoor amenity areas.

#### **Built Form**

The Resort Core will develop from a nucleus and expand (see General Design Principles). Building forms will be higher density to encourage population intensification, and village core vitality. A variety of complimentary building forms supporting a central architectural theme will be encouraged. Central to the vitality and quality of the Resort Core will be the underlying principles of high quality architectural execution in all built-form, and high architectural standards for all buildings and public space elements. The goal in this undertaking is to create an overall high-end destination attraction experience.

One or two buildings in this area may be higher than permitted elsewhere and may dominate the landscape to become a key landmark of the Resort Centre.

### RESORT EXPANSION AREA

#### **Purpose/Intent**

This area shall allow for Resort Accommodations complementing the Resort core, and for satellite resort amenities including hotels.

#### **Built Form**

This site should be strongly connected to the Resort core and may permit higher densities to support the Mountain Resort Village vitality. At built-out, this area should be perceived as an integral, flanking part of the Resort core.

The streets and trails, as well as the buildings, should be designed to take advantage of the mountain views and should respect the natural terrain configuration. Surface parking areas should be minimalized and screened from view. Development will respect its adjacency to the Golf Course lands.

## Cell A

### **Purpose/Intent**

This Cell features areas of pleasant tree cover and gently rolling land. The southern part of the cell offers impressive views of the Golf Course area and the Three Sisters Mountain Range. It's proximity to the Resort Core and Golf Course lands and a broad range of vistas and views will make this Cell an attractive site for various forms of Resort Accommodation Development.

### **Built Form**

This Cell is located at the primary entry to the entire Resort area. Accordingly, its planning shall aim at enhancing the visitor arrival experience. Screening of built forms will be encouraged to enhance the landscaped main entry road arrival experience. The road can also serve to provide visitor orientation by strategic positioning to prime views and vista points. Buildings will likely range from 2 to 3 ½ storeys and will be sensitively scaled and located. High-density clusters of smaller buildings may prove more slope adaptive and can easily mold themselves to the areas of steep terrain.

This highly visible site leads towards parking areas that should be accommodated through a combination of screened surface area parking, structured parking and street parking, and should be visually separated from the Golf Course areas. The development should encourage non-vehicular travel to the Resort Centre.

## Cell B

### **Purpose/Intent**

This Cell has excellent solar exposure and offers impressive views of the Golf Course area and the Three Sisters Mountain Range. Its proximity to the Resort Core and Golf Course lands and a broad range of vistas and views will make it an attractive site for Resort Accommodation Development.

### **Built Form**

A range of building density types can be explored to exploit dramatic vistas and/or smaller build-forms to reduce visual impact as appropriate.

## Cell C

### **Purpose/Intent**

This area is pleasantly secluded, yet offers very good views of the river valley. It is intended for a development of a variety of Resort Accommodation forms.

### **Built Form**

Development of this site should respect the proximity of the Wildlife Corridor. Buildings close to it should be sensitively scaled and the development should discourage human use of the corridor and its buffer zone. Development should take advantage of the natural setting, landforms and available views. A combination of surface and structured parking should be encouraged.

**Cell D****Purpose/Intent**

This prominent site offers good panoramic views and is intended for Resort Accommodation development. Existing undermining and a major utility R.O.W. on the site will allow for natural and open space buffers.

**Built Form**

The site could accommodate a grouping of boutique hotels or small cluster developments. Care should be taken in sensitively scaling the building form and controlling the density in the part of the site abutting the Wildlife Corridor buffer.



NTS

Legend

- ASP Boundary
- Wildlands Conservation District
- Resort Core Area
- Resort Expansion Area
- Resort Accommodation Area
- Golf Course, Recreation and Accommodation Area
- Open Space Area

NOTE: Development may not occur as shown in this Example Land Use Concept. Subject to review with respect to market, physical constraints, servicing, resort concepts, slopes, wildlife considerations, timing, etc., and is subject to change at the sole discretion of the developer in accordance with the policies of the Resort Centre ASP.



**Stantec**

Client/Project  
**THREE SISTERS MOUNTAIN VILLAGE LTD.**  
**THREE SISTERS MOUNTAIN VILLAGE**  
**RESORT CENTRE**

Title  
**Example Land Use Concept**

September 2004  
 116521039



## IV. THREE SISTERS DEVELOPMENT ALLOCATIONS

**TABLE 2**  
**SCHEDULE OF DEVELOPMENT ALLOCATIONS AND COMPARISON TO CURRENT PROPOSALS**  
**PURSUANT TO BYLAW 1-98 (DC)**

**A. Bylaw 1-98(DC) Base Development Allocations**

| DC Site                | GDA (ha.)    | Dwelling Units | Timeshare Units | Visitor Accommodation Units | Commercial (Ha.) | Commercial (Sq. m.) | Notes                                           |
|------------------------|--------------|----------------|-----------------|-----------------------------|------------------|---------------------|-------------------------------------------------|
| Site 1                 | 39.82        |                | 600             | 1500                        |                  | 13935               | non-ancillary commercial area                   |
|                        |              |                |                 |                             | 4.85             | 12125               | business park (4.85 ha @ 0.25 FAR assumed)      |
| Site 1A                | 7.88         | not specified  |                 |                             |                  |                     |                                                 |
| Site 2A                | 47.3         | not specified  |                 |                             |                  |                     |                                                 |
| Site 2B                | 10.5         | not specified  |                 |                             |                  |                     |                                                 |
| Site 3                 | 41.3         | not specified  |                 |                             |                  |                     |                                                 |
| Site 4                 | 4.5          |                |                 |                             |                  | 11250               | (4.5 ha @ 0.25 FAR assumed)                     |
| Site 5                 | 9.7          |                |                 |                             |                  | 24250               | (9.7 ha @ 0.25 FAR assumed)                     |
| Site 6                 | 5.7          | not specified  |                 |                             |                  |                     |                                                 |
| Site 7                 | 88.2         | not specified  |                 |                             |                  |                     |                                                 |
| Site 8                 | 11.3         |                |                 |                             |                  | 21831               |                                                 |
| Site 9                 | 39.7         | not specified  |                 |                             | 2.83             | 7075                | highway commercial (2.83 ha @ 0.25 FAR assumed) |
| <b>Sum, 1-98(DC)</b>   | <b>305.9</b> | <b>0</b>       | <b>600</b>      | <b>1500</b>                 | <b>7.68</b>      | <b>90466</b>        |                                                 |
| <b>TOTAL, 1-98(DC)</b> | <b>305.9</b> | <b>2847</b>    | <b>600</b>      | <b>1500</b>                 |                  | <b>90466</b>        |                                                 |

**B. Development to Date (Units or Area)**

| B.1 - Approved Subdivisions/ Development / Building Permits |           |                |                 |                             |                  |                     |       |
|-------------------------------------------------------------|-----------|----------------|-----------------|-----------------------------|------------------|---------------------|-------|
| Development Area                                            | GDA (ha.) | Dwelling Units | Timeshare Units | Visitor Accommodation Units | Commercial (Ha.) | Commercial (Sq. m.) | Notes |
| Site 2A - Part 1                                            |           | 531            |                 |                             |                  |                     |       |
| Site 2A - Part 2                                            |           | 282            |                 |                             |                  |                     |       |
| Site 1A                                                     |           | 19             |                 |                             |                  |                     |       |
| <b>Sub-Total</b>                                            |           | <b>832</b>     |                 |                             |                  |                     |       |

| B.2 - Proposed per Area Structure Plans |           |                |                 |                             |                  |                     |                                       |
|-----------------------------------------|-----------|----------------|-----------------|-----------------------------|------------------|---------------------|---------------------------------------|
| ASP Area                                | GDA (ha.) | Dwelling Units | Timeshare Units | Visitor Accommodation Units | Commercial (Ha.) | Commercial (Sq. m.) | Notes                                 |
| Resort Centre                           |           | 775            | 600             | 1200                        |                  | 2322                | anticipated - requires further review |
| Stewart Creek                           |           | 925            |                 |                             |                  | 32515               |                                       |
| <b>Sub-Total</b>                        |           | <b>1700</b>    | <b>600</b>      | <b>1200</b>                 |                  | <b>34837</b>        |                                       |

**C. Remaining Allocations**

| ASP Area              | GDA (ha.) | Dwelling Units | Timeshare Units | Visitor Accommodation Units | Commercial (Ha.) | Commercial (Sq. m.) | Notes |
|-----------------------|-----------|----------------|-----------------|-----------------------------|------------------|---------------------|-------|
| <b>A - B, To Date</b> |           | <b>315</b>     | <b>0</b>        | <b>300</b>                  | <b>0</b>         | <b>55629</b>        |       |

