



Agenda
Subdivision & Development Appeal Board Hearing
June 23, at 1:00 p.m.
Town of Canmore Civic Centre Council Chambers

1. Call to Order (Chair)
2. Adoption of Agenda
3. Adoption of Minutes
None.
4. Appeal Hearing
PL20220286
634 7th Street
Lot 9, Block 71, Plan 1095F
Duplex with Two Accessory Dwelling Units
Appeal against a refusal by the Canmore Development Authority.
5. Other Business
None.
6. Adjournment

**Notice of Appeal
Received June 2, 2023**

To help expedite processing your application, the submission of this form using the fillable fields is greatly appreciated.

PROPERTY INFORMATION			
Municipal Address 634 7th Street, Canmore		Development Permit/Subdivision Application File Number PL20220286	
APPELLANT INFORMATION			
Name of Appellant Vincent Koch/ Streeter Design Group Ltd.		Agent Name (If applicable)	
Mailing Address (for notification purposes) [REDACTED]			
City Calgary	Province AB	Postal Code T2W0T1	
Phone Number (Day) [REDACTED]		Email [REDACTED]	
<input checked="" type="checkbox"/> The appellant/agent, gives authorization for electronic communication by the Clerk, using the email provided on this Notice of Appeal			

APPEAL AGAINST (Check one box only. For multiple appeals you must submit separate Notice of Appeal forms)

Development Permit	Subdivision Application	Stop Order
<input type="checkbox"/> Approval	<input type="checkbox"/> Approval	<input type="checkbox"/> Stop Order
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval	
<input type="checkbox"/> Refusal	<input checked="" type="checkbox"/> Refusal	

REASONS FOR APPEAL Section 678 and 686 of the *Municipal Government Act* requires that the written Notice of Appeal must contain specific reasons for the appeal.

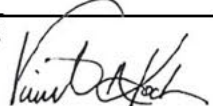
I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons (attach a separate page if required)

We are appealing the notice of decision based on cumulative knowledge that has been gathered over a period of roughly 2 (two) years. This period of time has included lengthy correspondence and negotiations with the Town of Canmore, discussions with neighbouring properties on design and development intent, an application for a DLO on existing retaining wall, Provincial consultation, First Nations consultation, environmental impact assessment, as well as various other design considerations that have been carefully calculated based on site context. We feel that we have responsibly proposed a development that is not overbearing on the community, and does in fact benefit the density and desired diversity of housing types in the downtown district of Canmore.

We have taken extensive steps to ensure that the development will not impact the ecology in the area and that each neighbouring property is minimally impacted from a sitelines perspective.

We feel that a healthy discussion with the SDAB will aid in a better understanding of what is being proposed and would provide a successful way forward for our project.

FOIP Notification: This personal information is being collected under the authority of the Municipal Government Act (MGA) and the Freedom of Information and Protection of Privacy Act (FOIP) and is managed in accordance with the provisions of FOIP. If you have any questions about the collection of your personal information, contact the Municipal Records Officer at municipal.clerk@canmore.ca. Please note, the Municipal Clerk's Office should **only** be contacted regarding FOIP inquires.

Signature of appellant/agent 	Date (MM/DD/YYYY) 05/29/2023
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Town of Canmore
902 - 7th Avenue
Canmore, Alberta T1W 3K1
Phone: (403) 678-1500
GST Registration #: R108125444

Received From

Vincent koch

██████████
Calgary , AB ██████████

Receipt Number: 20232363
Receipt Date: 2023-06-02
Date Paid: 2023-06-02
Full Amount: 250.00

Payment Details:	Payment Method	Amount Tendered	Check Number
	Cheque	250.00	012

Amount Tendered: \$250.00
Change / Overage: 0.00

FEE DETAILS:

Fee Description	Reference Number	Amount Owing	Amount Paid
SDAB Appeal Fee	PL20220286	\$250.00	\$250.00

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

STAFF REPORT



DATE OF HEARING:	JUNE 23, 2023
PROPOSED DEVELOPMENT:	DUPLEX WITH ATTACHED ACCESSORY DWELLING UNITS
APPLICATION NUMBER:	PL20220286
LEGAL DESCRIPTION:	LOT 9, BLOCK 71, PLAN 1095F
CIVIC ADDRESS:	634 7 th STREET
CURRENT USE(S):	DETACHED DWELLING
APPLICANT:	VINCENT KOCH / STREETER DESIGN GROUP LTD.

EXECUTIVE SUMMARY

The proposed development is for the construction of a new Duplex Dwelling with Attached Accessory Dwelling Units.

Given the site proximity to Spring Creek, significant site constraints are present as a portion of the waterbody resides within the subject property. As a result of this constraint, the redevelopment proposal includes six (6) separate variance requests, three of which are beyond the Development Officer's authority to consider, as per the Land Use Bylaw (LUB).

The variances which are beyond the Development Officer's authority which resulted in the refusal of the application relate to: waterbody setback, minimum front yard setback and minimum rear yard setback. The variances which are within the Development Officer's authority relate to: driveway length, building envelope projections, Accessory Dwelling Units parking access.

Environmental Impact Statement (EIS) has been completed which determined the impact to Spring Creek to be low to minimal if appropriate mitigations are in place. The variances requested are necessary to achieve a reasonable redevelopment of this infill lot given the site constraints. The proposal provides for an efficient use of existing infrastructure and provides a community benefit through the inclusion of two Accessory Dwelling Units. The Planning Department is recommending that this application be approved with conditions.

BACKGROUND

Municipal Development Plan

4.2.25 Existing Development Adjacent to a Waterbody

Renovation or expansion of existing buildings located on a lot adjacent to a waterbody, or further encroachment into the required waterbody setback, may be allowed provided the development proposal does not negatively impact the waterbody. The submission of an EIS by a qualified professional that provides an evaluation of the impacts of the development proposal and recommends mitigation or enhancements may be required.

5.3.6 Market Accessory Suites and Incentives

Provision of secondary and garden suites in new and existing neighbourhoods should be encouraged.

Land Use Bylaw 2018-22

Section 3.8 provides the development standards for the R2A Land Use District. Other relevant sections are:

- 1.14 (Variance powers of the development authority)
- 2.3 (vehicle access and driveways)
- 2.5 (environmental protection)
- 2.7 (parking and loading)
- 2.8 (building height and roof design)
- 7.2 (valley bottom flood hazard overlay)
- 10 (green building regulations)

The Development Permit (DP) for this project was refused by the Development Officer, due to three of the six requested variances being beyond the Development Officer's authority as per section 1.14.

Municipal Government Act

Section 687(3)(c) and (d) of the MGA provide that, in making a decision on a development appeal, the board may:

- confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - the proposed development would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and
 - the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

EXISTING SITE

The subject site is within the R2A – Residential Low Density District. The purpose of the district is:

“to provide for medium density residential developments including Duplex Dwellings and Townhouses, as well as other compatible residential neighbourhood uses.”

Duplex Dwellings as well as Attached Accessory Dwelling Units are both listed as permitted uses within the district.

The site is currently developed with an older detached dwelling (estimated 1950’s construction date), with an accessory detached garage and shed. With the northern edge of Mallard Pond (which feeds into Spring Creek) residing within the property it presents an unusual site constraint to development. The existing house is approximately 3.5m from the bank of the water body. The land within the property next to the creek itself has been disturbed from its natural state, including an old retaining wall on the edge of the creek, while the remainder of the yard has been treated with typical residential landscaping.

Adjacent uses include a duplex development to the west, detached dwelling to the east, duplex and detached dwellings across 7th Street to the south, and Main Street commercial buildings across the lane to the north. Refer to attachments 1 and 4 for site photos and maps.

BYLAW CONFORMANCE/VARIANCE DISCUSSION

1. Waterbody Setback

The waterbody setback is proposed at a minimum of 2.4m from the bank of Spring Creek, at its closest point (Refer to Attachment 4 – Site Plan). Section 2.5.1.2 of the Land Use Bylaw (LUB) requires a minimum 20m setback from all waterbodies, with a maximum 5m variance being within the Development Officer’s authority as per section 1.14.2 of the LUB.

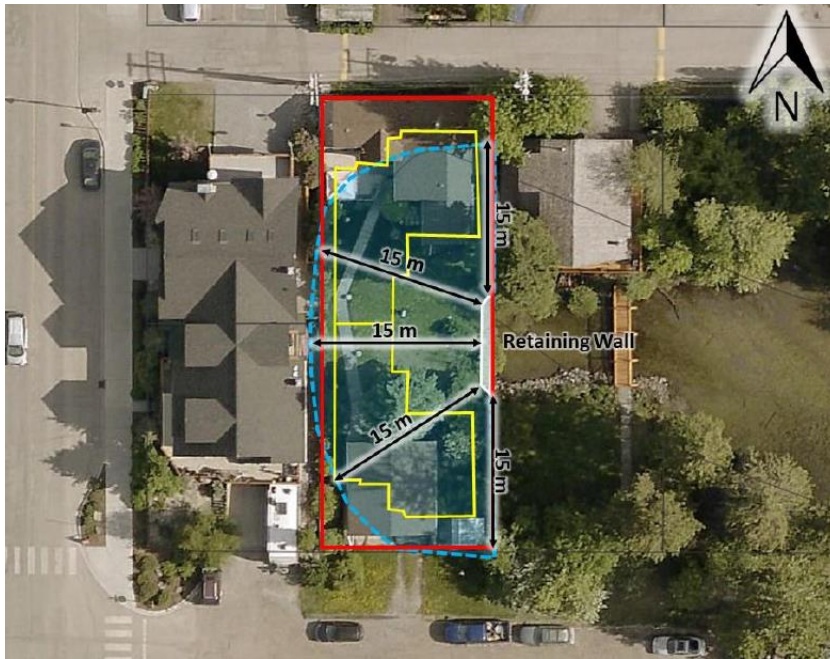
PLANNING DEPARTMENT POSITION

The Planning Department supports this variance. As illustrated in the figure below, applying a 15m waterbody setback prohibits any redevelopment of this lot. Accordingly, the applicant has completed an EIS, which concluded that the redevelopment proposal would present low to negligible risk to environmentally sensitive features on the site. The recommendations contained within the EIS is included as conditions of approval (see attachment 5), to ensure Spring Creek is protected during and after redevelopment.

Given the proposed development and the potential disturbance to a provincial water body, the applicant has engaged with Alberta Environment and Parks. Alberta Environment has indicated they do not have an issue with the proposed redevelopment of the lot, provided the applicant completes the formal approval to maintain the existing retaining wall. The completion of any Provincial requirements has been included as a recommended condition of approval (see attachment 5).

The Town received a neighbourhood objection to this project during the application stage, stating that they were told nothing would be developed on this property, except within the existing building footprint. While the Town’s regulations do prohibit development on this lot, the Planning Department’s opinion is that this is a unique lot which requires special consideration. The waterbody setback is intended to preserve riparian areas and maintain water quality. The Environmental Professional’s opinion states in the EIS that this objective can be achieved while still allowing redevelopment in this case.

Figure 1 – Impact of a 15m waterbody setback, from the McElhanney EIS



Front Yard Setback

The front yard setback is proposed at 3.05m from the front property line at its closest point, instead of the minimum 6.0m required in this district (see the Plot Plan in attachment 4).

PLANNING DEPARTMENT POSITION

The Planning Department supports this variance. Developable area is not being utilized in the centre of the lot due to the creek and is compensated for by a reduced front yard setback for part of the proposed building. The applicant has proposed a design which transitions from a compliant 6m front setback on the west half of the lot, to a reduced 3.05m setback on the east half of the lot as the development moves towards the creek. This design minimizes impact on adjacent properties, and transitions to the natural area to the west (see figure below).

Figure 2 – The proposed building footprint in yellow overlaid on the existing site, from McElhanney EIS



2. Rear Yard Setback

The rear yard setback is proposed at 3.0m from the rear property line at its closest point, instead of the minimum 7.5m required in this district (see the Plot Plan in attachment 4).

PLANNING DEPARTMENT POSITION

The Planning Department supports this variance. The design provides the same transition along the rear yard from the adjacent duplex. It also allows for the development of a duplex with back-to-back units as a side-by-side unit design would be challenging given the lot width and waterbody located on the property.

3. Minimum Usable Length of Driveway

A variance to the minimum usable length of a driveway between a garage door and the front property line is proposed at 3.0m instead of the required 6.0m (Section 2.3.0.3 of the LUB).

PLANNING DEPARTMENT POSITION

The Planning Department supports this variance. Due to the constraints of the waterbody, meeting the minimum driveway length absorbs a portion of the already limited developable area. The applicant, however, has still been able to provide all the necessary parking stalls on site for the Duplex and Accessory Dwelling Units (ADU) and has met the minimum on-site parking requirements. However, the driveway leading to the west garage on the street-side unit cannot be used for parking as a vehicle would overhang onto public property. A recommended condition of approval includes installing a property line marker (utilizing fencing, soft landscaping or similar), to make sure owners and users of the property are aware of the driveway length to avoid this issue.

4. Maximum Building Envelope

Since the proposed building design contains a multiple pitch roof, the building envelope model has been used to determine the roof height and design, as detailed in section 2.8.4. This creates a three-dimension maximum envelope which all the building must be contained within, except for permitted projections. When the building envelope is drawn at the proposed setbacks there are variances of up to 1.2m outside the envelope proposed as part of the design. See figures below highlighting the portions of the building exceeding the maximum envelope.

PLANNING DEPARTMENT POSITION

The Planning Department supports these variances. The building is under the maximum allowable height, and there are large portions of the maximum envelope that are not being utilized due to the waterbody present on site. In that context the proposed envelope variances are considered to be minor.

Figure 3 – side (east) elevation with the maximum envelope highlighted in red, and the variance highlighted in green. The bylaw maximum envelope (without the proposed setback variances) is overlaid in purple for comparison.

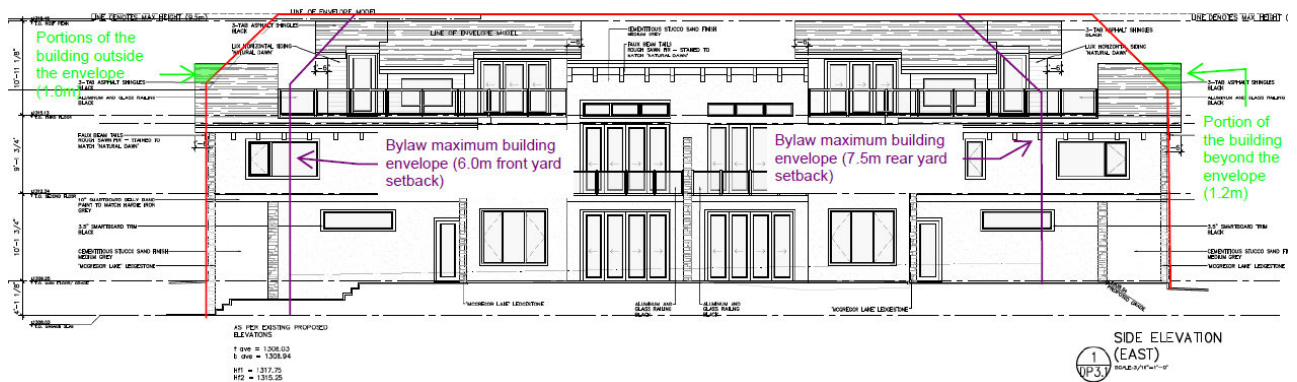


Figure 4 – side (west) elevation with the maximum envelope highlighted in red, and the variance highlighted in green. The bylaw maximum envelope (without the proposed setback variances) is overlaid in purple for comparison.

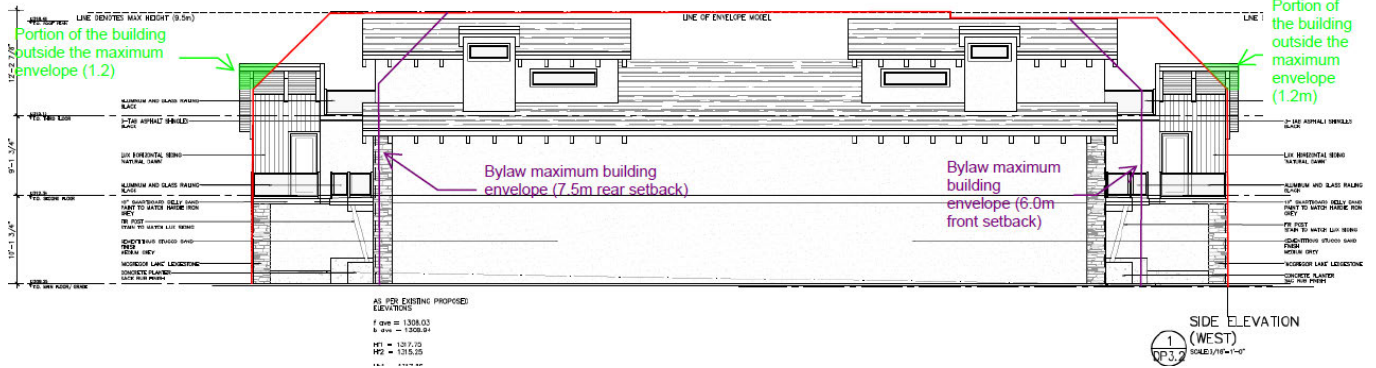


Figure 5 – Front (South) elevation with the maximum envelope highlighted in red, and the variance highlighted in green

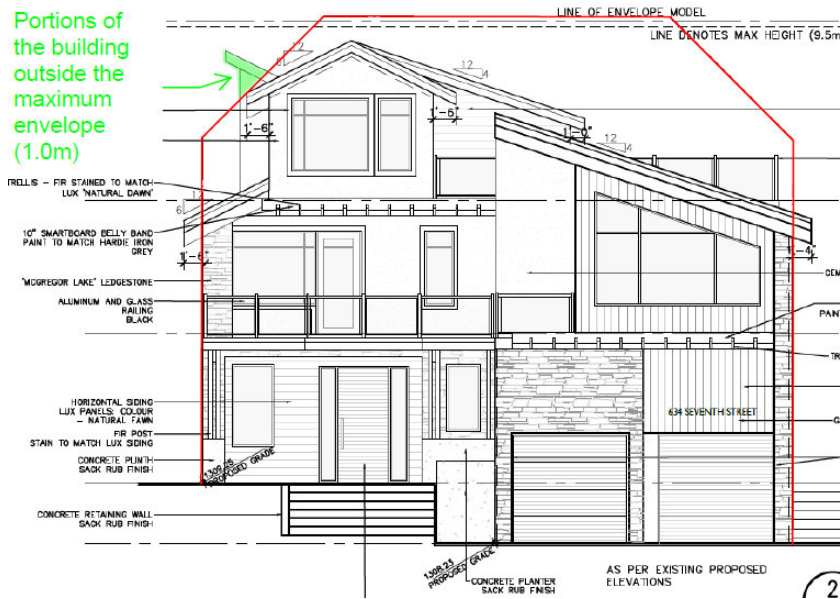
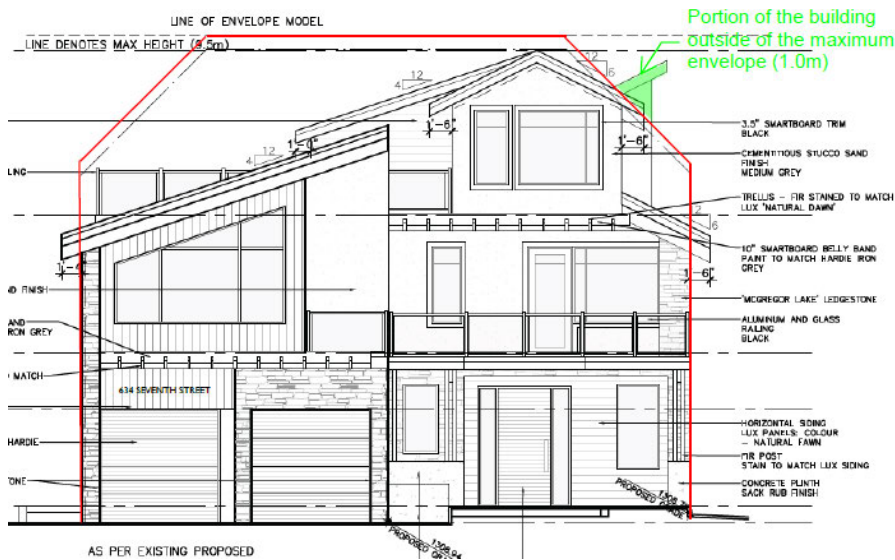


Figure 6 – Rear (north) elevation with the maximum envelope highlighted in red, and the variance highlighted in green



5. ADU - Parking Access

Section 8.4.1.1.c requires that parking for an Accessory Dwelling Unit be provided from a lane where a lane is present. In this case the duplex units are split north-south instead of the more typical east-west configuration for an interior lot. The result is that the parking for the south duplex unit including the ADU is proposed from the front street.

PLANNING DEPARTMENT POSITION

The Planning Department supports this variance. Given the proposed north-south split of the duplex units, having the parking for the north unit be accessed from the lane and the south unit being accessed from the street is the most logical arrangement.

OPTIONS FOR CONSIDERATION

Section 687(3)(c) and (d) of the MGA provide that, in making a decision on a development appeal, the board may:

- confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - the proposed development would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and
 - the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

Planning proposes that the SDAB consider the following options:

1. Approve the application subject to the conditions in Schedule A.
2. Approve the application subject to the conditions in Schedule A and any conditions.
3. Refuse the application, specifying reason(s) for refusal.
4. Postpone the application, pending submission of any additional details requested by CPC.

RECOMMENDATION

Planning recommends that the Subdivision & Development Appeal Board **APPROVE** PL20220286. Recommended conditions are included in Attachment 5.

ATTACHMENTS:

1. Site Context
2. Zoning
3. Bylaw Conformance Review
4. Submitted Plans
5. Schedule A – Proposed Conditions of Approval
6. Notice of Decision – Refusal



Marcus Henry
Supervisor of Planning & Development



Eric Borge
Planning Technician

ATTACHMENT I – SITE CONTEXT (use arrows to identify the subject site on each view)



Existing front of site looking north from 7th Street



Looking west on 7th Street



Looking east on 7th Street

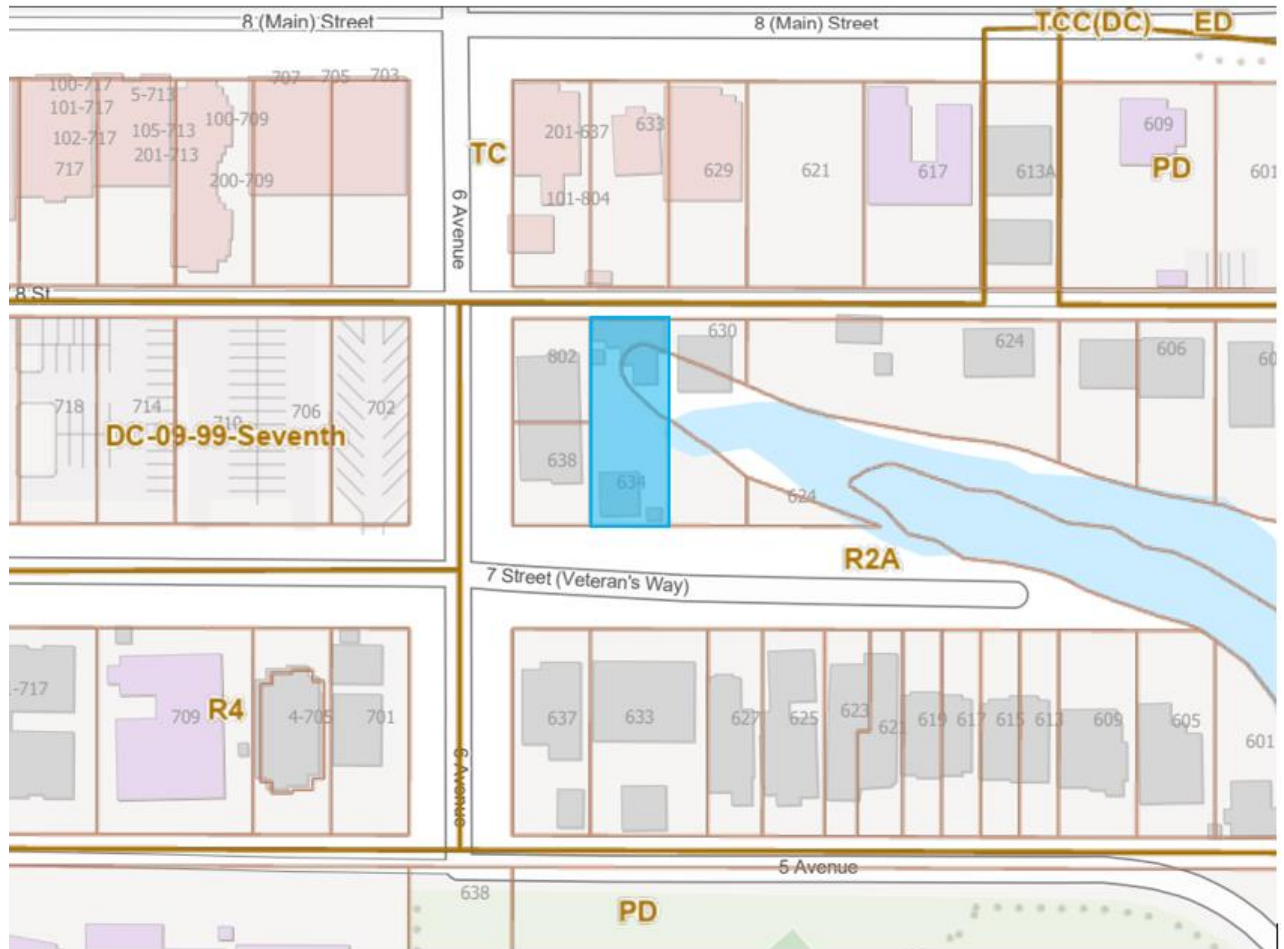


Looking east from lane



Looking west from lane

ATTACHMENT 2 – ZONING MAP



634 7th Street highlighted in blue

ATTACHMENT 3 - BYLAW CONFORMANCE REVIEW

REQUIREMENT	BYLAW 2018-22	PROPOSED	VARIANCE
WATERBODY SETBACK	20M	2.4M	YES 17.7M (89%)
FRONT YARD SETBACK	MIN 6.0	3.0M	YES 3.0M (50%)
SIDE YARD SETBACK (EAST)	1.5 M	1.5M	NO
SIDE YARD SETBACK (WEST)	1.5 M	1.5 M	NO
REAR YARD SETBACK	7.5M	3.0M	YES 4.5M (60%)
MAX BUILDING HEIGHT	1318.75 M	1318.46 M	NO
ROOF DESIGN	BUILDING ENVELOPE MODEL	PORTIONS OF THE BUILDING OUTSIDE THE ENVELOPE	YES UP TO 1.2M
SITE COVERAGE	45%	43.8%	NO
PARKING VEHICLE PARKING BICYCLE PARKING	4 UNITS = 6 VEHICLE PARKING STALLS 2 LONG TERM BICYCLE STALLS 0 SHORT TERM BICYCLE STALLS	4 UNITS = 6 VEHICLE PARKING STALLS 2 LONG TERM BICYCLE STALLS 0 SHORT TERM BICYCLE STALLS	NO NO NO
FLOOD FRINGE REQUIREMENTS	MINIMUM FLOOR ELEVATION 1309.25M	FLOOR ELEVATION OF 1309.25M	NO

DRIVEWAYS	MINIMUM USABLE DRIVEWAY LENGTH OF 6M	USABLE LENGTH OF 3.0M (NOT REQUIRED AS A PARKING SPACE)	YES (3.0M, 50%)
ADU PARKING ACCESS	ADU PARKING ACCESS FROM REAR LANE	ADU PARKING ACCESS FROM FRONT STREET FOR FRONT UNIT	YES
LANDSCAPING	MINIMUM 40% OF FRONT YARD LANDSCAPED (ADU REQUIREMENT)	77% FRONT YARD LANDSCAPING PROPOSED	NO
MAXIMUM ADU SIZE	MAXIMUM 40% OF TOTAL GFA OR 80M ² WHICHEVER IS LESS	47.8M ² , 19.6% OF TOTAL GFA	NO



DEVELOPMENT PERMIT Application Form

To help expedite processing your application, the submission of this form using the fillable fields is greatly appreciated. The submission of scanned or photographed application forms with handwritten information may slow the processing of your application. **All applications shall be submitted electronically via email to planning@canmore.ca.**

PROPERTY INFORMATION	
Municipal Address 634 7th Street, Canmore	
Legal Address Lot/Unit: 9 Block: 71 Plan: 1095F	Existing Use of Land/Building Single Family Dwelling

DEVELOPMENT INFORMATION			
Please indicate which checklist you have referenced to form this submission: Small Developments			
Proposed Development/Use(s) Semi-detached with ADU above garage			
Total Proposed Gross Floor Area (m ²) 487.18	Number of Residential Units 2	Number of Commercial Units	Property Size (Hectares). New construction <u>only</u> . .06

PUBLIC TREE DISCLOSURE	
Is there existing Town Trees (Public Tree) within 6m of the construction area, this would include the "Road Right-of-Way" between the private property line and roadway?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
If yes, a Tree Protection Plan Agreement is required to be submitted as part of this application. For more information on the requirements of submitting your Tree Protection Plan Agreement or obtaining a Tree Assessment for the removal of a Town Tree, please contact the Town of Canmore Parks Department at 403.678.1599 or Parks@canmore.ca .	
Additional information regarding the Town of Canmore Tree Protection Bylaw can be found on the Town Website .	


APPLICANT INFORMATION	
Name Vincent Koch/ Streeter Design Group Ltd.	Phone 403-519-0161
E-mail vincent.koch@streetergroup.ca	
Mailing Address 27 Slocan Rd SW. Calgary T2W 0T1	

OWNER INFORMATION (if different than applicant)	
Name Kwok and Angela Seto	Phone 780-982-8282
E-mail kwokseto@gmail.com	
Mailing Address 634 7th Street, Canmore	

DECLARATION

I/We declare that I am/We are the owner of the land described above or authorized to act on behalf of the registered owner(s). I/We have reviewed all of the information supplied to the Town with respect to an application and it is true and accurate to the best of my/our knowledge. I/We understand that the Town of Canmore will rely on this information in its evaluation of the application. Any decision made by the Town of Canmore based on inaccurate information may be cancelled at any time. I/We give authorization for electronic communication, using the email provided on this application form.

By signing below, I/We confirm to have carefully read this declaration and agree to the terms within.

Signature of Applicant 	Date August 16th, 2022
Signature of Owner	Date

FOIP Notification: This personal information is being collected under the authority of the Municipal Government Act (MGA) and in the Freedom of Information and Protection of Privacy Act (FOIP) and is managed in accordance with the provisions of FOIP. If you have any questions about the collection of your personal information, contact the Municipal Records Officer at municipal.clerk@canmore.ca. **Please note, the Municipal Clerk's Office should *only* be contacted regarding FOIP inquiries.**

PAYMENT

Until the applicable permit fees have been paid in full to the Town of Canmore, the Town will not commence the review of your application. Town staff will contact you upon receipt of the application to arrange for the applicable fee(s) to be paid.



Town of Canmore

902 – 7th Avenue
Canmore, Alberta
T1W 3K1
Attention: Eric Bjorge
Phone: 403-678-0743
Eric.Bjorge@canmore.ca

August 16, 2022

ATTN: Eric Bjorge

RE: 7th Street Semi-Detached
DP Application Introductory Letter
Pre-Application Number: PL2020118
Streeter Design Group Ltd. File Number: 2021-13

Dear Eric,

Please find the enclosed Development Permit application package for your formal review. This project, referred to as *7th Street Semi-Detached* consists of 1 residential building, 02 ‘Townhouse’ Units with 02 Accessory Dwelling Units, and is located at 634 7th Street, Canmore AB. Over the course of the past few months you had formally reviewed proposed drawings for this site under the Pre-Application number PL2020118.

The site is zoned as R2A - Residential (Flood-Fringe, Overland Flow, High Groundwater) and is approximately 0.15 acres (600.3 sm) in size. It is located within the Flood Hazard area and as such, the 1:100 year groundwater elevation of 1309.25 has been proposed to be reduced to 1308.80 to allow for less disruption to the landscape. In reference to the current Building Code Ten-minute Response Time, the site is located Inside of the radius. This project will be energy modelled and is anticipated to exceed the minimum standards of the National Energy Code of Canada (NECB) 2017

The priorities of the development include the following (in no particular order) with supporting content briefly noted:

Site Layout

One distinct building form is proposed. The main entrance to each individual townhouse garage doors appropriately interface 7th Street on the South, and a paved laneway on the North. This laneway is currently used as a primary entrance to adjacent properties, however the parcel could be subdivided into a ‘flag’ if required by addressing to allow for separate titling. The accessory suites are accessed via a separate side entrance located on the creek-side of the development. These entries both articulate the façades as well as clearly identify natural wayfinding characteristics.

Architectural Style and Town

The building is designed to compliment existing developments in the district, limit any sightline conflicts from windows on the West neighbouring property, and adhere to the Town architectural standards. The proposed building language is an extension of the mountain architectural aesthetic. This approach fits into the context of 7th Street and the surrounding Town Centre District, while also being a meaningful and unique addition to the built

environment. A combination of stone, aluminum, and cementitious materials (Light brown and grey) is provided along all façades, complete with timber and wood detailing throughout the project. Cementitious siding, stucco, and longboard are the primary exterior finishes providing a durable and high-quality cladding solution. Generous windows face outwards to capture the fantastic mountain views for the interior spaces as well as animate the elevations in an interesting manner.

Outdoor Amenity

Individual green areas are provided at grade in front of the townhouses entrances, incorporating the landscape finishes with the driveways. Amenity space is also available within the 'courtyard' on the East façade facing the creek.

Individual decks are provided on the 2nd and 3rd floor, extending the views and amenity space while limiting overlooking to neighboring properties. Small balconies have been provided on the 3rd floor to create a more private amenity area. Utilization of aesthetic privacy walls could be incorporated into the rooftop patio depending on planning preferences.

Elevations & Building Height

As an extension of the Architectural Style, the building elevations conform to the Town of Canmore design guidelines. This aesthetic will extend the mountain architectural language and the context along 7th Street while being a meaningful addition to the Town. The overall height is consistent with adjacent newly built parcels.

As listed on the Development Permit Requirements (Small Developments), we trust this letter and supporting documents are sufficient to allow for a timely development permit review and approval.

If there is anything else required from us at this time, please do let us know.

Best Regards,



Vincent Koch – Principal

Vincent.koch@streetergroup.ca

403-519-0161

Enclosed documents:

- Responses Letter from the Pre-App comments
- DP Application Form
- Letter of Authorization
- Current copy of Certificate of Title
- Architectural Drawing Package
- Plot Plan

Not Enclosed:

- DP Application Fee (amount to be provided after application)
- Environmental assessment (to be undertaken upon request)

- Civil Plan

To Whom It May Concern,

With regards to: 634 7th Street, Canmore
(property address)

7th Street Semi-Detached
(project name)

Please be advised that I, Kwok Seto am:
(full name)

With regards to

X the owner of the above mentioned property, and that I authorize
_____ an officer or director of the owner(s) of the above mentioned property,
and that I am authorized by that owner to authorize

Streeter Design Group Ltd.

to apply for any and all permits for the above mentioned property.

(date signed)



(signed)

(name of owner, printed)

**New Urban Registry & Paralegal
Services**

1138 10 Avenue SW Calgary, Alberta T2R 0B6
PHONE: (403)262-9999 FAX : (403)262-8695
E-MAIL Address: services@newurbanregistry.com

Receipt

Receipt Date:	Sep 15, 2022
Reference:	XXX00045665
Counter Clerk:	Mildred

Client Name: vincent alvin koch

Ordered By: In Person

Service Details: Lot 9, block 71, plan 1095F.

Qty	Service Desc	Line Total	GST (Included)
1	PRIA TITLE SEARCH: q	\$18.00	\$0.00

Total Services Performed: \$18.00

Paid By: ONLINE MASTERCA \$18.00

Amount Paid: \$18.00

Change: \$0.00

G.S.T. NO. - R869524066

Total GST Charged on Services \$0.00



AND TIT E CERTIFICATE

S
INC SHORT EGA TIT E NUMBER
0020 573 615 1095F;71;9 191 149 654

EGA DESCRIPTION

P AN 1095F
B OCK 71
OT 9
EXCEPTING THEREOUT THAT PORTION SHOWN TO BE COVERED BY THE
WATERS OF A LAKE
EXCEPTING THEREOUT A MINES AND MINERALS

ATS REFERENCE: 5;10;24;32
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF CANMORE

REFERENCE NUMBER: 081 015 600

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
191 149 654	23/07/2019	TRANSFER OF	AND	\$575,000	\$575,000

OWNERS

KWOK CHUNG SETO

AND

ANGELA SETO

BOTH OF:

12805 WOODBEND PLACE NW

EDMONTON

ALBERTA T5N 3V3

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
191 149 655	23/07/2019	MORTGAGE

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

MORTGAGEE - SERVUS CREDIT UNION TD.
151 KAR C ARK RD NW
EDMONTON
A BERTA T6N1H5
ORIGINA PRINCIPA AMOUNT: \$575,000

TOTA INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
SEPTEMBER, 2022 AT 03:51 P.M.

ORDER NUMBER: 45419796

CUSTOMER FILE NUMBER: XXX00045665



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED AND TITLE PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

SITE PLAN

LEGAL DESCRIPTION ZONE R2A

LOT 9, BLOCK 71, PLAN 1095F

MUNICIPAL ADDRESS

634 7th STREET, CANMORE

PREPARED FOR

ANGELA SETO

LIMITING ELEVATIONS

SCALE = 1:250

- Max. roof elev. = 1317.47 (FRONT)
1317.50 (BACK)
- Using H_{MAX} formula 9.5m; 6:12 pitch.
- See sec. 2.8.3 and 2.8.4 of Land-Use Bylaw for alternate pitches, reverse, single, and multi-pitch roofs.
- HLC 9.8 1:100 Year Groundwater Elev. = 1308.8
- Provincial flood contour elev. = 1308.44
- HLC 9.3 minimum slab elev. = 1309.25
* References sections of the EDCG. Discuss effects on allowable building and roof elevations with the Town of Canmore.

DATUM: ASCM 97188
(add 1300.00 for GEODETIC)

GRADES:
Existing $\times 99.99$

REGISTERED INTERESTS (EXCLUDING ENCUMBRANCES):

NONE.

LEGEND:

SPRUCE TREE



DECIDUOUS TREE



TRUNK DIAMETER

TD

NOTE: Trees only shown if near property lines or on town property.

LOT AREA 600.3 m²
FOOTPRINT 95.6 m², 15.9 % (Dwelling)
FOOTPRINT 48.5 m², 8.1 % (Garage)
FOOTPRINT 6.4 m², 1.0 % (Shed)

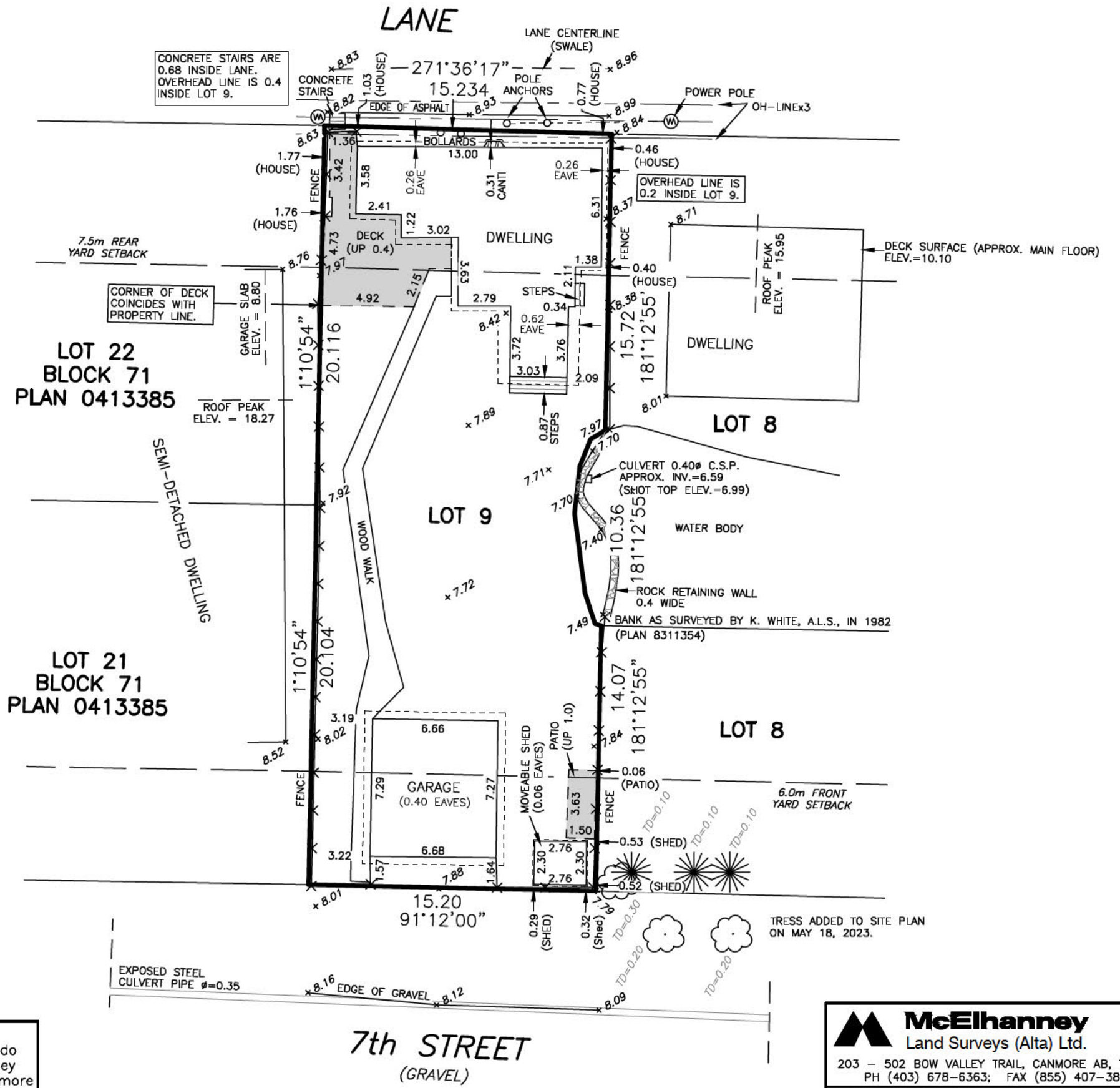
NOTE: Distances and elevations are in metres. Unless otherwise specified, distances are taken to foundation.

DESIGN DATE DECEMBER 16, 2021

Carla Nam
ALBERTA LAND SURVEYOR



NOTE: The builder is responsible to ensure that driveway grades do not exceed 10%, and that they conform to the Town of Canmore Engineering Design Standards.



McElhanney
Land Surveys (Alta) Ltd.
203 - 502 BOW VALLEY TRAIL, CANMORE AB, T1W 1N9
PH (403) 678-6363; FAX (855) 407-3895
FILE: 21-397

PLOT PLAN

LEGAL DESCRIPTION ZONE R2A

LOT 9, BLOCK 71, PLAN 1095F

MUNICIPAL ADDRESS

634 7th STREET, CANMORE

PREPARED FOR

ANGELA SETO

LIMITING ELEVATIONS

SCALE = 1:250

- Max. roof elev. = 1317.47 (FRONT)
1317.50 (BACK)
 - Using H_{MAX} formula 9.5m; 6:12 pitch.
 - See sec. 2.8.3 and 2.8.4 of Land-Use Bylaw for alternate pitches, reverse, single, and multi-pitch roofs.
 - HLC 9.8 1:100 Year Groundwater Elev. = 1308.8
 - Provincial flood contour elev. = 1308.44
 - HLC 9.3 minimum slab elev. = 1309.25
- * References sections of the EDCG. Discuss effects on allowable building and roof elevations with the Town of Canmore.

HOUSE:
ROOF ELEV. 1318.46
MAIN FLOOR 1309.25

GARAGE
SLAB SEE PLAN

DATUM: ASCM 97188
(add 1300.00 for GEODETIC)

GRADES:
Existing 99.99 Design 99.99

APPROXIMATE DRIVEWAY GRADE:
calculated as a straight line slope along the centerline of the driveway between the garage entrance and the property line is shown thus.....??%

LOT AREA 600.3 m²
FOOTPRINT 244.2 m², 40.7 %
CANTILEVER 18.5 m², 3.1 %

NOTE: Distances and elevations are in metres.

NOTE: Builder to determine frost wall depth.

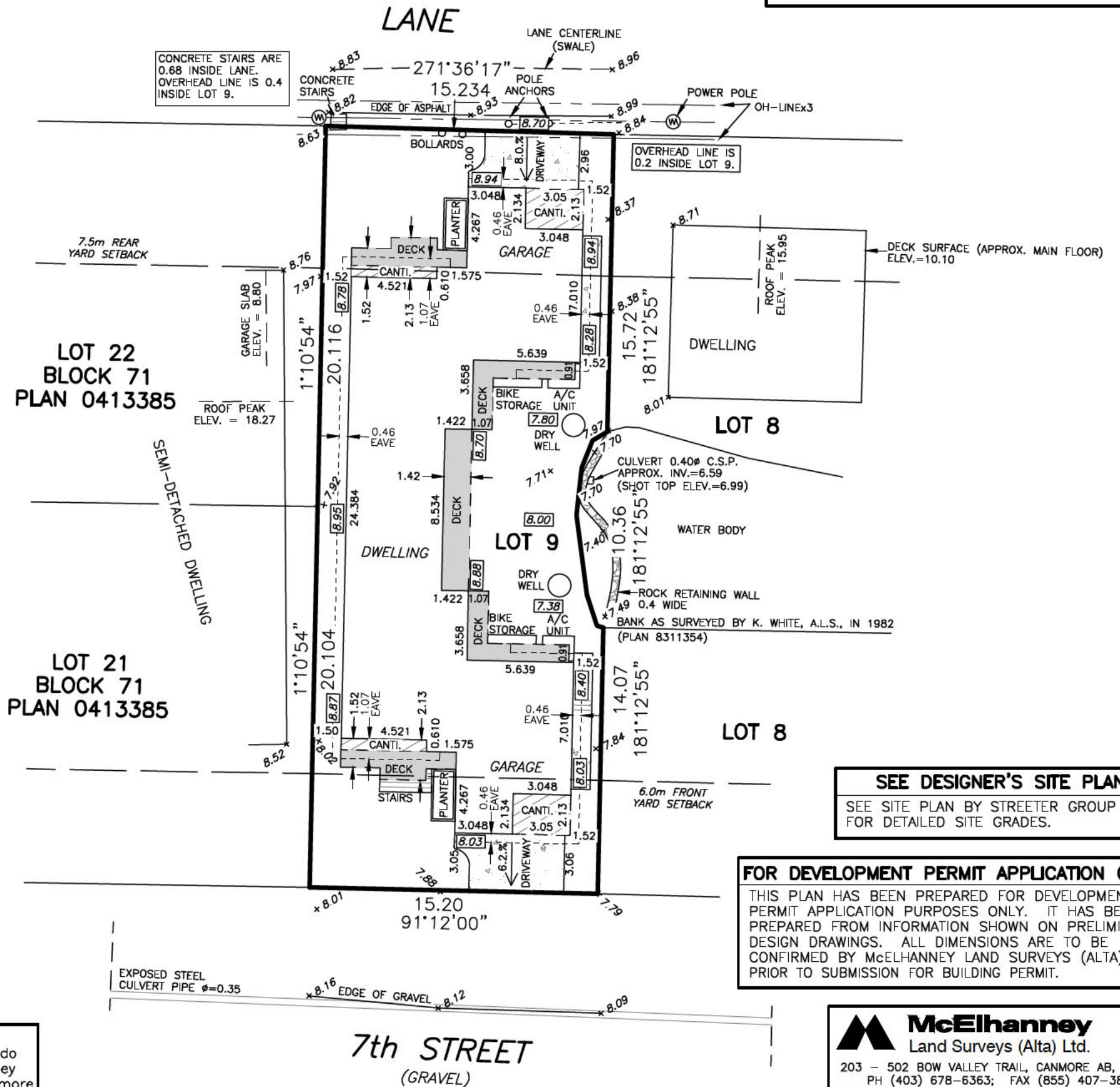
DESIGN DATE MAY 17, 2022

Carl Dham
ALBERTA LAND SURVEYOR



NOTE: The builder is responsible to ensure that driveway grades do not exceed 10%, and that they conform to the Town of Canmore Engineering Design Standards.

REGISTERED INTERESTS (EXCLUDING ENCUMBRANCES):
NONE.



SEE DESIGNER'S SITE PLAN
SEE SITE PLAN BY STREETER GROUP FOR DETAILED SITE GRADES.

FOR DEVELOPMENT PERMIT APPLICATION ONLY.
THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT PERMIT APPLICATION PURPOSES ONLY. IT HAS BEEN PREPARED FROM INFORMATION SHOWN ON PRELIMINARY DESIGN DRAWINGS. ALL DIMENSIONS ARE TO BE CONFIRMED BY McELHANNEY LAND SURVEYS (ALTA) LTD. PRIOR TO SUBMISSION FOR BUILDING PERMIT.

McElhanney
Land Surveys (Alta) Ltd.
203 - 502 BOW VALLEY TRAIL, CANMORE AB, T1W 1N9
PH (403) 678-6363; FAX (855) 407-3895
FILE: 21-397



CONCEPTUAL RENDERING. FINAL INTENT MAY VARY

634 7th STREET, CANMORE

SEMI-DETACHED R2A

SHEET INDEX

DP 1.0	SITE PLAN
DP 1.1	LANDSCAPING PLAN
DP 2.1	FLOOR PLANS
DP 2.2	FLOOR PLANS
DP 3.1	ELEVATIONS
DP 3.2	ELEVATIONS
DP 4.1	BUILDING SECTION

LOT 9, BLOCK 71, PLAN 1095F

ISSUED FOR: DEVELOPMENT PERMIT
 TEAM REVIEW 1 RESPONSE
 TEAM REVIEW 2 RESPONSE

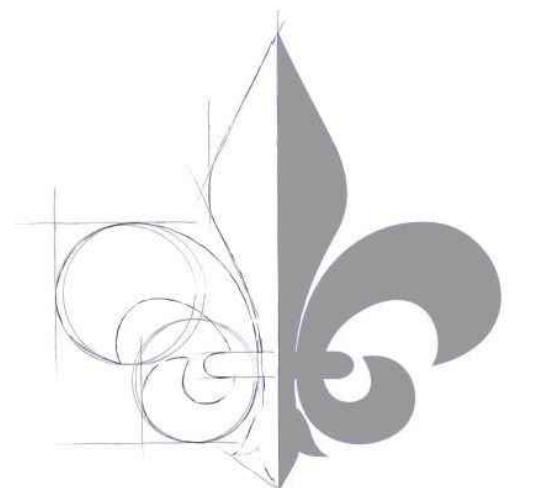
ISSUE DATE: 2022-08-16
 ISSUE DATE: 2023-03-15
 ISSUE DATE: 2023-05-18

CLIENT: K&A. S.
 DRAWN BY: VAK/ DCC

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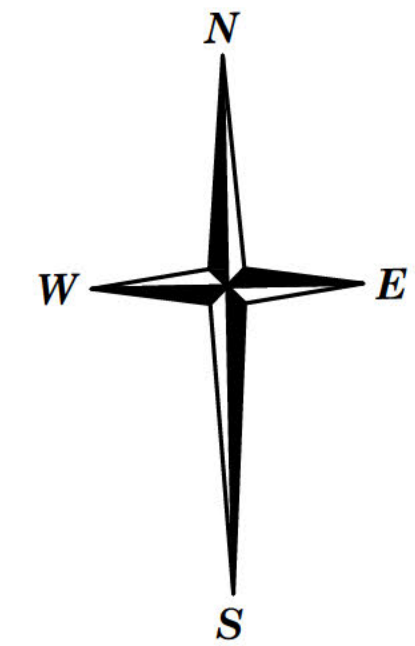
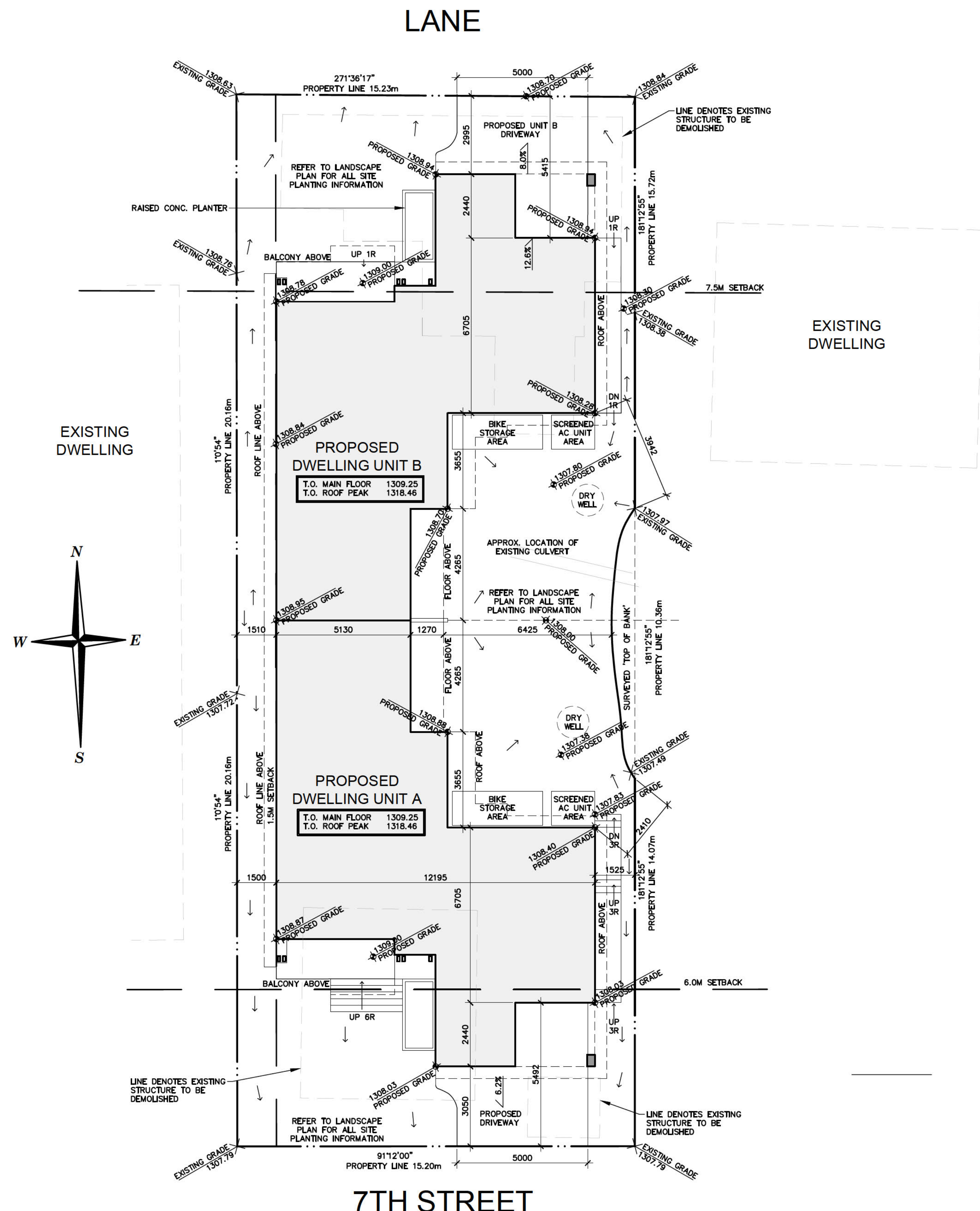
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DESIGN GROUP

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 Calgary, AB T2S 3H4
 403-519-0161



LANE

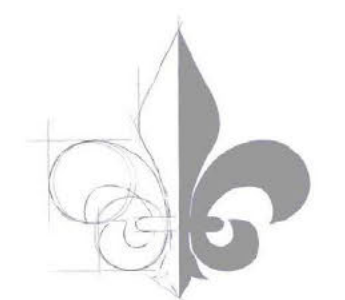
7TH STREET

1 SITE PLAN
DP1.0
SCALE: 1:100
2021-013

LOT INFORMATION	
MUNICIPAL ADDRESS:	634 7TH STREET VETERANS WAY CANMORE, ALBERTA
LEGAL ADDRESS	LOT 9/ BLOCK 71/ PLAN 1095F
ZONING	R2A RESIDENTIAL LOW DENSITY DISTRICT
USE — PERMITTED DUPLEX DWELLING	
UNIT A :	3 BEDROOMS + GARAGE SUITE
UNIT B :	3 BEDROOMS + GARAGE SUITE
SITE INFORMATION	
SITE AREA:	
SITE AREA:	600.3m ²
PARCEL COVERAGE:	
ALLOWABLE PARCEL COVERAGE	= 45% MAX = 0.45 x 600.31m ² = 270.13m ²
BUILDING AREA	
UNIT A	128.57m ²
UNIT B	128.57m ²
TOTAL:	257.15m ²
TOTAL COVERAGE AREA PROVIDED:	257.15m ² / 600.3m ² = 42.8%
DRIVEWAYS	
UNIT A	16.3m ²
UNIT B	16.7m ²
TOTAL:	33.0m ²
PARKING	
PARKING REQUIREMENTS	2 STALLS PER DWELLING UNIT, 1 PER ADU
PARKING CALCULATIONS	
RESIDENT PARKING	3 x 2 UNITS = 6 STALLS
STALLS REQUIRED	6 STALLS REQUIRED
STALLS PROVIDED	4 STALLS PROVIDED IN GARAGE, 2 IN D/W
GFA CALCULATIONS	
MAIN FLOOR (MAIN DWELLING)	837 SQ.FT.
ADU	514 SQ.FT.
2ND FLOOR (MAIN DWELLING)	787 SQ.FT.
3RD FLOOR (MAIN DWELLING)	484 SQ.FT.
TOTAL (PER DETACHED UNIT)	2622 SQ.FT.
2622 x 2 = 5244	
TOTAL GFA:	5244 SQ. FT. (487.18 m ²)

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NOT FOR CONSTRUCTION



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DESIGN GROUP
27 Slocan Road S.W.
Calgary, AB T2W 0T1
403-519-0161

PROJECT:
7SD

CLIENT:
K&A. S.

SITE CIVIC ADDRESS:
634 7TH STREET.

PROJECT LOCATION:
CANMORE, ALBERTA

SITE LEGAL DESCR:
LOT 9, BLOCK 71,
PLAN 1095F

ISSUED FOR:
DEVELOPMENT PERMIT

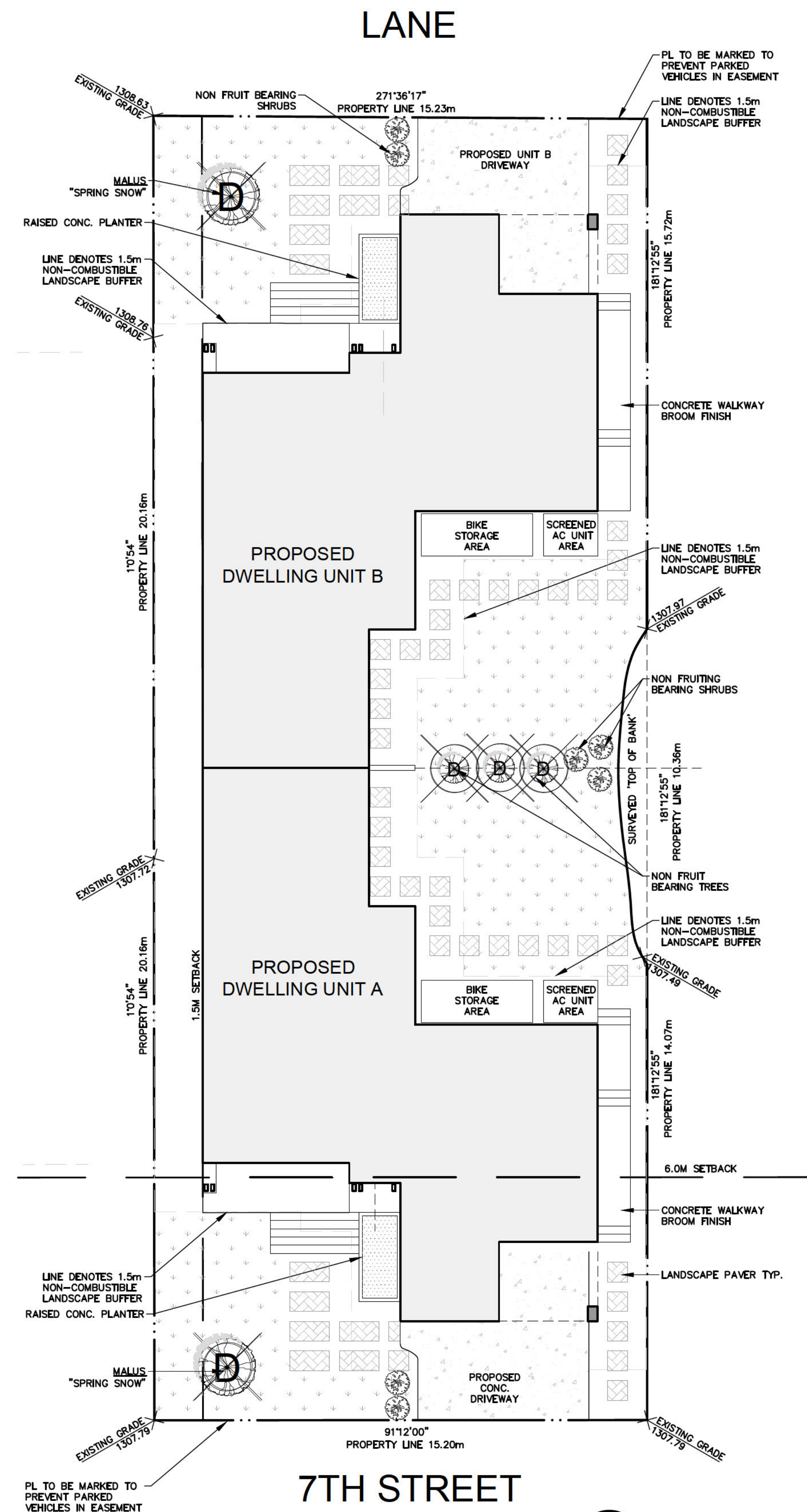
DATE ISSUED:
18/05/2023

REVISION: 3	SCALE: 1:100
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DRAWN: VK	CHECKED: DC
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DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:
DP 1.0



LANDSCAPE LEGEND:

-  GRASS
-  CONCRETE (BROOM FINISH)
-  MULCH/ PLANTER BED
-  LANDSCAPE PAVERS
-  1.2m NON-COMBUSTIBLE LANDSCAPE BUFFER

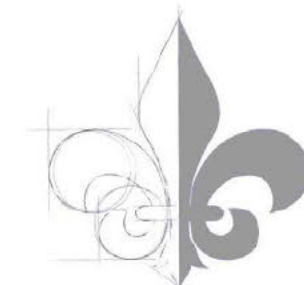
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DESIGN GROUP

27 Slocan Road S.W.
Calgary, AB T2W 0T1
403-519-0161

PROJECT:

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LOT 9, BLOCK 71,
PLAN 1095F

ISSUED FOR:

DEVELOPMENT PERMIT

DATE ISSUED:

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SCALE:

1:100

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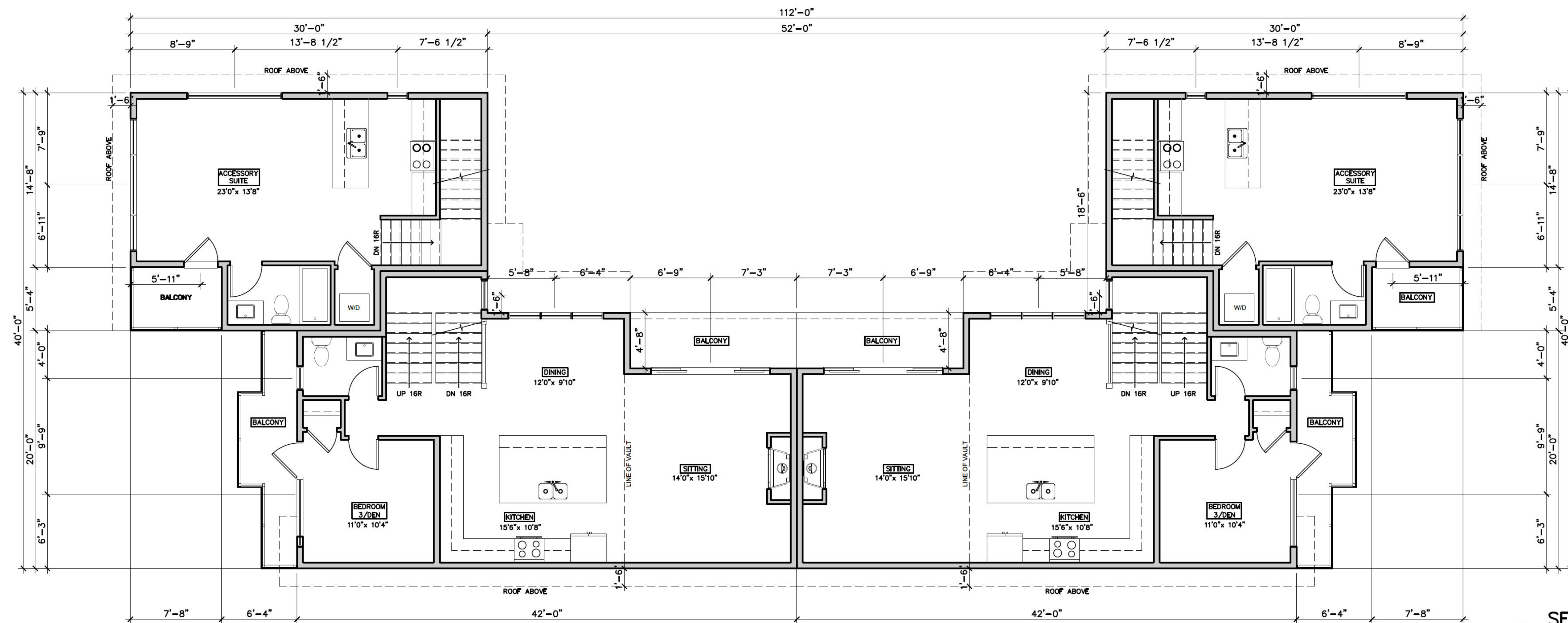
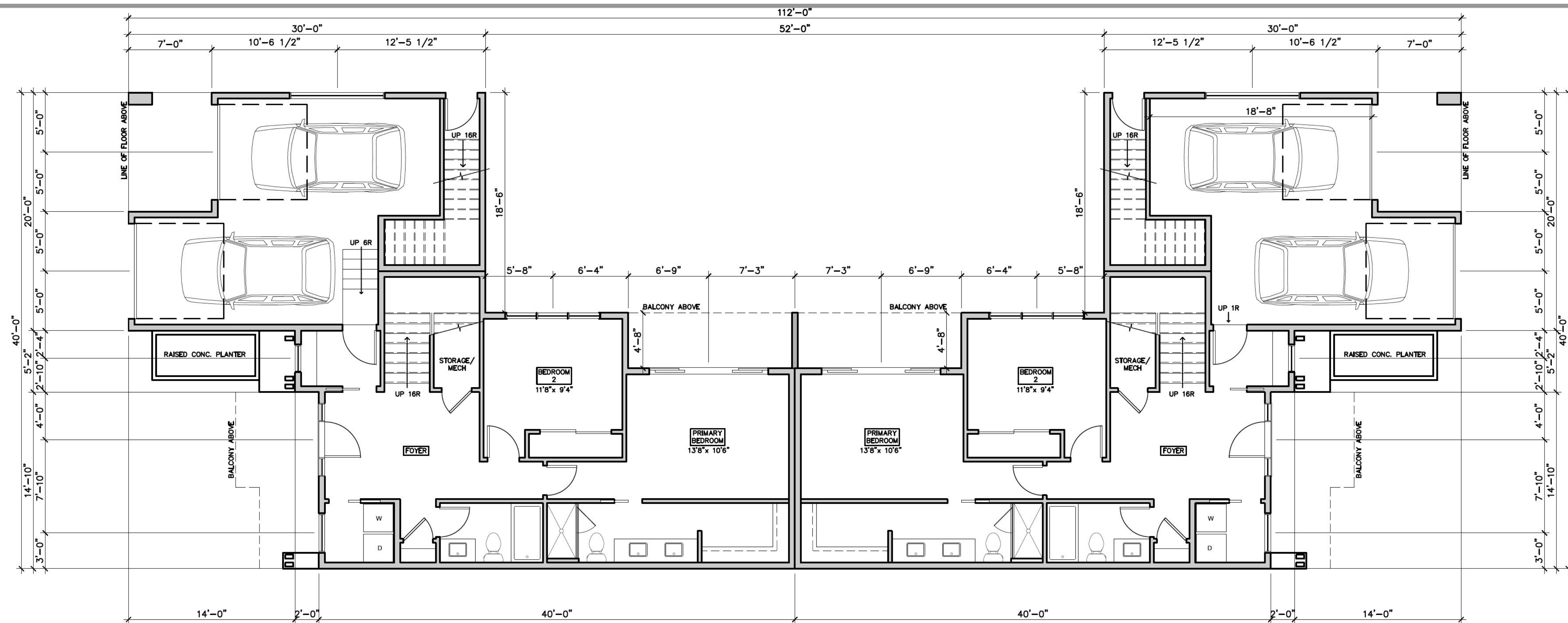
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LANDSCAPING
PLAN

DRAWING NUMBER:

DP 1.1

1
DP1.1
SCALE:1:100
2021-01.3

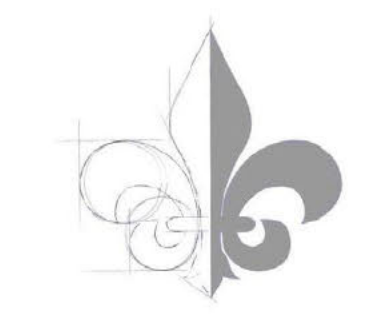


2
DP2.1
 SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 2021-013

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 Calgary, AB T2W 0T1
 403-519-0161

PROJECT:

7SD

CLIENT:

K&A. S.

SITE CIVIC ADDRESS:

634 7TH STREET.

PROJECT LOCATION:

CANMORE, ALBERTA

SITE LEGAL DESCR:

LOT 9, BLOCK 71,
PLAN 1095F

ISSUED FOR:

DEVELOPMENT PERMIT

DATE ISSUED:

18/05/2023

REVISION:

3

SCALE:

3/16" = 1'-0"

DRAWN:

VK

CHECKED:

DC

DRAWING TITLE:

PROPOSED FLOORPLANS

DRAWING NUMBER:

DP 2.1

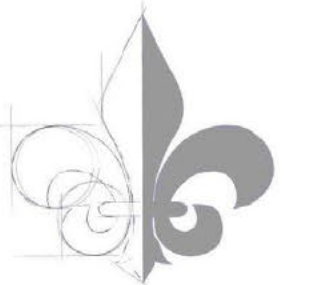
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7SD

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PROJECT LOCATION:

CANMORE, ALBERTA

SITE LEGAL DESCR:

LOT 9, BLOCK 71,
PLAN 1095F

ISSUED FOR:

DEVELOPMENT PERMIT

DATE ISSUED:

18/05/2023

REVISION:

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SCALE:

$\frac{3}{16}'' = 1'-0''$

DRAWN:

VK

CHECKED:

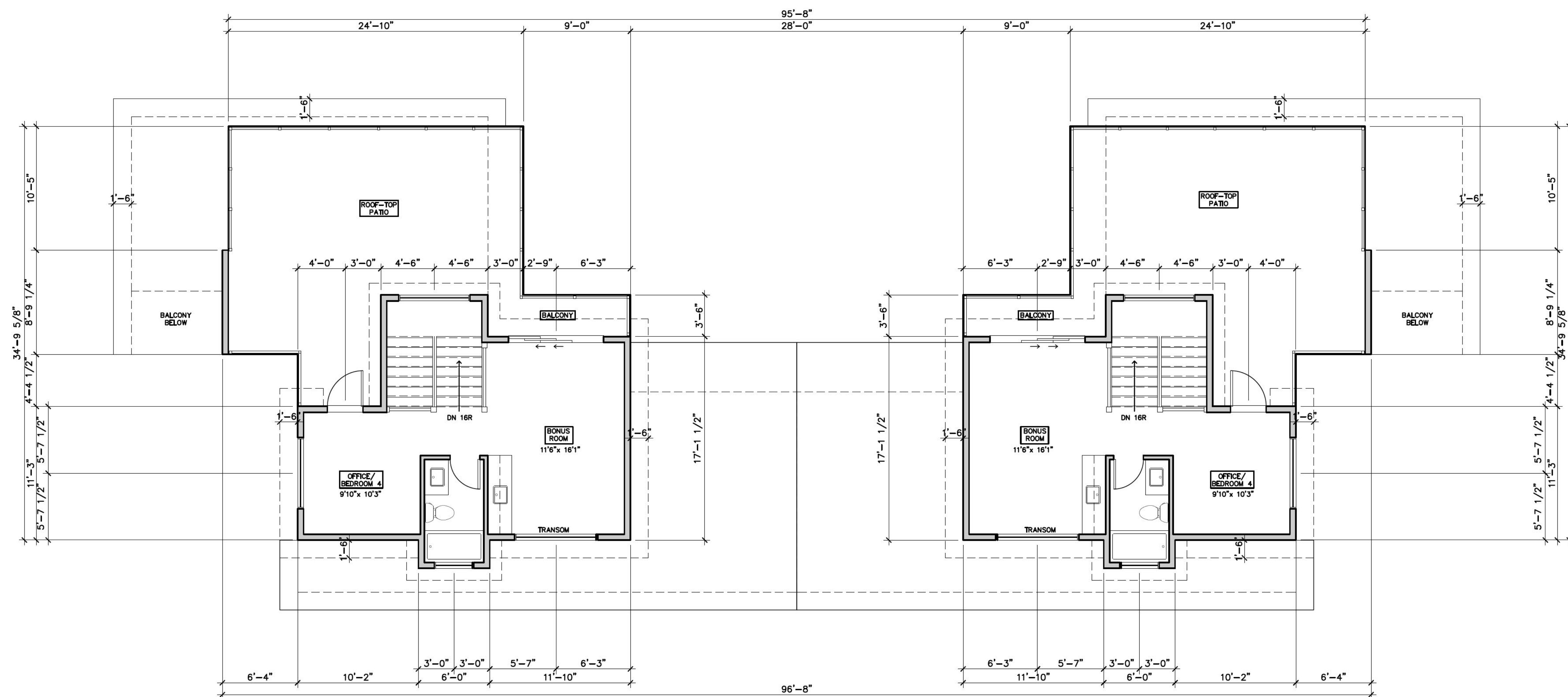
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PROPOSED
FLOORPLANS

DRAWING NUMBER:

DP 2.2



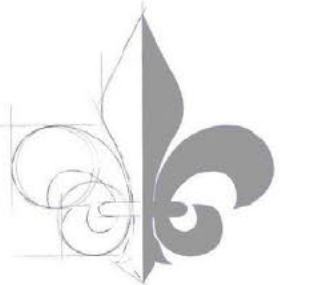
1 THIRD FLOOR PLAN
DP2.2 SCALE: 3/16"=1'-0"
2021-013

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DATE ISSUED:

18/05/2023

REVISION:

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SCALE:

$\frac{3}{16}'' = 1'-0''$

DRAWN:

VK

CHECKED:

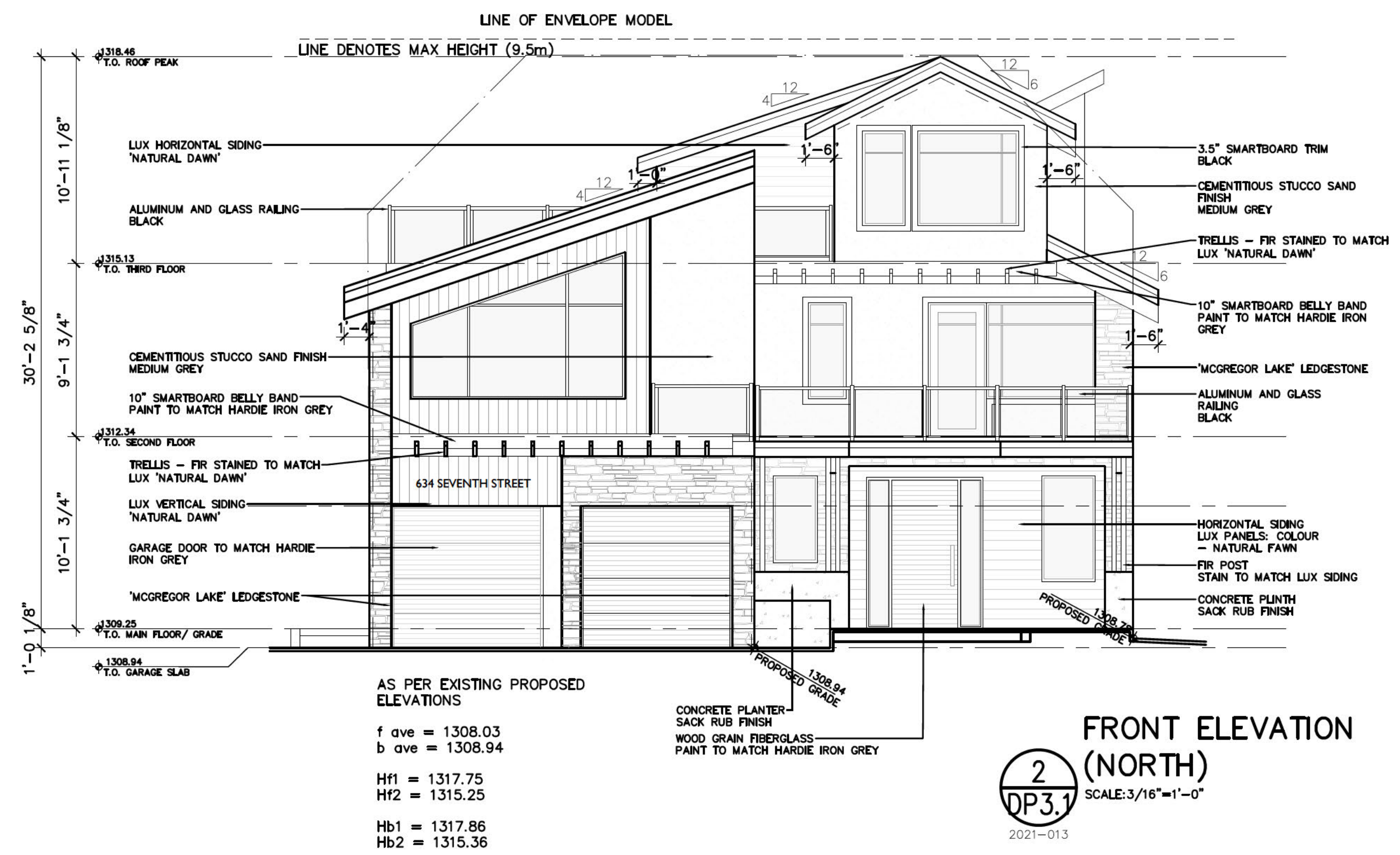
DC

DRAWING TITLE:

BUILDING
ELEVATIONS

DRAWING NUMBER:

DP 3.1



AS PER EXISTING PROPOSED ELEVATIONS

f ave = 1308.03
b ave = 1308.94

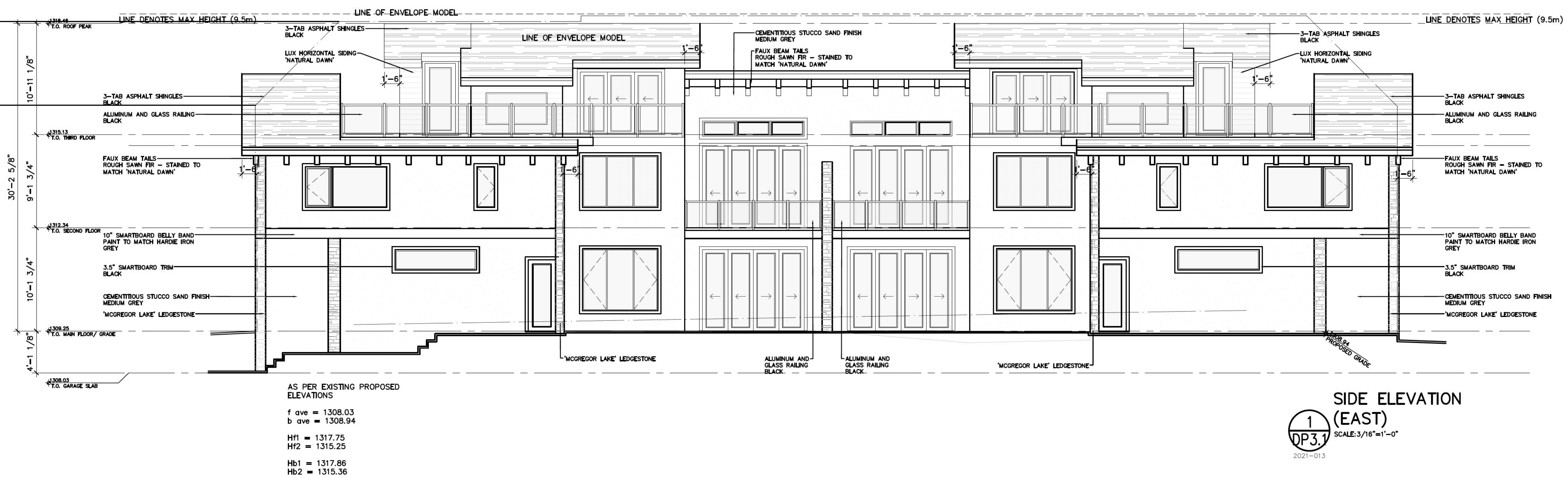
Hf1 = 1317.75
Hf2 = 1315.25

Hb1 = 1317.86
Hb2 = 1315.36

FRONT ELEVATION (NORTH)



SCALE: 3/16" = 1'-0"



AS PER EXISTING PROPOSED ELEVATIONS

f ave = 1308.03
b ave = 1308.94

Hf1 = 1317.75
Hf2 = 1315.25

Hb1 = 1317.86
Hb2 = 1315.36

SIDE ELEVATION (EAST)



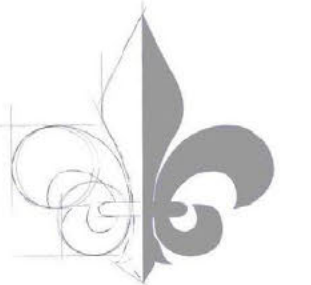
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403-519-0161

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7SD

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PROJECT LOCATION:
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LOT 9, BLOCK 71,
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ISSUED FOR:
DEVELOPMENT PERMIT

DATE ISSUED:
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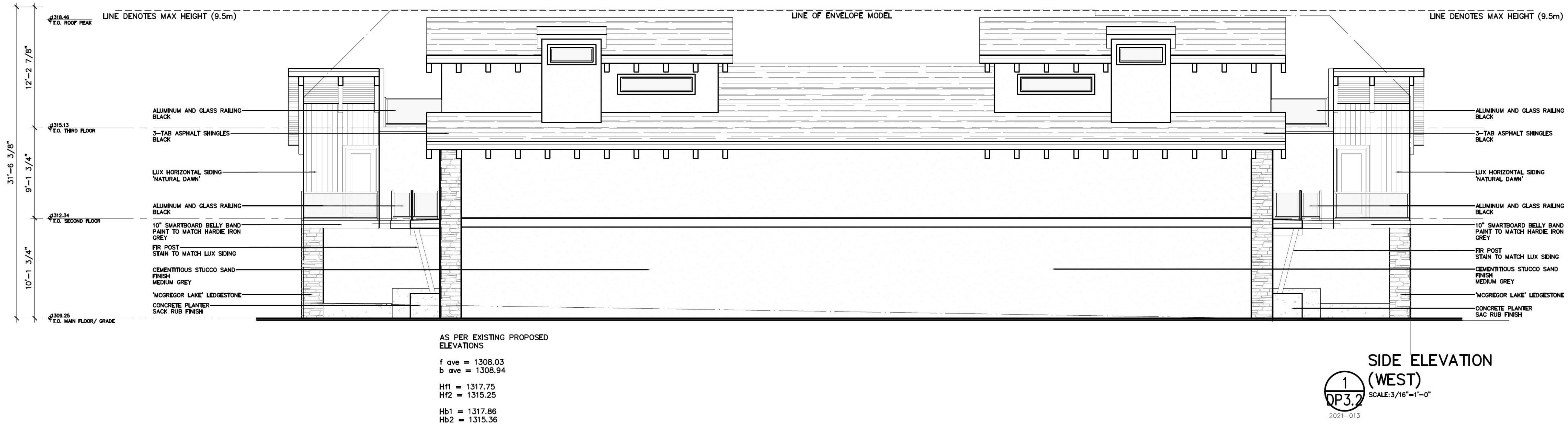
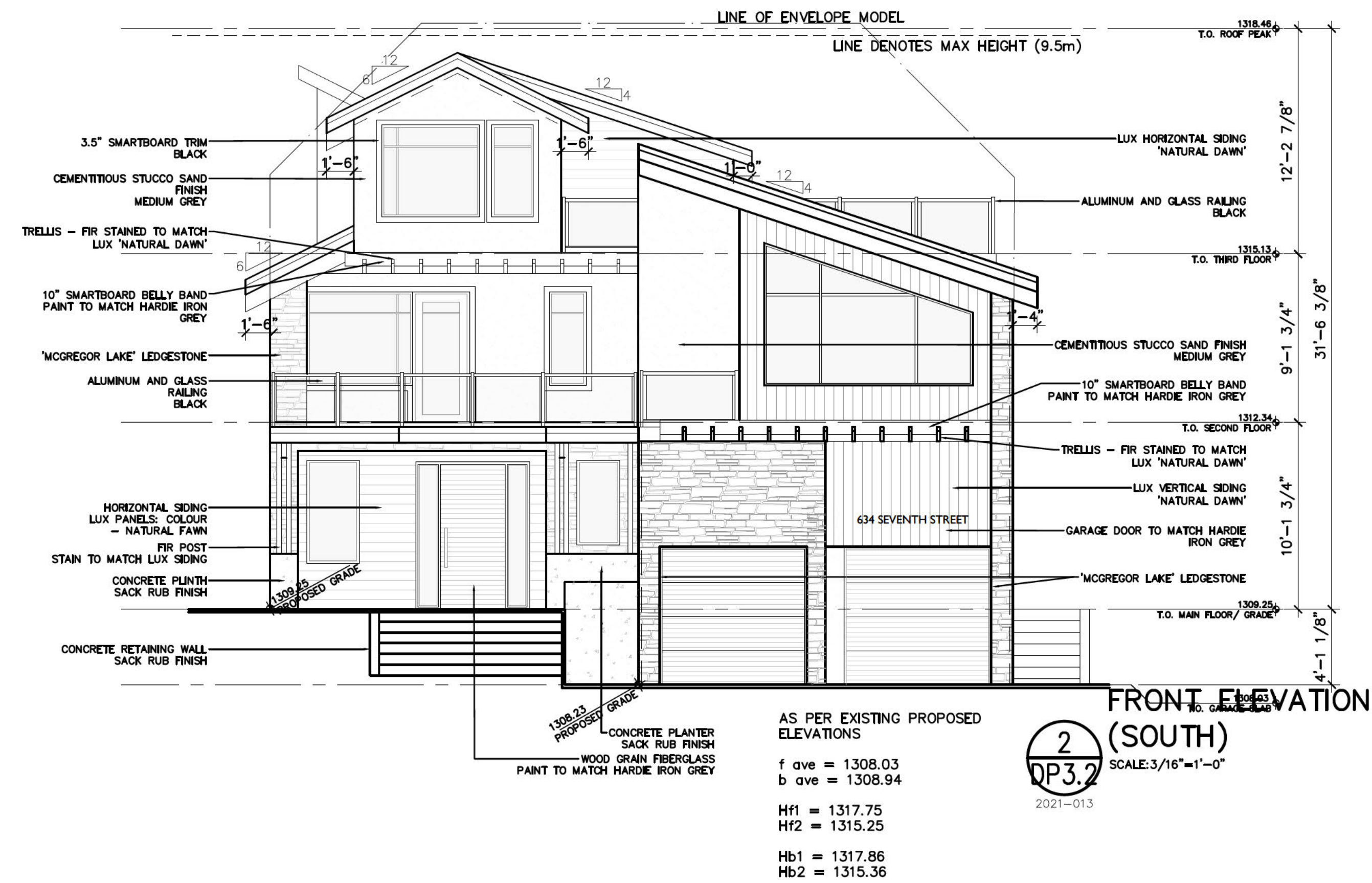
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DRAWN: VK
CHECKED: DC

DRAWING TITLE:
BUILDING
ELEVATIONS

DRAWING NUMBER:

DP 3.2



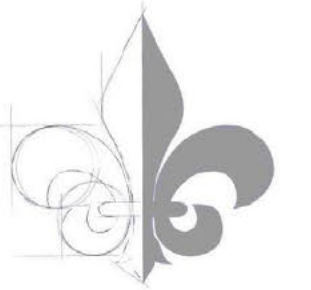
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STREETER

DESIGN GROUP

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Calgary, AB T2W 0T1
403-519-0161

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7SD

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LOT 9, BLOCK 71,
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ISSUED FOR:

DEVELOPMENT PERMIT

DATE ISSUED:

18/05/2023

REVISION:

3

SCALE:

$\frac{3}{16}'' = 1'-0''$

DRAWN:

VK

CHECKED:

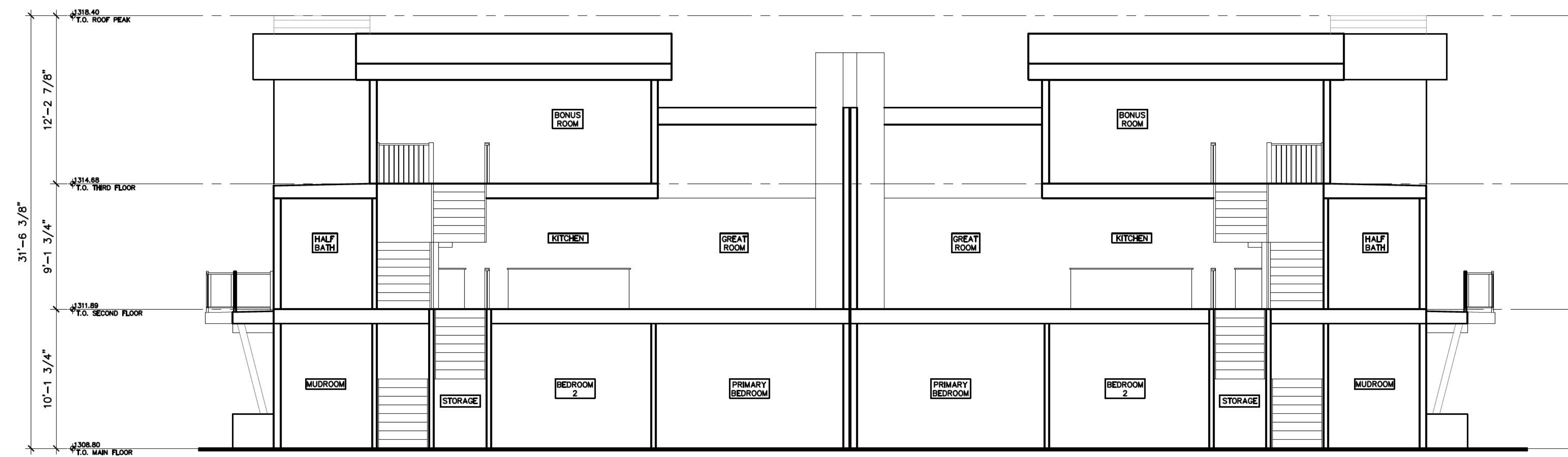
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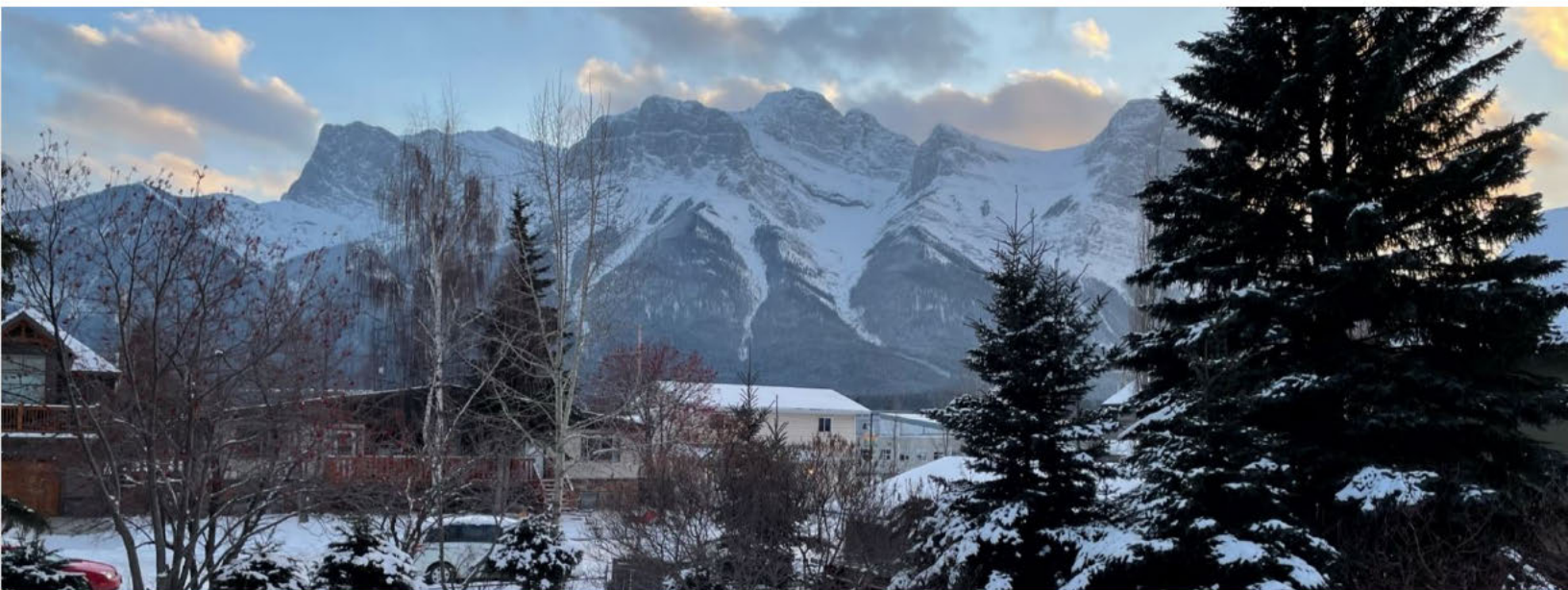
BUILDING
SECTIONS

DRAWING NUMBER:

DP 4.1



1 BUILDING SECTION 1
SCALE: 3/16" = 1'-0"
2021-01.3



Environmental Impact Statement

634 7th St, Canmore,
Alberta

January 30, 2023

Submitted to: Mr. & Mrs. Seto
Prepared by McElhanney

Contact

Sandra Hemstock
Project Manager - Environment
778-746-7519
shemstock@mcelhanney.com

Address

100, 402 – 11th Ave SE,
Calgary AB Canada T2G 0Y4

Prepared by

Sandra Hemstock, M.Sc., P.Biol.

Reviewed by

Carolyn Wright, RTAg.

Our file: 2241-22151-00



Your Challenge. Our Passion.

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 - 1.3. Scope 3
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1. Introduction

McElhanney Ltd. (McElhanney) was retained by Mr. & Mrs. Seto (The Client) to conduct an Environmental Impact Statement (EIS) for proposed residential development located at 634 7th Street, in Canmore, Alberta (the Site; **Figure 1 & Figure 2**). This report was completed by a Qualified Environmental Professional (QEP) in support of a Development Permit Application with the Town of Canmore (the Town).

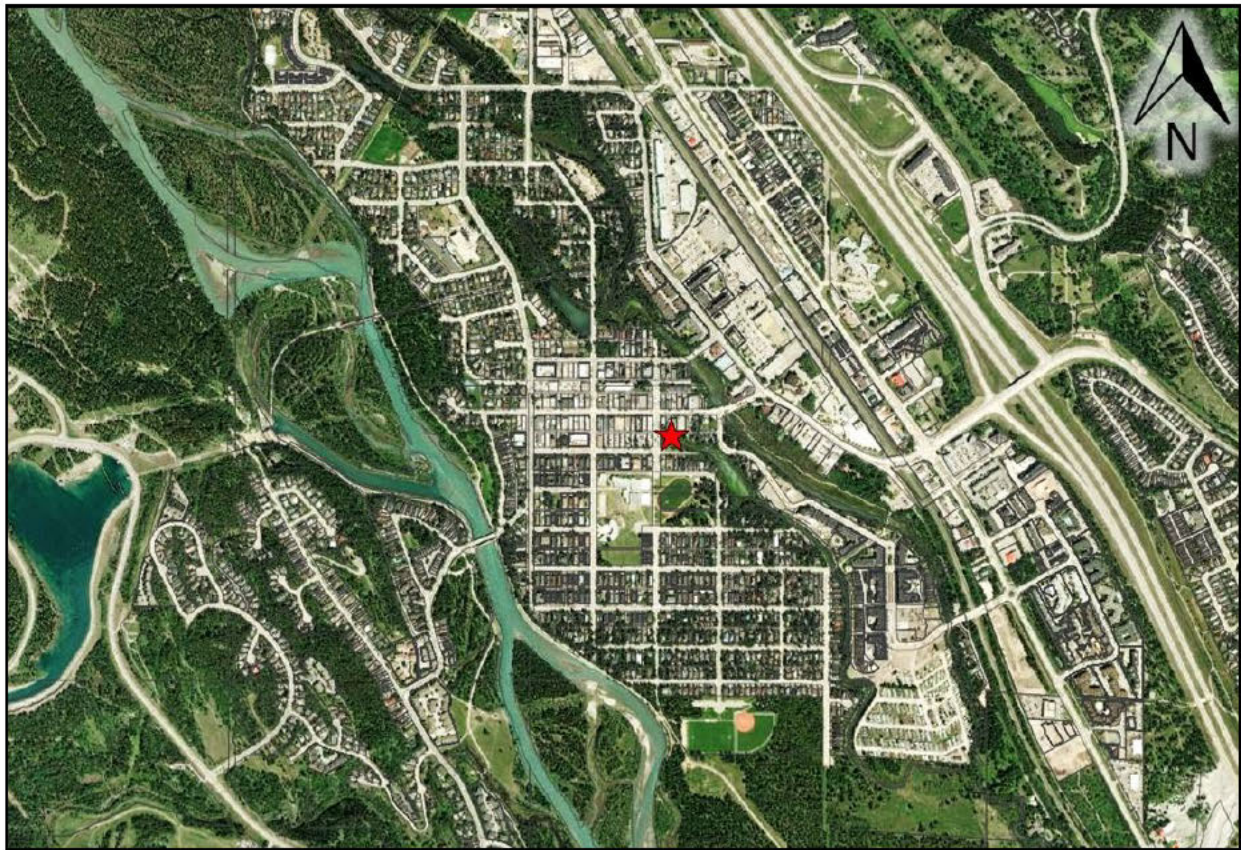


Figure 1: General Site Location (red star) in the Town of Canmore, Alberta (Town of Canmore, 2022)



Figure 2: The Site (outlined in red) located at 634 7th Street, Canmore, Alberta

1.1. PROJECT OVERVIEW

The application is to redevelop the property from a single-family home with a detached garage to a duplex dwelling. The Site is located directly adjacent to the waterbody referred to as Spring Creek, which is a known fish-bearing waterbody. Given the proximity to a fish-bearing waterbody, setbacks are required for development. However, when the Site was first developed, the current setback requirements were not incorporated into the development. The Client wishes to pursue an exception to setback requirements from the Town.

The Development Authority with the Town does not have the ability to consider a setback from the top of bank less than 15 m. The only options to reduce the setback are to request a Land Use District amendment to create a Direct Control District for the lot, or to appeal the refusal of a Development Permit through the Subdivision and Development Appeals Board. It is understood that the appeal is the preferred option in this case. This EIS, including specific design recommendations for development of this lot, is critical in developing a proposal for the Town's consideration, to demonstrate a net positive environmental impact.

Alberta Environment and Protected Areas (AEPA; formerly Alberta Environment and Parks [AEP]) is responsible for the creek up to the top of bank, including an existing retaining wall structure, and any mitigations deemed necessary to protect the waterbody.



1.2. OBJECTIVE

The objective of this EIS is to provide sufficient information to a decision-making authority to make an informed decision on the proposal before it (Town of Canmore, 2018). The EIS will outline existing conditions, identify significant natural and ecological features, determine the nature and scale of potential impacts generated by the proposed development, and provide recommendations for how best to avoid or mitigate those impacts.

1.3. SCOPE

The EIS includes a search of municipal, regional, provincial, and federal web databases to identify any known environmentally sensitive elements in the area. The EIS allows the Town to identify potential Valued Ecosystem Components (VECs) within and around the Site that may be directly or indirectly impacted by the proposed development.

The QEP completed a detailed desktop assessment and literature review of the Site, to provide a description of the biophysical conditions and natural landscape features of the Site. Seasonal limitations prevented the completion of a site visit, to supplement the desktop review, the owner provided photos of the property during growing conditions for review. The scope of this investigation included the following:

- Project description including:
 - Site location map,
 - Identification of federal or provincial regulatory requirements or restrictions and how the proposed project will meet the intent of the legislation, and
 - An overview of the planning policy context, including statutory documents and zoning.
- Desktop review to describe the existing site conditions, including a review of the following:
 - A figure showing soils and landforms,
 - Hydrological (surface water) resources including wetlands (if applicable),
 - A biophysical inventory and analysis of terrestrial and aquatic communities, and the relationship to the larger local and regional ecosystems. Including terrestrial vegetation resources, wildlife, and wildlife habitat features, including wildlife trees on the Site,
 - Presence/habitat of federally or provincially designated endangered, threatened, or vulnerable species within the RAA,
 - A summary description of the natural features and components, and the proposed criteria to be applied for evaluation of their significance,
 - A figure of the proposal in relation to existing site conditions and constraints,
 - A description of hazards or constraints resulting from the existing site conditions.
- The EIS will determine the potential negative impacts of the Project on environmental features and provide recommended measures to avoid or mitigate impacts on sensitive environmental components, including native habitats, and
- The impact assessment will also describe the short and long-term environmental effects after the implementation of recommended mitigation strategies.

1.4. ASSESSMENT BOUNDARIES

Spatial assessment areas for this Project were defined as follows:



- **Local Assessment Area (LAA):** defined as areas within and extending 50 m from the borders of the Project footprint.
- **Regional Assessment Area (RAA):** includes areas within a 5 km radius of the Site for broad-based reviews of biogeographical databases. Note that database search areas were variable depending on the species or environmental resource. For example, plants and ecosystem searches used a 500 m radius to more accurately reflect ecosystems that could be potentially impacted by the Project, whereas wildlife searches used a larger area due to mobility of the species within the area.

The Site visit focused only on areas with the LAA, while the desktop assessment included both the LAA and RAA.



2. Applicable Legislation and Guidelines

2.1. PROVINCIAL AND FEDERAL REGULATION REQUIREMENTS

The following table (**Table 1**) pertains to federal, provincial, and municipal legislation that has the potential to result in the requirement for environmental and/or other approvals and may affect construction practices.

Table 1: Provincial and Federal Environmental Legislation Applicable to the Project

Legislation	Agency	Area of Regulation	Permits/ Authorizations
Federal Legislation / Policy			
Fisheries Act	Fisheries and Oceans (DFO)	Protects fish and their habitat from harmful alteration, disruption, or destruction of their habitat (HADD)	No permits/approvals required; compliance only.
Migratory Birds Convention Act (MBCA)	Environment & Climate Change Canada (ECCC)	Prohibits injury, molestation and destruction of migratory birds and their nests	No permitting required, operate under due diligence practices. The regional nesting period for zone B4 is Mid-April to Late August (Government of Canada, 2018). Vegetation clearing during the nesting period will require a qualified environmental professional to complete pre-construction nest surveys.
Species at Risk Act (SARA)	ECCC & DFO	Protects wildlife and wildlife habitat listed as threatened or endangered	Avoidance and mitigation strategies may be needed to avoid impacts to listed species. No permitting requirements.
Provincial Legislation / Policy			
Environmental Protection and Enhancement Act	Alberta Environmental & Protected Areas (AEPA)	Management of the release of deleterious substances, including hazardous materials, from spills, storage tanks, landfill management practices, hazardous waste management practices and enforcement.	No permits/approvals required; compliance only.
Historical Resources Act	Alberta Culture, Multiculturalism and Status of Women (ACMSW)	Regulates the requirement for an Approval from ACMSW for projects with the potential to disturb historical, archaeological, and paleontological resources.	Permits/approvals may be required; An appropriately qualified professional should confirm requirements.

Legislation	Agency	Area of Regulation	Permits/ Authorizations
<i>Soil Conservation Act</i>	Alberta Agriculture and Forestry (AAF)	Outlines the duty of landowners to take appropriate measures to prevent soil loss or deterioration from taking place, or, if soil loss or deterioration is taking place, to stop the loss or deterioration from continuing.	No permits / approvals required; compliance only.
<i>Weed Control Act</i>	AEPA	Regulates control of designated noxious plants. Act imposes a duty on all landowners to control designated noxious plants.	The Contractor must implement mitigation measures to reduce the spread and establishment of invasive species due to construction impacts.
<i>Wildlife Act</i>	AEPA	Regulates works that impact breeding birds and other wildlife in the area (i.e., amphibians and reptiles). The Act prohibits the willful molestation, disruption, or destruction of a wildlife nest or den. Protects birds and their nests during the bird breeding season as well as the nests, nest trees and eggs of certain species of birds all year. The protection of raptors and their nests/habitats falls under special provisions.	Bird nesting surveys may be needed prior to vegetation clearing. Nuisance birds and their nests are exempt from protection. No permits will be required.
<i>*Water Act</i>	AEPA	The Act protects surface and ground water from the potential impacts of construction activities. Approvals for the disturbance of water features are required under the <i>Water Act</i> . Permanent provincially owned wetlands require provincial approval for drainage or infilling under the <i>Alberta Public Lands Act</i> and the <i>Water Act</i> .	Based on previous correspondence with the regulator, no permit will be required providing there are no direct impacts to surface water features and best management practices are incorporated into design and construction.
<i>*Public Lands Act</i>	AEPA	The bed and shore of semi-permanent or permanent surface water features can be claimed by the Crown.	Based on previous correspondence with the regulator, an approval is required in the form of a disposition to keep the retaining wall in place.

*Copy of letter from regulator included in **Appendix A**.

2.2. MUNICIPAL REGULATION REQUIREMENTS

The Client has provided McElhanney with several correspondence to review in preparation of this EIS.

2.2.1. Development Permit Application Requirements for Small Development

McElhanney reviewed Development Permit Requirements (Town of Canmore, 2022) on the Town's website to determine the appropriate scope of work for the EIS. In the requirements for a Site Survey and Site Plan, the site plan/plot plan must illustrate the top of bank of a waterbody, if within the waterbody setback distance as prescribed in the Land Use Bylaw. The site plan must also show the dimensioned setbacks from waterbodies.

McElhanney's survey team had previously provided a site plan (**Appendix B**) which illustrated the top of bank of the waterbody and existing rock retaining wall, this plan does not illustrate required setbacks. A



portion of the waterbody appears to have been historically infilled to accommodate the existing house. It is inferred the rock retaining wall was constructed when the waterbody was infilled.

At the discretion of the Development Officer or Municipal Engineer, additional information or reports may be required to decide on the application.

2.2.2. Land Use Bylaw

SECTION 2.5.1. SETBACKS FROM BODIES OF WATER

In neighbourhoods or residential subdivisions established after September 22, 1998, buildings, and development, other than public access and utilities, shall be set back a minimum of 60 m from the bank of the Bow River and 20 m from the banks of all other naturally occurring watercourses and waterbodies.

For redevelopment within subdivisions approved before September 22, 1998, buildings and structures shall be set back a minimum distance of 20 m from the bank of Canmore Creek, Policeman Creek, Spring Creek, Cougar Creek, the Bow River and any other naturally occurring permanent streams and channels of these bodies of water.

SECTION 1.14.2.1.B VARIANCE TO SETBACKS FROM WATERBODIES

Residential buildings: A variance of up to 5.0 m to the bank setback may be granted to residential buildings if the variance is required to accommodate a residential building with a gross floor area of 325 m³ or less or a floor area ratio of 0.35 or less. Residential buildings which do not meet either of these requirements shall not be eligible for a variance from the 20.0 m setback.

2.2.3. Pre-Application Review Comments

McElhanney reviewed information provided by the Client which is summarized herein:

The application is to redevelop the property from a single-family home with a detached garage to a duplex dwelling. AEPA is responsible for the creek up to the top of bank, including the existing retaining wall structure, and any mitigations deemed necessary to protect the waterbody. It's important to continue to work with AEPA and follow their process to address the existing creek and retaining wall condition. Evidence of compliance with their process and regulations will be important to the Town's consideration of the development proposal.

The Development Authority does not have the authority to consider a setback from the top of bank less than 15 m. The only options to reduce the setback are to request a Land Use District amendment to create a Direct Control District for the lot (reference section 14.26 of the LUB for a similar situation), or to appeal the refusal of a Development Permit through the Subdivision and Development Appeals Board. It is understood that the appeal is the preferred option in this case.

An EIS, including specific design recommendations for development of this lot, prepared by a QEP would be critical in developing a proposal for the Town's consideration, to demonstrate a net positive environmental impact.



2.2.4. Canmore Municipal Development Plan

Section 12.2.15 – the preparation, scope, content, and review of an EIS shall be in accordance with the Town’s EIS Policy. Whenever an EIS is prepared, the Town will contract a qualified professional to conduct an independent third-party review of the EIS.

2.2.5. Canmore EIS Policy

An EIS outlines existing conditions, identifies significant natural and ecological features, determines the nature and scale of the potential impacts generated by a proposal, and provides recommendations for how best to avoid or mitigate those impacts. The Terms of Reference for the report must be tailored to be appropriate to the nature, scale, and location of the proposed development. The scope of this EIS is based on the Terms of Reference listed in Section 7 of the policy.

3. Methodology

An in-depth desktop assessment was completed to provide a baseline identification of environmentally sensitive features. The desktop data search of available web databases was completed to identify any known environmentally sensitive elements in the vicinity of the Project. A literature review was conducted, and relevant background information obtained. Web based sources of information reviewed included but were not limited to the following:

- The *Natural Regions and Subregions of Alberta* document was consulted to determine the Natural Subregion in which the Project is located and obtain a description of the typical landform associated with the region (Natural Regions Committee, 2006).
- The *Agricultural Region of Alberta Soil Inventory Database* (AGRASID) provides a map of soil classes and groups that have been mapped throughout the province which was accessed through the *Alberta Soil Information Viewer* (AAF, 2021). A soils database search was carried out to determine the types of soils that have been mapped in the RAA (AAF, 2021).
- The *Alberta Conservation Information Management System* (ACIMS) online database was searched for records of rare plant species or plant communities in the RAA (Government of Alberta, 2019).
- The *Fish and Wildlife Management Information System* (FWMIS) was searched using the *Fish and Wildlife Internet Mapping Tool* (FWIMT) for any documented occurrences of special status wildlife species in the RAA (Government of Alberta, 2022).
- The *Landscape Analysis Tool* for any documented occurrences of special status wildlife species ranges in the RAA as well as historical resources potential (Government of Alberta, 2021).
- The *Listing of Historical Resources* web map was reviewed to identify if the RAA contains or has the high probability of containing historical resources (ACMSW, 2022).
- The *Alberta Merged Wetland Inventory* was reviewed for any previously identified potential wetlands in the RAA (Government of Alberta, 2020).

3.1. LAND USE

Current land use was assessed using aerial photographs available through Google Earth and a review of site photos.



3.2. PLANT SPECIES AND COMMUNITIES

Vegetation resources were assessed through a review of site photographs and a literature review. Seasonal restrictions due to snow cover, prevented an inventory of on-site plant resources at the Site. However, the site is a residential lot with primarily lawn and ornamental species, as such, the desktop review was considered sufficient for this report.

3.3. TERRESTRIAL WILDLIFE SPECIES

A desktop literature review was completed to describe the potential species found within the RAA, wildlife habitat conditions in terms of habitat suitability, wildlife movement, and/or level of disturbance.

3.4. ENVIRONMENTALLY SIGNIFICANT AREAS

The province publishes a report for Environmentally Significant Areas (ESA) and associated mapping data to identify areas within Alberta that are important to maintaining biological diversity, landscape features and other natural processes over the long-term, on both local and regional scales (Fiera, 2014). The GIS output product for the 2014 update provides the ESA scores for each quarter section in Alberta. The province defines environmentally sensitive features using the following criteria:

- *High Quality of Biotic Community*: minimally disturbed areas and/or areas with diversity for a specific habitat type. These biotic communities contain elements of conservation concern including species at risk and rare plants/ecosystems, riparian areas, or large natural areas.
- *Ecological Function—Natural*: The area is important for the healthy maintenance of a natural system with and/or beyond its boundaries by maintaining biodiversity and/or acting as a staging area or corridor for wildlife within the system.
- *Distinct or Unusual Landform*: The area possessed a distinctive and/or unique landform (i.e. geologic or geographic).
- *Uniqueness*: The habitat or ecosystem component has limited representation within the province or municipality; and/or the area provides representative habitat for wildlife of recognized significance.
- *Important Aquatic Features*: Presence of rare or unique aquatic ecosystems and habitat including key areas that contribute to water quality, water quantity, and biological connectivity.
- *Important social, cultural, economic, historic, archaeological, or visually aesthetic components*.

4. Project Description

The current owner purchased the property with the intent to redevelop it from a single-family home with a detached garage to a duplex dwelling. When the Site was first developed to the current single-family home, infilling of a portion of Spring Creek occurred to increase the developable area. These impacts to fish bearing waterbodies were done prior to the existing regulatory requirements, as such current setback requirements from water were not incorporated into the development. Most of the property lies within 15 m of the current top of bank to spring creek, and any options to redevelop this property would not meet setback requirements. As such, the Client wishes to pursue an exception to setback requirements from the Town.



4.1. PROJECT SETTING / SITE DESCRIPTION

The Site is situated just south of the downtown corridor in the Town of Canmore, centrally located near the Town's commercial core. Development along 7th Street and Main Street (one block to the north) dates back more than a hundred years when the Town was first established in the 1880s (Tourism Canmore Kananaskis, 2023). It is uncertain as to when Spring Creek was modified to accommodate the existing residential development on the Site. The home appears to be consistent with a 1950s style structure which has had some additions over time, including the garage likely built in the 1970s. The exact age of the structures on-Site are unknown. It is typical that when a wooden building exceeds 75 years in age, it is demolished and replaced (O'Connor, 2004), although longevity of a wooden house is variable and depends on initial quality of construction and ongoing maintenance.

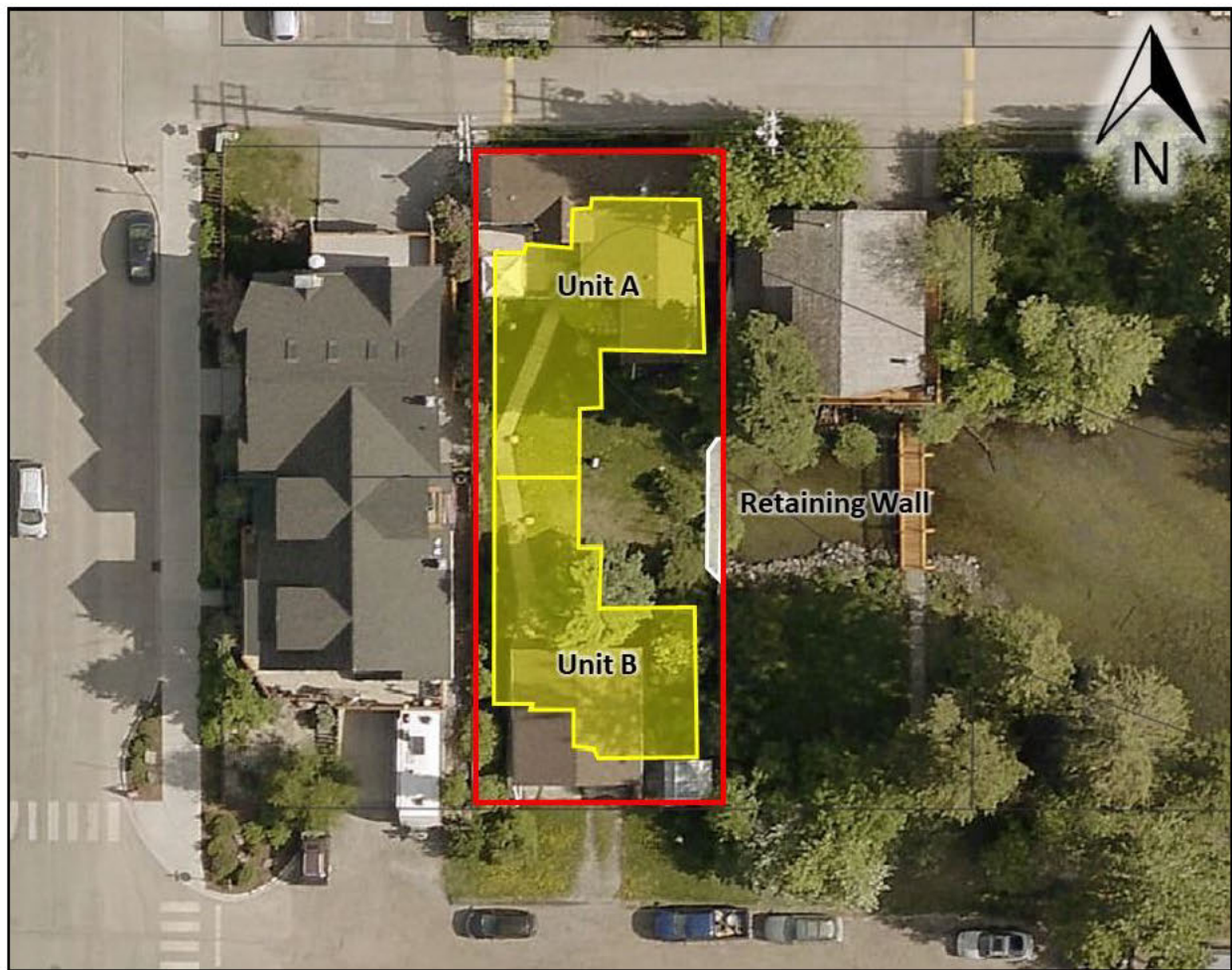


Figure 3 shows the existing conditions with the proposed development plan overlaid. It appears that the large coniferous tree near the garage will need to be removed to facilitate this proposed development and the western half of the grassed lawn would be developed.

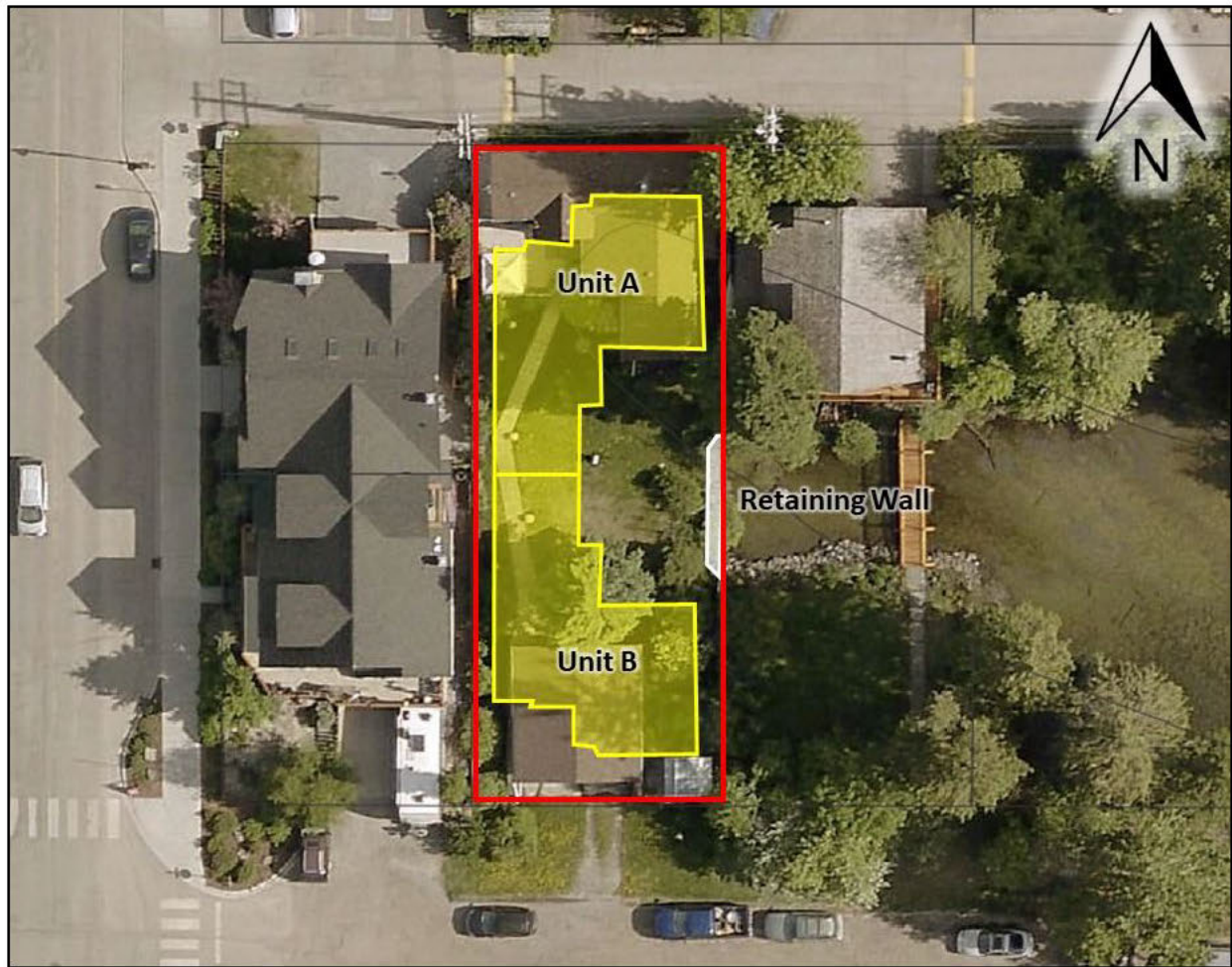


Figure 3: Existing Conditions with overlay showing proposed development of the Site shaded in yellow (red outline shows Site boundary)

4.2. SCOPE OF WORK (DESIGN CONSIDERATIONS, EXTENT OF ALTERATION/ CONSTRUCTION, DURATION OF WORK)

No major earthworks are anticipated for this Project as the LAA has been previously infilled and graded, the proposed construction does not include basements and the building will be constructed above the existing grade. Below is a summary of the major project components:

- Demolition of existing structures with removal of existing vegetation,
- The use of heavy equipment for construction,
- Temporary erosion and sediment control (TESC) during construction,
- Waste management and disposal during construction, and
- Site clean-up and final landscaping.

Currently, the proposed construction schedule is for the fall of 2023.

4.3. ALTERNATIVES (CONCEPT/DESIGN ALTERNATIVES AND LOCATION) AND CONSTRAINTS

When the retaining wall was originally constructed, the land was infilled, encroaching into the historic footprint of a portion of Spring Creek. The change in the natural boundary of the creek has been reviewed by a representative of the provincial regulator and the location of the existing retaining wall has been established as current top of bank (**Appendix A**).

Given the proximity to a fish-bearing waterbody, setbacks are required for the proposed redevelopment under current municipal regulations. However, the existing house and garage fall well within the required minimum 15 m setback from water. **Figure 4** illustrates a 15 m setback from the retaining wall which represents the top of bank of Spring Creek. This setback is overlaid on both the existing development and the proposed redevelopment.

The house on-Site is estimated to be approaching 75 years old, is not identified as a historic structure, and is constructed of wood; therefore, it is reaching its end of life and will need to be substantially renovated or replaced. Under current regulatory requirements, this land is technically undevelopable, and the current structures are grandfathered in. This situation creates a constraint for the landowner that can be viewed as an undue hardship when considering redevelopment options for the structures on-Site. All scenarios in which the structures on-Site are replaced will encroach into the minimum required setback from top of bank. Therefore, alternatives to the proposed design would not mitigate potential or existing impacts.

If this property is to be redeveloped into a duplex, the proposed design accommodates the maximum setback that could be achieved in a multi-family structure by orienting the homes to face north and south. The shared wall would be on the rear of the homes, and this area would be narrower than the main portion of the homes to allow for a yard and a reduced setback from the creek.



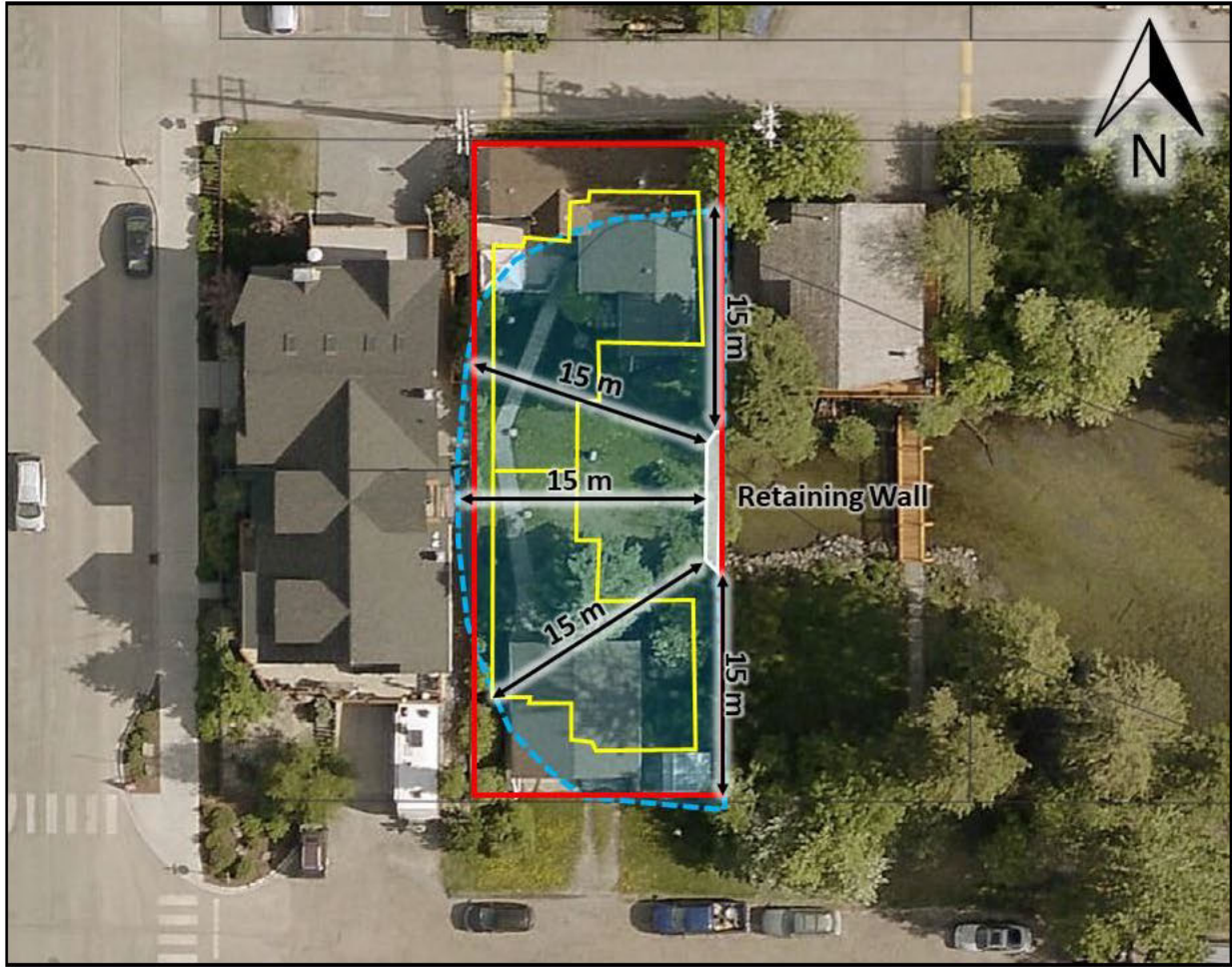


Figure 4: Existing and proposed encroachment onto a minimum 15 m setback from Spring Creek (setback requirements shaded in blue).

5. Project Biophysical Elements

5.1. GENERAL DESCRIPTION

Spring Creek, which bounds the eastern side of the central Site, is a tributary of Policeman Creek. Approximately 1.2 km to the southeast of the Site, Spring Creek connects to Policeman Creek. Locally, this section of Spring Creek is referred to as Mallard Pond (*Figure 5*). The creek widens out into a large, ponded area 280 m southeast of the Site. The creek terminates at the retaining wall bounding the eastern edge of the Site. This is a known fish-bearing waterbody that is also frequented by waterfowl. A small buffer of riparian vegetation remains along Mallard Pond, but the area is generally developed into a residential community.

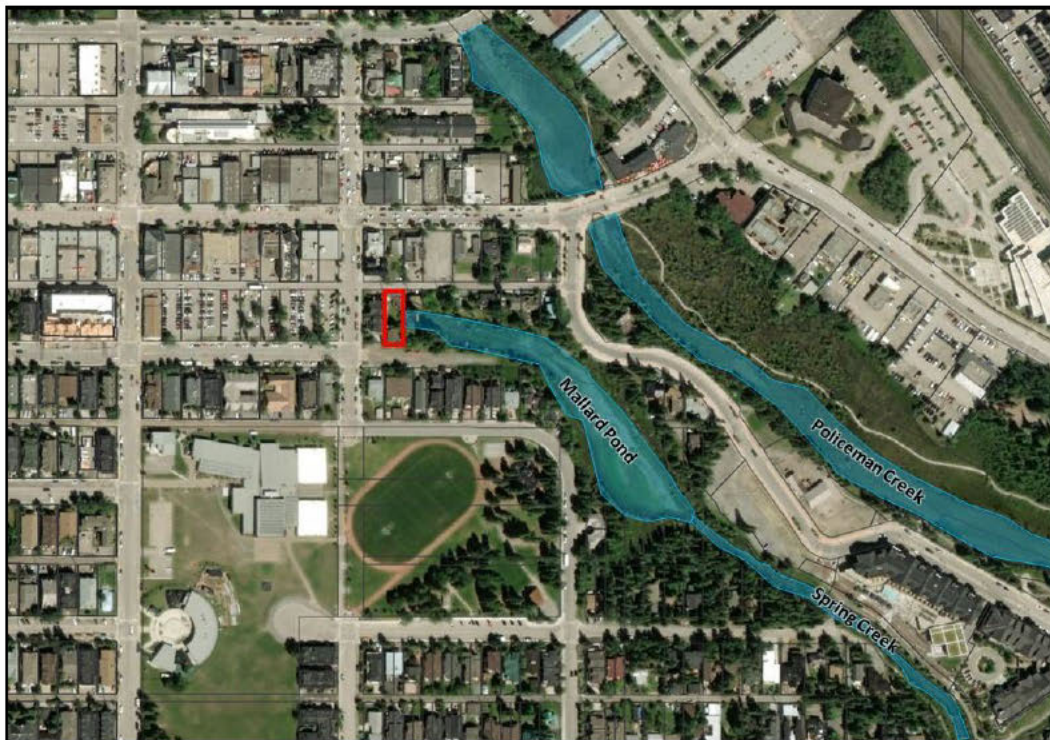


Figure 5: Land use in the area surrounding the Site, including surface water features.

Currently, the residential home is constructed on the northern portion of the lot, with the front door facing to the south. There is a detached garage which fronts 7th Ave. The residential yard is primarily grass, with one mature coniferous tree to the north of the garage. There is a retaining wall on the eastern boundary of the Site which was historically constructed to accommodate infilling of a portion of headwaters of the creek to facilitate residential development. There appears to be a culvert in the retaining wall, inferred to discharge urban stormwater into the creek.

5.1. LAND USE

For the purposes of this report, land use is generally defined as surficial activity that may alter the natural state of the landscape. This Site is a developed lot with a single-family home and detached garage. The lot is adjacent to Spring Creek (*Photo 1 & Photo 2*).



Photo 1: View north of existing residential house from center of the Site (provided by Client)



Photo 2: View east from edge of residential lawn towards Spring Creek. Footbridge is privately owned connecting the house to the yard of the neighbouring residential property (provided by Client)



5.2. LANDFORM AND TOPOGRAPHY

The Local Assessment Area is in a low elevation position in the base of the valley. Elevation at the bottom of the valley near Canmore is approximately 1300 m above seas level (Alberta Research Council, 1974). The mountain ridges are formed of resistant Mississippian and Devonian aged limestones and dolomites, while the valleys are floored by less resistant Mesozoic shales, siltstones, and sandstones.

Slope direction at the LAA is relatively level with a gentle slope to the east towards Spring Creek. Regional topography is sloped to the east-southeast toward Spring Creek. There were no unique landscape features identified for the LAA.

5.3. REGIONAL SOILS

The LAA is located within Soil Correlation Area #16, the Montane and Subalpine Areas of South-Western Alberta (AAF, 2021). Surficial deposits in the area consist of glacial till and glacio-fluvial gravels and more recent alluvial fan and floodplain materials (Alberta Research Council, 1974). The gravels are unconsolidated well sorted, rounded dolomite and limestone pebbles. On the areas near the braided streambeds in the valley, there is mostly sandy loam and silt loam texture materials.

Soil polygon ID 28018 ZDL1/DL was identified on the LAA and surrounding area (AAF, 2021). This soil polygon represents disturbed soils that do not retain all native soil properties. The LAA is located on urban land and has a history of infill, thus native soils would not be anticipated in the upper horizons. For comparison, McElhanney reviewed the soil polygon to the south of Town along the Bow River which has reduced disturbances. This polygon is ZUN1/FP2 which is related to unconfined braided channel floodplains. Soils in the floodplain are Orthic Regosols and are well drained. The parent material is undifferentiated with variable texture.

Pre-disturbance soils likely would have been made of Floodplain Alluvium parent materials. The area would have been dominated by Cumulic Regosolic or Orthic Regosolic soils comprised of well drained sandy loam and gravel.

5.4. VEGETATION

This report consisted of a desktop assessment only given seasonal constraints of the assessment being completed in January 2023, when the Site was covered with snow. The Site is a residential property in a developed area, as such, a detailed vegetation assessment during the growing season would provide limited value to this EIS. General mitigations related to tree and shrub protection, removal, and replanting will be sufficient for environmental protection.

5.4.1. Natural Region

Canmore is in the Bow Valley in Alberta's Rocky Mountains and borders the Kananaskis Country to the west and south. The Montane Natural subregion occurs at lower elevations along the Front Ranges of the Rocky Mountains (Natural Regions Committee, 2006). The summers are cool, but winters are warmer than almost anywhere else in Alberta. Chinooks are frequent causing the warmer winters with much lower snowfalls than in the Subalpine and Alpine Natural Subregions.



Vegetation patterns in the Montane Natural Subregion are complex (Natural Regions Committee, 2006). Vegetation communities change based on local conditions which reflect the slope, aspect, elevation, and latitude. Lodgepole pine (*Pinus contorta*), Douglas fir (*Pseudotsuga mensiesii*), and aspen stands (*Populus tremuloides*) occur on easterly and northerly aspects (Natural Regions Committee, 2006). Trembling aspen is of minor occurrence, being most common on alluvial fans (Alberta Research Council, 1974). The Bow River floodplain is a mosaic of white spruce (*Picea glauca*), dwarf birch (*Betula glandulossa*), Lodgepole pine, and willow (*Salix* species).

The LAA is situated in a valley, directly adjacent to a stream. Prior to development the stream extended into a portion of the Site and the remainder would have had forested riparian vegetation. In areas with very moist soils such as nutrient rich Gleysols, Regolsols, and Luvisols, White spruce, Balsam poplar (*Populus balsamifera*), River alder (*Alnus incana*), and willows would be anticipated.

5.4.2. Vegetation Communities

Historic impacts to the LAA have previously removed native vegetation. The LAA contains a combination of lawn grasses, ornamental species, with a few remaining native trees and shrubs (**Photos 3 & 4**). A review of photographs and air photos of the Site indicated that there is one large coniferous tree on the south-central portion of the lot and several smaller deciduous and coniferous trees and shrubs along the east and west property margins. The resolution of the photographs did not allow for confirmation of vegetation species on the Site.



Photo 3: View north from garage of residential yard with a coniferous tree and shrubs on the eastern boundary adjacent to Spring Creek.



Photo 4: View south from house of residential yard and garage

5.4.3. Provincial & Federal Listed Vegetation

ACIMS is a data centre that provides biodiversity information on Alberta's species, natural ecological communities, and sites. The ACIMS database was searched to identify previously recorded observations of tracked elements (plant species at risk) within the vicinity of the Project (Government of Alberta, 2019). There were no results identified in the search. Given that this area is highly developed, at-risk plant species would have low probability of occurring. **Appendix C** provides records of the ACIMS search.

5.4.4. Invasive Species

Most of the non-native species on-Site are harmless and are referred to as exotic species, whereas harmful non-native species are defined as invasive because of their ability to outcompete other vegetation. A review of the Site photos depicts a well-maintained garden with shrubs and potted flowers. Although there is likely a high prominence of non-native species, there did not appear to be the presence of invasive species.

the Town provides information on noxious weeds that have been found within the municipal limits and plants to watch out for. On their website plants like toadflax (*Linaria vulgaris*), Oxeye daisy (*Leucanthemum vulgare*), tansy (*Tanacetum vulgare*), scentless chamomile (*Tripleurospermum inodorum*), and Canada thistle (*Cirsium arvense*) are shown as invasive plants to avoid in Canmore (Town of Canmore, 2022). Control of designated prohibited noxious or noxious species is required by the Province under the *Weed Control Act* (Government of Alberta, 2022).

5.5. WILDLIFE

Under current conditions, the LAA provides low to moderate quality habitat value for some birds and small mammals. Due to its location within an urban residential area and lack of dense trees, it has low habitat value for large birds, and large mammals, including ungulate species. Given that Canmore is in the Rocky Mountains situated in a valley that provides a regional wildlife corridor, there is potential that larger mammals may infrequently visit the LAA. However, there is limited value for foraging habitat based on the removal of native vegetation.

5.5.1. Birds

The eBird database from the Cornell Lab of Ornithology offers a citizen science database for local birders to log their findings. Mallard Pond is the name that locals use for the section of Spring Creek in which the Site is located. The creek widens out into a large, ponded area where it terminates at the retaining wall at the Site. Mallard Pond is birding hotspot for locals who typically access the pond on the corner of 5 Ave, adjacent to a local sports park or on the opposite side of the creek where there is a parking lot along Spring Creek Dr (which is slated to be developed into a hotel). The eBird checklist for species observed locally is included in **Appendix C**. There were over 180 bird species that have been identified in the area. The most observed species for the area are included in **Table 2**.

Table 2: Common Bird Species Noted within 1 km of the LAA.

Common Name	Scientific Name	Habitat (Cornell University, 2022)	Introduced
European Starling	<i>Sturnus vulgaris</i>	Inhabits a wide range of open habitats, often in very close proximity to people.	Exotic - naturalized
Bohemian Waxwing	<i>Bombycilla garrulus</i>	During the nonbreeding season they roam through open woodlands, urban areas, roadsides, and parks, stopping wherever they find fruit.	
White-winged crossbill	<i>Loxia leucoptera</i>	Year-round, White-winged Crossbills inhabit coniferous forests, feeding primarily on spruce and tamarack seeds. During periods of low food supply, many wander far out of range. At such times, they frequent habitats that vary from weedy fields to ornamental plantings to pine forests.	
Red-winged blackbird	<i>Agelaius phoeniceus</i>	During breeding season, the preferred habitat is wet places like fresh or saltwater marshes, sedge meadows, alfalfa fields, and fallow fields. Occasionally, Red-winged Blackbird's nest in wooded areas along waterways. In fall and winter, they congregate in agricultural fields, feedlots, pastures, and grasslands.	
Pine siskin	<i>Spinus pinus</i>	Preferred nesting habitat is open coniferous or mixed forests, but also will nest in parks, cemeteries, and suburban woodlands. While they favor feeding in open forest canopies where cone seeds are abundant, they'll forage in diverse habitats including deciduous forests and thickets, meadows, grasslands, weedy fields, roadsides, and backyards.	
Common redpoll	<i>Acanthis flammea</i>	Common Redpolls breed in open woods of pine, spruce, alder, birch, and willow. They also live around towns. Most people get to see them in winter when redpolls move south. In their winter range, which can be extremely variable as the birds seek unpredictable food sources, redpolls occur in open woodlands, scrubby and weedy fields, and backyard feeders.	



Common Name	Scientific Name	Habitat (Cornell University, 2022)	Introduced
Hooded merganser	<i>Lophodytes cucullatus</i>	Forested wetlands are used for breeding, but they may also nest in treeless wetlands where people have put up nest boxes. Families of newly hatched ducklings forage in shallow water such as marshes, small lakes, ponds, beaver wetlands, swamps, and forested rivers—and rest on exposed rocks, logs, or sandbars. They winter in these habitats as well as on shallow freshwater and brackish bays, estuaries, and tidal creeks, where they often concentrate along the edge of ice.	
Mallard	<i>Anas platyrhynchos</i>	Mallards can be found in almost any wetland habitats, including permanent wetlands such as marshes, bogs, riverine floodplains, beaver ponds, lakes, reservoirs, ponds, city parks, farms, and estuaries. They also occur in prairie potholes and ephemeral wetlands; they may be found feeding along roadside ditches, pastures, croplands, and rice fields.	
Dark-eyed junco	<i>Junco hyemalis</i>	They are often found in coniferous forests including pine, Douglas-fir, and spruce, but also in deciduous forests such as aspen, and cottonwood. During winter and on migration they use a wider variety of habitats including open woodlands, fields, roadsides, parks, and gardens.	

5.5.2. Mammals

Small mammals that are adapted to urban green spaces are likely to use the LAA and surrounding area. Citizen science data provided by iNaturalist (iNaturalist Observations, 2022) was reviewed for the Site. Several sightings of the Wapiti/Elk (*Cervus canadensis*) were noted along riparian corridors in Town. The LAA does not provide suitable habitat for large mammals, and it is anticipated that rodents such as chipmunks and squirrels are the most likely to occur on-Site.

5.6. SPECIES AT RISK

Canmore lies in the Bow Valley, this low elevation valley bottom supports a diversity of wildlife species and serves as a vital linkage corridor for large mammals (Bow Corridor Ecosystem Advisory Group, 2012). Wildlife corridors and habitat patches are essential to preserve functional habitat and allow for daily and seasonal wildlife movement. It is also important for reducing human-wildlife conflicts. In an assessment of habitat patches in the Bow Valley Corridor, areas with extensive human development and activity were not utilized frequently by wildlife. For example, South Canmore is adjacent to the Tipple wildlife corridor, which wildlife do not appear to be using as intended (Bow Corridor Ecosystem Advisory Group, 2012).

The Site is directly adjacent to a surface water feature which provides a corridor for aquatically adapted species as well as birds and mammals which utilized the riparian vegetation bounding Mallard Pond/Spring Creek. Given that, there is a potential for species at risk to periodically be present at the LAA.

The FWIMT (Government of Alberta, 2022) was used to review the RAA to determine if any species at risk have been previously identified in the area (**Appendix C**). **Table 3** summarizes the wildlife species identified in the search area, their habitat, and the ongoing potential for these species to utilize the LAA.



Table 3: Provincially and Federally Listed Species Identified within a 5 km Search Radius

Common Name	Scientific Name	Provincial Status ¹	Federal Status ²	Habitat ^{3 4 5}	Probability of Presence on Site
Barn Swallow	<i>Hirundo rustica</i>	May be at Risk	Special Concern	Barn Swallows forage in open areas, including suburban parks, and over open water such as lakes, ponds, and coastal waters. Preferred sites include eaves, rafters, and cross beams of barns, sheds, and stables, as well as the undersides of bridges, wharfs, and culverts.	Low to Moderate
Barred Owl	<i>Strix varia</i>	Sensitive	N/A	Woodlands, wooded river bottoms, wooded swamps. Favors mostly dense and thick woods with only scattered clearings, especially in low-lying and swampy areas.	Low
Bobcat	<i>Lynx rufus</i>	Sensitive	N/A	Bobcats are habitat generalists and live in a large variety of areas. Only large, intensively cultivated areas without adequate surface cover are unsuitable habitat.	Low to Moderate
Columbia Spotted Frog	<i>Rana luteiventris</i>	Sensitive	Not at Risk	These frogs are rarely found far from water. They prefer permanent lakes, ponds, and slow-moving streams or wetlands. On land they prefer thick vegetation cover to hide.	Low to moderate
Cougar	<i>Puma concolor</i>	Secure	N/A	Cougars use a wide variety of habitats. They are general found in mountainous terrain or rocky outcrops but also use coniferous forests and swamps. They require significant unbroken stretches of habitat.	Low

¹ Alberta Environment and Parks. 2020. Wild Species Status Search. (Alberta, 2023)

² Government of Canada. 2021. COSEWIC Species Status Search. (Government of Canada, 2021)

³ Audubon. 2022. Guide to North American Birds. (Audubon, 2022)

⁴ Alberta Conservation Association. Alberta Volunteer Monitoring Program. (ACA, 2022)

⁵ Wildlife Conservation Society Canada. Alberta Community Bat Program. (WCS Canada, 2020)



Common Name	Scientific Name	Provincial Status ¹	Federal Status ²	Habitat ^{3 4 5}	Probability of Presence on Site
Grizzly Bear	<i>Ursus arctos</i>	At Risk	N/A	Grizzlies prefer open or semi-forested areas on all parts of their range and are most common in alpine and subalpine terrain.	Low
Harlequin Duck	<i>Histrionicus histrionicus</i>	Sensitive	N/A	These ducks breed in subalpine or coastal habitats. Most commonly found in fast flowing sections of rivers early in the breeding season but move to slower moving stretches once chicks have hatched.	Low to moderate
Long-toed salamander	<i>Ambystoma macrodactylum</i>	Sensitive	Not at Risk	Preferred breeding habitat is permanent or semi-permanent lakes, ponds or wetlands that are fish-free. They inhabit a variety of terrestrial habitats within proximity (usually within 100 m) of these breeding sites, including forest, meadows and grassland. Moist microhabitats are preferred such as logs, rocks and other cover objects, as well as underground burrows and crevices.	Low
Pileated Woodpecker	<i>Dryocopus pileatus</i>	Sensitive	N/A	Pileated Woodpeckers live in mature deciduous or mixed deciduous-coniferous woodlands of nearly every type. They can also be found in younger forests that have scattered, large, dead trees or a ready supply of decaying, downed wood. Throughout their range, Pileated Woodpeckers can also be found in suburban areas with large trees and patches of woodland.	Moderate
Red-tailed Chipmunk	<i>Neotamias ruficaudus</i>	Sensitive	N/A	It inhabits forests various in age from mature to recent clearcuts. It is most common in disturbed habitats with abundant shrubs and woody debris on the ground.	Moderate



Common Name	Scientific Name	Provincial Status ¹	Federal Status ²	Habitat ^{3 4 5}	Probability of Presence on Site
Short-eared owl	<i>Asio flammeus</i>	May be at Risk	Threatened	Large, open areas with low vegetation including grasslands, marshes, and agricultural areas. Nest is placed on the ground amid grasses and low plants.	Low

5.7. SURFACE WATER RESOURCES

Spring Creek lies directly adjacent to the eastern boundary of the property as previously noted. There are a variety of other VECs that have been identified, all of which are in relation to the presence of this surface water feature. *Photo 5* shows the retaining wall that has been previously constructed along the Site boundary and the yard. The building visible in the photo is on the adjacent property to the west of the Site. The new development would encroach closer to the creek boundary but would still provide a yard/vegetated area directly adjacent to the creek.



Photo 5: View west from neighbouring footbridge showing retaining wall and existing residential yard. Apartment building in background bounds the Site to the west.

An assessment of fish and fish habitat was conducted in the early 2000s as part of the *Spring Creek Mountain Village Area Redevelopment Plan*. The Site under investigation in this EIS is approximately 150 m west of the northern extent of the area assessed by Golder Associates Ltd. (Golder). The section of Spring Creek adjacent to the Site is connected to the area assessed in 2002 field investigations. Fish species and habitats identified in this historic study would be relevant to this investigation.

Golder determined that Spring Creek was predominantly comprised of shallow run habitats containing instream and overhanging cover with generally stable banks (Golder Associates Ltd, 2003). The creek provided potential spawning habitat for salmonids, especially in areas in which stream enhancement structures were observed. The substrate was composed mostly of silt and refuse otop of cobble and gravel. The above **Photo 5** show that the section of Spring Creek adjacent to the Site is mostly comprised of cobbles.

Historic information indicated that Spring and Policeman Creeks (further downstream) are known to support fall spawning brown trout (*Salmo trutta*) (Golder Associates Ltd, 2003), this is a European species of salmonid fish that has been widely introduced to suitable habitats worldwide. Golder identified mountain whitefish (*Prosopium williamsoni*) in two representative sections of Spring Creek and juvenile brown trout. The findings of this investigation determined that Spring Creek has a high sensitivity because it provides salmonid habitat. Development could be permitted providing that avoidance and mitigation of potential impacted were incorporated into the redevelopment plan.

The FWIMT also provided a list of fish species found within 5 km which may also utilize Spring Creek. The species identified include the following species:

- Arctic grayling (*Thymallus arcticus*)
- Brook stickleback (*Culaea inconstans*)
- Brook trout (*Salvelinus fontinalis*)
- Brown trout
- Bull trout (*Salvelinus confluentus*)
- Bull trout x brook trout hybrid
- Cutthroat trout (*Oncorhynchus clarkii*)
- Lake trout (*Salvelinus namaycush*)
- Longnose sucker (*Catostomus catostomus*)
- Mountain whitefish
- Rainbow trout (*Oncorhynchus mykiss*)
- Tullibee (cisco) (*Coregonus artedii*)
- White sucker (*Catostomus commersonii*)

5.8. HISTORICAL & CULTURAL RESOURCES

Heritage Resource Value (HRV) is defined as follows (ACT 2018):

- HRV 1: designated under the HRA as a Provincial Historic Resource.
- HRV 2: designated under the HRA as a Registered Historic Resource.
- HRV 3: contains a significant historic resource that will likely require avoidance.
- HRV 4: contains a historic resource that may require avoidance.



- HRV 5: high potential to contain a historic resource.

Each entry in the Listing also includes a letter that describes the primary historic resource category of concern, as follows:

- a archaeological
- c cultural
- gl geological
- h historic period
- n natural
- p palaeontological

The Listing of Historic Resources (ACMSW, 2022) identified the following known historic or cultural resources on or around the LAA (the database search results are included in [Appendix C](#)):

- 4p (LSD-7-Sec 32 Twp 024 Rge 10 Mer 5) – Contains a paleontological historic resource that may require avoidance.
- 1a, h (LSD-8-Sec 32 Twp 024 Rge 10 Mer 5) – Contains a designated Provincial Historic Resource of both archaeological and historic period significance.

Therefore, permitting is anticipated for this Project and a chance find protocol will be recommended. A detailed historic assessment is outside of the scope of this EIS report.

5.9. ENVIRONMENTALLY SIGNIFICANT AREAS

A review of the provincial *Environmentally Significant Areas Map* (Fiera, 2014) and the historic report for *Environmentally Significant Areas – Rocky Mountains 2009* identified ESA #20 in the Canmore area. This ESA has a national significance rating and contains habitat for focal species as well as riparian areas. Additional details of the ESA are provided in [Appendix C](#).



6. Potential Environmental Effects

The entirety of the Site and much of the surrounding area have been altered from a natural state due to the development history in the area. The remaining riparian zone on the Site is a narrow strip of shrubs which have been planted on top of an existing retaining wall. The vegetation at the Site was predominantly lawn with one mature tree. Past disturbance includes infilling of a portion of Spring Creek, clearing of trees and other native plants, and development into a residential property. These historic impacts are deemed to be non-reversible and pre-existing.

Streams and riparian vegetation provide important wildlife corridors for a variety of species. The intensity of development in the area has reduced much of the habitat to low or moderate quality, however it is still environmentally sensitive. Despite the extent of historic impacts to the LAA, the presence of Spring Creek and associated riparian habitat are identified as VECs that require protection.

McElhanney has reviewed the conceptual drawings and determined the design will be above the top of bank and no direct impacts are proposed for the bed and banks of Spring Creek. However, to effectively determine if the proposed re-development will reduce the health of the identified VECs from the current condition, McElhanney reviewed both direct and indirect effects on all biophysical components. **Table 4** below summarizes general potential environmental impacts that can be predicted based on the current design if no mitigation measure were implemented.

Each project interaction is assigned a Significance Rating, described as follows:

- *High*: Considered to result in severe alteration to the environmental elements such as recontour of an escarpment, or open cut operation for deep utility installation through a ravine or wetland, or loss of critical habitat for species at risk wildlife.
- *Medium*: Considered to result in moderate impacts to the environmental elements such as removal of a small portion of vegetation within a large ESA designated land.
- *Low*: Considered to result in minimal or negligible impacts to the environmental elements such as Regional Pathway construction within Municipal Reserve lands 50 m away from an ESA land.

Table 4: Potential Environmental Impacts on VECs.

VEC	Project Interaction (Y/N/U)	Description of Interaction (How, When, Where)	Significance Rating (high/med/low)	Type of Potential Impact	Potential Adverse Impact without implementation of Mitigations
Land and Resource Use	No	<ul style="list-style-type: none"> Minimal changes to land use; Project is sited within existing disturbed area. 	Low	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> No
Topography	No	<ul style="list-style-type: none"> Minimal modification to the existing grade is anticipated. Grade at the Site has been historically modified 	Low	<ul style="list-style-type: none"> Soil disturbance Changes to hydrology 	<ul style="list-style-type: none"> Negligible
Soils and Terrain	Yes	<ul style="list-style-type: none"> Temporary erosion and sedimentation during construction. 	Medium	<ul style="list-style-type: none"> Soil disturbance resulting in sediment release 	<ul style="list-style-type: none"> Yes, Best Management Practices (BMPs) required.
		<ul style="list-style-type: none"> Accidental spill of deleterious substances such as fuel, oil or spills from equipment that have the potential to degrade groundwater quality. 	Low	<ul style="list-style-type: none"> Spills from heavy equipment including refueling 	<ul style="list-style-type: none"> Yes, BMPs required.
Geology / Geomorphology	No	<ul style="list-style-type: none"> No disturbance will occur to the local geology 	Low	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> No
Vegetation	Yes	<ul style="list-style-type: none"> Introduction and/or increase and/or spread of invasive species to nearby natural areas. Removal of native vegetation (see below). 	Low	<ul style="list-style-type: none"> Impacts to vegetation and wildlife/fish habitat 	<ul style="list-style-type: none"> Yes, impact would be local in geographic extent and reversible with implementation of BMPs.
Wildlife & Wildlife Habitat	Yes	<ul style="list-style-type: none"> Loss and/or disturbance of wildlife and active breeding sites through 	Low	<ul style="list-style-type: none"> Some vegetation removal is required 	<ul style="list-style-type: none"> Yes, anticipated permanent removal of mature deciduous tree which would not be offset on the Site. Considered local in



VEC	Project Interaction (Y/N/U)	Description of Interaction (How, When, Where)	Significance Rating (high/med/low)	Type of Potential Impact	Potential Adverse Impact without implementation of Mitigations
Wildlife & Wildlife Habitat		removal of vegetation (mature coniferous tree).		which may provide nesting habitat.	geographic extent and low to negligible impact regionally. <ul style="list-style-type: none"> Implementation of BMPs required.
		<ul style="list-style-type: none"> Temporary noise from construction activities may disturb breeding birds and their young during the bird breeding season. 	Low	<ul style="list-style-type: none"> Noise related disturbance to breeding birds. 	<ul style="list-style-type: none"> Yes, BMPs required.
Hydrogeology	Yes	<ul style="list-style-type: none"> Post-construction alterations to hydrology or hydrogeology by installing hard surfaces. 	Low	<ul style="list-style-type: none"> Changes to hydrology 	<ul style="list-style-type: none"> Conversion to hard surfaces reflects a minor change from previous conditions, low to negligible potential to alter hydrogeology.
		<ul style="list-style-type: none"> Accidental spill of deleterious substances such as fuel, oil or spills from equipment that have the potential to degrade groundwater quality. 	Medium	<ul style="list-style-type: none"> Spills from heavy equipment including refueling 	<ul style="list-style-type: none"> Yes, BMPs required.
Aquatic Resources including Fish and Fish Habitat	Yes	<ul style="list-style-type: none"> Potential removal of riparian vegetation. 	Low	<ul style="list-style-type: none"> Reduction of quality of existing riparian habitat and locally reduced fish habitat in area in which riparian vegetation is removed. 	<ul style="list-style-type: none"> Yes, impact would be local in geographic extent and reversible with implementation of BMPs.
		<ul style="list-style-type: none"> Accidental spill of deleterious substances such as fuel, oil or spills from equipment that have the potential to degrade groundwater quality. 	Medium	<ul style="list-style-type: none"> Spills from heavy equipment including refueling 	<ul style="list-style-type: none"> Yes, BMPs required.



VEC	Project Interaction (Y/N/U)	Description of Interaction (How, When, Where)	Significance Rating (high/med/low)	Type of Potential Impact	Potential Adverse Impact without implementation of Mitigations
Species of Special Status (provincial) & Species at Risk (federal – SARA)	Unknown	<ul style="list-style-type: none"> Potential disturbance to rare and sensitive species 	Medium	<ul style="list-style-type: none"> Noise impacts to nearby wildlife habitat that may be used by sensitive or at-risk species. 	<ul style="list-style-type: none"> Unknown
Historical & Archeological	Unknown	<ul style="list-style-type: none"> There is a potential for chance find encounters. 	Low	<ul style="list-style-type: none"> Impacts to historical & archeological resources 	<ul style="list-style-type: none"> Unknown/Unlikely given that no large excavations are planned and there is existing fill on-Site.
Air Quality	Yes	<ul style="list-style-type: none"> Temporary air quality changes from heavy equipment use during construction and generation of dust. 	Low	<ul style="list-style-type: none"> Temporary reduction in local air quality 	<ul style="list-style-type: none"> Yes, BMPs required.



7. Mitigation Measures

Mitigation strategies to reduce negative impacts associated with the Project are recommended in **Table 5**. The residual risk to the environment has been predicted based on the implementations of mitigation and avoidance strategies. These strategies are intended to reduce or mitigate the negative effects of site-level development on the environment. It is the opinion of McElhanney's QEP that minimal or negligible impacts would result from the proposed development to the existing conditions of the Site if appropriate mitigation measures are implemented.

The majority of mitigations recommended in **Table 5** are to reduce construction related impacts. McElhanney has not presented any specific recommendations for alterations of the proposed design. Site landscaping can be used to offset potential impacts related to vegetation removal that may be required to facilitate redevelopment.

Riparian vegetation provides a variety of functions to the health of a stream. The surrounding trees and plants provide an important food source for aquatic insects and fish. The shade can regulate the temperature of the water and provide cover for fish. The roots provide stability to the banks and vegetation provides woody debris in the stream which enhances the complexity of fish habitat. Therefore, the largest risk of the project would be related to permanent removal of vegetation on the Site.

It is recommended that vegetation removal that may be required to build the duplex or update the retaining wall structure, should be offset by replanting appropriate native vegetation. Specifically, any shrub or tree that is removed in which the drip zone extends over the creek, should be replaced during landscaping. It is understood that large coniferous trees may create a fire hazard when constructed too close to a residential home, therefore replacement of trees with alternative native species would be considered suitable for this Site.

7.1. ENVIRONMENTAL MONITORING AND FOLLOW-UP

An environmental monitor is recommended to be retained by the Contractor(s) to monitor the use and effectiveness of mitigations installed during construction. The monitor should be a QEP or work under the guidance of a QEP and will be responsible for ensuring that construction adheres to the recommended mitigations. Monitoring may be periodic during routine construction. However, at key points of construction (clearing vegetation, soil handling, etc.), increased monitoring may be warranted and will be dependent upon the construction schedule. Often monitoring is timed with significant rainfall events (12 mm of precipitation in less than 24 hours) to check that water quality protections implemented through erosion and sediment control measures have not been compromised.

Table 5. Recommended Mitigation Measures to Reduce or Avoid Impacts to Identified VECs

VEC	Type of Potential Impact	Recommended Mitigation Measure
Soils and Terrain	<ul style="list-style-type: none"> Soil disturbance resulting in sediment release 	<ul style="list-style-type: none"> Protection of runoff water quality discharging from the Site through use of erosion and sediment control (ESC) measures as appropriate. When possible, work will be scheduled to avoid wet, windy, and rainy periods that may increase erosion and sedimentation.
	<ul style="list-style-type: none"> Spills from heavy equipment including refueling 	<ul style="list-style-type: none"> Develop and implement a Spill Response Plan
Vegetation	<ul style="list-style-type: none"> Impacts to vegetation and wildlife/fish habitat 	<ul style="list-style-type: none"> Manage weeds according to the <i>Weed Control Act</i>.
Wildlife & Wildlife Habitat	<ul style="list-style-type: none"> Some vegetation removal is required which may provide nesting habitat. 	<ul style="list-style-type: none"> The recommended BMP for tree and vegetation clearing is to complete works outside of the general nesting period. If vegetation clearing or other disruptive activities must be conducted during the breeding period, a QEP must survey the Site for active nests and flag no-go buffer zones around active nests. QEP monitoring of active nests for disturbance within 200 m of construction noise is recommended
	<ul style="list-style-type: none"> Noise related disturbance to breeding birds. 	<ul style="list-style-type: none"> Use best technologies to reduce noise associated with heavy equipment. In addition, particularly noisy activities such as those that may be created during construction (i.e. chain saws, certain heavy equipment) should be scheduled outside of the breeding season when possible.
Fish Habitat	<ul style="list-style-type: none"> Removal or riparian vegetation 	<ul style="list-style-type: none"> It is recommended that shrubs and trees in which the drip line extends over the creek are retained to the extent possible, if removal is required then they should be replaced with appropriate native species.
Surface Water Resources	<ul style="list-style-type: none"> Spills from heavy equipment including refueling, release of deleterious substances 	<ul style="list-style-type: none"> Develop and implement a Spill Response Plan. Physical barriers can provide an effective strategy to exclude deleterious substances from flowing into sensitive habitats. These barriers are to be placed away from sensitive areas as to not cause further impacts to the environment. To reduce the likelihood of leaks and potential further contaminant infiltration into the soil, equipment on Site must be regularly inspected for leaks and maintained in good condition.



VEC	Type of Potential Impact	Recommended Mitigation Measure
		<ul style="list-style-type: none"> • Heavy equipment working near the watercourse (within 30 m of the bank of the creek), should use bio-degradable fuels, fluids, and lubricants to mitigate the risks associated with accidental releases.
Species of Special Status (provincial) & Species at Risk (federal – SARA)	<ul style="list-style-type: none"> • Noise impacts to nearby wildlife habitat that may be used by sensitive or at-risk species. 	<ul style="list-style-type: none"> • Conduct a pre-construction survey to determine location of Species of Management Concern (SOMC) nests, dens, burrows to avoid disturbance in specific areas as much as possible.
Historical & Archeological	<ul style="list-style-type: none"> • Impacts to historical & archeological resources 	<ul style="list-style-type: none"> • Implementation of chance find protocol.
Air Quality	<ul style="list-style-type: none"> • Temporary reduction in local air quality 	<ul style="list-style-type: none"> • Controlling dust generated during construction with the application of water, • Road sweeping during construction and operations, • Implementing anti-idling procedures for vehicles and equipment, and • Securing excavated loads on haul trucks.



8. Conclusion

McElhanney was retained by Mr. and Mrs. Seto to conduct an Environmental Impact Statement Report to identify environmentally sensitive features within and around the residential property located at 634 7th St, Canmore, Alberta.

The EIS prepared for the Project concluded that there are low to negligible risk to identified VECs based on the appropriate implementation of recommended mitigation measures. The municipally regulated setbacks from top of bank create a constraint for the redevelopment of this property. Given that minimal changes are anticipated to the function and health of the current condition of environmentally sensitive features at the Site, it is the Opinion of the QEP that a reduced setback from Spring Creek can be considered at this location.

9. Professional Statement

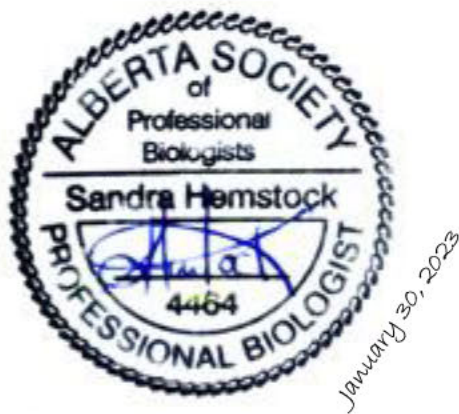
This assessment and its recommendations are based on a detailed desktop assessment and review of photographs showing current Site conditions. This review identified environmentally sensitive features to be protected during construction. Conclusions and recommendations presented here may change with additional information. Any changes to this EIS should be completed by McElhanney Ltd. and presented to the Town of Canmore for acceptance.

Should there be any questions regarding the information within, please do not hesitate to contact the undersigned.

Yours truly,

MCELHANNEY LTD.

Prepared by



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Appendix A:

Correspondence for Alberta Environment and Parks

From: [Vincent Koch](#)
To: [Sandra Hemstock](#)
Subject: Fw: Canmore 634 - 7 Street - Top of Bank Setback Relaxation
Date: Tuesday, October 25, 2022 9:53:17 AM

You don't often get email from vincent.koch@streetergroup.ca. [Learn why this is important](#)

[EXTERNAL EMAIL] Check email address, links, and attachments

General correspondence on the initial site visit and Brian's thoughts on what he saw.

From: Vincent Koch <vincent.koch@streetergroup.ca>
Sent: Tuesday, November 23, 2021 11:36 AM
To: Brian Allen (AEP) <brian.m.allen@gov.ab.ca>
Cc: Gerrit Scheffel <gerrit.scheffel@canmore.ca>
Subject: Re: Canmore 634 - 7 Street - Top of Bank Setback Relaxation

Hi Brian,

Thank you for compiling all this information for me. I will pass this along to the clients and we will be in touch if/ when further info is required.

Best Regards,
Vincent

From: Brian Allen (AEP) <brian.m.allen@gov.ab.ca>
Sent: Tuesday, November 23, 2021 8:50 AM
To: Vincent Koch <vincent.koch@streetergroup.ca>
Cc: Gerrit Scheffel <gerrit.scheffel@canmore.ca>
Subject: Canmore 634 - 7 Street - Top of Bank Setback Relaxation

Hello Vincent,

During my November 19th site visit, I managed to have a look at the water body and retaining wall. From a Public Lands perspective, I have determined that as long as the wall is in place, the top of the wall is considered upland/top of bank. Lands extending from the wall to the interior of the lot in question would not be within or affect the bed and shore of Spring Creek, therefore, I have no concern, regarding the Town of Canmore/Gerrit's set-back recommendations.

Be advised, a Water Act approval will not be required providing the lot construction activities do not,

1. alter the water body flow or level,
2. water body direction or location,
3. affect the water body aquatic environment.

*Erosion and sediment control measures must be installed and monitored during all phases of construction.

Note:

Under the Public Lands Act, my recommendation on the retaining wall structure is only valid if the retaining wall remains in place... Therefore, a joint discussion with the adjacent lot owner to ensure a plan is in place to keep the wall may be in everyone's best interests. To fulfill the regulatory requirements for the retaining wall to continue to stay in place, an approval is required under the Public Lands Act in the form of a disposition (i.e. Department License of Occupation (DLO)).

See Link for more information and requirements.

<https://www.alberta.ca/shorelands-approvals-and-regulatory-requirements.aspx>

A Public Land Disposition (DLO) to cover the wall structure is generally required by the land owner whose land is adjacent or is most affected. The DLO can be a shared responsibility with costs and administration.

Let me know if you have any further questions.

Thanks,

Brian

Classification: Protected A

From: Vincent Koch <vincent.koch@streetergroup.ca>

Sent: Friday, November 19, 2021 12:16 PM

To: Brian Allen (AEP) <brian.m.allen@gov.ab.ca>

Cc: Gerrit Scheffel <gerrit.scheffel@canmore.ca>

Subject: Re: 634 7 Street - Top of Bank Setback Relaxation

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Hi Brian,

You had said next Friday, so I assumed we were talking about the 26th?
In any event, apologies that was missed in translation but let me know what else you need from me. I wish I could have been there to communicate our intent, so let me know if you would still like to do that at some point.

Kind Regards,

Vincent Koch
Streeter Design Group Ltd.
403-519-0161

On Nov 19, 2021, at 11:58 AM, Brian Allen (AEP) <brian.m.allen@gov.ab.ca> wrote:

Hello All,

I have been at the address for 45 minutes. I have been able to see what I needed from my visit.

Sorry I missed you all.

Cheers

Brian

From: Vincent Koch <vincent.koch@streetergroup.ca>
Sent: Friday, November 19, 2021 9:36:47 AM
To: Brian Allen (AEP) <brian.m.allen@gov.ab.ca>
Cc: Gerrit Scheffel <gerrit.scheffel@canmore.ca>
Subject: Re: 634 7 Street - Top of Bank Setback Relaxation

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Great, I will see you there.
Thanks.

Kind Regards,

Vincent Koch
Streeter Design Group Ltd.
403-519-0161

On Nov 19, 2021, at 9:18 AM, Brian Allen (AEP) <brian.m.allen@gov.ab.ca> wrote:

Confirmed – I will be there. I do not anticipate this taking too long.

Thanks

Brian

Classification: Protected A

From: Vincent Koch <vincent.koch@streetergroup.ca>
Sent: Friday, November 19, 2021 9:16 AM
To: Brian Allen (AEP) <brian.m.allen@gov.ab.ca>
Cc: Gerrit Scheffel <gerrit.scheffel@canmore.ca>

Subject: Fwd: 634 7 Street - Top of Bank Setback Relaxation

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Hi Brian,

Just following up on the below.
Thanks.

Kind Regards,

Vincent Koch
Streeter Design Group Ltd.
403-519-0161

Begin forwarded message:

From: Vincent Koch <vincent.koch@streetergroup.ca>
Date: November 17, 2021 at 3:59:59 PM MST
To: "Brian Allen (AEP)" <brian.m.allen@gov.ab.ca>
Cc: David Charlton <david.charlton@streetergroup.ca>, Gerrit Scheffel <gerrit.scheffel@canmore.ca>
Subject: Re: 634 7 Street - Top of Bank Setback Relaxation

Hi Brian,

I could be available at 11:15 on site next Friday.
If this works let's plan for that.

Kind Regards,

Vincent Koch
Streeter Design Group Ltd.
403-519-0161

On Nov 17, 2021, at 3:28 PM, Brian Allen (AEP) <brian.m.allen@gov.ab.ca> wrote:

Hello Vincent,

I would like to view the lot with you if that can be arranged.

I am also interested in the adjacent east lot activities regarding the water body...

Can you be available to meet next Friday

(November 19th) anytime between 10 – 2 PM?

Thanks,

Brian Allen
Land Management Specialist
Phone: (403) 592-3186
Bow/Crow District – Lands Delivery &
Coordination South
Alberta Environment & Parks
8660 Bearspaw Dam Road N. W.
Land And Forest Service Yard
Calgary
T3L 1S4

Classification: Protected A
From: Vincent Koch
<vincent.koch@streetergroup.ca>
Sent: Monday, November 15, 2021 12:11 PM
To: Brian Allen (AEP)
<brian.m.allen@gov.ab.ca>
Cc: David Charlton
<david.charlton@streetergroup.ca>; Gerrit
Scheffel <gerrit.scheffel@canmore.ca>
Subject: Re: 634 7 Street - Top of Bank Setback
Relaxation

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Hi Brian,

Thank you for getting back to me so quickly on this, greatly appreciated.

I have attached a few documents for your

review. There is an RPR from 2018 which details the existing structures, some site photos, a satellite image, and a sketch of what we would like to achieve on the lot.

Couple things of note here:

- * The site sketch indicated the representation of the top of bank setback, accounting for a 5m relaxation which is within the town jurisdiction to offer us. With the full 20m setback observed, the lot becomes completely un-usable and places the two existing buildings completely within it. Even with a 5m relaxation at play, the existing dwelling and garage would not be accepted if rebuilt today.

- * From both the satellite image and attached photos, as well as my observation, it is clear that the existing waterway between the East property line, and bridge on the adjacent property has been reconstructed and landscaped in recent years. The banks are well manicured and are structured with rundle rock retaining walls on the North, and piled large river rock on the South bank. There is an artificial island and water feature constructed in the centre of this area as well that appears to have an electrical pump and lighting run to it for a fountain.

[\[cid:image001.png@01D7DBC7.4DD02360\]](#)

- * Our proposed design would actually see the new building foundation exist further from the waterway than what is currently existing on site. Failing this approach, we would defer to a partial screw pile system to provide the least-intrusive sub-grade construction possible.

- * Our proposed design would provide Canmore with 2 family dwellings and two garage suites which would provide a much needed boost in affordable living in the Town Centre district. This would come in place of the single family dwelling which currently exists on the property and is becoming quite difficult to maintain and lacks modern energy efficiencies.

- * We are in the process of having a full survey completed as the artificial bank does not appear to cut into the property as shown on the RPR.

- * We have not advanced a more detailed site plan as we are aiming to maximize efficiency in

the design process and wanted to have this discussion with the province ahead of any further considerations.

Our contact at the town is Gerrit Scheffel, who I have copied in this email. I hope this provides you with a bit better understanding of the preliminary project and design objectives.

If you require any further info or would like to discuss this in more detail, please do reach out.

Best Regards,

Vincent Koch

Streeter Design Group Ltd.

403-519-0161

From: Brian Allen (AEP)

<brian.m.allen@gov.ab.ca<<mailto:brian.m.allen@gov.ab.ca>>>

Sent: Monday, November 15, 2021 11:10 AM

To: Vincent Koch

<vincent.koch@streetergroup.ca<<mailto:vincent.koch@streetergroup.ca>>>

Subject: Top of Bank Setback Relaxation

Hello Vincent,

I am the Land Management Specialist for the Canmore/ Bow Valley Corridor.

To answer your question more efficiently I will require more details from you related to your proposal.

Do you have a lot site sketch with details?
Photos assist too.

Who is your contact with the Town of
Canmore?

Thanks,

Brian Allen

Land Management Specialist

Phone: (403) 592-3186

Bow/Crow District – Lands Delivery &
Coordination South

Alberta Environment & Parks

8660 Bearspaw Dam Road N. W.
Land And Forest Service Yard
Calgary

T3L 1S4

-----Original Message-----

From: Vincent Koch

<vincent.koch@streetergroup.ca<<mailto:vincent.koch@streetergroup.ca>>>

Sent: Wednesday, November 10, 2021 12:21 PM

To: AEP Outreach-Services <AEP.Outreach-Services@gov.ab.ca<<mailto:AEP.Outreach-Services@gov.ab.ca>>>

Subject: Top of Bank Setback Relaxation

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Hello,

I was directed to this department by the Canmore Planning and Development team to open up negotiations to have a top of bank setback relaxed for a proposed project in Canmore. The address of this particular site is 634 7th street, and shares a property line with the stagnant end of a stream.

If you could please direct me to the appropriate individual to have this discussion with that would be greatly appreciated.

Kind Regards,

Vincent Koch

Streeter Design Group Ltd.

403-519-0161

Classification: Protected A

Classification: Protected A

Classification: Protected A

Appendix B:

Site Plan



CONCEPTUAL RENDERING. FINAL INTENT MAY VARY

634 7th STREET, CANMORE

SEMI-DETACHED R2A

SHEET INDEX

DP 1.0	SITE PLAN
DP 2.1	FLOOR PLANS
DP 2.2	FLOOR PLANS
DP 3.1	ELEVATIONS
DP 3.2	ELEVATIONS
DP 4.1	BUILDING SECTION

LOT 9, BLOCK 71, PLAN 1095F

ISSUED FOR: DEVELOPMENT PERMIT

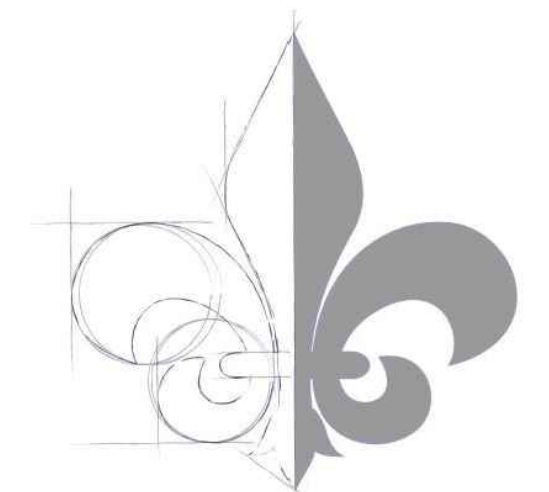
ISSUE DATE: 2022-08-16

CLIENT: K&A. S.
DRAWN BY: VAK/ DCC

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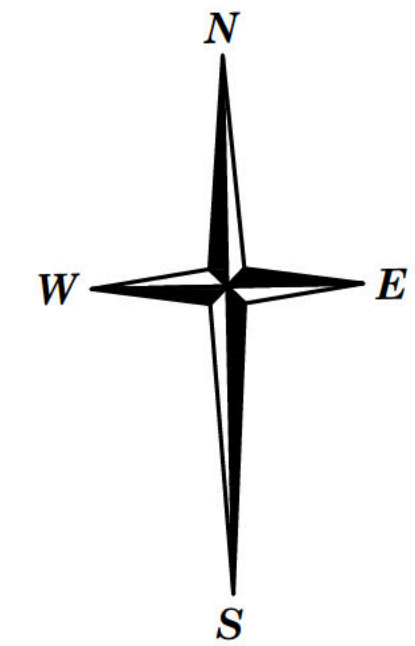
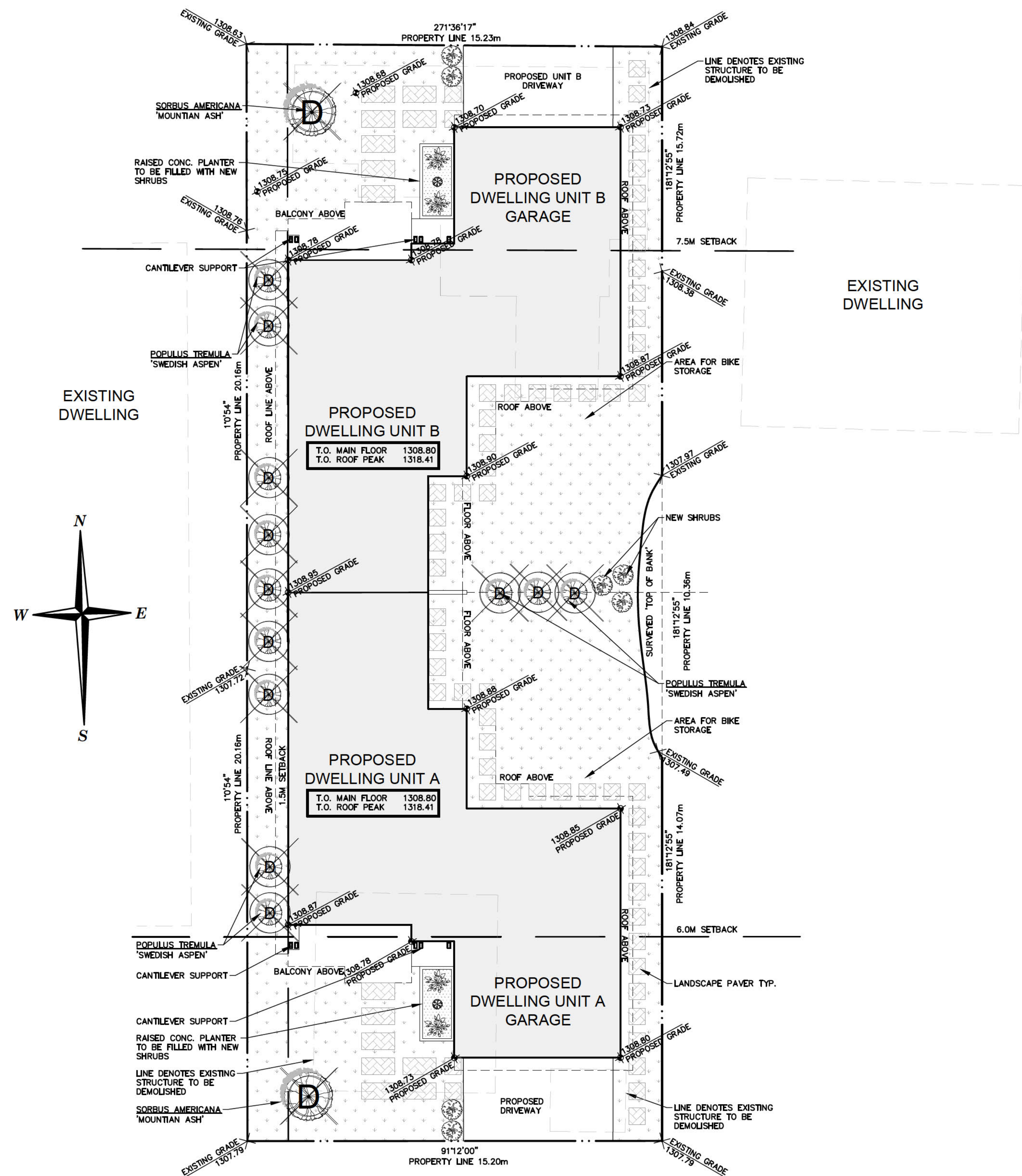


STREETER

DESIGN GROUP

Suite 209-93 34th Avenue S.W.
Calgary, AB T2S 3H4
403-519-0161

LANE



7TH STREET

1
DP1.0
SCALE: 1:100
2021-013

LOT INFORMATION

MUNICIPAL ADDRESS:
634 7TH STREET VETERANS WAY CANMORE, ALBERTA

LEGAL ADDRESS
LOT 9/ BLOCK 71/ PLAN 1095F

ZONING
R2A RESIDENTIAL LOW DENSITY DISTRICT

USE — PERMITTED DUPLEX DWELLING
UNIT A : 3 BEDROOMS + GARAGE SUITE
UNIT B : 3 BEDROOMS + GARAGE SUITE

SITE INFORMATION

SITE AREA:
SITE AREA: 600.3m²

PARCEL COVERAGE:
ALLOWABLE PARCEL COVERAGE = 45% MAX
= 0.45 x 600.31m² = 270.13m²

BUILDING AREA
UNIT A 128.57m²
UNIT B 128.57m²

TOTAL: 257.15m²

TOTAL COVERAGE AREA PROVIDED: 257.15m² / 600.3m² = 42.8%

DRIVEWAYS
UNIT A 16.3m²
UNIT B 16.7m²
TOTAL: 33.0m²

PARKING

PARKING REQUIREMENTS
2 STALLS PER DWELLING UNIT

PARKING CALCULATIONS
RESIDENT PARKING 2 x 2 UNITS = 4 STALLS
STALLS REQUIRED 4 STALLS REQUIRED
STALLS PROVIDED 4 STALLS PROVIDED IN GARAGE

GFA CALCULATIONS

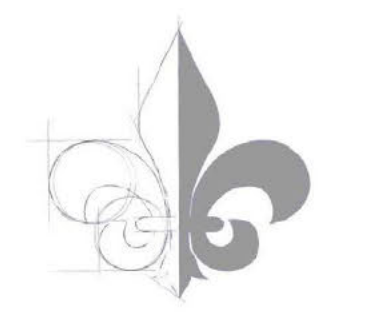
MAIN FLOOR (MAIN DWELLING) 837 SQ.FT.
ADU 514 SQ.FT.
2ND FLOOR (MAIN DWELLING) 787 SQ.FT.
3RD FLOOR (MAIN DWELLING) 484 SQ.FT.
TOTAL (PER DETACHED UNIT) 2622 x 2 = 5244
TOTAL GFA: 5244 SQ. FT.

LEGEND:

- GRASS
- CONCRETE (BROOM FINISH)
- MULCH/ PLANTER BED
- LANDSCAPE PAVERS

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DESIGN GROUP
Suite 209-93 34th Avenue S.W.
Calgary, AB T2S 3H4
403-519-0161

PROJECT:
7SD

CLIENT:
K&A. S.

SITE CIVIC ADDRESS:
634 7TH STREET.

PROJECT LOCATION:
CANMORE, ALBERTA

SITE LEGAL DESCR:
LOT 9, BLOCK 71,
PLAN 1095F

ISSUED FOR:
DEVELOPMENT PERMIT

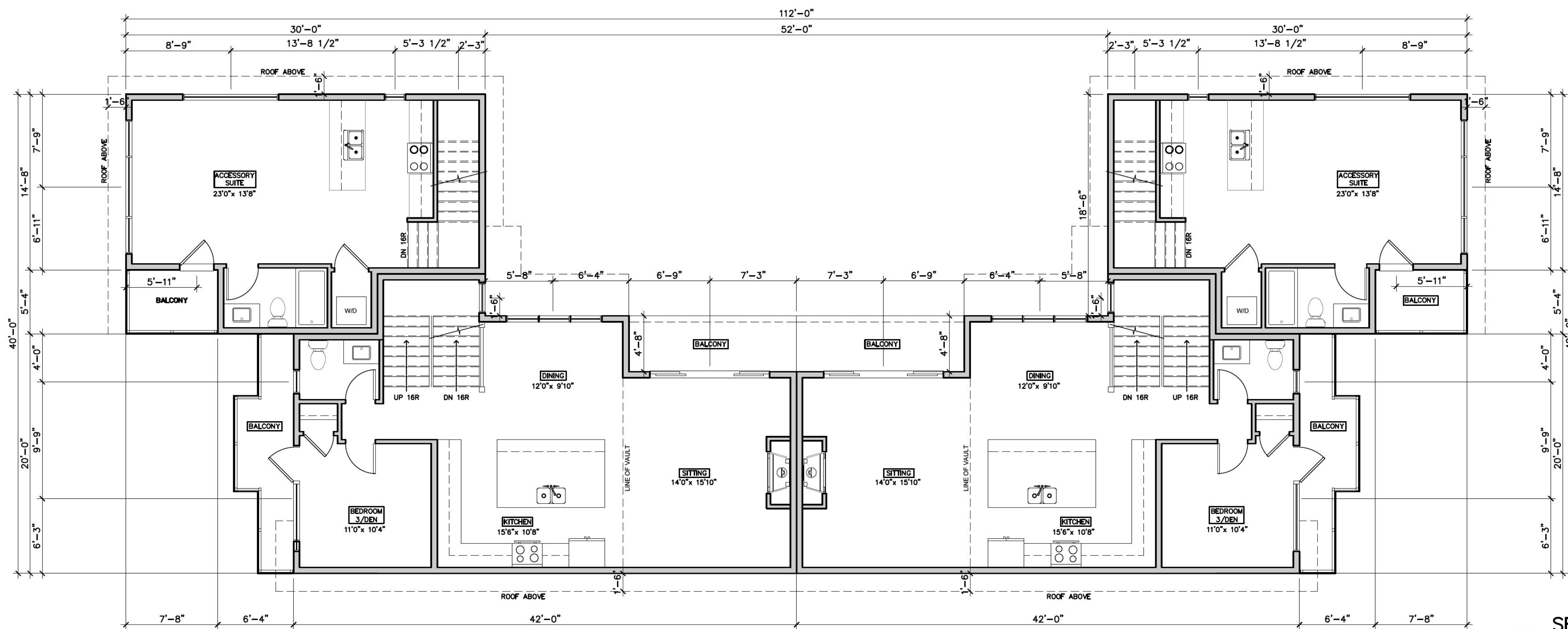
DATE ISSUED:
16/08/2022

REVISION: 1
SCALE: 1:100

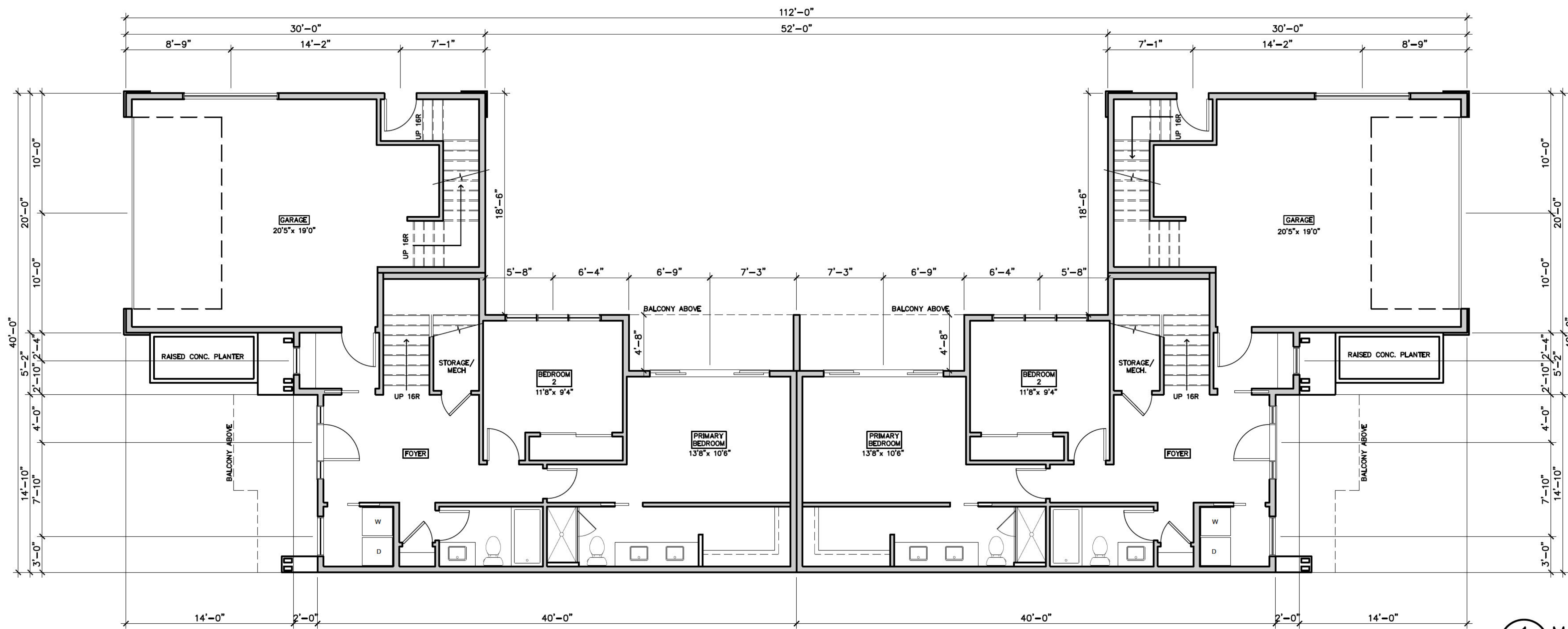
DRAWN: VK
CHECKED: DC

DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:
DP 1.0



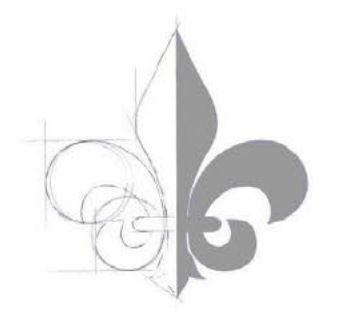
2
DP2.1
SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 2021-013



1
DP2.1
MAIN FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 2021-013

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 DESIGN GROUP
 Suite 209-93 34th Avenue S.W.
 Calgary, AB T2S 3H4
 403-519-0161

PROJECT:
 7SD

CLIENT:
 K&A. S.

SITE CIVIC ADDRESS:
 634 7TH STREET.

PROJECT LOCATION:
 CANMORE, ALBERTA

SITE LEGAL DESCR:
 LOT 9, BLOCK 71,
 PLAN 1095F

ISSUED FOR:
 DEVELOPMENT PERMIT

DATE ISSUED:
 16/08/2022

REVISION: 1
SCALE: 3/16" = 1'-0"

DRAWN: VK
CHECKED: DC

DRAWING TITLE:
 PROPOSED FLOORPLANS

DRAWING NUMBER:
DP 2.1

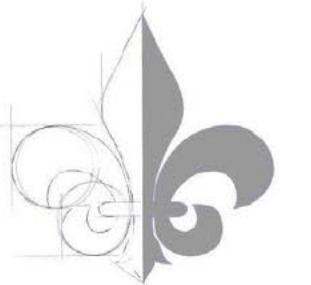
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STREETER

DESIGN GROUP

Suite 209-93 34th Avenue S.W.
Calgary, AB T2S 3H4
403-519-0161

PROJECT:

7SD

CLIENT:

K&A. S.

SITE CIVIC ADDRESS:

634 7TH STREET.

PROJECT LOCATION:

CANMORE, ALBERTA

SITE LEGAL DESCR:

LOT 9, BLOCK 71,
PLAN 1095F

ISSUED FOR:

DEVELOPMENT PERMIT

DATE ISSUED:

16/08/2022

REVISION:

1

SCALE:

$\frac{3}{16}'' = 1'-0''$

DRAWN:

VK

CHECKED:

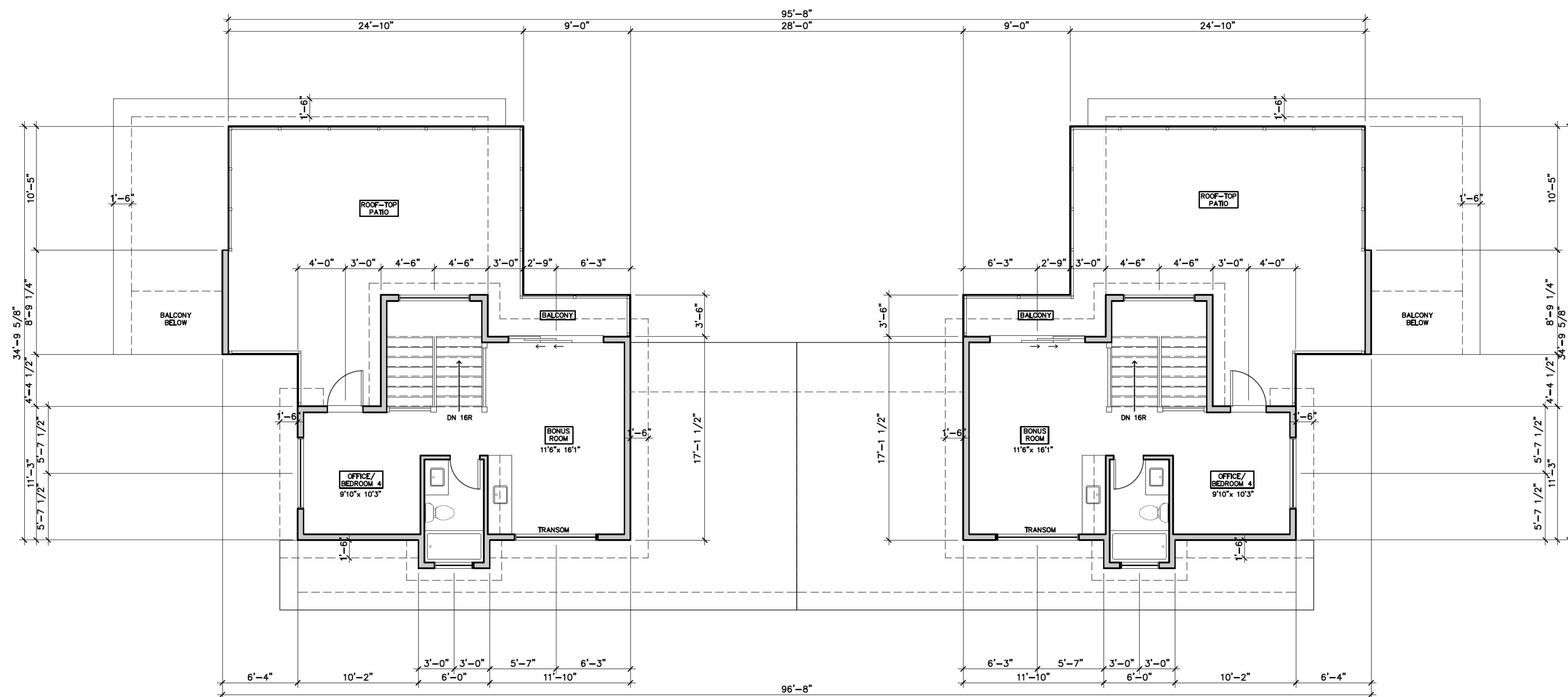
DC

DRAWING TITLE:

PROPOSED
FLOORPLANS

DRAWING NUMBER:

DP 2.2



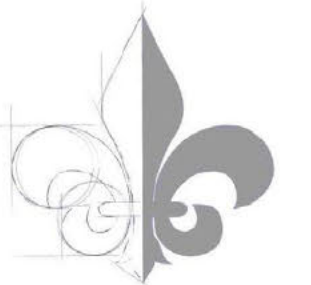
1 THIRD FLOOR PLAN
DP2.2 SCALE: 3/16"=1'-0"
2021-013

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SCALE:

$\frac{3}{16}'' = 1'-0''$

DRAWN:

VK

CHECKED:

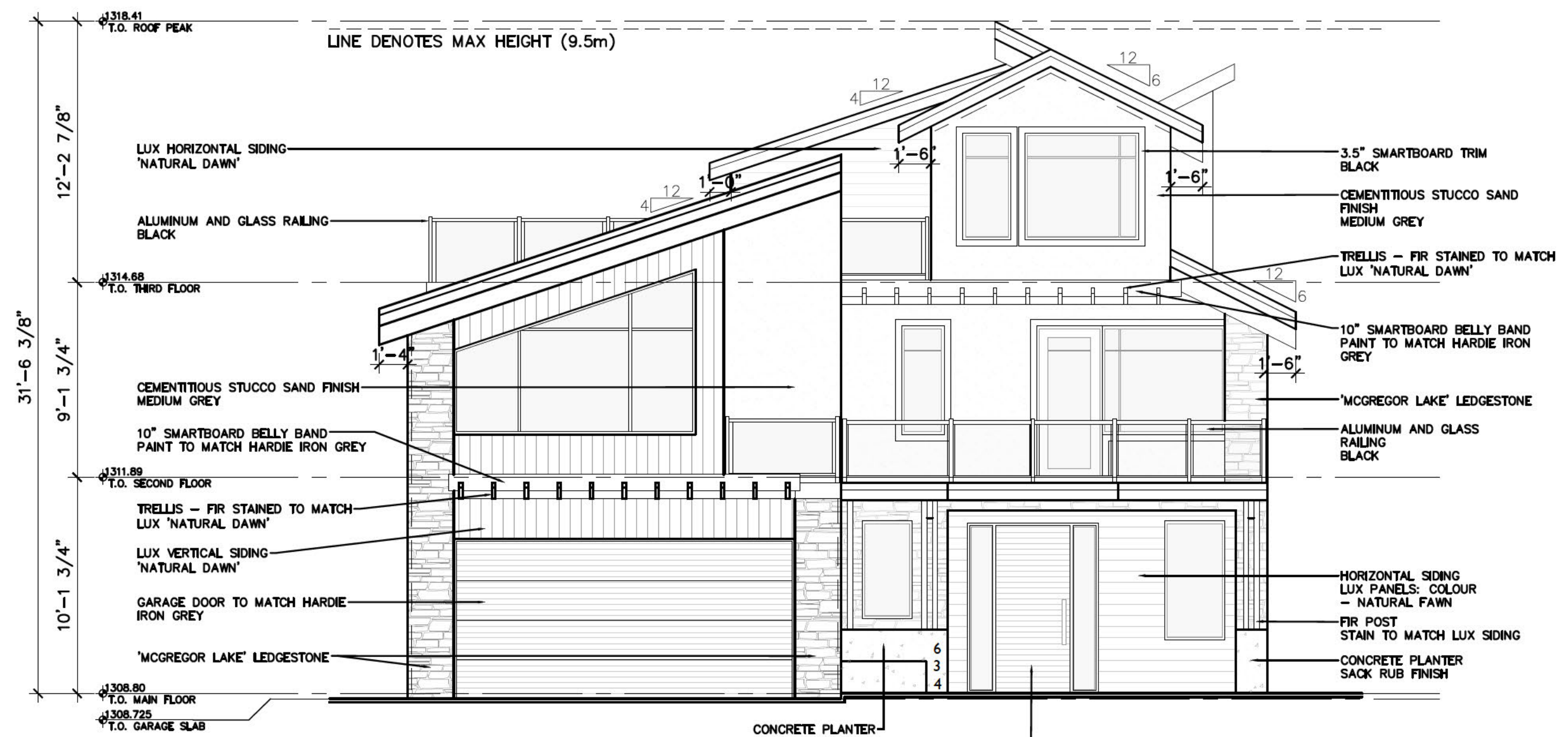
DC

DRAWING TITLE:

BUILDING
ELEVATIONS

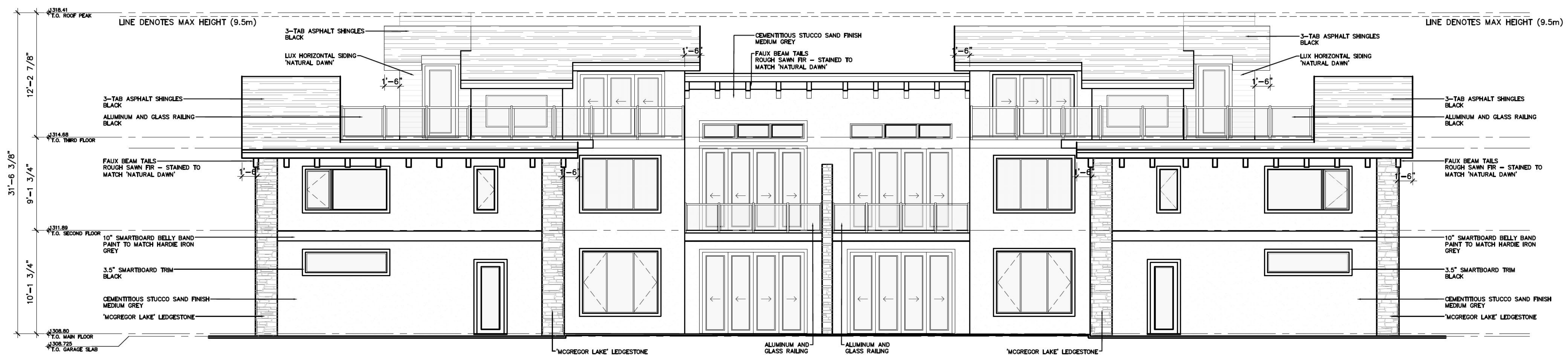
DRAWING NUMBER:

DP 3.1



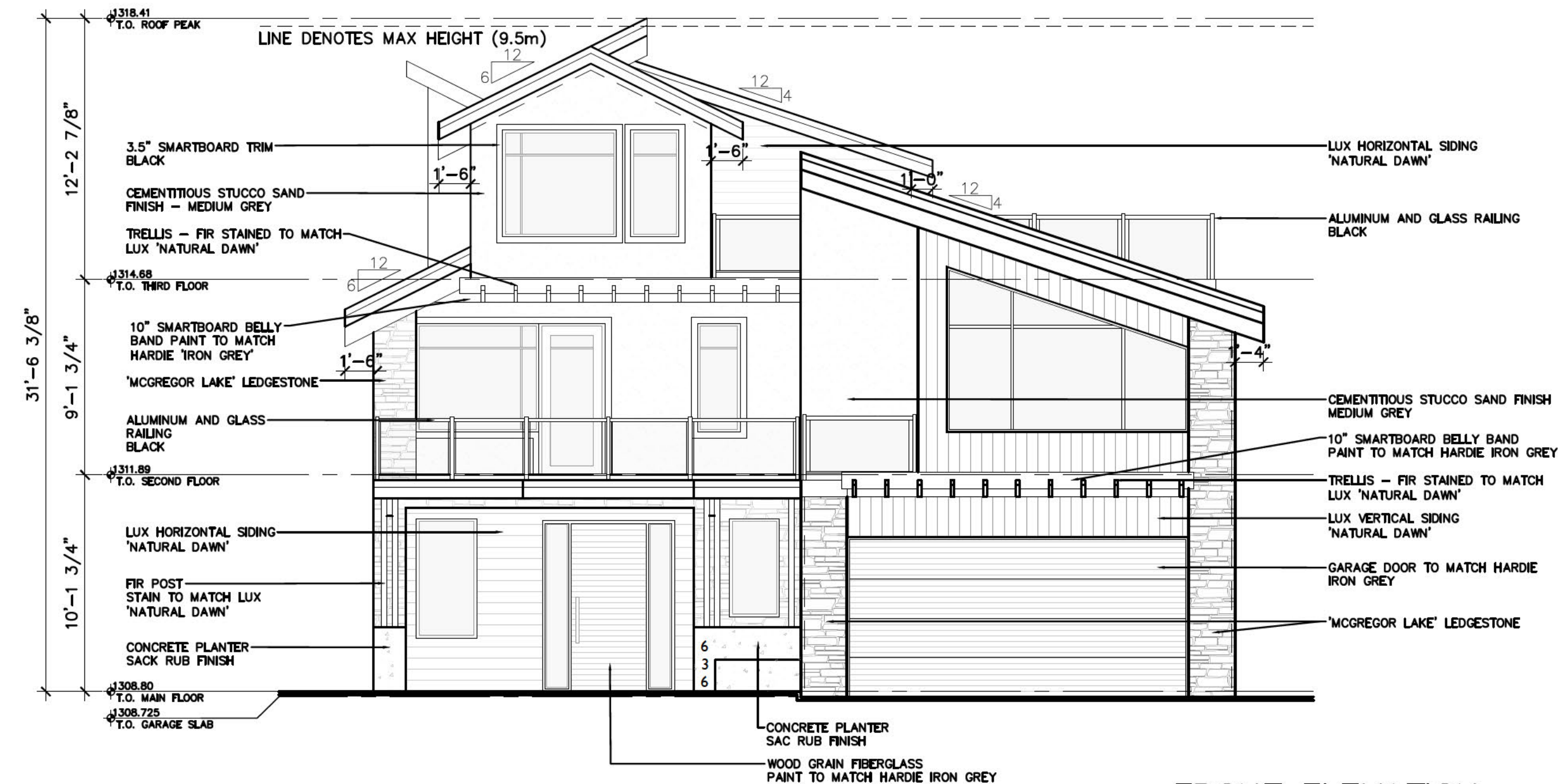
**FRONT ELEVATION
(NORTH)**

2
DP3.1
SCALE: 3/16" = 1'-0"
2021-013

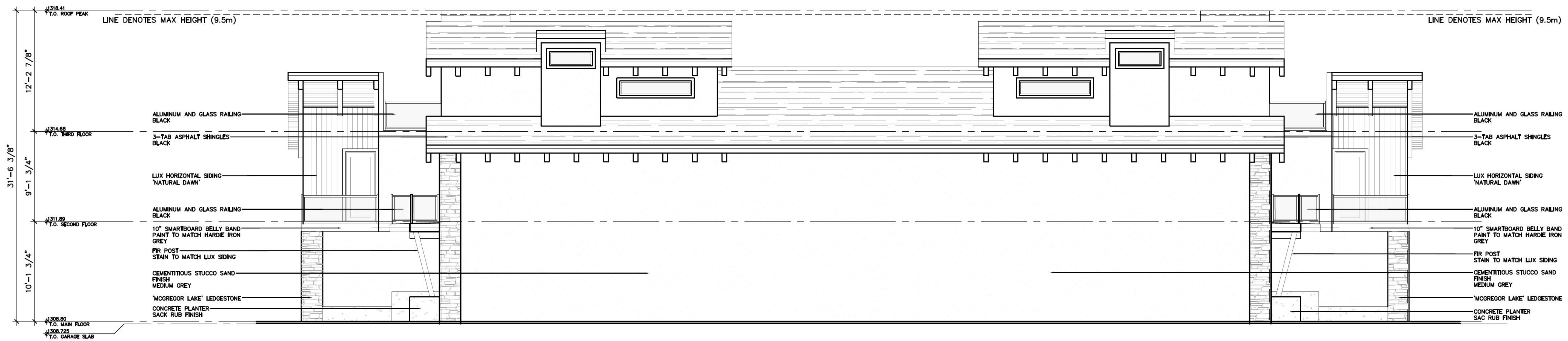


**SIDE ELEVATION
(EAST)**

1
DP3.1
SCALE: 3/16" = 1'-0"
2021-013



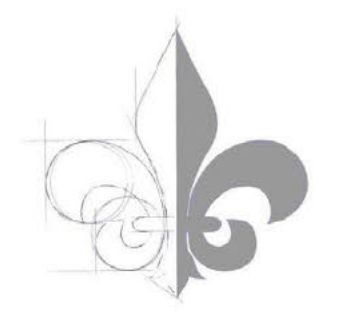
FRONT ELEVATION
(SOUTH)
2
DP3.2
SCALE: 3/16" = 1'-0"
2021-013



SIDE ELEVATION
(WEST)
1
DP3.2
SCALE: 3/16" = 1'-0"
2021-013

NOTES:
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ALL CONSTRUCTION IS TO CONFORM TO ABC & NBC.
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER IN THE EVENT OF DISCREPANCIES. THE CONTRACTOR SHALL CONTACT THE DESIGNER IN ALL MATTERS THAT REQUIRE INTERPRETATION OF THIS DRAWING.

NOT FOR CONSTRUCTION



STREETER
DESIGN GROUP
Suite 209-93 34th Avenue S.W.
Calgary, AB T2S 3H4
403-519-0161

PROJECT:
7SD

CLIENT:
K&A. S.

SITE CIVIC ADDRESS:
634 7TH STREET.

PROJECT LOCATION:
CANMORE, ALBERTA

SITE LEGAL DESCR:
LOT 9, BLOCK 71,
PLAN 1095F

ISSUED FOR:
DEVELOPMENT PERMIT

DATE ISSUED:
08/16/2022

REVISION: 1
SCALE: 3/16" = 1'-0"

DRAWN: VK
CHECKED: DC

DRAWING TITLE:
BUILDING ELEVATIONS

DRAWING NUMBER:
DP 3.2

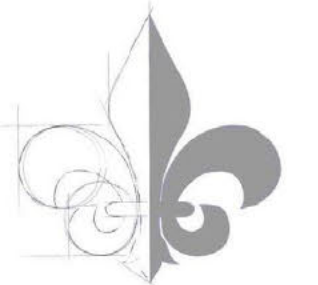
NOTES:

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NOT FOR CONSTRUCTION



STREETER

DESIGN GROUP

Suite 209-93 34th Avenue S.W.
Calgary, AB T2S 3H4
403-519-0161

PROJECT:

7SD

CLIENT:

K&A. S.

SITE CIVIC ADDRESS:

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LOT 9, BLOCK 71,
PLAN 1095F

ISSUED FOR:

DEVELOPMENT PERMIT

DATE ISSUED:

08/16/2022

REVISION:

1

SCALE:

$\frac{3}{16}'' = 1'-0''$

DRAWN:

VK

CHECKED:

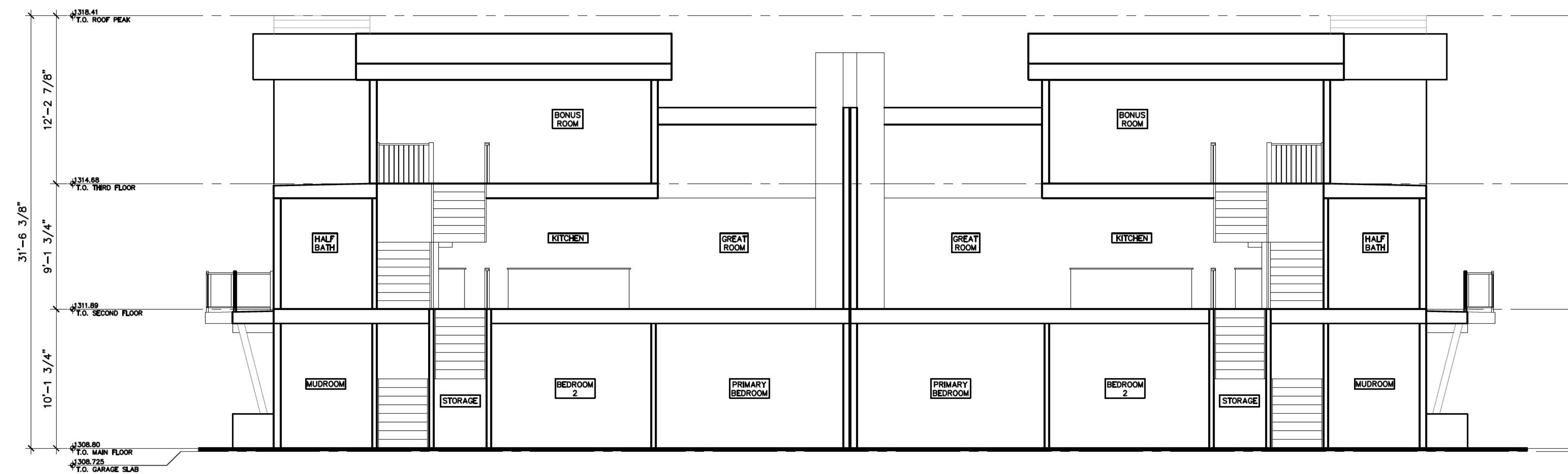
DC

DRAWING TITLE:

BUILDING
SECTIONS

DRAWING NUMBER:

DP 4.1



1 BUILDING SECTION 1
SCALE: 3/16" = 1'-0"
2021-01.3

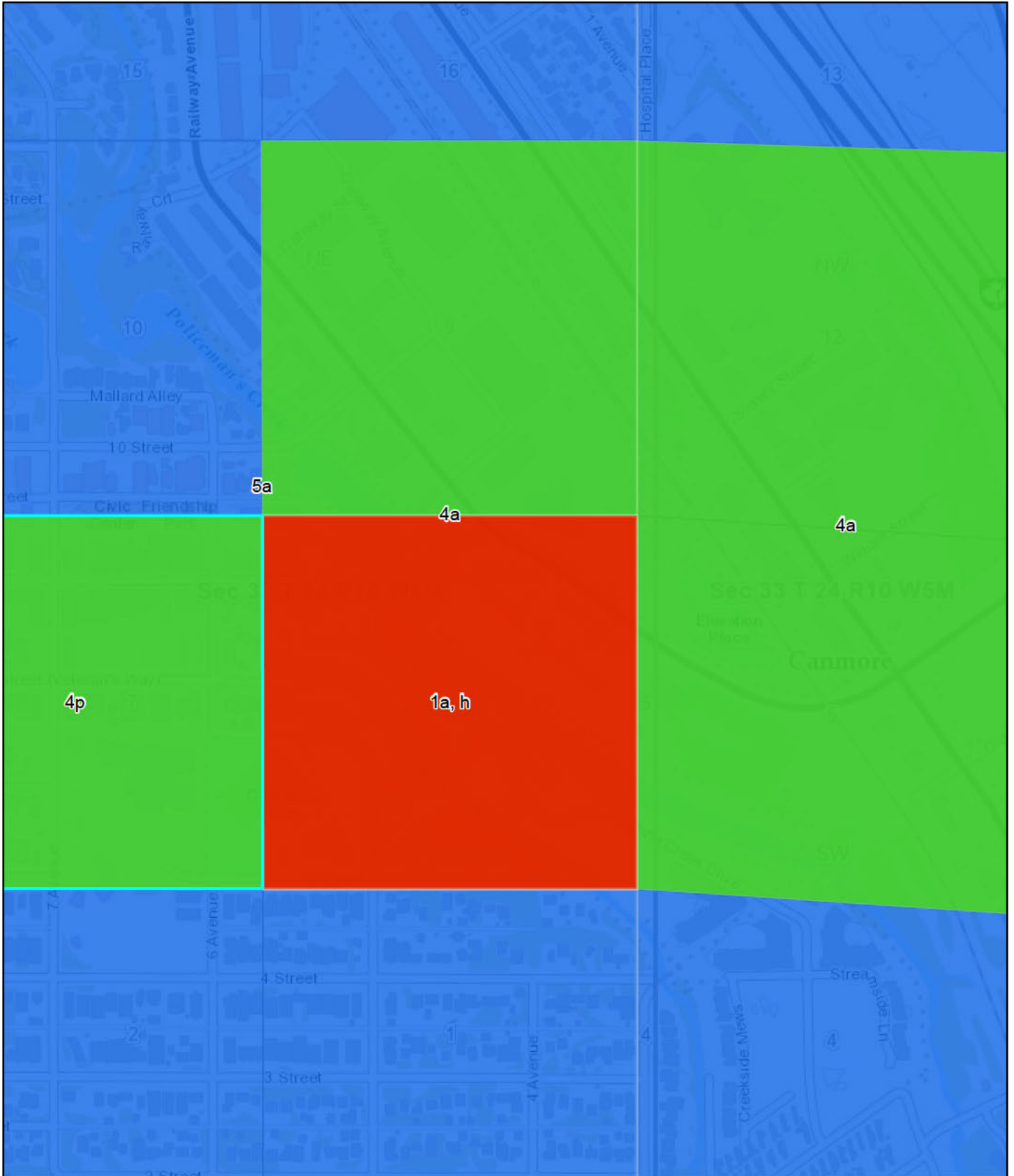
Appendix C:

Additional Database Search Results



IDxNR	20
IDxNR2	
Area_HA	943827
NR	Rocky Mountain
Criteria1	YES
Criteria2	YES
Criteria3	YES
Criteria4	
Criteria5a	YES
Criteria5b	YES
Criteria5c	YES
Criteria6	YES
Criteria7	YES
RATING	National

Listing of Historic Resources - Historic Resource Values



1/16/2023, 5:31:28 PM

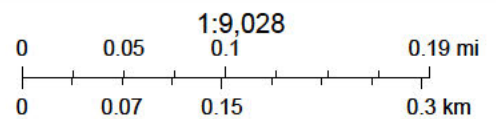
- Listing of Historic Resources Public- HRV 1
- Listing of Historic Resources Public- HRV 3
- Listing of Historic Resources Public- HRV 4

ATS Section with Road Allowance Label Above Hydro

ATS Quarter Section with Road Allowance Label Below Hydro

ATS Legal SubDivision with Road Allowance Label Below Hydro

ATS Township Index Outline 8



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Report on Soil Polygon: 28018

Variable	Value
POLY_ID	28018
Map Unit Name	ZDL1/DL
Landform	DL - disturbed land
LSRS Rating (Spring Grains)	NR(10)

Landscape Model Descriptions:

Miscellaneous undifferentiated mineral soils (ZUN).

The polygon may include soils that are not strongly contrasting from the dominant or co-dominant soils (1).

Disturbed land (urban, open pit mines, gravel pits) (DL).

Image:

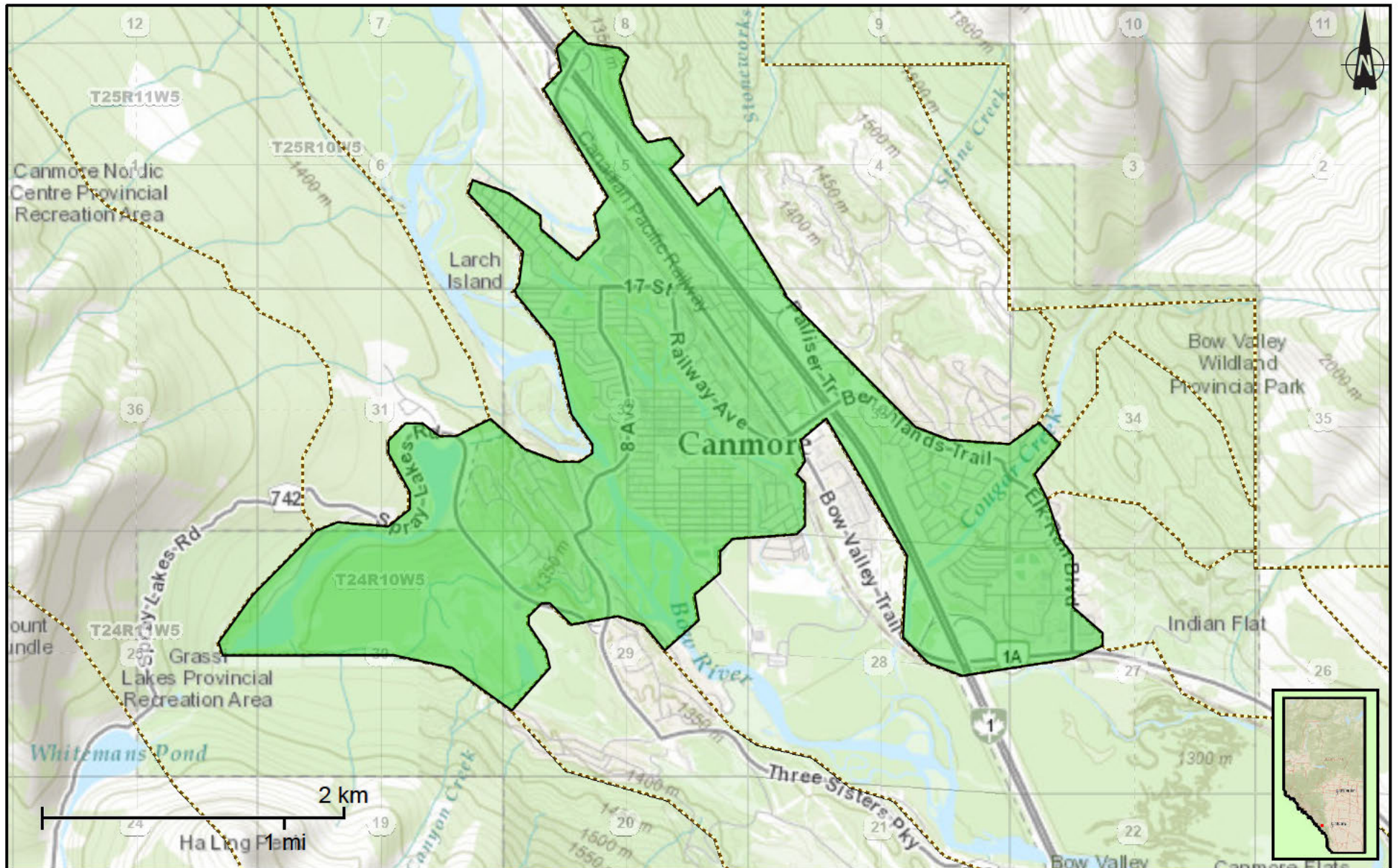
No image.

Landform Model:

No landform model.

Landform Profile:

No landform profile.



January 16, 2023

 Soil Landscape Polygons

Scale 1:36,112
 1 inch = 3009.33 feet
 1 cm = 361.12 metres

Map centre at latitude +51.088°N and longitude -115.357°E

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
 Alberta Agriculture and Forestry and Agriculture and Agri-Food Canada
 Government of Alberta, Alberta Open Government Licence

Fish and Wildlife Internet Mapping Tool (FWIMT)

(source database: Fish and Wildlife Management Information System (FWMIS))

Species Summary Report

Report Date: 18-Jan-2023 18:16

Species present within the current extent

Fish Inventory

ARCTIC GRAYLING
 BROOK STICKLEBACK
 BROOK TROUT
 BROWN TROUT
 BULL TROUT
 BULL TROUT X BROOK TROUT HYBRID
 CUTTHROAT TROUT
 LAKE TROUT
 LONGNOSE SUCKER
 MOUNTAIN WHITEFISH
 RAINBOW TROUT
 SUCKER FAMILY
 TULLIBEE (CISCO)
 UNKNOWN
 WHITE SUCKER

Wildlife Inventory

BARN SWALLOW
 BARRED OWL
 BOBCAT
 BOREAL TOAD
 COLUMBIA SPOTTED FROG
 COUGAR
 GRIZZLY BEAR
 HARLEQUIN DUCK
 LONG-TOED SALAMANDER
 PILEATED WOODPECKER
 RED-TAILED CHIPMUNK
 SHORT-EARED OWL

Stocked Inventory

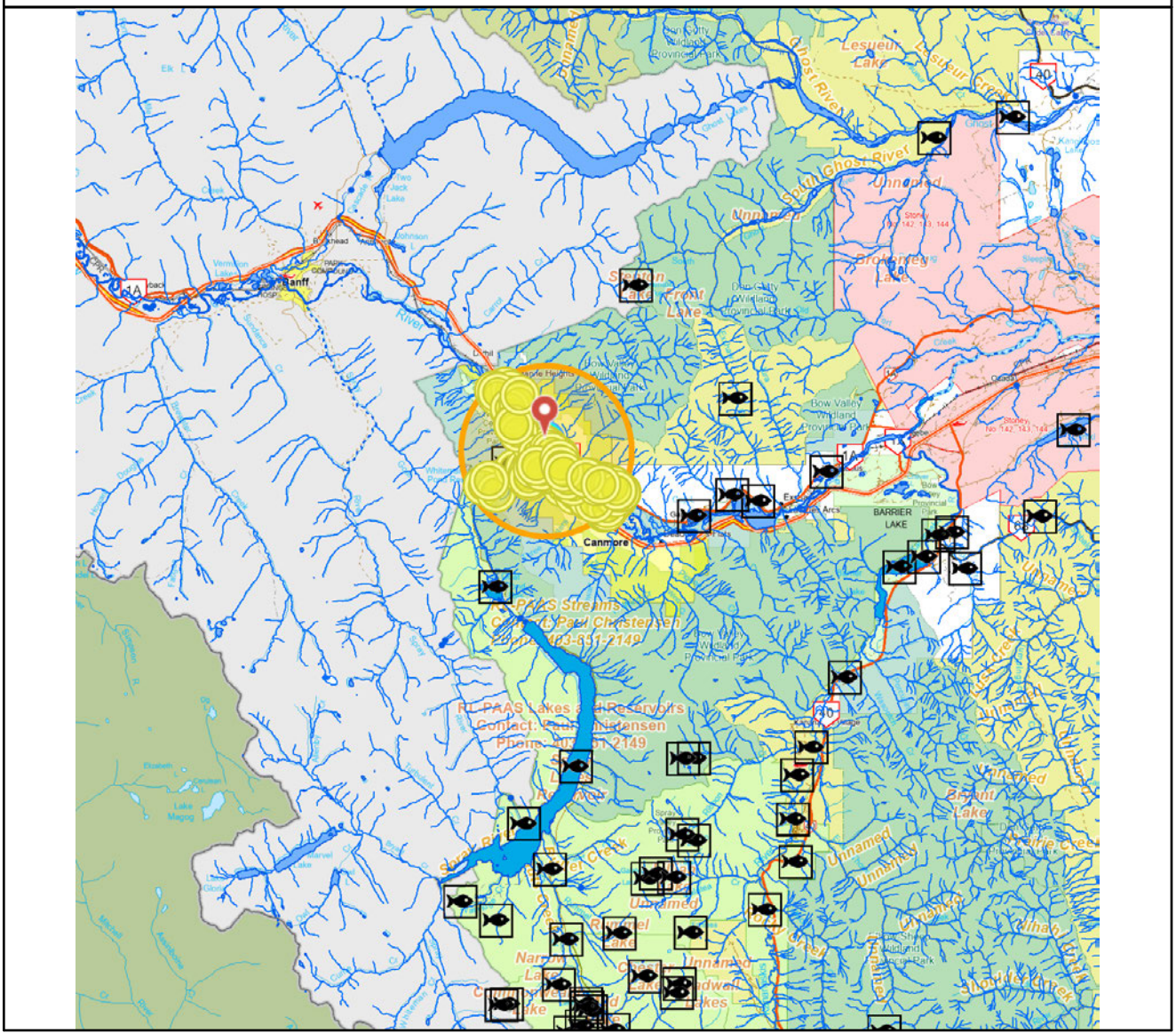
ARCTIC GRAYLING
 BROOK TROUT
 BROWN TROUT
 CUTTHROAT TROUT
 RAINBOW TROUT

Buffer Extent

Centroid (X,Y)	Projection	Centroid (Qtr Sec Twp Rng Mer)	Radius or Dimensions
474937, 5657466	10-TM AEP Forest	SE 32 24 10 5	5 kilometers

Contact Information

For contact information, please visit:
<https://www.alberta.ca/fisheries-and-wildlife-management-contacts.aspx>



Display may contain: Base Map Data provided by the Government of Alberta under the Alberta Open Government Licence. Cadastral and Dispositions Data provided by Alberta Data Partnerships. (c)GeoEye, all rights reserved. Information as depicted is subject to change, therefore the Government of Alberta assumes no responsibility for discrepancies at time of use

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2

Select Reason for Request: *

Environmental Assessment

3

SEC

TWP

RGE

MER

32

024

10

W5M

(option)

Convert Lat/Long to Township

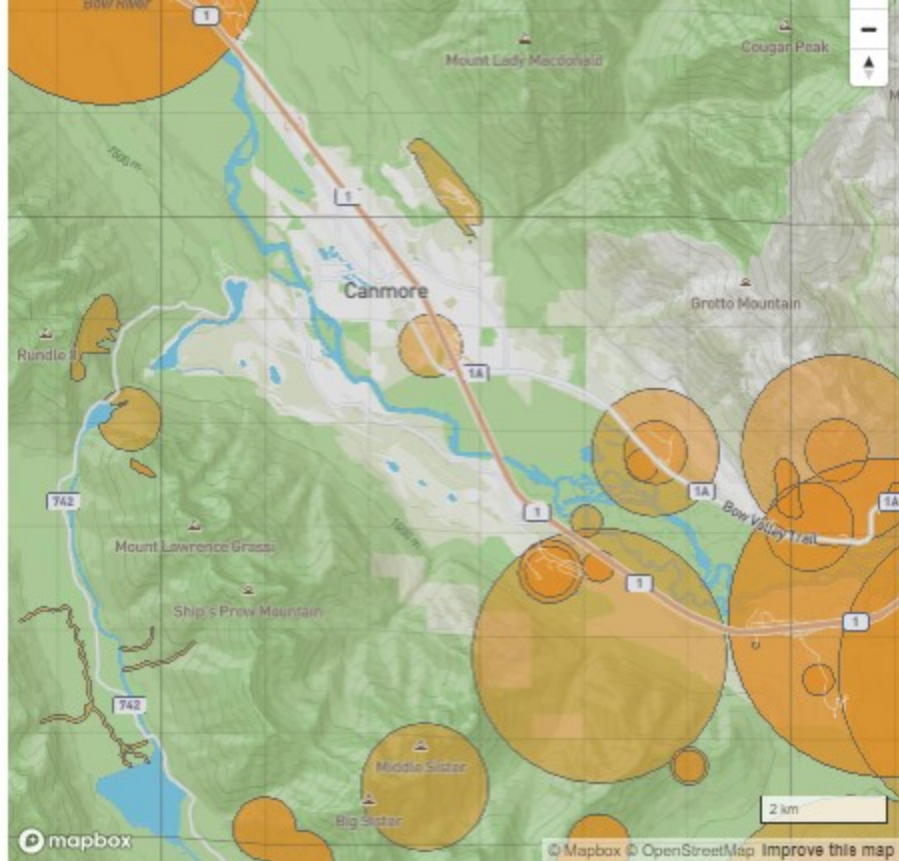
Submit

Legend

- Element Occurrences (part one, non-sensitive) ⊙
- Element Occurrence (part two, sensitive) ⊙

For information on where to obtain GIS data for boundaries of parks and protected areas in Alberta, please refer to Alberta's Open Data catalog.

Park and Protected area boundaries can be previewed using the [GeoDiscover Alberta geospatial viewer](#).



Date: 17/1/2023

Requestor: Consultant

Reason for Request: Environmental Assessment

SEC: 32 TWP: 024 RGE: 10 MER: 5



■ Non-sensitive EOs (updated: June 2022)

M_RR_TTT_SS	EO_ID	ECODE	S_RANK	SNAME	SCOMNAME	LAST_OBS_D
-------------	-------	-------	--------	-------	----------	------------

No Non-sensitive EOs Found: [Next Steps](#) - [See FAQ](#)

■ Sensitive EOs (updated: June 2022)

M-RR-TTT	EO_ID	ECODE	S_RANK	SNAME	SCOMNAME	LAST_OBS_D
----------	-------	-------	--------	-------	----------	------------

No Sensitive EOs Found: [Next Steps](#) - [See FAQ](#)

eBird Field Checklist

Canmore--Mallard Pond

Banff, Alberta, CA

ebird.org/hotspot/L3368416

118 species (+10 other taxa) - Year-round, All years

Date: _____
Start time: _____
Duration: _____
Distance: _____
Party size: _____
Notes: _____

This checklist is generated with data from eBird (ebird.org), a global database of bird sightings from birders like you. If you enjoy this checklist, please consider contributing your sightings to eBird. It is 100% free to take part, and your observations will help support birders, researchers, and conservationists worldwide.

Go to ebird.org to learn more!

Waterfowl

- Snow Goose
- Greater White-fronted Goose
- Canada Goose
- Tundra Swan
- Wood Duck
- Northern Shoveler
- Gadwall
- American Wigeon
- Mallard
- Northern Pintail
- Green-winged Teal
- teal sp.
- Ring-necked Duck
- Lesser Scaup
- Greater/Lesser Scaup
- Bufflehead
- Common Goldeneye
- Barrow's Goldeneye
- Hooded Merganser
- Common Merganser

Pigeons and Doves

- Rock Pigeon
- Eurasian Collared-Dove

Hummingbirds

- Calliope Hummingbird
- Rufous Hummingbird
- hummingbird sp.

Rails, Gallinules, and Allies

- Sora

Shorebirds

- Killdeer
- Wilson's Snipe
- Spotted Sandpiper
- Solitary Sandpiper

Gulls, Terns, and Skimmers

- Ring-billed Gull
- California Gull

Herons, Ibis, and Allies

- Great Blue Heron

Vultures, Hawks, and Allies

- Osprey
- Northern Harrier
- Sharp-shinned Hawk
- Cooper's Hawk
- Northern Goshawk
- Bald Eagle
- Rough-legged Hawk

Kingfishers

- Belted Kingfisher

Woodpeckers

- Lewis's Woodpecker
- American Three-toed Woodpecker
- Downy Woodpecker
- Hairy Woodpecker
- Pileated Woodpecker
- Northern Flicker

Falcons and Caracaras

- Merlin

Tyrant Flycatchers: Pewees, Kingbirds, and Allies

- Western Wood-Pewee
- Alder/Willow Flycatcher (Traill's Flycatcher)
- Least Flycatcher
- Hammond's Flycatcher
- Hammond's/Dusky Flycatcher
- Empidonax sp.
- Say's Phoebe
- Eastern Kingbird

Vireos

- Cassin's Vireo
- Warbling Vireo

Jays, Magpies, Crows, and Ravens

- Canada Jay
- Blue Jay
- Black-billed Magpie
- Clark's Nutcracker
- American Crow
- Common Raven

Tits, Chickadees, and Titmice

- Black-capped Chickadee
- Mountain Chickadee
- Boreal Chickadee
- chickadee sp.

Martins and Swallows

- Northern Rough-winged Swallow
- Tree Swallow
- Violet-green Swallow
- Barn Swallow
- swallow sp.

Kinglets

- Ruby-crowned Kinglet
- Golden-crowned Kinglet

Nuthatches

- Red-breasted Nuthatch
- White-breasted Nuthatch

Treecreepers

- Brown Creeper

Dippers

- American Dipper

Starlings and Mynas

- European Starling

Thrushes

- Varied Thrush
- Swainson's Thrush
- Catharus sp.
- American Robin

Waxwings

- Bohemian Waxwing
- Cedar Waxwing

Old World Sparrows

- House Sparrow

Wagtails and Pipits

- American Pipit

Finches, Euphonias, and Allies

- Pine Grosbeak
- Common Redpoll
- Red Crossbill
- White-winged Crossbill
- Pine Siskin

American Goldfinch

New World Sparrows

- Chipping Sparrow
- Clay-colored Sparrow
- American Tree Sparrow
- Fox Sparrow
- Dark-eyed Junco
- White-crowned Sparrow
- Golden-crowned Sparrow
- Harris's Sparrow
- White-throated Sparrow
- Savannah Sparrow
- Song Sparrow
- Lincoln's Sparrow
- Spotted Towhee
- new world sparrow sp.

Blackbirds

- Red-winged Blackbird
- Brown-headed Cowbird
- Rusty Blackbird
- Brewer's Blackbird
- Common Grackle

Wood-Warblers

- Northern Waterthrush
- Black-and-white Warbler
- Tennessee Warbler
- Orange-crowned Warbler
- Nashville Warbler
- Common Yellowthroat
- American Redstart

This field checklist was generated using eBird (ebird.org)

- Magnolia Warbler
- Yellow Warbler
- Chestnut-sided Warbler
- Blackpoll Warbler
- Yellow-rumped Warbler
- Townsend's Warbler
- Wilson's Warbler

Cardinals, Grosbeaks, and Allies

- Western Tanager

This field checklist was generated using eBird (ebird.org)

Contact

Sandra Hemstock

Project Manager - Environment

778-746-7519

shemstock@mcelhanney.com





October 8, 2022

LETTER OF ENGAGEMENT

Streeter Design Group Ltd.
209-93 34th Avenue SW
Calgary, Alberta, T2S 3H4

Dear Mr. Koch

Thank you for accepting our proposal to provide you with an energy model and report for your duplex + ADU project located at 634 7th Street in Canmore, Alberta.

An Energy Performance Compliance Report (to meet code requirement) with the energy efficiency evaluation will be ready for you within three weeks after receiving the building permit drawings and current specifications for the project. Also, as part of the proposal you accepted, we will provide you with the EnerGuide Rating System (ERS) energy performance result at pre-construction and as-built construction. As a reminder, the Town of Canmore requires the energy performance of the project at final construction needs to meet or exceed 10% lower than Reference House (10% better performance). Alternatively, the project may pursue and meet a third party sustainability certification program and its requirements. As your Energy Advisor we will support you to meet these targets.

As part of the as-built ERS certification we will perform the air tightness test (blower door) on the house and have a Natural Resources Canada EnerGuide label generated. Please call to arrange the air tightness test well in advance. An EnerGuide Rating Report after the final air tightness test is completed, will be sent to the Town office in order to receive your Occupancy Permit. An official EnerGuide label and report will be issued to you and a copy should be delivered to the Town of Canmore to complete their green building requirements.

Talus Green Building Consulting
7950 Island Highway, Fanny Bay, BC, V0R 1W0
Email : talusconsulting@gmail.com

For further information on the green building requirements please consult the Town of Canmore website:

[Town of Canmore - Green Building Regulations](#)

Should you have any questions or require more information please do not hesitate to contact me

Regards.



Roger Chayer,
Architectural Technologist, Certified Energy Advisor, Built Green Canada Verifier
Talus Green Building Consulting
Email: talusconsulting@gmail.com
Telephone: 250-218-0965

Talus Green Building Consulting
7950 Island Highway, Fanny Bay, BC, V0R 1W0
Email : talusconsulting@gmail.com



SCHEDULE A

CONDITIONS OF APPROVAL

DEVELOPMENT PERMIT No.: PL20220286

LAND USE DISTRICT: R2A – Residential Low Density District

APPROVED USE(S): Duplex with Two Attached Accessory Dwelling Units

APPROVED VARIANCE(S): Waterbody setback, front yard setback, rear yard setback, maximum building envelope, minimum driveway length, ADU parking access.

MUNICIPAL ADDRESS: 634 7th Street

LEGAL ADDRESS: Lot 9 Block 71 Plan 1095F

APPROVED VARIANCES

1. To section 2.5.1.2 to allow a waterbody setback of 2.4m instead of the required 20m.
2. To section 3.8.3.2 to allow a front yard setback of 3.05m instead of the required 6.0m
3. To section 3.8.3.4 to allow a rear yard setback of 3.0m instead of the required 7.5m
4. To section 2.3.0.3 to allow the usable length of a driveway to a front property line to be 3.05m instead of the required 6.0m.
5. To section 2.8.4.1 to allow portions of the building to extend up to 1.2m beyond the maximum building envelope.
6. To section 8.4.1.1.h to allow parking for an Accessory Dwelling Unit to be accessed from the front street.

STANDARD CONDITIONS

1. **Prior to the release of the Development Permit**, the applicant shall enter into a Development Agreement with the Town of Canmore to do the following:
 - a. Pay the off-site levies imposed by the Off-Site Levy Bylaw.
 - b. Pay any additional fees in accordance with the Master Fee Schedule.
2. All construction associated with the approval of this Development Permit shall comply with the regulations of the Land Use Bylaw (LUB) 2018-22, unless otherwise stated under the approved variances section of this document.
3. All construction associated with the approval of this Development Permit shall comply with the Town of Canmore Engineering requirements outlined in the Engineering Design and Construction

Guidelines (EDCG).

4. All construction associated with the approval of this Development Permit shall comply with the Tree Protection Bylaw and ensure all tree protection measures are appropriately put in place prior to development of the site, where determined necessary by the Town of Canmore Parks Department.
5. All construction, landscaping and exterior finishing materials are to be as shown on the approved plans and other supporting material submitted with the application.
6. Access to the site for emergency vehicles shall be to the satisfaction of the Manager of Emergency Services.
7. **No occupancy** shall be permitted until an Occupancy Certificate has been issued by the Town of Canmore.

SPECIFIC CONDITIONS

1. **Prior to the release of the Development Permit**, a Tree Protection Plan Agreement shall be executed to the satisfaction of the Parks Department.
2. **Prior to the release of the Development Permit**, the recommended mitigation measures contained within section 7 of the Environmental Impact Assessment (EIA) prepared by McElhanney dated January 3rd, 2023, shall be submitted which include:
 - a. A Landscaping Plan prepared by a landscape architect, to the Development Officer's satisfaction, which addresses the retention/replanting of any vegetation which is required to be removed to accommodate the proposed development.
 - b. A letter of engagement confirming a qualified environmental monitor has been retained by the applicant/owner to ensure the mitigations detailed in table 5 will be installed and monitored for use and effectiveness during construction.
3. **Prior to Occupancy being granted**, a final report shall be submitted to the Development Officer which confirms the mitigation strategies implemented during construction have been effective with no impacts to Spring Creek.
4. **Prior to the release of the Development Permit**, a revised Landscape Plan shall be submitted to the Development Officer's satisfaction, showing landscape elements which clearly delineates the property line from public right-of-way. This could be a combination of fencing, soft landscaping, or similar.
5. **Prior to the release of the Development Permit**, documentation shall be submitted to the Development Officer's which confirms Alberta Environment and Parks consent to proceed with the project.
6. The main floor and all electrical, heating, air conditioning, or other mechanical equipment shall be located at or above the 1:100 design flood elevation.



Planning & Development Department

Town of Canmore
902 - 7th Avenue
Canmore, AB, T1W 3K1
www.canmore.ca

7. All new sewer and water services are to be installed at the owner's expense. If the existing lot services are of inadequate quality to be reused for this build, you may apply for a service replacement exemption through the Town Engineering Department.

ADVISORY COMMENTS

1. Fencing is limited to a maximum height of 1m in the front yard, and 1.8m in the rear and side yard.
2. Air conditioning units shall not be located within the required yard setbacks and must be screened from adjacent properties.
3. A separate Subdivision application is required to individually title each unit.
4. A Building Permit is required to be obtained prior to commencing construction.
5. A Demolition Permit is required prior to removing the existing structure.

Signature

Date



NOTICE OF DECISION

THIS IS NOT A DEVELOPMENT PERMIT

DEVELOPMENT PERMIT No.: PL20220286

APPLICANT NAME: Vincent Koch / Streeter Design Group Ltd.

MUNICIPAL ADDRESS: 634 7th Street

LEGAL ADDRESS: Lot 9 Block 71 Plan 1095F

LAND USE DISTRICT: R2A – Residential Low Density District

USE(S): Duplex with Attached Accessory Dwelling Units

DATE OF DECISION: May 25, 2023

REFUSED BY: Development Officer

DATE ISSUED: May 25, 2023

It has been decided that the application be **REFUSED** for the reasons noted in the attached Schedule A.

This application was deemed complete on: March 15, 2023


Signature

May 25, 2023
Date

Name
Development Officer

A decision of the Development Authority on a development permit application may be appealed by serving a written Notice of Appeal to the Secretary of the Subdivision and Development Appeal Board within twenty-one (21) days of the date that the applicant is notified of the decision in writing.

Should you have any questions or require information regarding any of the above please contact the Development Officer as noted in this document.

SCHEDULE A

REASONS FOR REFUSAL

DEVELOPMENT PERMIT No.: PL20220286

LAND USE DISTRICT: R2A – Residential Low Density District

MUNICIPAL ADDRESS: 634 7th Street

LEGAL ADDRESS: Lot 9 Block 71 Plan 1095F

The following requested variances to the Land Use Bylaw are not within the Development Officer's authority:

1. Waterbody setback
 - The proposed water body setback from Spring Creek (2.41m instead of the required 20m) does not meet the requirements of section 2.5.1.2 of the Land Use Bylaw and is beyond the Development Officer's variance authority to consider, according to section 1.14.2.b of the Land Use Bylaw.

2. Rear yard setback
 - The proposed rear yard setback from property line (3.0m instead of the required 7.5m) does not meet the requirements of section 3.8.3.4 of the Land Use Bylaw and is beyond the Development Officer's variance authority to consider, according to section 1.14.1.1 of the Land Use Bylaw.

3. Front yard setback
 - The proposed front yard setback from property line (3.05m, instead of the required 6.0m) does not meet the requirements of section 3.8.3.2 of the Land Use Bylaw and is beyond the Development Officer's variance authority to consider, according to section 1.14.1.1 of the Land Use Bylaw.

The additional requested variances as part of the application (listed below) are within the Development Officer's authority:

1. Usable length of a driveway from property line of 3.05m instead of the required 6.0m (variance to section 2.3.0.3)
2. Portions of the building extending beyond the maximum building envelope (variance to section 2.8.4.1)
3. ADU parking accessed from the front street instead of the rear lane (variance to section 8.4.1.1.h)

**Notification Letters mailed to Appellant
and Adjacent Landowners**

Town of Canmore
902 7th Avenue
Canmore, Alberta T1W 3K1
Phone: 403.678.1500 | Fax: 403.678.1534
www.canmore.ca



June 8, 2023

Our Reference: PL20220286

Subdivision and Development Appeal Board Hearing

Dear Sir/Madam

This letter serves as notification that the following property is subject to an appeal to be heard by the Subdivision and Development Appeal Board (SDAB). The details are as follows:

Development Permit – Duplex with Two Accessory Dwelling Units

Address: 634 7th Street
Legal Description: Lot 9 Block 71 Plan 1095F
Appeal Matter: Against a Refusal by Development Officer

As an adjacent property owner, or as a potentially affected person, you have the opportunity to present in-person and/or provide a written submission to the Board.

In-Person: **Date:** June 23, 2023
Time: 1:00 p.m.
Location: Council Chambers, Canmore Civic Centre, 902 7th Avenue, Canmore

In-Writing: **Subject:** SDAB Hearing – PL20220286
Deadline: June 19, 2023
Drop Off: Reception, Canmore Civic Centre, 902 7th Avenue, Canmore
Email: sdab@canmore.ca

Please note: Any submissions received after the deadline will not be presented to the Board for review until at the hearing. Should you provide a written submission after the deadline, 10 copies will be required to be distributed to the Board and the appellant. Should a written submission include complex and/or extensive information, the Board may postpone the hearing to fully consider the submission.

Any correspondence/comments provided will be part of the public record and may be released to the general public.

The SDAB hearing procedure and circulation map is attached for your reference. Additional information is available upon written request.

Should you have any questions or require further information, please contact the Board Secretary – Allyssa Rygersberg at 403.678.1549 or sdab@canmore.ca.

Yours truly

Allyssa Rygersberg
Clerk - Subdivision & Development Appeal Board

Attachment 1: SDAB Hearing procedure.
Attachment 2: Circulation map.

PROCEDURE FOR SUBDIVISION & DEVELOPMENT APPEAL BOARD HEARING

PLEASE NOTE: ALL DOCUMENTS PRESENTED AT THIS HEARING ARE PUBLIC DOCUMENTS

1. The Chair declares the Subdivision & Development Appeal Board Public Hearing to order.
2. Introduction of the Board members and Clerk.
3. Adoption of Agenda.
4. Adoption of Minutes.
5. Introduction of Town Administration.
6. Introduction of appeal by Development Officer.
7. Appellant introduction and opportunity for any objections to the Board members.
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11. Followed by others speaking in favour of the appeal, and any correspondence in favour of the appeal.
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22. If any person presenting is referring to a written document, including a map, photographs or a report, a copy of those documents must be left with the Clerk.

702

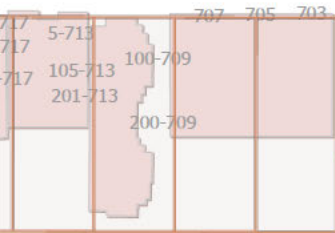
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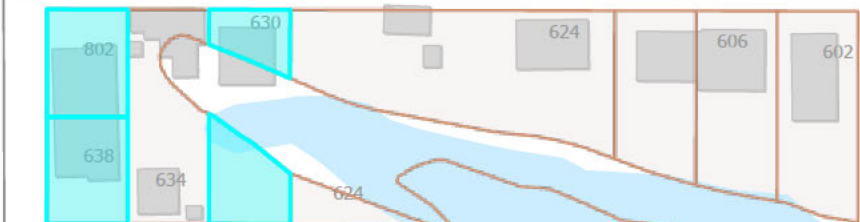
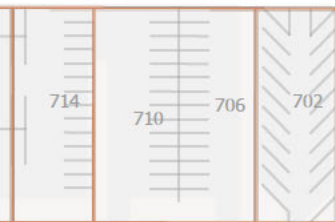
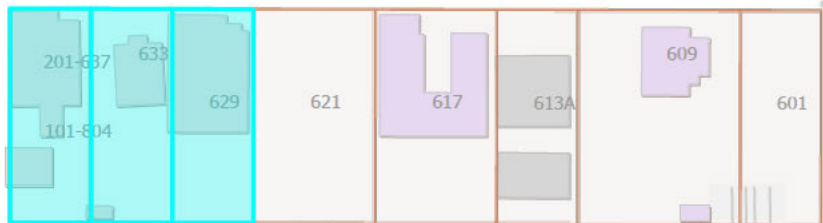
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8 (Main) Street

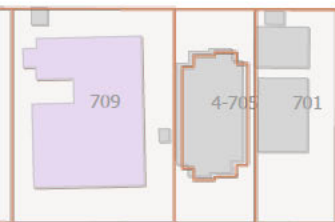
8 (Main) Street



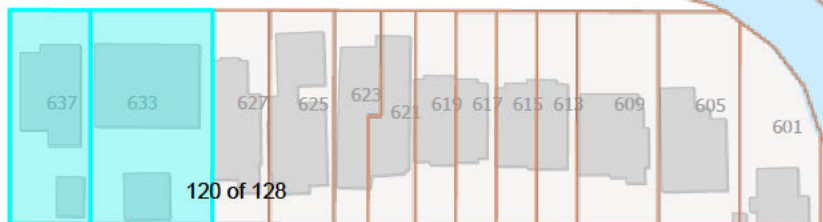
6 Avenue



7 Street (Veteran's Way)



6 Avenue



120 of 128

5 Avenue

June 8, 2023

Our Reference: PL20220286

Subdivision and Development Appeal Board Hearing

Dear Sir/Madam

This letter serves as notification that the following property is subject to an appeal to be heard by the Subdivision and Development Appeal Board (SDAB). The details are as follows:

Development Permit – Duplex with Two Accessory Dwelling Units

Address: 634 7th Street
Legal Description: Lot 9 Block 71 Plan 1095F
Appeal Matter: Against a Refusal by Development Officer

As an adjacent property owner, or as a potentially affected person, you have the opportunity to present in-person and/or provide a written submission to the Board.

In-Person: **Date:** June 23, 2023
 Time: 1:00 p.m.
 Location: Council Chambers, Canmore Civic Centre, 902 7th Avenue, Canmore

In-Writing: **Subject:** SDAB Hearing – PL20220286
 Deadline: June 19, 2023
 Drop Off: Reception, Canmore Civic Centre, 902 7th Avenue, Canmore
 Email: sdab@canmore.ca

Please note: Any submissions received after the deadline will not be presented to the Board for review until at the hearing. Should you provide a written submission after the deadline, 10 copies will be required to be distributed to the Board and the appellant. Should a written submission include complex and/or extensive information, the Board may postpone the hearing to fully consider the submission.

Any correspondence/comments provided will be part of the public record and may be released to the general public.

The SDAB hearing procedure and circulation map is attached for your reference. Additional information is available upon written request.

Should you have any questions or require further information, please contact the Board Secretary – Allyssa Rygersberg at 403.678.1549 or sdab@canmore.ca.

Yours truly



Allyssa Rygersberg
Clerk - Subdivision & Development Appeal Board

Attachment 1: SDAB Hearing procedure.

Attachment 2: Circulation map.

PROCEDURE FOR SUBDIVISION & DEVELOPMENT APPEAL BOARD HEARING

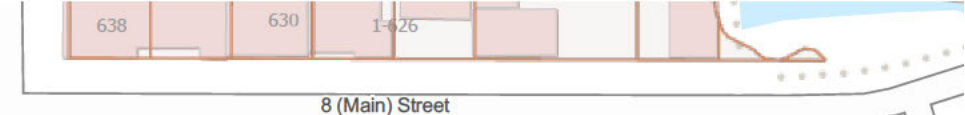
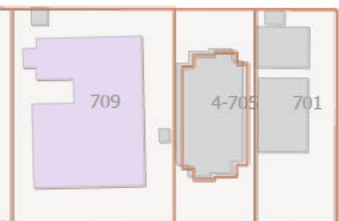
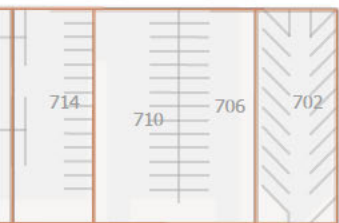
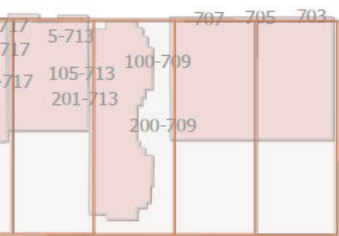
PLEASE NOTE: ALL DOCUMENTS PRESENTED AT THIS HEARING ARE PUBLIC DOCUMENTS

1. The Chair declares the Subdivision & Development Appeal Board Public Hearing to order.
2. Introduction of the Board members and Clerk.
3. Adoption of Agenda.
4. Adoption of Minutes.
5. Introduction of Town Administration.
6. Introduction of appeal by Development Officer.
7. Appellant introduction and opportunity for any objections to the Board members.
8. Applicant introduction and opportunity for any objections to the Board members.
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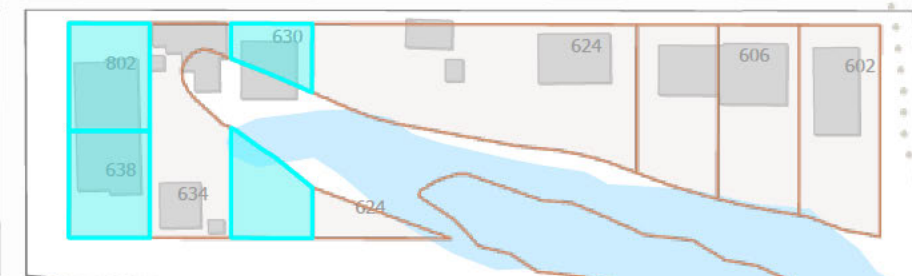
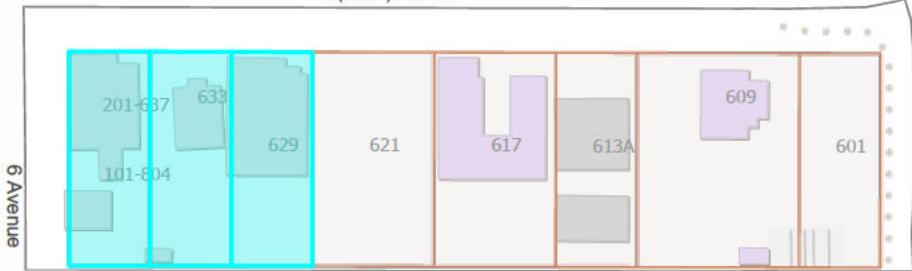
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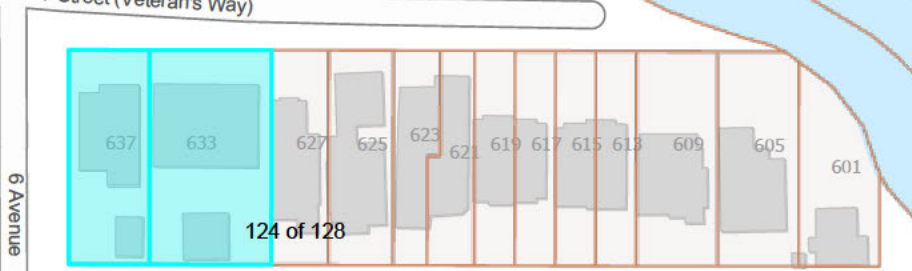
8 (Main) Street



8 (Main) Street



7 Street (Veteran's Way)




6 Avenue

5 Avenue

**Written Submissions Received from
Adjacent Land/Business Owners**

June 19, 2023



Town of Canmore
902 7th Avenue
Canmore, AB
T1W 3K1

Re: Appeal Board Hearing – Development Permit for 634 7th Street, Lot 9, Block 71, Plan 1095F

SDBA Hearing – PL20220286

Dear Appeal Board:

We are owners of the duplex immediately adjacent to the property (634 7th St.) for which there is a development appeal. We are original owners and have resided here since 2004.

First, we concur with the submission from our duplex neighbours, Bruce Low and Wendy Smith (802 6th St.).

However, to add to that, please note that at the time of our property purchase, I took our “Site & Service Plan” (‘blue print’ provided by the builder) and *consulted someone at the Civic Centre regarding potential for development of this neighbouring property.*

I was assured that **NO** construction could occur on that site, other than on the existing footprint, due to regulations about building near a waterway. The one proviso being that there might be a cantilevered portion to expand the construction.

(Please see photo attached showing the actual plan that I reviewed at the Civic Centre. Our setback is 49.2’. I was informed that setback regulations were 50’ – so I guess, close enough in our case.)

When that property went up for sale, I phoned the designated realtor, Mary-Anne Komenka, to make her aware of the information I had regarding development on 634 7th St. I thought this was relevant to representing the property for sale; I gathered Ms Komenka was not concerned.

Some time following that, Mr. Ed Hammermeister (an architectural designer representing the new owner) called on us to present the intention of building a duplex on the property. Of course, I discussed what I understood to be the limitations on construction there. Mr. Hammermeister did say that the foundations of 634 7th Street were now so integral to the water system of Spring Creek that these foundations would likely have to be left in place.

It is worth noting that the long-term resident (now passed) of that property, Mrs. Audrey Hrushka, told us that the creek used to make up her back yard and that they had filled it in with railroad ties and dirt to make a lawn! (Old Canmore history!)

The next major objection we have to the proposed permit application is the astounding idea that, with a “duplex with two accessory dwelling units” there will be *four* families living on that property! Should this building go ahead, it is difficult to conceive how that land, this street can possibly absorb that – especially considering demand for parking.

And, lastly, all the requests to reduce setback distances “fly in the face” of the intention of having standards for development.

While we are aware that Canmore needs reasonable housing, what is proposed here:

1. Is environmentally unsound, i.e., the waterbody setback issue, the hydrology of the area and the potential to undermine our duplex structure.
2. Does not create a positive quality of either aesthetics or quality of living (i.e., too crowded).
3. Ignores well grounded guidelines of the 2018-22 Land Use Bylaw.
4. Countermands our Civic Centre consultation of 2004.

Sincerely,

Linda Goddard
Donald Wilkins

Canmore, AB

From: [WENDY SMITH LOW](#)
To: [Shared.MunicipalClerk](#)
Subject: Re: Appeal Board Hearing - Development Permit for 634 7th Street, Lot 9, Block 71, Plan 1095F SDAB Hearing - PL20220286
Date: June 18, 2023 3:54:38 PM

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Town of Canmore
902 7th Avenue
Canmore, AB
T1W 3K1

Re: Appeal Board Hearing - Development Permit for 634 7th Street, Lot 9, Block 71, Plan 1095F
SDAB Hearing - PL20220286

Appeal Board,

My husband and I own a duplex directly adjacent (802 6th Ave) to 634 7th Street. Although we have, in the past, registered our concern around the proposed development we thought it prudent to bring to your attention again our concerns.

First let us be clear, we recognize that land is limited in the Bow Valley and we understand completely that developable land is important to help with the housing issues of the Valley. But any development must undertaken with a lens around climate change and also in this case specifically water.

It is not lost on us that as we write this it is the anniversary of the 2013 floods which due to the underlying hydrology in the area, had a significant impact on almost all of our neighbours.

Thankfully, the duplex we live in was built to a standard that was respectful of the underlying hydrology and our home was not damaged. Specifically, it is appropriately set back from the pond's edge and it was built as slab on grade construction so a not to undermine the underground water movement into the pond.

As indicated on the Permit Notice (Dated April 01, 2023) there are no less than 5 easements required for this new construction. The most egregious to us is the set back from the pond of 2.4m vs the required 20m.

It should be noted that the basement at 634 was fully flooded in 2013 and the pond was to the fence between our properties. I suspect the new owners of the land may not be aware of this nor has this been taken into consideration in the proposed development.

However more relevant to us is that the water table is very high here and water flows directly under our slab and feeds into the pond at 634 7th Street as a part of the Spring Creek Waterway. We are very concerned that this proposed construction could easily undermine the current underground water flow and negatively impact our home. Without any confidence that we wouldn't be negatively impacted we have to strongly object to the proposed development. We appreciate the opportunity to be heard on this matter.

Sincerely,
Bruce Low
Wendy Smith
[REDACTED]