



SILVERTIP

AREA STRUCTURE PLAN



Canmore, Alberta

October 2007



Respectfully presented to:

THE TOWN OF CANMORE, ALBERTA

by:

STONE CREEK PROPERTIES INC.

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APPENDICES

Appendix A Village Design Guidelines

PART 1: INTRODUCTION

In June 2000, the Town of Canmore requested Stone Creek Properties Inc. (SCPI) to prepare an Area Structure Plan (ASP) for Silvertip which would replace the 1990 Hyatt Regency Canmore Master Plan, as amended. At that time, Council deemed that the Master Plan did not adequately address the current and future development of the site and it needed to be updated to reflect the Town's objectives and the owners' desire to develop a resort community.

Subsequently, SCPI initiated a review of the resort village and prepared Village Design Guidelines which serve to better achieve the development goals for Silvertip. In reviewing the Village Design Guidelines with the Town, SCPI was advised that the ASP needed to be amended to replace the existing Village Design Manual with the new Village Design Guidelines.

While amending the ASP, the Town indicated it wanted to address issues that had arisen since the ASP was adopted in 2001. It was felt that by addressing the issues, the ASP would be brought into alignment with Town Council policies and other municipal planning documents.

The Town and Stone Creek Properties Inc. (SCPI) worked together to prepare a Terms of Reference which defined the scope of the ASP, and which were approved by Council in July 2007.

The ASP seeks to guide future development in the Silvertip area, based around the construction of a world class, year round resort village, comprised of 1,290 resort accommodation units, together with associated commercial uses such as spas, health clubs, swimming pools, fitness centres, meeting/conference facilities, eating and drinking establishments, retail stores, and a world class 18 hole golf course running throughout the Plan Area. In addition to the resort facilities, exclusive resort residential development with high architectural controls is proposed in a number of development cells, with a maximum of 750 dwelling units of a variety of types. A maximum of 850 dwelling units

will also be provided in the lower portions of the Plan Area, in the form of employee/perpetually affordable dwelling units to house those employed at the resort village. All development within the Plan Area is undertaken with an effort to respect and retain the existing natural environment, and to preserve the integrity of the local ecosystems through minimal tree clearing and acknowledgement of the primary and secondary wildlife corridors that pass through the Plan Area.

1.1 BACKGROUND

In 1989, the Canmore Alpine Development Company Ltd. (CADCO) purchased a portion of the northwest bench from Alberta Mortgage and Housing Corporation (AMHC). Additional property, east of the AMHC land, was purchased from the Province of Alberta. The assembly of the land became known as Silvertip.

Immediately after securing the property, CADCO embarked on a planning process which resulted in the preparation of a plan which outlined how the entire property could be developed. This document, entitled the Hyatt Regency Canmore Master Plan (“Master Plan”), was prepared in conjunction with the Town of Canmore, presented through a series of public meetings and at a public hearing, and the Master Plan was adopted by the Town of Canmore Council by Bylaw 30-90 in December 1990.

Following the adoption of the Master Plan, CADCO sought and received land use approvals through amendments to the Town’s Land Use Bylaw. A development permit application for an 18 hole golf course was reviewed by the Town and received Council approval in 1992. A portion of the golf course was located in the Municipal District of Bighorn. Land use approvals and a development permit were obtained from the Municipal District. Subsequently, the Town’s boundary was extended through annexation to encompass all the CADCO lands, with the Town endorsing the approvals previously issued by the Municipal District.

Subsequent to receiving land use and development approvals, a report *entitled “The Preservation of Wildlife Populations in the Bow Valley, Alberta: The Banff National Park*

Proposal to Neighbouring Municipalities” was published. At approximately the same time, CADCO completed a study which was entitled “*Preliminary Wildlife Study and Analysis of Ungulate Travel Corridors on the CADCO Property*”. Based on the analysis, two ungulate travel corridors, on and next to the CADCO property, were identified.

As a result of the new information, the 1990 Master Plan was reviewed to determine how the approved development plan influenced the travel corridors. Through discussions with the Town, the Owner, the Province of Alberta, and Parks Canada officials, the Master Plan was amended to incorporate and protect the travel corridors.

An amendment to the 1990 Master Plan was prepared and adopted by Bylaw in August 1993. This Bylaw modified the Master Plan by:

- redesigning the 18 hole golf course and relocating a number of holes consistent with the recommendations of the Wildlife Studies;
- realigning some of the internal roadways;
- eliminating previously approved development sites which were located within the lower travel corridor;
- reducing the amount of highway commercial land; and
- eliminating a public interpretative centre based on the recommendations of the Wildlife Studies.

As a result of the Wildlife Studies and amendments to the Master Plan, the following were approved by Town Council:

- 1,290 hotel and condominium units;
- recreation facilities;
- a convention facility;
- 750 residential housing units;
- 4.3 hectares of highway commercial land;
- 850 staff housing / rental units;
- an 18 hole golf course, clubhouse, parking, three practice fairways, and driving range; and
- 6 kilometres of public use trails.

A second amendment to the Master Plan was approved by Council in 1995. This amendment permitted a minor reconfiguration of the golf course.

The development of the property commenced in 1993. Between 1993 and 1998, the golf course and utility infrastructure were put in place. Principal development of the property to date has been for residential purposes.

In 1998, Stone Creek Properties Inc. (successor to CADCO) decided to re-examine the Master Plan, particularly the commercial component of the resort community. As a result of this re-examination, specific recommendations were made in the “Village Design Guidelines” on how the project could be modified to become a comprehensively designed, pedestrian oriented, recreational resort development.

In 2000, the Town and SCPI agreed that in order for development to proceed within Silvertip, an Area Structure Plan (ASP) was needed. Over the next year the ASP was prepared and was adopted by the Town Council in September 2001.

Subsequently, SCPI reviewed the village design and implemented new guidelines. It wished to include the new guidelines in the ASP and, as such, an amendment was made to the ASP in 2007. At the same time, the Town included a number of new provisions in the ASP so it was consistent with Town policies that have evolved since the ASP was adopted in 2001.

1.2 SCOPE OF THE AREA STRUCTURE PLAN

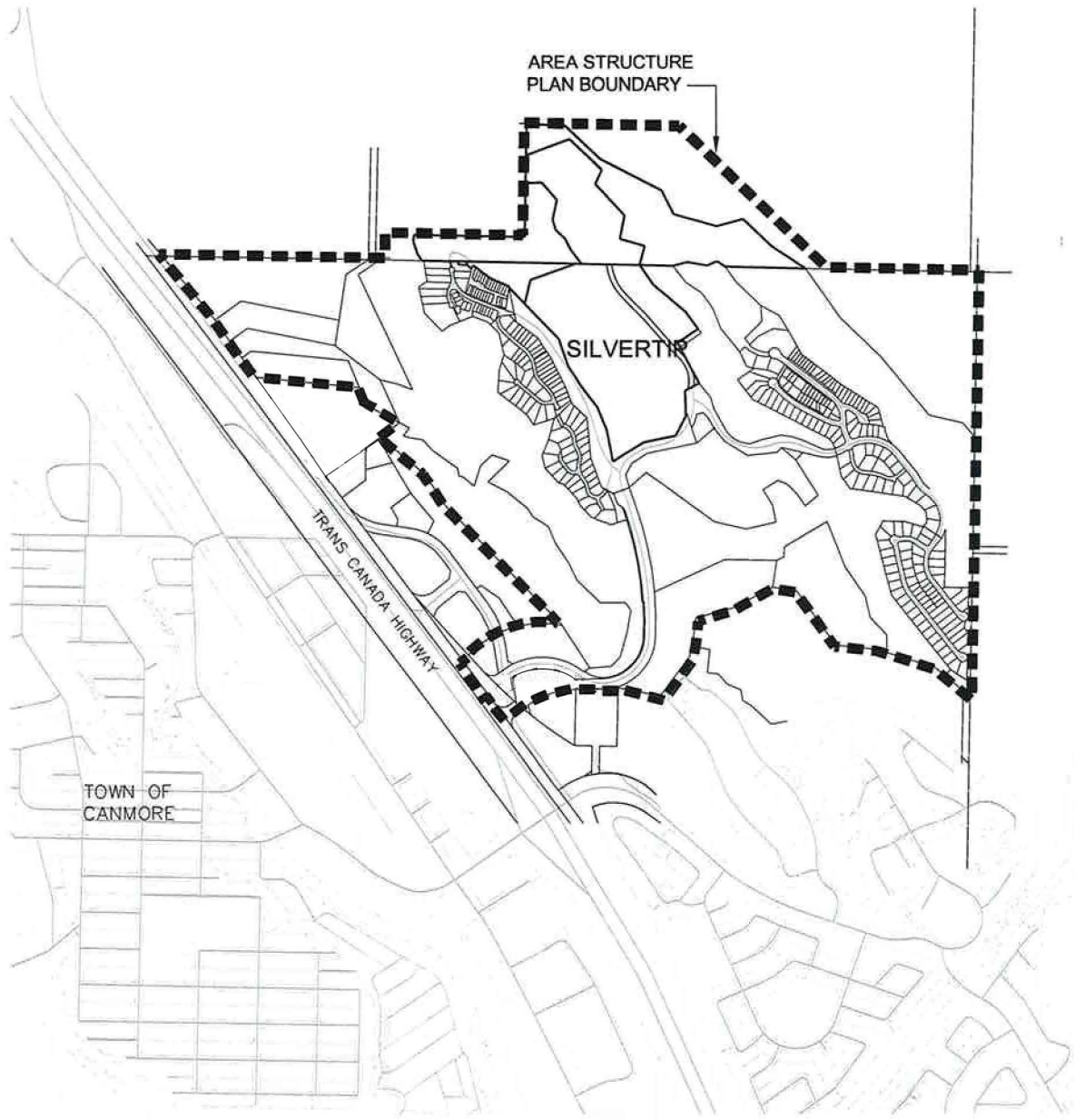
The scope of the Area Structure Plan has been established by both the Municipal Government Act and the Terms of Reference jointly developed by the Town and Stone Creek Properties Inc. (SCPI). These documents stipulate the need to include the following within the ASP:

- environmental protection;
- the sequence of development;
- land uses proposed for the area;

- total residential and resort accommodation unit numbers;
- the general location of public open space;
- population and dwelling unit densities;
- a trail system and pedestrian linkages;
- transit;
- location of major roadway and utilities;
- stormwater management;
- employee/perpetually affordable housing;
- public access to cultural and recreational facilities;
- design guidelines and architectural guidelines;
- green buildings; and
- implementation.

1.3 PLAN AREA

Map No. 1 illustrates the location of the Plan Area within the Town and Map No. 2 outlines the area to be addressed by the Area Structure Plan. Areas where development has already occurred will not be subject to the policy provisions of this Plan and will be recognized as “Established Areas”.



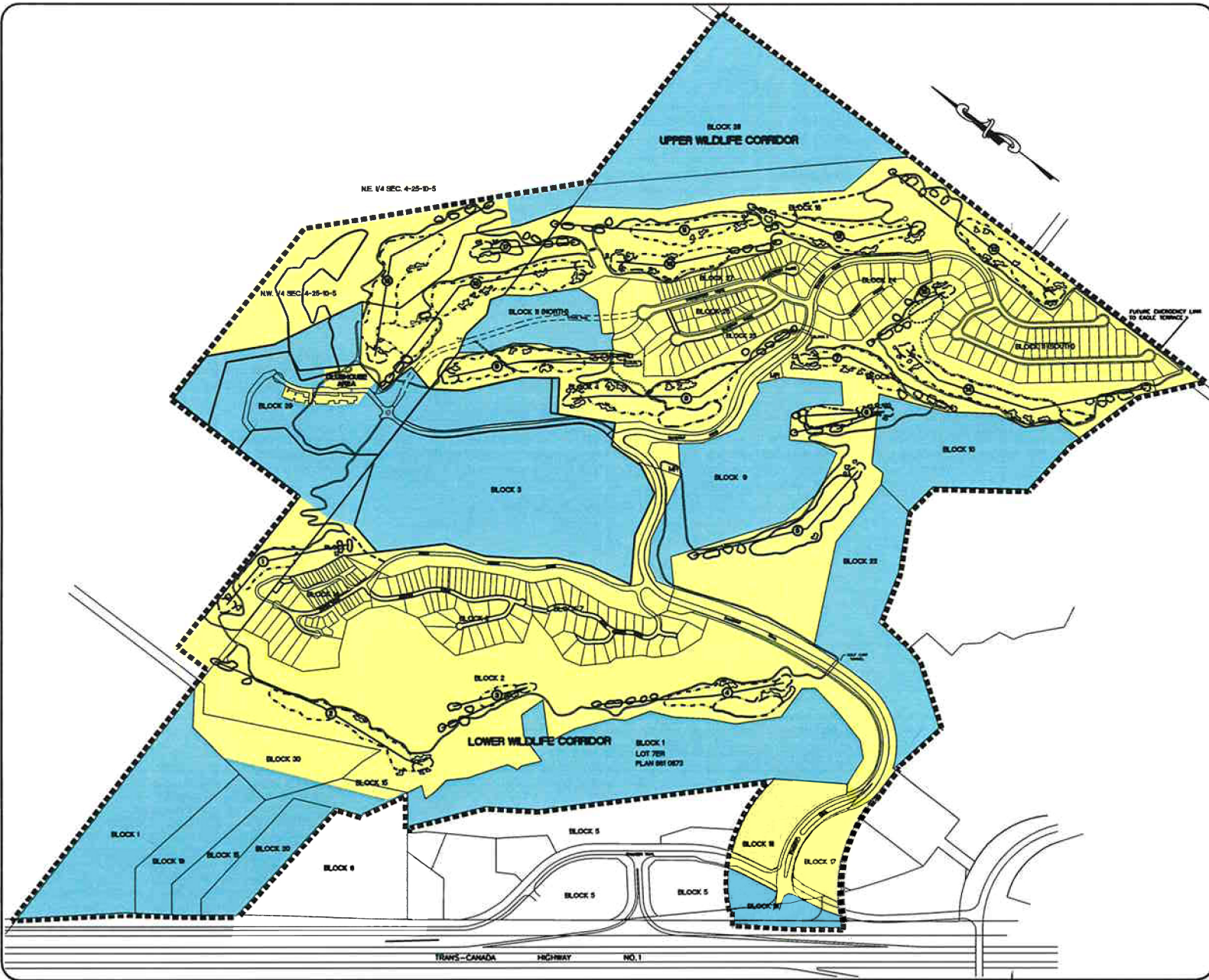
TOWN OF CANMORE

LEGEND

■ ■ ■ ASP BOUNDARY

SILVERTIP
AREA STRUCTURE
PLAN

MAP 1
LOCATION
PLAN



TOWN OF CANMORE

LEGEND

- ASP BOUNDARY
- UNDEVELOPED AREAS
- ESTABLISHED AREAS

SILVERTIP
AREA STRUCTURE
PLAN



MAP 2
AREA
STRUCTURE
PLAN

The portions of Silvertip which are identified as Established Areas on Map No. 2 and do not form part of the policy sections of this Plan include:

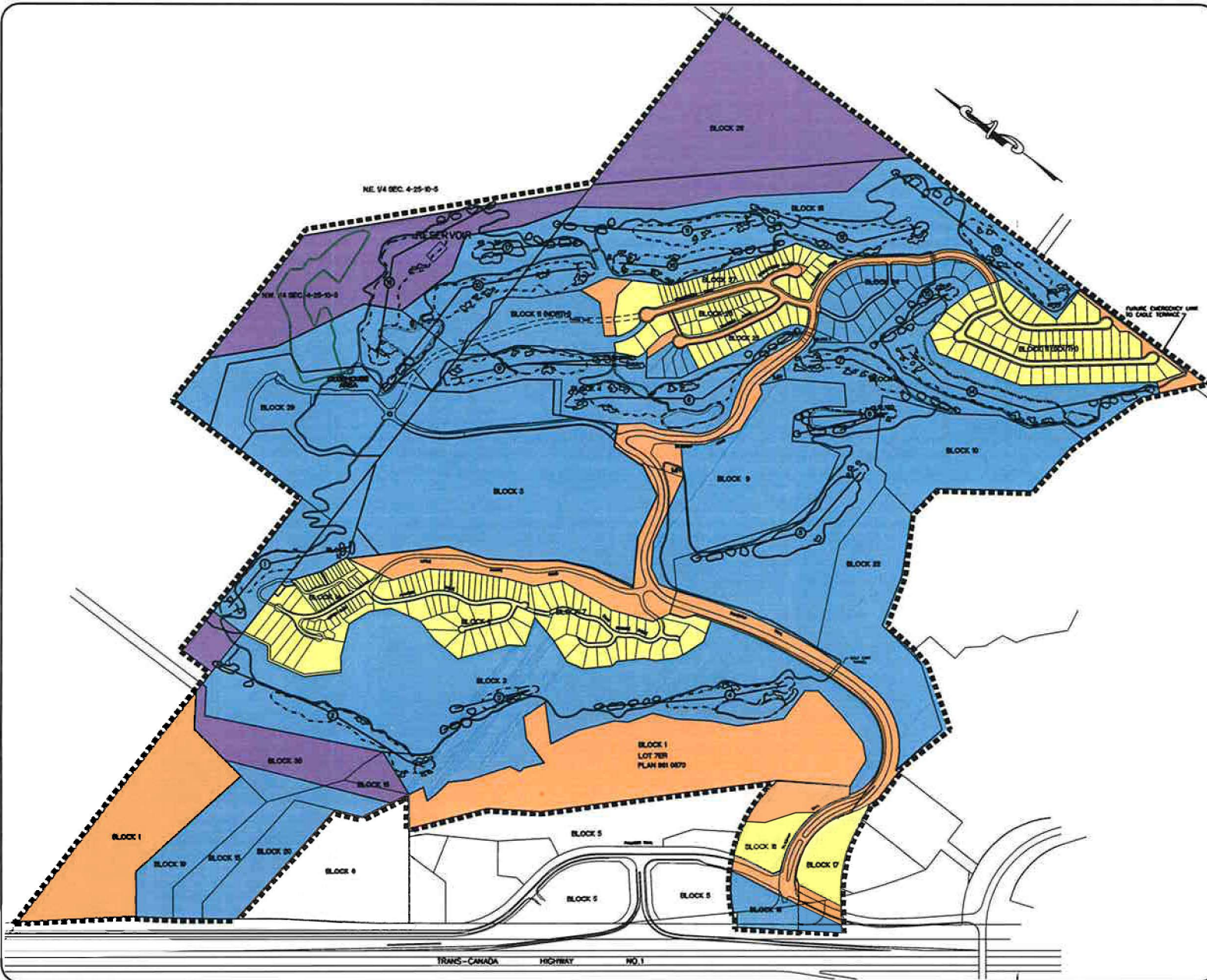
- Block 7 (Blue Grouse Ridge);
- Block 8 (Juniper Ridge);
- Block 14 (Aspen Glen);
- Block 17 (Silvertip Trail);
- Block 24 (proposed subdivision in progress);
- Block 25 (Silvertip Ridge);
- Block 26 (Stonecreek Road);
- Block 27 (Silvertip Road);
- the golf course, clubhouse and ancillary facilities; and
- the wildlife corridors.

Areas which have yet to be developed and are subject to the policy provisions of this plan are identified as Undeveloped Areas on Map No. 2, and include:

- Block 1;
- Block 3;
- Block 9;
- Block 10;
- Block 11;
- Block 15;
- Block 18;
- Block 19;
- Block 21;
- Block 22; and
- Clubhouse lands (a portion of the N ½ 4-25-10-W5M).

1.4 OWNERSHIP

Map No. 3 outlines the ownership within the Plan Area. The majority of the Plan Area is held by SCPI, with smaller portions owned by the Town of Canmore, the Province of Alberta and Alberta Social Housing Corporation. The Town currently has an option to purchase Block 1 from Alberta Social Housing.

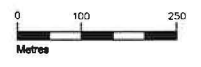


TOWN OF CANMORE

LEGEND

- ASP BOUNDARY
- Orange Town of Canmore
- Blue Stone Creek Properties
- Purple Province of Alberta
- Yellow Private Owners

**SILVERTIP
AREA STRUCTURE
PLAN**



**MAP 3
OWNERSHIP**

PART 2: SITE ANALYSIS

2.1 INTRODUCTION

The Plan Area is comprised of benchland plateaus on the east, falling gently to the south and west. Within the site, there are significant elevation changes which divide the area into a number of micro-climates. Escarpments and ravines serve to define and separate development cells within the property.

There is 210 metres of topographic relief between the valley bottom lands adjacent to the TransCanada Highway and the upper portion of the property. The land rises steeply from the valley bottom and consists of a series of ridges that are oriented to the northwest and southwest.

2.2 SOILS

The Plan Area consists mainly of glaciofluvial material deposited by glacial meltwaters. These deposits, known as Kame terraces or benches, are well preserved along the north side of the valley, including portions of the Plan Area.

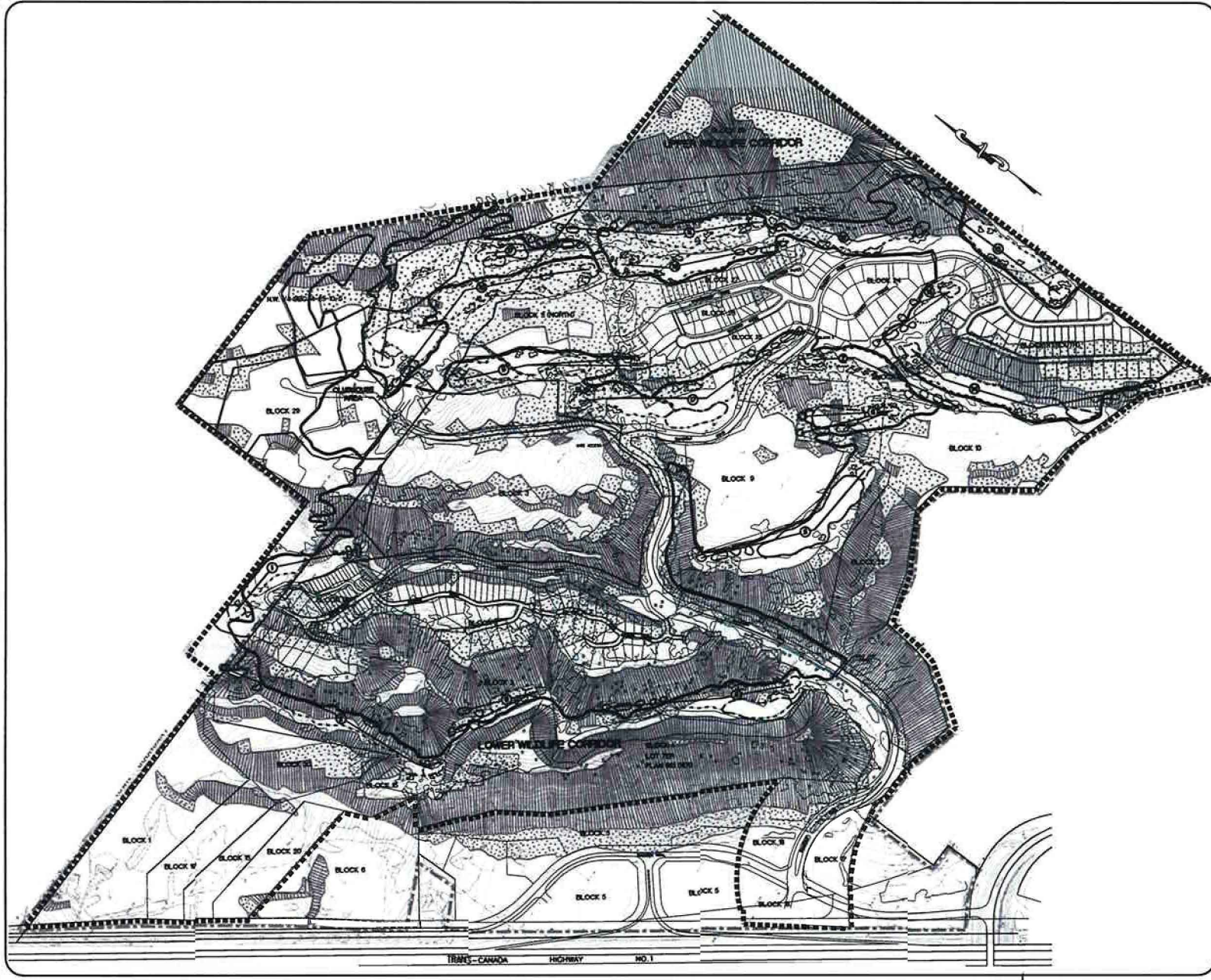
Further up the slope, morainal material was transported and deposited by the glacier and has not been modified by an intermediate agent such as wind or water. This material consists of well packed sand, silt and clay (glacial till). Finally, the upper slopes of the Plan Area consist of bedrock. Geotechnical investigations conducted as part of the development and subdivisions completed to date have revealed no soil or geological conditions that would restrict development.

2.3 SLOPE ANALYSIS AND SLOPE STABILITY

In 1990, EBA Engineering Consultants Ltd. completed a site and slope assessment for the Plan Area. Map No. 4 provides a slope analysis which breaks down the Plan Area into three categories; slopes less than 15%, slopes between 15% and 22%, and slopes in excess of 22%. The topography of the site presents an opportunity to develop the

property as a resort community which respects the natural lay of the land and takes advantage of spectacular views up and down the Bow Corridor. An analysis of the property has concluded that approximately 25 percent of the site has a natural ground slope of 22% or greater, 15 percent of the site has a natural slope of between 15% and 22%, and 60 percent of the site has a slope less than 15%.

Based on the 1990 soils and slope analysis, the development potential of the Plan Area was identified. It was concluded that land with a slope of 0-15% was suitable for development; land with a slope of 15-22% is suitable for development but may require special conditions; and slopes greater than 22% may be developable, but site specific geotechnical analysis will be needed.



TOWN OF CANMORE

LEGEND

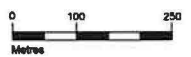
■■■■■■ ASP BOUNDARY

□ 0-15%

▨ 15-22%

▩ >22%

SILVERTIP
AREA STRUCTURE
PLAN



MAP 4
SLOPE
ANALYSIS

PART 3: ENVIRONMENTAL PROTECTION

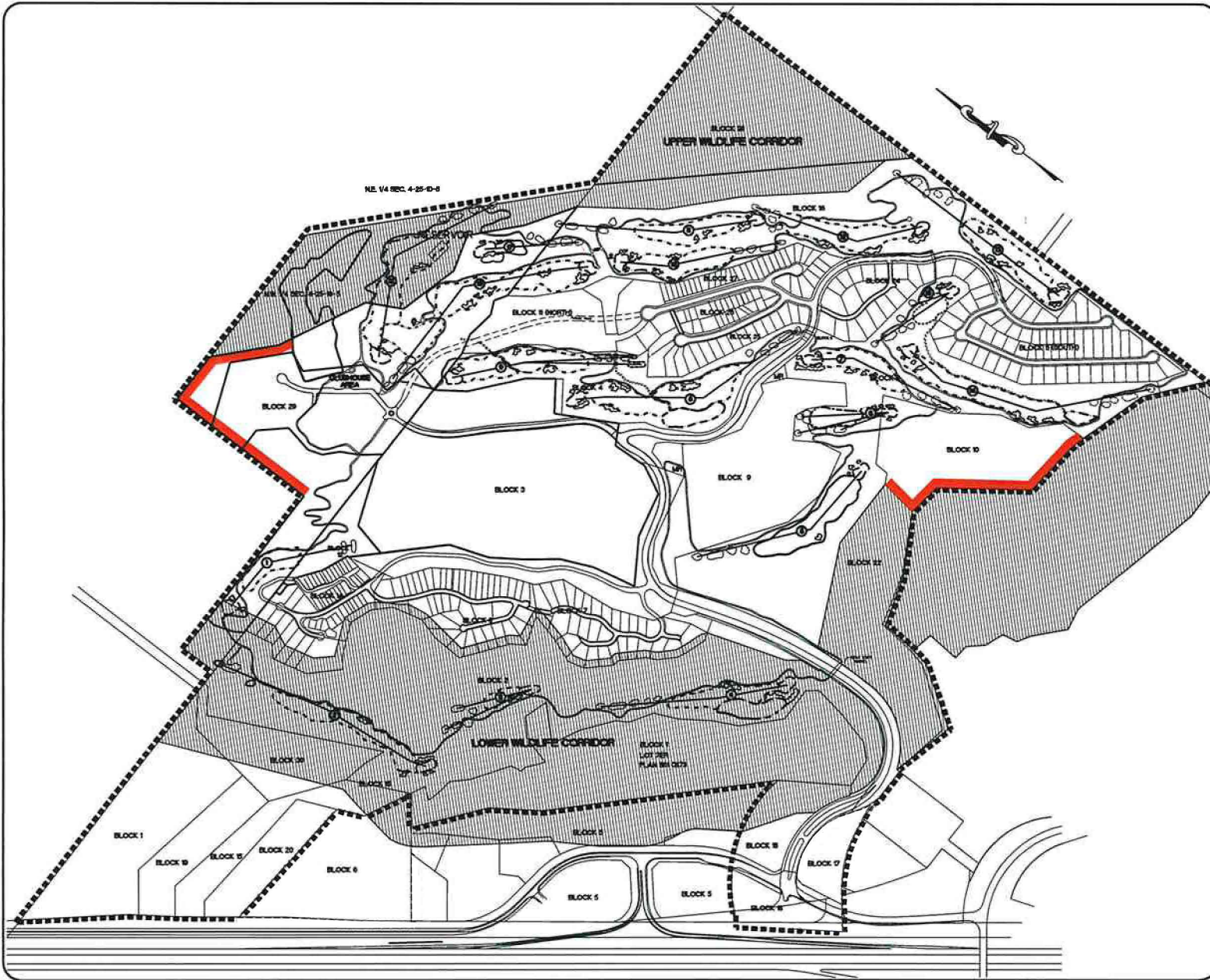
Protection of the environment has been and will continue to be a key consideration in the development within the Plan Area. Considerable effort has been expended in research and data collection in the past and is ongoing to ensure the Silvertip development has been integrated into the area and environmentally sensitive areas have been protected.

3.1 WILDLIFE CORRIDORS

Portions of the Plan Area were identified as wildlife travel corridors used by large mammals in a 1992 report entitled “*The Preservation of Wildlife Populations in the Bow Valley, Alberta: A Banff National Park Proposal to Neighbouring Municipalities*”. The Town and CADCO (subsequently named SCPI) agreed to integrate wildlife movement corridors into a revised concept plan, adopted by the Town in 1993 as an amendment to the 1990 Master Plan.

Site specific analysis followed and two corridors, on and next to the Plan Area, were identified. In addition, there were recommendations on measures needed to protect wildlife using the corridors. Subsequent research and monitoring confirmed that two major and functional tributaries of a primary movement corridor traverse the Plan Area at different elevations. These two corridors were integrated into the concept plan and are illustrated on Map No. 5.

The establishment of the wildlife corridors, intended to function as movement corridors linking patches of habitat on either side of the Plan Area, was based on extensive research and ongoing field monitoring that has been undertaken. Corridor locations and dimensions were predicted on a free flow of animal movements. The positions of the corridors are based on a combination of known animal movements, physiographic locations and species ecology. Accordingly, the travel linkages are at a scale appropriate for elk, white tailed deer, mule deer, and mountain sheep.

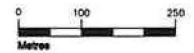


TOWN OF CANMORE

LEGEND

- ASP BOUNDARY
- ▨ WILDLIFE CORRIDORS
- EIS REQUIRED

**SILVERTIP
AREA STRUCTURE
PLAN**



**MAP 5
WILDLIFE
CORRIDORS**

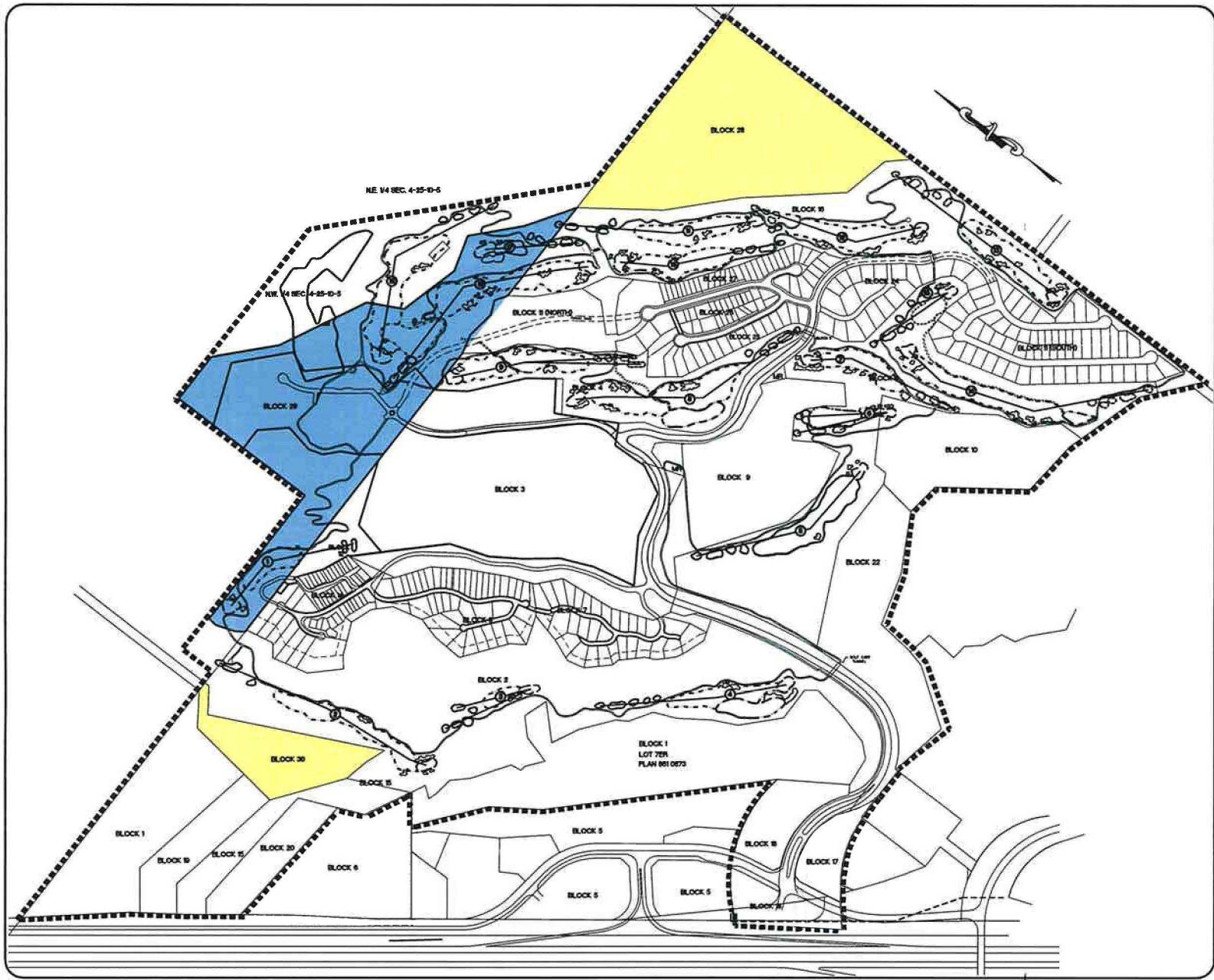
An extensive list of reports was used to help establish the wildlife corridors. Additional research on bird and plant species was also provided.

This ASP represents or proposes no substantial changes to the type and nature of development that was previously considered under the existing wildlife and environmental studies. As a result, the environmental impact of the development proposed by this ASP has been examined by past studies and, therefore, a re-examination is not warranted. The proposed redistribution of units and people will benefit the security and maintenance of the wildlife corridors and improve the original corridor design by reducing the probability of disturbance along the upper benchlands.

In a continued effort to protect the wildlife corridors, SCPI and the Province of Alberta have reached an agreement to transfer a portion of the land within the corridors, owned by SCPI, to the Province. The location and extent of the corridors are based on the past studies and the ongoing monitoring program. The land which is subject to the exchange is illustrated on Map No. 6.

3.1.1 ENVIRONMENTAL PROTECTION OBJECTIVES

- i) to ensure the future development of the Plan Area is consistent with previous environmental/wildlife studies and recommendations.
- ii) to protect environmentally sensitive areas.
- iii) to minimize the impact of construction activities within environmentally sensitive areas.
- iv) through an ongoing monitoring program to determine the effectiveness of existing wildlife corridors.
- v) to ensure wildlife corridors within the Plan Area are integrated into the travel corridors and connect to habitat patches outside the Plan Area.
- vi) to minimize, where practical, potential wildlife-human conflicts through reducing native and non-native vegetation attractants in the Plan Area.

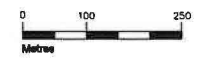


TOWN OF CANMORE

LEGEND

- ASP BOUNDARY
- PROVINCE TO SCPI
- SCPI TO PROVINCE

**SILVERTIP
AREA STRUCTURE
PLAN**



**MAP 6
LAND EXCHANGE**

3.1.2 ENVIRONMENTAL PROTECTION POLICIES

- | | | |
|---------------------------------------|----|--|
| Location of Wildlife Corridors | a) | Wildlife corridors shall be established as illustrated on Map No. 5. |
| Respect Wildlife Movement | b) | Building or structural development within the wildlife corridors that would disrupt wildlife movement within the corridors shall be prohibited. |
| Ownership of Corridors | c) | SCPI and the Town shall work with provincial and federal agencies to have all land within the wildlife corridors protected in perpetuity. This may involve dedication as Environment Reserve, Environmental Conservation Easements, transfer of ownership or establishing use limitations through covenants. |
| Construction Management Plans | d) | Consistent with the recommendations from past environmental studies, construction management plans shall be prepared as part of all new subdivision and substantial development permit applications for multi unit residential projects and projects located adjacent to the wildlife corridors as illustrated on Map No. 5. |
| Monitoring | e) | SCPI will continue to maintain wildlife movement within the corridors contained within the Plan Area. Once Silvertip reaches build-out, as specified in this Area Structure Plan, SCPI will have fulfilled its responsibility and the monitoring program will be assumed by the Province. |
| Use of Trails | f) | The use or closure of existing trails within designated wildlife corridors in the Plan Area shall be subject to review based on Town policies and bylaws adopted by Council for human use controls within wildlife corridors. |
| Integration of Development | g) | Development within the Plan Area shall be consistent with the recommendations contained in the various reports and studies as they apply to ensuring the integration of development within the Plan Area and the natural environment. |
| Environmental Impact Statement | h) | An Environmental Impact Statement shall be required when development is proposed adjacent to |

the wildlife corridor in Block 10, or the northern and western edges of the resort village area (Block 29) (as shown on Map No. 5). The Environmental Impact Statement shall consider past environment studies, status reports and recommendations, wildlife corridor functionality, current scientific knowledge on wildlife corridors and movements, and the ongoing monitoring program. The Environmental Impact Statement shall be limited to vegetation, wildlife and associated habitat concerns, and provide the following:

- a description of existing environmental conditions, proposed development, and the significance of potential short and long term environmental impacts, including impacts of construction and operating activities;
- identification of appropriate and feasible mitigative measures including land planning, project design, construction techniques, and operational practices to reduce or eliminate potentially adverse effects on the environment.

Wildlife / Human Interaction Prevention Plans

i) Developments subject to Policy 3.1.2 (h) shall also prepare a site specific Wildlife / Human Interaction Prevention Plan, acceptable to Alberta Sustainable Resource Development.

Residential Development adjacent to Wildlife Corridors

j) At the time of a subdivision application for Block 10 and the south portion of Block 11, consideration shall be given to establishing the rear yard setbacks and the provision of fencing along the wildlife corridor boundary. The setbacks and fencing will be consistent with adjacent development and will be done so as to mitigate the possible effects of development on the adjacent wildlife corridor.

Sedge Meadow

k) Any development adjacent to the sedge meadow located in Block 16 shall incorporate mitigation measures to ensure protection of the sedge meadow, as recommended in prior environmental studies.

Aspen Stands

l) Where development results in the removal of identified Aspen tree stands, the developer shall replace these trees and replant Aspen trees in a suitable location elsewhere within the Plan Area.

Animal Attractant Management m) The developer, in consultation with the Town and Alberta Sustainable Resource Development, shall identify and, wherever practical, eliminate all native and non-native vegetation that would attract wildlife into the Plan Area.

Conservation Easements n) Within 18 months of third reading being provided to this Area Structure Plan, a conservation easement shall be registered against the private golf course lands (Block 2, Plan 931 2238) within the lower wildlife corridor, to the mutual satisfaction of SCPI and the Town.

3.2 ESCARPMENTS AND STEEP SLOPES

Based on environmental and geotechnical evaluations, areas have been identified that may need special consideration. These areas included the wildlife corridors discussed above, as well as the escarpments and steep slopes located within the Plan Area.

3.2.1 SLOPES OBJECTIVES

- i) to protect the major escarpments which are environmentally sensitive or may be subject to instability.
- ii) to ensure that development proceeds in a safe manner with due concern for issues related to slope stability.

3.2.2 SLOPES POLICIES

Development Adjacent to Escarpments a) Prior to subdivision or development on or adjacent to steep slopes, suitable geotechnical analyses shall be provided to the Town to determine that the proposed development can be safely constructed.

PART 4: RESIDENTIAL

Under the 1990 Master Plan, the Plan Area was to accommodate a total of 750 residential units and 850 employee housing/rental units. Although not specified in the 1990 Master Plan, the employee housing rental units could have been perpetually affordable housing units.

The intent of identifying the number and location of employee housing units in the 1990 Master Plan was to ensure there was adequate housing for employees of the resort. In addition, it was recognized that some employees may not wish to live in the employee housing provided (e.g. individuals who already reside in Canmore) so there may be an excess of units provided relative to employees of the resort. Where employee housing provided for resort employees was not needed, the intent was these units in excess of the needs of the resort would be available to community residents looking for affordable housing.

Subsequently, the Town identified the need to provide perpetually affordable housing within the community. Although the 1990 Master Plan did not use this recently coined terminology, it did make provision to provide ongoing affordable housing to resort employees, as well as other Canmore residents. The following definitions have been prepared by the Town and recognize the relationship between perpetually affordable housing and employee housing.

- Perpetually Affordable Housing Unit: “PAH Unit” refers to both equity and rental housing that is removed from the influence of the open real estate market. Detailed qualification requirements will restrict those who can purchase PAH, and specific resale restrictions will ensure lower-than-market selling prices over a long period of time.

- Employee Housing: means dwelling units provided for employees (both full time and seasonal) of a commercial use and managed by a resort association or commercial employee housing authority or employer or developer or CCHC or similar authority which ensures, to the satisfaction

of the Town of Canmore, that such housing will be maintained and operated such that employees are accommodated for housing at the development permit application stage. Employee housing units may be Perpetually Affordable Housing Units.

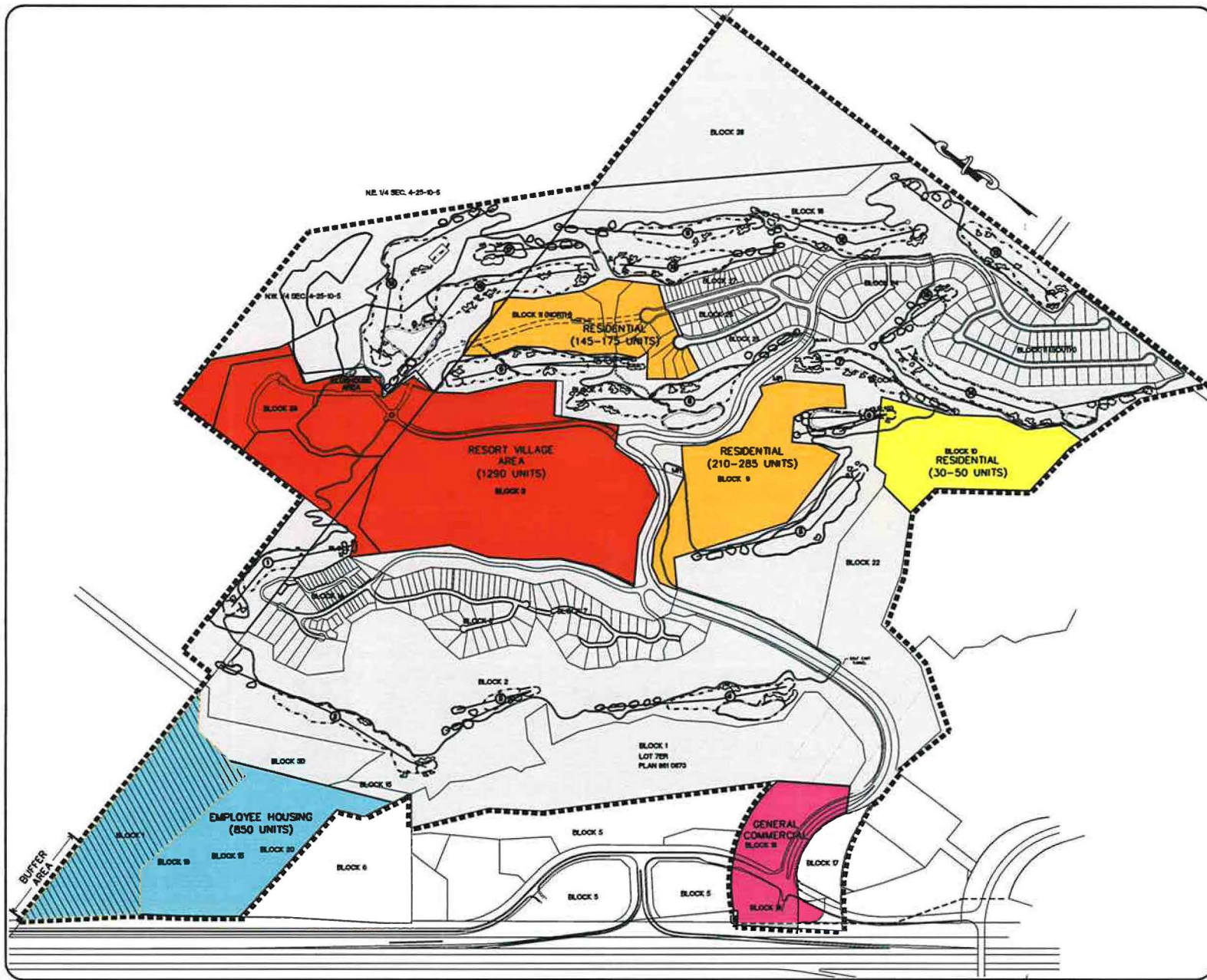
Since development commenced in 1993, 352 residential dwelling units have been constructed (see table below), leaving 398 residential units yet to be developed.

Block	Residential Units Built to the end of 2007
7	-
8	41
11(s)	62
11(n)	61
14	61
24	21
25	13
26	30
27	33
	352 total units built
	750
	398 total units left to be built

4.1 RESIDENTIAL AND EMPLOYEE/PERPETUALLY AFFORDABLE HOUSING OBJECTIVES

- i) to encourage a range of housing types and varying densities.
- ii) to locate future residential development so that it is compatible with existing and proposed development and with the adjacent wildlife corridors.
- iii) to provide flexibility in the type of residential development which may occur within each residential area.

- iv) to redistribute the remaining amount of residential units with the total number being consistent with the Master Plan.
- v) to recognize the Plan Area as a recreation based resort and allow resort and visitor accommodation within the Plan Area.
- vi) to provide employee housing commensurate with development of the resort site.
- vii) to provide employee housing as perpetually affordable dwelling units appropriate to the nature of employment generated by the resort development.
- viii) to provide a variety of housing forms and types including perpetually affordable housing within the employee housing area identified on Map No. 7.
- ix) to explore alternatives of locating employee/perpetually affordable housing in selected locations throughout the Plan Area.
- x) to work cooperatively with the Town in the provision of employee/perpetually affordable housing.



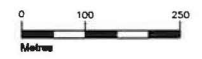
TOWN OF CANMORE

LEGEND

- ASP BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- EMPLOYEE HOUSING GENERAL RESIDENTIAL
- EMPLOYEE HOUSING FOR THE RESORT VILLAGE
- RESORT COMMERCIAL
- GENERAL COMMERCIAL
- ESTABLISHED AREAS

MAP REFLECTS PROPOSED LAND USE AND UNIT DISTRIBUTION AT TIME OF ASP ADOPTION IN OCTOBER, 2007

**SILVERTIP
AREA STRUCTURE
PLAN**



**MAP 7
LAND USE
AND
UNIT DISTRIBUTION**

4.1.1 RESIDENTIAL POLICIES

- Location of Residential Development** a) All residential development will be located within the areas designated as Residential on Map No. 7.
- Range of Residential Development** b) A variety of forms of housing (i.e. single family, duplex, multiple family), may be permitted within each residential development area, provided the total number of residential units in the residential areas within the Plan Area does not exceed 750 dwelling units.
- Number of Dwelling Units** c) Map No. 7 and Policy 4.1.1(e) include a potential range of units within each residential development area. The range shall determine the minimum and maximum number of dwelling units within each area.
- Residential Rezonings** d) Prior to future residential subdivisions being approved, SCPI shall obtain residential rezonings to land use districts of the Land Use Bylaw that are appropriate to the housing form being proposed as part of that subdivision. Council may consider a specialized resort residential land use district for the residential areas in the Plan Area.
- Residential Densities** e) Residential densities within the respective areas or blocks shall be provided in accordance with the ranges shown below:

Block	Number of Units	Housing Form
9	210 – 285	A mix of duplexes, apartments and townhomes with some single family
10	30 – 50	A mix of single family duplexes and townhomes
11 (north)	145 – 175	A mix of duplexes, apartments, and townhomes with some single family

- Residual Housing Units (Block 9)** f) Residential units and densities shall be adjusted accordingly through residential development within Block 9 to ensure that the ultimate number of residential dwelling units in the residential areas within the Plan Area shall not exceed 750.
- Residential Development Adjacent to Wildlife Corridors (Block 10)** g) Where residential lots within Block 10 are proposed adjacent to the wildlife corridor, lots shall be designed to increase the buffering effect. Dedications of municipal reserves, increased setbacks or restrictive covenants may be used to ensure that no less than 9.0 metres of undisturbed lands exists between a building envelope and the wildlife corridor boundary, subject to any mitigation recommendations that may result from policies .3.1.2 (h) and (i).
- h) Where residential lots within Block 10 are proposed adjacent to the wildlife corridor, a post and rail fence shall be constructed on all property boundaries that are shared with the wildlife corridor or municipal reserve parcels to delineate the corridor and restrict human use of the corridor, subject to any mitigation recommendations that may result from policies 3.1.2 (h) and (i).
- Amendments to Existing Land Use Districts** i) The Town shall within three months of the approval of the Area Structure Plan, commence the process of reviewing the STR-1 and STR-2 land use districts to ensure that they are consistent with the Area Structure Plan in terms of the numbers of permitted dwelling units.

4.1.2 EMPLOYEE/PERPETUALLY AFFORDABLE HOUSING POLICIES

- Employee/Perpetually Affordable Housing** a) Employee housing may be provided in the form of perpetually affordable housing at the discretion of the Town in consultation with the developer.
- Employee Housing** b) Employee housing required for the Resort Village Area may be provided either on land designated as Employee Housing For The Resort Village (i.e. Blocks 15, 19, 20) on Map No. 7 or, at the discretion

of the development authority, in other locations within the Town.

**Employee Housing –
Total Number of Units**

c) The total number of dwelling units within the Employee Housing area indicated on Map No. 7 shall not exceed 850 dwelling units, unless a higher number is approved by Council pursuant to Policies 4.1.2(d and e) below.

**Employee Housing
Planning Scheme**

d) Prior to any subdivision or development within the area designated for Employee Housing on Map No. 7, a Planning Scheme of development shall be prepared by SCPI and the Town, and approved by resolution of Council. The Planning Scheme shall address, but not be limited to; the total number of units proposed, detailed site planning, road alignments, housing types, pedestrian connections to the Town, and municipal reserve locations.

e) Prior to the adoption by resolution of Council of the Planning Scheme required under Section 4.1.2(d), Council shall hold no less than one (1) open house or similar public consultation meeting regarding the Planning Scheme.

Type of Units

f) The Employee Housing area may include dwelling units which are intended to provide entry level, non-market and perpetually affordable housing units, provided the housing needs of employees working within the Plan Area have been satisfied.

**Employee Housing –
General Residential
Area**

g) Those areas identified as the Employee Housing – General Residential area on Map No. 7 (Blocks 1 and 6) may be developed by the Town for any residential purpose deemed appropriate by Council, subject only to Policy 4.1.1(d).

**Employee Housing –
Timing**

h) Employee housing shall be provided at the same time as commercial development occurs within the Resort Village Area.

**Employee Housing –
Numbers**

i) The number of employee housing units provided concurrently as development occurs in the Resort Village Area shall be appropriate to the type and scale of the development taking place, and consistent

with the employment numbers and employment profile indicated in the relevant socio-economic impact assessment prepared as part of the relevant Resort Village Area development permit.

- | | | |
|---|----|--|
| Buffer Area Adjacent to Existing Uses | j) | The Planning Scheme prepared pursuant to Section 4.1.2(d) should incorporate a buffer area between the existing recreational use, north of Block 1 and the proposed residential uses, as shown on Map No. 7. The size and nature of this buffer shall be determined as part of the Planning Scheme. |
| Employee Housing/ Perpetually Affordable Housing | k) | At the time of subdivision or an application for a development permit, the potential to locate employee/perpetually affordable housing within a development cell may be considered and, with consultation with the Town, the developer shall determine whether it is appropriate to locate employee/perpetually affordable housing within the development cell. |
| Town Wide Policies | l) | This plan will comply with any established Town-wide municipal policy on employee housing or perpetually affordable housing. |
| Excluded from Growth Management Quotas | m) | Employee housing and perpetually affordable housing units provided as part of this Plan shall be excluded from the Town's annual growth management quotas. |
| Perpetually Affordable Housing Units excluded from maximum number of residential units | n) | Perpetually affordable housing units constructed within the Plan Area shall be excluded from the maximum number of residential units specified elsewhere in this Plan. |
| Additional Units | o) | Notwithstanding any other provisions of this Plan that establishes the maximum number of units within the Plan Area, where perpetually affordable housing is provided, additional resort accommodation or residential units beyond that specified may be permitted. The number of additional units will be determined through an agreement between the Town and the developer. |

PART 5: COMMERCIAL

The Plan Area will consist of two commercial areas. The first will be the resort village, which is to consist of an integrated pedestrian oriented commercial area. The second, located adjacent to Palliser Trail, will consist of other commercial oriented uses.

5.1 RESORT COMMERCIAL / VILLAGE CORE

The 1990 Master Plan, as amended, contained provision that would have permitted a total of 1,290 hotel/condominium units. These units were to be located on land north and south of Silvertip Trail (i.e. Blocks 3 and 9, Plan 9312238).

In 1998, the Village Design Manual was prepared which proposed the relocation of some of the hotel units from the area south of Silvertip Trail (Block 9, Plan 9312238) to an area located at the northern edge of the property. This Resort Village, as outlined on Map No. 7, would accommodate up to 1,250 accommodation units and up to 40 tourist homes.

In 2006, the design of the resort village was re-examined and revised to better reflect SCPI's development objectives. This re-examining resulted in the redistribution of the buildings more evenly throughout the Village core.

5.1.1 RESORT COMMERCIAL OBJECTIVES

- i) to create a village core that is pedestrian oriented and serves the commercial and accommodation needs of visitors to Silvertip.
- ii) to create a village core that is integrated into the overall project and respects and complements adjacent residential, recreational and environmentally sensitive lands.
- iii) to recognize the village core contains a range of commercial land uses that respect those located in the downtown area and combine to create an alpine village unique to Canmore. Development criteria applied to the resort village core will, therefore, need to recognize the unique nature of the area.

- iv) to link the village core to the balance of Silvertip through a system of trails and roadways.

5.1.2 RESORT COMMERCIAL POLICIES

- Location of Village Core** a) Development in the Resort Village Area shall be based on the Guidelines, attached as Appendix A and be contained within the area designated as Resort Village Area on Map No. 7.
- Range of Uses** b) A wide range of commercial uses shall be permitted in the Resort Village Area and may include resort and visitor accommodation, spas, health clubs, swimming pools, fitness centres, meeting/conference facilities, winery, eating and drinking establishments, and retail sales and service.
- Complementary Uses** c) The development of and the uses within the Resort Village Area are intended to complement existing and future commercial uses within the Town and to service the day-to-day needs of visitors to Silvertip.
- Land Use Bylaw Review** d) The Town and SCPI shall review and Council shall amend the Land Use Bylaw to ensure that it is consistent with this Area Structure Plan.
- Consideration of the Unique Area** e) When reviewing the development in the Resort Village Area, the unique nature of the area and the need to amend existing development standards, particularly in reference to the height of buildings, may be considered by Council in approving alternate development standards.
- Parking Standards** f) The Town may review the parking standards specified within its Land Use Bylaw and Council may modify such standards in accordance with the information provided in the Guidelines.
- Maximum Number of Units** g) The maximum number of resort and visitor accommodation units permitted within the area designated as Resort Village Area shall be 1,290.

- | | | |
|---------------------------------|----|--|
| Maximum Retail Areas | h) | The combined maximum gross floor area of all retail stores allowed as an accessory use to resort accommodation in the Resort Village Area shall not exceed 9,000 square metres in area. |
| Large Format Retail | i) | Large format retail stores shall not be constructed within the Plan Area. |
| Employee Housing | j) | Employee housing for development in the Resort Village Area may be provided outside the Resort Village Area and on lands owned by SCPI (Blocks 15, 19, 20) within the area designated as Employee Housing for the Resort Village on Map No. 7. |
| | k) | Employee housing may be provided in the Resort Village Area shown on Map No. 7, within the principal structure of an approved resort accommodation development, as an accessory use to the resort accommodation. |
| Architectural Guidelines | l) | Development within the Resort Village Area shall be consistent with the architectural guidelines contained within the Guidelines. |
| Public Space | m) | In accordance with Policy 6.2(a) of this Area Structure Plan, lands within the wildlife corridors that are dedicated to the Town and public spaces and outdoor recreational facilities (to which there is unrestricted public access) provided within the Resort Village Area, may be credited by the Town towards any required Municipal Reserve. |

5.2 GENERAL COMMERCIAL

Since the adoption of the Master Plan in 1990, and the subsequent amendments in 1993 and 1995, the area adjacent to the Silvertip Trail / Palliser Trail intersection has been deemed suitable for commercial uses. Subsequent changes to the Land Use Bylaw and the policies contained within the Palliser Trail Area Structure Plan have confirmed the intended commercial uses (i.e. resort accommodation and associated uses).

5.2.1 GENERAL COMMERCIAL OBJECTIVES

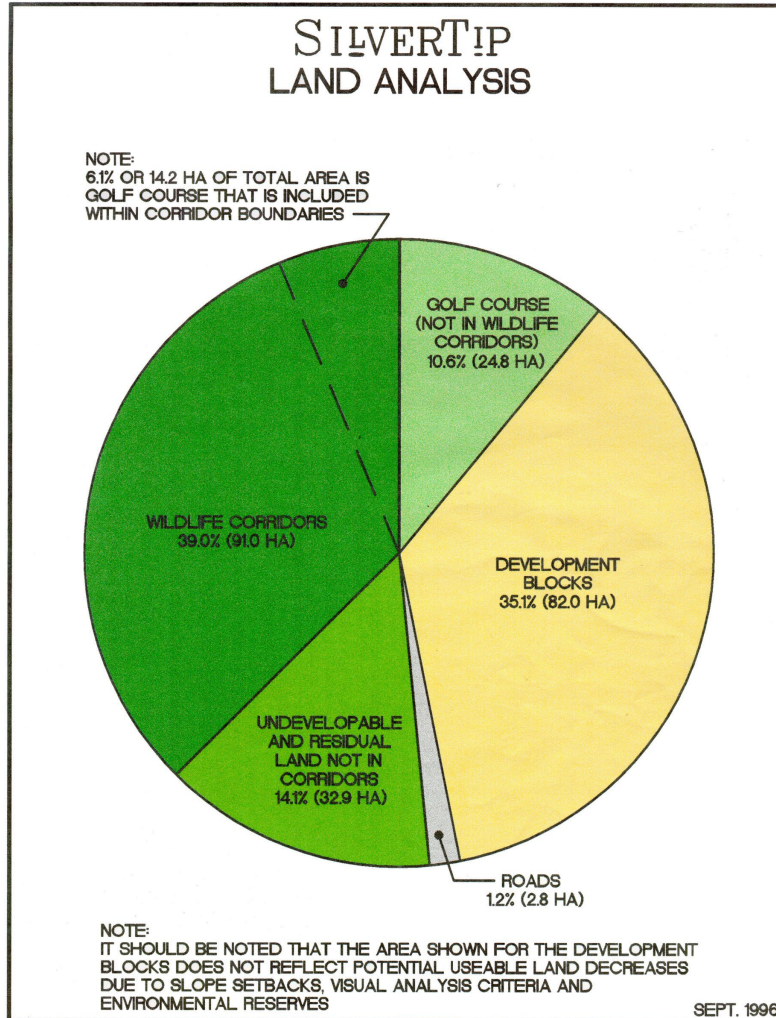
- i) to recognize the original intent of the 1990 Master Plan, as amended, and subsequent statutory documents as they apply to the area adjacent to the intersection of Silvertip Trail/Palliser Trail.

5.2.2 GENERAL COMMERCIAL POLICIES

- | | | |
|--|----|--|
| Location and Type of Use | a) | The area adjacent to the Silvertip Trail/Palliser Trail intersection, designated as General Commercial on Map No. 7, will be considered appropriate for tourism oriented uses, including resort accommodation and facilities, as well as mixed retail outlets to serve residents and visitors. |
| Units Not Included in the Number of Hotel Units | b) | The hotel units constructed in the General Commercial area shall not be included in the total number of 1,290 resort accommodation units permitted within the Plan Area. |
| Compatibility with Adjacent Uses | c) | Future development in the General Commercial area will recognize the need for compatibility with the existing hotel south of Silvertip Trail. |
| New Commercial Zone | d) | The Town and SCPI shall review and the Town will adopt a special purpose commercial land use district in the Land Use Bylaw, to be approved by Council, which is compatible with this Area Structure Plan, and with the uses proposed for adjacent lands in the Palliser Area Structure Plan. |
| Architectural Controls | e) | Development within the General Commercial area will be consistent with the Architectural and Urban Design Guidelines for Commercial Development in the Town of Canmore. |
| Alternative Architectural Controls | f) | In order to create a higher standard of design to reflect the unique alpine setting, and to be consistent with development in the Resort Village Area, the Town and SCPI may develop a set of alternate architectural guidelines, based on the Architectural and Urban Design Guidelines and the Guidelines. |

PART 6: PARKS AND OPEN SPACE

The following illustrates the amount of open space to be provided within Silvertip.



The Town and SCPI have previously agreed that the provision of open space within the Plan Area should recognize the unique character of the resort development, the need to establish and maintain wildlife corridors, and the recreational features being included as an integral part of the resort.

Originally, an extensive trail system was identified as a key component to the parks and open space system. The Master Plan identified the location of the system and linkages within the Plan Area and to the lands beyond.

Subsequently, the Town of Canmore accepted the BCEAG Recreational Opportunities Working Group (ROWG) recommendations and plans that establish a Town wide trail system. Integration of the trail system within the Plan Area into the Town wide system provides connectivity and linkages fundamental to promoting non-motorized movement between the Plan Area and the adjacent areas.

6.1 PARKS, TRAILS AND OPEN SPACE OBJECTIVES

- i) to provide an open space system that recognizes that Silvertip is a resort and through its past and future development, will involve the dedication of significant areas of natural area, as well as the creation of recreational and public amenities.
- ii) to locate parks and open space in a variety of areas so that they will serve the needs of Plan Area residents and visitors to the site.
- iii) to provide active and passive areas which respect the need to protect the environment and the wildlife that utilize it.
- iv) where appropriate, to allow for environmentally sensitive lands to be protected through municipal reserve dedications in accordance with policies under Part 4, Section 6.3(c) of the Town's Municipal Development Plan.
- v) integrate the trail system within the Plan Area with the BCEAG ROWG recommendations in order to recognize the importance of trail connectivity to adjacent lands including the Town proper and the regional trail system.
- vi) to provide some cultural and recreational facilities that will be accessible to both the residents of the Plan Area and the general public.

6.2 PARKS, TRAILS AND OPEN SPACE POLICIES

Calculation of Municipal Reserve in the Resort Village Area

- a) In calculating the 10% municipal reserve dedication owing in the Resort Village Area, credit may be given by the Town in lieu of municipal reserves for:
- recreational facilities (e.g. skating rinks, tennis courts, private parks and soft landscaped areas, hard landscaped areas, plazas and pedestrian areas, well designed pedestrian streets, indoor recreational facilities, and other such facilities agreeable to the developer and the Town) to which there is unrestricted public access, provided by SCPI that the Town would normally provide;
 - trails outside of road rights-of-way located throughout the Plan Area;
 - i. Where such private open spaces or facilities are indicated in a plan submitted as part of a subdivision application, the developer shall provide such reassurances to the Town (including written agreements) as are required to ensure that the developer shall be responsible for the ongoing maintenance of the private open spaces or facilities;
 - ii. Where such private open spaces or facilities are proposed, and fees are to be charged for access to any of the private open spaces and facilities, the developer shall provide such reassurances to the Town (including written agreements) as are required to ensure that fees do not unduly prohibit public use of the private open spaces or facilities.

Municipal Reserves in Residential Areas

- b) Municipal Reserve shall be provided in Blocks 9, 10 and 11 according to the following areas:
- Block 9 - 0.4 hectares;
Block 10 - 0.2 hectares;
Block 11 (South) - 0.2 hectares;
Block 11 (North) - 0.4 hectares.
- c) Municipal reserves within residential areas should, where possible, be created as nodes located along

and adjacent to the trail system as shown in Map No. 8, and may be developed to accommodate either passive or active uses.

- Municipal Reserves Balance Requirements in Residential Areas**
- d) Municipal reserve parcels within residential areas should be minimally developed, with retention of natural vegetation and the natural landscape wherever possible.
- e) As per Part 4, Section 6.3(c) and (h) of the Municipal Development Plan, the balance of the Municipal Reserve requirements (up to a complete 10% dedication) in addition to those municipal reserves required by Policy 6.2(b) within residential areas shall be satisfied through the provision of the following in lieu of municipal reserves:
- recreational facilities (e.g. skating rinks, tennis courts) to which there is unrestricted public access, provided by SCPI that the Town would normally provide;
 - trails outside of road rights-of-way located throughout the Plan Area;
- Location of Municipal Reserve**
- f) Where land is to be dedicated as Municipal Reserve in a residential area, the detailed location, size and development of that Municipal Reserve parcel is to be determined as part of the subdivision application.
- Use of Municipal Reserves in Residential Areas**
- g) Those parcels in residential areas dedicated as municipal reserves may be used for playground development, for passive recreational purposes or for adult recreational purposes. Such uses are to be determined at the time of the subdivision application, by agreement between the Town and SCPI.
- Municipal Reserve Within Staff Housing Area**
- h) Notwithstanding Section 6.2(a), land for Municipal Reserves in the amount of 10% of the land area being subdivided shall be dedicated, provided and developed within the Employee Housing area, as outlined on Map No. 7, in a location satisfactory to the Town, and in accordance with the Municipal Government Act and the Municipal Development Plan.

- | | | |
|---|----|--|
| Trail Standards and Operation | i) | The location, standard (e.g. width, surface materials) and operational details (i.e. closures, pedestrian use, bicycle use) of the trails shall be as according to Town policies or bylaws approved by Council and based on recommendations from the BCEAG ROWG document, and in consultation with Alberta Sustainable Resource Development. |
| School Sites | j) | No school sites shall be required within the Plan Area. |
| Trail System | k) | A detailed trail system plan outlining trail alignments shall be provided within six months of the adoption of this Area Structure Plan which is consistent with the one outlined on Map No. 8. |
| Connectivity Between Trail Systems | l) | The trail system within the Plan Area shall be integrated with the BCEAG ROWG recommendations to ensure connectivity between the two systems. |
| Cultural and Recreational Facilities | m) | Cultural and recreational facilities shall be included in the Plan Area. Some facilities will be accessible to both Plan Area residents and the general public. Facilities open to the public may be subject to a user fee. |
| Publicly Accessible Cultural and Recreational Facilities | n) | Each application for a development permit shall indicate the cultural and recreational facilities being proposed and those that will be available to the public. |
| Trail Construction | o) | The Town and SCPI shall, in conjunction with Alberta Sustainable Resource Development, attempt to reach an agreement within six months of the adoption of this Area Structure Plan, on a timetable for constructing all trails as shown on Map No. 8. |
| Trail in Lower Wildlife Corridor | p) | Map No. 8 shows an existing trail through the lower wildlife corridor (i.e. Block 1, Lot 7 ER, Plan 861 0873 and a portion of Blocks 2 and 15, Plan 931 2238). This trail shall remain a primitive trail and be subject to seasonal closure according to Town policies or bylaws approved by Council and based on the ROWG recommendations. The only |

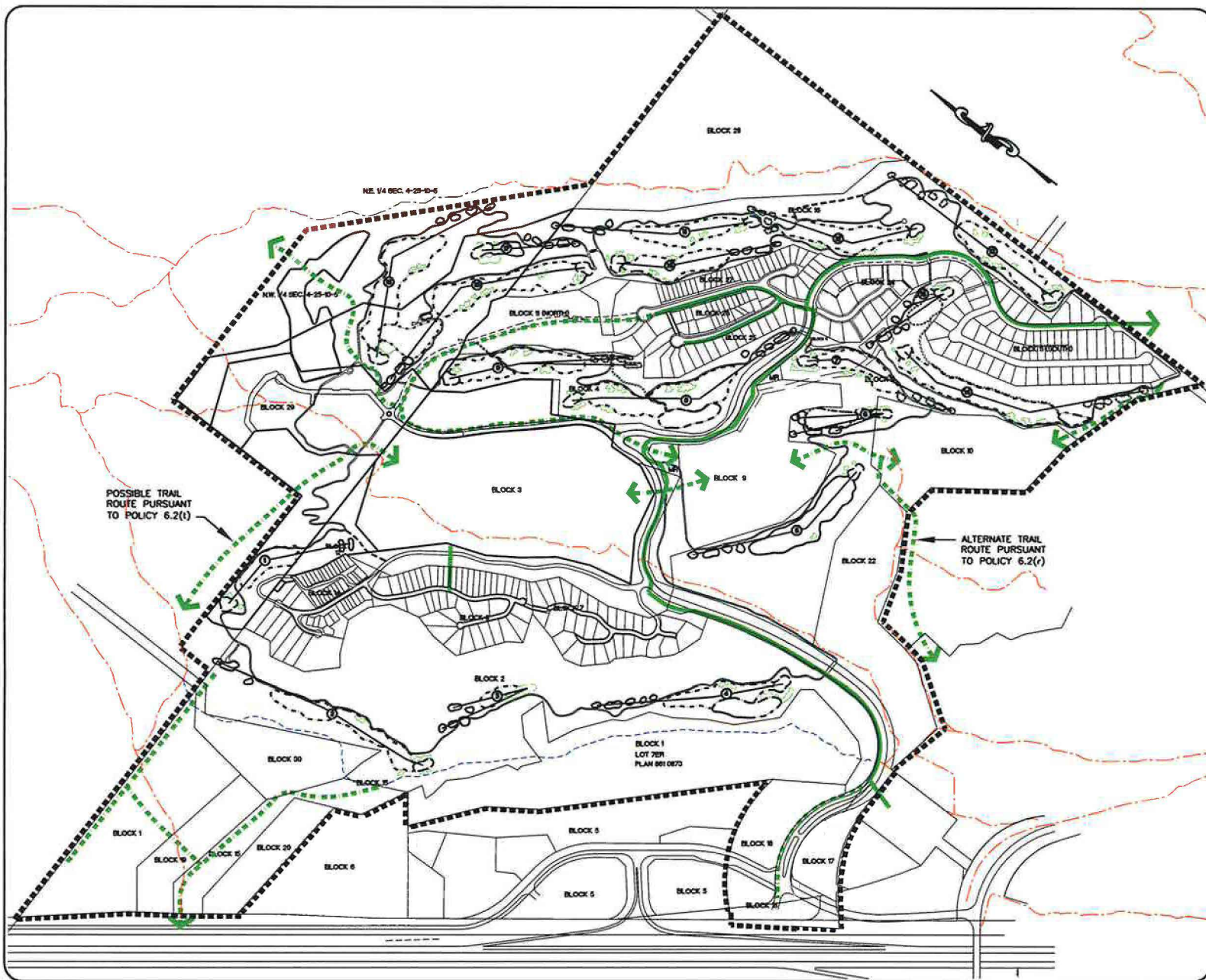
development of this trail shall be restricted to erosion control measures.

**Trail Connection from
Employing Housing
Area to Resort Village
Area**

q) SCPI shall cooperate with the Province to locate, design and construct a trail connection between the Employee Housing Area and the Resort Village Area, as shown on Map 8, subject to policies and bylaws approved by Council and in accordance with the ROWG recommendations.

Public Trail Easements

r) Public access to trails within the Plan Area shall be ensured to the satisfaction of the Town, through such mechanisms that may include easements and Municipal Reserve dedications.

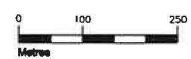


TOWN OF CANMORE

LEGEND

- ASP BOUNDARY
- EXISTING TRAILS
- ⋯ PROPOSED TRAILS
- - - EXISTING PROVINCIAL RECOGNIZED TRAILS
- - - SEASONAL TRAILS

**SILVERTIP
AREA STRUCTURE
PLAN**



**MAP 8
TRAILS
SYSTEM**

PART 7: ROADWAYS AND TRANSIT

A road and transportation system has been derived which respects the natural landscape and is consistent with the objectives for environmental protection. In addition, in anticipation of the Town establishing a transit system, SCPI will make provisions within the Plan Area so that any transit system can be accommodated within Silvertip.

7.1 ROADWAYS OBJECTIVES

- i) to establish a road network which provides access to the developable land within the Plan Area.
- ii) to ensure the internal road system provides linkages to adjacent lands and the regional transportation system.
- iii) to establish road standards that are consistent with good engineering practices while recognizing the need to minimize the disruption of adjacent natural areas.

7.2 ROADWAYS POLICIES

- | | |
|---------------------------------|---|
| Location of Roadways | a) The major roadway system within the Plan Area shall conform with Map No. 9. |
| Emergency Access | b) An emergency access shall be constructed, as development proceeds, linking the Plan Area to the lands to the south, and designed to the Town of Canmore Engineering Design Guidelines. |
| Road Standards | c) All roads shall be designed and constructed in accordance with the Town of Canmore Engineering Design Guidelines in effect at the time of the relevant application. |
| Alternate Road Standards | d) Roads may be developed to alternate design standards, with a rural cross section subject to detailed design and stormwater management analyses that are reviewed and accepted by the Town. |

Silvertip Trail Arterial Designation

- e) The 2001 Transportation Master Plan recommends a four-lane cross-section on Silvertip Trail, between Palliser Trail and Little Ravine Road at a municipal population of 20,000. As part of the Town's approval of the 650th resort accommodation unit in the Resort Village Area, SCPI shall conduct a traffic study on Silvertip Trail to determine traffic volumes at full build-out. The scope of the study shall be agreed upon by both SCPI and the Town.

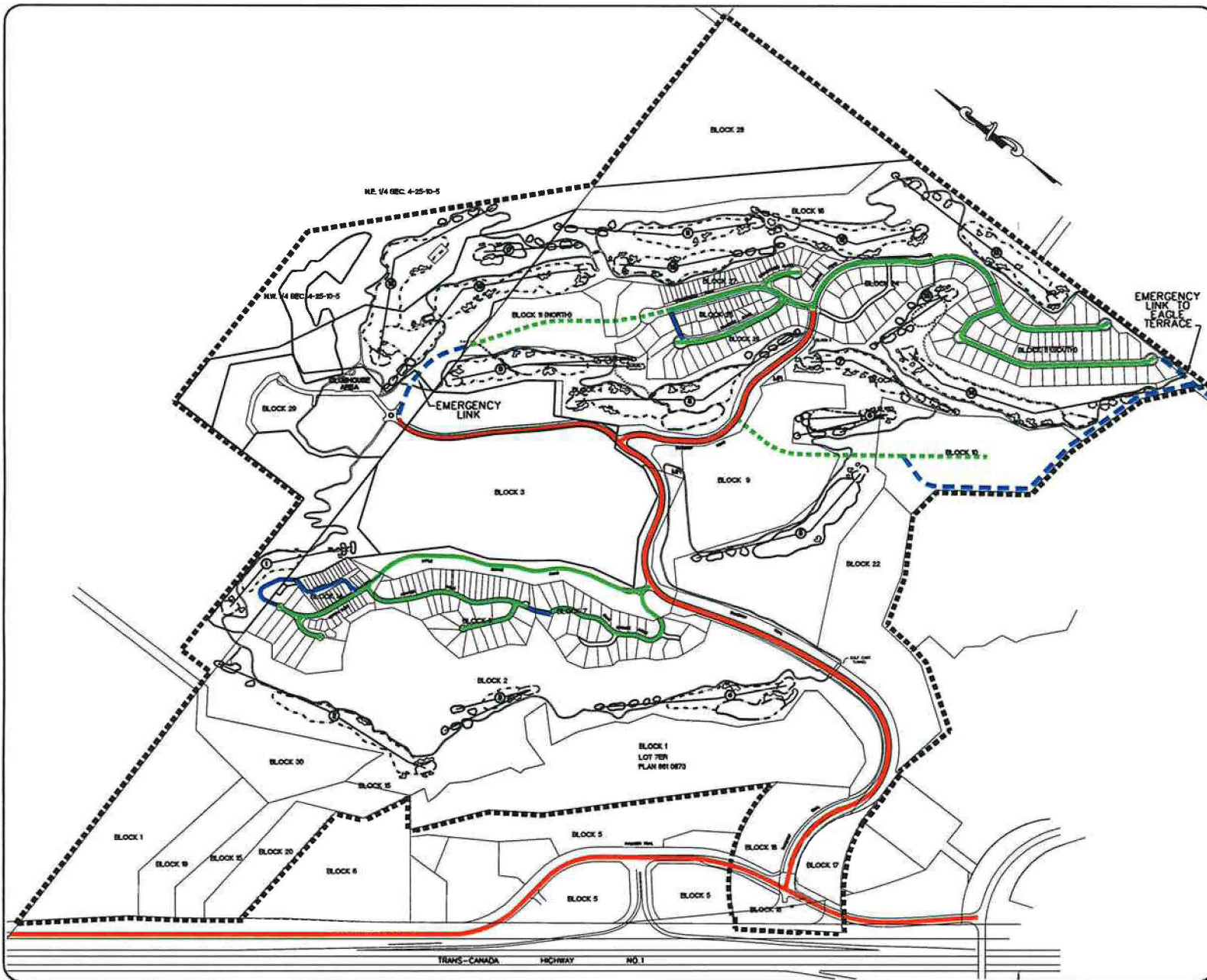
7.3 TRANSIT OBJECTIVES

- i) to recognize the importance of transit as a component of the Town's overall transportation system.
- ii) to incorporate provisions so that once a transit system is established, it can form an integral part of the overall transportation system within Silvertip.
- iii) consider the potential for a future transit system that could service the key activity areas within the Village.

7.4 TRANSIT POLICIES

Economic Justification

- a) Transit services should be developed as per the Town of Canmore Municipal Development Plan at such time as they are economically justifiable and feasible. Such services may be public, private or a public/private partnership.
- b) Prior to the approval of the 651st resort accommodation unit, the developer, in consultation with the Town, shall, as part of the Town's approval, conduct a study that examines the feasibility of initiating a shuttle/transit service within the resort and from the resort to the Town.



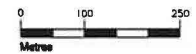
TOWN OF CANMORE

LEGEND

- ASP BOUNDARY
- MAIN ACCESS ROADWAY (EXISTING)
- LOCAL ROADWAY (EXISTING)
- - - LOCAL ROADWAY (FUTURE)
- EMERGENCY ACCESS ROUTES (EXISTING)
- - - EMERGENCY ACCESS ROUTES (FUTURE)

NOTE:
ALIGNMENT OF FUTURE
ROADWAYS ARE APPROXIMATE ONLY

**SILVERTIP
AREA STRUCTURE
PLAN**



**MAP 9
ROADWAY
SYSTEM**

PART 8: SERVICING AND UTILITIES

Master servicing plans have been prepared which address the provision of water, sanitary sewer and storm sewer services to the Plan Area. These master plans detail how the area will be serviced with much of the infrastructure currently in place.

Shallow utilities are presently available within the Plan Area and can be expanded as development proceeds.

8.1 SERVICING AND UTILITIES OBJECTIVES

- i) to expand the existing services and utilities in a logical fashion as development proceeds.

8.2 SERVICING AND UTILITIES POLICIES

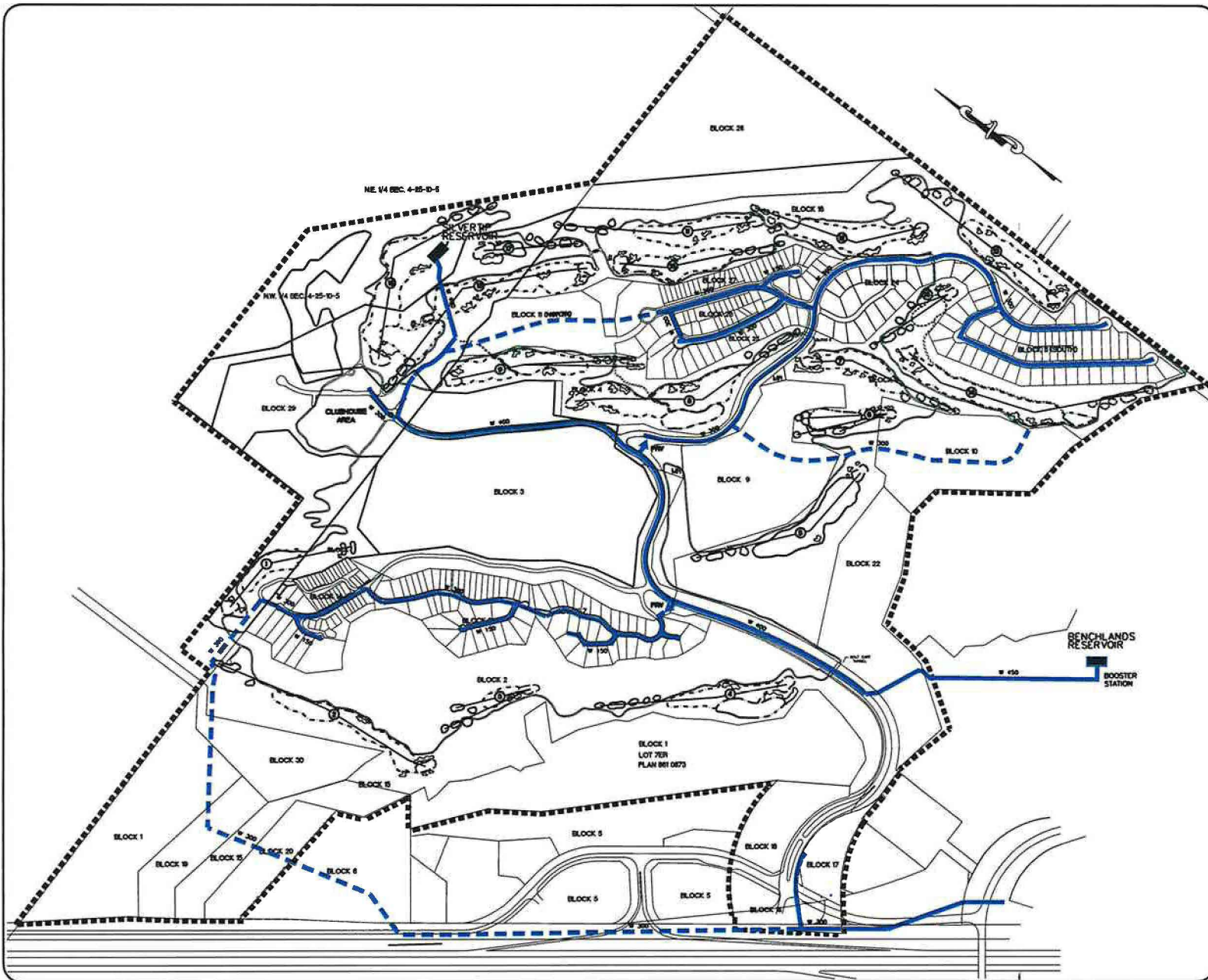
The following sets out the Town's policies with respect to water, sanitary sewer, storm sewer, and shallow utilities.

8.2.1 WATER SERVICE POLICIES

The Plan Area is divided into five pressure zones and will be serviced through a series of distribution mains, booster stations, pressure reducing stations, and storage reservoirs. An overall domestic water servicing strategy was prepared in 1993 with the majority of the system components installed between 1994 and 1998.

Key components of the water system are illustrated on Map No. 10.

- | | | |
|---------------------------------------|----|---|
| Connection to Municipal System | a) | All developments within the Plan Area shall be connected to the municipal water system. |
| Conformity with Town Standards | b) | The location, size and general standards of the domestic water system shall conform to the Town of Canmore Engineering Design Guidelines in effect at the time of the relevant application, unless otherwise approved by the Town Engineer. |



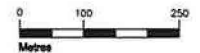
TOWN OF CANMORE

LEGEND

- ASP BOUNDARY
- WATERMAINS (EXISTING)
- - - - WATERMAINS (FUTURE)

NOTE:
ALIGNMENT OF FUTURE
WATERMAIN IS APPROXIMATE ONLY

**SILVERTIP
AREA STRUCTURE
PLAN**



**MAP 10
WATER
SERVICES**

8.2.2 SANITARY SEWER POLICIES

The sanitary sewer system within the Plan Area consists of a series of collection mains (both gravity and force mains), as well as lift stations. The major components of the sanitary sewer system were constructed between 1993 and 1996. The system within the Plan Area is connected to the Town's infrastructure.

Key components of the sanitary sewer system are illustrated on Map No. 11.

- | | | |
|---------------------------------------|----|---|
| Connection to Municipal System | a) | All developments within the Plan Area shall be connected to the municipal sanitary sewer system. |
| Conformity with Town Standards | b) | The location, size and general standards of the sanitary sewer system shall conform with the Town of Canmore Engineering Design Guidelines in effect at the time of the relevant application, unless otherwise approved by the Town Engineer. |

8.2.3 STORM SEWER POLICIES

The storm sewer system consists of a series of collection mains, open channels and stormwater retention ponds. Within the Plan Area there are six retention ponds which are designed to regulate stormwater discharge so that the post-development rate of discharge is less than the pre-development rate.

Key components of the storm sewer system are illustrated on Map No. 12.

Stormwater management in and around Silvertip has been addressed by the "Western and Central Basins, Drainage and Hydrogeological Study" - February 2000 (revised May 2000) (D&H Study), the "1998 Update Report to the 1993 Silvertip Stormwater Management Master Plan (Silvertip Update)" and a 2005 Master Drainage Plan for the area east of the TransCanada Highway. In 2007, the Town initiated an update of the 2005 Master Drainage Plan including a portion of Silvertip. This latest stormwater management plan, entitled the Master Drainage Plan for the Palliser Development Area (2007 Master Drainage Plan), was initiated to either confirm the findings of the three previous studies or if appropriate, identify alternative design solutions. The developer

will be entitled to review the design solutions in the Master Drainage Plan and participate in the planning process. Where these three documents are referenced, the “2007 Master Drainage Plan” shall prevail.

Increasingly, the Town is adhering to the principles of Low Impact Development (LID) relative to how it addresses stormwater management. LID incorporates techniques that aim to replicate the natural pre-development hydrology of a site under a post-development condition. Techniques include:

- limit extent of disturbance
- save vegetation
- maximize green space
- minimize generation of runoff at the source
- capture and reuse runoff to irrigate gardens, landscaped areas and lawns

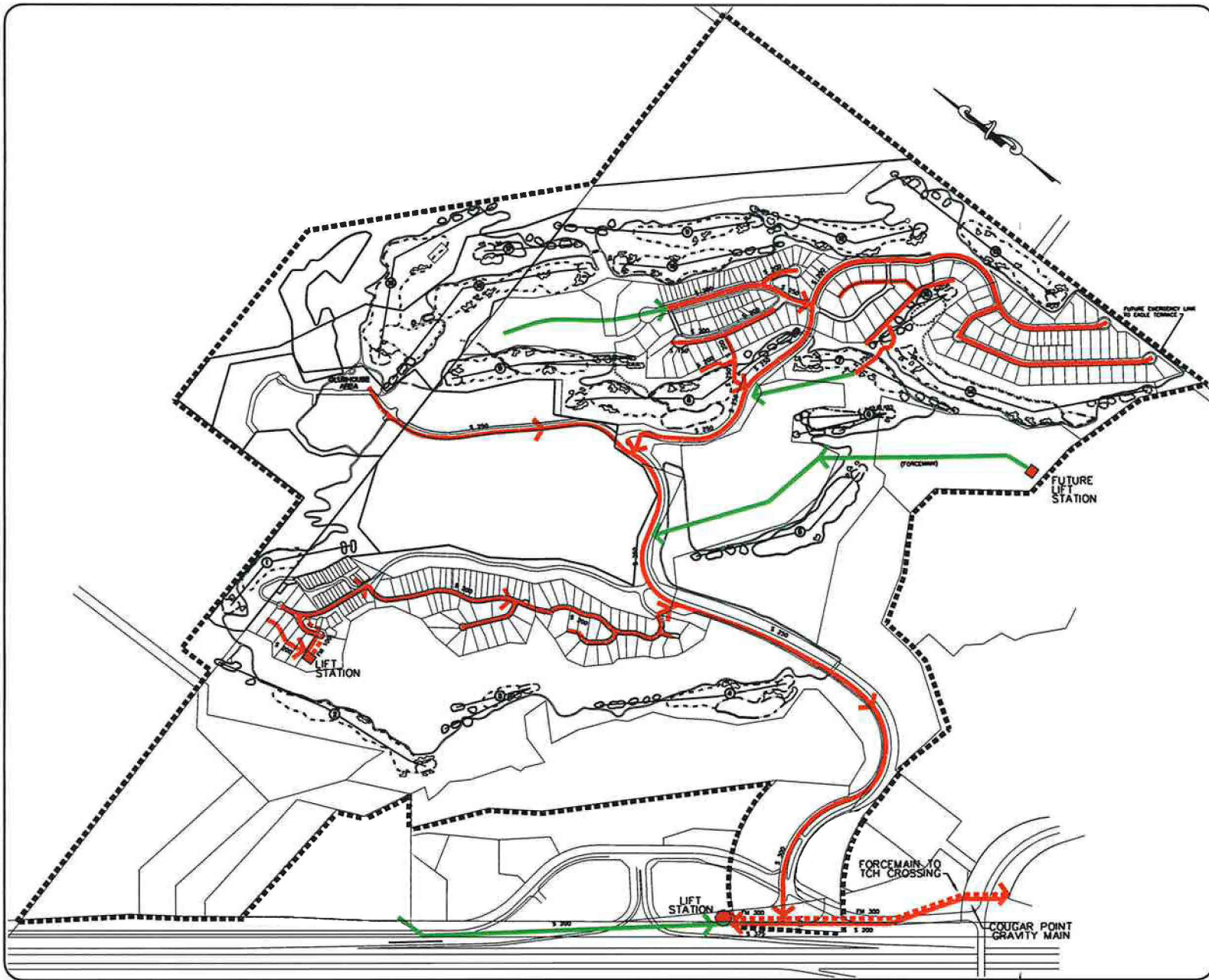
Stormwater Retention / Infiltration a) Stormwater management for the Employee Housing and the General Commercial areas should be accommodated based on the “D&H Study”.

Location of Retention / Infiltration Basins b) The location of retention and infiltration basins shall be as per the “D&H Study” and the “Silvertip Update”. See Map 12 for the existing and proposed design.

Development within the Plan Area c) Development within the Plan Area, except for the area in Block 18 west of Palliser Trail and the Employee Housing area as shown on Map No. 7, may proceed in accordance with the “D&H Study” and the “Silvertip Update”.

Block 18 West of Palliser Trail and Employee Housing Area d) Further subdivision or development within Block 18 west of Palliser Trail or within the Employee Housing area shown on Map No. 7 may proceed after the recommendations of the “D&H Study” have been validated. Once the 2007 Master Drainage Plan has been completed and approved by Council, it may take precedence over the “D&H Study”.

- Cost Recovery**
- e) The costs of designing and constructing any stormwater facilities within the Plan Area shall be shared amongst the benefiting lands and parties according to the respective benefit resulting from the facilities.
 - f) The costs of designing and constructing any stormwater facilities within the Plan Area will be recovered and reimbursed to the party constructing the facilities, through appropriate methods, including but not limited to: off-site levies, or allocation of cost agreements or endeavours to assist as part of Subdivision Servicing or Development Agreements.
- LID Principles**
- g) LID principles shall be implemented in stormwater management, and where justified and economically feasible, LID principles incorporated into the design of undeveloped areas of the Plan Area.
- Runoff East of Silvertip Trail**
- h) The developer shall implement LID principles and techniques, particularly minimizing the generation of runoff at the source, for the area east of Silvertip Trail. The examination of this area shall be completed prior to the approval of construction of the 351st resort accommodation unit.



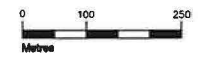
TOWN OF CANMORE

LEGEND

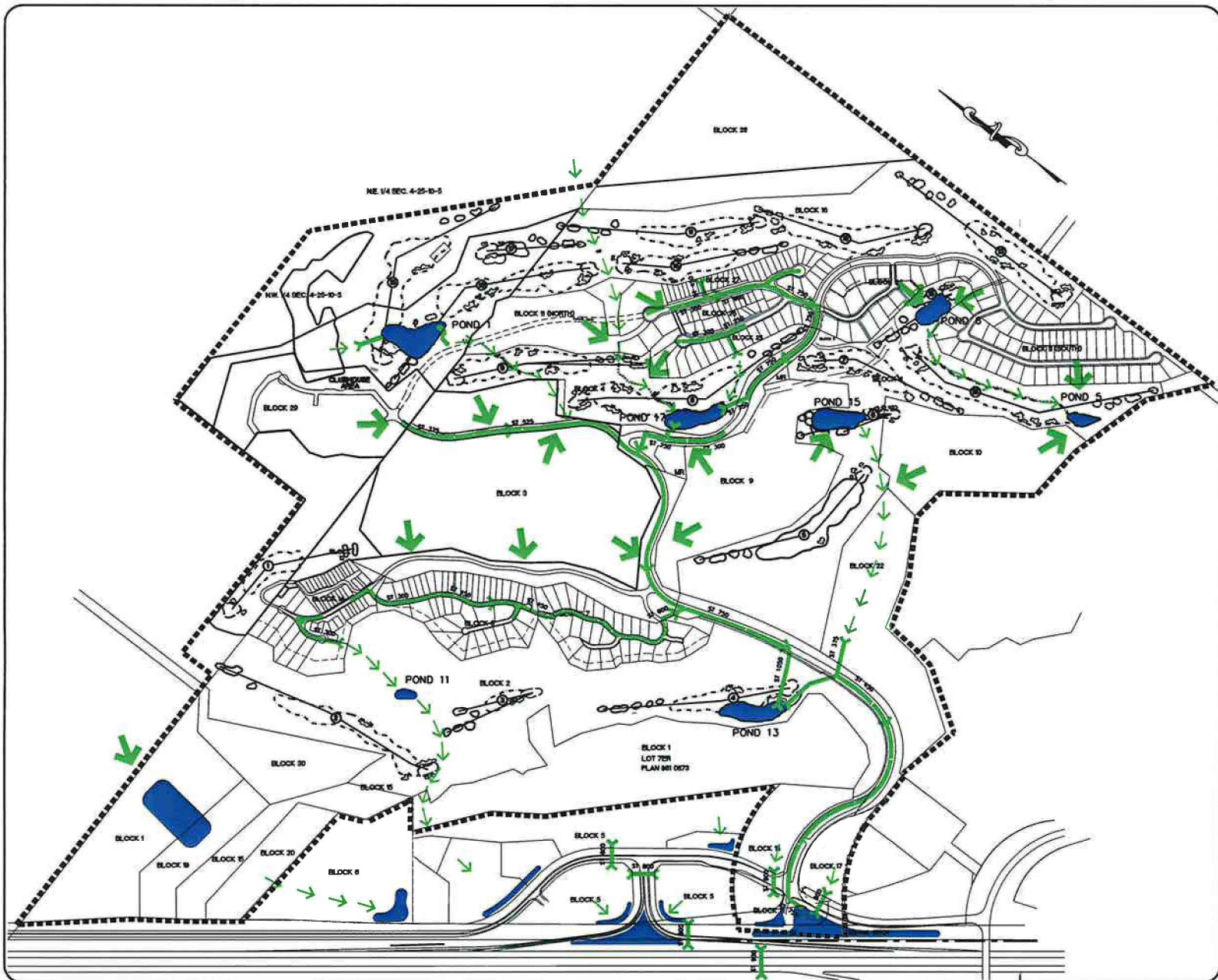
- ASP BOUNDARY
- SANITARY SEWER (EXISTING)
- SANITARY SEWER (FUTURE)
- SANITARY FORCEMAIN (EXISTING)

NOTE:
ALIGNMENT OF FUTURE SANITARY SEWER IS APPROXIMATE ONLY

**SILVERTIP
AREA STRUCTURE
PLAN**



MAP 11
SANITARY SERVICES



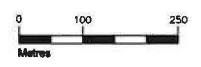
TOWN OF CANMORE

LEGEND

- ASP BOUNDARY
- STORM LINES (EXISTING)
- DRAINAGE CHANNEL (EXISTING)
- ➔ DIRECTION OF RUNOFF

NOTE:
ALIGNMENT OF FUTURE STORM SEWER IS APPROXIMATE ONLY

**SILVERTIP
AREA STRUCTURE
PLAN**



MAP 12
STORM SEWER

PART 9: VISUAL IMPACT ASSESSMENT

In order to assist in visualizing what Silvertip will look like once completed, a visual analysis will be conducted. The analysis will take the existing plans and illustrate how Silvertip will appear from two selected locations within the Town, the Spray Lakes Reservoir and Provincial Building parking lot.

9.1 VISUAL IMPACT OBJECTIVES

- i) to minimize the visual impact of the development when viewed from across the valley floor, but to the extent that the Resort Village is visible, to see an architecturally interesting and aesthetically pleasing development.

9.2 VISUAL IMPACT POLICIES

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| Locate Buildings to Minimize Visual Impact | a) Recognizing that the visual impact may be minimal, ensure that buildings shall be located so they have the least impact when viewed from the valley floor. |
| Architectural Treatment | b) The architectural treatment in the Resort Village Core shall be consistent with Architectural Guidelines contained in the Village Design Guidelines attached as Appendix A, with the intent to have structures blend with the surroundings through use of natural materials, earth tone colours and non reflective materials where possible. |
| Additional Visual Impact Analyses | c) Additional visual impact analyses shall be required as part of approvals for larger or visible developments located in the Resort Village Area.

d) A visual impact analysis shall be required prior to the issuance of a development permit in the Resort Commercial Area as outlined on Map 7. |

PART 10: SOCIO-ECONOMIC IMPACT

Socio-economic impact assessments were completed in 1990 and 2001. An update is required that recognizes the changes in the Village and the form of tenancy that is proposed.

10.1 SOCIO-ECONOMIC OBJECTIVES

- i) to examine the proposed development relative to its economic and social implications relative to the Town.
- ii) to identify the implications of the resort so that the Town can take appropriate actions to take full advantage of the benefits and set in place policies and programs which address the influx of additional visitors and employees.

10.2 SOCIO-ECONOMIC POLICIES

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| Socio-Economic Impact Analysis | a) SCPI shall update the 2001 ASP socio-economic impact analysis prior to the issuance of a development permit in the Resort Commercial area as designated on Map 7. |
| Monitoring | b) SCPI shall monitor actual construction and employment benefits of the resort relative to those projected in the socio-economic impact assessment. |
| Additional Socio-economic Assessment | c) As part of the development permit application for resort accommodations, a further socio-economic assessment of each project shall be completed. The assessment shall address those elements outlined in the Municipal Development Plan. |
| Anticipated Employee Housing | d) Included in the project specific socio-economic assessment shall be an examination of anticipated employees and the means whereby those employees will be housed. |

PART 11: STAGING

The development of the Plan Area will follow a sequence based on the logical extension of all utilities. It is the intent that the staging of residential resort accommodation in the village core will proceed independently of each other with a total build-out occurring, market conditions permitting, over a 10-15 year period.

11.1 STAGING OBJECTIVES

- i) to develop the Plan Area in a consistent fashion which respects the logical extension of utilities and market conditions.
- ii) to develop the residential and commercial areas so that each contributes to the evolution of the Plan Area as a resort community.
- iii) to recognize market forces and their effect on the type and timing of development.
- iv) to develop employee housing so that there is adequate accommodation for those who will be employed within the Plan Area.

11.2 STAGING POLICIES

- Remaining Units** a) Remaining units to be constructed (not including the employee housing area):

	<u>Resort & Visitor Accommodation Units</u> (Village Core)	<u>Residential Units</u>
Short Term (1-5 years)	551	170
Medium Term (6-10 years)	332	100
Long Term (10 years +)	407	128
Total	1,290	398

- Total Number of Units** b) The number of units constructed per year may vary, but the total number of units will be 1,290 resort and visitor accommodation units in the Resort Village and 750 residential units outside of the Resort Village.
- Employee Housing** c) The 850 employee housing units shall be constructed or secured in conjunction with the resort or visitor accommodation units in the Resort Village and will respect the Town of Canmore's employee housing policies and the policies contained in this Plan.
- Utility and Trail Staging** d) Utilities, roads and trails shall be staged so that all new development is connected to the utility system and the road and trail networks.
- Limited Further Residential Development** e) As of October 2007, further residential development within the Plan Area shall not proceed until commercial development within the resort village area has commenced.
- Concurrent Commercial and Residential Development** f) Prior to January 31 each year, the developer shall provide the Town with a schedule that indicates the number of resort accommodation, commercial development and residential units to be developed during that calendar year.
- g) Upon receipt of the schedule, the Town and the developer will work cooperatively to identify an appropriate balance between the resort commercial and commercial development and the residential development for that calendar year.
- h) Should an agreement on an acceptable mix not be determined pursuant to 11.2 g, the Town may refuse additional residential development within the Plan Area until an agreement between the developer and the Town is reached.

PART 12: IMPLEMENTATION

Implementation of the provisions of this Plan will require amendments to the Town of Canmore Land Use Bylaw. In addition, any new development within the Plan Area will have to follow the Town's approval process (i.e. redesignation, development permit, subdivision approval), as well as recognize the Town's green buildings initiative.

12.1 OBJECTIVES

- i) to implement the provisions of this plan through application of the Town's existing permitting and approvals processes.
- ii) to recognize the need to create a specialized land use district for the Resort Village Area which would permit the provisions of the plan to be implemented.
- iii) to utilize existing land use districts contained in the Land Use Bylaw where appropriate.
- iv) to incorporate green building standards into future development.

12.2 POLICIES

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| Land Use Districts | a) Land shall be redistricted by Council to appropriate Land Use Districts in the Land Use Bylaw in accordance with the provisions of this plan, market conditions and the phasing program outlined above, and as subdivision applications are submitted to the Town of Canmore. |
| Land Use Bylaw | b) The Land Use Bylaw as it pertains to Silvertip shall be reviewed by SCPI and the Town, and approved by Council as necessary to ensure it is consistent with this Plan and the Guidelines as per Appendix A. |
| Green Buildings | c) Construction within the Plan Area shall be consistent with the Town's policies relative to promoting green building standards. |

Implementation Plan

- d) No less than three months from the approval of this Plan, the Town and SCPI shall develop an implementation and monitoring program, and the Planning and Engineering Department shall report annually to Council on implementation of the Plan and achievement of stated objectives in the Plan.

APPENDIX A

VILLAGE DESIGN GUIDELINES