

Town of Canmore  
Attn: Tracy Woitenko  
902 7th Avenue  
Canmore, AB  
T1W 3K1

March 8, 2017

**Re: Smith Creek Area Structure Plan**

Dear Tracy Woitenko,

On behalf of the owners of Three Sisters Mountain Village Properties Ltd.,  
QuantumPlace Developments Ltd, respectfully submits the following Smith Creek ASP  
and supporting rationale for your consideration.

Sincerely,



Jessica Karpat, MEdes, RPP, MCIP  
Principal – Planning  
QuantumPlace Developments Ltd.

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## Executive Summary

QuantumPlace Developments Ltd., on behalf of Three Sisters Mountain Village Properties Ltd. (TSMVPL), is proposing that the Town of Canmore adopt a new Area Structure Plan (ASP) for the Smith Creek area in Three Sisters Mountain Village. The proposed ASP provide the overarching policy direction to guide the future development of the lands known as Sites 7, 8, and 9, the lands occupied by Thunderstone Quarries, and Provincial Parcels A and B.

In 2015, the Town of Canmore and TSMVPL embarked on a collaborative process to work through the development and submission process of the Smith Creek ASP. For over a year, the collaborative Smith Creek ASP process served as a forum for TSMVPL, the Town, stakeholders and the wider community to work together and set specific achievable project goals, define the scope of the project and engage in a transparent and productive dialogue. The resulting plan that was submitted to the Town of Canmore attempts to balance the needs of the community and wildlife, while taking into the consideration the technical requirements of the Town and the need for an economically sustainable development project. With these considerations in mind, the proposed Smith Creek ASP will provide for a diverse range of housing opportunities, commercial and institutional services, and excellent recreational amenities including trails and off-leash dog parks that offer compelling alternatives to recreating in the wildlife corridors.

The proposed ASP incorporates the findings and recommendations from the supporting EIS, using a comprehensive approach to mitigating human-wildlife interactions, including the implementation of a wildlife fence and other measures —such as attractant management and education—to reduce negative human-wildlife interactions, providing and enhancing local pathways and trails in developed areas, and reducing sensory disturbance to wildlife corridors.

The applicant has reviewed relevant legislation and statutory plans to ensure that the proposed Smith Creek ASP aligns with existing policy and will, where applicable:

- align with *Municipal Government Act*;
- align with Provincial undermining regulations;
- align with the Natural Resources Conservation Board (NRCB) decision;
- align with the policies of the South Saskatchewan Regional Plan;
- align with the Town of Canmore Municipal Development Plan; and
- adhere to the maximum gross developable area (GDA) and residential unit cap identified in the Master Zoning Bylaw 1-98(DC).

## Introduction

Smith Creek is located within the Town of Canmore, adjacent to Stewart Creek Golf Course, and south of the Trans-Canada Highway. The Smith Creek Study Area includes the areas known as Sites 7,8, and 9 in the Town of Canmore Master Zoning Bylaw 1-98(DC), the lands occupied by Thunderstone Quarries, and Provincial Parcels A and B.

The Study Area is part of the Three Sisters Resorts lands annexed to the Town of Canmore in 1991. The Study Area was part of an application to the Natural Resources Conservation Board (NRCB) that was approved for the Three Sisters Resorts in 1992 to accommodate future tourism / resort development. The Study Area is 332 ha, with approximately 157 ha of land available for development of residential, commercial, office and industrial space, various infrastructure, as well as recreation and open space. The remaining 175 ha of private land has been proposed for Provincially designated Wildlife Corridors.

## Vision

The Smith Creek Area Structure Plan (ASP) will guide long-term development in the Plan Area. To support the Town's vision to be socially diverse, economically active and environmentally sound, Three Sisters Mountain Village Properties Ltd. (TSMVPL), the Town, and the Community Advisory Group (CAG) developed principles to guide the policy direction in the Smith Creek ASP and subsequent development of the Plan Area. The principles comprise the following:

1. Smith Creek works to strengthen Canmore's position as a highly desirable place to live, work and raise a family.
2. Smith Creek is an inclusive and interconnected community.
3. Smith Creek is economically viable and vibrant and adds to Canmore's position as an authentic mountain experience.
4. Smith Creek is an example of a resilient development responsibly balancing the needs of both the built and natural environments.

## Collaborative Process and Public Engagement

In 2015, the Town and QuantumPlace Developments (QPD), on behalf of TSMVPL, embarked on a collaborative process to work through the development and submission process of the Smith Creek ASP. The collaborative process was informed by the *Working Together Guidelines*, approved by Town of Canmore Council that established the method for the involved parties to work together to create the Smith Creek ASP.

Town Administration and TSMVPL worked together to determine the scope of each ASP section and the required professional reports. As outlined in the *Working Together Guidelines*, QPD developed the draft policy and worked with the Town to edit the policy collaboratively. Generally, the Smith Creek collaborative process served as a forum for

TSMVPL, the Town, stakeholders, and the wider community to work together and set specific and achievable project goals, define the scope of the project, and engage in a transparent and productive dialogue for the duration of the Smith Creek ASP process.

## Community Engagement

As part of the Smith Creek collaborative process, a Community Advisory Group (CAG) was established to provide QPD and the Town with the opportunity to meet with a diverse group of community members to understand the questions and concerns identified within the community. The CAG addressed considerations of affordability, connectivity, sustainability, wildlife and environment, recreation and economic prosperity, and comprised of eight<sup>1</sup> Canmore residents, and a representative from each of the Town, QPD and TSMVPL. Three CAG sub-groups were formed to discuss the ASP in greater detail and address specific issues related to wildlife, recreation, and land use. Between June 2015 and August 2016, the CAG met nine times, including for a two-day workshop in September 2015. In addition, the recreation and land use sub-groups each met once and the wildlife sub-group met three times. The involvement of the CAG early in the process allowed much of the CAG's feedback to inform the proposed Smith Creek ASP.

The land use concept for Smith Creek illustrates conceptual 'pods' of development; these pods were formed in collaboration with the Town and the CAG. The pods began to take their shape by removing the wildlife corridors, steep creek hazards, riparian areas, and other development constraints from the developable area, and then shaping potential development to work with the landscape and grades in the remaining area. This approach feasibly balanced the needs of the Town, the developer and the community, while respecting the natural landscape. Concurrently, discussions on the wildlife corridors occurred to balance the needs of the wildlife while also balancing the technical requirements of the Town (such as infrastructure efficiency, transit service requirements, affordability) and the economic viability of the development. The end result was the dedication of more than 70% of TSMV owned land in Sites 7, 8 and 9 to wildlife corridors.

Once both the land use concept and the wildlife corridor and mitigations were thoroughly discussed between the Town and the CAG, the Project Team hosted eight small-group community conversations to discuss important topics related to the ASP including wildlife and mitigations, recreation, the proposed land use concept, community services and amenities. The community conversations provided the Smith Creek Project Team with the opportunity to engage in targeted discussions with groups of ten to fifteen stakeholders, community members, and representatives from local recreation, community interest, and environmental groups. The objective of the community conversations was to share information about the proposed Smith Creek ASP and Resort Centre ASP amendments, but also to give members of the community the

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<sup>1</sup> Karsten Heuer resigned from the CAG on March 10, 2016 leaving the CAG with seven members for the remainder of the engagement process.

opportunity to ask questions, provide input and feedback and gain a better understanding of the complexity surrounding the development of an ASP.

The community conversations allowed the Project Team to obtain feedback on the proposed plan and to revise the ASP to integrate feedback where feasible. In order to maintain a transparent engagement process, detailed notes were taken at each Smith Creek CAG meeting and community conversation and circulated to attendees for comment and revision. After formal approval of the notes by attendees, the meeting notes were posted on the Smith Creek ASP project website ([www.smithcreekcanmore.ca](http://www.smithcreekcanmore.ca)). All approved notes from the Community Conversations have been included as part of this submission package.

After a series of very meaningful small-group community conversations, the Project Team hosted 2 online community conversations to provide the broader community with the opportunity to participate in the discussion on undermining and wildlife corridors and the mitigations proposed for this project. While undermining is not a constraint in the Smith Creek area, this session helped clarify the technical nature of developing in undermined areas and more particularly focused on the Resort Centre ASP area.

The online community conversation webcast events were open to the general public. Attendees were able to watch a live-stream of the sessions online and ask questions using instant messaging. The sessions were posted on the Smith Creek Project website along with a detailed Question and Answer document that outlines and responds to each question asked during each session.

In addition to ongoing meetings with the CAG and the community conversations, the Project Team also hosted two open houses in May and October 2015 and two information sessions in October 2016. The open house in May was intended to provide the public with information about the project, the process and the anticipated timelines, while the open houses in October were intended to obtain input and feedback from the community. The most recent information sessions hosted on October 18, 2016 presented the high-level concepts being proposed for the ASP. Community members were able to drop in and view informational display boards and learn more about both the proposed Smith Creek ASP and the other TSMV proposal, the Resort Centre ASP amendment. Representatives from QPD and the Town, project biologists, and engineers were available at the sessions to answer questions and address concerns. An open house to specifically discuss the proposed wildlife corridors around the Smith Creek ASP is scheduled for March 16, 2017.

## Policy Alignment

Relevant legislation and statutory plans have been considered to ensure that the proposed Smith Creek ASP aligns with existing Provincial and municipal policy. The following section outlines several policy areas in the Smith Creek ASP and their consistency with relevant legislation and statutory plans including the *Municipal*

*Government Act*<sup>2</sup>, 1992 NRCB decision<sup>3</sup>, Town of Canmore *Municipal Development Plan* (MDP)<sup>4</sup>, and the Town of Canmore Land Use Bylaws, such as Direct Control (DC) District 1-98<sup>5</sup>.

The Smith Creek ASP is consistent with the applicable goals and policies of the Town of Canmore *Municipal Development Plan* (MDP) and requirements of the *Municipal Government Act* (MGA). However, an amendment is required to the MDP maps to ensure alignment; details of the changes are provided in the “Amendments to MDP” section, below. This ASP will provide direction in subsequent planning processes, including land use and subdivision.

The Land Use Bylaw 1-98 (DC) District outlines provisions that allow for the development of a variety of residential units and a potential golf course in Site 7, commercial development and a school or joint use recreation site in Site 8, and highway commercial development, residential units and a limited number of visitor accommodation units in Site 9. Given that the overall demand for golf has been steadily declining in North America and with other golf courses existing in the Bow Valley, an additional golf course is not considered viable. That said, the commercial, retail, and residential components remain as key characteristics of the Smith Creek ASP. The Plan provides for commercial development in the form of retail, office and other non-retail employment generating land uses which supports Canmore’s long-term land use and economic development goals, and remains in alignment with the overriding NRCB decision.

## Municipal Government Act (MGA)

This ASP is adopted by Bylaw in accordance with the requirements of Section 633 of the *Municipal Government Act*.

## Natural Resources Conservation Board (NRCB)

### Gross Developable Area and Unit Counts

The NRCB allocated Gross Developable Areas (GDA) and total units to policy areas when it rendered its decision in 1992. Based upon this decision, the Town and TSMV

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<sup>2</sup> Alberta Queen’s Printer. (2000). *Municipal Government Act*. Revised Statutes of Alberta 2000 Chapter M-26. Current as of January 1, 2017. Retrieved from:

<http://www.gp.alberta.ca/documents/Acts/m26.pdf>.

<sup>3</sup> NRCB (1992). *Decision Report: Application # 9103 – Three Sisters Golf Resort Inc.* Retrieved from: <https://nrcb.ca/Portals/1/Documents/Decisions/Three-Sisters/decision-report.pdf>

<sup>4</sup> Town of Canmore (2016). *Canmore Municipal Development Plan*. Retrieved from:

<http://canmore.ca/residents/residents-development-planning/municipal-development-plan>

<sup>5</sup> Town of Canmore (1998). *Direct Control Districts*. Retrieved from:

<http://canmore.ca/documents/bylaws/land-use-bylaw/208-section-3-direct-control-districts/file>

entered into the Settlement Agreement in 1998, which stipulated that the two parties would negotiate in good faith how the Three Sisters' lands would be settled and developed. The areas known as Sites 7,8 and 9 were given 139.2 ha of GDA, and Sites 7 & 8 were given 404 residential units; Site 9 was intended to accommodate a wildlife corridor, a highway commercial service area in the vicinity of the Dead Man Flats/Trans-Canada Highway interchange, and low-density single-detached and medium-density multi-family dwellings, as well as up to 150 visitor accommodation units. In addition, Site 8 was granted up to 235,000 ft<sup>2</sup> of commercial gross floor area (GFA). To ensure long-term viability of the project, the GDA and Unit Counts were transferrable between policy areas. The details of GDA and Unit Counts are explained in the "Town of Canmore Land Use Bylaws" section below.

## Municipal Development Plan (MDP)

### Amendments to MDP

The Smith Creek ASP will require amendments to the Canmore MDP maps. An amendment to the MDP is required to change the Smith Creek Plan Area from "Future Growth Area" to a mix of Neighbourhood Residential, Commercial, Conservation, and Community Open Space and Recreation that more accurately represents the Smith Creek ASP proposed. Further, an amendment will be required to include the Smith Creek Plan Area in the Town's growth boundary, as was anticipated by 1-98(DC) and the NRCB decision.

### Recreation and Open Space

Residents of Smith Creek will be able to take full advantage of the vast wilderness just beyond their back yards, and of the activity-oriented amenities around which their community is built. Neighbourly connections will be fostered by spaces meant for sharing, gathering, and participating alongside one another – rinks, parks, and pavilions that draw the denizens of Smith Creek together, year-round. The community and its amenities will be connected to the proposed Resort Centre and the broader TSMV community, Main Street Canmore, and permeated throughout by a series of multi-user and mountain bike trails.

The Smith Creek ASP acknowledges the provision of open space that is dedicated Municipal Reserve (MR) and other publicly accessible open space. Pursuant to MDP Section 7.2.1, TSMV shall provide "a maximum of ten percent (10%) of the area of a parcel of land to be subdivided shall be required to be dedicated MR. The Town prefers MR dedication to be provided as land and where this is not in alignment with the Town's municipal reserve priorities or criteria, as cash-in-lieu." Other parks and open space illustrated within the plan may be registered as private land with a caveat on title.

## Affordable Housing

Smith Creek will provide market affordable housing in the form of Entry-level Housing (ELH), defined in the Town's Comprehensive Housing Action Plan as "private market housing provided at the lowest cost that the builder will provide without any direct or indirect subsidies to an occupant" (2011, p.13).

Pursuant to the ASP, ELH will be provided as 25 percent of the residential housing. The developer and the Town may consider bonusing GDA in exchange for Perpetually Affordable Housing, or other community need, to the satisfaction of the Town. Further, the developer and the Town may consider the development of a bonusing system for items related to gross developable area, unit counts, building heights, or any other pertinent items in exchange for perpetually affordable housing, or other community need, at future planning stages to the satisfaction of the Town.

Other housing in Smith Creek will focus on Middle-Housing, offering a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable, cyclable and transit accessible community living. Middle-housing types can include duplexes (side-by-side or stacked); triplex and fourplex; townhomes, multiplexes and other mixed-use live work buildings. The key here is 'compatibility' in terms of size and massing with single-family homes while meeting increased densities to support services and providing affordable housing options within a community.

## Residential Neighborhood Design

According to section 6.1.2 of the MDP, key elements of neighbourhood design that reflect the mountain town character include:

- Retention of natural vegetation and landscape;
- Provision of a safe pedestrian and cycling environment;
- Neighbourhood nodes or activity centres to encourage community interaction and engagement and facilitate future local transit;
- A range and mix of housing types to meet a broad range of lifestyles and incomes;
- Use of slope-adaptive housing designs;
- Building design that incorporates local natural materials such as timber and rock as well as building articulation and massing characteristic of mountain towns; and
- Integration of parking that enhances the overall streetscape and site design.

As previously discussed, the formation of the development pods that comprise the design of Smith Creek considered the natural vegetation of landscape, and where possible, preserved it as open space.

Smith Creek will benefit from not only pedestrian and cyclist friendly streets, including a Livable Urban Boulevard, but also from an extensive trail network. Section 6.1.3 of the

MDP notes that “all residential areas should be integrated with the municipal commuter pathway system and connected to the trail system.” As can be seen in Map 09 in the ASP, a network of multi-user and mountain bike trails connects the neighbourhood throughout and beyond to the municipal and provincial trail system.

### Neighborhood Commercial

Neighbourhood Commercial areas are intended to provide small-scale retail and service uses that meet the daily needs of local residents. The Area Structure Plan provides for Neighbourhood Commercial services in mixed-use areas.

### Mixed Use

Canmore’s MDP also supports the provision of essential commercial services focused in the Town Centre and mixed-use areas to strengthen local retail opportunities, encouraging local retail purchases of products and services. Those mixed-use areas are intended to accommodate a mix of retail, office, service, tourist and residential uses. The Smith Creek ASP provides for mixed-use areas along the Three Sisters Parkway that focus on providing essential or convenience services, as well as office or residential uses.

### Commercial and Business Industrial

Canmore’s MDP identifies a target of 2/3 residential and 1/3 non-residential assessment split, and therefore, a desire to promote the continued growth of the non-residential sector. As of 2014, the Town of Canmore achieved an 86% residential, 14% non-residential assessment split.

Smith Creek envisions a productive commercial and business industrial hub at its eastern extent, near the Dead Man’s Flats interchange. This area will provide for essential retail services, such as grocery stores and banks, as well as office space and light/business industrial uses, such as logistics and light manufacturing, to promote the growth of businesses within Canmore. These areas will be connected to the rest of TSMV and Main Street Canmore via the Trans-Canada Highway, Three Sisters Parkway and a network of multi-user trails. Canmore’s MDP permits business industrial areas to be located adjacent to mixed-use commercial areas or residential neighbourhoods. Once complete, Smith Creek and Resort Centre will assist the Town of Canmore in achieving a 75% residential, 25% non-residential assessment split, moving the Town much closer to its MDP targets.

## Town of Canmore Land Use Bylaws

### Gross Developable Area and Unit Counts

As part of the Three Sisters Resorts Direct Control (DC) District, the Smith Creek ASP area is subject to the policies identified in land use bylaw (LUB) 1-98(DC). Excluding existing development, 1-98(DC) permits TSMV to develop the remaining 205 hectares of Gross Developable Area (GDA) and up to 4,104 units, comprising 2,604 residential or timeshare units (excluding PAH or secondary suites), and up to 1,500 visitor accommodation units. The lands contained in the Thunderstone Quarries is **excluded** from this calculation, as they were not part of the NRCB decision or the Settlement Agreement.

With regards to the total GDA, 1-98(DC) allows transferability across Three Sisters lands. TSMV will use this flexibility to distribute the 306 ha GDA between Smith Creek, the proposed Resort Centre, and Stewart Creek plan areas as needed to support feasible development. The proposed GDA will not exceed the 306-hectare maximum identified in 1-98(DC). The Smith Creek ASP boundary covers 332 hectares of land, which includes 175 hectares as designated wildlife corridor. The Project Area covers 157 hectares, and our estimates allocate 85 hectares (+/- 10 percent) of GDA to Sites 7, 8 and 9.

Our estimates of GDA in Smith Creek, and in Resort Centre, may be further reduced. For example, areas of a site identified as undevelopable environmental reserve lands, areas of a site where a conservation easement or restrictive covenant is registered against the equivalent undevelopable land, or areas that would otherwise developable are excluded from GDA calculations. Furthermore, GDA calculations also exclude developable areas of a site that are allocated as recreational uses with a registered deferred reserve caveat, areas that have been taken by the Town for uncredited municipal reserve (MR), or public access roads without developable frontage. Details related to the provision of MR and the identification of open space is determined at the subdivision stage. Proposed unit counts and GDA are organized to allow for flexibility and variations in the market over the long-term development of Smith Creek. Development on TSMV lands is intended to respect 1-98(DC) regarding both the GDA and the remaining unit counts.

TSMVPL acknowledges the number of permitted residential and resort accommodation units identified in 1-98(DC). The Smith Creek ASP provides for 1200 to 1700 units. Currently, there are 4104 units remaining under the 1-98(DC) cap. 1-98(DC) also permits the transfer of units from one TSMV Plan area to another. At the ASP level, the number of units is presented in a range to ensure there is enough flexibility to respond to market demands at the time of development, while respecting the maximum number of permitted units outlined in 1-98(DC). An amendment to 1-98(DC) is not required at this time, but will be replaced as land use changes are proposed and approved by Council in alignment with this ASP and during the implementation of this project, so

future land uses fall into alignment with the ASP as required by the *Municipal Government Act* (as an ASP is the higher order statutory planning document).

## Wildlife

### Wildlife Corridor

As per the NRCB Decision, prior to physical development in the Smith Creek Plan Area, Alberta Environment and Parks (AEP) must approve a wildlife corridor that completes the connection between the current approved Along Valley Corridor and the Wind Valley Habitat Patch. The boundaries of the wildlife corridor will define areas available for development has part of the Smith Creek ASP.

The alignment of the corridor proposed by TSMV was informed by public input, input from professional biologists, Provincial input and physical or topological constraints to meet the requirements of the 1992 NRCB decision. As part of the efforts to develop the wildlife corridor proposal, TSMV engaged the Canmore community to provide input into the design of the Smith Creek ASP including helping to define the wildlife corridor boundaries taking into account balancing wildlife needs with other factors. The community engagement focused on input into a corridor design that balanced the needs of the community, the planning and servicing requirements of the Town, the needs of wildlife for movement as per the NRCB decision, and the requirement to have an economically feasible development.

Of the 332 ha of the Smith Creek, approximately 175 ha (53% of the Study Area, or 63% of Site 7/8 and 74% of Site 9) have been proposed to be dedicated as wildlife corridor. The proposed Along Valley Corridor is approximately 470 metres between a generally continuous 25-degree slope line and the wildlife fence at the narrowest point, with all areas of the primary corridor exceeding the minimum width of 350 metres specified in the NRCB decision. Notably, the average overall Along Valley Corridor width exceeds 600 meters, and abuts other protected areas, including the Bow Valley Wildland Provincial Park.

Additionally, TSMV proposes to shift the Stewart Creek Across Valley Corridor approximately 300 meters east to realign with potential steep creek hazards identified by the Town, drainage grade separation of the Parkway and wildlife movement and public input. The proposed realignment requires the construction of a new underpass under the Trans-Canada Highway and is therefore not only subject to approval from Alberta Environment and Parks, but also from Transport Canada. Should the proposed realignment be approved, the existing underpass would remain operational and an underpass beneath the Three Sisters Parkway to maintain separation between humans and wildlife would also be required as recommended in the Smith Creek Environmental Impact Statement (EIS). The realignment of the Stewart Creek Across Valley Corridor is not a requirement to develop the Smith Creek ASP, however, is the preferred option in response to the Town of Canmore suggestions and public feedback. In January, 2017,

TSMV submitted a formal application for the aforementioned wildlife corridor alignment to Alberta Environment and Parks. The application is currently undergoing review.

## Comprehensive Wildlife Mitigation Strategy

The proposed Smith Creek ASP outlines a series of recommendations to mitigate the impact of the development on wildlife. The primary objective of the wildlife mitigation recommendations outlined in the EIS is to ensure functionality of wildlife movement corridors adjacent to the Plan Area. The Smith Creek ASP takes a comprehensive approach to managing negative human-wildlife interactions by limiting wildlife access to developed areas and limiting human use in the wildlife corridors.

In particular, in accordance with the Smith Creek EIS, the ASP requires that a wildlife fence be constructed around the development area to both deter humans from recreating in the wildlife corridor while also limiting wildlife access to the developed area. The wildlife fence will not only surround the Smith Creek Plan Area, the proposed alignment also surrounds the Stewart Creek and proposed Resort Centre Plan Areas. The wildlife fence will be built by TSMV prior to each build out phase of the Smith Creek Plan Area and will enable ongoing monitoring and adaptive management during the build out of the Plan Area if necessary. The details related to fence implementation including specific fence design and siting will be determined at the subdivision stage and are discussed further in section discussing staging of development below.

There are a variety of mechanisms being considered for the maintenance of the fence, including an Owner's Association and/or registering the fence as an easement on private title for land owners to maintain. Currently, Town Administration is investigating the pros and cons of taking on the ownership and maintenance of the fence and exploring potential community tax mechanisms, as Town Administration has indicated a preference to control and maintain the proposed fence.

In addition to the wildlife fence, the Smith Creek ASP also provides for the following wildlife mitigation strategies:

- Limiting human use in the wildlife corridors to designated Provincial trails by limiting access points and providing signs to both demarcate the corridor boundary and educate people on appropriate use of the corridor;
- Providing trails, off leash dog parks, and other recreational opportunities in the Plan Area as an alternative to recreating in the wildlife corridor on "pirate" trails or other areas;
- Managing attractants by limiting the use of fruit bearing trees in landscaping, outdoor barbeques, and bird feeders, while also managing garbage and compost in the community, in accordance with Town of Canmore bylaws;
- Limiting sensory disturbance along the corridor interface, through a number of measures such as development design or reducing lighting on lots adjacent to the wildlife corridor.

- Working in collaboration with the Town of Canmore, the Province of Alberta and other stakeholders to educate the community on appropriate use in the wildlife corridors; and
- Recommending that the Town of Canmore and the Province of Alberta enforce appropriate use in the wildlife corridors where necessary.

## Engineering

### Steep Creeks

The Bow Valley is susceptible to various natural hazards, including debris flows and debris floods. Preliminary investigation of the study area shows that varying levels of steep creek hazards exist and provide a constraint to development, primarily associated with Stewart and Pigeon Creeks.

An initial preliminary desktop analysis of steep creek hazard areas in the Smith Creek Plan Area shows that varying levels of steep creek hazards may exist. The Town of Canmore is working with the Municipal District (MD) of Bighorn to assess the hazard for Pigeon Creek and are working to identify and design the preferred mitigation option requiring land a debris retention basin within the Smith Creek Plan Area. While the Town of Canmore's preferred direction is passive mitigations, such as avoidance of hazard areas, other mitigation may be allowed in accordance with the policies outlined in the Town of Canmore MDP to allow development in steep creek hazard zones.

### Mountainous Terrain Guidelines

Smith Creek ASP area presents a challenge to development that was not previously considered as a part of the Mountainous Terrain Guidelines. As a result, the Town and TSMVPL went into detail to establish a method under which this area can be developed. The location of the main road, Three Sisters Parkway, servicing the land and how to locate buildings within the community were all discussed, so as to reduce the amount of grading that would be required. However, it does not eliminate the need to grade: all development requires grading and tree removal to varying extents.

### Transportation

Smith Creek will have an interconnected and efficient transportation network that promotes walking, cycling and transit. The transportation policies in the Smith Creek ASP serve to establish a hierarchy of streets that are both responsive to the mountainous terrain and provide ease of use for users of all modes including transit users, cyclists, pedestrians and motorists. The transportation and circulation network promotes community connectivity by designing a system that enhances pedestrian and cyclist connectivity and access between residential, community and commercial land use areas within the Plan Area. Multi-modal considerations can be found throughout the proposed plan. The Smith Creek portion of the Three Sisters Parkway, for example,

was centrally located to provide equal access to transit from the development pods, at the expense of more efficient grading. Further, an easily accessed and enjoyable network of multi-user and mountain bike trails will connect the community internally and to the amenities beyond the ASP boundary.

## Staging of Development

Section 9.2 of the Smith Creek ASP notes that development in the Plan Area will “occur in a staged manner” and “in a sequence that reflects the availability of required utility infrastructure and access roadways” by moving east-west and north-south. Phase 1 will likely begin at the western most extent of the Plan Area, adjacent to Stewart Creek Phase 3.

Phase 2 will begin after extraction has ceased at Thunderstone Quarries. As previously discussed, the wildlife fence will be phased in prior to development of each phase. The implementation of the fence will be considered at the subdivision stage in alignment with the EIS and will identify information related to the proposed fence location, specific fence, swing gate and/or jump-out locations related to trails, topography and geographical features, and construction considerations and procedures. The final design of the wildlife fence will be evaluated by a qualified professional to confirm consistency with the EIS. The fence implementation process will also occur in conjunction with on-going wildlife monitoring examining use of the wildlife corridors directly adjacent to the Plan Area to enable adaptive management strategies if necessary.

## Fiscal Impact Assessment (FIA)

The FIA produced for Smith Creek was led by QPD with some supports from the Town of Canmore and involved a review of Smith Creek’s community services and infrastructure impacts. Operating revenue and expenses were used to calculate fiscal impacts to the Town. A conservative approach to modeling was used and revenues were conservatively calculated. Both FIA low and high scenarios project a small loss over a 15-year period, due mainly due to the extensive amount of land dedicated to wildlife corridors that are not developable, and very conservative assumptions on operating costs and infrastructure requirements. Based on the assessment, Smith Creek will move the Town closer to its goal of achieving a higher percentage of commercial assessment relative to residential assessment.

## Conclusion

The proposed Smith Creek ASP provides for a variety of housing options-- offering existing and prospective Canmorites much needed choice, as well as extensive

recreation and open spaces, Provincially designated wildlife corridors and associated mitigations, and new and existing commercial opportunities.

Development in Smith Creek has the potential to support the Town of Canmore's goals related to economic growth, recreation and affordable housing. The proposed ASP aligns with relevant Provincial policies, such as the *Municipal Government Act*, the NRCB decision and the Town of Canmore's statutory and non-statutory plans, including 1-98(DC) and the MDP.