



NOTICE OF DECISION

THIS IS NOT A DEVELOPMENT PERMIT

DEVELOPMENT PERMIT No.: PL20230005

APPLICANT NAME: McElhanney

MUNICIPAL ADDRESS: 1 Silvertip Trail

LEGAL ADDRESS: Lot 1 Block 17 Plan 971 1512

LAND USE DISTRICT: Silvertip Trail Direct Control District

APPROVED USE(S): Excavation, Stripping and Grading

DATE OF DECISION: April 26, 2023

APPROVED BY: Canmore Planning Commission

DATE ISSUED:

It has been decided that the application be **APPROVED** subject to the conditions noted in the attached **Schedule A – Conditions Of Approval**.

DocuSigned by:

Whitney Smithers
Signature

5/2/2023 | 10:34 AM MDT

Date

Chair, Canmore Planning Commission

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.



Planning & Development Department

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

SCHEDULE A

CONDITIONS OF APPROVAL

DEVELOPMENT PERMIT No.: PL20230005

LAND USE DISTRICT: Silvertip Trail Direct Control District

APPROVED USE(S): Excavation, Stripping and Grading

APPROVED VARIANCE(S): None

MUNICIPAL ADDRESS: 1 Silvertip Trail

LEGAL ADDRESS: Lot 1 Block 17 Plan 971 1512

APPROVED VARIANCES

1. None

STANDARD CONDITIONS:

1. 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.
2. 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).
3. 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.
4. All construction, landscaping and exterior finishing materials are to be as shown on the approved plans and other supporting material submitted with the application.
5. 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.
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:



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1. **Prior to the Commencement of Construction**, the Developer shall submit an Erosion and Sediment Control Plan to the satisfaction of the Town of Canmore.
2. **Prior to the Commencement of Construction**, the Developer shall submit a Construction Management Plan to the satisfaction of the Town of Canmore.
3. **Prior to the Commencement of Construction**, the Developer shall submit correspondence from the owners of any rights-of-way within the development area acknowledging the excavation, stripping and grading development to the satisfaction of the Town of Canmore.
4. The Developer shall comply with the approved Erosion and Sediment Control Plan and Construction Management Plan.
5. The hours of operation shall be limited to daylight hours and in accordance with the Town of Canmore Community Standards Bylaw.
6. The Developer shall erect fencing or similar screening along the northwest and east property boundaries adjacent to Silvertip Trail to the satisfaction of the Town of Canmore.
7. The Developer shall retain existing trees along the northeast boundary of the site to the satisfaction of the Town of Canmore.
8. The development permit shall be effective for nine months from the date of issuance.
9. The Developer shall remediate the approved development area to the satisfaction of the Town of Canmore should additional development of the approved development area not commence within 12 months of the commencement of the excavation, stripping and grading. The 12 month commencement of excavation, stripping and grading deadline may be extended by six months at the discretion of the Development Officer, who shall consider the impacts of the excavation, stripping and grading development on the adjacent properties. Remediation, may include sediment, erosion and dust control, and landscaping and other aesthetic measures.
10. The developer shall provide a cost estimate and development security of 125% of the cost estimate in a form acceptable to the Town of Canmore, based on estimated costs to remediate the site to the satisfaction of the Town of Canmore.

DocuSigned by:

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 Signature

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Date

Chair, Canmore Planning Commission

IS A NOTICE POSTING REQUIRED:

YES

NO