

Record of Submissions

This document contains the written submissions received in response to the notice of public hearing for:

Bylaw 2017-36 2017 Land Use Bylaw Update

The public hearing was held December 12, 2017. Public submissions respecting this bylaw were accepted between November 21, 2017, when council approved the hearing date, and 6:04 p.m. on December 12, when the public hearing adjourned.

This document was prepared by Cheryl Hyde, Municipal Clerk, on December 13, 2017.

From: Karen Antrobus
Sent: Tuesday, December 12, 2017 9:27 AM
To: Cheryl Hyde
Subject: Written submission Bylaw 2017-36 - Land Use Bylaw
Attachments: Net Zero Energy Homes inclusion in LUB.docx

Dear Cheryl

I am unable to attend tonight's meeting. Please accept my written submission in support of bold efforts to reduce wildfire risk, bumping the green building standard up to Net Zero Energy Ready, and remodelling new neighbourhoods as dense construction interleaved with large green spaces, rather than urban sprawl

Karen Antrobus
403-678-4915

In a business as usual world, the LUB would migrate gently and consensually in the direction of a community's values, but we no longer live in a business as usual world. Major global changes, including climate change and global financial inequality are affecting us here.

Fortunately, the LUB is an ideal place to take leadership with a bold plan to address these and many other concerns. Equally fortunately, the new Municipal Government Act grants municipalities new mechanisms to achieve their objectives, including having our own building code. This opens new solutions to addressing local issues of affordability, greener buildings, managing second homes, etc. It behooves Administration and Council to examine these in a creative manner to determine how the LUB can be used to address our important local issues.

In the past, some were concerned that bold initiatives would scare away the tourists. We now understand that there is a near unlimited demand for people who would like to live in Canmore, and as our little gem becomes better known around the world, this demand will only increase. This moment is a unique opportunity for us to define ourselves through this bylaw, prior to the building of enormous new neighbourhoods, such that we **attract those visitors and new residents who will steward this place and help us maintain it.**

Net Zero Energy Housing.

By 2030, National and Provincial building codes will require all new residences to consume no more energy in a year than they create. This is Net Zero Energy housing. Home energy ratings for home sales are coming as early as 2019. And in under 10 years, renovation standards to retrofit existing homes to net zero will also be in place. These renovations will employ every builder in the valley for the foreseeable future. We are about to triple the number of homes in Canmore. Let's not put this financial renovation burden on all those future home owners.

Let us at a minimum go to a Net Zero Ready building standard. As a quick example, when we installed solar panels on our roof, only a small portion of the roof was aligned ideally. The cost to change our roofline would be enormous. But the cost to have built the roof at a good angle to start with would have been minimal to zero. Net zero buildings are already in place all over Canada (including Calgary and Edmonton), and due to their low running costs (**affordability alert**), are gaining popularity for social housing, university residences and other high density housing.

Net zero ready is particularly easy to do today, and since Canmore can have its own building code, it's easy for us to put this requirement in, prior to constructing major new neighbourhoods. It's doing our part to help Canada meet our Paris Climate Accord targets, while leveling the playing field for builders who want to go green, and attracting to Canmore those new residents who are already bought in to at least some issues of environmental stewardship. A few interesting links:

CMHC information explaining Net Zero Energy Housing
https://www.cmhc-schl.gc.ca/en/co/grho/grho_020.cfm

Here's a 2012 home in Edmonton that has generated surplus power the last three years.
<http://edmontonjournal.com/life/homes/belgravia-home-has-energy-to-spare-local-company-leads-push-toward-net-zero-energy>

High density, affordable, Canadian, green buildings <http://www.cbc.ca/beta/news/technology/passive-house-highrisers-1.4437973>

The LUB addresses major flood risk. It does not address major wildfire risk. We need a requirement to build homes and neighbourhoods to be more resilient to wildfire

We have seen the Beast of Fort McMurray, the fires in western Canada and Montana last summer and those in California this fall. Experts tell us that our valley is ripe for just such a fire, which could sweep from one end of the valley to the other quite quickly. Significant effort has been put into forest thinning and other measures to slow a small, tame fire, but these measures have little chance against the big one.

Unless this is elsewhere, please add a section to the LUB which lays out bold land use measures to keep Canmore as safe as possible from a major fire. Wouldn't it be interesting for example, prior to building a new subdivision adjacent to a Wildlife Corridor, if we created a substantial fire break? The traditional indigenous practise was for Fire Keepers to burn portions of the valley each year. Done properly, wildlife would benefit from the varied habitat fire creates. With conifers gone, significantly more snow moisture would enter the soil rather than sublimating into the air (keeping the woods wetter). And the community would be safer.

Some will be concerned that burning will scare away potential home owners along the burned area. But in reality, it will attract those who are interested in stewarding what is precious in the valley. And that is who we most want to attract.

What other fire specific regulations should we add, using best practise data from places like Fort McMurray? The current LUB states, "*Canmore is a Firesmart Community and encourages builders and owners to exceed the minimum standards described above*". For the safety of the full community, let us replace "encourages" with "requires". We live here. Let us be bold in protecting it.

Sprawl and Affordability

Many of our issues arise from sprawl, and the LUB enforces the conditions under which new developments must sprawl (setbacks, etc). Wouldn't it be interesting if we decided to just stop creating this problem? For example, what if new developments in Canmore were very dense, with large areas of wild space between them. These wild spaces could include wildlife habitat, bicycle and walking paths, dog parks, playground etc. Density facilitates net zero housing and public transportation, which in turn both mean affordability and a lower carbon footprint. We are used to thinking luxury homes must be single family detached, but there is no reason to decide this is the only possible model.

Town of Canmore
Municipal Secretary
902 – 7th Ave
Canmore, AB, T1W 3K1

Sent by email to: chyde@canmore.ca

Dear Ms. Hyde;

Re: Public Hearing for Land Use Bylaw

Bow Valley Builders and Developers Association (BOWDA) is supportive of the Land Use Bylaw (LUB) proposed changes, with the following clarifications and comments:

Schedule A. Reformatting

We have no issues with the proposed changes. They appear to make the document more user-friendly and improves the overall flow of the LUB.

Schedule B. LUB Omnibus Amendments

FireSmart. BOWDA representatives recently met with Town Administration and Stew Walkinshaw from Montane Forest Management to get a better understanding of the proposed changes to the LUB and how these changes correspond with the pending update to the Town of Canmore's FireSmart plan in 2018. We recommend that the wording of the LUB be amended to clarify that buildings within 50m of moderate to extreme wildfire hazard zones, as identified in the Town's FireSmart plan and maps, are to use fire retardant materials on roofs, decks and siding.

Overland Flood Districts. BOWDA representatives met with Town Administration at our Nov 2017 Liaison meeting, which discussed the Overland Flood Districts. The resolution of the current map (Attachment 3 to Schedule B) requires in some instances 1.0m +/- differences in main floor elevation from one side of the street to the other. We understand that the Town's Engineering Department will be including a map with increased resolution for 2nd and 3rd reading to alleviate this issue.

We appreciate the clarification provided at First Reading and in LUB 4.2.2.3 that "where raising the elevation of a lot is required to meet the design flood elevation level specified in Section 12.0, building height shall be measured from the design flood level."

Other Amendments.

4.2.2.4b. The wall of any dormer shall be set back a minimum of 0.6m from the [main building](#) wall below the dormer.

We understand that the inclusion of this change was an oversight and there will not be any changes to 4.2.2.4b in 2nd and 3rd readings.

Schedule C. Green Building Regulations

BOWDA has been a strong supporter of the Green Building Regulations since 2007, and continues to support these regulations even though they are higher than what is required in the Alberta Building Code. This is a key example of why BOWDA believes that regulations in the LUB are better than the Sustainability Screening (SSR) process. We understand that other policies will be identified and included in future LUB reviews, thus eliminating the need for the SSR process.

We agree with Administration that these Green Building regulations should be reviewed in approximately 1 year since the requirements for both the small residential and large residential/commercial/industrial are relatively new for the municipality and the industry.

Thank you for the opportunities to review and clarify the proposed LUB changes. Our meetings have been productive, efficient, and respectful. We look forward to future meetings and discussions as the Town continues to revise and update the LUB.

Regards,



Ron Remple
Executive Director

From: don heinz
Sent: Tuesday, December 12, 2017 12:00 PM
To: Cheryl Hyde
Subject: Greenhouse land use @ garden center Lincoln Park

Aloha

My Name is Don Heinz, my company, DGH Holdings Ltd. owns the Greenhouse at 60 Lincoln Park, and I am currently on vacation, unable to attend an up coming public meeting, that effects the land use at that location. I am hoping by this email to put on public record that I would like to see the land use bylaw in the South Business District to include or add to the use the designation of Greenhouse. Currently it is only designated as Garden Center, which I am told is different then Greenhouse thus limiting the use of the building. I (not me personally) would like to be able to grow live plants, vegetables, flowers etc. and have been approached by numerous parties wishing to start a greenhouse but are limited by the fact, the use is only designated Garden Center.

The original operator Wendy Manahan applied for the Garden Center to be added to south Business district about 3 years ago to start her business, she has since declared bankruptcy and I have taken over the building as of 1.5years ago. During the last year I have had numerous persons ask if they could start a Greenhouse, which implies they would need a change of use, which the T of C has shared would require a formal approval at significant costs. (currently it is not zoned for Greenhouse and an application to change/add use would be necessary and costly.) I currently have an interested parties wishing to grow fresh vegetables for the local restaurants and it appears to be a great interest by restaurants to have fresh vegetables grown in the valley.

I would hope that Administration look at adding Greenhouse to the list of uses at the coming public hearing, as it would ensure the use of the building for what is intended for. I feel the combination Greenhouse and Garden Center go hand in hand and would ensure the viability of future businesses, as well, the community and Bow Valley would benefit from the combined usage/zoning.

Please do not to hesitate to contact me for any further needed information, my cell number is 403 678 8488. I am hoping that this email/request will be presented at tomorrows public hearing re: proposed changes to the Land Use Bylaws. Mahalo
Don Heinz



December 12, 2017

Mayor John Borrowman & Members of Council

Canmore Civic Centre
902-7 Avenue, Canmore, AB

Dear Mayor Borrowman,

Re: Bylaw 2017-36 - Proposed Land Use Bylaw Update

Three Sisters Mountain Village (TSMV) has reviewed the Land Use Bylaw update and changes proposed by Bylaw 2017-36, and TSMV has identified no concerns or objections.

The amendments proposed by Bylaw 2017-36 include several formatting changes, which are welcomed and add clarity. The proposed omnibus changes include enhanced FireSmart considerations for landscaping and construction materials, formalized overland flood districts with minimum floor heights, and bed and breakfast regulations for single-detached dwellings in R2 and R2A districts. Finally, the proposed Green Building requirements result from changes at the Provincial and Federal level, but also encourage builders to pursue higher standards of green building. The proposed changes enhance the overall clarity of the Land Use Bylaw and bring it into alignment with other policies.

TSMV would like to thank Town Administration for their hard work to produce these Land Use Bylaw updates. It is greatly appreciated. Please accept this letter as support for the proposed amendments.

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Kindest regards,

A handwritten signature in blue ink that reads "J Karpat".

Jessica Karpat
Director, Planning & Community Liaison
Three Sisters Mountain Village