



Agenda
Canmore Planning Commission Canmore
Wednesday, May 25th, 2022 at 2:00 p.m.
Electronic Hearing Via Zoom

- A. Call to Order
- B. Adoption of Agenda
- C. Approval of Minutes
 - 1) February 23, 2022
- D. Development Permit Applications:
 - 1) **PL20210301**
 - 121 Bow Meadows Crescent
 - Lot 8, Block 7, Plan 951 2298
 - Mixed-use Development: Employee Housing (12 Units), Warehouse (6 Units), Contractor Service and Repair (4 Units) and Light Manufacturing (2 Units).
 - Variances for Employee Housing Requirements, On-site Amenity Requirements, and Off-site Pedestrian Pathway Requirements
- E. Other Planning Business
- F. Next Scheduled Meeting
 - June 29, 2022 at 2:00 p.m.
- G. Adjourn

**TOWN OF CANMORE
MINUTES
Canmore Planning Commission
Teleconference via Zoom
Wednesday, February 23, 2022 at 2:00 p.m.**

MEMBERS PRESENT

Jeff Roberts	Public Representative
Florian Jungen	Public Representative
Cheryl Walker	Public Representative
Shawn Kennedy	Public Representative
Tanya Foubert	Councillor
Jeff Hilstad	Councillor

MEMBERS ABSENT

None

ADMINISTRATION PRESENT

Marcus Henry	Supervisor of Planning & Development
Alaric Fish	Development Planner
Riley Welden	Development Planner
Clair Ellick	Transportation Engineer
Whitney Smithers	General Manager of Infrastructure
Jolene Noël	Meeting Administrator
Katy Bravo-Stewart	Secretary (Recorder)

CALL TO ORDER

Secretary K. Bravo-Stewart called the Wednesday, February 23, 2022 regular meeting to order at 2:01 p.m.

VOTE FOR CHAIRPERSON

It was moved by F. Jungen that J. Roberts be elected as Chairperson. Member J. Roberts accepted this nomination. There were no other nominations.

**MOTION CARRIED
UNANIMOUSLY**

VOTE FOR VICE CHAIRPERSON

It was moved by C. Walker that T. Foubert be elected as Vice Chairperson. Member T. Foubert accepted this nomination. There were no other nominations.

**MOTION CARRIED
UNANIMOUSLY**

ADOPTION OF AGENDA

Chair J. Roberts moved that the Agenda of the Canmore Planning Commission meeting of February 23, 2022 be adopted.

**MOTION CARRIED
UNANIMOUSLY
2:07 P.M.**

ADOPTION OF MINUTES

Chair J. Roberts moved that the adoption of the December 15, 2021 minutes of the Canmore Planning Commission meeting be approved as presented.

**MOTION CARRIED
UNANIMOUSLY
2:08 P.M.**

DEVELOPMENT PERMIT APPLICATION

E. Development Permit Applications:

1) PL20210492

1730 Bow Valley Trail

Block 1, Plan 9410149

Visitor Accommodation (101 units)

Variations to eaveline height, required step back above eaveline, required number of trees

ADMINISTRATION'S PRESENTATION OF THE APPLICATION

Administration presented a visual and verbal presentation of the application.

APPLICATION QUESTIONS FROM THE BOARD

Administration answered questions from the Commission.

QUESTIONS/COMMENTS FROM THE APPLICANT

The Applicant spoke to the application and answered any questions from the Commission.

QUESTIONS/COMMENTS FROM THE PUBLIC.

None.

DECISION

Chair J. Roberts moved that application PL20210492 be **APPROVED** with the conditions attached in the Schedule A.

**MOTION CARRIED
UNANIMOUSLY
2:35 P.M.**

Minutes approved by: _____

2) **PL20210423**

1330, 1338, 1342 1st Avenue

Plan 1095f, Block 94

that Portion of Lot 15 which lies to the SE of the NW 25 feet thereof and all of Lot 16

Plan 1095f, Block 94

Lot 14 and the NW 25 feet throughout of Lot 15

Plan 1095f, Block 94, Lot 13

13 Townhouse Units and 6 Common Amenity Housing Units Development

Maximum Density, Maximum Eave Line Height, Maximum Canopy Projection in Rear Yard

ADMINISTRATION'S PRESENTATION OF THE APPLICATION

Administration presented a visual and verbal presentation of the application.

APPLICATION QUESTIONS FROM THE BOARD

Administration answered questions from the Commission.

QUESTIONS/COMMENTS FROM THE APPLICANT

The Applicant spoke to the application and answered any questions from the Commission.

QUESTIONS/COMMENTS FROM THE PUBLIC.

One submission was received from a resident of 1st Avenue. The Commission accepted the written submission as new information and will form as "Schedule A – Public Submission" of the February 23, 2022 meeting minutes.

**MOTION CARRIED
UNANIMOUSLY
4:01 P.M.**

DECISION

Chair J. Roberts moved that application **PL20210423** be **APPROVED** with the conditions attached in the Schedule A.

**MOTION CARRIED
UNANIMOUSLY
4:19 P.M.**

OTHER PLANNING BUSINESS

None.

NEXT SCHEDULED MEETING

March 30, 2022

Minutes approved by: _____

ADJOURNMENT

Chair J. Roberts moved that the meeting be adjourned.

MOTION CARRIED

4:20 P.M.

Jeff Roberts, CPC Chair

Katy Bravo-Stewart, Secretary

Minutes approved by: _____

SCHEDULE A – PUBLIC SUBMISSION OF THE FEBRUARY 23, 2022, MEETING MINUTES

From: Aaron Beardmore [FOIP]
Sent: Tuesday, February 22, 2022 2:43 PM
To: Riley Welden
Subject: Re: 1330-1342 DP - CPC Agenda Link

Hi Riley,

I am a home owner and resident of 1st Avenue.

Could you please forward this to the planning commission. I don't think I will be able to attend the meeting.

Please correct me if I am wrong, but my quick math is as follows for the development on 1st Avenue:

13 townhome units with 14 parking stalls.

6 Common amenity units (five bedrooms each) and 12 parking stalls.

So a total of 26 parking stalls for the whole complex.

While I completely understand the town of canmore's idea to promote cycling as a sustainable practice I do wonder about what actually will happen if less parking is available with the belief that people will ride bikes instead.

Common amenity units are effectively staff housing, so groups of people will be living together that are not family. This tells me most individuals living in the complex will have a vehicle. With 30 bedrooms it is possible that each person could have a car or conservatively 25 cars. Then add in 13 other regular town home units, which often are two car households conservatively this would be 18 cars.

So the quick math is 26 parking stalls and +/- 43 cars. Which equates to 17 ish cars that will need to park somewhere.

So my question is, does the town of canmore accept that there will be more cars than parking stalls with this development unit? And if so, is there any plan for this?

While I support the idea of different modes of transportation to reduce the use of cars and carbon footprint etc, I think we are kidding ourselves if we think this idea equates to adequate parking in the teepee town area. I'm sure there is a number or fact out there somewhere, but I'd guess that over 75% of adult individuals own a car in Canmore. Please correct me if a fact like this exists, but I think this is a reasonable guess.

One last thing, I'm sure the area can absorb in one way or another these additional cars that inevitably will be present when the development is complete. But, my worry is the cumulative effect years down the road when the scales tip and residents have no place to park their cars. (Mine might be electric very soon.)

Thank you for considering my concern.

Minutes approved by: _____

Respectfully,
Aaron Beardmore

On Tue, 22 Feb 2022 at 12:19, Riley Welden <riley.welden@canmore.ca> wrote:

Hi Aaron, thanks for the call today. Below is a link to the February 23 CPC Agenda Package that contains the drawings and other information regarding the development permit application for 1330-1342 1st Avenue. Please note the agenda item starts on page 38. Please let me know if you have any trouble opening/viewing it or would like to discuss anything to do with the application. If you would like to submit comments related to this application for CPC consideration be send them to either myself at this email or to the CPC Secretary, Katy Bravo-Stewart at:

katy.bravostewart@canmore.ca

Also, after review the drawings etc. Please feel free to give me a call if you would like to discuss further or have any additional questions.

Thanks Aaron,

Riley

[Town of Canmore - CPC Agendas & Board Orders](#)

Riley Welden, RPP

Development Planner

Town of Canmore

587.315.7576

Riley.Welden@canmore.ca

(Him/He)

Minutes approved by: _____

CANMORE PLANNING COMMISSION

STAFF REPORT



DATE:	MAY 25, 2022
PROPOSED DEVELOPMENT:	MIXED-USE BUILDING (24 UNITS): <ul style="list-style-type: none">• EMPLOYEE HOUSING (12 UNITS)• WAREHOUSE (6 UNITS)• CONTRACTOR SERVICE AND REPAIR (4 UNITS)• LIGHT MANUFACTURING (2 UNITS)
APPLICATION NUMBER:	PL20210301
LEGAL DESCRIPTION:	LOT 8, BLOCK 7, PLAN 9512298
CIVIC ADDRESS:	121 BOW MEADOWS CRESCENT
CURRENT USE(S):	OUTDOOR STORAGE
APPLICANT:	SERGE OUIMETTE, GROUPOUIMETTE
REFERENCED DOCUMENTS:	LAND USE BYLAW 2018-22: <ul style="list-style-type: none">• 5.3 IND 2 GENERAL INDUSTRIAL DISTRICT

EXECUTIVE SUMMARY

This application proposes one mixed-use building located at 121 Bow Meadows Crescent, containing Employee Housing (12 Units), Warehouse (6 Units), Contractor Service and Repair (4 Units), and Light Manufacturing (2 Units). The subject site is located within the IND 2 General Industrial District (the district). The proposed development requires five variances to regulations of Land Use Bylaw 2018-22 (LUB).

Developments that are likely to generate significant public interest, such as hotels, commercial, industrial and multi-unit residential developments are typically referred to the Canmore Planning Commission (CPC) for a decision.

Administration recommends REFUSAL of PL20210301.

BACKGROUND

The Town's Municipal Development Plan (MDP) directs that industrial land shall be protected for industrial activity, as there is a limited supply land for industrial use.

- *Industrial Goal #3 – “To conserve and protect the limited industrial land base and identify opportunities for new industrial lands.”*
- *Policy 12.1.3 - “Industrial lands shall be protected from adjacent uses that could impact the continued operation of industrial uses. This may include strategies such as buffering with open spaces or a gradual transition from industrial to commercial to residential uses”.*

However, the MDP also outlines that housing initiatives for those who work in Canmore should be supported.

- *Affordable Housing Goal #4 - “To cooperate with local businesses and the construction and development industry in finding innovative solutions to provide affordable housing for employees.”*
- *Policy 5.3.4 - “Private initiatives to create additional seasonal and permanent employee housing opportunities should be supported by the Town”.*

The MDP also provides criteria for when employee housing and perpetual affordable housing could be considered within industrial areas:

- *Policy 12.1.8 - “Where residential development is proposed in industrial areas, the Town should consider the following issues:
a. Residential uses are limited to housing for employees,
b. Impacts from industrial uses are sufficiently small to make residential uses appropriate,
c. Residential uses will not displace or inhibit the operation of existing or future industrial uses, and
d. Residential units are subordinate to the industrial uses”*

The Indian Flats Area Structure Plan (ASP), adopted in 1994, directs that the purpose of the area is:

- *Goal 3.1.1.1 – “To provide for an area which allows a range of industrial activities that will be compatible with adjacent land uses.”*

The ASP also outlines that for properties visible from Elk Run Boulevard, that a high standard of appearance and architectural design is required:

- *Section 3.7.1.1 - Lots located adjacent to or visible from Highway 1A and Elk Run Boulevard are required to exhibit a high standard of appearance and architectural design. Storage and parking areas are to be screened from view and landscaping incorporated into the overall site design.*

EXISTING SITE

The subject site is currently being used for outdoor storage. The purpose of the district is to provide for a range of industrial uses which allow for intensive and efficient use of Canmore's industrial land base in accordance with policies in the MDP. Non-industrial uses are appropriate only in limited circumstances and locations where such uses do not displace current industrial uses or utilize land or buildings with potential for general industrial development.

Of the proposed uses, Contractor Service and Repair is a Permitted use, while Employee Housing, Warehouse, and Light Manufacturing are Discretionary uses in the district.

Adjacent to the site are a variety of uses and features (see Attachment 1), including:

- The SPCA to the north;
- Vacant land, identified as a Habitat Patch to the east;
- Automotive repair shop to the west; and

- Automotive repair shop to the south.

BYLAW CONFORMANCE

I. EMPLOYEE HOUSING

The proposed development includes twelve (12) Employee Housing units. The Planning Department does not support this use at the site.

Discretionary Use

As mentioned, the purpose of the district is to provide for a range of industrial uses which allow for intensive and efficient use of Canmore's industrial land base. Non-industrial uses are appropriate only in limited circumstances and locations where such uses do not displace current industrial uses or utilize land or buildings with potential for general industrial development. Approximately 50% of the proposed development floor area is dedicated to housing. In the opinion of the Planning Department, this allocation is out of alignment with the intent of the district.

Variations

Within the LUB, the district also contains criteria for considering Employee Housing:

5.3.6.1 Employee Housing may be considered and approved in this district, only when located above the ground floor of a building and when the following issues can be addressed to the satisfaction of the Development Authority:

- a. Adequate long-term and legally-binding provisions are in place to ensure the units remain as bona fide Employee Housing and are demonstrably subordinate in terms of area and intensity to other uses in the building.***

Despite this requirement, the Town lacks the regulatory authority to restrict the housing to employees working at the site, or employees in general. The Town's authority lies more with regulation of the use and not the user. Furthermore, the Employee Housing use in this proposal makes up 50% of the building area which is not subordinate in terms of area and intensity to other uses in the building. Therefore, this issue is deemed to be unaddressed.

- b. The space proposed for Employee Housing would not be reasonably used for commercial or industrial purposes.***

In the opinion of the Planning Department, all or some of the upper floor could be used for accessory storage or office space for the industrial bays. Therefore, this issue is deemed to be unaddressed.

- c. The Employee Housing units are appropriate in design for Employee Housing, particularly with respect to the unit size.***

As this regulation does not prescribe maximum sizes, this requirement is open to interpretation. As a comparison, the Southern Business District contains maximum Employee Housing unit sizes (see 5.4.6.2). The maximum size for a one-bedroom unit is 51m². The proposed units will be 63m², making them approximately 24% bigger in floor area. While larger, the unit sizes are within the range of this requirement. This issue is deemed as being addressed but this requirement is viewed as a secondary concern to the primary concern about actual industrial use at and adjacent to the site.

- d. Employee Housing units would not constrain any future permitted or discretionary, commercial or industrial uses from developing on the site or on surrounding areas.***

There are limited regulatory tools available to the Town to insulate the housing from the adjacent uses. Adjacent existing development may change over time to other forms of industrial uses. This fluidity makes it difficult to establish design thresholds to ensure that occupants can enjoy their units. Although the ARP speaks to "clean, light industrial uses" for this area, noise, smoke, and loading that are inherent with most industrial activity is still anticipated. Furthermore, should the vision for the type of industrial uses in the area change, it will be difficult to add new uses to the district, as homeowners would be concerned for the enjoyment of their property. Therefore, this issue is deemed to be unaddressed.

e. Employee Housing would not unduly interfere with existing and any potential industrial development in the area.

As a result of a lack of regulatory authority and tools, there is a risk that the occupants of the housing may not be employees of businesses on site, or businesses in the area. Therefore, it is possible they may complain about the industrial activity at the subject site, or adjacent sites, affecting the enjoyment of their units. This outcome would constrain future industrial activity at and adjacent to the site. Therefore, this issue is deemed to be unaddressed.

f. Outdoor Amenity Space such as balconies may be provided as part of the Employee Housing while meeting all of the above-described requirements in regard to impacts to or from adjacent industrial uses.

This development proposes balconies. While not opposed to the possibilities of balconies, in the opinion of the Planning Department, the applicant has not met all of the requirements of the standards and, therefore, cannot have balconies.

While the need for Employee Housing is well understood by the Town and industry, industrial land with its lower land value should not be viewed as a viable solution to the problem. The supply of these lands is limited. This approach addresses one problem while creating another. The Town has approved Employee Housing in industrial developments in the past, such as iPlace and Moose Meadows. However, the increasing risk of eroding the purpose of these areas, has become apparent and support for this mix of uses in industrial areas is shifting.

An EIS was completed as part of the development of the ASP, however, the EIS contemplated industrial activity. The MDP states in section 18.2.16 that, “where an EIS has been prepared and accepted as part of a statutory plan, land use bylaw or development approval, a new EIS is generally not required at a later stage in the approval process unless the planning or development proposal changes significantly”.

The Planning Department requested that an Environmental Impact Statement be completed to evaluate the impact of the inclusion of housing in the development on the adjacent Habitat Patch and potential mitigation measures. The applicant has rejected this request, stating:

“The Area Structure Plan does not show specific areas where conservation is required other than the buffer areas and pathways shown in the Land Use concept. Further as the ASP shows both Phase I and Phase II, it acknowledges future industrial development beyond Phase I. Because this site is located within the original Phase I for development, any environmental recommendations for Phase I were contained in the McCallum Paquet environmental overview.”

Therefore, the impacts (if any) of introducing housing of this scale without outside on-site amenities, next to an open area designated as a Habitat Patch, are not clearly understood at this time.

2. SIDEWALK FACILITY

The LUB states that the Development Authority can require the construction of a pedestrian walkway system in order to connect a site to an existing pathway network:

1.1.1.0.2 The Development Authority may, as a condition of issuing a Development Permit for a Permitted or Discretionary Use, require the applicant to enter into an agreement with the Town to do any of the following:

b. The construction or payment for the construction of a pedestrian walkway system to serve the development, and/or pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development;

The Engineering Department has requested that the developer construct a 2.5m concrete sidewalk facility along the north side of Bow Meadows Crescent, between the subject site and Elk Run Boulevard, in accordance with the Integrated Transportation Plan (ITP) and the Engineering Design and Construction Guidelines (EDCG). This will provide connectivity between the site, and adjacent walking, cycling and transit infrastructure and destinations in the area.

The applicant has objected to this request and contends that:

“the ASP is clear that pathways in the area are located northeast of the site in the natural area in Phase II and to the south of the area along Highway 1A. Because the ASP does not prescribe multi use trail connections along the roadways, and generally are to be “reflected in the pattern of development in the area”, 3.4.1.4, it is unreasonable to request a multi-use trail be introduced along Bow Meadows Crescent and paid for by this development. In order to ensure an equitable and agreed to infrastructure upgrading in the area, an Area Redevelopment Plan should be undertaken to receive Council direction on

adding this infrastructure to the area”

The Town has the authority to require a sidewalk. Although Area Redevelopment Plans or Area Structure Plans provide more clarity regarding the location and design of these facilities, the ASP is significantly older than our current policies.

The MDP provides that the Integrated Transportation Plan and the Engineering and Design Construction Guidelines should be followed with respect to planning new developments (Policy 14.3). The MDP interprets “should” as “strongly encouraged” (Policy 1.6). If there is an inconsistency or a conflict between the MDP and the ASP, then the MDP prevails.

While there would be a benefit to updating the ASP to reflect current transportation initiatives, there is no obligation on the Town to do so. Given the Town’s goal to connect all areas of Canmore to its transportation network, and that the applicant is also proposing housing, good pedestrian connections are important. If the CPC decides to approve this proposal, a condition of approval requiring the development of the walkway should be included in the Schedule A (Attachment 6).

3. AMENITY SPACE

The LUB states that a children’s playground, or other outdoor recreational amenities, shall be required on sites with ten or more Dwelling Units:

8.7.0.1 Children’s playground equipment, or other outdoor recreational amenities, shall be required on sites with ten (10) or more Dwelling Units, to the satisfaction of the Development Authority.

The proposed development contains 12 Employee Housing units. The applicant has requested a variance to this requirement stating that,

“The amenity spaces in the development include balconies 4.6 m² per unit and the provision of indoor amenity space including lounge and laundry area. Which conforms to Section 8.7 options in the Bylaw. A variance is requested to the number of units triggering the playground provision. There is no intent for children to reside in the employee housing. Adult only provisions will be included in the Condominium Bylaws.”

Regardless of the applicant’s intention to restrict the development to only adults, the LUB still requires an outdoor recreational amenity, or similar amenity, for the adults. None have been provided and there is nothing preventing a family with children from moving into one of these units in the future. Decks have been provided, however, these are generally required:

8.7.0.2 Private outdoor amenity or yard spaces shall:

f. Ensure balconies and terraces for each Dwelling Unit located above grade are a minimum area of 4.5 m² with a minimum horizontal dimension of 1.5 m;

This is not considered to be an alternative to satisfying this requirement. To complicate matters further, the usage and enjoyment of an outdoor amenity space, if provided at the site, may also be affected by adjacent industrial development. Therefore, in the opinion of the Planning Department, it is evident that there is conflict between the basic residential design requirements of the LUB and the basic intention of the district.

SUSTAINABILITY SCREENING REPORT (SSR)

The applicant’s Sustainability Screening Report and score of approximately 38, suggests that the development will have a slightly positive impact on the community (see Attachment 5). However, without the employee housing, the SSR scores decreased to a negative score of -4.

As result of the required variances, the applicant must meet the Town’s requirements for Enhanced Green Construction as per section 1.14.1.6 of the LUB.

OFF-SITE LEVIES

Offsite levies will be collected for this development at the current rate at the time of signing the Development Agreement.

LIGHTING

Details on exterior and site lighting have been provided with this application and comply with the lighting requirements of the LUB.

SUBMITTED COMMENTS

A Notice of Application has been posted on the site pursuant to the Land Use Bylaw. No comments were received at the time of writing this report.

OPTIONS FOR CONSIDERATION

The CPC has three options:

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

In the event that CPC decides to approve the application, it is recommended that the CPC add the following condition to Schedule A to require the off-site pedestrian pathway:

The developer shall construct a sidewalk between the site and Elk Run Boulevard to provide connectivity between the site and the surrounding active transportation and transit network.

The developer shall be responsible for all costs associated with engineering design and construction of this connection, and the preparation of a cost estimate, based on a Town-prepared concept plan. The Town shall endeavor to recover partial costs of the sidewalk construction through a Local Improvement process (which could include contributions from the adjacent properties towards a portion of the costs) however there is no assurance that any costs will be recovered through this process. If this process is not successful, the developer shall be responsible for the full cost of design and construction. The Town will lead the Local Improvement process with neighbouring properties to endeavor to cost-share the final construction value.

This process will begin following the completion of detailed design plans and the provision of a cost estimate to the Town by the applicant. Approved engineering drawings (to the satisfaction of the Town) will be a requirement of Development Permit approval. The developer shall be responsible for engaging with adjacent property owners to obtain permission to tie into private driveways along Bow Meadows Crescent, and shall provide written confirmation of this permission to the Town prior to the commencement of any construction work.

[Note: Insert this as Condition of Approval #15 and renumber conditions below accordingly]

RECOMMENDATION

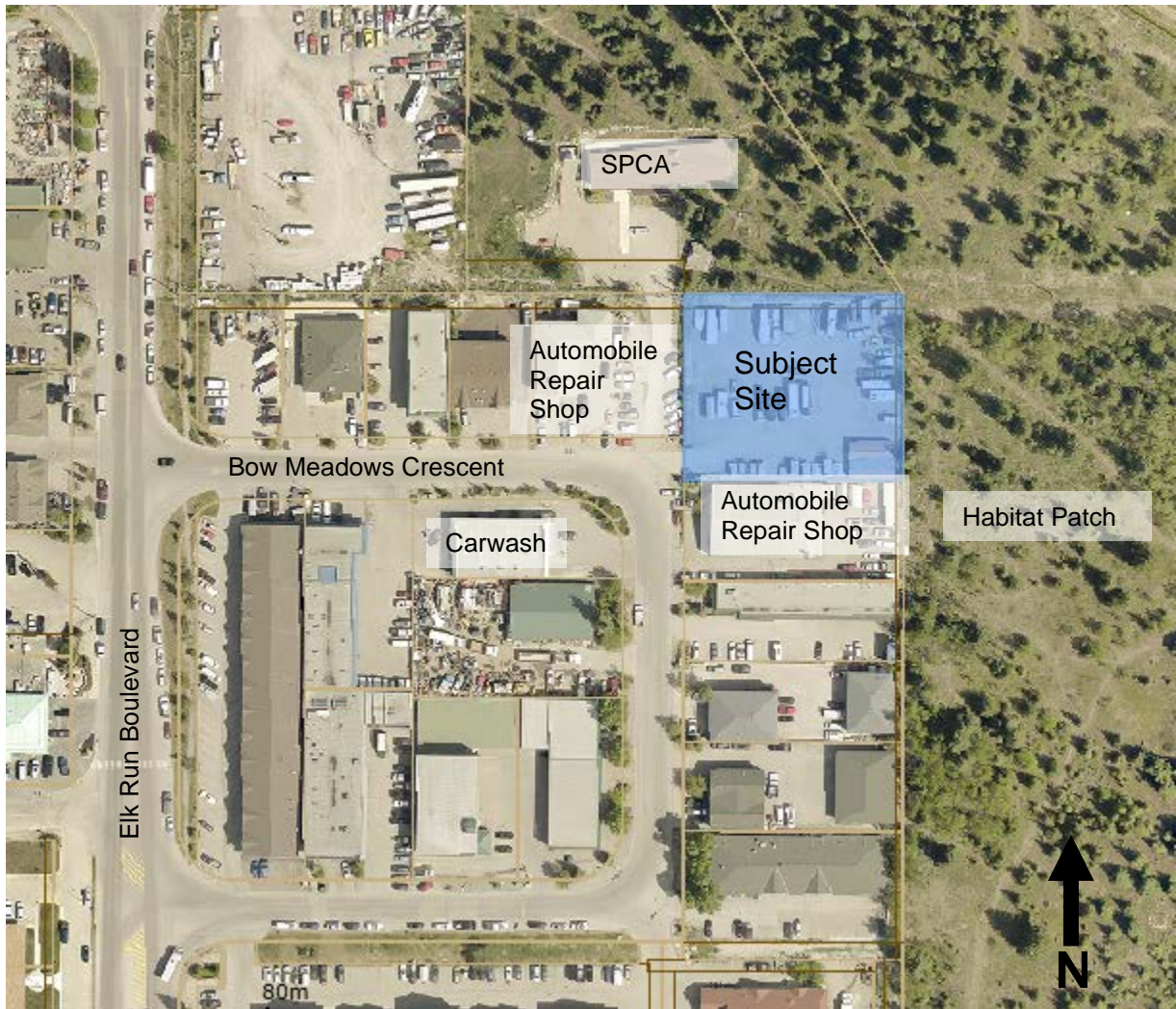
Planning recommends that the Canmore Planning Commission **REFUSE** PL20210301, subject to the conditions of approval set out in Schedule A (Attachment attached to this report).

ATTACHMENTS:

1. Site Context [Including aerial photo of area with site identified]
2. Zoning [Including zoning map of area with zoning of site & adjacent sites identified]
3. Bylaw Conformance Review
4. Submitted Plans [Including sections, elevations & renderings]
5. Sustainability Screening Report (SSR) Narrative & Matrix [If applicable]
6. Schedule A – Conditions of Approval

Nathan Grivell
Development Planner

ATTACHMENT I – SITE CONTEXT



Arial View of Site



View of Site Looking East Along Bow Meadows Crescent

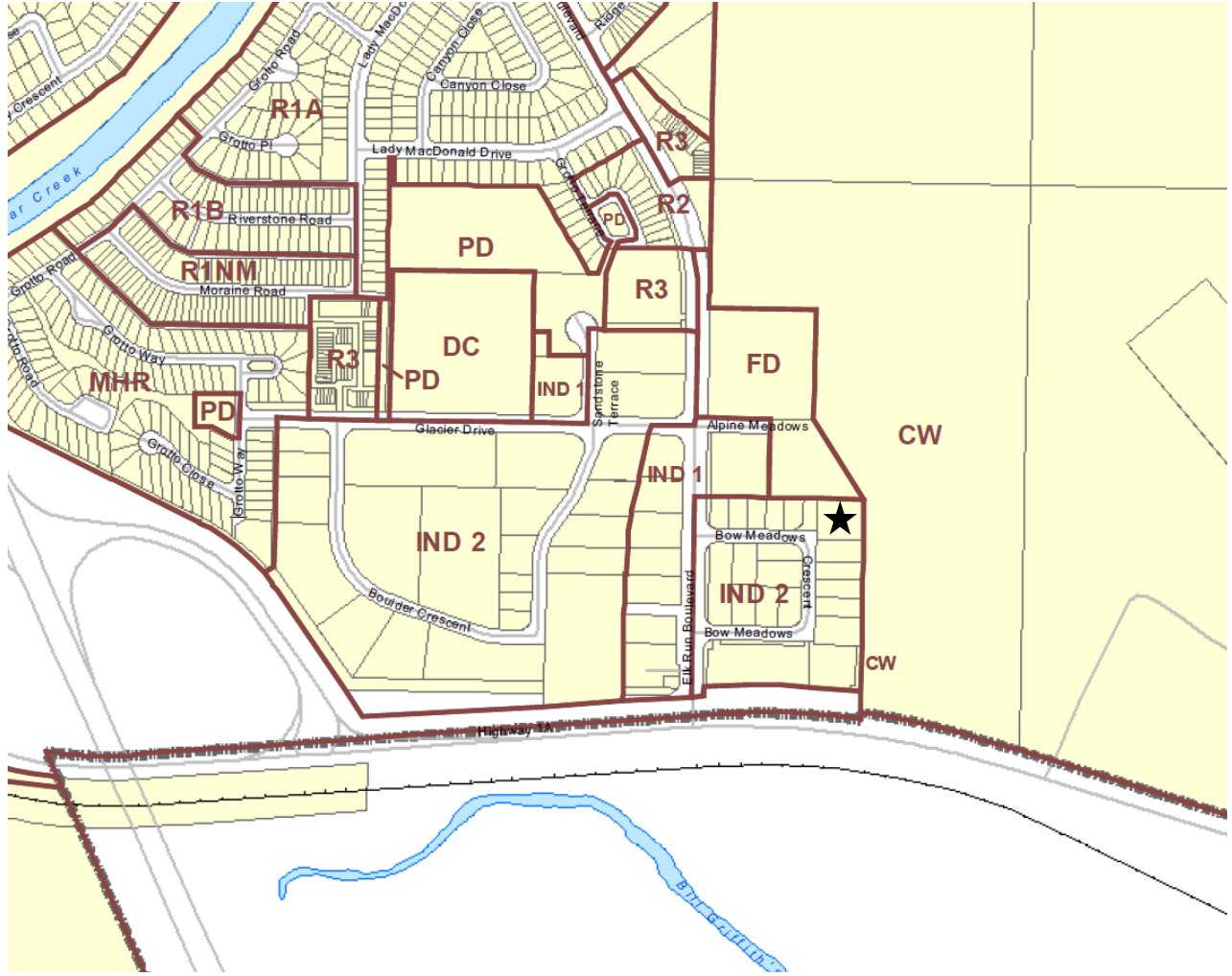


View of Site Looking North Along Bow Meadows Crescent



View of Site Looking South-East.

ATTACHMENT 2 – ZONING



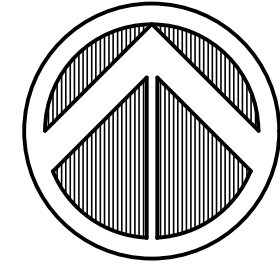
★ Subject Site

ATTACHMENT 3 - BYLAW CONFORMANCE REVIEW

REQUIREMENT	BYLAW 2018-22	PROPOSED	VARIANCE
MAX FLOOR AREA RATIO (FAR)	N/A	N/A	No
FRONT YARD SETBACK	MAX 7.50 M	45.61 M	No
SIDE YARD SETBACK (WEST)	0.00 M	2.55 M	No
SIDE YARD SETBACK (SOUTH)	0.00 M	4.83 M	No
REAR YARD SETBACK	0.00 M	2.01 M	No
MAX BUILDING HEIGHT	11.00 M	11.00 M	No
MAX BUILDING EAVELINE HEIGHT	N/A	N/A	No
SITE COVERAGE	N/A	N/A	No
LANDSCAPING AREA	0%	20.9%	No
TREES	0	11	No
SHRUBS	0	89	No
PARKING	MIN 13, MAX 43 VEHICLE PARKING STALLS	22 VEHICLE PARKING STALLS	No
VEHICLE PARKING	28 LONG TERM BICYCLE STALLS	28 LONG TERM BICYCLE STALLS	No
BICYCLE PARKING	13 SHORT TERM BICYCLE STALLS	14 SHORT TERM BICYCLE STALLS	No

ATTACHMENT 4 – SUBMITTED PLANS





BUILDING INFORMATION

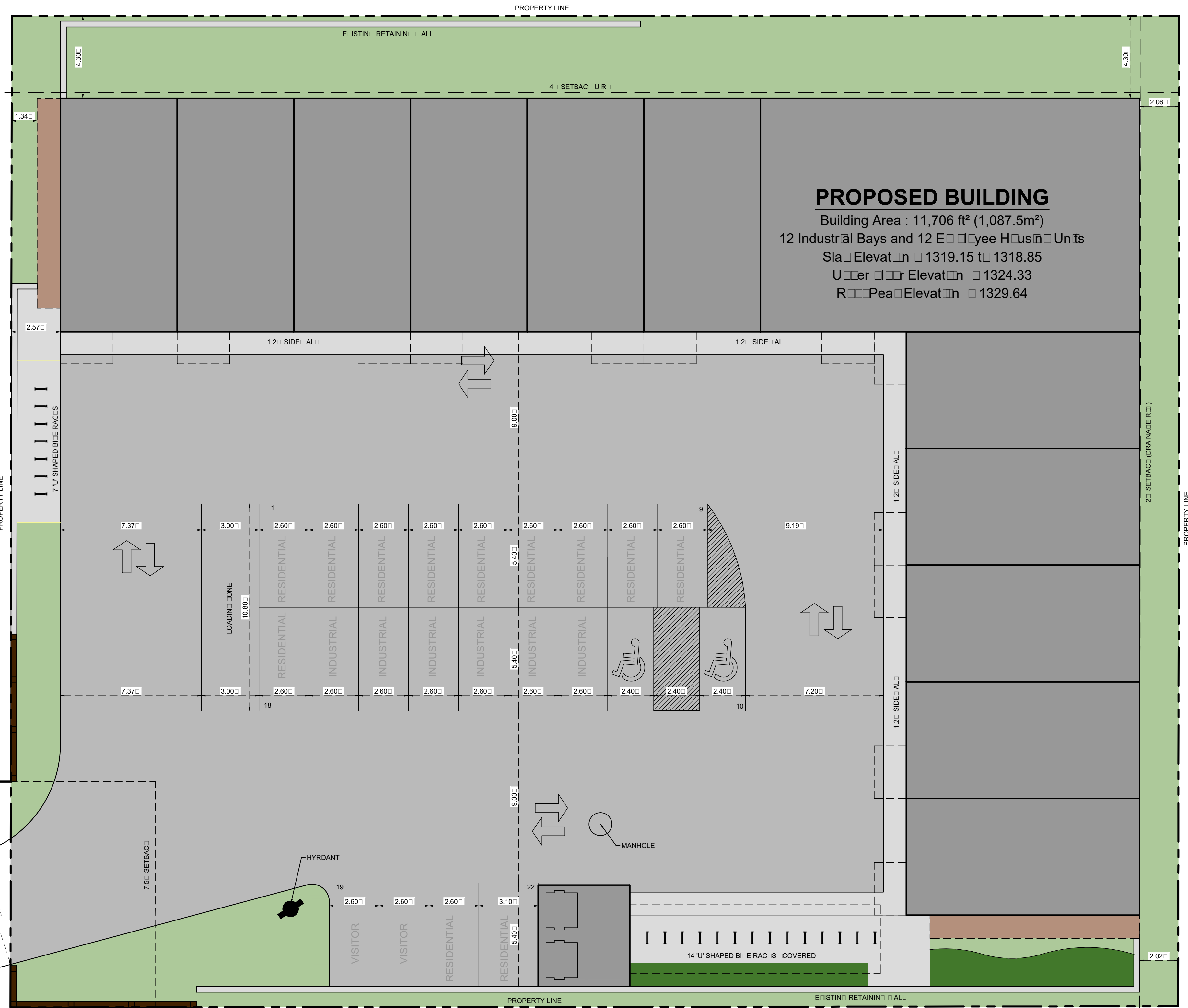
NAME	ELERUN INDUSTRIAL
CIVIC ADDRESS	121 BOW MEADOWS CRESENT
LEGAL ADDRESS	LOT 4 BLDG 7 PLAN 951 2298
ZONING	IND-2
GEODETIC ELEVATION	19.50
SITE AREA	3158.4m ²
BUILDING FOOTPRINT	1087.5m ²
AREA	2146.1m ²
CAR	0.68

CALCULATIONS

PARKING - LOADING	8 STALLS
CLASS C INDUSTRIAL PARKING (MAX. 10 STALLS)	
BI-E STALLS - Short Term (1.0 STALL/100m ²)	10 BI-E STALLS
BI-E STALLS - Long Term (1.0 STALL/100m ²)	10 BI-E STALLS
EMPLOYEE HOUSING PARKING (1.0 STALL/UNIT)	12 STALLS
VISITOR PARKING (0.15 STALL/UNIT)	2 STALLS
BI-E STALLS - Short Term (0.25 STALLS/UNIT)	3 BI-E STALLS
BI-E STALLS - Long Term (1.5 STALL/UNIT)	18 BI-E STALLS

BOW MEADOWS CRESENT

SPCA ACCESS ROAD



1 SITE PLAN
DP-01 3.32' x 1.0'

PROPOSED BUILDING

Building Area : 11,706 ft² (1,087.5m²)
 12 Industrial Bays and 12 Employee Housing Units
 Slab Elevation 1319.15 to 1318.85
 Upper Floor Elevation 1324.33
 Rooftop Elevation 1329.64

Notes
 Verify all dimensions, elevations, and data for any errors and discrepancies. MTECH Designs is not responsible for construction.
 All drawings remain the property of MTECH Designs Inc. This design and drawing may not be reproduced without permission from MTECH Designs.
 Do not scale drawings. This drawing supersedes previous issues.

Consultant
 Seal

Seal

4	Drawn	Canore	02/20/2022
3	Stationed	Canore	02/20/2022
2	Drawn	Canore	02/20/2022
1	Drawn	Canore	02/20/2022

Revision	Date (YY.MM.DD)
1	2021.08.17

Issued	Date (YY.MM.DD)
REVIEW	2021.03.24
DEVELOPMENT PERMIT	2021.07.20

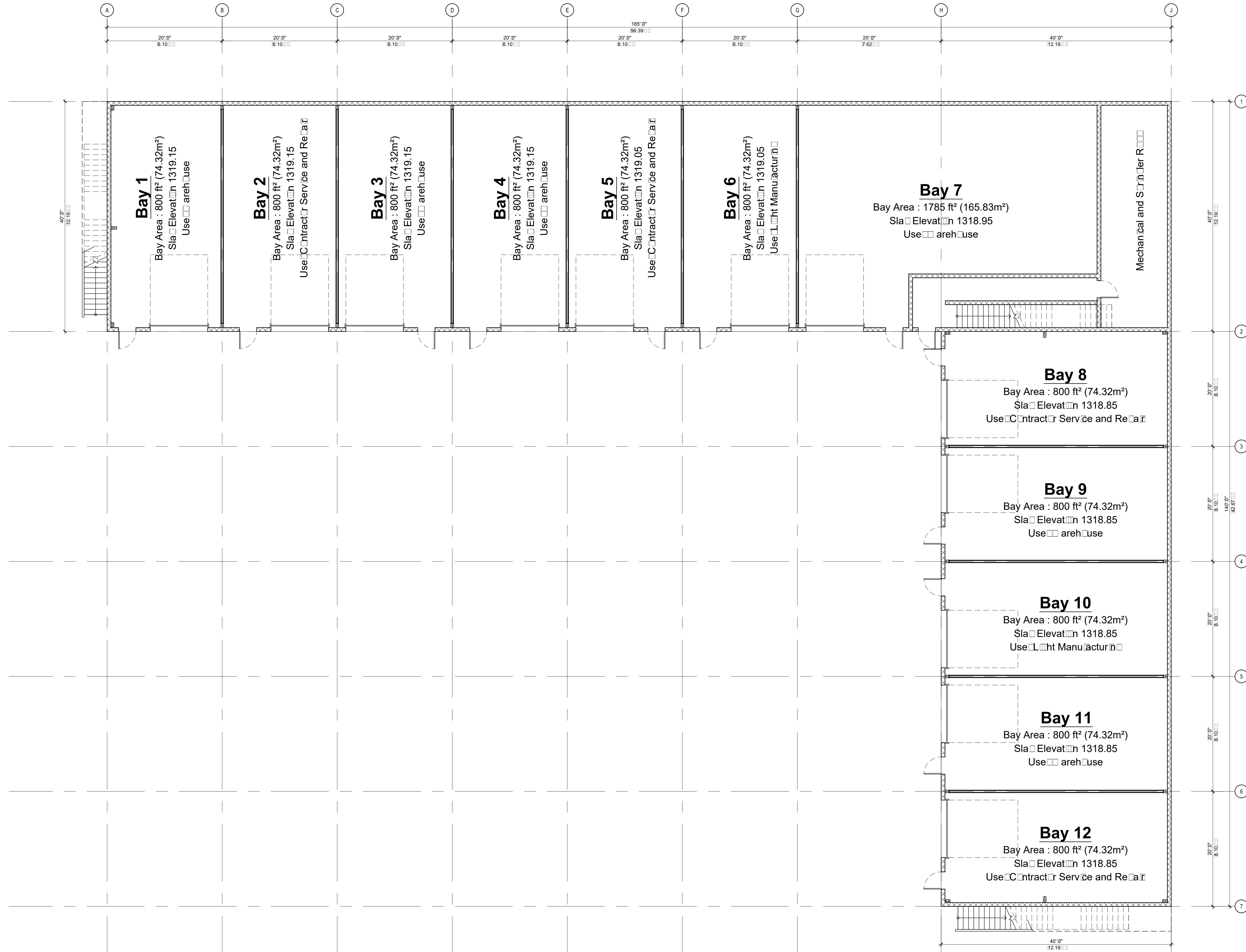
Drawn By	Scale
MA	AS NOTED
Project Number	Date
19.013	2019.07.25

Project **Lot 8 Bldg 7 Plan 951 2298**
Elerun Industrial
 Canora Alberta

2244 Bayside Circle S. | Address Alberta T4B 0V6
 P: 403.493.9315 | Murray@techdesigns.ca
 mtechdesigns.ca

Drawn Title
SITE PLAN

Drawn Number
DP-01



1 MAIN FLOOR PLAN
DP-02 1/8" = 1'-0"

Notes
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Consultant
Seal

4	Tracked Changes	2022.03.04
3	Stamp Updates	2022.01.19
2	Tracked Changes	2021.11.10
1	Tracked Changes	2021.08.17

No.	Description	Date (YY.MM.DD)

Revisions	
Issued	Date (YY.MM.DD)
REVIEW DEVELOPMENT PERMIT	2021.03.24 2021.07.20

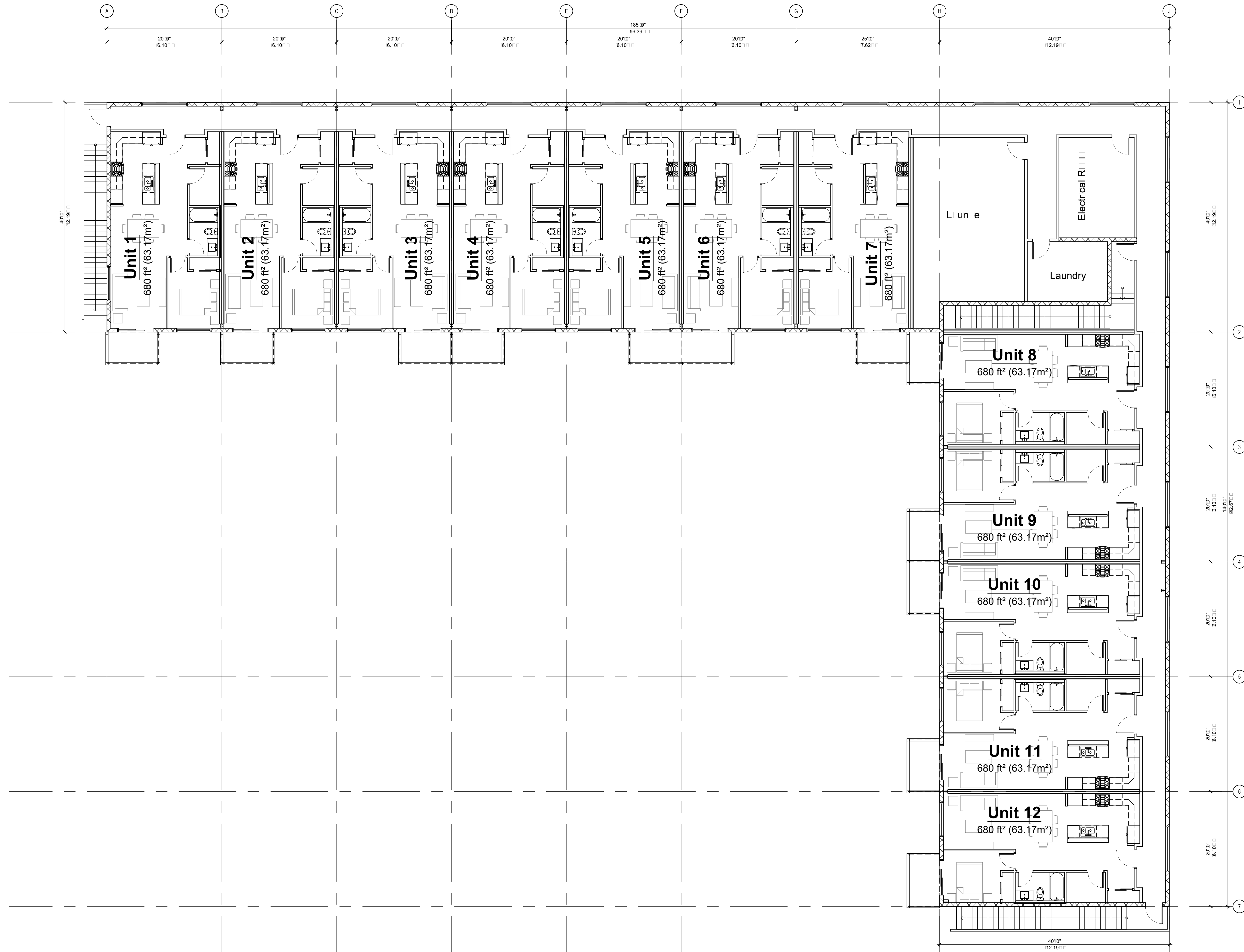
Drawn By	Scale
MA	AS NOTED
Project Number	Date
19.013	2019.07.25

Project **Lot 8 Block 7 Plan 951 2298**
Elgin Industrial
Canada Alberta

2244 Bayside Circle S. | Alberta T4B 0V6
P: 403.493.9315 | Murray@techdesigns.ca
mtechdesigns.ca

Drawing Title
MAIN FLOOR PLAN

Drawing Number
DP-02



1 SECOND FLOOR PLAN
DP-03 1/8" = 1'-0"

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No.	Description	Date (YY.MM.DD)
4	Final Construction Documents	2022.03.04
3	Stationing and Unit Layouts	2022.01.19
2	Final Construction Documents	2021.11.10
1	Final Construction Documents	2021.08.17

No.	Description	Date (YY.MM.DD)
4	Final Construction Documents	2022.03.04
3	Stationing and Unit Layouts	2022.01.19
2	Final Construction Documents	2021.11.10
1	Final Construction Documents	2021.08.17

Issued	Date (YY.MM.DD)
REVIEW DEVELOPMENT PERMIT	2021.03.24 2021.07.20

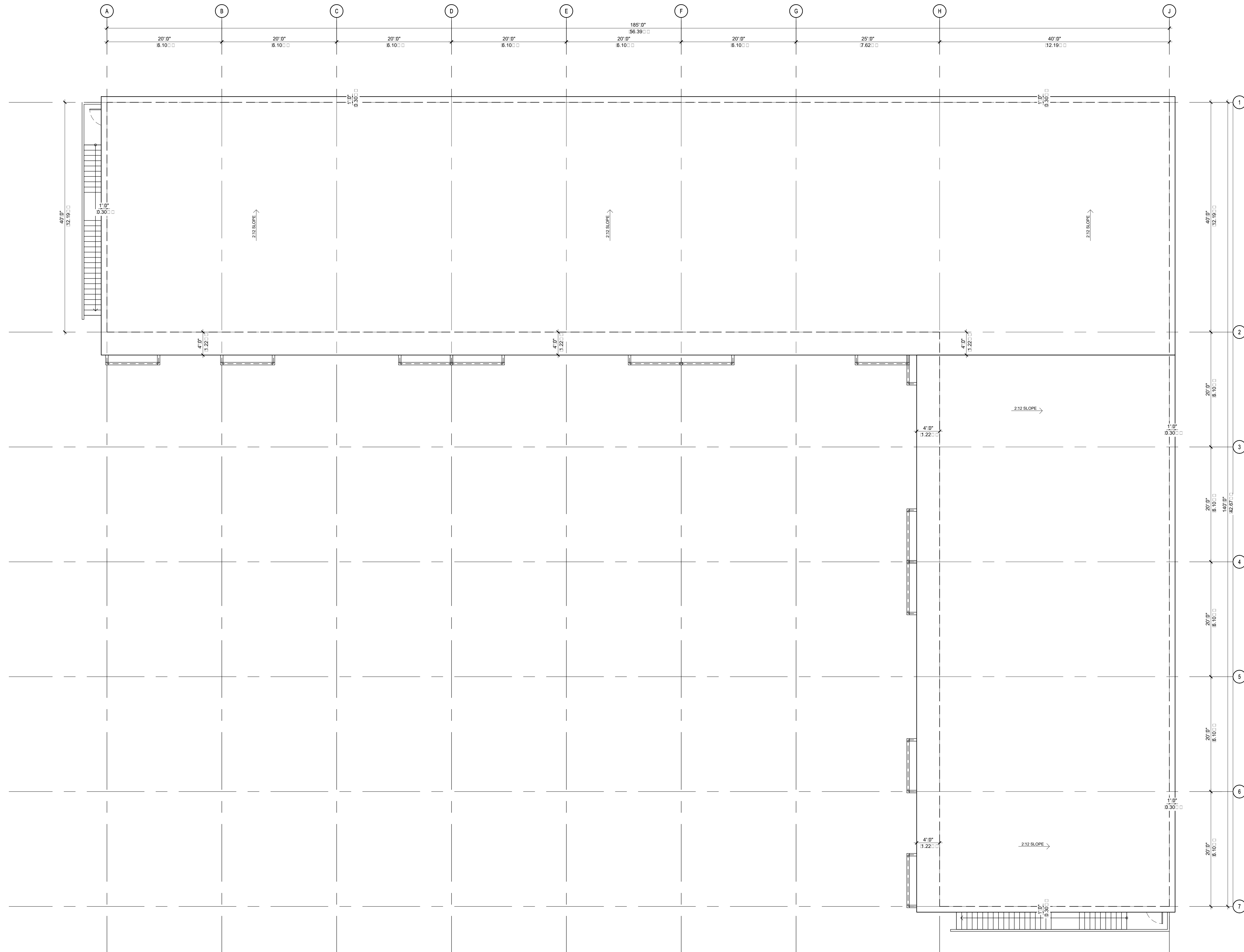
Drawn By: MAJ
Scale: AS NOTED
Project Number: 19.013
Date: 2019.07.25

Project: Lot 8 Block 7 Plan 951 2298
Elgin Industrial
Construction Alberta

MTECH DESIGNS
2244 Bays de Cote St. Airdrie, Alberta T4B 0V6
P: 403.493.9315 Murray@techdesigns.ca
mtechdesigns.ca

Drawn Title: **SECOND FLOOR PLAN**

Drawn Number: **DP-03**



1 ROOF PLAN
DP-04 1/8" = 1'-0"

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Seal

Seal

4	Tracked Changes Comments	2022/03/04
3	Stationing Updates	2022/01/19
2	Tracked Changes Comments	2021/11/10
1	Tracked Changes Comments	2021/08/17

Date (YY.MM.DD)

Revisions Δ

Issued	Date (YY.MM.DD)
REVIEW DEVELOPMENT PERMIT	2021/03/24 2021/07/20

Drawn By MAJ Scale AS NOTED
Project Number 19.013 Date 2019.07.25

Project Lot 8 Block 7 Plan 951 2298
Elm Run Industrial
Canora Alberta

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P: 403.493.9315 Murray@techdesigns.ca
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Drawing Title
ROOF PLAN

Drawing Number
DP-04

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Seal

4	Timber Canopy Elements	2022/03/04
3	Structural Detail Units	2022/01/19
2	Timber Canopy Elements	2021/11/10
1	Timber Canopy Elements	2021/08/17

Date (YY.MM.DD)

Revisions

Issued	Date (YY.MM.DD)
REVIEW	2021/03/24
DEVELOPMENT PERMIT	2021/07/20

Drawn By	Scale
MA	AS NOTED
Project Number	Date
19/013	2019/07/25

Project **Lot 8 Blk 7 Plan 951 2298**
Elgin Industrial
 Canora Alberta



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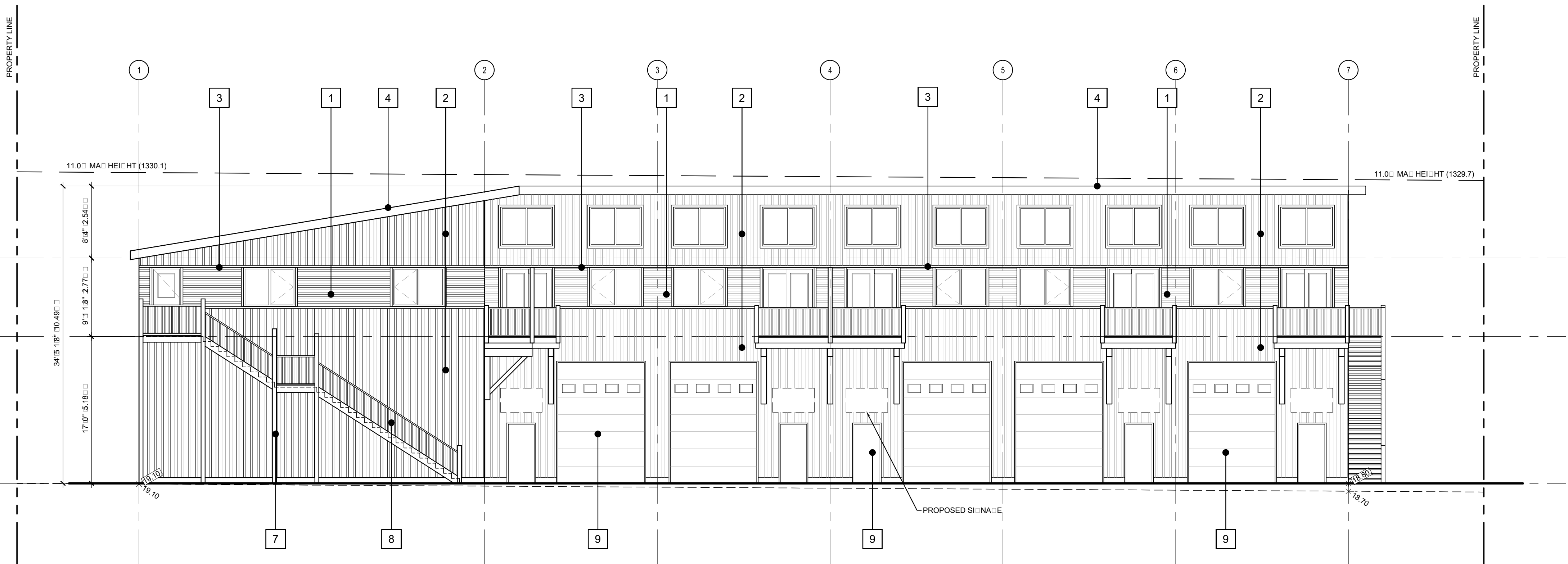
Drawing Title
ELEVATIONS

Drawing Number

DP-05



1 FRONT ELEVATION
 DP-05 1/8" = 1'-0"



2 LEFT ELEVATION
 DP-05 1/8" = 1'-0"

Exterior Material Schedule:

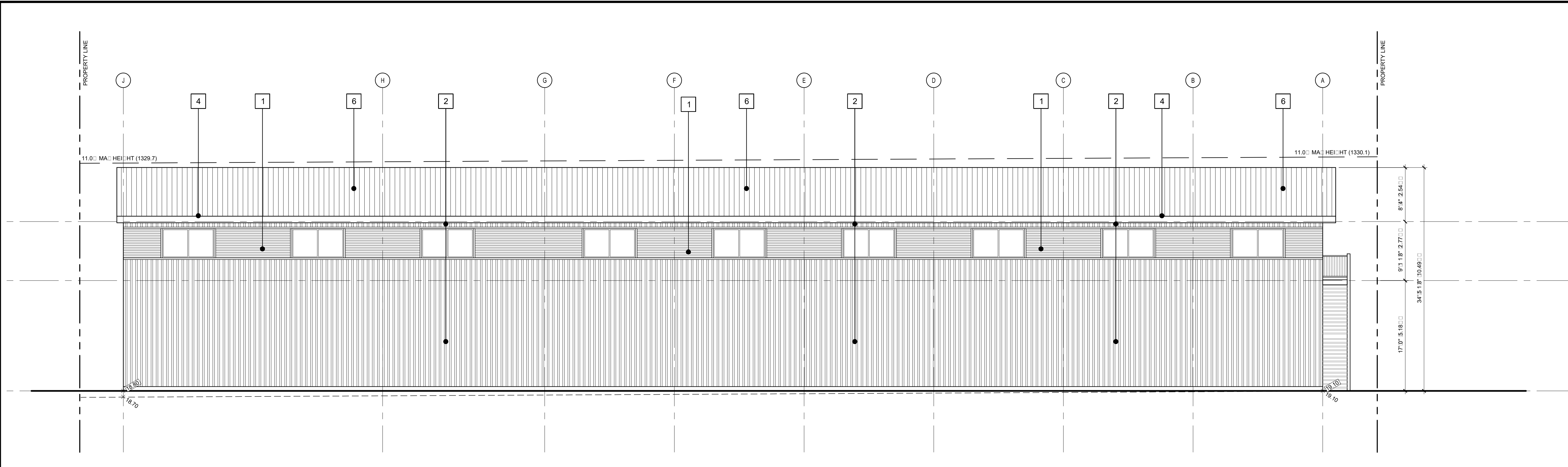
1	HORIZONTAL METAL SIDING CHARCOAL GREY
2	VERTICAL METAL SIDING DESERT SAND
3	METAL TRIM CHARCOAL GREY
4	METAL ASCIA CHARCOAL GREY
5	METAL SOFFIT CHARCOAL GREY
6	METAL ROOFING BRONZE
7	TIMBER ELEMENTS SPECIES: 078 - NATURAL
8	METAL RAILING BLACK
9	MAN and OPERABLE DOOR BRONZE

Exterior Material Notes:

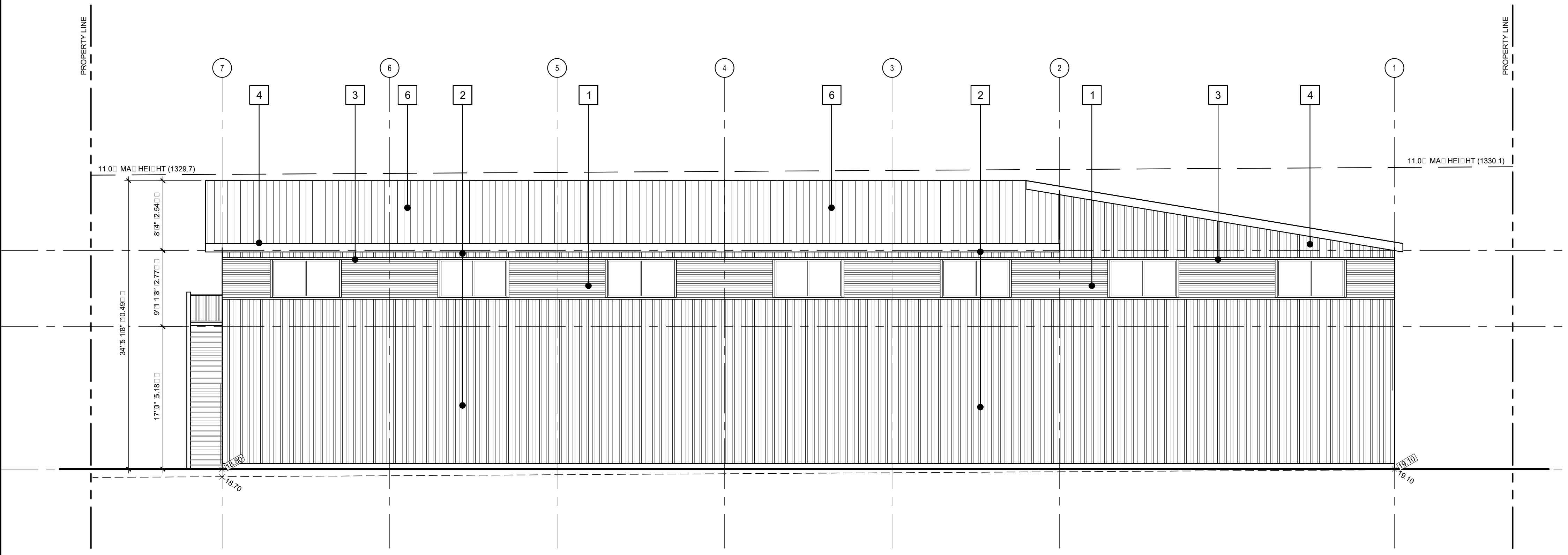
- ALL MATERIAL TRANSITIONS TO TAKE PLACE ON INSIDE CORNERS.
- PROVIDE PRE-FINISHED METAL FLASHING OVER ALL HORIZONTAL MATERIAL TRANSITIONS.
- ALL EXHAUST COVERS AND VENTS TO BE PAINTED TO MATCH THE ADJACENT EXTERIOR MATERIAL COLOUR.

LEGEND

	PROPOSED RAFTERS
	E-TIMBER RAFTERS (AS PER SURVEY PLAN)



1 REAR ELEVATION
DP-06 / 1/8" = 1'-0"



2 RIGHT ELEVATION
DP-06 / 1/8" = 1'-0"

Exterior Material Schedule:

1	HOR. METAL SIDING CHARCOAL GREY
2	VERT. METAL SIDING DESERT SAND
3	METAL TRIM CHARCOAL GREY
4	METAL ASCIA CHARCOAL GREY
5	METAL SOFFIT CHARCOAL GREY
6	METAL ROOFING BRON
7	TIMBER ELEMENTS SIKENS 078 NATURAL
8	METAL RAILING BLACK
9	MAN and OPERABLE DOOR BRON

Exterior Material Notes:

- ALL MATERIAL TRANSITIONS TO TAKE PLACE ON INSIDE CORNERS.
- PROVIDE PRE-FINISHED METAL FLASHING OVER ALL HORIZONTAL MATERIAL TRANSITIONS.
- ALL EXHAUST COVERS AND VENTS TO BE PAINTED TO MATCH THE ADJACENT EXTERIOR MATERIAL COLOUR.

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Consultant
Seal

4
3
2
1

Revision	Description	Date
4	Final	2022/03/04
3	Station	2022/01/19
2	Final	2021/11/10
1	Final	2021/08/17

Revision
Issued
Date

Revision	Date
1	2021/03/24
2	2021/07/20

Drawn By
Scale
AS NOTED

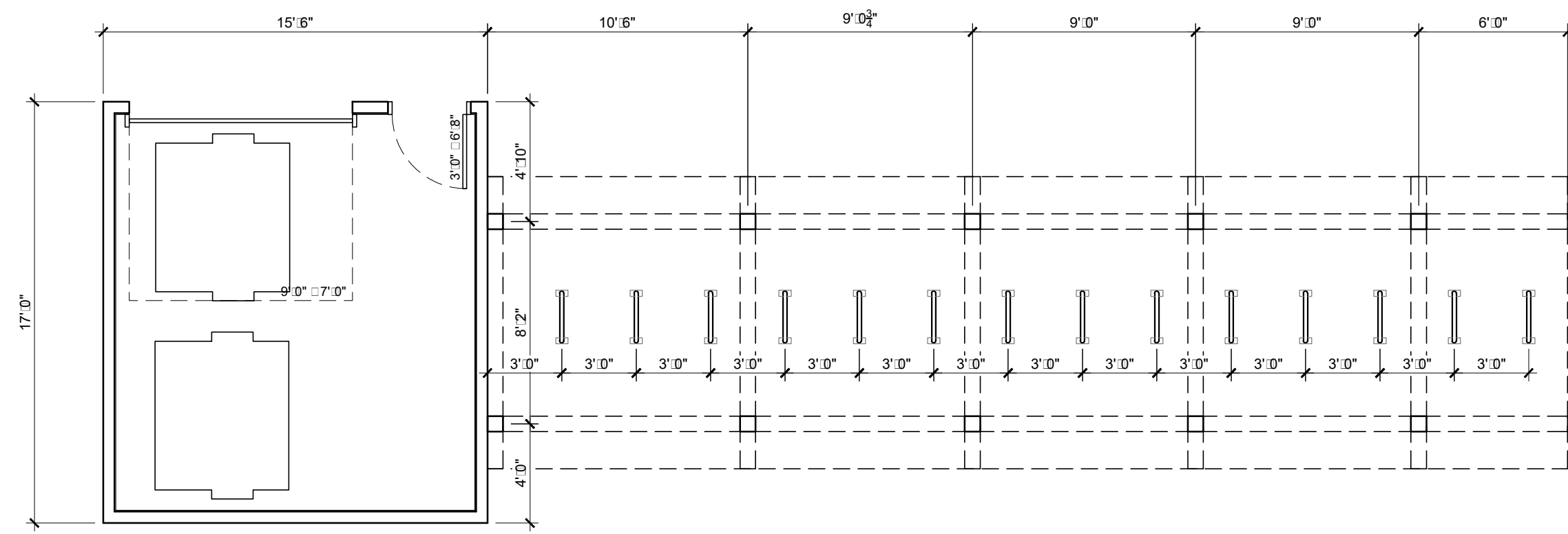
Project Number
Date
2019/07/25

Project
Lot 8 Block 7 Plan 951 2298
Elgin Industrial
Canada Alberta



Drawing Title
ELEVATIONS

Drawing Number
DP-06



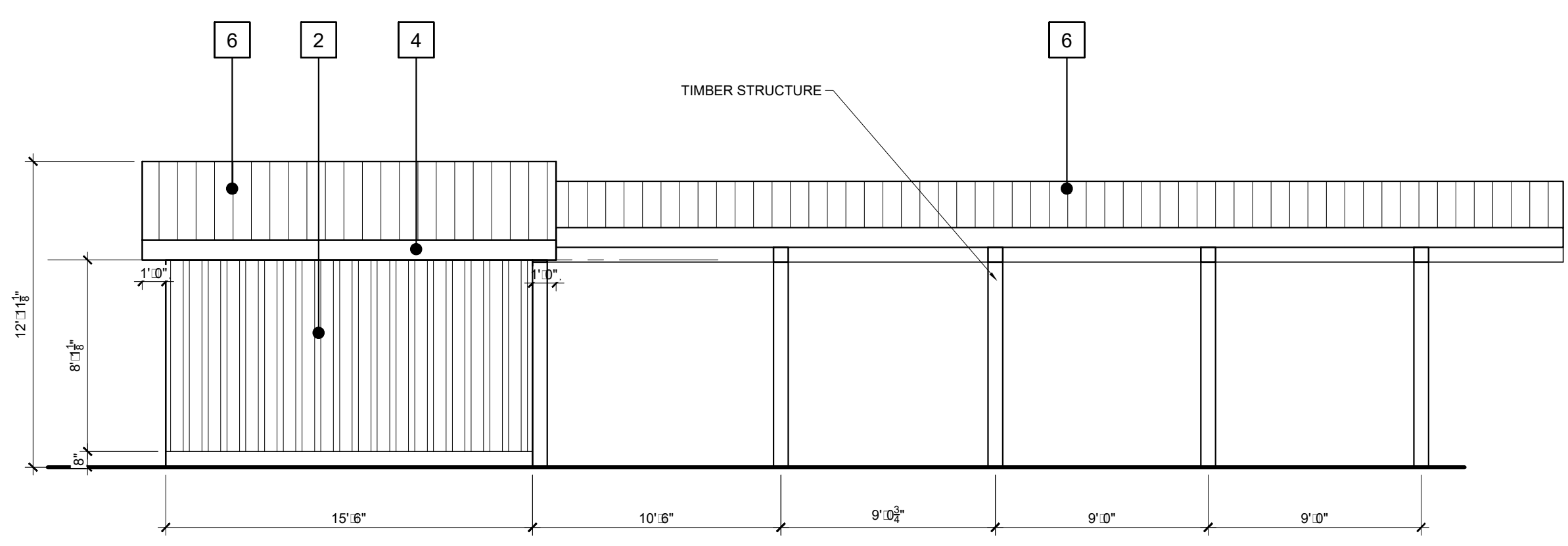
1 ARBAE ROOM
DP-06 3/16/21 1/8"

Exterior Material Schedule:

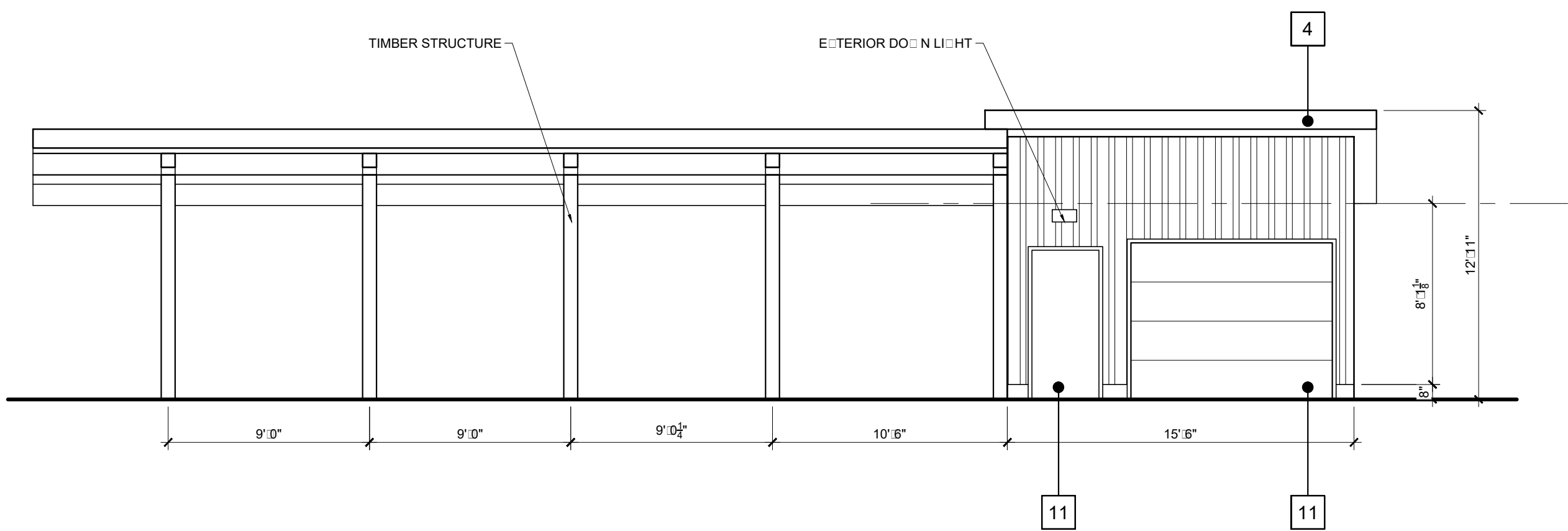
- 1 HORIZONTAL METAL SIDING CHARCOAL GREY
- 2 VERTICAL METAL SIDING DESERT SAND
- 3 METAL TRIM CHARCOAL GREY
- 4 METAL FASCIA CHARCOAL GREY
- 5 METAL SOFFIT CHARCOAL GREY
- 6 METAL ROOFING ALVANIUM
- 7 TIMBER ELEMENTS SENS-078 NATURAL
- 8 METAL RAILING BLACK
- 9 MAN AND SERVICE DOOR BROWN

Exterior Material Notes:

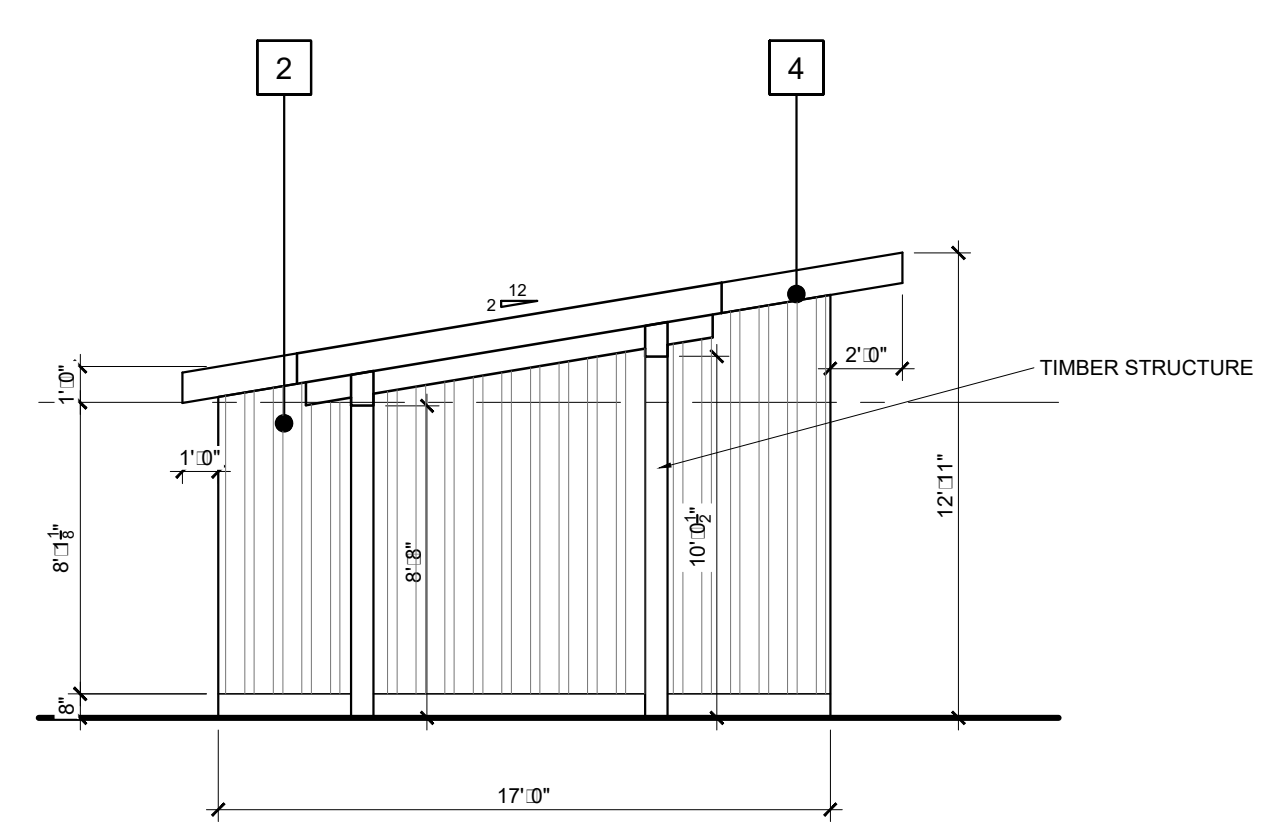
1. ALL MATERIAL TRANSITIONS TO TAKE PLACE ON INSIDE CORNERS.
2. PROVIDE PRE-FINISHED METAL FLASHING OVER ALL HORIZONTAL MATERIAL TRANSITIONS.
3. ALL EXHAUST COVERS AND VENTS TO BE PAINTED TO MATCH THE ADJACENT EXTERIOR MATERIAL COLOUR.



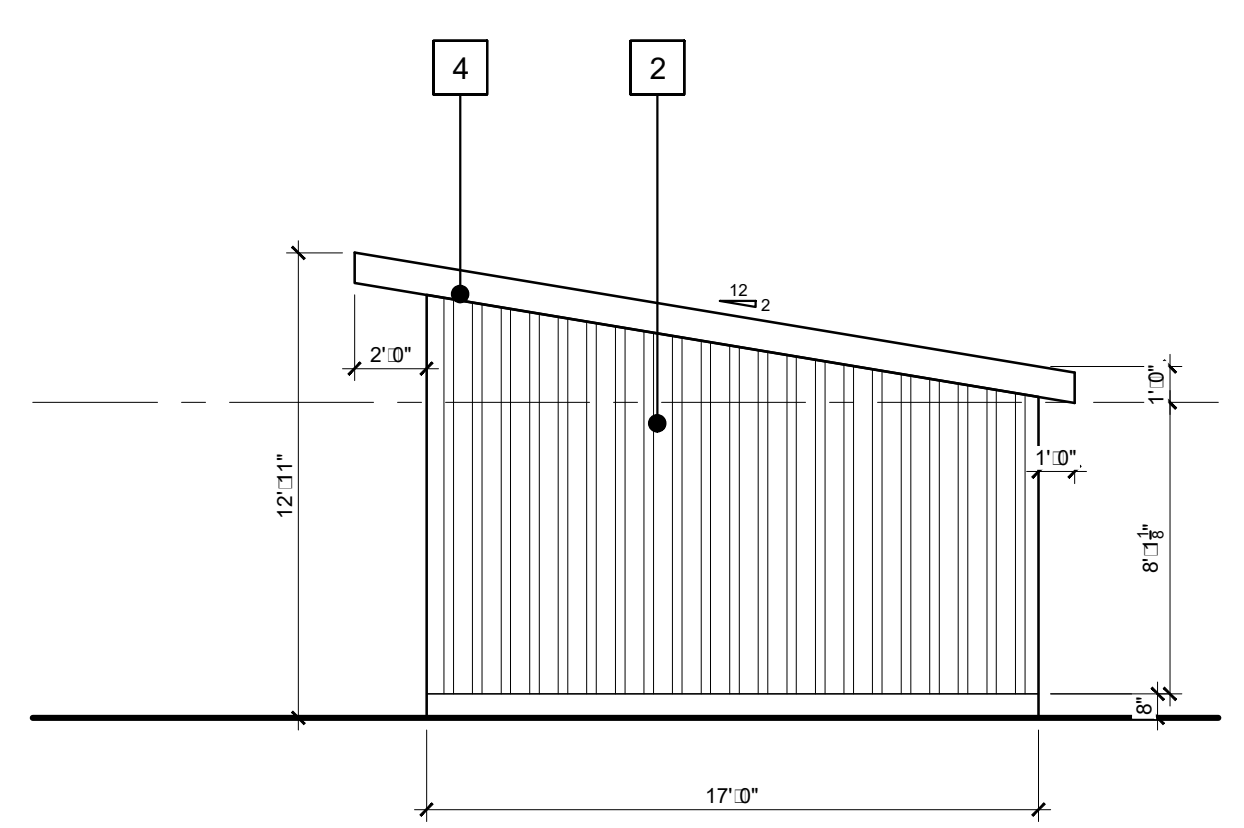
2 ARBAE ROOM REAR ELEVATION
DP-06 3/16/21 1/8"



3 ARBAE ROOM FRONT ELEVATION
DP-06 3/16/21 1/8"



4 ARBAE ROOM LEFT ELEVATION
DP-06 3/16/21 1/8"



5 ARBAE ROOM RIGHT ELEVATION
DP-06 3/16/21 1/8"

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Consultant

Seal

4	Timber Elements	2022-03-04
3	Stationing Units	2022-01-19
2	Timber Elements	2021-11-10
1	Timber Elements	2021-08-17

Date (YY.MM.DD)

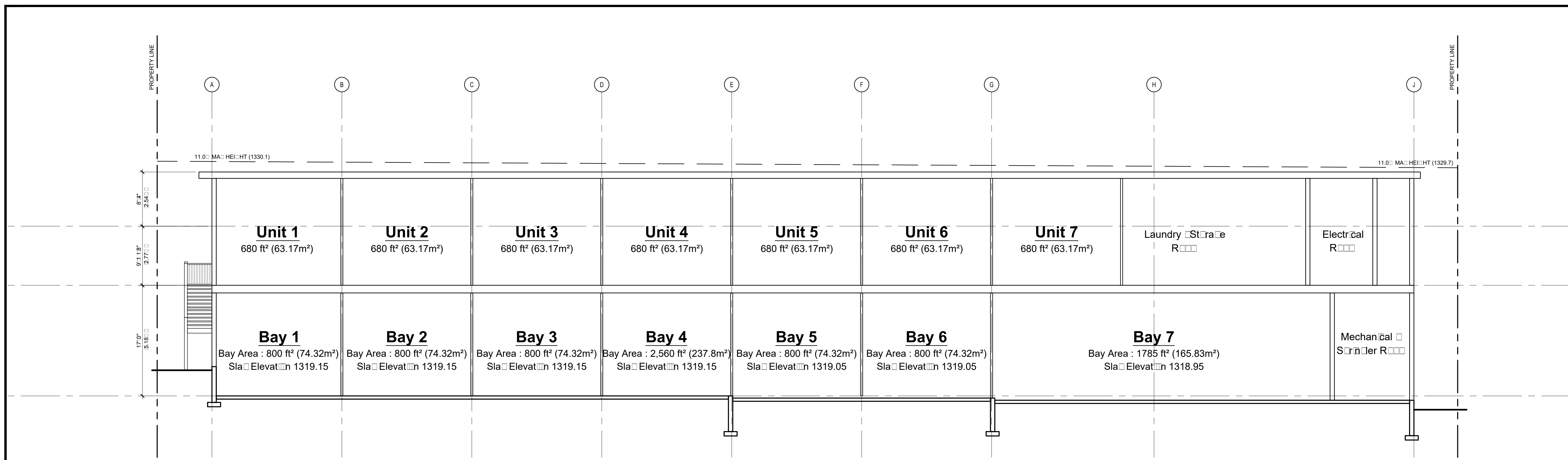
Revisions	Date (YY.MM.DD)
Issued	2021-03-24
REVIEW	2021-07-20
DEVELOPMENT PERMIT	

Drawn By MAJ
Scale AS NOTED
Project Number 19-013
Date 2019.07.25

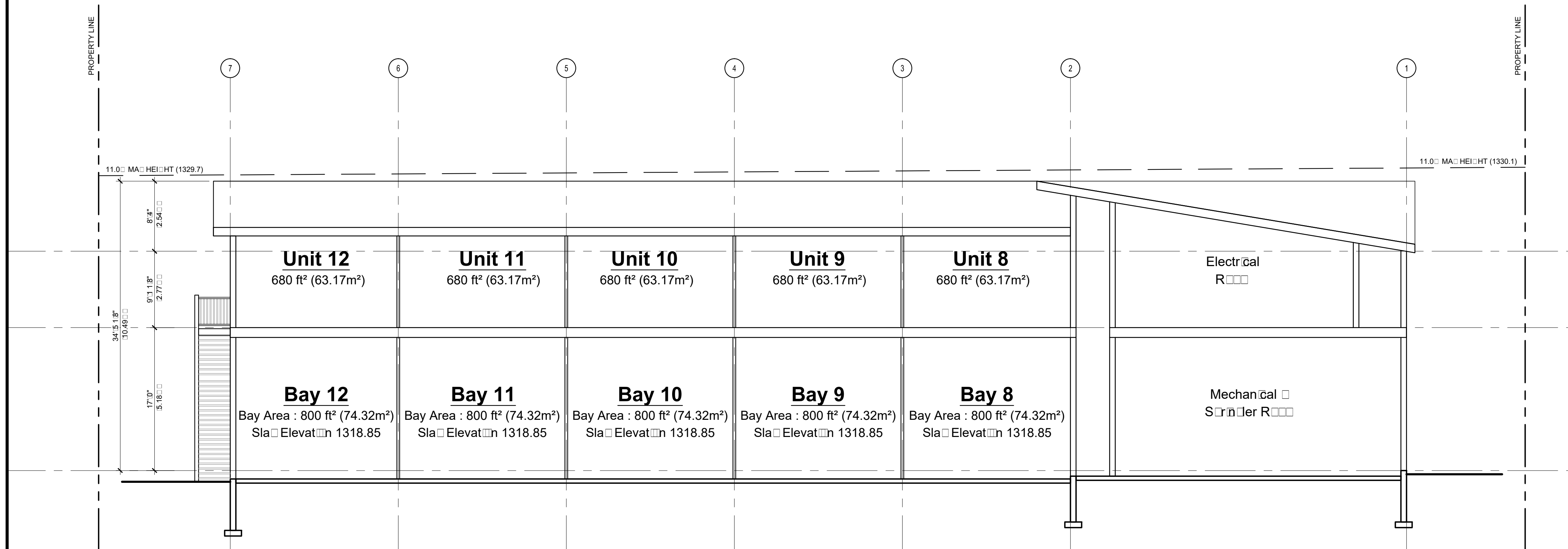
Project Lot 8 Block 7 Plan 951 2298
Elgin Run Industrial
Canadian Alberta

Drawing Title
ACCESSORY BUILDING

Drawing Number
DP-07



1 BUILDING SECTION
DP-08 1/8" = 1'-0"



2 BUILDING SECTION
DP-08 1/8" = 1'-0"

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Consultant

Seal

4	Final Construction Documents	2022/03/04
3	Final Accurate Data Units	2022/01/19
2	Final Construction Documents	2021/11/10
1	Final Construction Documents	2021/08/17

No.	Description	Date (YY.MM.DD)
Revisions Δ		
Issued For		Date (YY.MM.DD)
REVIEW DEVELOPMENT PERMIT		2021/03/24 2021/07/20

Drawn By: MAJ
Project Number: 19.013
Scale: AS NOTED
Date: 2019.07.25

Project: Lot 8 Block 7 Plan 951 2298
Elgin Industrial
Construction Alberta



Drawn Title: BUILDING SECTIONS

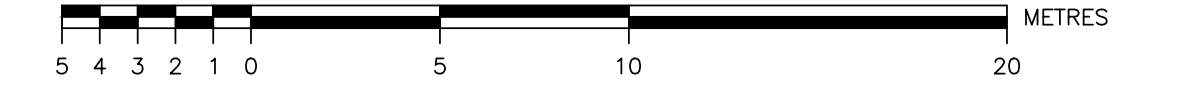
Drawn Number: DP-08

CANMORE, ALBERTA

PLOT PLAN

LOT 8
 BLOCK 7, PLAN 951 2298
 121 BOW MEADOWS CRESCENT
 PREPARED FOR:
 BENCAL ENTERPRISES

SCALE = 1:200



NOTES:

- DESIGN DATE JULY 12, 2021.
- DISTANCES AND ELEVATIONS ARE IN METRES.
- ELEVATIONS ARE GEODETIC AND ARE REFERENCED TO ASCM 1768.
- AREA OF PARCEL SHOWN BOUNDED THUS: _____
- LOT AREA 3159.8 m²
- FOOTPRINT 1059.1 m², 33.5% (BUILDING)
- LAND USE DISTRICT IS 'IND-2'.
- SEE SECTION 5.3.3 OF LAND USE BYLAW FOR SETBACK INFORMATION.

BUILDING 'A'	
ROOF ELEV.	1329.80
SLAB	1319.15 to 1318.85
SECOND FLOOR	1324.33

LEGEND:

- SPOT ELEVATIONS (ADD 1300.00 FOR GEODETIC) +19.08
- DESIGN ELEVATIONS (ADD 1300.00 FOR GEODETIC) +18.80

REGISTERED INTERESTS (Excluding encumbrances):

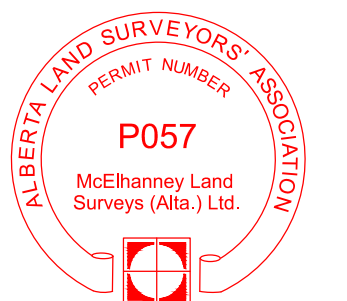
- 731 038 028 URW (9.14 FORTIS R/W)
- 951 228 675 URW PLAN 951 2299
- 951 228 577 AGREEMENT RE: RESTRICTIVE COVENANT AND EASEMENT (PLAN 951 2300)

FLOOD HAZARD
 Per the Alberta ESRD Flood Hazard Map Application
 the lot is NOT within a floodway or flood fringe area.

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CERTIFIED CORRECT THIS 12th DAY OF NOVEMBER, 2021

WARREN LIPPIIT, ALS



SEE ENGINEER'S GRADE PLAN
 SEE SURFACEWORKS AND GRADING PLAN BY McELHANNY FOR DETAILED SITE GRADES AND DRIVEWAY SLOPES.

LOT 3
 BLOCK 8
 PLAN 011 2017

91°01'04" 61.00
 9.14m URW INSTRUMENT No. 731 038 028 (FORTIS)

PROPOSED BUILDING

SLAB ELEV. 1319.15 TO 1318.85

LOT 8

LOT 9

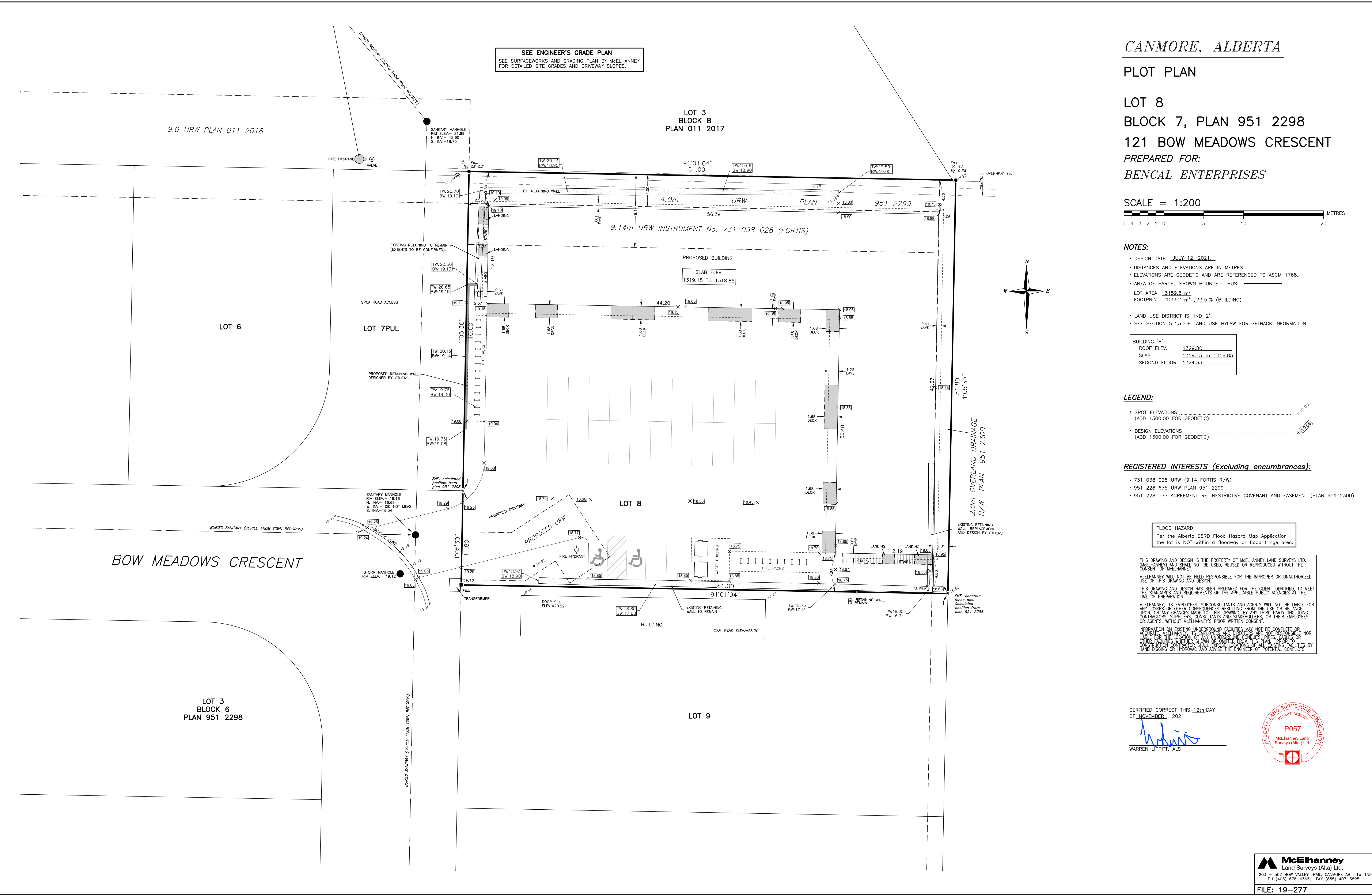
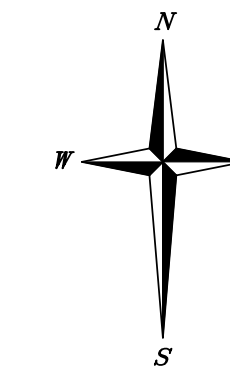
BOW MEADOWS CRESCENT

9.0 URW PLAN 011 2018

LOT 6

LOT 7PUL

LOT 3
 BLOCK 6
 PLAN 951 2298



Sustainability Screening Report Process Impact - Offset Matrix

Summary Page

Overall Results	Impact	%
Economic Sustainability	0.00	0.00
Environmental Stewardship	-8.75	59.76
Social Fabric	-5.89	40.24
Total Impact	-14.64	

Offset	%
2.10	4.01
3.97	7.60
46.25	88.39
Total Offset	52.33

Net Score 37.68

Economic Sustainability	
Income and Wages	0.00
Non-Residential Tax Assessment	0.00

Economic Sustainability	
0.00	InfraCycle Assessment
0.00	Increasing commercial assessment
0.00	New employment above median salary
2.10	New employment outside of 4 significant sectors
0.00	Floor space for Economic Development & Tourism
0.00	Percentage of local construction labour value
0.00	Economic leadership or innovation

Environmental Stewardship	
Residential Water Consumption	-0.43
Commercial Water Consumption	-0.61
Residential Solid Waste Generation	-0.31
Commercial Solid Waste Generation	-1.21
All Building Energy use and GHG emissions	-1.85
Transportation	-1.42
Infrastructure (sanitary-gravity)	-0.41
Infrastructure (sanitary-pressure)	-1.49
Environmentally Sensitive Lands	-0.47
Land Consumption	0.00
Efficient Residential Land Use	0.00
Efficient Commercial Land Use	0.00
Efficient Industrial Land Use	0.00
Efficient Mixed Use Residential Land Use	0.00
Efficient Mixed Use Commercial Land Use	0.00
Metres of trails / capita	-0.55
Metres of new roads to service development	0.00

Environmental Stewardship	
0.00	Residential / commercial mix of uses
1.17	Higher density than current levels
0.00	Access to community services from <u>residences</u>
0.00	Access to services from the <u>commercial</u> site
0.70	Water saving measures
0.70	Rain water harvesting system or infiltration
0.00	Construction waste diversion rate
0.00	Long-term, operating waste diversion
0.00	Parking stalls are un-assigned
0.70	Bike parking of adequate quality
0.00	Average size of the dwellings
0.00	LEED Certified
0.00	Built Green Certified
0.00	Other green building certification programs
0.00	Commercial energy consumption reduction
0.00	Residential energy consumption reduction
0.70	Environmentally sensitive land protection
0.00	Minimize density adjacent to sensitive lands
0.00	Reuse an existing contaminated site
0.00	Environmental leadership or innovation

Social Fabric	
Affordability of Market housing (in relation to median income)	0.00
PAH Housing	-1.16
Seniors Housing	-0.93
Employee Housing	-0.69
Childcare spaces	-0.92
Library	-0.37
Food Bank Usage	-0.74
Social Assistance Payments	-0.72
Crimes Against Persons and Property	-0.37

Social Fabric	
0.00	Units of perpetually affordable housing
0.00	Cash contribution towards PAH
42.05	Bedrooms of employee housing
1.40	Bedrooms for employees earning < median income
0.00	Cash contribution towards employee housing
0.00	Units of seniors housing
2.80	Percentage of the employees housed
0.00	Employees rental assistance 10% below market levels
0.00	Percentage of site ares for social interaction
0.00	Reuse an existing historic property or building
0.00	Exceed minimum municipal reserve requirements
0.00	Accessible recreation or cultural facilities or programs
0.00	Contribution to recreation facilities
0.00	Support school enrollment
0.00	Support for current childcare facilities
0.00	Support for cultural establishments
0.00	Support for other non-profit community organizations
0.00	Unique supports for community programming
0.00	Support for special events
0.00	Public art component
0.00	Public consultation program
0.00	Social leadership or innovation

ATTACHMENT 6 – SCHEDULE A – CONDITIONS OF APPROVAL

SCHEDULE A

CONDITIONS OF APPROVAL

DEVELOPMENT PERMIT No.: PL20210301

LAND USE DISTRICT: IND 2 DISTRICT

EMPLOYEE HOUSING (12 UNITS)

APPROVED USE(S): WAREHOUSE (6 UNITS)
CONTRACTOR SERVICE AND REPAIR (4 UNITS)
LIGHT MANUFACTURING (2 UNITS)

APPROVED VARIANCE(S): RELAXATIONS TO:
EMPLOYEE HOUSING REQUIREMENTS,
ON-SITE AMENITY REQUIREMENTS AND
PEDESTRIAN PATHWAY REQUIREMENTS

LEGAL ADDRESS: LOT 8, BLOCK 7, PLAN 9512298

APPROVED VARIANCES

1. To Section 1.11.0.2b of Land Use Bylaw 2018-22, to allow for the developer to not construct or pay for the construction of a pedestrian walkway system to serve the development.
2. To Section 5.3.6.1b of Land Use Bylaw 2018-22, to allow for Employee Housing in space that could be reasonably used for industrial purposes.
3. To Section 5.3.6.1d of Land Use Bylaw 2018-22, to allow for Employee Housing that may constrain any future permitted or discretionary, industrial uses from developing on the site or on surrounding areas.
4. To Section 5.3.6.1e of Land Use Bylaw 2018-22, to allow for Employee Housing that may unduly interfere with existing and any potential industrial development in the area.
5. To Section 8.7.01 of Land Use Bylaw 2018-22, to allow for the development to not include a Children's playground or other outdoor recreational amenities.

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. construct or pay for the construction of the municipal improvements, infrastructure and services required by the development, which may include but shall not be limited to:
 - Transportation;
 - Water;
 - Sanitary;

- Storm; and
 - Fire
- b. pay the off-site levies imposed by the Off-Site Levy Bylaw; and
 - c. provide security in accordance with the Engineering Design and Construction Guidelines (EDCG) to ensure the terms of the Development Agreement are carried out.
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 as 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 measure are appropriately put in place prior to the 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. Any trees, shrubs or other plant material installed as part of the landscaping plan which may die or are blown over, shall be replaced on an ongoing basis, prior to receipt by the developer of a Development Completion Certificate.
 7. Any roof top mechanical apparatus, including chimneys and vents, shall be screened to the satisfaction of the Development Authority.
 8. Access to the site for emergency vehicles shall be to the satisfaction of the Manager of Emergency Services.
 9. All signs shall require a separate development permit.
 10. **No occupancy** shall be permitted until an Occupancy Certificate has been issued by the Town of Canmore.

SPECIFIC CONDITIONS:

1. The applicant shall provide security to the Town of Canmore to ensure the completion of the project, in the form of cash or an irrevocable Letter of Credit. The amount should be equal to or no less than 1.25 (125%) of the estimated project costs for the project for landscaping and all hard surfacing, paving; and, site servicing; both to the satisfaction of the Town. The Letter of Credit shall be supplied at the time of the signing of the Development Agreement, and shall be in a format acceptable to the Town of Canmore.
2. The Developer shall pay off site levies according to the approved bylaw adopted by Council at the time of the signing of the Development Agreement. The Development Agreement shall specify the manner of the payment of these monies and all other relevant fees and contributions as determined by approved Town of Canmore policy(ies).
3. The Developer shall follow their approved Construction Management Plan. The construction management plan submitted shall be followed through all stages of construction. If any problems

arise where the Town Bylaws are being violated, a Stop Work Order will be delivered without warning and all construction shall cease until all problems have been rectified to the satisfaction of the Town of Canmore.

4. The Developer is required to provide a minimum of **13** parking stalls, **1** loading bay, **28** long-term bicycle parking stalls, and **13** short-term bicycle parking stalls, generally as shown on the approved plans, according to the following:

Method of Calculation

- Automobile Parking

Warehouse:	Minimum of 0 Stalls
Contractor Service and Repair:	Minimum of 0 Stalls
Light Manufacturing:	Minimum of 0 Stalls

Employee Housing: 1.00 stalls/1 bedroom unit * 12 units = 12 stalls

Visitor Parking Employee Housing: (0.15 stalls/ unit) 12 * 0.15 = 1.80

Total Minimum Parking Stalls Required = 13.80 = 13 stalls

Total Provided Stalls = 22 stalls

- Bike Parking

Short-term = 13 Stalls

Short-term stalls that have been provided for = 14

Long-Term = 28 Stalls

Long-term stalls that have been provided for = 28

- Loading Bays

The Developer shall provide 1 loading bay in the location indicated in the approved plans.

Total Provided Loading Bays = 1

All on-site parking stalls, and loading spaces shall be graded and paved to dispose of drainage to the satisfaction of the Development Officer.

5. The Developer shall provide landscaping in accordance with the approved landscaping plan.
6. As per 1.14.1.6 of the Town's Land Use Bylaw, the Developer agrees to comply with the requirements for enhanced green construction.
7. Commitments expressed in the Developer's Sustainability Screening Report become conditions of approval upon the signing of this Schedule A and will be included in the development agreement.
8. No landscaping material that is combustible is permitted between 0.0m and 1.5m from the building.

9. Unless permission is granted by the Town of Canmore, snow clearing shall be handled on-site. No snow shall be pushed onto public land.
10. The Developer shall screen any mechanical equipment or vents to the satisfaction of the Development Officer.
11. All industrial uses, now and in the future, shall operate in accordance with Section 5.3.5.5 of Land Use Bylaw 2018-22.
12. The metal roof shall be selected with standing seams, intermediate control creases and fabricated of a sufficiently heavy gauge of metal to control deformation.
13. The Developer understands and agrees to, that should the design details for a free-standing sign on the site show non-compliance with the Town's Land Use Bylaw, a freestanding sign on the site may not be permitted or may need to be altered to meet the Town of Canmore's Land Use Bylaw. The Town of Canmore is under no obligation to approve or grant variances to accommodate a free-standing sign on the site. The Developer prefers to defer these details to a later stage of development at their own risk.
14. In order to protect the adjacent Habitat Patch, no exterior lighting is permitted on the rear sides of the building.

Prior to the Release of the Development Permit Conditions

15. **Prior to the issuance of a Development Permit**, the developer shall provide to the Town plans showing an accessible on-site sidewalk to connect between Bow Meadows Crescent and the building entrances. **This shall be to the satisfaction of the Engineering Department.**
16. **Prior to the release of the Development Permit**, the Developer shall provide an updated Plot Plan showing the revised deck for Unit 7, geodetic elevation of the roof, and any other discrepancies contained in the approved plans for the development, **to the satisfaction of the Development Officer.**
17. **Prior to the release of the Development Permit**, the Developer shall pay the following variance fees:
Five (5) approved variances:
Discretion limited in Land Use Bylaw 0 @ \$370.00 = \$0
Discretion not limited in Land Use Bylaw 5 @ \$200.00 = \$1,000.00
TOTAL FEES PAYABLE: \$1,000.00

Prior to the Release of the Building Permit and Commencement of Construction Conditions

18. Access to the development site must be designed to meet the requirements of the EDCG and incorporate a 2.5m concrete sidewalk, to the satisfaction of the Engineering Department. The proposed access point must tie in with the access (across a PUL) for the neighboring property at 123 Bow Meadows Crescent. Engineering drawings, to be prepared by the applicant, will need to

reflect how accesses for the two sites will tie into Bow Meadows Crescent (including a swept path analysis for both accesses) subject to review and approval by the Town. **A shared access agreement will be required for any portion of driveway that serves both sites, prior to the issuance of a building permit.** The Town of Canmore is the owner of the PUL across which 123 Bow Meadows Crescent is accessed. An access easement for 123 Bow Meadows Crescent is registered on title. The applicant shall be responsible for engagement with the owners of 123 Bow Meadows Crescent and obtaining written confirmation of their permission to proceed with construction, prior to the issuance of a building permit.

19. **Prior to the issuance of a Building Permit**, the developer shall provide to the Town plans showing indoor or fully secured (enclosed) bicycle parking for bicycle parking stalls associated with the employee housing. **This shall be to the satisfaction of the Engineering Department.**
20. **Prior to the issuance of a Building Permit**, the developer shall provide to the Town plans showing bicycle parking areas that shall include stall dimensions and rack information, labelled in metric units, and as per the requirements of the Town's EDCG. **This shall be to the satisfaction of the Engineering Department.**
21. **Prior to the issuance of a Building Permit**, the developer shall provide details of the bicycle shelter to the Town that meet the requirements of the Town's EDCG. **This shall be to the satisfaction of the Engineering Department.**
22. **Prior to the issuance of a Building Permit**, the developer shall provide to the Town plans showing details for the rolled curb separation for bicycle parking areas. **This shall be to the satisfaction of the Engineering Department.**
23. **Prior to the issuance of a Building Permit**, the developer shall provide to the Town plans showing curb ramps between barrier free parking stalls, and transitions to the nearest sidewalk connection points. **This shall be to the satisfaction of the Engineering Department.**
24. **Prior to the release of the Building Permit**, the Developer shall provide a pre-construction energy report estimating the energy efficiency of the development using the current NECB and in alignment with Condition of approval #6.
25. **Prior to the release of the Building Permit**, the Developer shall submit addressing in accordance with the Town's Civic Addressing Protocol.

Prior to Occupancy and Operation Conditions

26. **Prior to occupancy**, signage shall be installed for the loading zone **to the satisfaction of the Development Officer.**

27. **Prior to occupancy**, the Developer shall provide evidence that enhanced green construction has been achieved **to the satisfaction of the Development Officer**.

Advisory Conditions

28. Approval from the Development Authority does not supersede or void any encumbrances registered on the title of the property. The applicant is solely responsible for the review and discharge of or update to any encumbrances registered on the title of the property (such as that by FORTIS) that affects the approved development.

Signature
CHAIR, CANMORE PLANNING COMMISSION

Date

IS A NOTICE POSTING REQUIRED: **YES**

End of CPC Agenda Package
May 25, 2022