

TOWN OF CANMORE
AGENDA
Public Hearing
Council Chambers at the Canmore Civic Centre, 902 – 7 Avenue
Tuesday, January 17, 2017 at 6:00 p.m.

Old Daycare Lands Land use Amendment Bylaw 2016-32

1. CALL TO ORDER

The mayor will call the public hearing to order.

2. ADMINISTRATIVE BRIEFING

A member of administration will provide a brief context for, and background of the application.

3. APPLICANTS PRESENTATION

If applicable, the applicant may make a presentation on the substance and content of the item. The presentation shall not exceed 10 minutes unless council approves a longer presentation. This is the applicant's only opportunity to speak unless asked a question.

4. QUESTIONS OF CLARIFICATION

The mayor will permit council to ask questions of clarification of administration and/or the applicant.

5. PUBLIC SUBMISSIONS

The mayor will invite members of the public to speak to the item. All members of the public that wish to speak shall be afforded an opportunity to speak for a maximum of 5 minutes. Speakers shall indicate if they are in favour, neutral, or opposed to the matter under consideration. Members of council may ask questions of clarification if required.

6. WRITTEN SUBMISSIONS

The municipal clerk will advise council of the names of those who provided written submissions before 5 p.m. the day before the hearing, along with the general tone (in favour, neutral, or opposed).

7. FINAL ADMINISTRATIVE COMMENTS

Administration will be provided an opportunity to provide any final closing comments based on the verbal and written submissions.

8. ADJOURNMENT

The mayor will adjourn the public hearing.

CONTROL AND CONDUCT OF MEETINGS

The mayor will advise persons addressing council that they should give their name and address, and indicate if they are speaking on their own behalf, or for a client, company, community association, club, organization or other group.

No person shall address council:

- Without the permission of the mayor or the presiding officer, and
- More than once and for more than 5 minutes, unless permission is granted by council for a longer presentation.

Members of the public who constitute the gallery during a public hearing:

- Shall speak in a respectful manner and shall address council;
- Shall directly address the item and not repeat themselves or address matters irrelevant to the public hearing;
- Shall maintain order and quiet; and
- Shall not interrupt any speech or action of members of council or any other member of the public that is addressing council.

The mayor may, at any public hearing, cause to be expelled and excluded any person who creates any disturbance or acts improperly during a meeting.



BYLAW 2016-32

**A BYLAW OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA, TO
AMEND LAND USE BYLAW 22-2010**

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

1: TITLE

1.1. This bylaw shall be known as the “Old Daycare Lands Land Use Amendment Bylaw”

2: PROVISIONS

- 2.1. Section 3 of the Land Use Bylaw 22-2010 is amended to include section 3.36 as attached in schedule A of this bylaw.
- 2.2. Section 15 of the Land Use Bylaw is amended to re-designate the lands identified in Schedule A section 3.36.12 of this bylaw from Public District to DC2016-32.

3: ENACTMENT/TRANSITION

- 3.1. If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.
- 3.2. Schedule A forms part of this bylaw.
- 3.3. This bylaw comes into force on the date it is passed.

FIRST READING: December 6, 2016

PUBLIC HEARING:

SECOND READING:

THIRD READING:

Approved on behalf of the Town of Canmore:

John Borrowman
Mayor

Date

Cheryl Hyde
Municipal Clerk

Date

SCHEDULE A

DC2016-32 Old Daycare Lands DC District

3.36.1 Purpose

To provide a comprehensively designed perpetually affordable housing development. Non-residential uses or developments may be allowed in accordance with the listed uses when such uses are compatible with the residential purpose of the district.

3.36.2 Permitted Uses

Accessory Developments
 Home Occupations – Class 1
 Parks and Playgrounds
 Perpetually Affordable Housing
 Public Utilities

3.36.3 Discretionary Uses

Day Care Facilities
 Duplex Dwellings
 Duplex Plus Dwellings
 Employee Housing
 Garden Suites
 Home Occupations – Class 2
 Public and Quasi-Public Buildings
 Secondary Suites
 Signs
 Stacked Townhouses
 Townhouses

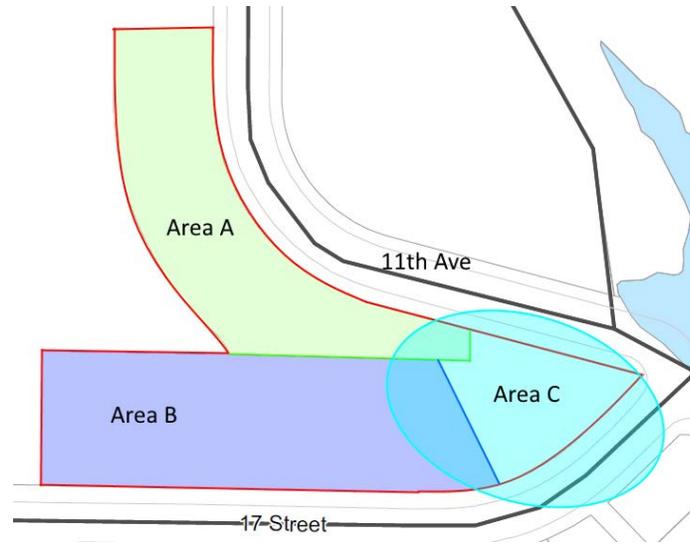


Figure 1: Key plan to identify areas

3.36.4 Regulations

- 3.36.4.1 The minimum number of dwelling units within this district is 30.
- 3.36.4.2 The maximum number of dwelling units in this district is 50.
- 3.36.4.3 Sections 3.36.5, 3.36.6, and 3.36.7 provide area specific regulations which apply to the areas identified in figure 1. The area boundaries are intended to be for illustrative purposes and exact boundaries will be determined by the development authority as part of a development permit application.

3.36.5 Area A Specific Regulations

- 3.36.5.1 The minimum yard setbacks in are:
 - a) Front Yard (Adjacent to 11th Ave): 6.0m
 - b) Rear Yard (West): 6.0m
 - c) Side Yard (North) 3.0m
 - d) Side Yard (South) 1.5m
 - e) Interior side yards: 1.5m
- 3.36.5.2 Buildings shall have a maximum of 3 storeys.
- 3.36.7.3 The maximum building height shall be 10.0m in accordance with section 4.

3.36.6 Area B Specific Regulations

- 3.36.6.1 The minimum yard setbacks in are:
 - a) Front Yard (Adjacent to 17th Street): 3.0m.
 - b) Rear Yard (North): 7.5m
 - c) Side Yard (West): 1.5m
 - d) Side Yard (East): 1.5m
 - e) Interior side yards: 1.5m
- 3.36.6.2 Buildings shall have a maximum of 2 storeys.
- 3.36.6.3 The maximum building height shall be 8.5 m in accordance with section 4. No habitable floor space shall be permitted above the 2nd storey.

3.36.7 Area C Specific Regulations

- 3.36.7.1 The minimum yard setbacks in are:
 - a) Adjacent to 17th Street: 3.0m.
 - b) Adjacent to 11th Ave: 3.0m
 - c) Rear Yard: at the discretion of the Development Authority
 - d) Interior side yards: 1.5m
- 3.36.7.2 Buildings shall have a maximum of 2.5 storeys.
- 3.36.7.3 The maximum building height shall be 9.5m in accordance with section 4.

3.36.8 Additional Requirements

- 3.36.8.1 All developments shall conform to Section 4, General Regulations.

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

- 3.36.8.2 Notwithstanding section 1.8.3 no sustainability screening report is required in this district.

3.36.9 Design Requirements

- 3.36.9.3 The development authority may grant variances to allow a total of 10% of the roof areas to exceed the maximum height by up to 10% where it is of the opinion that the architecture of the development would be enhanced.
- 3.36.9.4 The use of building materials and colours shall meet the intent of Section 9, Community Architectural and Urban Design Standards.

3.36.10 Perpetually Affordable Housing

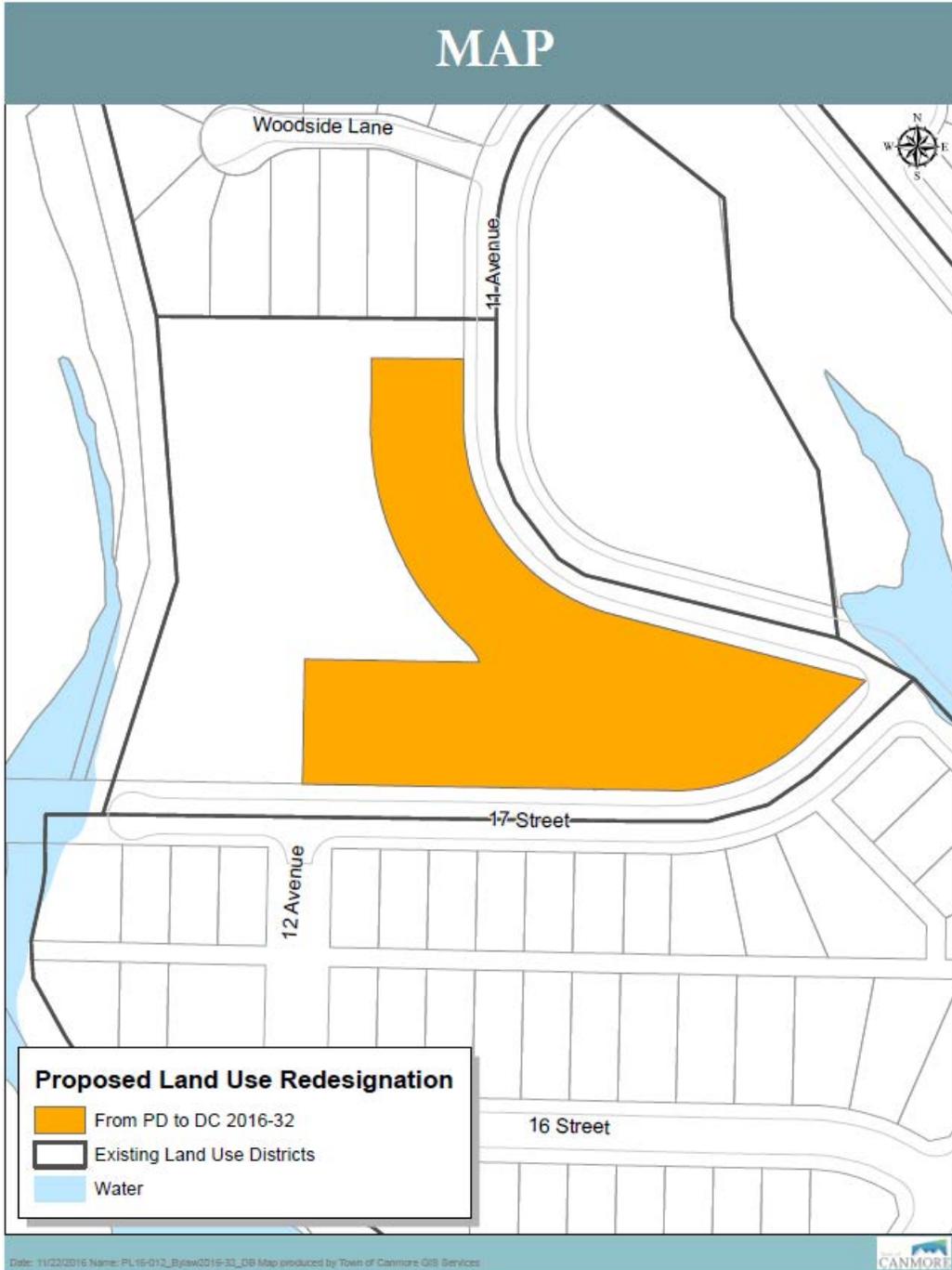
- 3.36.10.1 Perpetually affordable housing within this district may take the form of Townhouses, Stacked Townhouses, and Duplexes.
- 3.36.10.2 In addition to 3.36.10.1 perpetually affordable housing may include secondary suites or garden suites.

3.36.11 Development Authority

- 3.36.11.1 The Municipal Council of the Town of Canmore shall be the Development Authority for the initial application for residential development within this District.
- 3.36.11.2 The Development Authority for any subsequent development or change of use shall be the Development Officer.

3.36.12 Map

The following Map forms a part of this district



Bylaw approved by: _____