

**TOWN OF CANMORE  
MINUTES**

Special Meeting of Council  
Council Chamber at the Canmore Civic Centre, 902 – 7 Avenue  
**Monday, September 29, 2014 at 3:30 p.m.**

**COUNCIL MEMBERS PRESENT**

John Borrowman	Mayor
Rob Seeley	Deputy Mayor
Esmé Comfort	Councillor
Ed Russell	Councillor
Vi Sandford	Councillor
Joanna McCallum	Councillor
Sean Krausert	Councillor

**COUNCIL MEMBERS ABSENT**

None

**ADMINISTRATION PRESENT**

Lisa de Soto	Chief Administrative Officer
Gary Buxton	General Manager of Municipal Infrastructure
Lorrie O'Brien	General Manager of Municipal Services
Alaric Fish	Manager of Planning and Development
Kate Van Fraassen	Development Planner
Cheryl Hyde	Municipal Clerk (Recorder)

Mayor Borrowman called the September 29, 2014 special meeting to order at 3:30 p.m.

**A. APPROVAL OF AGENDA**

**1. Agenda for the September 29, 2014 Special Meeting of Council**

230-2014 Moved by Mayor Borrowman that council approve the agenda for the September 29, 2014 meeting of council as presented.

**CARRIED UNANIMOUSLY**

**B. PUBLIC QUESTION PERIOD**

None

**C. DELEGATIONS AND PETITIONS**

None

**D. MINUTES**

None

**E. BUSINESS ARISING FROM THE MINUTES**

None

Minutes approved by: \_\_\_\_\_

**F. UNFINISHED BUSINESS**

None

**G. BYLAW APPROVAL**

**1. Bylaw 2014-14 Land Use Amendment for Stewart Creek Residential**

231-2014

Moved by Mayor Borrowman that council give second reading to Bylaw 2014-14 with the following amendments proposed by administration:

- Add the text shown in underline to section 2.41.5.5: The minimum rear yard setback shall be 1.0m, except for lots along the eastern and southern boundary of Stewart Creek Phase 3 when not directly adjacent to a Public Use (PD) district where it will be 6.0m.
- Add the text shown in underline to 2.42.2 Permitted Uses: Duplex Dwellings (adjacent to Three Sisters Parkway)
- Delete Duplex Dwellings from section 2.42.3 Discretionary Uses
- Add section 2.41.7.4 as follows: The Town of Canmore may accept Perpetually Affordable Housing (PAH) units in the place of entry-level units at a lower ratio acceptable to the developer and the Town. The ratio shall not be less than 5% of the units developed. PAH units developed and constructed by the Town of Canmore on community lands do not count towards the required provision of entry-level units.
- Add section 2.41.8.3 as follows: Post and rail fencing shall be required within private property at the rear of lots along the eastern and southern boundary of Stewart Creek Phase 3 when not directly adjacent to a Public Use (PD) district. Maintenance of the post and rail fencing is the responsibility of the property owner.
- Amend section 2.42.4.1 as follows: the minimum lot area for each dwelling unit shall be 230.0m<sup>2</sup> 215.0m<sup>2</sup>.
- Add the text shown in underline to section 2.42.4.6: For buildings designed to accommodate potential live-work space, an additional 0.6m of building height may be allowed to create a higher at-grade floor to ceiling height in order to accommodate commercial building infrastructure.
- Amend section 2.42.6.1 as follows: the number of entry-level units shall be 25% 35% of all townhome and stacked townhome units.
- Add the following sentence to the end of 2.42.6.4: PAH units developed and constructed by the Town of Canmore on Community Lands do not count towards the required provision of entry-level units.

**CARRIED UNANIMOUSLY**

232-2014

Moved by Mayor Borrowman that council give third reading to Bylaw 2014-14 as amended.

**CARRIED UNANIMOUSLY**

Minutes approved by: \_\_\_\_\_

233-2014

Moved by Councillor Krausert that council direct administration to continue to work with the owner of the property and the Province of Alberta to find a mutually agreeable conservation arrangement to protect the 70-metre wildlife corridor buffer along the western edge of the realigned Stewart Creek Across Valley Wildlife Corridor, and ensure that there is no development of said lands whatsoever beyond that which is allowed pursuant to Wildlands Conservation zoning, other than a potential future access road to Lots 7, 8, and 9.

**CARRIED UNANIMOUSLY**

**H. NEW BUSINESS**

None

**I. CORRESPONDENCE/INFORMATION**

None

**J. REPORTS FROM ADMINISTRATION**

None

**K. NOTICES OF MOTION**

None

**L. IN CAMERA**

None

**M. ADJOURNMENT**

234-2014

Moved by Mayor Borrowman that council adjourn the September 29, 2014 special meeting of council at 4:23 p.m.

  
\_\_\_\_\_  
John Borrowman, Mayor

  
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Cheryl Hyde, Municipal Clerk

Minutes approved by:  