

**TOWN OF CANMORE
MINUTES**

Special Meeting of Council – Sustainability Report Hearing
Council Chambers at the Canmore Civic Centre, 902 – 7 Avenue
Thursday, March 14, 2013 at 5:00 p.m.

COUNCIL MEMBERS PRESENT

John Borrowman	Mayor
Vi Sandford	Deputy Mayor
Sean Krausert	Councillor
Joanna McCallum	Councillor
Gordie Miskow	Councillor
Hans Helder	Councillor
Jim Ridley	Councillor

COUNCIL MEMBERS ABSENT

None

ADMINISTRATION PRESENT

Lisa de Soto	Chief Administrative Officer
Gary Buxton	General Manager of Municipal Infrastructure
Alaric Fish	Manager of Planning and Development
Cheryl Hyde	Municipal Clerk (Recorder)

Mayor Borrowman called the March 14, 2013 special meeting to order at 5:00 p.m.

The mayor made the following comments prior to approval of the meeting agenda:

It is important to note that the proposed land use plan that is within the SSR is conceptual only and that an acceptance of the SSR does not imply any further approvals or certainty of location or density of development.

A. APPROVAL OF AGENDA

1. Agenda for the March 14, 2013 Special Meeting of Council

52-2013

Moved by Mayor Borrowman to approve the agenda for the March 14, 2013 special meeting of council as presented.

CARRIED UNANIMOUSLY

B. SSR2013-003 – Three Sisters Mountain Village

1. Presentation from Applicant

The representatives presenting on behalf of the applicant spoke to a written submission included in the agenda package for this meeting. Presenters were as follows:

- Introduction: Earl Williams, PricewaterhouseCoopers
- Economic and social benefits of the application: Steve Shaw, Director, IBI Group.

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- Environmental benefits of the application: Martin Jalkotzy, Principal, Golder Associates
- Conclusion: Paul Darby, Partner responsible for the project, PricewaterhouseCoopers

2. Questions from Council

The following information was supplied in answer to questions from council:

- The infracycle analysis referred to in the appendix C of the sustainability screening report should be ready early next week. The document will be posted on the Town's website when it is submitted.
- "Experiential tourism" is aimed at allowing people to enjoy the outdoors while reducing dispersed human use of the wildlife corridor.
- PAH housing will be provided in accordance with the area structure plan and the Land Use Bylaw.
- The economic vision is that a number of commercial services will be provided, from convenience and specialty retail to health and wellness and personal service.
- The proposed density is 33.1 units per hectare, including visitor accommodation units; this is higher than current town density of 25.88 units per hectare.
- The plan is structured to provide for lower density closer to wildlife corridors and higher density further away.
- The proposed reduction in commercial services is based on conservative estimates of what could be supported by the population.
- Designated trails would be integrated with fencing system much like what occurs now in areas with fences.
- Economic impact estimates refer to full build out. Construction phasing will be addressed in the area structure plan. The applicant can provide a more detailed economic impact estimate in the area structure plan.
- There are many creditors besides HSBC, including local businesses. The priority for re-payment of creditors is set out by legislation.
- The housing mix will be detailed in the area structure plan. The applicant confirmed that entry level housing is not the same as PAH.
- The municipal fiscal assessment is being prepared by another consultant for inclusion in the area structure plan.
- The commercial analysis is not complete.
- There is no plan to prohibit dogs from the development; rather the applicant proposes providing a number of off-leash parks.
- Waterscaping and rain gardens are devices used to manage storm water. They can be decorative features, but that isn't their primary function.
- Water licenses will be addressed in the area structure plan.
- The proposed fence is meant to exclude wildlife from the development. Human use on designated trails will be permitted in the wildlife corridor. The goal is to have no wildlife in human areas, and predictable human use in wildlife corridors. The applicant is looking at improving corridors and patches to mitigate loss of open space.
- The Lamphouse is located on lands covered by conservation easement between landowner and provincial government. The applicant is looking into

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recognizing this as a historic area.

- The costs associated with maintenance of green spaces and fencing will be addressed in the area structure plan.
- Recreation and cultural amenities are anticipated, and will be addressed in the area structure plan.
- Wildlife-human conflicts are rated by Alberta Fish and Wildlife. The bigger message is that bears cannot survive around Canmore because of human conflict. The fence and designated trail system are meant to encourage thoughtful use of the area.
- The fence would keep deer and elk out of people's yards. This is preferable as it would reduce predator attraction.
- A site for a potential fire EMS facility is allocated adjacent to the Stewart Creek area.
- Golder Associates have been actively involved in analysis and monitoring of the undermined lands since 2000. The development is proposed on land approved by Golder.
- A letter of understanding that addresses outstanding the development agreement will be part of the permitting process and agreed between receiver and the Town.
- The applicant is working with administration to determine a minimum "green" level for the area structure plan.
- PricewaterhouseCoopers suggested that Site 9 would most likely be transferred immediately upon conclusion of the municipal approval process.

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Moved by Mayor Borrowman to allow the balance of the meeting to be filmed by CBC television. (Note: this motion must be approved by unanimous decision.)

DEFEATED

Opposed: Ridley Krausert and Helder

In favour: Sandford, Miskow, Borrowman, McCallum

3. Questions from the Public

The following Canmore residents provided comments or asked questions.

Luke Carbert – asked what happens to the land if the SSR is defeated. The mayor responded that nothing will change. The owner could choose to sell and a new owner may start the process again.

Lisa Downing – asked about the proposed width of the wildlife corridor, and how it would be affected by an additional 10,000 people living in the area. The applicant responded that the environmental impact statement will include details of wildlife corridor viability. There will be human use permitted on designated trails that connect to the regional trail network.

Jacob Herrero – expressed concern about the proposed scale of the project; he believes a development of this size in this ecological setting has not been tried before and asked how carrying capacity of the valley has been determined. The applicant responded that the scale is the same as was approved by the NRCB in 1992.

John Kende – Requested that council provide the public with more time to respond

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and with resources to carry out their own studies. The mayor responded that there will be many more opportunities for public input as the process progresses, and that the Town is carrying independent studies on behalf of Canmore residents.

Tom Omstead – asked the net cost of adding 10,000 people to the community as he is worried the development may affect the market for people who already own. The applicant responded that the economic impact analysis is expected to provide further information.

Jim Pissot – believes that the SSR should address wildlife corridor design, undermining, the build-out time frame, a market analysis, traffic, and sewage treatment, and requested that council not approve the SSR until it has been revised. The applicant responded that these items will be addressed in the area structure plan.

Kay Anderson – is generally in support of development as long as the environment is preserved and protected, no development is permitted on the unfinished golf course, and the developers actively involve the community in their decisions, use Canmore trades, mitigate and avoid undermining risks, and preserve the integrity of adjacent lands.

Tracy Henderson – believes the public has not been given enough information to determine if there will be a net benefit to the town, and that a wildlife fence and off-leash areas will not improve the wildlife corridor. The applicant responded that the goal is to concentrate people in designated places. The applicant believes that, particularly in Canmore, people will alter their behavior in the long run through education and enforcement.

Doug Campbell –on behalf of the National Trail Association of Canada, encouraged the applicant to preserve the existing trail that crosses the property.

Ed Russell – believes the applicant has provided insufficient information about potential economic benefits.

Steve Balin – does not believe permitting development on the unfinished golf course and adding a wildlife fence is an environmentally sustainable solution. The applicant responded that details around corridor efficacy and proposed mitigations will be covered in the environmental impact statement.

Frank Kernick – believes not enough information is provided in the SSR and that to move forward there needs to be a terms of reference that addresses all concerns brought forward today, plus several open houses to make sure all concerns are addressed. He recommends that the entire process be reviewed and revised. Administration provided the following list of documents that will be provided by the applicant:

- Municipal fiscal impact analysis
- Environmental impact statement
- Transportation impact assessment
- Water network analysis
- Sanitary network analysis
- Master drainage plan

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Leslie Kelinik – asked if the applicant has met with local developers, and if they have considered the economic impact on local businesses. The applicant responded that they have met with several large-scale developers, and that an economic analysis was not required as part of the SSR application.

Philip Wilson – asked what would be the outcome if “resort centre 2” was not developed. The applicant responded that this situation would need to be addressed by the creditors, but it’s likely they would not proceed.

Lisa Downing – asked that the applicant provide assurance that the Town would not be subjected to legal action if the SSR is approved but the area structure plan is not. The applicant responded that the receiver cannot bind the creditors or the Court of Queens Bench to such an assurance.

John Kende – believes the province does not appreciate the liability involved in covering the possibility of undermining with more development allowed the area. Also is concerned there will be too much traffic and the jobs provided in commercial areas will be low paying.

Denise Ratzke – asked if a wildlife fence would give people a false sense of security and cause them to be less cautious of wildlife. The applicant responded that they will be working to increase public awareness about living with wildlife.

Jacob Herrero – believes that 90% of the mitigations listed in the NRCB ruling have not been carried out, and fears promises made in this proposal will meet the same fate. Once there is a new council and the property is sold, key recommendations may be lost.

Paul Edge – asked if anyone has ever offered to buy and complete the golf course. The applicant responded that there was one proposal, but it was not accepted.

Gerry Stevenson – provided information based on his background in coal mining and his analysis of the proposed development. He believes SSR is not valid because undermining has not been accurately evaluated, and he is concerned with the safety of development and potential liability of the town. He requested that the applicant voluntarily withdraw the SSR and address undermining and other concerns brought forward today. The applicant responded that they are committed to providing sufficient analysis of undermining in the area structure plan.

Eileen Patterson – concerned about undermining.

Mr. Kende – concerned about undermining.

Tracy Henderson – asked if the applicant would consider slowing the process down? The applicant responded that the step where all the documentation is provided comes next – people should want to move forward.

Gary Anderson – concerned that the proposed plan is disconnected with the core values of Canmore. He believes the current residents of Three Sisters were promised

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there would be no more development, and he is concerned about undermining.

Renee Krysko – is concerned that the wildlife corridor will not be wide enough, and asked for information about the general characteristics of a viable wildlife corridor. The applicant responded that the viability of the wildlife corridor will be addressed in the area redevelopment plan and the environmental impact assessment. The applicant firmly believes there is problem with the wildlife corridor now and that the conceptual mitigations will land us in a better place.

Paul Yesmen – concerned about undermining.

Ron Remple, BOWDA – stated that his organization is normally neutral on development applications, however in this case they are asking that council approve the SSR so the process can continue. Passing of the SSR is necessary to go to the next step in the development process, where more detailed information will be available. BOWDA wishes to continue with the Town to make the process more objective.

Doug Regan – asked if there are any conditions under which the SSR would not be approved? The mayor responded that each individual councillor will vote based on their own personal comfort with the report presented.

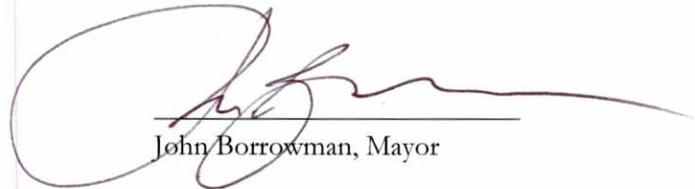
54-2013 Moved by Mayor Borrowman to approve Sustainability Screening Report 2013-003 as submitted.

CARRIED

**In Favour: Borrowman, Ridley, Miskow, Helder, Krausert, McCallum
Opposed: Sandford**

C. ADJOURNMENT

55-2013 Moved by Mayor Borrowman to adjourn the March 14, 2013 special meeting of council at 10:18 p.m.



John Borrowman, Mayor

Cheryl Hyde, Municipal Clerk

Minutes approved by: CH JB