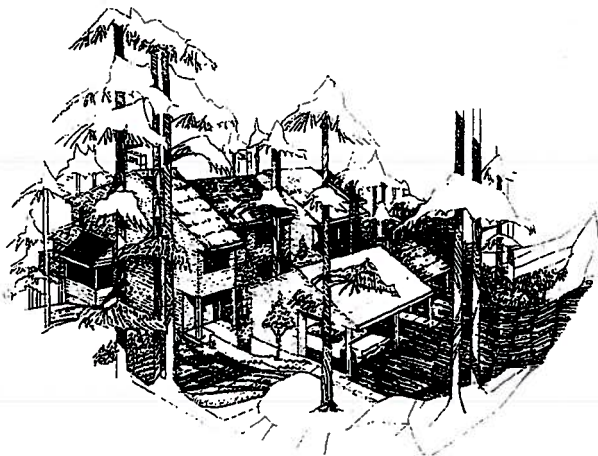




**EAGLE TERRACE  
AREA STRUCTURE PLAN  
APPROVED - OCTOBER 22, 1996**

**TOWN OF CANMORE  
Canmore, Alberta**



TOWN OF CANMORE

BYLAW 24-96

PROVINCE OF ALBERTA

BYLAW TO ADOPT THE EAGLE TERRACE AREA  
STRUCTURE PLAN FOR THE TOWN OF CANMORE

WHEREAS

The Municipal Government Act, R.S.A. Part 17, Section 617, provides that a Council of a Municipality may adopt plans and measures for the purpose of achieving the orderly, economical and beneficial development and use of land;

WHEREAS

The Municipal Government Act R.S.A., 1994 as amended, Section 633 provides that a Council of a Municipality may for the purpose of providing a framework for subsequent subdivision and development of an area of land within the Municipality, adopt an Area Structure Plan;

WHEREAS

An environmental impact assessment has been completed in accordance with the approved terms of reference; and

WHEREAS

The proposed land uses are in conformance with both the General Municipal Plan and Growth Management Strategy;

NOW THEREFORE,

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

1. This Bylaw may be cited as the "Eagle Terrace Area Structure Plan Bylaw".
2. The Eagle Terrace Area Structure Plan is attached hereto as Schedule "A" and forms part of this bylaw.
3. The Eagle Terrace Area Structure Plan is amended by deleting all references to environmental easements.
4. This Bylaw comes into full force and effect on the date of the Third and Final Reading.

FIRST READING:

28 MAY, 1996

SECOND READING:

22 OCTOBER, 1996

THIRD READING:

22 OCTOBER, 1996

  
MAYOR

  
DESIGNATED OFFICER

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## SECTION 1 : INTRODUCTION

The Eagle Terrace Area Structure Plan is a policy planning document designed to address the development potential of 67 hectares (165.5 acres) of privately owned land located within the East ½ Sec. 33-24-10-5 and West ½ Sec. 34-24-10-5. As shown on **Exhibit 1**, the property is located north of Highway 1 in the Cougar Creek district and is contained entirely within the Town of Canmore municipal boundary. **Exhibit 2** shows the location of the site relative to the Stone Creek SilverTip development to the north and existing residential development to the west and south. All lands within the Eagle Terrace Area Structure Plan boundary are owned by Eagle Terrace Inc.

### 1.1 BACKGROUND

The Eagle Terrace lands were formerly owned by the Province of Alberta and administered through the Alberta Mortgage and Housing Corporation as part of a land bank designed to provide for future residential growth and development areas within the Town of Canmore. The history of development intent and the current General Municipal Plan clearly establish the general intended uses for the Eagle Terrace site. Several feasibility studies were undertaken in the 1980s for AMHC and the Town of Canmore including the "Benchland Concept Plan, March 1981" which outlined a road and land use plan for the present Silver Tip and Eagle Terrace lands. Within the last ten years changes in Provincial policy have resulted in the sale of the Eagle Terrace site and other lands such as Cougar Point, Canyon Ridge, Benchlands, Cougar Creek, and Mountview subdivision lands to the private sector with the intent that they would develop in accordance with good environmental planning and development principals established by the Province and the Town of Canmore.

### 1.2 STATUTORY FRAMEWORK

The guiding policy document for the Area Structure Plan process is the Town of Canmore General Municipal Plan, 1992 (Revised April 6<sup>th</sup>, 1995). The General Municipal Plan describes general land uses, outlines proposals for future development and designates areas in Canmore considered suitable for Area Structure Plans (ASP). The Eagle Terrace site is designated in the GMP as an ASP study area for "future urban use" with the long term land use shown as "residential". The site is also designated as "Environmental Policy Area B - Restricted Land Use" which requires development proposals to include an "environmental impact statement which shall identify the boundaries of the

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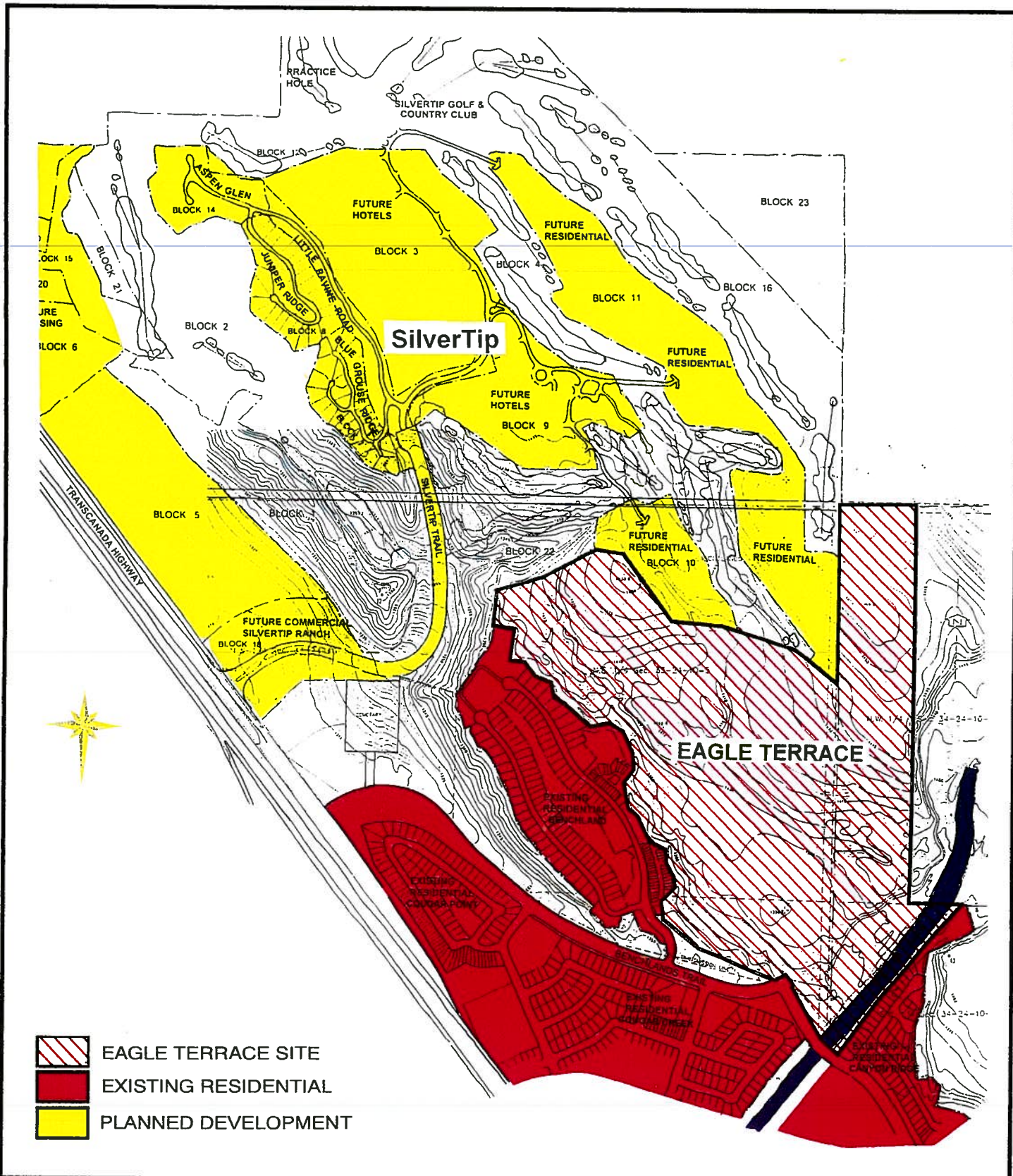
Base Plan Source: Town of Canmore Growth Management Map



**EAGLE TERRACE**  
AREA STRUCTURE PLAN

**CANMORE CONTEXT**  
Exhibit 1

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Scale 1:10,000 (approx.)  
 Index Contour Interval 5m



**EAGLE TERRACE**  
 AREA STRUCTURE PLAN

LOCATION PLAN  
 Exhibit 2

*BB*



natural area, evaluate the impact of the proposed development and be subject to the review of the Environmental Advisory Review Committee" (EARC). To meet this requirement, an Environmental Impact Assessment has been prepared for the Eagle Terrace site. The Terms of Reference for the EIA were approved by the Canmore Environmental Advisory Review Committee (EARC) on September 20, 1995 and Council on October 10, 1995.

### **1.3 GROWTH MANAGEMENT**

The Town of Canmore Growth Management Committee, 1995 Strategy Report (Draft) provides strong recommendations for controlled growth and management of lands within Canmore. Considerable information is assembled in the form of a report and "Land Base Map". The study identifies fifteen distinct areas and provides recommendation for future actions within each. The northern portion of Eagle Terrace falls within Area 8 and it is recommended that an EIA (Environmental Impact Assessment) be done on the Area 8 lands and evaluated by the Town of Canmore Environmental Advisory Review Committee. The report states:

*"As part of the EIA the proponent will complete a cumulative effects assessment, identify any wildlife corridors, critical habitat and rare or uncommon plants located on the parcel. A public information session will be held on the EIA prior to final submission to Town Council. A social and economic impact analysis will be done as part of the Area Structure Plan process."*

In preparing the Eagle Terrace ASP the above recommendations of the Strategy Report have been met.

### **1.4 ENVIRONMENTAL STUDIES**

An Environmental Impact Assessment and Cumulative Effects Assessment has been prepared for the Eagle Terrace project by Axys Environmental Consulting Ltd. The contents of the EIA conform to the requirements as specified by the Town of Canmore General Municipal Plan, and specifically as defined in the Environmental Impact Assessment, Terms of Reference. The report was reviewed on behalf of the Town by Golder Associates Ltd. and they concluded that, "Overall, we believe that the draft report is well-written, adequately addresses the key issues, and fulfills the requirements of a thorough EIA."



### 1.4.1 Environmental Studies - Conclusions

Conclusions from the Environmental Impact Assessment and subsequent analysis are as follows:

- a) No significant residual impacts were predicted on terrain and hydrology, herptiles, raptors, historical and cultural resources, recreational resources and visual amenities.
- b) Unavoidable and unmitigable losses of natural vegetation will occur as a result of clearing and recontouring of the Eagle Terrace property. Fire suppression measures will result in loss of early seral vegetation.
- c) No rare species of plant or animal were found on the property.
- d) Environmental Reserves or Conservation Easements are required to protect three environmentally significant areas and both a local (lower) and a regional (upper) wildlife movement corridor through the northern portion of the lands.
- e) Although Eagle Terrace property includes considerable high suitability habitat for elk and wolf, and moderate suitability habitat for Swainson's Thrush (these species were used as indicators of response of wildlife to human disturbances), existing human activity and disturbances in adjacent developments have alienated all of this habitat on the Eagle Terrace property particularly for large mammals such as wolf and elk. However, with the proposed Environmental Reserves and Conservation Easement covering some 57 percent of the Eagle Terrace lands, habitat for small mammals and birds and wildlife movement corridors can be retained.
- f) Provision must be made for a corridor link between the lower corridor on the SilverTip property and the regional wildlife corridor where it crosses Cougar Creek in the northern arm of the property. It is essential that this upper regional corridor be protected from direct impacts of human disturbance.
- g) The incidence of direct encounters between elk and humans may increase as elk become habituated to more human activity on and around the Eagle Terrace property.
- h) Mitigation as recommended in the Environmental Protection Plan should be implemented to address the impacts of the Eagle Terrace project.

The Cumulative Effects Assessment concluded the following:

- i) Existing losses to the montane ecoregion are extensive. Current losses have already significantly reduced available habitat for wildlife. The largest intact blocks of mountain habitat are located on the Grotto Benchlands, the area between SilverTip and Harvey Heights, the Georgetown area and Wind Valley.





- j) With the implementation of the Conservation Easement/wildlife corridor on the northern portion of Eagle Terrace, the incremental contribution of Eagle Terrace to direct and indirect wildlife habitat loss in the Canmore region of the Bow Valley is 2 to 4 ha.
- k) The incremental contribution of Eagle Terrace to habitat loss is relatively small when compared to losses contributed by existing and approved projects. However, the impacts on wildlife movement would be significant, particularly in the northern portion of the property. However, with the proposed Conservation Easement/wildlife corridor designation on the northern portion of Eagle Terrace, this impact will be mitigated.
- l) Local community growth will result in an increase of recreational trail use. This would increase the level of impact on wildlife and landscape features. However, recommended mitigation measures and enforcement can substantially reduce such impacts.

## **1.5 APPROVAL STAGING**

Adoption of the Eagle Terrace Area Structure Plan by Council is a prerequisite for subdivision and development on the property. Due to the requirements for a wildlife corridor linkage, the northern portion of Eagle Terrace, as depicted on **Exhibit 3**, will not be developed for urban uses but will be retained in its natural state. Subdivision and development applications will be considered on the balance of the lands following approval of the Area Structure Plan.

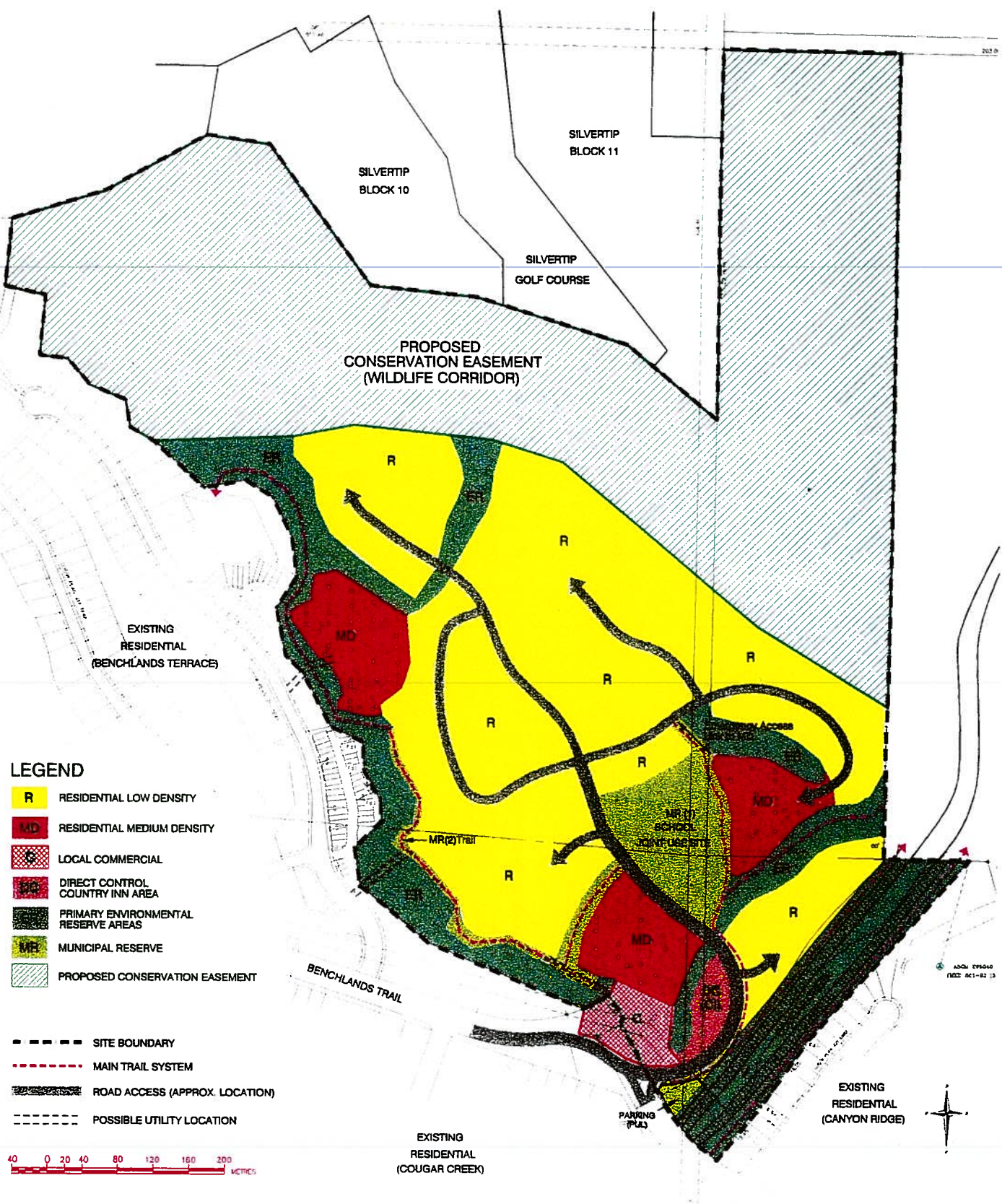
## **1.6 TECHNICAL REPORTS**

Supporting technical information for the Area Structure Plan is contained within two Technical Reports.

**Volume 1: Environmental Impact Assessment with supporting surveys analysis and recommendations including:**

- *Impact Assessment and Mitigation*
- *Cumulative Effects Assessment*
- *Environmental Protection Plan*
- *Wildlife Survey*
- *Rare Plants and Herptiles Surveys*

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NOTE: THIS MAP IS CONCEPTUAL ONLY

Road and trail alignments and land use boundaries will be established through subdivision and land use reclassification.



**EAGLE TERRACE**  
AREA STRUCTURE PLAN

AREA STRUCTURE PLAN  
Exhibit 3

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- 
- *Historical Resource Impact Assessment*
  - *Breeding Bird Survey*
  - *Ecological Land Classification*
- 

**Volume 2: Planning and Engineering with supporting surveys, technical analysis and recommendations including:**

- *Land Use and Subdivision Design Concept*
  - *Socio-economic Impact Assessment*
  - *Visual Impact Analysis*
  - *Slope and Geotechnical Analysis*
  - *Utility Servicing & Transportation*
  - *Trail Mapping & User Survey*
  - *Public Input Program Summary*
-



## **SECTION 2 : GOALS AND OBJECTIVES**

### **2.1 PLAN PHILOSOPHY**

The most important planning principal for Eagle Terrace is to ensure that the future development supports the goals and objectives and policies set out in the General Municipal Plan. In this regard the plan should meet the needs of the community "in a manner that is sensitive to the natural environment" and that contributes to "creating and sustaining healthy economic growth and opportunity in Canmore".

### **2.2 GOAL**

The goal of this Area Structure Plan is to provide a basis for the orderly planning and development of residential development within the Eagle Terrace area. To this end the Plan establishes land use policies which will allow development to proceed in a logical, phased sequence while minimizing environmental impact and preserving areas of important environmental sensitivity.

### **2.3 GENERAL DEVELOPMENT OBJECTIVES**

The General objectives for the Eagle Terrace Area Structure Plan are:

- a) to meet General Municipal Plan Policy 5.3.2 (iii) which deals with "*Consumer Choice and Broader Competition*". The policy states:

*"Efforts shall be made to ensure that alternative residential development areas are available for building purposes. The intention would be to provide home purchasers with a choice among residential areas and settings and to encourage builders, through competition, to innovate in building and site design and to construct high quality dwellings which are competitively priced."*

- b) to provide a mix of residential housing units and lot sizes including medium and low density development areas;
- c) to encourage desirable forms of commercial development including local convenience and small scale visitor accommodation in keeping with Recommendation 7 established in the Town of Canmore Growth Management Committee, 1995 Strategy Report;

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- d) to ensure that development proceeds in an environmentally conscious manner and that the environmental protection recommendations of the Environmental Impact Assessment for Eagle Terrace are implemented during all planning and development stages;
- e) to protect the lower or local corridor, which falls partially within the northern portion of the Eagle Terrace lands, for the movement of wildlife;
- f) to ensure that a comprehensive open space and trail system is incorporated into the plan that recognizes predevelopment use of the land and the need for sensitivity relative to any designated wildlife corridors;
- g) to work within the general principles established by the Town of Canmore for Growth Management;
- h) to ensure that the design and development of Eagle Terrace provides a safe and attractive neighbourhood within the Canmore community;
- i) to ensure that the integrity of adjacent land uses is protected, and
- j) to ensure that utility services are provided in accordance with Town of Canmore requirement and good engineering practices.



## SECTION 3 : DEVELOPMENT POLICIES

The following policies for the Eagle Terrace Areas Structure Plan are hereby adopted by Council. Approximate land areas for specific uses are shown on Table 1.

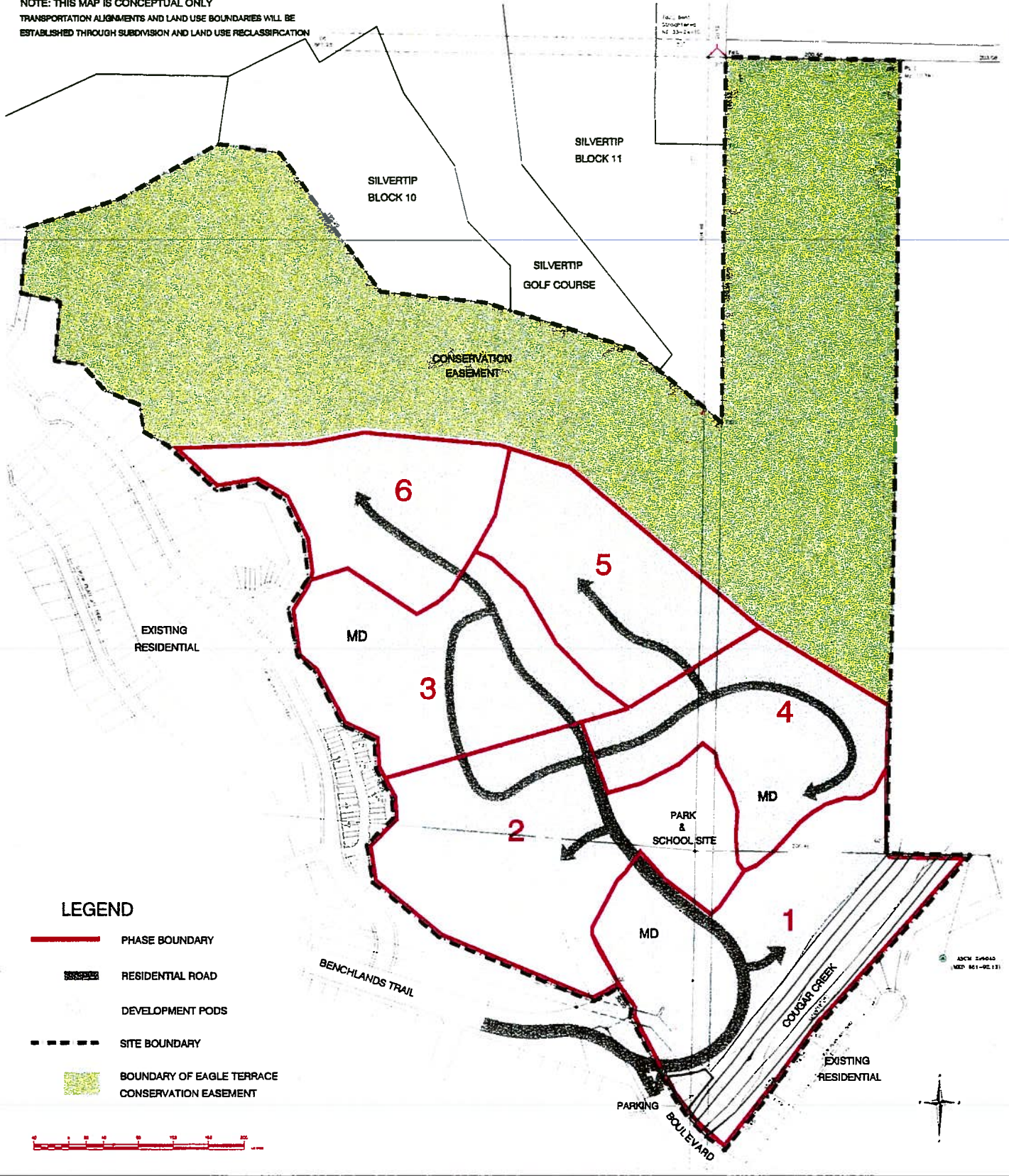
### 3.1 GENERAL DEVELOPMENT POLICIES

- 3.1.1 **Wildlife Corridor/Conservation Easement** - The northern portion of the site contains both a lower or local wildlife movement corridor and an upper or regional corridor for wildlife movement. These areas shall remain undeveloped. Utility easements and emergency vehicle access linkages shall be considered by Council as required for servicing the Eagle Terrace and SilverTip lands. The area, shall be designated as a Conservation Easement. **Exhibit 3** identifies the proposed Conservation Easement.
- 3.1.2 **Human Use Management** - The Town shall develop a plan to manage human use within the designated wildlife corridor which will minimize human disturbance of wildlife and maintain the effectiveness of the movement corridor.
- 3.1.3 **Development Area** - Subdivision applications and land use redesignation applications shall be considered on the developable portion of Eagle Terrace, as depicted on the **Area Structure Plan, Exhibit 3**, following adoption of this Area Structure Plan by Council.
- 3.1.4 **Phasing** - Development of the South Area shall proceed in a contiguous manner from south to north generally as shown on **Exhibit 4**.
- 3.1.5 **Natural Amenities** - Natural amenities including native vegetation and special topographical features shall be incorporated into the subdivision design where possible.

### 3.2 RESIDENTIAL DEVELOPMENT

- 3.2.1 **Growth Management** - The rate of development shall be phased so as to be in full compliance with the Growth Management Strategy.
- 3.2.2 **Housing Mix** - Future land use and subdivision plans shall provide for a range of housing including detached and medium density housing units. Those areas indicated as low density residential on Exhibit 3 may

NOTE: THIS MAP IS CONCEPTUAL ONLY  
 TRANSPORTATION ALIGNMENTS AND LAND USE BOUNDARIES WILL BE  
 ESTABLISHED THROUGH SUBDIVISION AND LAND USE RECLASSIFICATION



**LEGEND**

- PHASE BOUNDARY
- RESIDENTIAL ROAD
- DEVELOPMENT PODS
- SITE BOUNDARY
- BOUNDARY OF EAGLE TERRACE CONSERVATION EASEMENT

Note: Final phase areas and phasing sequence are subject to engineering factors and market conditions



**EAGLE TERRACE  
 AREA STRUCTURE PLAN**

**PHASING  
 Exhibit 4**

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TABLE 1

**LAND USE STATISTICS**

	<b>Original Area Structure Plan  (Total Area)</b>	<b>Area Structure Given First Reading  (South Area)</b>	<b>Approved Area Structure Plan Dated October 22, 1996</b>
Total Land Area	67.00 ha	29.10 ha	67.00 ha
Environmental Reserve and Environmental Easement	26.00 ha	6.15 ha	8.00 ha
Conservation Easements	0.00 ha	0.00 ha	30.65 ha
Total Non-developable Land	26.00 ha	6.15 ha	38.65 ha
Percent of Total Land that is Non-developable	38.81%	21.13%	57.64%
Total Developable Land	41.05 ha	22.95 ha	28.40 ha
Municipal Reserve	4.10 ha	1.80 ha	2.85 ha
School Site (included in Municipal Reserve dedication)	1.62 ha	1.62 ha	1.90 ha
Single Family Housing	400 units	180 units	259 units
Multiple Family Housing	100 units	100 units	158 units
Total Housing	500 units	280 units	417 units
Net Density	12.18 units/ha	12.20 units/ha	14.62 units/ha
Population	1440	780	1160
Commercial Area	0.45 ha	0.45 ha	0.45 ha

Table 1: Comparison of land use statistics from the Area Structure Plan originally proposed, the Area Structure Plan given first reading by Council, and the approved Area Structure Plan. All areas are approximate and subject to adjustment during detailed design and final subdivision approval.





include single family detached, single family detached with basement suites, two unit dwellings, three unit dwellings and four unit dwellings.

- 3.2.3 **Innovative Housing** - Innovative housing types shall be encouraged within the Eagle Terrace development.
- 3.2.4 **Housing Pods** - Housing pods shall be located approximately as shown on the **Area Structure Plan, Exhibit 3**. Detailed design and land use boundaries will be determined at the formal subdivision plan and land use redesignation stage.
- 3.2.5 **Density** - The average net density (excluding Environmental Reserve and Conservation Easements) shall be in the range of 15 to 17 units per hectare (6 to 7 units per acre), unless otherwise approved by the approving authority. Lower density single family housing should be located adjacent to the designated wildlife corridor to minimize human-wildlife conflicts.
- 3.2.6 **Medium Density Housing** - Medium density housing areas shall be located generally as shown on the **Area Structure Plan, Exhibit 3**. Medium and higher density forms of housing should not be located adjacent to the wildlife corridor.
- 3.2.7 **Fencing Residential/Wildlife Corridor Interface** - In locations where the wildlife corridor is less than 350m in width, a post and rail fence with appropriate signage shall be constructed to delineate the corridor boundary and help restrict human activity in the corridor. It is not the intent of this fence to restrict the movement of animals.
- 3.2.8 **Residential Lotting Adjacent to the Wildlife Corridor** - In locations where residential lots back onto the wildlife corridor at its narrowest point, lots shall be designed to increase the buffering effect. A restricted covenant on title will be used to protect, in its natural state, a 9 meter strip of land between the building envelope and the rear property line. This provision will be implemented at the detailed subdivision stage.
- 3.2.9 **Pedestrian Access** - Medium density housing shall be located with good access to the main pedestrian system.
- 3.2.10 **Design Guidelines** - Residential housing development shall be subject to compliance with architectural controls or guidelines prepared by the developer.
- 3.2.11 **Architectural Controls** - Architectural controls will be administered by the developer and/or Eagle Terrace Community Association.
- 3.2.12 **Safety** - Housing areas shall be designed with due regard to fire prevention measures and guidelines established by the Town of Canmore.



### 3.3 COMMERCIAL

- 3.3.1 **Local "Convenience" Commercial** - Local commercial development within Eagle Terrace shall be considered based on the needs of local residents and the location of other commercial developments in the Cougar Creek area. Local commercial development shall be located with good access to the main road and trail system generally as shown on the **Area Structure Plan, Exhibit 3**.
- 3.3.2 **Small Scale Visitor Accommodation** - Development of areas within Eagle Terrace for "Country Inn" districts shall be considered. Controls relating to size, number of rooms, access and parking shall be established by Council through designation of a "direct control" land use district and through the development permit process. One initial area for this use shall be considered opposite the trail head parking lot generally as shown on the **Area Structure Plan, Exhibit 3**.

### 3.4 OPEN SPACE AND TRAILS

- 3.4.1 **Trail System** - Continuity of the main pre-development trail system along escarpment edges and Cougar Creek shall be maintained within Eagle Terrace generally as shown on the **Area Structure Plan, Exhibit 3**. The management of trails within and adjacent to the wildlife corridor will be addressed through a management plan for the wildlife corridor and Conservation Easement (see Section 3.6.3).
- 3.4.2 **Internal System** - The open space provision within Eagle Terrace shall be integrated with the internal pedestrian system providing links to activity nodes, medium density residential areas, and any neighbourhood commercial areas.
- 3.4.3 **Types of Open Space** - The open space provision shall include a variety of features which may include linear parks, trails, activity nodes, buffer strips, Environmental Reserve and Conservation Easement.
- 3.4.4 **Municipal Reserve Dedication** - Municipal Reserve provision shall be in accordance with the requirements as set out in the Municipal Government Act, 1995.

### 3.5 HISTORICAL RESOURCES

- 3.5.1 **Site Protection/Mitigation** - Historical resource sites identified shall be protected or mitigated in accordance with Alberta Culture's Historical Resource Impact Assessment which has been undertaken for the Eagle Terrace site.



### 3.6 ENVIRONMENTAL PROTECTION

3.6.1 **Environmentally Significant Areas** - Three environmentally significant areas are identified in the Eagle Terrace, Environmental Impact Assessment (Section 4.9). These areas shall be protected in accordance with the recommendations of the Environmental Impact Assessment and where appropriate designated as Environmental Reserve or Conservation Easement .

3.6.2 **Environmental Protection Plan** - The environmental effects of construction and development within Eagle Terrace shall be minimized through environmental protection measures as described in Section 9.0 of the Environmental Impact Assessment. Specific headings include:

- a) housing location and density;
- b) site clearing and grading including seasonal timing considerations;
- c) landscape clearing;
- d) pre-construction planning;
- e) protection of designated movement corridors;
- f) reclamation and re-vegetation;
- g) garbage management;
- h) fencing;
- i) vegetation management;
- j) lighting;
- k) traffic control and speed considerations; and
- l) management of recreational activities.

3.6.3 **Management Plan (Wildlife Corridor)** - The Town shall develop a plan to manage the designated wildlife corridor. Implementation of this plan should address:

- a) an educational program to inform residents and tourists of the importance and sensitivity of the wildlife corridor. This should include interpretive signage at trail head and entry points to the corridor;
- b) human usage control specifying limited access at certain times and restrictions on trail alignments and usage within and adjacent to the corridor;
- c) dog controls;
- d) fencing requirements for urban uses adjacent to the corridor;



- e) vegetation management with particular emphasis on minimizing fire risk; and
- f) other measures to minimize human-wildlife conflicts that Council may consider necessary.

### 3.7 SLOPE MANAGEMENT

- 3.7.1 **Environmental Reserves** - Lands with slope gradients exceeding 35 percent or slopes where a minimum factor of safety of 1.5 can not be met, shall be protected as Environmental Reserves. Exact boundary locations for future Environmental Reserves will be established at the time of subdivision and land use redesignation.
- 3.7.2 **Location** - As a general principle, Environmental Reserve shall include the main escarpment features on the west and east edges of the study area.

### 3.8 COMMUNITY SERVICES

- 3.8.1 **School Site** - The need for a school site within Eagle Terrace has been determined and a 1.7 hectare (4.2 acre) joint use site on the north side of the main entry road is identified. Should the Town of Canmore and the School Board decide that a school is not required, consideration shall be given to allowing medium density residential on the south portion of the site provided the overall Municipal Reserve requirements for Eagle Terrace are met.
- 3.8.2 **Day Care** - The need for child day care facilities shall be assessed at the subdivision and land use redesignation stage based on needs and demands within the area.
- 3.8.3 **Emergency Services** - The provision of fire, police, ambulance and disaster services requirements for Eagle Terrace shall be in accordance with the policies of the Town of Canmore.

### 3.9 TRANSPORTATION

- 3.9.1 **Road Standards** - The public road system proposed for Eagle Terrace shall be in accordance with the road standards and gradients permitted in the Town of Canmore. Roads will be staged to meet the needs of phased development within the site.



- 3.9.2 **Reduced Standards** - In accordance with the Town of Canmore General Municipal Plan, Section 5.9.4 (v), "*Residential roadways may be constructed to reduced municipal standards where appropriate.*" Reduced standards may be considered within residential pods and in other areas where traffic volumes will be low.
- 3.9.3 **Through Road Links** - Except for emergency access links, no through vehicular traffic shall be permitted between the Eagle Terrace and SilverTip developments without mutual agreement from the Town of Canmore, the developer of Eagle Terrace and the developer of SilverTip.
- 3.9.4 **Road Layout** - The road system shall be designed to minimize through traffic in residential areas and conform generally to the concept illustrated on the **Area Structure Plan, Exhibit 3**.
- 3.9.5 **Realignment of Benchlands Trail** - The Town of Canmore shall consider realignment of Benchlands Trail to eliminate the right angled bend at the intersection of Benchlands Trail and Elk Run Boulevard.

### 3.10 UTILITIES

- 3.10.1 **Servicing** - All lots shall be serviced by municipal water and sanitary storm and sewer facilities. The location, size and general standard of these services shall be in conformity with the Town of Canmore Engineering Design Standards unless otherwise approved by the Town Engineer. (Additional information on utility servicing can be found in Section 5 of the Eagle Terrace, Area Structure Plan, Technical Report, Volume 2 "Planning and Engineering").
- 3.10.2 **Stormwater Management** - A storm water management plan conforming to Alberta Protection Guidelines and Town of Canmore, Environmental Design Standards will be prepared for the Eagle Terrace site. The plan will identify the need for a storm retention pond to be located within the existing TransAlta right of way. This location, in an area of existing environmental reserve between Benchlands Trail and the Eagle Terrace site, has been given tentative approval by the Town of Canmore Environmental Services, Engineering Department and TransAlta Utility Corporation. Detailed design will be completed on a phased basis and shall conform to Alberta Protection Guidelines and Town of Canmore, Environmental Design Standards.