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**UPPER BENCHLANDS  
AREA STRUCTURE PLAN**

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**ADOPTED BY THE COUNCIL OF THE TOWN OF  
CANMORE UNDER BYLAW NO.**

**PURSUANT TO SECTION 64 (1) OF THE PLANNING ACT  
OF ALBERTA.**

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## **1.0 INTRODUCTION**

### **1.1 PURPOSE OF THE PLAN**

The Upper Benchlands Area Structure Plan has been prepared pursuant to the requirements of Section 64 (1) of the Planning Act of Alberta.

The Area Structure Plan is a Statutory Planning Document of the Council of the Town of Canmore and is intended to provide a framework for subdivision and development in the Plan area. The Area Structure Plan should be considered in combination with the General Municipal Plan and other plans, bylaws and policies of Council.

As outlined in Section 64 (2) of the Planning Act, the Plan shall:

- "a) conform to any general municipal plan in existence and affecting the area that is the subject of the Area Structure Plan;
- b) describe:
  - i) the sequence of development proposed for the area;
  - ii) the land uses proposed for the area;
  - iii) the density of population proposed for the area either generally or with respect to specific parts of this area; and
  - iv) the general location of major transportation routes and public utilities;
- c) contain any other matters the Council considers necessary."

### **1.2 GENERAL OBJECTIVES OF THE PLAN**

The objectives of the Plan are as follows:

- (1) To ensure that the review of any subdivision or development proposal is conducted on the basis of approved policies and guidelines for the Plan area;

- (2) To define a land use strategy that is in accordance with the overall goals and objectives of:
  - (a) The Calgary Regional Plan; and
  - (b) The Town of Canmore General Municipal Plan; and
- (3) To conform to the provisions of the Planning Act, R.S.A. 1980, Section 64 and the Subdivision Regulations 132/78 as amended.

### 1.3 THE APPROVAL PROCESS

The Council of the Town of Canmore requires the preparation of an Area Structure Plan as a prerequisite to development within the Plan area.

Consultants were retained by the landowner to prepare an Area Structure Plan for review and adoption by the Council of the Town of Canmore. Following circulation of the document, the Area Structure Plan was presented to Council as a proposed bylaw adopting the Plan as the " Upper Benchlands Area Structure Plan".

### 1.4 PLAN IMPLEMENTATION AND AMENDMENT

The Upper Benchlands Area Structure Plan, adopted by bylaw in accordance with Part 6 of the Planning Act, comes into full force upon third reading of the Council of the Town on Canmore.

Pursuant to Section 139 (1) of the Planning Act, Council shall hold a Public Hearing with respect to the proposed Area Structure Plan Bylaw.

An Area Structure Plan is intended to be reviewed every 5 years. It is the intent of the Plan to be effective for the life of the development, periodic review throughout the project is contemplated, with the purpose of maintaining a clear direction of development and a high standard of design, character and appearance throughout the development.

## **2.0 THE PLAN AREA**

### **2.1 LOCATION**

The Upper Benchlands Area Structure Plan study area is located in the Town of Canmore, north and northwest of Benchlands Trail (Map 1.).

### **2.2 PLAN AREA**

The Plan area is comprised of 68.05 acres (27.543 hectares).

For the purposes of this Plan, the boundaries contained herein shall be considered as approximate only and minor variations shall not require an amendment to the Plan.

### **2.3 POLICY FRAMEWORK**

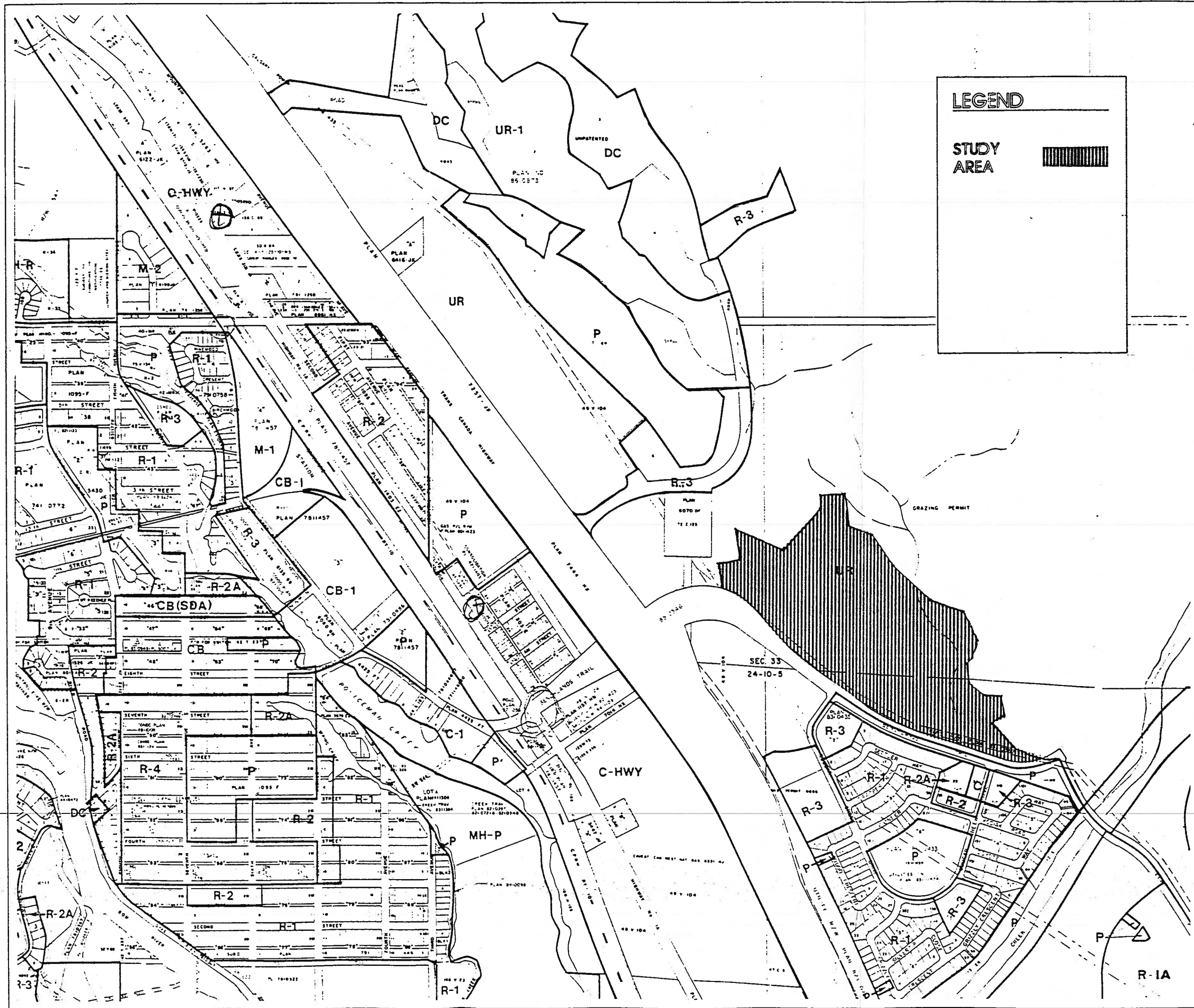
An Area Structure Plan adopted by the Council shall conform to the following:

#### **2.3.1 THE GENERAL MUNICIPAL PLAN**


The Council of the Town of Canmore, adopted the General Municipal Plan on May 22, 1984 by Bylaw No. 9-84, and amendments thereto on December 13, 1988, by Bylaw 28-Z88.

As set down in the Planning Act, Part 3, Division 2, R.S.A. CP-9, as amended, a General Municipal Plan is a statutory document that affects the use of land within the Town of Canmore and provides a general framework for the co-ordination of the planning function within the Town.

With regard to the development of land within the Town, a stated Goal of the Council is to develop lands in an orderly and cost-efficient manner, recognizing and responding to topographical differences.



**LEGEND**

**STUDY AREA** 

L O C A T I O N M A P  
 UPPER BENCHLANDS  
 AREA STRUCTURE PLAN

1.0






As stated in the General Municipal Plan, Policies of Council relating to the form of development, direct development:

- (a) To provide where possible, development that is contiguous; that is, new development areas should adjoin existing development areas.
- (b) To provide for the phasing of development, so that the carrying costs of lands not built on will be minimized.
- (c) To provide for all proposed subdivisions to be developed in accordance with the engineering standards contained in the Town of Canmore Subdivision Planning and Development Guidelines and Engineering Design Standards, 1983.
- (d) Where area structure plans are prepared, they ought to direct development to minimize grading, cutting and filling. Aspects such as slope, soil stability, overland flooding, view potential and direct seasonal sunlight should be assessed, when establishing the style of development.

The Goal of the Plan is to ensure that residential development is planned and phased to provide the population with the opportunity to select from a range of high standard and affordable housing.

### **3.0 THE PLAN, OBJECTIVES AND PRINCIPLES**


#### **3.1 PLAN OBJECTIVES**

##### **3.1.1 GOAL**

To plan a residential development that provides a quality of life and a standard of performance for the development that is considerate of it's location in the Town and at the same time provides a sense of community.

### 3.2 PRINCIPLES OF DEVELOPMENT

The Council of the Town of Canmore will require the acknowledgement of the following principles of development:

- (a) to ensure that all development is in compliance with the statutory plans and policies of Council; 
- (b) to provide for a pedestrian pathway system throughout the development for the use of the residents of the subdivision and the residents of the Town;
- (c) to provide for a mixture of residential densities;
- (d) to design a subdivision containing a variation in parcel size;
- (e) to provide the opportunity for land ownership based upon bare land condominium ownership and fee simple ownership;
- (f) to encourage innovative and unique planning and development solutions for a residential area;
- (g) to ensure that the development takes advantage of the natural setting and views from the site;
- (h) to encourage the integration of natural areas contained on the site into the residential fabric of the development;
- (i) to establish the primary access point of the subdivision at Benchlands Trail;
- (j) to develop an efficient internal roadway system;
- (k) to phase the development in an economic and logical pattern.

#### **4.0 IMPLEMENTATION OF OBJECTIVES AND PRINCIPLES**

##### **4.1 INTRODUCTION**

It is the intention of this section of the Area Structure Plan to implement the objectives and principles, as stated in Section 3.2, as they apply to the Benchlands Study Area and shown in the Land Use Concept Plan (Map 2).

It is the goal of Council to have developed, a residential community containing a high standard of design, character and appearance and at the same time, maintaining compliance with all of the statutory requirements of the Council of the Town of Canmore.

As stated in the Town's General Municipal Plan, it is the desire of Council to maintain and improve the attractiveness of Canmore in a manner which complements the natural amenities of the surrounding mountain environment. It is in this light, that the Upper Benchlands Area Structure Plan is designed.

##### **4.2 GENERAL POLICY FRAMEWORK**

The principle direction of Council is to ensure that all development is in compliance with current statutory policy and that development meets current municipal standards.

4.2.1 All subdivision and development shall conform to the bylaws of Council;

\* Bylaw No. 9-84 - The Town of Canmore General Municipal Plan, as amended by Bylaw No. 28-Z88

\* Bylaw No 18 of 1986 - The Land Use Bylaw

4.2.2 All subdivision and development shall be in conformity with the relevant guidelines of Alberta Environment and Alberta Transportation.



4.2.3 The approval of all Development Permits shall be conditional upon the proper execution of a Development Agreement between the Town of Canmore and the Developer.

4.2.4 The approval of any subdivision shall be conditional upon the proper execution of a Subdivision Servicing Agreement between the Town of Canmore and the Developer.

#### 4.3 RESIDENTIAL SINGLE-DETACHED LAND USE DISTRICT

4.3.1 The purpose and intent of this land use district is to provide land for the development of single-detached residential buildings. The design of development shall maintain a high standard of appearance and maximize the visual and natural surroundings of the Area Structure Plan area.

4.3.2 Within the Single-Detached Residential Land Use District, attention should be paid to open space created by the natural drainage areas of the site. It is suggested that these natural depressions can be used for public walkways, that will connect the study area to the Cougar Creek subdivision below and the upper Benchlands above.

4.3.3 The lot selection provided within the subdivision should provide flexibility in lot widths and lot areas.

4.3.4 In order to maintain the montane environment of the site, attention should be paid to preservation of the existing tree cover wherever possible.

#### 4.4 RESIDENTIAL - COMPREHENSIVE MULTI-UNIT LAND USE DISTRICT

4.4.1 The purpose and intent of this land use district is to provide for large sites for comprehensively planned multi-unit residential development at medium densities. It is the direction of Council that the treatment of multi-unit development be designed to fit the natural setting present on the sites.

- 4.4.2 Within the multi-unit area of the Plan, there have been identified 6 development cells, containing a series of built form opportunities ranging from single-detached buildings, semi-detached buildings, townhouse and stacked townhouse buildings and apartment buildings. There also exists within these multi-unit areas, the opportunity for different forms of ownership, ranging from rental, fee simple and condominium title.
- 4.4.3 When the approving authority is considering development on the multi-unit sites, they should pay attention to the relationship of the site to the topography of the land, the siting of the building or buildings on site, the relationship of the development to the surrounding land uses and the over all street exposure of the project.
- 4.4.4 By providing the opportunity for condominium ownership, the range of building designs is expanded. This is achievable through the development of private internal roads, private community open space and recreation facilities. This form of ownership also facilitates the implementation of maintenance and security programs within the over all development. Under the bare land condominium approach, there exists an opportunity for more control for site specific building locations.
- 4.4.5 Pursuant to the Land Titles Act and the Condominium Property Act, residential development may be based upon bare land condominium or fee simple ownership. The principles that apply to this form of ownership are; to utilize open space for public and private use, to encourage innovative land planning and development techniques and to ensure that proposed development is sensitive to the natural characteristics of the site.
- 4.5 DEVELOPMENT DESIGN STANDARDS
- 4.5.1 Development Design Standards should be developed to assist Architects, Planners and Developers in their approach to design solutions for the different types of residential projects within the development area.





L A N D U S E C O N C E P T

UPPER BENCHLANDS  
AREA STRUCTURE PLAN



2.0

## **5.0 ENVIRONMENTAL MANAGEMENT**

### **5.1 Introduction:**

There are three aspects of the environment that must be addressed in the Area Structure Plan. These include:

- (1) open space and natural areas;
- (2) storm water system;
- (3) slope stability.

#### **5.1.1 Open Space and Natural Areas:**

The principles to apply are;

To ensure that proposed development is sensitive and is designed to take advantage of the natural characteristics of the over all development site;

To encourage the blending of natural features into the development, to ensure the least impact on the terrain and to mitigate surface water run-off and soil erosion during and after development;

To establish engineering and environmental impact control policies in areas identified as environmentally sensitive.

#### **5.1.2 Storm Water System:**

A storm water system shall be prepared and coordinated by a qualified professional, to the satisfaction of Alberta Environment and the Town of Canmore;

Prior to tentative plan approval, a master drainage and grading plan shall be prepared by a qualified professional for the Area Structure Plan area. The plan shall address overland flows from the developed area and shall be to the satisfaction of Alberta Environment and the Town of Canmore.

### 5.1.3 Slope Stability:

Any subdivision or development shall recognize the slope conditions of land in the Plan area. Where slope modification is proposed, the slope stability shall be investigated by a qualified professional and slope stability undertaken where necessary, to the satisfaction of Alberta Environment and the Town of Canmore;

Where development is proposed on or adjacent to slopes greater than 15%, a geotechnical evaluation and slope stabilization analysis shall be undertaken by a qualified professional. Any slope stabilization shall be to the satisfaction of Alberta Environment and the Town of Canmore.

As a condition of subdivision approval, a grading plan, detailing proposed lot and building grades may be required to the satisfaction of Alberta Environment and the Town of Canmore.

In order to maintain the integrity of the Hoo Doos, it is suggested that access to them is not encouraged. It is the suggestion of Council that the trail system along the front escarpment provide a view point of the Hoo Doos, with no direct access to them.

## 6.0 UTILITY SERVICING

### 6.1 SANITARY SEWER

A sanitary sewer shall be constructed throughout the site to service all single and multi-unit lots. It will be extended down the existing utility right-of-way at the south end of the site and will be tied into the existing 300 mm sanitary sewer on Benchlands Trail. This sewer extends through the Cougar Creek Phase I subdivision to a lift station on the north side of Highway 1. Sewage is then pumped across the Highway to the Town of Canmore sewage treatment plant. Currently, both the 300 mm sewer line, through Cougar Creek Phase I and the lift station north of Highway 1, have sufficient capacity to accommodate the sewage flows generated from the proposed subdivision.



6.1 (Cont'd)

It should be noted that the on-site sanitary sewers shall be oversized to accommodate sewage flows from the anticipated future development to the north of the site. Cost sharing arrangements between the Developer and the Town for the oversizing will be determined during the detailed design phase. The Town will provide the population figures required for the design of the oversized sewer through the Area Structure Plan area.

6.2 WATER SUPPLY

The potable water supply for the proposed subdivision will be obtained from the existing reservoir located at the north end of the site. In order to supply adequate pressures for peak demands and firefighting requirements, new water distribution pumps will be connected to the existing 350 mm main, which extends from the pumphouse to the existing access road. Watermains for the proposed subdivision shall be connected to this existing line and a looped system within the subdivision will be created. Fire hydrants and valves shall be installed in accordance with Town of Canmore Engineering Standards.

It should be noted, that both the distribution pumps and the on-site mains shall be oversized to accommodate the potable water demands from the future development to the north of the site. Cost sharing arrangements between Developer and the Town for the oversizing will be determined during the detailed design phase. The Town will provide the population figures required for the design of the pumps and mains. In addition, liaison with the Town will be required to determine the optimal method of servicing the anticipated future development, so that the pumps and mains can be properly designed.

6.3 STORM SEWERS

Storm run-off from the roads, driveways and portions of the roofs, will be collected in catch basins and directed to an on-site storm sewer system. This sewer will be routed through the existing utility right-of-way at the south end of the site and will be tied into the existing 900 mm storm sewer on Benchlands Trail. This sewer extends through the Cougar Creek Phase I subdivision and ultimately discharges to Cougar Creek. The existing 900 mm storm sewer has adequate capacity to accommodate stormwater flows from the Area Structure Plan area.



**LEGEND**

WATER ———

SANTARY - - - -

STORM ·····

6.3 (Cont'd)

Stormwater run-off from those portions of lots not draining to the roads will be directed away from the buildings and directed towards the natural drainage channels. For those lots backing onto the escarpment, split drainage will be provided, with run-off from the front of the lots, driveways and roofs directed to the storm sewer. Run-off from the back of the lots will be directed to the escarpment. For those lots uphill of and backing onto the internal Environmental Reserve area, drainage will be directed to the existing natural channel and will ultimately be collected by the existing 900 mm storm sewer on Benchlands Trail.

It should be noted, that the on-site storm sewers will be oversized to accommodate stormwater flows from the future development to the north of the site. Cost sharing arrangements between the Developer and the Town for the oversizing will be determined during the detailed design phase. The Town will provide the population figures required for the design of the oversized sewer.

6.4 SHALLOW UTILITIES

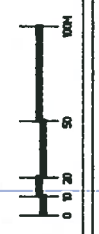
Natural gas, power, telephone and cable television will be available from Canadian Western Natural Gas, TransAlta Utilities, Alberta Government Telephones and Cablevision Bow Valley, respectively. It is anticipated that each of these utilities will be provided by extensions of the existing systems used to service Cougar Creek Phase I.

7.0 TRANSPORTATION

7.1 EXTERNAL ROADS

Access to the subdivision will be via Benchlands Trail. No modifications to this road are proposed to accommodate this development.





**LEGEND**

- Pedestrian Pathway ..... (dotted line)
- COLLECTOR (yellow hatched box)
- RESIDENTIAL (red hatched box)
- EMERG. ACCESS (green hatched box)



## **7.2 INTERNAL ROADS**

One entrance to the site, off Benchlands Trail will be required. This road will be constructed to a collector standard and will be widened as required to accommodate emergency access. Two cul-de-sac roads built to residential street standards will provide access to the balance of the subdivision. The proposed length of the internal roads will be approximately 150 m. The Two cul-de-sac roads will connect at the north end of the site via an emergency access road which will be available to emergency vehicles only.

## **7.3 EMERGENCY ACCESS ROAD**

In order to provide emergency access at the west end of the development, it will be necessary to provide access that connects the upper and lower roads. This should be accommodated by using the existing grade in a manner that all weather access can be maintained.

## **8.0 PHASING:**

8.1 It is the intention of the Developer to develop the site as one phase. If, as a result of seasonal or market conditions, the developer chooses to develop the subdivision on a staged bases, the requirements of the Area Structure Plan will apply.



