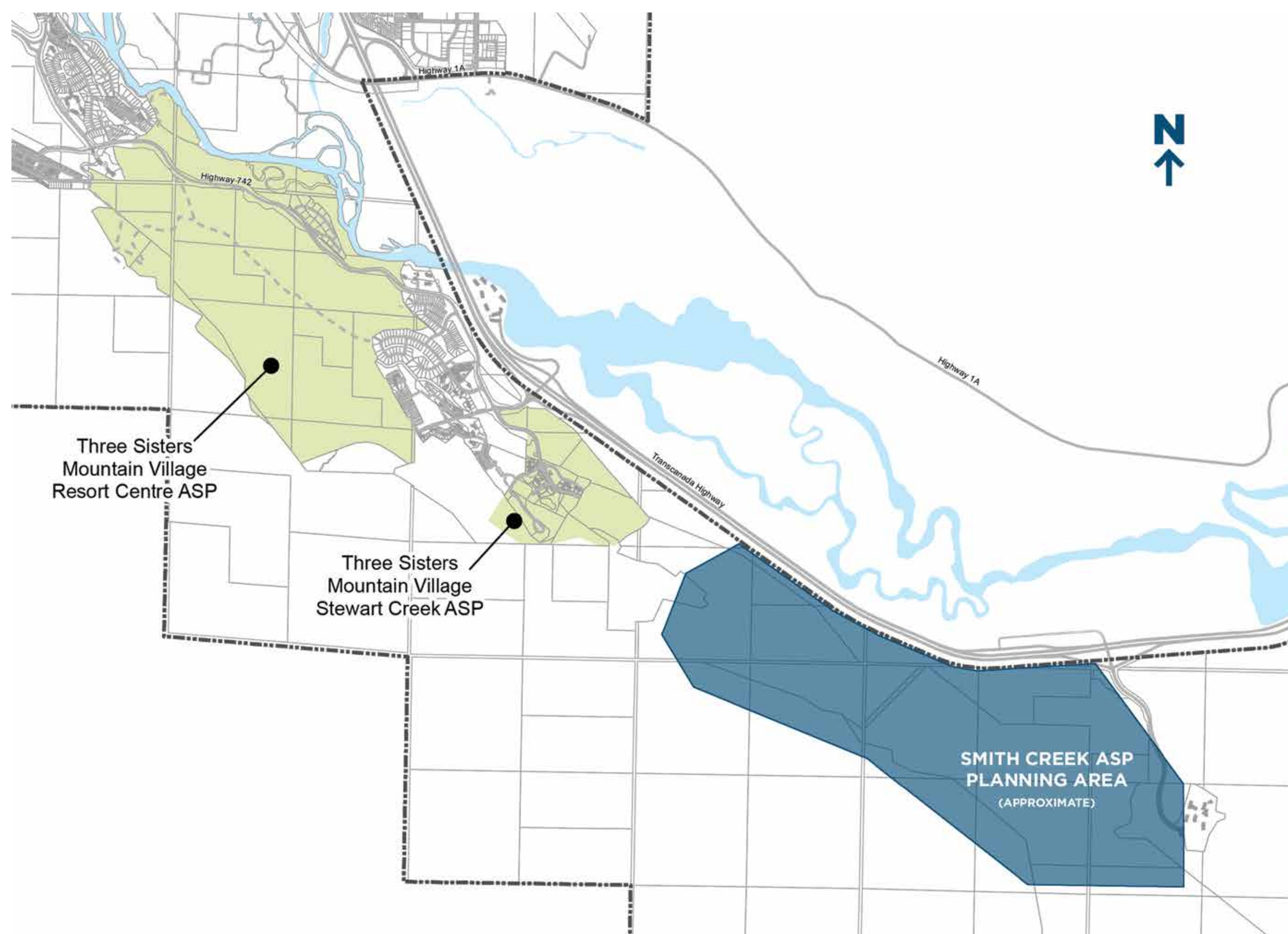


WHERE IS THE TSMV RESORT CENTRE?

WHAT IS AN AREA STRUCTURE PLAN?



The TSMV Resort Centre Area Structure Plan (ASP) Area is located near the central portion of the Town of Canmore, in the western portion of the Three Sisters Mountain Village growth area.

An ASP is a planning document that is formally adopted by Council. The Resort Centre ASP provides a framework for the land use and future development of the area. ASPs contain policies that allow municipalities to review more detailed and subsequent development proposals against.

In 2004, a Resort Centre ASP was adopted by Canmore Town Council. This ASP envisioned a golf course as a primary feature of the plan area. The proposed amendments to the ASP seek to address the incomplete golf course land with an alternate form of development.

RESORT CENTRE ASP AMENDMENT PROCESS

WHAT IS THE PROCESS FOR PROPOSING AMENDMENTS TO THE ASP?

In addition to proposing amendments to the ASP document, the process includes undertaking community engagement prior to ASP amendment submission and conducting or updating existing technical assessments, reports and plans. Some of the updates include the following:

Environmental Impact Study (EIS)

Stormwater Management Plan

Transportation Impact Assessment (TIA)

Sanitary, Water and Utility Servicing Plans

SUBMISSION OF ASP AMENDMENTS

After the ASP amendments are submitted, they are subject to administrative review. A report with recommendations will be prepared prior to first reading.

An ASP is formally amended by Council after three readings of the amended bylaw and a public hearing, which is held prior to the second reading according to Canmore procedures.

The public hearing is scheduled and advertised for those who wish to speak for or against the proposed amendments.

Following the public hearing, the bylaw will be further considered by Council through two subsequent readings. If Council approves all three readings of the amended bylaw, with or without amendments, the ASP amendment becomes a bylaw.

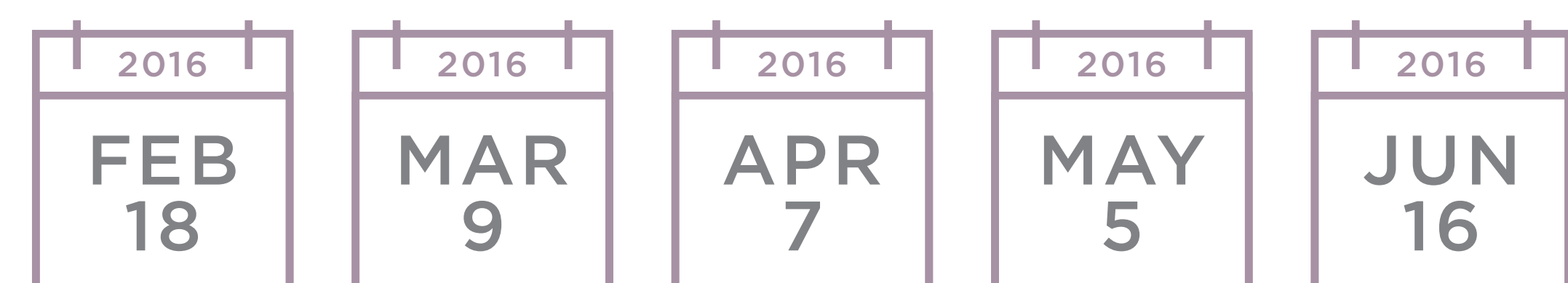


SUMMARY OF COMMUNITY ENGAGEMENT

Since January 2016, the Resort Centre Project Team has engaged the community through several different initiatives.

RESORT CENTRE COMMUNITY ADVISORS

The Resort Centre Project Team participated in five (5) meetings to discuss wildlife corridors, human-wildlife interactions, undermining, potential land uses and recreational amenity types.



COMMUNITY CONVERSATIONS

- 2016

JUN
20

Meeting with Hubman Landing residents — overview meeting.
- 2016

JUL
14

Meeting with representatives and stakeholders from environmental groups.
- 2016

JUL
19

Meeting with Hubman Landing residents — wildlife discussions.
- 2016

AUG
10

Meeting with representatives from community groups.
- 2016

AUG
11

Meeting with Hubman Landing residents — wildlife discussion follow-up.
- 2016

AUG
15

Meeting with representatives from recreation groups.
- 2016

AUG
18

Meeting with Hubman Landing residents and experts — undermining.
- 2016

AUG
23

Meeting with Dr. Ford and Dr. Clevenger — local wildlife researchers.
- 2016

SEP
14

Online community conversation — wildlife discussions.
- 2016

SEP
22

Meeting with Hubman Landing residents — wrap-up meeting.
- 2016

OCT
5

Online community conversation — undermining considerations.

During early stages of the amendments process, the Resort Centre Project Team engaged with many affected members of the community to gain input and feedback, as well as to assist in identifying concerns. Engagement initiatives since June have focused on providing information on planning concepts to stakeholders on how issues identified through earlier engagement sessions were resolved or mitigated, where and why we might not have been able to resolve identified issues and concerns, and receiving further feedback. We continue to work on improving the plan, and balancing the needs of the community, wildlife and the development.

RESORT CENTRE ASP AMENDMENT

WHY AMEND THE RESORT CENTRE ASP?

In 2015, during the early phases of community engagement for the Smith Creek ASP, members of the Canmore community asked TSMV to clarify the future of the incomplete golf course and to highlight the connection between the Smith Creek and Resort Centre opportunities.

TSMV explored options for completing the golf course, but determined completion was not viable because of the following:

- The decline in demand for golf play locally and nationally.
- The saturated golf course market in the Bow Valley and Kananaskis area (more than 144 holes in the region available for play).
- The high costs associated with completing the unfinished golf course.
- The poor logistical, physical and operational feasibility to integrate the incomplete Three Sisters Creek course with the existing Stewart Creek course.

HOW DO AMENDMENTS IMPACT THE RESORT CENTRE ASP'S VISION?

The Resort Centre ASP amendments will continue to maintain the vision and outcomes that are consistent and aligned with the approved 2004 ASP.

Specifically,

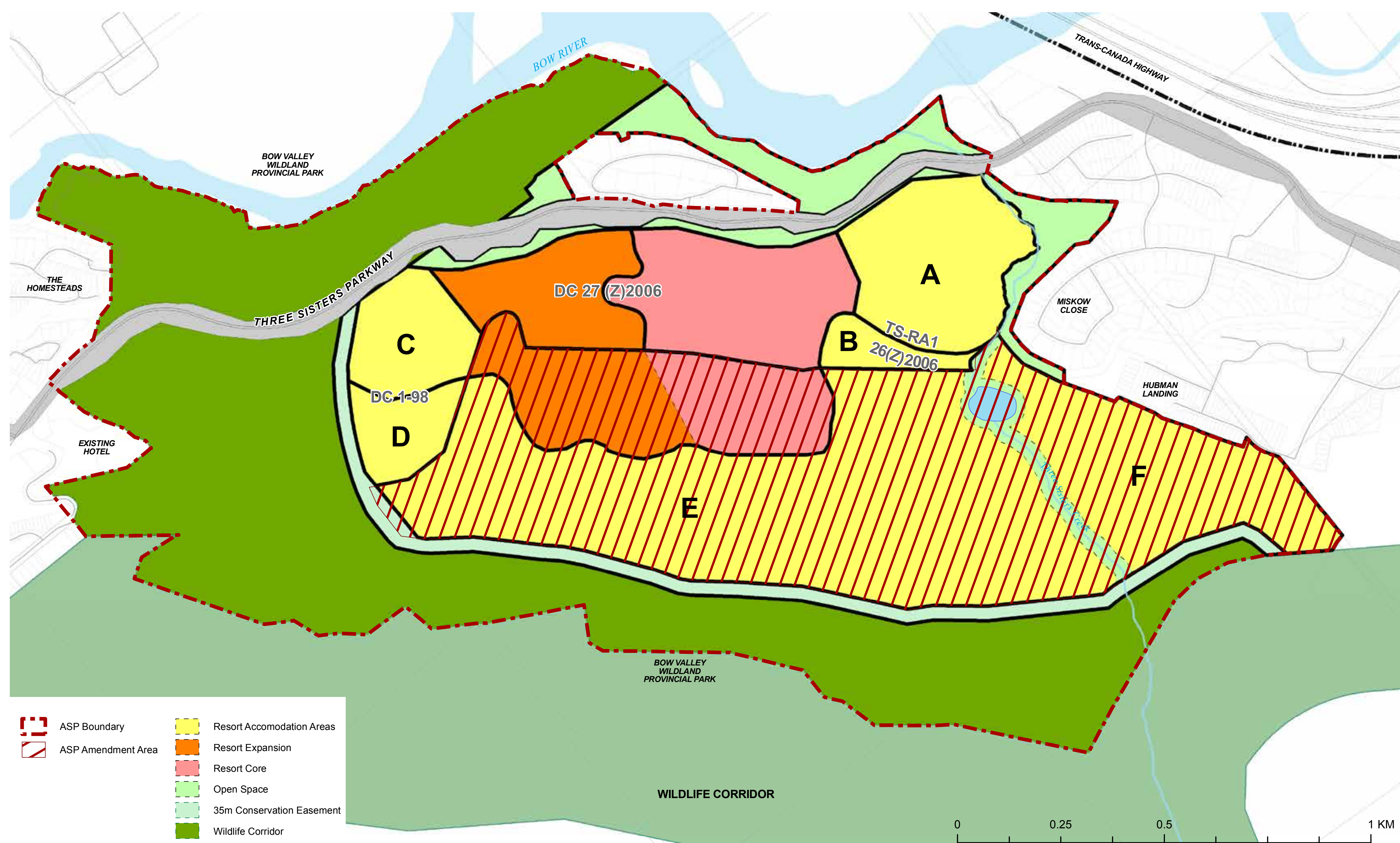
- Resort Centre ASP area remains a health and wellness focused resort intended to serve as:
 - A driver for tourism to the Bow Valley,
 - A commercial anchor for the Town of Canmore that complements Main Street,
 - An economic engine for the Bow Valley as a whole.
- Former golf course lands could provide accommodation and recreation options that promote health, wellness and an authentic “Canmore” experience.

RESORT CENTRE ASP AMENDMENT

WHAT EXACTLY IS BEING AMENDED IN THE ASP?

Amendments to the approved 2004 Resort Centre ASP include the following:

- Amending the current intent and purpose of the unfinished golf course lands to:
 - Remove references to the “golf course” throughout the ASP.
 - Update maps to reflect the new proposed uses which may accommodate seniors, and affordable, market housing for the former golf course lands.
- Updating unit densities to reflect additional development area, while not exceeding NRCB maximums on the overall project.
- Updating environmental studies to update wildlife considerations based on the most up-to-date wildlife science.

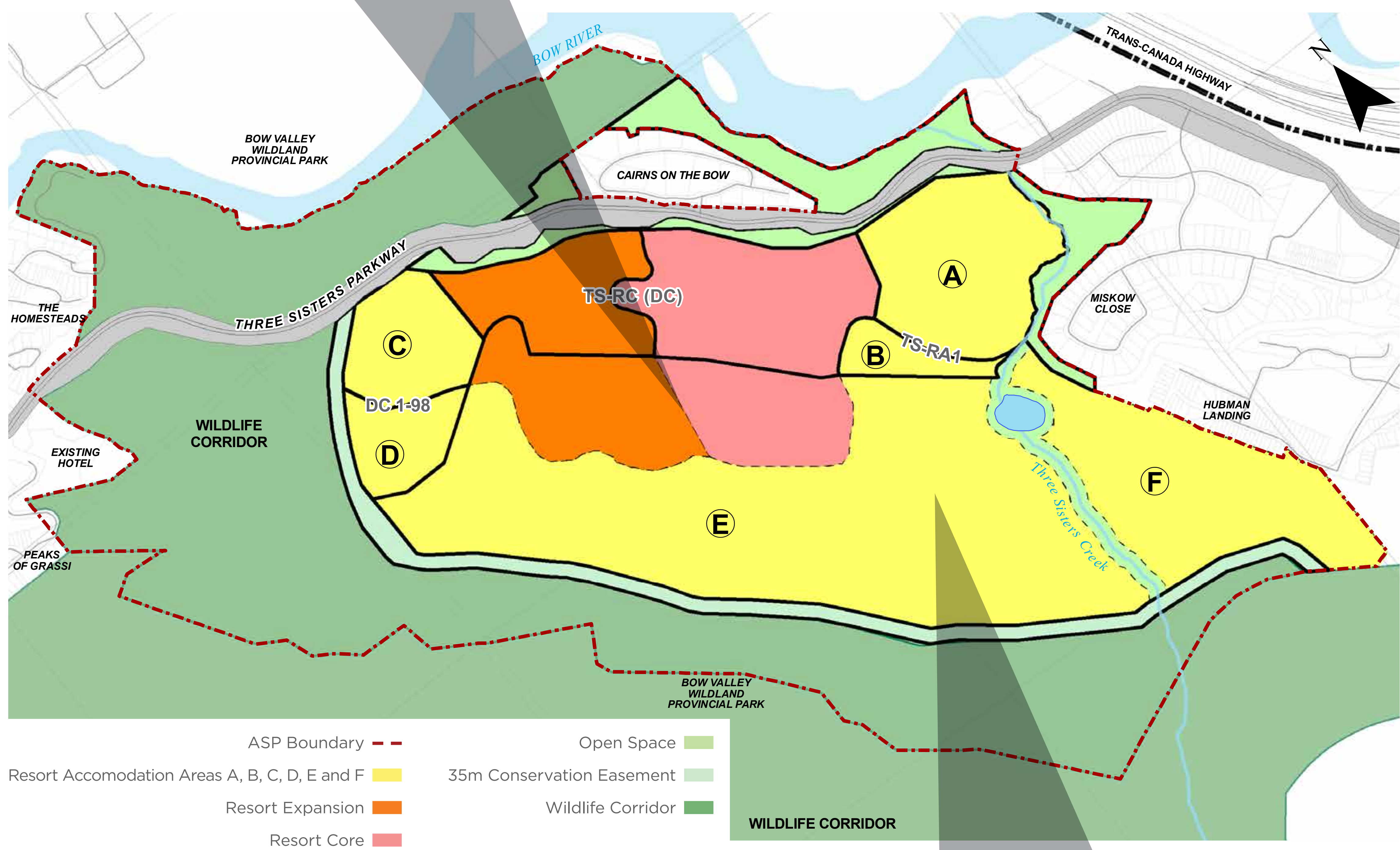


LAND USE CONCEPT

RESORT CORE AND RESORT EXPANSION AREAS

The focal point of the entire Three Sisters Mountain Village area with significant pedestrian connectivity. Uses may include hotels, short-term stay units, health spas, clinics, accommodations, meeting or event facilities, retail spaces and restaurants.

The Resort Expansion area is intended to provide additional space for the future growth of the Resort Core.

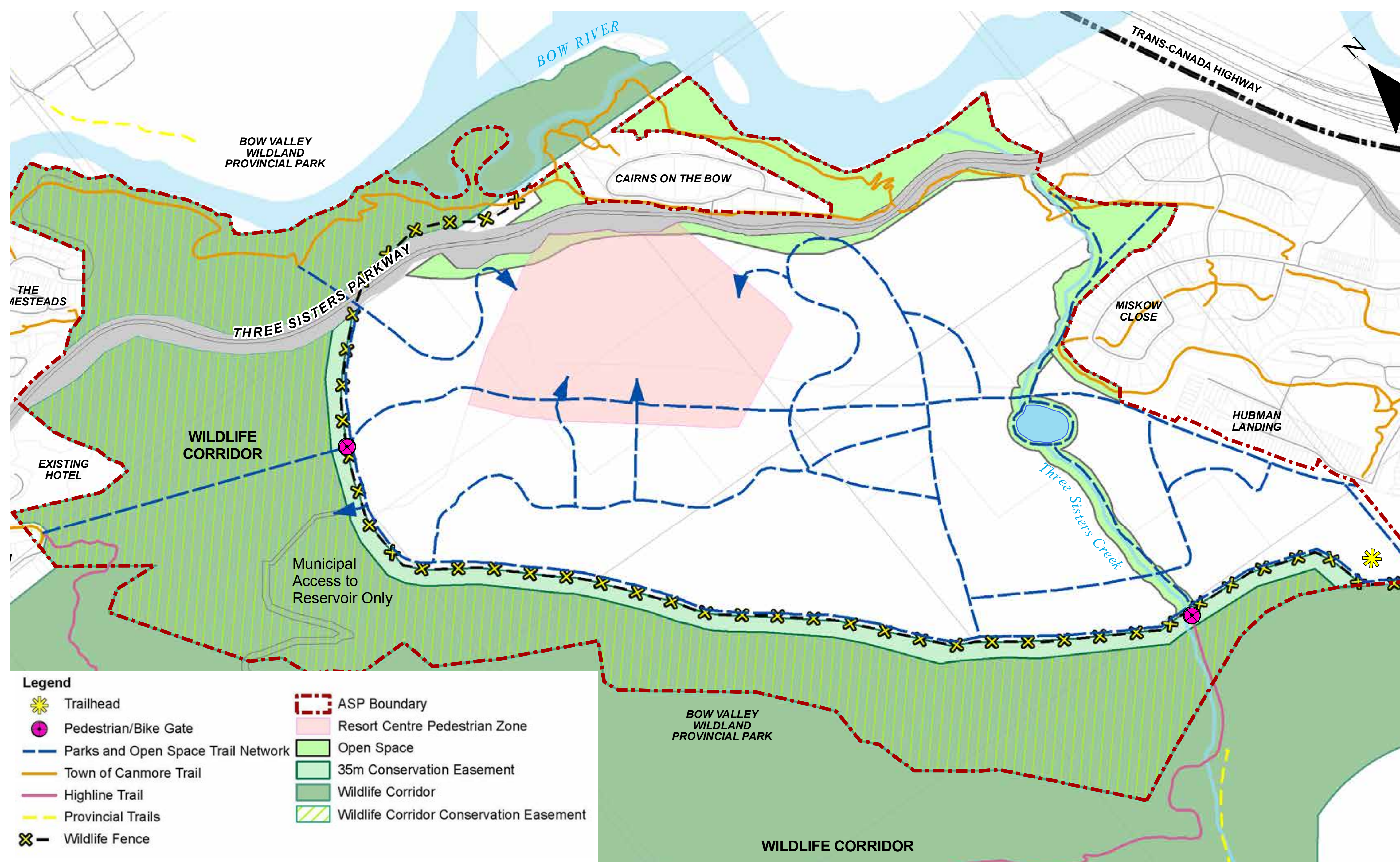


RESORT ACCOMMODATION AREAS

The Resort Centre will provide a range of accommodation types, including permanent residences, short-term stays and boutique and traditional hotels.

The area transitions from higher to lower density between the Resort Core and Resort Accommodation Areas respectively.

RECREATION PLAN

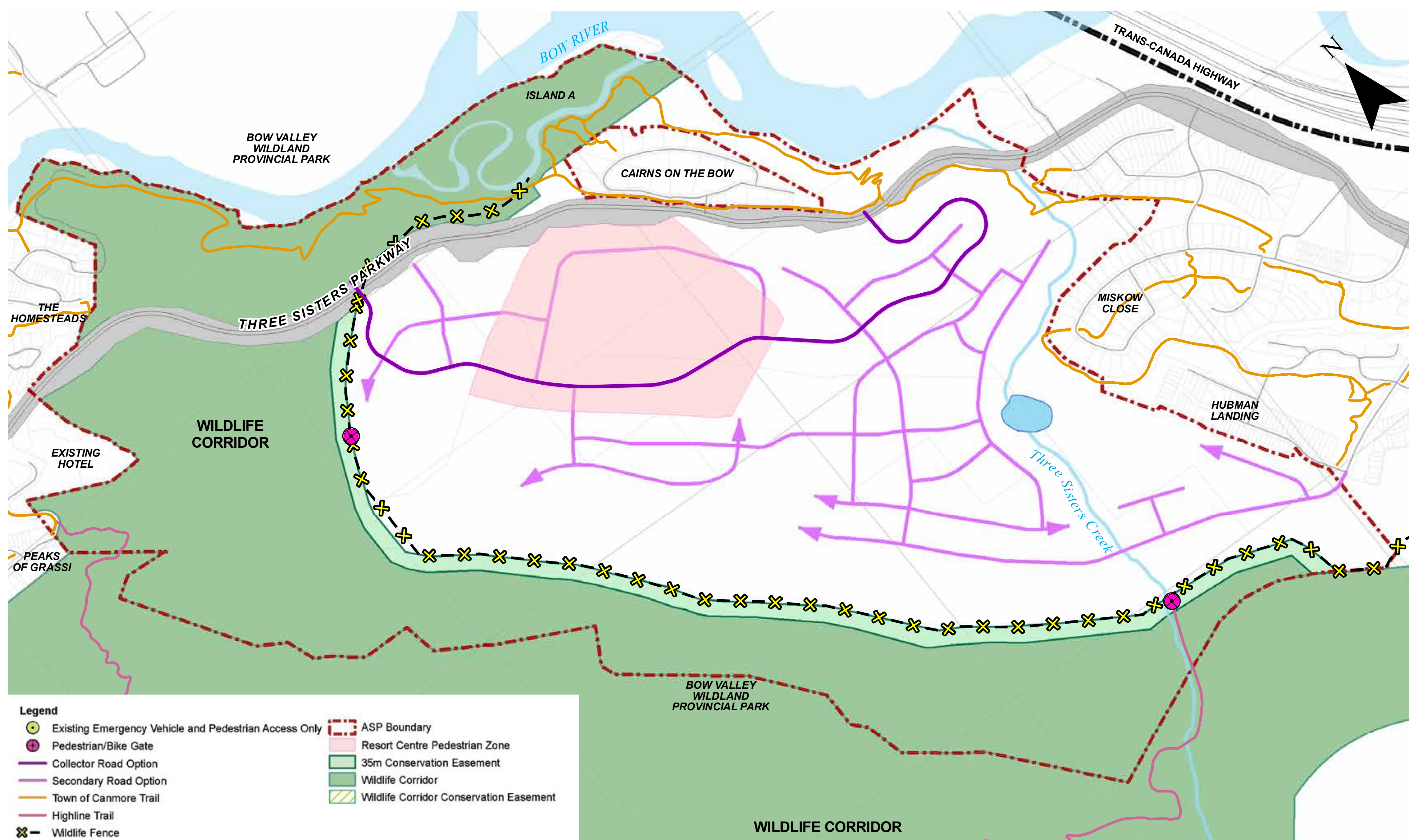


The Resort Centre is envisioned as a community that will act as a catalyst for recreation and sports-based tourism. The lands previously identified for golf course development will provide recreation options as part of its development to promote this vision and provide visitors with an authentic, nature-based “Canmore” experience.

The Resort Centre ASP will accommodate a variety of public and private recreational opportunities, including a system of interconnected bike and pedestrian pathways, play fields, active transportation trails and public restroom facilities.

A ropes course, pickle ball fields, soccer fields, tot lots and playgrounds, interpretive areas, event amphitheaters, a leisure centre, terrain parks and off-leash dog parks are among the many recreational uses being considered in the Resort Centre.

TRANSPORTATION



The Resort Centre transportation concept will generally remain consistent with the original 2004 Resort Centre ASP.

The transportation concept includes:

- The promotion of a multi-modal system with an interconnected network of pedestrian and cycling pathways.
- Resort Centre will be served by Canmore Transit, providing a link between Three Sisters and the Bow Valley.
- Intercept parking is being considered close to Three Sisters Highway exit.

EMPLOYEE HOUSING

Employee Housing (EH): dwelling units provided for employees (both full-time and seasonal) of a commercial use. The amount of employee housing built is based on an employee generation analysis for the business at the development permit phase of development.

The need for affordable housing in the Bow Valley was identified as a key priority through conversations with the Town, the Community Advisory Group, stakeholders, and the community.

In part due to high housing costs, Canmore has one of the highest costs of living in Alberta (Canmore Community Monitoring Report, 2014).

While the Town of Canmore is working to address affordable housing, the Resort Centre ASP amendments provide an opportunity for Employee Housing (EH) to contribute to the Town's efforts.

Policies within the Resort Centre ASP require identifying the provision of employee housing at the development permit stage. The Town of Canmore Municipal Development Plan indicates that EH in the Resort Centre must be located in reasonable proximity of the development.

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RESORT CENTRE ASP UNIT DENSITY AMENDMENT

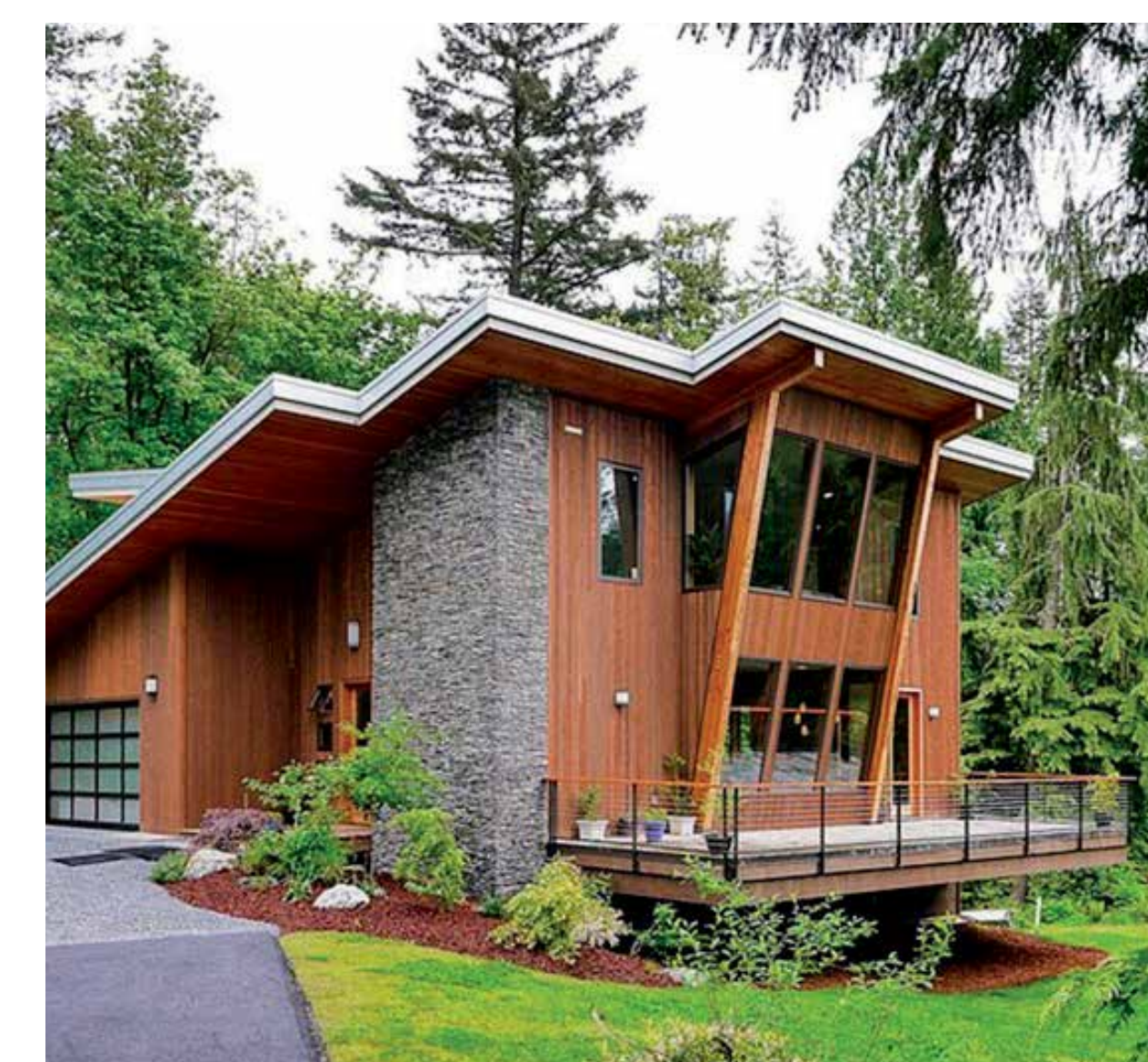
The Master Zoning Bylaw (DC1-98) established 5,478 units as the maximum number of units that can be built on TSMV land.

The original and amended Resort Centre ASP indicates a range of units to provide development the flexibility to adapt to market conditions under the original unit cap established in Bylaw DC1-98.

The original Resort Centre ASP provided for 1,330 – 2,525 residential units.

The Resort Centre ASP amendments propose 1,600 – 3,450 residential units. Assuming 2.4 persons per household, the aforementioned range results in a population of approximately 3,800 – 8,200 in the Resort Centre area.

The Resort Centre will continue to provide a range of units intended to provide developers with the flexibility to adapt to market conditions while also respecting the original total unit cap established.



COEXISTING WITH WILDLIFE: WHAT IS HAPPENING IN CANMORE?

WHAT IS THE PROBLEM?

There has been a large and growing number of negative human-wildlife interactions in the Bow Valley.

- Between 1985 and 2011, 2,087 carnivore conflicts were reported in conflict zones overlapping the study area, 353 of which occurred in zones adjacent to wildlife corridors.
- 90% of negative interactions involved bears, and most occurred in residential areas.
- A conflict, or negative human-wildlife interaction, is related to the consequence that an interaction between humans and wildlife has on the wildlife population.
- Negative human-wildlife interactions can result in wildlife removals, negatively impacting the wildlife population and ecosystem.

WHY IS THIS HAPPENING?

There are two primary causes for the increase in negative human-wildlife interactions:

1. Wildlife are adaptable and are selecting to be in, or adjacent to, developed areas rather than avoiding them due to attractants in the developed areas.
2. Humans are spending substantial time in designated wildlife habitat, including habitat and wildlife corridors.



SOLUTIONS: A COMPREHENSIVE WILDLIFE MITIGATION STRATEGY

Public engagement and consultation with stakeholders through both the Resort Centre ASP amendment and Smith Creek ASP process allowed the Planning Team to produce a comprehensive wildlife mitigation strategy, which has been applied to the Resort Centre ASP amendments.

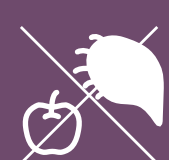
The comprehensive strategy includes a series of mitigations that work together to ensure that development in, and the humans within the Resort Centre coexists with wildlife.

Mitigation initiatives include the following:

- A “hard edge” approach to corridor management achieved through a wildlife fence.
- Attractant management, reducing wildlife incentives to enter developed areas.
- Efforts to minimize sensory disturbance in developed areas adjacent to the wildlife corridor (e.g., downward casting exterior lights in rear yards, except for safety.).
- Providing a variety of designated trails in developed areas as an alternative to recreating in the wildlife corridor. Providing off-leash dog areas in developed areas.
- Education and signage.
- Possibility of habitat improvement within the corridor through forest canopy thinning and selective clearing initiatives.
- Gates to allow quick access to designated trails across, and above the wildlife corridor minimizing disturbance in the corridor.



WILDLIFE FENCING



ATTRACTANT MANAGEMENT



**WILDLIFE FRIENDLY CONSTRUCTION
MANAGEMENT GUIDELINES**



**DESIGNATED TRAILS WITHIN THE
RESORT CENTRE ASP PLAN AREA**



EDUCATION AND ENFORCEMENT



OFF-LEASH DOG AREAS

WILDLIFE: FREQUENTLY ASKED QUESTIONS

WHY ARE BIOLOGISTS RECOMMENDING A HARD EDGE? WHY HAS THE APPROACH TO WILDLIFE CHANGED?

A soft edge approach to wildlife corridor design was the primary recommendation when the 2004 Resort Centre ASP was approved. A soft edge leaves development areas adjacent to corridors with a layering effect by allocating low density uses, such as a golf course, into those areas. The assumption was that a buffer was required to reduce sensory disturbance and to facilitate movement in the corridor so wildlife could avoid human developments.

Wildlife biologists no longer recommend the soft edge approach to mitigate negative human-wildlife interaction. Research and experience in the Bow Valley has shown the soft edge compromises the functionality of wildlife corridors. This is due to negative interactions between humans and animals like elk, grizzly bears, and cougars that select for soft edges as well as humans using the wildlife corridors for recreation. Given the increase of human-wildlife interaction in areas adjacent to and within the wildlife corridor, a hard edge approach to corridor management has been recommended.

Experts dealing with human wildlife conflict on a regular basis have highlighted the importance of mitigating human-wildlife interaction through a hard edge approach. In TSMV, this hard edge will be achieved by constructing a wildlife fence along corridor edges.

DID THE PROJECT TEAM LOOK AT ALTERNATIVES TO A WILDLIFE FENCE?

Yes, the Project Team explored several alternatives to the proposed wildlife fence including:

- A wildlife permeable fence (post and rail) that serves as a visual cue to people that they are entering a wildlife corridor.
- High density development adjacent to the wildlife corridor
- A partial wildlife fence that would not surround the entire developed area

The Project Team and Golder met with wildlife managers and fencing experts from Parks Canada, and Alberta Environment and Parks to review options. The experts indicated that the proposed wildlife fence would be the most effective option.

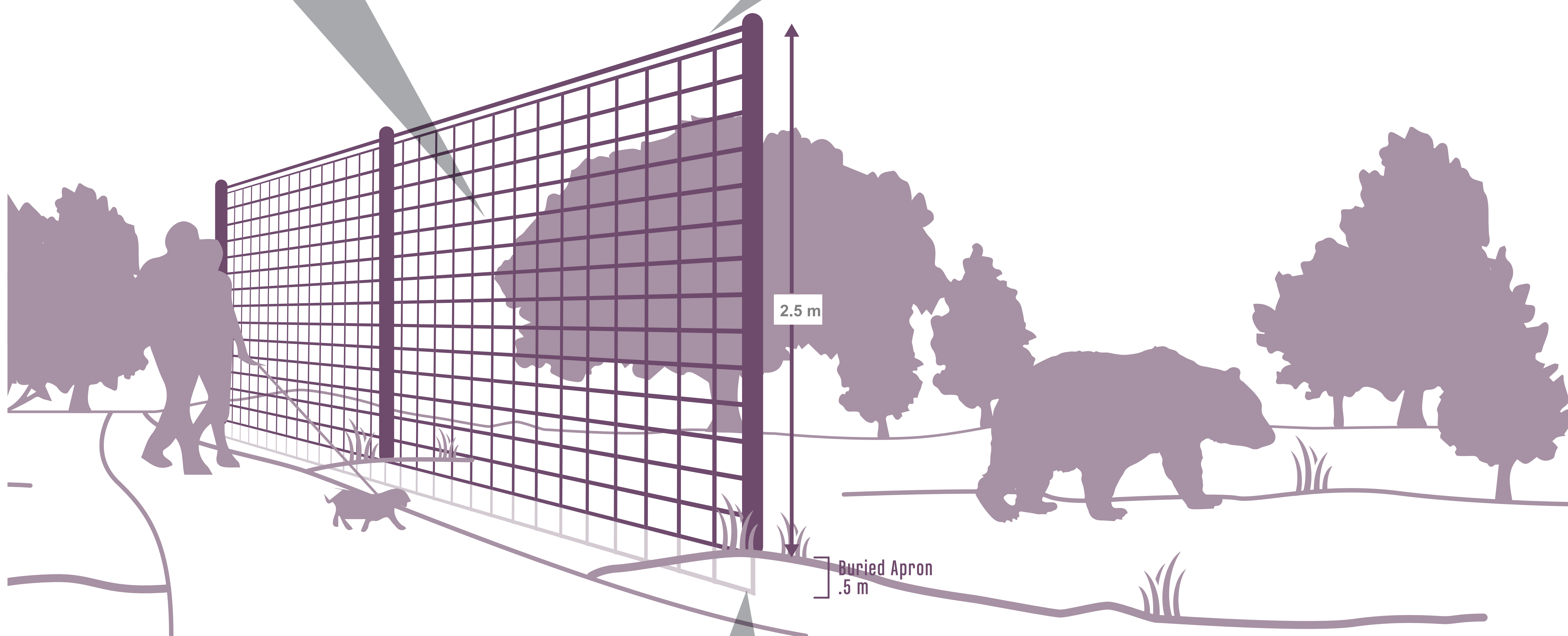
Specifically, the aforementioned experts indicated that a post and rail fence would require heavy enforcement to deter people from entering the wildlife corridor while a partial fence would do little to prevent wildlife from entering the developed area. Additionally, the fencing experts indicated that given the high level of adaptability of wildlife in the Bow Valley, a high density development adjacent to the wildlife corridor may not be the most effective way to prevent wildlife from entering the developed area.

WILDLIFE: FREQUENTLY ASKED QUESTIONS

WHAT WILL THE WILDLIFE FENCE LOOK LIKE AND WHERE WILL IT BE LOCATED?

The proposed wildlife fence is similar in design to the fence used in Banff National Park and along the TransCanada Highway.

High tensile top wire to help minimize damage from falling trees.



TSMV has worked with adjacent land owners to ensure that a comprehensive and holistic solution is applied to not only Smith Creek and Resort Centre, but also to the lands already developed with residential homes and the Stewart Creek Golf Course—making TSMV safer for wildlife and humans overall.

Buried apron to prevent wildlife from digging under the fence.

Culverts, gates, jump-outs, electro-mats, or cattle guards will be proposed for roads, creeks and rivers in areas where wildlife may attempt to enter the development area. These details will be proposed at a later stage, such as a part of the land use and/or subdivision process.

WILDLIFE: FREQUENTLY ASKED QUESTIONS

IF ALL OF THREE SISTERS IS FENCED, HOW WILL RESIDENTS AND VISITORS ACCESS THE TRAILS ABOVE THE WILDLIFE CORRIDOR?

Pedestrian and bike access through the wildlife corridor will be directed to designated Provincial trails so full access to Canmore's favorite designated trails will continue. Gates through the fence on designated trails will provide access through the wildlife corridor to approved Provincial trails above the corridor, such as the Highline Trail.

WHO WILL PAY FOR THE FENCE?

The developer will pay for the cost to build the fence. After the fence is completed, it would be transferred to the Town or a community association to maintain. The Town is currently exploring maintaining the fence; however, this decision is subject to Council approval.

WHEN WILL THE FENCE BE BUILT?

The wildlife fence will be phased in with development, and will surround the developed portions as completed. The fence will be monitored to support adaptive management.

HOW WILL WILDLIFE INTRUSIONS BE DEALT WITH?

Even with a fence, wildlife intrusions are inevitable and, therefore, attractant management is an important component of the wildlife mitigation strategy. Swing gates and/or jump-outs will be installed along the fence to facilitate the removal of wildlife from the developed areas should they get inside the fenced area in the same manner that wildlife issues are currently resolved in Canmore.

WILDLIFE CONSIDERATIONS IN THE RESORT RESORT CENTRE ASP AMENDMENTS: WHAT WE HEARD

The following are the key wildlife considerations that informed the proposed wildlife mitigation strategy.

- The “soft edge” approach to corridor management is not effective in preventing wildlife from entering developed areas, nor is it effective to demarcate where the corridor is located for humans.
- There is frequent and disruptive human use in the wildlife corridors, which has the greatest impact on corridor functionality.
- There are unmanaged wildlife attractants that draw wildlife into developed areas.
- There is a lack of education and signage related to appropriate human use of, and behaviour in, the wildlife corridor (e.g., unleashed dogs, pirate trails).
- There is concern regarding slopes steeper than 25 degrees and the potential impact on wildlife corridor functionality.

Wildlife has been a key consideration for the planning team and the community from the beginning of the project for the Resort Centre ASP amendments and the Smith Creek ASP. The proposed wildlife corridor alignment and wildlife mitigation proposals have been informed through meeting with the following:

- Conversations with Alberta Environment & Parks.
- Meetings with stakeholders.
- Consultations with the Project Biologists (Golder Associates).
- Smith Creek Community Advisory Group (CAG) input.
- Discussions with Canmore residents through a series of small-group Community Conversations.

The Environmental Impact Statement (EIS) provides a series of recommendations to address many of these items in the developed area. While the concern related to wildlife corridor functionality is out of the scope of the EIS, data from the Bow Valley shows that, while wildlife prefer flatter areas, wildlife use of corridors does not stop in sloped areas of more than 25 degrees. This has also been illustrated by wildlife use of the Cascade Corridor, which is mostly on land steeper than 25 degrees.

HOW DID WE USE FEEDBACK?

Since the beginning of the Smith Creek collaborative process and the Resort Centre ASP amendment process, the Project Teams have been involved in discussions related to wildlife mitigations with the Smith Creek Community Advisory Group (CAG), stakeholders and the community. These conversations have informed the wildlife mitigation strategies proposed in the Resort Centre ASP amendments. Feedback from the community included the following:

- **Provide strong alternatives to recreating in the wildlife corridor:** we heard that designated trails and off leash dog areas within the developed area would be important amenities for reducing human use in the wildlife corridors. This is reflected in the Resort Centre land use concept through the provision of multi-use pathways and trail connections within the developed area. Public off-leash park locations are determined at a later stage.
- **A wildlife fence is more effective than a hard edge using buildings, a partial, or a permeable fence:** we heard that wildlife fencing is most effective for limiting wildlife intrusions. TSMV was able to work with adjacent land owners to mitigate existing and proposed TSMV development areas by working with the Stewart Creek Golf Club and the Province.
- **The wildlife fence, where possible, should tie back to the transportation fence:** we heard from wildlife experts, environmental stakeholders and the community that gaps in the fence would result in a less effective fence. We are surrounding as much of the development as practical by taking the fence to the Bow River at the west end.
- **The wildlife fence will only be effective if it is implemented as part of a broader strategy including attractant management:** We heard that wildlife intrusions are inevitable and, therefore, it is important for residents to limit attractants (such as fruit bearing trees and bushes, pet food and barbeques) that entice wildlife to cross the fence. Policies in the Resort Centre ASP amendment reflect attractant management guidelines and TSMV will continue to address this through landscaping and construction management guidelines. The Town is also examining a new animal attractant bylaw to improve attractant management in the entire Town, including TSMV.
- **The use of the term human-wildlife “conflict” is a value-laden term:** We heard that the term “conflict” has a different, more negative connotation to the community than to those using it in a technical manner. The Project Teams now uses the phrase human-wildlife interactions.

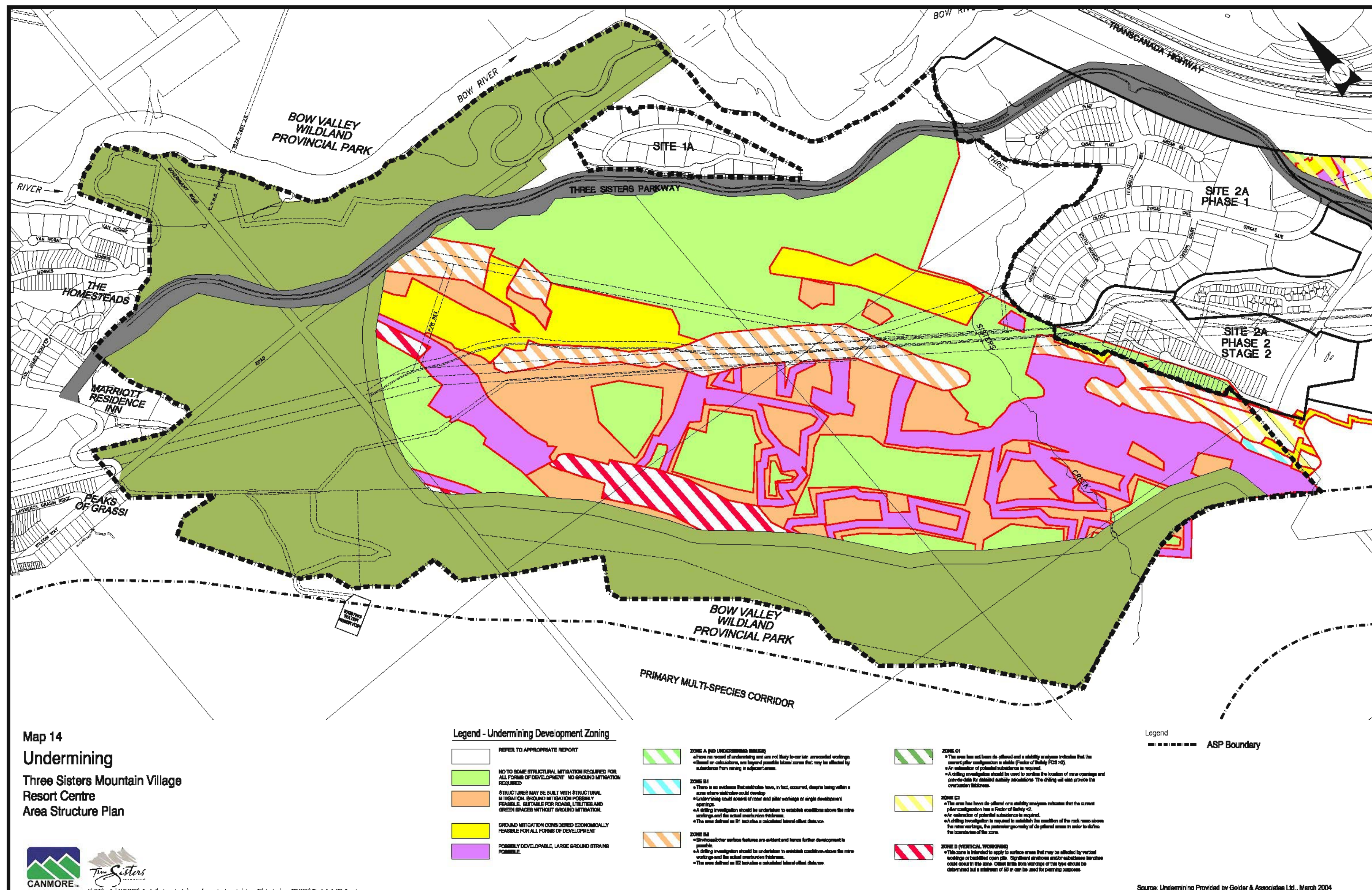
For more information on how feedback was used, please ask the information session staff.

UNDERMINING CONSIDERATIONS

For more than a century, Canmore was one of the largest coal mining towns in Southern Alberta. At least ten mines operated in the immediate town area. The final mine closed in the late 1970s.

The mining legacy serves as the foundation of the current community, but also left areas of undermined land. Some perceive undermining as an obstacle to development that requires careful engineering and study during development.

In comparison to Smith Creek, undermining in the Resort Centre ASP area is more extensive; However, updated borehole data has indicated that the unfinished golf course lands show far fewer areas of concern than were identified in 2003/2004 when the land was previously assessed. There are significantly less areas of vertical mine workings than previously thought, and the undermining impact is similar to areas that have already been developed in the Three Sisters Ridge and Stewart Creek areas.



Map 14 from 2004 Resort Centre ASP

WHAT WE HEARD

The community expressed concerns about developing on undermined lands including the following:

- Liability for damage related to undermining
- Efficient and timely repair of sink holes
- General safety
- The need for the community to have a better understanding of the regulatory process as well as the technical process for undermining mitigation.

These concerns were discussed in detail at our second online community conversation on Wednesday, October 5, 2016. Watch the session on our website at resortcentrecanmore.ca.

WORKING TOWARDS SOLUTIONS

TSMV is committed to the continued employment of very experienced, respected undermining engineers to ensure that the extent of undermined areas within TSMV lands is thoroughly understood and that appropriate and safe mitigation strategies are employed with respect to any proposed development on undermined lands.

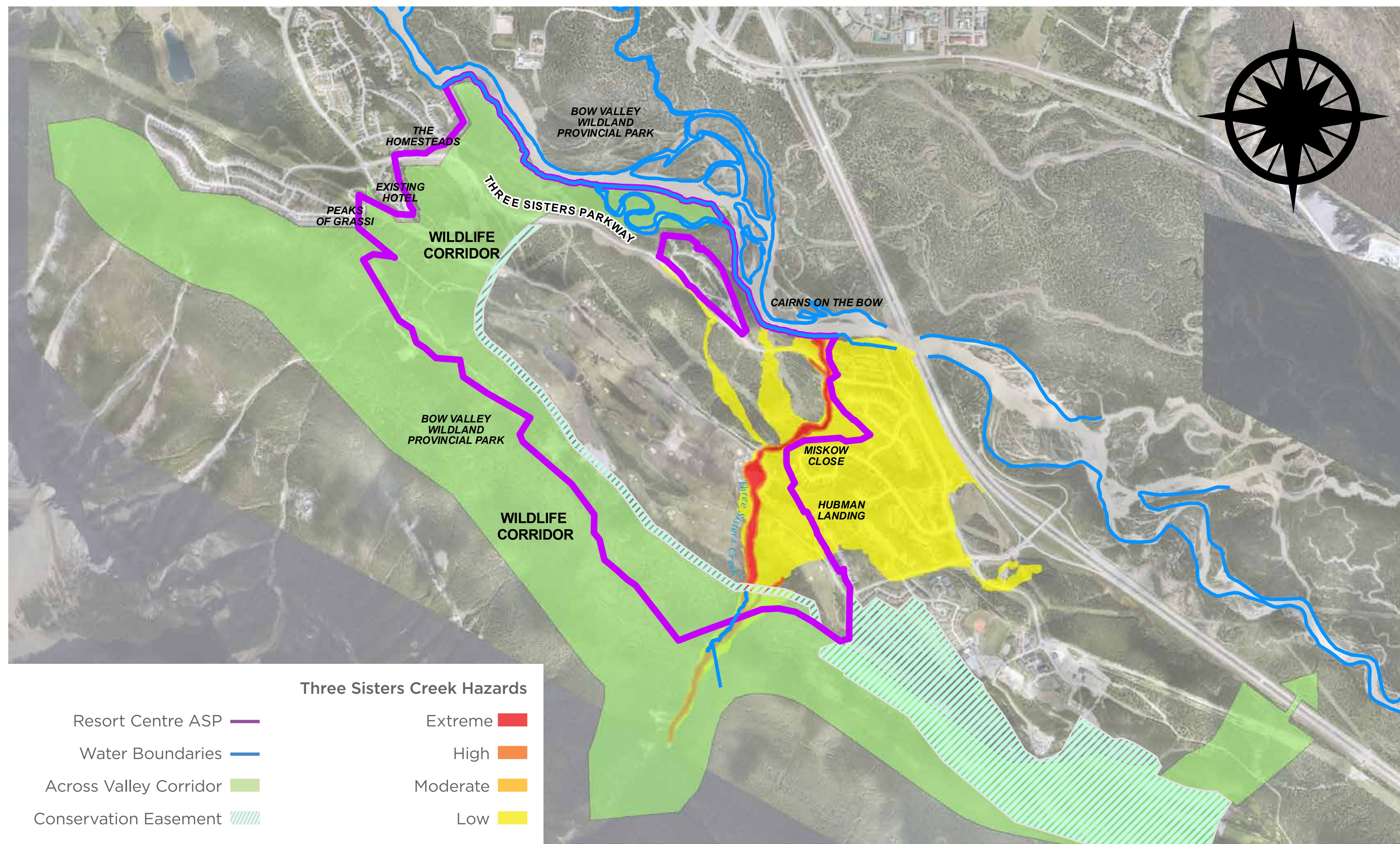
- In addition to adhering to Provincial requirements for developing on undermined lands, TSMV also seeks to educate the community on the undermining regulatory process and technical mitigation. Undermining education has been a key theme for engagement initiatives throughout the amendment process. Undermining was addressed in engagement initiatives through educational meetings with stakeholders, an undermining webcasting event and a public education campaign.

HOW WILL UNDERMINING BE ADDRESSED

All development of undermined areas within Three Sisters Mountain Village lands is guided by the Canmore Undermining Review regulations and must follow the Provincial process which includes:



- The current Three Sisters ownership group ensures that all homeowners are aware of any undermining issues by registering the full engineering report on the land title for each property
- During the Town of Canmore subdivision process these engineering reports are required to be submitted prior to registration of any plan



WHAT CREEKS ARE BEING STUDIED?

There is one creek and alluvial fan identified within the Resort Centre Plan area (Three Sisters Creek). Not only will development in the Resort Centre be informed by the hazard and risk assessments, development of the Plan area will also be in accordance with the Town of Canmore Mountain Creek Hazard Mitigation Program.

HOW ARE STEEP CREEK HAZARDS BEING ADDRESSED IN THE PROPOSED RESORT CENTRE ASP AMENDMENTS?

As part of the ASP amendments process, Three Sisters Creek underwent risk assessments. The study demonstrated that only small portions of the Resort Centre Plan area are at risk of hazards related to Three Sisters Creek and that this risk can be mitigated. Specifically, the land use concept focuses on these areas for recreational uses with some potential housing development.

WHERE WOULD THE WILDLIFE FENCE BE LOCATED?

