

TOWN OF CANMORE
AGENDA
Regular Meeting of Council
Council Chambers at the Civic Centre, 902 – 7 Avenue
Tuesday, May 3, 2022 at 9:00 a.m.

Times are estimates only.

PUBLIC QUESTION PERIOD – Before meeting is called to order

- 9:00 – 9:05 **A. CALL TO ORDER AND APPROVAL OF AGENDA**
 1. **Land Acknowledgement**
 2. **Agenda for the May 3, 2022 Regular Meeting of Council**
- 9:05 – 9:35 **B. PUBLIC HEARINGS**
 1. **Bow Valley Trail ARP and LUB Amendments**
 (1) Introduction
 (2) Applicant Summary to Set Context
 (3) Administration Summary
 (4) Public Verbal Submissions
 (5) Public Written Submissions
 (6) Council Question Period
 (7) Closure of Public Hearing
- 9:35 – 10:05 **C. DELEGATIONS**
10:05 – 10:20 1. **Stone Creek Resorts – Silvertip Gondola** (verbal presentation)
 2. **Bow Valley Primary Care Network (Dr. Kendra Barrick) – Doctor Shortage in the Bow Valley**
- 10:20 **D. APPROVAL OF MINUTES**
 1. **Minutes of the April 5, 2022 Regular Meeting of Council**
- 10:20 – 10:35 **E. BUSINESS ARISING FROM THE MINUTES**
 1. **Downtown Canmore Business Improvement Area (BIA)**
 Request: That Council consider the following:
 • 25% of net monies from paid parking in the Town Centre be granted to the BIA on an annual basis,
 • continuity of funding for vibrancy, beautification, activation and maintaining property in our improvement area which isn't just Main Street, and
 • reconsider the option of monthly passes.

 Council may:
 a. refer the request to administration or a committee for further research, review and recommendation,
 b. accept the request as information only, or
 c. make a decision on the request.
- 10:35 – 10:50 **Meeting break**

- 10:50 – 11:20 **F. UNFINISHED BUSINESS**
- 1. Bow Valley Food Charter**
 Recommendation: That Council sign the Bow Valley Food Charter on behalf of the Town of Canmore.
- 11:20 – 12:20 **G. BYLAW APPROVAL**
- 1. Bow Valley Trail Area Redevelopment Plan Amendments Bylaw 2021-20 and Land Use Bylaw Amendment Bylaw 2021-21**
 Recommendation: That Council give second and third reading to Bylaw 2021-20 and Bylaw 2021-21.
- 12:20 – 1:20 **Meeting break**
- 1:20 – 2:50 **2. Bylaws 2022-09 and 2022-10 800 3rd Avenue MDP and LUB amendments**
 Recommendations:
 (1) That Council give first reading to Bylaw 2022-09 “800 3rd Avenue Municipal Development Plan Amendments.”
 (2) That Council give first reading to Bylaw 2022-10 “800 3rd Avenue Land Use Bylaw Amendment.”
 (3) That Council schedule a single public hearing for Bylaw 2022-09 and 2022-10 on May 24, 2022.
- 2:50 – 3:20 **3. Property Tax Bylaw 2022-12 and Supplementary Property Tax Bylaw 2022-13**
 Recommendations:
 (1) That Council give first, second, and third reading to Property Tax Rate Bylaw 2022-12.
 (2) That Council give first, second, and third reading to Supplementary Property Tax Rate Bylaw 2022-13.
- 3:20 – 3:35 **Meeting break**
- 3:35 – 3:50 **H. NEW BUSINESS**
- 1. 2021 Surplus Allocation – Current Year Usage**
 Recommendations:
 (1) Approve additional market adjustments for staff of \$275,000 to be funded from the General Municipal Operating Reserve.
 (2) Approve additional contracted resources within HR in 2022 for \$40,000 to be funded from the General Municipal Operating Reserve.
 (3) Approve an additional development resource within each of the Planning and Engineering departments in 2022 for a total of \$220,000 to be funded from the Development Application Reserve.
 (4) Approve a scope and budget increase to capital project 7231 Civic Centre Hybrid Workspaces from \$50,000 to \$150,000, funded by \$100,000 from the General Municipal Capital Reserve.
- 3:50 – 4:50 **2. Automated Traffic Enforcement Review (with in camera)**
 Recommendation: That Council direct administration to issue an RFP for the provision of automated traffic enforcement services (speed only) for a three-year term with two one-year options to extend for a total of 5 years.

4:50 – 5:05

3. Council 2023-2026 Strategic Plan

Recommendation: That Council approve the 2023-2026 Strategic Plan.

5:05 – 5:35

I. REPORTS FROM ADMINISTRATION

1. Paid Parking Monthly Passes

Purpose: To provide Council with an update on the implementation of monthly passes as part of the Paid Parking Program.

J. NOTICES OF MOTION – None

(During item
H2)

K. IN CAMERA

1. Automated Traffic Enforcement Review

Recommendation: That Council take the meeting in camera to prevent disclosure of information related to business information of a third party in accordance with s.16(1) of the Freedom of Information and Protection of Privacy Act.

5:35

L. ADJOURNMENT



Delegation Submission: Doctor Shortage in the Bow Valley

April 14, 2022 - Amended

On behalf of the Bow Valley Primary Care Network (PCN) Not for Profit Corporation Board we would like to request permission to appear before Canmore Town Council at the Regular Meeting of Council on Tuesday, May 3, 2022.

The doctor shortage in Canmore and the Bow Valley has quite suddenly become a crisis, where in February 2021 there were 18 doctors accepting new patients, by February 2022 there were zero. Recruitment and retention are the main causes for the shortage, but there are many layered and complicated factors contributing to these causes.

The Doctor shortage in Canmore impacts livability and affordability for the most vulnerable residents of this community, particularly families, marginalized minorities and those who are new to the area. The impact does also have a negative trickle-down effect on the health and well-being, and therefore safety, of all citizens. Our existing Physicians are overwhelmed by increased workloads and retention will likely become a crisis if recruitment isn't prioritized by the community.

We are hoping to present to the Town of Canmore to gain a partner and collaborator in solving this shortage. In the current economic climate, rural communities must be competitive in recruiting new doctors. Many municipalities in rural Alberta, recognizing this as a critical basic need of their citizens, have supported initiatives to recruit doctors to their regions.

Presented by Dr. Kendra Barrick, President and Co-Chair Elect of the Bow Valley PCN Not for Profit Corporation Board, this delegation is intended to inform Council of the critical doctor shortage in Canmore and the Bow Valley. An outline of why we are experiencing a doctor shortage, how this impacts the community and what can be done to improve retention and recruitment will be presented.

Council will be provided with the Bow Valley PCN's action plan, new initiatives and request for support.

For more information please contact:
Kathryn Wright, Communications Specialist
kwright@bowvalleypcn.ca



**TOWN OF CANMORE
MINUTES**

Regular Meeting of Council
Tuesday, April 5, 2022 at 9:00 a.m.

COUNCIL MEMBERS PRESENT

- Sean Krausert Mayor
- Jeff Hilstad Deputy Mayor
- Tanya Foubert Councillor (joined electronically)
- Wade Graham Councillor
- Jeff Mah Councillor (joined electronically)
- Karen Marra Councillor
- Joanna McCallum Councillor (joined electronically)

COUNCIL MEMBERS ABSENT

None

ADMINISTRATION PRESENT

- Sally Caudill Chief Administrative Officer
- Therese Rogers General Manager of Corporate Services
- Whitney Smithers General Manager of Municipal Infrastructure
- Scott McKay Acting General Manager of Municipal Services
- Adam Driedzic Town Solicitor
- Robyn Dinnadge Manager of Communications
- Cheryl Hyde Municipal Clerk
- Andrew Kelly Assistant Municipal Clerk (Recorder)
- Lauren Miller Manager of Planning and Development
- Nathan Grivell Development Planner
- Caitlin Miller Manager of Protective Services
- Lesley Bannister Project Manager
- Chelsey Richardson Manager of Finance
- Eleanor Mickette Manager of Economic Development

Mayor Krausert called the April 5, 2022 regular meeting to order at 9:01 a.m.

PUBLIC QUESTION PERIOD – Before meeting is called to order

A. CALL TO ORDER AND APPROVAL OF AGENDA

- 1. Land Acknowledgement
- 2. Agenda for the April 5, 2022 Regular Meeting of Council

56-2022

Moved by Mayor Krausert that Council approve the agenda for the April 5, 2022 regular meeting as presented, with two editorial changes: H2 will proceed H1 and the numbering of in camera items shall be 1 and 2 respectively.

CARRIED UNANIMOUSLY

3. Introduction of New Fire Chief

Administration introduced Lance Bushie as the new Fire Chief.

B. PUBLIC HEARINGS – None

C. DELEGATIONS

1. Downtown Canmore Business Improvement Area (BIA)

Beth VanderVoort, Executive Director, Downtown Canmore BIA, who was joined by Christine de Soto, Chair and incoming Executive Director, Stefan Bullock, spoke to a written request that Council consider the following:

- 25% of net monies from paid parking in the Town Centre be granted to the BIA on an annual basis,
- continuity of funding for vibrancy, beautification, activation and maintaining property in our improvement area which isn't just Main Street, and
- reconsider the option of monthly passes.

This request will be considered at the May 3 regular council meeting.

D. APPROVAL OF MINUTES

1. Minutes of the January 25, 2022 Special Meeting of Council

57-2022

Moved by Mayor Krausert that Council approve the minutes of the January 25, 2022 special meeting as presented.

CARRIED UNANIMOUSLY

2. Minutes of the March 1, 2022 Regular Meeting of Council

58-2022

Moved by Mayor Krausert that Council approve the minutes of the March 1, 2022 regular meeting as presented.

CARRIED UNANIMOUSLY

3. Correction to April 27, 2021 Council Special Meeting Minutes

59-2022

Moved by Mayor Krausert that Council approve the minutes of the April 27, 2021 special meeting amended to include a missing attachment.

CARRIED UNANIMOUSLY

E. BUSINESS ARISING FROM THE MINUTES – None

F. UNFINISHED BUSINESS – None

G. BYLAW APPROVAL

1. Bow Valley Trail Area Redevelopment Plan Amendments Bylaw 2021-20 & Bylaw 2021-21 Land Use Bylaw Amendment Bylaw 2021-21

Applicant Frank Kernick, President, Spring Creek Mountain Village presented a summary of the Bow Valley Trail proposal, benefits, preliminary concepts and bylaw amendments.

60-2022

Moved by Mayor Krausert that Council give first reading to Bow Valley Trail Area Redevelopment Plan Amendment – Community Amenity Housing Bylaw 2021-20.

CARRIED UNANIMOUSLY

Minutes approved by: _____

61-2022 Moved by Mayor Krausert that Council give first reading to Land Use Bylaw Amendment – Bow Valley Trail General Commercial District Amendment Bylaw 2021-21.

61A-2022 Moved by Mayor Krausert that Council amend motion 61-2022 by adding:

Section 8 is amended by adding the following after section 4.6.4.18:

4.6.4.19 Employee Housing, Common Amenity Housing, or Perpetually Affordable Housing required to be constructed as part of a statutory plan, condition of development permit approval, or other forms of commitment, are not eligible for the development bonuses outlined in 4.6.4.5, 4.6.4.6, and 4.6.9.1c.

CARRIED UNANIMOUSLY

61B-2022 Moved by Mayor Krausert that Council amend motion 61-2022 by adding:

Section 7 is amended so that the amendment to section 4.6.4.11 of the Land Use Bylaw proposed as follows:

A maximum of 50% of the total GFA of the building(s) on-site may be used for residential units, including Tourist Home units. The development authority may consider relaxation of this limit where Dwelling Units are designed into the attic space under pitched roofs. Except as allowed in 4.6.4.5, and 4.6.4.6.

be revised for clarity to

Except as allowed in 4.6.4.5, and 4.6.4.6, a maximum of 50% of the total GFA of the building(s) on-site may be used for residential units, including Tourist Home units. The development authority may consider relaxation of this limit where Dwelling Units are designed into the attic space under pitched roofs.

CARRIED UNANIMOUSLY

61C-2022 Moved by Mayor Krausert that Council amend motion 61-2022 by adding:

Section 8 is amended by repealing the reference to 4.6.4.18 and substituting the following:

4.6.4.18 Where Common Amenity Housing or Employee Housing is developed, Section 8.7 shall not be required, except that the development authority may require the amenities listed in Section 8.7.0.3.

CARRIED UNANIMOUSLY

Minutes approved by: _____

61D-2022

Moved by Mayor Krausert that Council amend motion 61-2022 by adding:

The following is added after Section 9:

10. Section 13 is amended by striking out “for storage of materials, products, and merchandise” from the definition for Wholesale Sales.

CARRIED UNANIMOUSLY

61-2022
VOTE

The vote followed on motion 61-2022: that Council give first reading to Land Use Bylaw Amendment – Bow Valley Trail General Commercial District Amendment Bylaw 2021-21, amended as follows:

- Section 8 is amended by adding the following after section 4.6.4.18:

4.6.4.19 Employee Housing, Common Amenity Housing, or Perpetually Affordable Housing required to be constructed as part of a statutory plan, condition of development permit approval, or other forms of commitment, are not eligible for the development bonuses outlined in 4.6.4.5, 4.6.4.6, and 4.6.9.1c.

- Section 7 is amended so that the amendment to section 4.6.4.11 of the Land Use Bylaw proposed as follows:

A maximum of 50% of the total GFA of the building(s) on-site may be used for residential units, including Tourist Home units. The development authority may consider relaxation of this limit where Dwelling Units are designed into the attic space under pitched roofs. Except as allowed in 4.6.4.5, and 4.6.4.6.

be revised for clarity to

Except as allowed in 4.6.4.5, and 4.6.4.6, a maximum of 50% of the total GFA of the building(s) on-site may be used for residential units, including Tourist Home units. The development authority may consider relaxation of this limit where Dwelling Units are designed into the attic space under pitched roofs.

- Section 8 is amended by repealing the reference to 4.6.4.18 and substituting the following:

4.6.4.18 Where Common Amenity Housing or Employee Housing is developed, Section 8.7 shall not be required, except that the development authority may require the amenities listed in Section 8.7.0.3.

- The following is added after Section 9: 10.

Section 13 is amended by striking out “for storage of materials, products, and merchandise” from the definition for Wholesale Sales.

CARRIED UNANIMOUSLY

Minutes approved by: _____

62-2022 Moved by Mayor Krausert that Council schedule a single public hearing for Bylaw 2021-20 and Bylaw 2021-21 for May 3, 2022.

CARRIED UNANIMOUSLY

Meeting Break 10:36 – 10:50

2. Emergency Management Bylaw 2022-07

63-2022 Moved by Mayor Krausert that Council give first reading to Emergency Management Bylaw 2022-07.

CARRIED UNANIMOUSLY

64-2022 Moved by Mayor Krausert that Council give second reading to Emergency Management Bylaw 2022-07.

CARRIED UNANIMOUSLY

65-2022 Moved by Mayor Krausert that Council give leave to give third reading to Emergency Management Bylaw 2022-07.

CARRIED UNANIMOUSLY

66-2022 Moved by Mayor Krausert that Council give third reading to Emergency Management Bylaw 2022-07.

CARRIED UNANIMOUSLY

3. Traffic and Road Use Bylaw Amendments Bylaw 2022-08

67-2022 Moved by Mayor Krausert that Council give first reading to Traffic and Road Use Bylaw Amendment 2022-08.

67A-2022 Moved by Councillor Hilstad that Council amend motion 67-2022 by adding:

Schedule A is amended in section 51(a), 51(b) and 51(c) by striking out "space" and substituting "pay parking zone".

CARRIED UNANIMOUSLY

67B-2022 Moved by Councillor Mah that Council amend motion 67-2022 by adding:

In section 6.(f.1.i) strike out "two or three" and substitute "or more".

CARRIED UNANIMOUSLY

67-2022 VOTE The vote followed on motion 67-2022: that Council give first reading to Traffic and Road Use Bylaw Amendment 2022-08, amended as follows:

- Schedule A is amended in section 51(a), 51(b) and 51(c) by striking out "space" and substituting "pay parking zone".
- In section 6.(f.1.i) strike out "two or three" and substitute "or more".

CARRIED UNANIMOUSLY

68-2022 Moved by Mayor Krausert that Council give second reading to the Traffic and Road Use Bylaw Amendments 2022-08.

CARRIED UNANIMOUSLY

69-2022 Moved by Mayor Krausert that Council give leave to give third reading to the Traffic and Road Use Bylaw Amendments 2022-08.

Minutes approved by: _____

CARRIED UNANIMOUSLY

70-2022 Moved by Mayor Krausert that Council give third reading to the Traffic and Road Use Bylaw Amendments 2022-08.

CARRIED UNANIMOUSLY

4. Procedural Bylaw Amendment 2022-04 Omnibus

71-2022 Moved by Mayor Krausert that Council give first reading to Procedural Bylaw Amendment 2022-04 Omnibus.

71A-2022 Moved by Mayor Krausert that Council amend motion 71-2022 by adding:

Strike out section 14.

CARRIED UNANIMOUSLY

71B-2022 Moved by Councillor McCallum that council amend motion 72-2022 by adding:

In section 23, add “and an individual’s name must be attached to every submission” after “anonymous submissions shall not be accepted”.

CARRIED UNANIMOUSLY

71C-2022 Moved by Mayor Krausert that Council amend motion 72-2022 by adding:

At the end of section 19 the following is added:

"12.5.4 A representative of a person or group referenced in sections 12.5, 12.5.1, or 12.5.2 must be willing and able to speak for and answer questions on behalf of the person or group they represent. If it is determined upon questioning by the presiding officer that the representative:

(a) will only be reading a written statement of a person or group, and with respect to which they will not be able to answer questions of council, then, notwithstanding sections 12.5 and 12.5.1, the presiding officer may end the presentation immediately by acknowledging receipt of the written statement without it being read by the representative; or

(b) will only be showing a pre-recorded video, and with respect to which they will not be able to answer questions of council, then, notwithstanding section 12.5.3, the presiding officer may end the presentation immediately without the pre-recorded video being shown."

CARRIED UNANIMOUSLY

Minutes approved by: _____

71D-2022 Moved by Councillor Graham that Council amend motion 72-2022 by adding:

Amend sections 12.5.2, 12.5.3, 12.5.4 by adding “or audio” after video.

CARRIED UNANIMOUSLY

71E-2022 Moved by Councillor Hilstad that Council amend motion 72-2022 by adding:

Section 7.2 is amended by striking out “striking out” and substituting “adding” and striking out “and substituting” and substituting “before” so that the section reads: Section 7.2 is amended by adding “a majority vote of members present or” before “the Agenda Review Committee”.

CARRIED UNANIMOUSLY

72-2022
VOTE

The vote followed on motion 72-2022: that Council give first reading to the Procedural Bylaw Amendment 2022-04 Omnibus, amended as follows:

- Strike out Section 14
- In section 23, add “and an individual’s name must be attached to every submission” after “anonymous submissions shall not be accepted”.
Moved by Mayor Krausert that Council amend motion 72-2022 by adding:
- At the end of section 19 the following is added:
"12.5.4 A representative of a person or group referenced in sections 12.5, 12.5.1, or 12.5.2 must be willing and able to speak for and answer questions on behalf of the person or group they represent. If it is determined upon questioning by the presiding officer that the representative:
(a) will only be reading a written statement of a person or group, and with respect to which they will not be able to answer questions of council, then, notwithstanding sections 12.5 and 12.5.1, the presiding officer may end the presentation immediately by acknowledging receipt of the written statement without it being read by the representative; or
(b) will only be showing a pre-recorded video, and with respect to which they will not be able to answer questions of council, then, notwithstanding section 12.5.3, the presiding officer may end the presentation immediately without the pre-recorded video being shown."
- Amend sections 12.5.2, 12.5.3, 12.5.4 by adding “or audio” after video.
- Section 7.2 is amended by striking out “striking out” and substituting “adding” and striking out “and substituting” and substituting “before” so that the section reads: Section 7.2 is amended by adding “a majority vote of members present or” before “the Agenda Review Committee”.

CARRIED UNANIMOUSLY

72-2022 Moved by Mayor Krausert that Council give second reading to Procedural Bylaw Amendment 2022-04 Omnibus.

CARRIED UNANIMOUSLY

73-2022 Moved by Mayor Krausert that Council give leave to give third reading to Procedural Bylaw Amendment 2022-04 Omnibus.

CARRIED UNANIMOUSLY

Minutes approved by: _____

- 74-2022 Moved by Mayor Krausert that Council give third reading to Procedural Bylaw Amendment 2022-04 Omnibus.
CARRIED UNANIMOUSLY
- Note: motion from Councillor Graham will be addressed after the lunch break.
- 5. Supplementary Assessment Bylaw 2022-05**
- 75-2022 Moved by Mayor Krausert that Council give first reading to Supplementary Assessment Bylaw 2022-05.
CARRIED UNANIMOUSLY
- 76-2022 Moved by Mayor Krausert that Council give second reading to Supplementary Assessment Bylaw 2022-05.
CARRIED UNANIMOUSLY
- 77-2022 Moved by Mayor Krausert that Council give leave to give third reading to Supplementary Assessment Bylaw 2022-05.
- 78-2022 Moved by Mayor Krausert that Council give third reading to Supplementary Assessment Bylaw 2022-05.
CARRIED UNANIMOUSLY

Lunch Break 12:35 – 1:36

- 4. Procedural Bylaw Amendment 2022-04 Omnibus (continued)**
- 79-2022 Moved by Councillor Graham that Council direct administration to investigate the options for video and audio being treated as written submissions and imbedded in the record of public submissions.
CARRIED UNANIMOUSLY
- 6. Downtown Business Improvement Area (BIA) Tax Rate Bylaw 2022-06**
- 80-2022 Moved by Mayor Krausert that Council approve the Downtown business Improvement Area (BIA) 2022 budget as presented.
CARRIED UNANIMOUSLY
- 81-2022 Moved by Mayor Krausert that Council give first reading to Bylaw 2022-06, the Downtown Business Improvement Area (BIA) Tax Rate Bylaw.
CARRIED UNANIMOUSLY
- 82-2022 Moved by Mayor Krausert that Council give second reading to Bylaw 2022-06, the Downtown Business Improvement Area (BIA) Tax Rate Bylaw.
CARRIED UNANIMOUSLY
- 83-2022 Moved by Mayor Krausert that Council give leave to give third reading to Bylaw 2022-06, the Downtown Business Improvement Area (BIA) Tax Rate Bylaw.
CARRIED UNANIMOUSLY
- 84-2022 Moved by Mayor Krausert that Council give third reading to Bylaw 2022-06, the Downtown Business Improvement Area (BIA) Tax Rate Bylaw.
CARRIED UNANIMOUSLY

Minutes approved by: _____

H. NEW BUSINESS

1. Master Fee Schedule – Patio Permit Amendments

85-2022 Moved by Mayor Krausert that Council approve the revised 2022 Master Fee Schedule as presented.

CARRIED UNANIMOUSLY

2. Food Truck Pilot Project

86-2022 Moved by Mayor Krausert that Council approve the Food Truck Pilot Project as presented and direct administration to report back to Council on learning and any next steps.

CARRIED UNANIMOUSLY

86A-2022 Moved by Mayor Krausert that Council amend motion 86-2022 by adding:

In replacement of the paragraph with the "*" following the fifth criteria to evaluate food truck vendor applications, add a sixth criteria, namely:

"6. GHG Emissions: Maximum five (5) points. Vendors will be asked to provide a plan to keep GHG emissions through their operations to a minimum. This plan should identify their fuel/power sources, and applications that use alternate fuels (e.g eco-friendly biodiesel made from vegetable oil, animal fat, and other recycled greases) or that use alternative power sources (e.g. solar panels or electric power) will be awarded the most points in this category."

CARRIED UNANIMOUSLY

86-2022 VOTE The vote followed on motion 86-2022 that Council approve the Food Truck Pilot Project as presented, with the following amendment, and direct administration to report back to Council on learning and any next steps:

- In replacement of the paragraph with the "*" following the fifth criteria to evaluate food truck vendor applications, add a sixth criteria, namely: "6. GHG Emissions: Maximum five (5) points. Vendors will be asked to provide a plan to keep GHG emissions through their operations to a minimum. This plan should identify their fuel/power sources, and applications that use alternate fuels (e.g eco-friendly biodiesel made from vegetable oil, animal fat, and other recycled greases) or that use alternative power sources (e.g. solar panels or electric power) will be awarded the most points in this category.

CARRIED UNANIMOUSLY

3. Fire Hall Construction Update (verbal)

Administration provided Council with an update on the construction of the new fire hall.

4. Development Application Reserve Fund Creation

87-2022 Moved by Mayor Krausert that Council approve Reserve Policy FIN-007 as presented.

CARRIED UNANIMOUSLY

Minutes approved by: _____

- 88-2022 **5. Call to Action for Alberta Provincial Police Service**
Moved by Mayor Krausert that Council direct Mayor Krausert to sign on to the National Police Federation Call to Action to the Government of Alberta to halt the idea of a new provincial police service and to invest the proposed new monies into underfunded critical services within Alberta.
- CARRIED UNANIMOUSLY**

Meeting Break 3:02 – 3:18

I. REPORTS FROM ADMINISTRATION – None

J. NOTICES OF MOTION – None

K. IN CAMERA

- 89-2022 Moved by Mayor Krausert That Council take the meeting in camera to prevent disclosure of information:
- related to contractual and other negotiations of the Town in accordance with s.25(1)(c)(iii) of the Freedom of Information and Protection of Privacy Act. (Item K1)
 - related to contractual and other negotiations of the Town in accordance with s.25(1)(c)(iii) and privileged information in accordance with s.27(1)(a) of the Freedom of Information and Protection of Privacy Act. (Item K2)
- CARRIED UNANIMOUSLY**

1. Cougar Creek Contract Negotiation Update (verbal)

2. Land Transaction (verbal)

The following members of administration were present for the in camera session:
Andy Esarte, Adam Dreizdec, Scott McKay, Therese Rogers, Whitney Smithers, Sally Caudill, Cheryl Hyde, Andrew Kelly

- 90-2022 Moved by Mayor Krausert that Council return to the public meeting at 4:13 p.m.
- CARRIED UNANIMOUSLY**

L. ADJOURNMENT

- 91-2022 Moved by Mayor Krausert that Council adjourn the April 5, 2022 regular meeting at 4:13 p.m.
- CARRIED UNANIMOUSLY**

Sean Krausert, Mayor

Andrew Kelly, Assistant Municipal Clerk

Minutes approved by: _____



Request for Decision

DATE OF MEETING: May 3, 2022 **Agenda #:** F-1

TO: Council

SUBJECT: Bow Valley Food Charter

SUBMITTED BY: Lu Douce, FCSS Program Coordinator
Tara Gilchrist, FCSS Supervisor

RECOMMENDATION: That Council sign the Bow Valley Food Charter on behalf of the Town of Canmore.

EXECUTIVE SUMMARY

Based on community discussions, the Bow Valley Food Alliance (the Alliance) created the Bow Valley Food Charter (the Charter) which outlines community values that support robust, local food systems.

Administration is recommending that Council sign the Charter to demonstrate the Town of Canmore's support for the food related values outlined in the charter: social justice, vibrant regional economies, the earth and environment, knowledge and education, collaboration and diversity, accessibility, health, and local food systems.

RELEVANT COUNCIL DIRECTION, POLICY, OR BYLAWS

The Bow Valley Food Alliance presented the Bow Valley Food Charter at the Committee of the Whole Meeting on January 18, 2022 as a delegation and invited council to sign.

29-2022 Moved by Mayor Krausert that Council defer the request from the Bow Valley Food Alliance to sign the Bow Valley Food Charter to administration for further research, review and recommendation

DISCUSSION

Municipalities across Canada participate in food systems in different ways. Some municipalities, such as Revelstoke, created a food charter to guide municipal decision making. In other communities, such as Halifax, collaborative community groups, which often include the municipality, created a food charter and sought municipal endorsement.

In 2013 there was a growing awareness about the need to create community-based food systems that are robust, environmentally sustainable, affordable, and accessible. This triggered coordinated food security conversations in the Bow Valley. In 2016, a formalized action group, the Bow Valley Food Alliance (BVFA), took shape, and in 2020 the Alliance became an independent Society. Family and Community Support Services (FCSS) is a member of the Society.

The Bow Valley Food Alliance has five core functions intended to advance food systems in the Bow Valley:

- 1) Connecting people – using the Bow Valley Food Charter to articulate a common set of values that connect people and encourage conversations about food by individuals, businesses, municipalities, and other groups/organizations.
- 2) Educating – sharing expertise, research, and trends to build capacity in community and with other organizations.
- 3) Advocating for change – encouraging policy and system change to support local food systems.
- 4) Coordinating efforts – acting as a network to coordinate food-related efforts and initiatives and leverage the power of working together.
- 5) Inspiring action – inspiring community members to create their own food-related projects, events, and food movements in the Bow Valley.

The Charter, which is outlined in the core function of ‘Connecting People’, is a value-based document. By signing of the Charter, Council is taking a political action by formally endorsing and acknowledging that the Town of Canmore supports the food values outlined in the Charter. Administration is recommending signing the Charter for the following reasons:

- Food insecurity is increasing - according to Stats Canada, 1 in 7 Canadians experienced food insecurity in May 2020, an increase of 10.5% from two years earlier. Locally, 38% of respondents to a 2020 Bow Valley survey indicated they had increased their use of free and affordable food programs. As food affordability and security are a key element of livability, community members, organizations, and all levels of government have a role to play in addressing this complex issue;
- Collective support from multiple stakeholders across the Bow Valley strengthens the impact of the Charter;
- The Charter values align with the vision, goals, and results in Council’s new strategic plan and with the Town of Canmore’s organizational vision: We are an organization of **bold** leaders committed to people development, social justice, community building, and protecting our natural environment and responding to climate change; and
- Entering into a foundational relationship with a community agency who has expertise in the complexity of food systems can result in mutually beneficial outcomes.

The only action required as a result of signing the Charter is that Managers and Supervisors will be invited to participate in an information session provided by the Alliance. This session will include an explanation of the Charter values and potential areas of incorporation in municipal service delivery. Future use of the learning gleaned from this session will be at the discretion of the individual Manager and Supervisor.

Regardless of whether Council signs the Charter, the Alliance will work to advance their other core functions within the Bow Valley. To advance the other core functions, the Alliance will seek opportunities to educate, advocate, collaborate, and inspire action with the municipality.

ANALYSIS OF ALTERNATIVES

If Council does not sign the Charter:

- The Alliance will continue to request municipal support to further their five core functions which will be dealt with by Council and administration on a case by case basis.
- FCSS will continue to be a member of the Alliance and participate from an affordability/community development perspective.

FINANCIAL IMPACTS

There are no financial obligations tied to signing the Bow Valley Food Charter.

STAKEHOLDER ENGAGEMENT

As a member of the Alliance, FCSS has been involved in the development of the Charter. Additional engagement with Town of Canmore staff to date includes:

Economic Development and Planning – In April of 2021 informal conversations were organized with these departments for the purpose of raising the awareness of the BVFC and to begin building relationship with BVFA. Through these conversations it became clear that engagement with senior administration was required.

General Manager of Municipal Services and Manager of Community Social Development – In May of 2021, a formal meeting was held with the BVFA for the purpose of discussing a plan/strategy for engagement with Town of Canmore.

The Town of Banff Council signed the Charter in 2021.

ID 9 signed the Charter in 2020.

ATTACHMENTS

- 1) Attachment 1: Bow Valley Food Charter

AUTHORIZATION

Submitted by:	Lu Douce FCSS Program Coordinator	
	Tara Gilchrist FCSS Supervisor	Date: <u>April 4, 2022</u>
Approved by:	Lisa Brown Manager of Community Social Development	Date: <u>April 4, 2022</u>
Approved by:	Scott McKay Acting General Manager of Municipal Services	Date: <u>April 14, 2022</u>
Approved by:	Sally Caudill Chief Administrative Officer	Date: <u>April 14, 2022</u>

BOW VALLEY FOOD ALLIANCE FOOD CHARTER

As signatories to the Bow Valley Food Charter,
we value:

Social justice, based in reconciliation and empowering marginalized communities, including fair wages and working conditions, adequate and appropriate food, secure housing, and community-based food programming.

Vibrant regional economies, based in self-sufficiency, local entrepreneurship, and alternative food initiatives that champion sharing, cooperation, and collaboration.

The earth and environment, including regenerative food systems that honour the land and all living beings, and which respect Indigenous knowledges, biodiversity, protected and conserved areas, and water.

Local food systems, based in resiliency and the Buffalo as a cultural and ecological keystone species, including communities' ability to hunt, harvest, gather, and grow food as well as advocate for change.

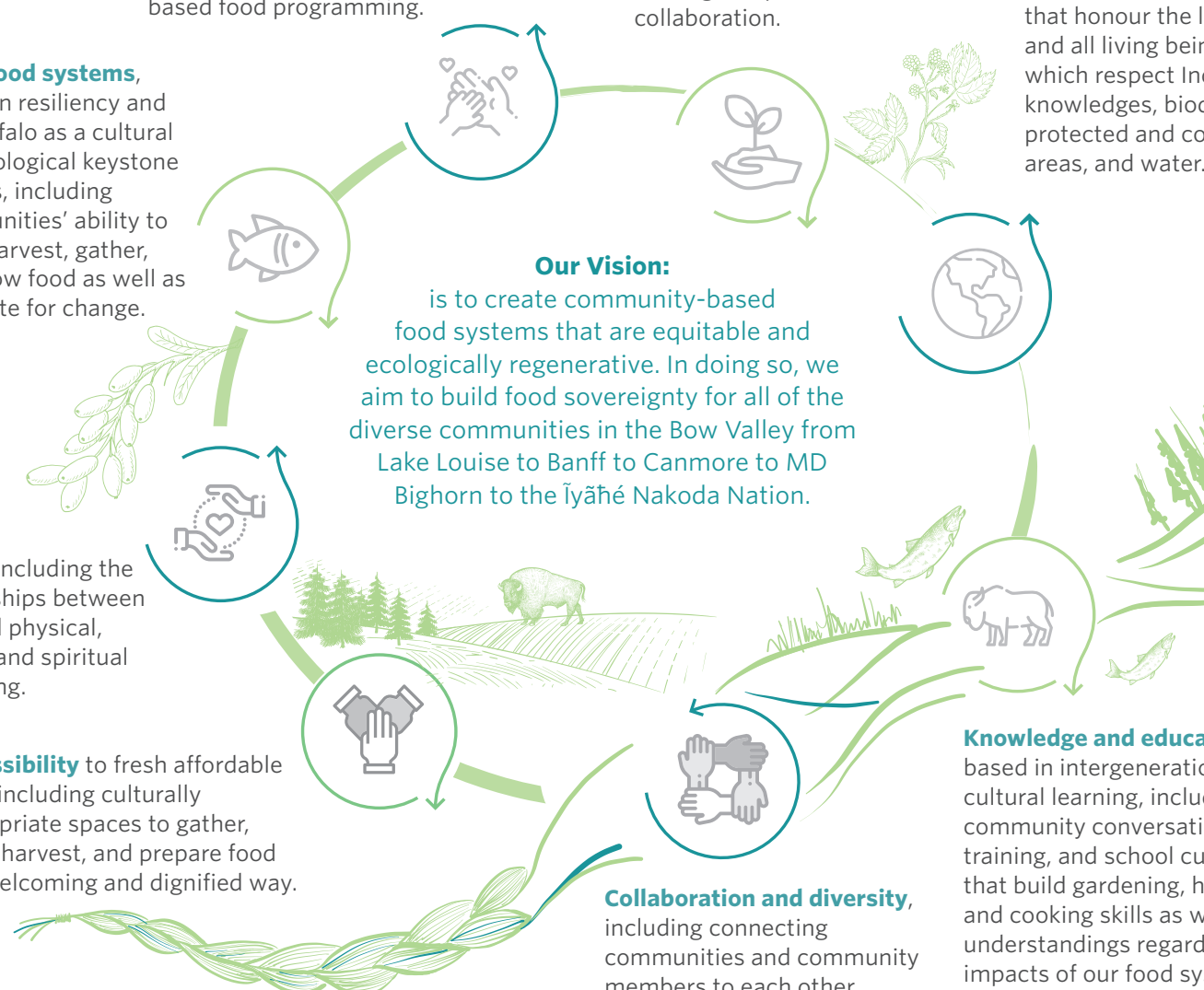
Health, including the relationships between food and physical, mental, and spiritual well-being.

Accessibility to fresh affordable food, including culturally appropriate spaces to gather, grow, harvest, and prepare food in a welcoming and dignified way.

Our Vision:
is to create community-based food systems that are equitable and ecologically regenerative. In doing so, we aim to build food sovereignty for all of the diverse communities in the Bow Valley from Lake Louise to Banff to Canmore to MD Bighorn to the İyāǰhé Nakoda Nation.

Knowledge and education, based in intergenerational and cultural learning, including community conversations, training, and school curriculum that build gardening, harvesting, and cooking skills as well as understandings regarding the impacts of our food systems.

Collaboration and diversity, including connecting communities and community members to each other through rich and varied food systems and their celebrations.



**With this work we aim to honour
and support the spirit of The Buffalo:
A Treaty of Cooperation, Renewal and Restoration.**

We, _____,

join others in the Bow Valley community in adopting this Food Charter.

Signature: _____ Organization: _____

Date: _____ Place: _____



bowvalleyfoodalliance@gmail.com



A **Food Charter** is set of principles outlined by a community that articulates what they want their food systems to look like, including how they grow, harvest, process, distribute, prepare, eat, and dispose of their food. Food Charters have been adopted by many communities across Canada, including small municipalities, like Salmon Arm, mid-sized cities, like Medicine Hat, major cities, like Toronto, and regions, such as the Shuswap. While these Charters are often presented and signed by municipalities, signatories also include businesses, public institutions (such as schools and hospitals), non-profit organizations, and individuals.

Reconciliation as defined by the Truth and Reconciliation Commission is the *“ongoing process of establishing and maintaining respectful relationships”* including learning how to live together through sharing, gathering, talking, and changing day-to-day actions in a meaningful way. According to the Honouring the Truth and Reconciling the Future Report (2015), reconciliation between Indigenous and non-Indigenous peoples *“requires reconciliation with the natural world”* and cannot occur if human beings *“continue to destroy the natural world.”*

The Buffalo: A Treaty of Cooperation, Renewal and Restoration is one of the largest modern Treaties. It highlights the necessity of conservation, culture, economics, health, education, and research in relation to upholding the Buffalo as the foundational way of life. At its core, the Treaty calls for the revitalization of relations with the Buffalo so that all parties to the treaty and the Buffalo:

“will once again live together to nurture each other culturally and spiritually. It is our collective intention to recognize BUFFALO as a wild free-ranging animal and as an important part of the ecological system; to provide a safe space and environment across our historic homelands, on both sides of the United States and the Canadian border, so together WE can have our brother the BUFFALO, lead us in nurturing our land, plants and other animals to once again realize THE BUFFALO WAYS for our future generations.”

Indigenous knowledges are based in relationships and value place-based, lived, emotional, and spiritual ways of being and knowing. As Dr. Leroy Little Bear notes, “Knowledge, from an Indigenous perspective, is the relationships one has to ‘all my relations.’” As one of the people involved in bringing together The Buffalo Treaty, Dr. Little Bear explains that Indigenous knowledges can work with and enrich western science by extending beyond empirical measurements. Because Indigenous knowledges emphasize relationships with place, they are incredibly diverse, varying between Nations and the landscapes they inhabit.

KEY TERMS

While we realize that some of the language in this document may be new to some, we believe it is important to use terms that express the complexities and nuances of food in the Bow Valley. The surrounding definitions are some of the key terms we believe are important to introduce and use within our community. We also want to note that all of these terms came from community members during the community conversations.

To date, over thirty Indigenous Nations/ Tribes have signed the Treaty including Indigenous peoples from British Columbia, Alberta, Saskatchewan, Manitoba, Montana, Idaho, Wyoming, and South Dakota. Signatories with relations to the Bow Valley include the ȩyāñē Nakoda, Cree, Tsuut’ina, Blackfoot, Secwepemc, and Ktunaxa Nations.

Ecological Regeneration occurs when food systems foster biodiversity, enrich soil, improve watersheds, and enrich ecosystems. Regenerative food systems are context-specific, creative and holistic. They aim to capture carbon, increase food yields, and reverse current climate change trends.

Food Sovereignty is a transnational movement that advocates for communities’ ability to determine what their food systems look like. It highlights the need to change the ways that people relate to each other and their food systems and includes seven pillars: focusing on food for people, building knowledge and skills, working with nature, valuing food providers, localizing food systems, placing control locally, and recognizing food as a sacred responsibility rather than a commodity. Food sovereignty also encompasses the concept of food security, which means that all people have physical and economic access to sufficient, nutritious, and culturally appropriate food. La Via Campesina, an international movement that brings diverse groups together defines food sovereignty as *“the right of peoples to healthy and culturally appropriate food produced through ecologically sound and sustainable methods, and their right to define their own food and agriculture systems.”*

Food Systems include all of the different steps it takes to get food from farm/ocean/forest/plains to plate to waste. A food systems framework encourages a holistic understanding of the multiple ways that food is connected to our daily lives, to our communities, and to other people and places across the province, country, and world.





Request for Decision

DATE OF MEETING: May 3, 2022 **Agenda #:** G-1

TO: Council

SUBJECT: Bow Valley Trail Area Redevelopment Plan Amendments Bylaw 2021-20 & Land Use Bylaw Amendment Bylaw 2021-21

SUBMITTED BY: Nathan Grivell, Development Planner

RECOMMENDATION: That Council give second and third reading to Bylaw 2021-20 and Bylaw 2021-21.

EXECUTIVE SUMMARY

Administration's analysis and position on this matter was presented at first reading of this bylaw and remains unchanged. Please see Attachment 1 for Administration's review of the proposal including all attachments and copies of the bylaws as originally submitted.

The bylaws as approved by Council at first reading are included as attachments 2 and 3 and are the documents being presented for second and third reading.

ATTACHMENTS

- 1) RFD from the April 5, 2022 Council Meeting and associated attachments
- 2) Bylaw 2021-20 as approved at first reading
- 3) Bylaw 2021-21 as approved at first reading

AUTHORIZATION

Approved by: Lauren Miller
Manager of Planning & Development Date April 7, 2022



Request for Decision

DATE OF MEETING: April 5, 2022 **Agenda #:** G1

TO: Council

SUBJECT: Bow Valley Trail Area Redevelopment Plan Amendments Bylaw 2021-20 & Bylaw 2021-21 Land Use Bylaw Amendment Bylaw 2021-21

SUBMITTED BY: Nathan Grivell, Development Planner

RECOMMENDATION: That Council

1. give first reading to Bow Valley Trail Area Redevelopment Plan Amendment – Community Amenity Housing Bylaw 2021-20
2. give first reading to Land Use Bylaw Amendment – Bow Valley Trail General Commercial District Amendment Bylaw 2021-21 and
3. schedule a single public hearing for Bylaw 2021-20 and Bylaw 2021-21 for May 3, 2022.

EXECUTIVE SUMMARY

Spring Creek Mountain Village has proposed amendments to the Bow Valley Trail Area Redevelopment Plan (ARP) and the BVT-G Bow Valley Trail General Commercial District (District) of Canmore’s Land Use Bylaw. These amendments include the addition of the use “Wholesale Sales” to the District and the addition of development bonuses and relaxations in exchange for housing in the form of Common Amenity, Employee Housing and Vital Homes.

RELEVANT COUNCIL DIRECTION, POLICY, OR BYLAWS

The ARP as amended (Bylaw 11-2012) is the statutory plan which governs the redevelopment of the Bow Valley Trail Village area.

The Land Use Bylaw (Bylaw 2018-22) regulates and controls the use and development of land and buildings within the municipality.

Relevant definitions:

- **Common Amenity Housing** means a building with separate sleeping facilities and common washing, sanitary and kitchen facilities. (Town of Canmore’s Land Use Bylaw).
- **Employee Housing** means one or more Dwelling Units used exclusively for the residence of employees and members of their family. (Town of Canmore’s Land Use Bylaw).

- **Vital Homes means** a range of housing types that shall be made available to eligible persons at below market purchase prices and rental rates, and be maintained as the occupants' primary residence. (Vital Homes Policy).

DISCUSSION

The owner of Spring Creek Mountain Village intends to develop 500 Bow Valley Trail for the purpose of constructing a mixed-use building with a furniture store on the ground floor and housing units above. To make the project feasible, the developer proposes the following amendments to the ARP and the District:

1. Adding Wholesale Sales, a special type of retail use defined in the Land Use Bylaw as “a facility for the wholesale or retail sale of a limited range of bulky goods for storage of materials, products, goods and merchandise”;
2. Allowing for up to 950 m² of Wholesale Sales space, but only if the development provides housing in the form of Common Amenity, Employee Housing and/or Vital Homes at a ratio of 1 bedroom per 20 m² of Wholesale Sales floor area.
3. Allowing for a bonus of 250 m² for a Warehouse use where it is accessory to a Wholesale Sales use and where additional housing is provided at the ratio of 1 bedroom per 10 m²;
4. Relaxations to the design of amenity space required for the housing units, where the intent to provide quality common amenity space is still met; and
5. Relaxations to eaveline heights for developments that include Common Amenity, Employee Housing and Vital Homes, where it will not impact adjacent developments.

One item of note with this application is that it results in medium format Wholesale Sales stores on Bow Valley Trail. Both the ARP and the Town's Municipal Development Plan (MDP) generally discourage this. For example, the MDP (10.1.6) speaks to the importance of limitations on the size of retail outside of the downtown and the ARP (6.2.3.1) specifies a retail restriction of 150 m² along Bow Valley Trail. The purpose of this is to avoid a large concentration of retail outside of the downtown. However, given the need for housing for those who work in Canmore, there is also support for such changes in the MDP as noted below:

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.”

and

“private initiatives to create additional seasonal and permanent employee housing opportunities should be supported by the Town” (Policy 5.3.4 of the MDP).

There has been a minimal number of bedrooms voluntarily developed for employees in the Bow Valley Trail area. Most supply has been created through incentives, such as purpose-built rental housing (developments adjacent to the Coast Hotel) and establishing specific employee districts (Employee Housing District - Montane Village and Whisky Jack). Much of the land within the Bow Valley Trail General Commercial District has been redeveloped, therefore, it is not anticipated that the uptake of this incentive will be substantial. Furthermore, although it results in medium format Wholesale Sales businesses, it helps to address the Town's critical housing needs on sites where the potential for significant conflict would be minimal.

Regarding the evaluation of the incentives and relaxations, outside of the MDP, there is no additional policy direction on this matter. The ability to evaluate the appropriateness of the incentives, such as the ratios, is therefore limited. The Town of Banff has required employee housing provisions in their Land Use Bylaw. For example, they require 1 bedroom for 100 m² of retail floor area and 1 bedroom for 200 m² of warehouse floor area. Although this housing is required in Banff and therefore does not offer a direct comparison, it does at least provide a baseline comparison of the ratios. In Administration's opinion, the ratios are reasonable given the amount of housing it can generate. The incentives for amenity space and eaveline height will be evaluated at the development permit stage for appropriateness, based on the context of a given site.

ANALYSIS OF ALTERNATIVES

A Direct Control District could be established to limit the medium format Wholesale Sales to the subject site. Since the subject site is not constrained and there is no rationale to limit access to the bonusing structure to this site only, establishing a Direct Control District is discouraged.

Although Administration supports the proposed amendments, Administration would recommend the following additional amendments:

1. Town of Canmore Land Use Bylaw 2018-22

An eligibility clause that excludes awarding development bonuses or relaxations for housing (i.e. bedrooms) already required to be constructed as part of a statutory plan or development permit approval. The proponent believes this is redundant, as this can be assessed at the development permit stage as part of a review of a statutory plan. However, Administration believes this clause will add greater clarity around eligibility and limit any unintended bonusing or outcomes. The suggested wording is as follows:

Section 4.6.4.19 Employee Housing, Common Amenity Housing, or Perpetually Affordable Housing required to be constructed as part of a statutory plan, condition of development permit approval, or other forms of commitment, are not eligible for the development bonuses outlined in 4.6.4.5, 4.6.4.6, and 4.6.9.1c

2. That proposed amendment to Section 4.6.4.11:

*A maximum of 50% of the total GFA of the building(s) on-site may be used for residential units, including Tourist Home units. The development authority may consider relaxation of this limit where Dwelling Units are designed into the attic space under pitched roofs. **Except as allowed in 4.6.4.5, and 4.6.4.6.***

be revised for clarity to:

Except as allowed in 4.6.4.5, and 4.6.4.6, a ~~A~~ maximum of 50% of the total GFA of the building(s) on-site may be used for residential units, including Tourist Home units. The development authority may consider relaxation of this limit where Dwelling Units are designed into the attic space under pitched roofs.

3. That proposed amendment to Section 4.6.4.18:

Notwithstanding the above, where Common Amenity Housing or Employee Housing is developed, with the exception of 8.7.0.3, compliance with 8.7 is not required.

be revised for clarity to:

Where Common Amenity Housing or Employee Housing is developed, Section 8.7 shall not be required, except that the development authority may require the amenities listed in Section 8.7.0.3.

4. That the definition for Wholesale Sales found in section 13 of the LUB be updated to provide greater clarity. The suggested wording is as follows:

Wholesale Sales - a facility for the wholesale or retail sale of a limited range of bulky goods. ~~for storage of materials, products, goods and merchandise~~;

FINANCIAL IMPACTS

No financial impacts are anticipated.

STAKEHOLDER ENGAGEMENT

The proponent held a virtual open house on May 12, 2021. The open house was advertised for two weeks prior to the event in the Rocky Mountain Outlook, with information on how to register. Following the open house, anyone who the applicant had communicated with on this proposal was sent a link to the recording of the meeting. Feedback forms were also circulated, and comments requested.

Administration completed a mailout to landowners within the BVT-G District and allowed a month for comment. Most respondents simply wanted more information about how it would affect them. One respondent felt the approach sounded reasonable and one respondent had concerns about detailed design (height, parking, access, landscaping, etc.) of future buildings.

ATTACHMENTS

- 1) Applicant's Submission
- 2) Applicant's SSR
- 3) Bylaw 2021-20
- 4) Bow Valley Trail Area Redevelopment Plan Redline
- 5) Bylaw 2021-21
- 6) Land Use Bylaw BVT-G Redline

AUTHORIZATION

Submitted by:	Nathan Grivell Development Planner	Date:	<u>March 16, 2022</u>
Approved by:	Lauren Miller Manager, Planning and Development	Date:	<u>March 16, 2022</u>
Approved by:	Whitney Smithers General Manager of Municipal Infrastructure	Date:	<u>March 17, 2022</u>
Approved by:	Sally Caudill Chief Administrative Officer	Date:	<u>March 28, 2022</u>



Supporting Report for Bow Valley Trail General Commercial District Amendments

January 26, 2022

Submitted to: Town of Canmore
Prepared by McElhanney

Contact

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McElhanney Ltd.

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Canmore AB Canada T1W 1N9

Spring Creek Mountain Village Employee/Perpetually Affordable/Common Area Housing and Retail Development

Our file: 2531-115-2400

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Appendices

- Appendix A** BVT ARP Amendments (Red-Lined)
- Appendix B** BVT-G District Amendments (Red-Lined)
- Appendix C** Conceptual Architectural Sketches
- Appendix D** Open House Material and Feedback
- Appendix E** Sustainability Screening Report

1. Introduction

1.1. SUMMARY OF PROPOSAL

This report has been developed to provide further detail and analysis in support of the application to amend the Town of Canmore Land Use Bylaw Bow Valley Trail General Commercial District (BVT-G). The proposed amendments are intended to encourage increased Common Amenity Housing, Employee Housing and/or Perpetually Affordable Housing supply by introducing wholesale sales use to the district, and relaxing associated warehouse GFA limits. The parcel which is the object and instigation for these amendments presents an ideal opportunity to create affordable accommodation, within a walkable catchment to retail, employment, schools, childcare, transit, recreation, and many other essential services. The proposal creates an important transitional space, similar to TBD-Transitional Business District and TID-Transitional Industrial District within the Land Use Bylaw. This report will assess the relevant existing policies, provide recommendation for amendments, and lay out the rationale for the proposal.

1.2. PROJECT LOCATION

The subject parcel which has prompted this application is Lot 1, Block 7, Plan 0512461 in the Town of Canmore, and is an undeveloped 3,754 m² site on the east entrance to Spring Creek Mountain Village. The parcel is a corner lot, bordered on the south by Spring Creek Drive and on the east by Bow Valley Trail. The west boundary of the site backs on to CP Rail right of way, while the north boundary is adjacent to a developed lot with an office and veterinary service building. The Bow Valley Trail Roundabout is located adjacent to the south-east corner of the site. Figure 1 identifies the location of the subject lands with the Town of Canmore context, while Figure 2 gives a local representation.



Figure 1: Area Context



Figure 2: Subject Site

2. Proposed Development

The proposed development of the subject parcel will create a 4 storey building with upper levels dedicated to much needed housing for Spring Creek employees and Bow Valley locals, and a ground floor for wholesale sales use. The ground floor space will include an important local wholesale furniture store and accessory warehouse. To facilitate approximately 20-40 units of common amenity, employee housing and/or perpetually affordable housing (approximately 60-80 bedrooms). The wholesale furniture sales will have a GFA of up to 10,000 sq. ft., while the accessory warehouse will be no more than 5,000 sq. ft.

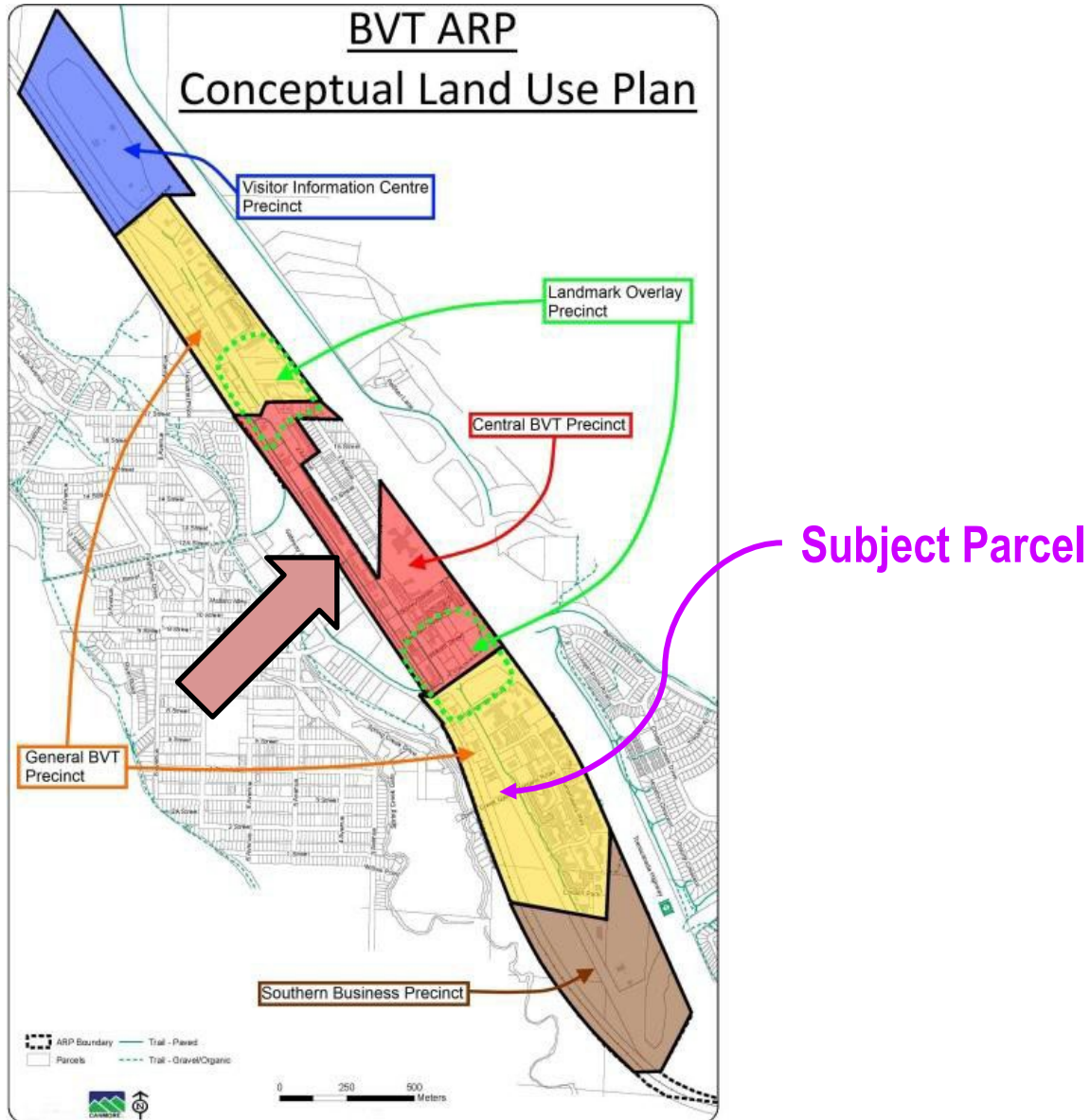
The development will be designed and oriented in a way which provides an improved public realm at a pedestrian scale on Bow Valley Trail. Parking and storage will be located towards the rear of the lot, screened from public view. See conceptual architectural sketches provided in appendix C.

3. Existing Policy Analysis

3.1. BOW VALLEY TRAIL AREA REDEVELOPMENT PLAN

Location: the parcel is located within the BVT ARP. Within the ARP, distinct precincts have been created. The parcel is within the General BVT Precinct (Figure 3). This precinct is intended as a commercial area primarily focused on serving visitors.

Figure 3: Bow Valley Trail ARP Precincts



Retail: Policy for the precinct restricts General Retail use to 150 m² and Visitor Oriented Retail to 300 m² (Policy 6.2.3.1). Additionally, policy directs that the main floor of buildings should be reserved for interactive uses such as retail stores or eating establishments (Policy 6.2.3).

The ARP is silent on policies for the provision of Wholesale Sales in the area.

PAH & EH: The ARP sets out comprehensive Perpetually Affordable (5.1.2) and Employee Housing (5.1.3) policies which are consistent with the Town's Land Use Bylaw (LUB) regulation. The ARP is supportive of Perpetually Affordable and Employee Housing throughout the BVT area, as identified during the ARP development.

Streetscape: The Development Standards of the precinct identifies the importance of improving streetscape and appropriate built form:

6.1.4.1 The efficient and aesthetic development of properties within the BVT area is important to maximize the use of limited commercial lands, to promote the desired streetscape, and to generate a critical mass of businesses, visitors, and residents that create synergies with each other.

Analysis: Although ARP intent guides development in this area to “primarily” focus on serving visitors, it does not explicitly direct this. With the above Development Standard policy in mind, it may be considered counterintuitive for commercial use to be constrained so stringently, particularly when there is an excellent opportunity for the built form to play a beneficial role in achieving the desired public realm on Bow Valley Trail.

There has recently been a significant increase in the provision of retail stores in the Bow Valley Trail area. The subject lands are located less than 300 m from the new Shops of Canmore, which includes a convenience store, restaurants and cafes, a hostel, recreation facilities and other retail outlets. Further retail developments in the central Bow Valley Trail area between Benchlands and 17th Avenue also deliver a variety of retail stores, personal services, food outlets and recreation oriented stores. Adding to this, future development along Spring Creek Drive is also planned to accommodate visitor oriented / neighbourhood scaled retail. Therefore, it appears the area is, or is planned to be, well serviced with the desired smaller retail nodes. It is deemed that the subject lands therefore may not be an essential location for additional services of this nature.

It should be highlighted that many of the historical policies developed for the Bow Valley Trail were in place prior to the 2004 adoption of the Spring Creek Mountain Village ARP as a way to protect retail trade in Downtown Canmore. This is also stated in ARP policy 6.2.3.1.1., which references their existence from the 1990's. Significant changes have occurred on Bow Valley Trail since then, including the access point from Bow Valley Trail in to Spring Creek Mountain Village – an entirely new neighbourhood with 1000 residential units and 240 visitor accommodation units. While statutory planning documents such as this ARP are vital tools for guiding development in a long-range strategic manner, shifts in development patterns outside the plan area often fundamentally change the context for individual sites.

3.2. MUNICIPAL DEVELOPMENT PLAN

Location: The subject lands fall within the *Commercial and Mixed Use* area, as described by the Town of Canmore Municipal Development Plan (MDP) Conceptual Land Use Map. The site is further identified

as a Tourist/Service area in the Commercial and Industrial Land Use Map, to function “*primarily as tourism and service-oriented areas and provide hotel developments and a variety of retail and service uses.*”

Local Services: Under the Economic Development Strategy section, the following policy provides encouragement for essential retail provision within Canmore:

Essential Commercial Services

9.1.10 The provision of essential commercial services shall be supported by the Town, with a focus on the Town Centre and mixed-use areas, to strengthen local retail opportunities, encouraging local retail purchases of products and services, while reducing leakage of local and visitor dollars into surrounding economies.

This policy is in alignment with the Town of Canmore’s Economic Development department’s core functions to:

“Support Business Retention and Expansion

- *Help to streamline processes and systems to make it easy to do business in Canmore*
- *Provide mentoring and support for new start-ups and businesses wishing to grow*
- *Support Business Innovation and Diversification*

Understand local economic sectors and barriers to growth and expansion

- *Work with businesses in each sector to create sector-specific development plans*
- *Attract new businesses aligned with sector targets*
- *Lead a discussion with Council and community leaders regarding the role of growth in tourism and destination marketing in relation to economic development”*

There are currently a very limited number of furniture stores offering larger household products within Canmore, therefore this proposal will meet the MDP’s desire to offer retail at a local level which otherwise may be sought further afield. The proposed furniture store operators are partners on this application, Castle Mountain Home Furnishings, and have been running their business in Canmore for over 40 years. This development provides them with the opportunity to invest in the long term future of the business within Canmore by owning their own space. They would be relocating their furniture store, of a comparable size, to this site from an existing location closer to Downtown.

Tourist Services: The following policy focuses on the tourism and service oriented areas, and is important in relation to this application:

10.4.1 Tourist/Service commercial areas should provide commercial accommodation developments and a variety of limited size retail and service uses that serve visitors and residents.

Significantly, there is no definition in the MDP of “limited size”, therefore it is an ambiguous policy. There is no explicit direction if this policy is to discourage large format stores, or if it stringently refers to anything over 150m². It is interpreted that subsequent ARP policies and LUB regulations will set the parameters for this guidance, therefore there is no concern that the proposed amendments to the BVT-G district would be in contravention of this MDP policy.

Retail Size: The below policy within the MDP also speaks towards retail size:

General Commercial Policies:

10.1.7 Large format retail stores, internally-oriented shopping malls and large multi-store retail centres designed primarily to provide convenient automobile access will be discouraged within commercial areas.

Again, there is no specific definition of “Large Format”, however a cross reference with the Land Use Bylaw provides some clarification of what this might be. The Three Sisters Resort Core DC district specifies that the district is not intended for large retail and that over 1,000m² (10,763 sq ft) would require a retail impact study. By way of this regulation, under 1,000 m² would not be considered large format and the proposed amendments would therefore not be contradictory to the MDP.

The MDP provides little direction on Wholesale sales, except for the following Light Industrial policy:

Light Industrial Policies:

12.2.2 Retail and similar commercial uses will not be allowed in light industrial areas, except where as an accessory to the primary industrial use or where wholesale in nature and must comprise only a small portion of the overall floor area.

There is no indication of what a small portion of the overall floor area relates to, and how this is established for varying sizes of buildings. However, it would appear that proposals such as this one may not be considered suitable for light industrial areas due to their commercial nature, albeit wholesale.

With this collective assessment of MDP policies it is unclear where a wholesale furniture store may be unmistakably acceptable within the Town of Canmore. Furniture stores inherently require a larger floor area than general retail, and although MDP policy is unclear, it is not prohibitive. The following section will assess how Land Use Bylaw regulation may provide clearer direction, and offer an opportunity for transitional development between commercial and industrial areas.

4. Proposed Amendments

4.1. TOWN OF CANMORE LAND USE BYLAW

The subject lands are currently zoned BVT-G Bow Valley Trail General Commercial District (BVT-G) within the Town of Canmore Land Use Bylaw. The intent of the BVT-G district is to form the core of Canmore’s Visitor Accommodation outside the resorts and provide a variety of commercial uses including

visitor-oriented services and activities, and small retail outlets that serve both residents and visitors. The following is an excerpt of noteworthy regulation from the district:

4.6.4.4 The maximum GFA of a Retail Sales development is 150 m². Where an application is made for Retail Sales and its primary purpose is to provide a service to visitors (i.e. tour sales and bookings, recreation equipment rental, or alike), a total GFA may be permitted up to a maximum of 300 m².

4.6.4.5 The maximum GFA of a Warehouse development is 250 m².

The following definitions from the Town of Canmore LUB helps to provide clarity on the differences between “Retail Sales” and “Wholesale Sales”:

***Retail Sales** means the use of a building in which the primary function is for the sale of finished goods or products to customers, and also includes rental services.*

***Wholesale Sales** means a facility for the wholesale or retail sale of a limited range of bulky goods for storage of materials, products, goods and merchandise.*

Wholesale Sales are currently only permissible within three districts in Canmore: Transitional Business District (TBD), Transitional Industrial District (TID) and Light Industrial District (IND1). The TBD and TID districts are classified by the following purpose statements:

***Transitional Business District (TBD)** - To provide for development in the Aspen Park area that provides a transition between industrial and business uses and is compatible with the adjacent commercial and residential areas.*

***Transitional Industrial District (TID)** - To provide for a range of commercial, business and industrial uses to reflect the transitional nature of the “Industrial Triangle” described in the commercial policies of the Municipal Development Plan.*

4.2. PROPOSED BYLAW AMENDMENTS

Although generally in conformance with the existing BVT-G district, the proposed wholesale sales use is not listed as a Permitted or Discretionary use within the district, and the proposed Warehouse exceeds the 250 m² size limit.

To facilitate this development the proposal is to amend the BVT-G District which will accommodate Wholesale Sales and increased Warehouse GFA, and increased Retail GFA with provisions for Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing units. Minor changes to development regulations are also added specifically for these three uses.

With dwelling units provided with the existing BVT-G District, private outdoor amenity space is commonly provided as minimum 4.5 m² balconies under Section 8.7. With the additional opportunities for Employee Housing and Common Amenity Housing, we propose that a common indoor or outdoor amenity space is encouraged under 8.7.03, such that unsightly storage on balconies or noise generating activity is minimized on the exterior of the development.

The height of the eave line for proposed development under the BVT-G District may be varied up to 2 metres in the existing section 4.6.9 to 9.0m. To accommodate a larger development envelope for Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing units, an additional paragraph is added to vary the eave line an additional 2 m to 11 m in height.

Change: Under the list of Discretionary uses within the BVT-G District (section 4.6.2), the following shall be added:

Wholesale Sales

Change: The following regulations shall be added

4.6.3.15 Any required employee housing (units or bedrooms) as part of a statutory plan, or other commitments by a developer as part of another development approval, will only be eligible for a bonus beyond their required provision of housing.

4.6.9.1.c. The required eave line height of a proposed development for Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing may be raised to 11.0 m where the development authority is satisfied that the intent of the “Massing and Scale Guidelines” in Section 11: Community Architectural and Urban Design Standards, are still met.

Change: The following use-specific regulations shall be amended as:

4.6.4.4 The maximum GFA of a Retail Sales development is 150 m². Where an application is made for Retail Sales and its primary purpose is to provide a service to visitors (i.e. tour sales and bookings, recreation equipment rental, or alike), and where a mixed-use application dedicates at least 60% of the development to Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing, a Retail Sales shall be permitted up to a maximum of 300 m².

4.6.4.5 The maximum GFA of a Warehouse development is 250 m². Where a mixed-use application dedicates at least 60% of the development to Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing, a Warehouse that is accessory to Wholesale Sales may be permitted up to a maximum GFA of 500 m².

4.6.4.10 A maximum of 50% of the total GFA of the building(s) on-site may be used for residential units, including Tourist Home units. The development authority may consider relaxation of this limit where Dwelling Units are designed into the attic space under pitched roofs. Except as allowed in 4.6.4.4, 4.6.4.5, and 4.6.4.17.

4.6.4.17 Wholesale Sales shall have a maximum GFA of 950m² and shall only be permitted as part of a mixed-use application where at least 60% of the development is Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing.

1.6.4.16 Where Tourist Home or other Dwelling Units are proposed, the development authority shall require private outdoor Amenity Space in accordance with subsection 8.7, except where Common Amenity Housing, or Employee Housing is developed, common amenity space as

listed under 8.7.0.3 may be provided.

4.3. RATIONALE

South of the subject site, the uses within the General BVT Precinct area shift from visitor/service oriented commercial to business/industrial. This proposal intends to adopt a similar approach as is offered within Canmore's Aspen Park (TBD) and Industrial Triangle (TID). These amendments will benefit the area by providing a transitional zone from industrial and business uses, creating a space which is compatible and complimentary to both nearby and Town Centre commercial uses.

The net benefit to the community from the proposal is also substantial, adding further justification to the proposed amendments. The local hospitality and retail labour force, among many others, are hugely disadvantaged when it comes to housing affordability in Canmore. The provision of employee and/or perpetually affordable housing in such an ideal location could be significantly impactful in supporting the local community. Proximity to the above-mentioned neighbourhood stores, public transit, employment, and network of trails are all incredibly valuable resources to have, making this site ideal for such a proposal, all while improving underutilised lands and offering an important local retail service.

5. Sustainability Screening Report

As part of the land use bylaw amendment process a Sustainability Screening Report is required by the Town of Canmore. As such a Sustainability Screening report has been prepared for the above amendments and included in this submission under Appendix E.

6. Public Engagement

Spring Creek Mountain Village is committed to carrying out thorough and meaningful public engagement as part of any development proposal. A virtual Open House was held on May 12, 2021, via Zoom. The Open House was advertised for 2 weeks prior to the event in the Rocky Mountain Outlook, with information on how to register. Anyone who made contact in response to the advert were emailed details of the event and a link to the meeting. Following the Open House, anyone who had been communicated with, whether they attended or not, was sent a link to the recording of the meeting. Feedback forms were also circulated, and comments requested.

The Open House provided an opportunity to present the project to the public and inform of the proposed amendments to the LUB. As with all SCMV developments, public participation is regarded extremely important and helps to shape the outcome of the project. There were a total of 26 attendees on the Zoom meeting, and 16 questions or comments were received.

All feedback was positive, including that of design, community consultation, and the proposal's desire to address housing affordability in the Bow Valley Trail. Verbatim responses are provided in Appendix D, along with the Virtual Open House presentation slides.

7. Conclusion

The built form of the proposed development will be designed to interact with the public realm and provide for an improved pedestrian environment. Additional improvements to the existing pedestrian infrastructure and wider trail connectivity will also be developed. As with previous developments in Canmore, Spring Creek Mountain Village is dedicated to creating well designed, well planned, functioning spaces for the community.

Some GFA constraints from existing regulation and policy have been identified, however appear to be over restrictive and unnecessary for all areas of today's Bow Valley Trail "General" area. A subsequent holistic update of the BVT ARP may be necessary considering the changes on Bow Valley Trail and wider area since its adoption, however in the interim this proposal aims to tackle limitations which are detrimental to an exceptional opportunity for providing essential Perpetually Affordable and/or Employee Housing, and Common Amenity Housing. In assessing the suitability of this proposal, it is important to consider the context of the development in relation to these limitations:

1. **What is the purpose of the limited retail and warehouse GFA?**
 - a. To avoid big-box stores and auto-centric malls, with no value to a sustainable walkable community, and which may draw footfall away from Canmore's Town Centre.
 - b. To avoid unattractive, large-scale buildings with no transparency or interaction with the public realm.

2. **Will this proposal result in any of the above?**
 - a. The amendments will not allow for large format retail and will not be in competition with Canmore's downtown. The intent is to provide a local service which is limited within Canmore, while also creating affordable accommodation within a mixed-use, walkable, sustainable, attractive space. To achieve this, regulation shall require 60% of the development be dedicated to Employee Housing or Perpetually Affordable Housing.
 - b. Best practice shows that built form is just as significant, if not more, than use specific regulations. In committing to provide an aesthetically pleasing streetscape on improved vacant sites, this proposal paves the way for the BVT south area, as it is believed the ARP originally intended.

3. **What benefits are there to adopting these amendments?**
 - a. Significant increase to Employee Housing and/or Perpetually Affordable Housing stock.
 - b. Supporting a local Canmore business.
 - c. Essential retail service for locals, particularly as more people shift to working from home.
 - d. Efficient use of an undeveloped, underutilised area of Canmore.
 - e. Creating a new mixed-use development, bringing vitality to this area of Bow Valley Trail.
 - f. Public realm improvements, pedestrian scale aesthetics, excellent architecture and building interaction with the street.
 - g. Providing a transition zone between visitor/service-oriented retail to business/industrial developments.

In closing, fostering a cohesive self-contained and self-supporting town prevents the outward migration of critical revenue dollars. Essential services such as household furnishings typically require a larger floorspace to showcase and house stock, otherwise this revenue is lost to Calgary and directly detracts from the ARP and MDP's objectives to create a "synergy" with commercial businesses in Canmore and to avoid "leakage" to surrounding economies. This proposal provides significant benefit to the provision of employee housing, perpetually affordable housing, and common amenity housing, supports an enhanced built form on Bow Valley Trail and provides an essential retail service for residents of Canmore. Current regulation and policy do not guide improvements on these lands in an updated efficient and sustainable manner, we ask you consider the proposed amendment to the transitional zone and prospective mixed-use development for the betterment of economic, social, and environmental development on Bow Valley Trail and for the wider Bow Valley community.

Contact

Michelle Ouellette

403-621-1446

mouellette@mcelhanney.com



McElhanney



APPENDIX C

Conceptual Architectural Sketches



Fd. No Mk.
Re-est.
Unable to post
(fence post).
Pl. Ref. I. 1.0 S.W.)

Fd. No Mk.
Re-est.
Pl.I.
(URY PLAN 921 0539)

LOT 1
BLOCK 7
(AREA=0.376 ha.)

U.R/W PLAN 041

UR/W

3.5m UR/W
PLAN 041

SPRING CREEK
DRIVE

3.5m UR/W
PLAN 041

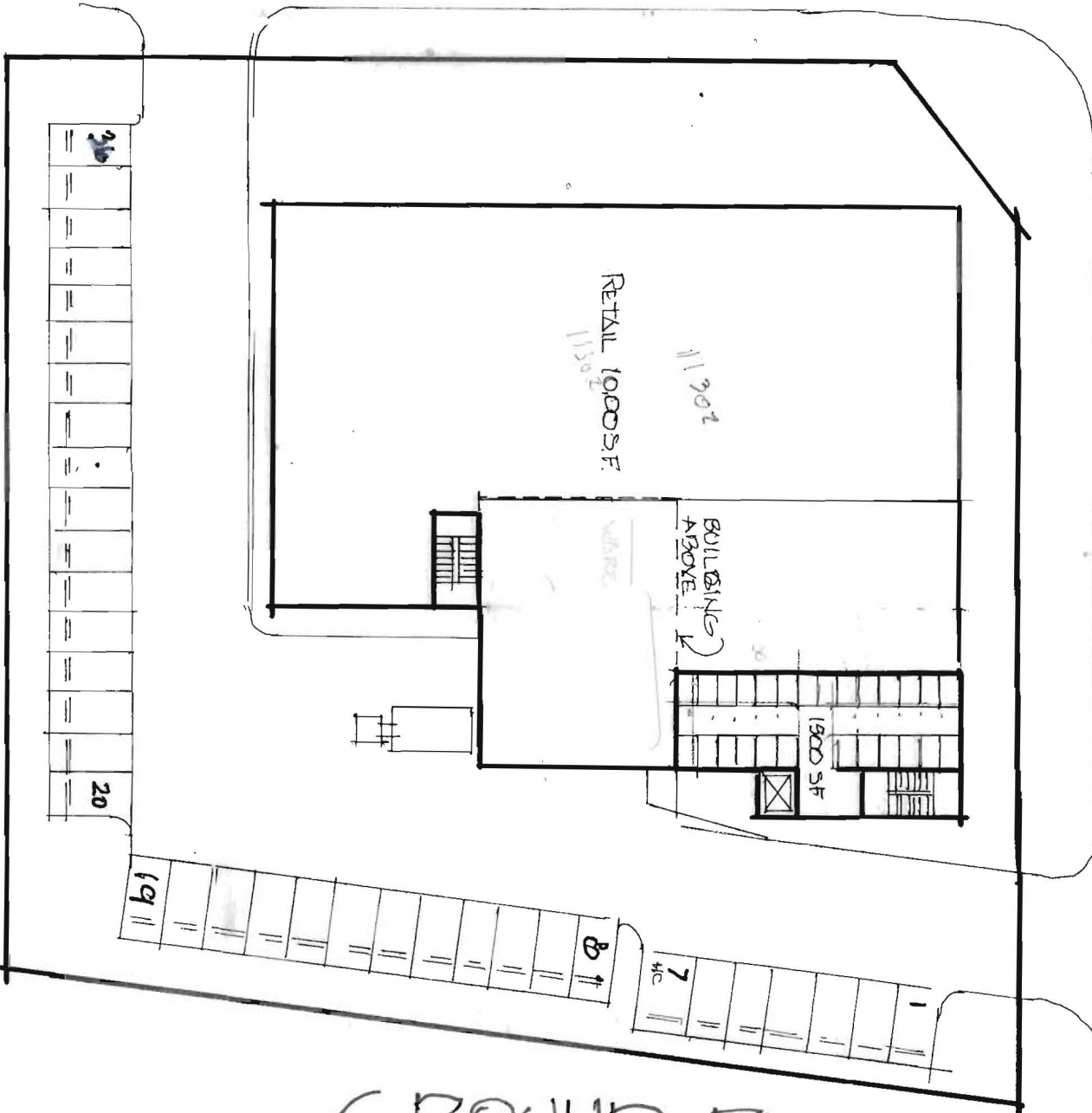
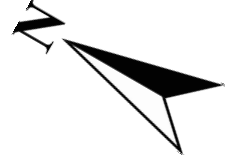
CANADIAN

PAC



david
watkin
architect

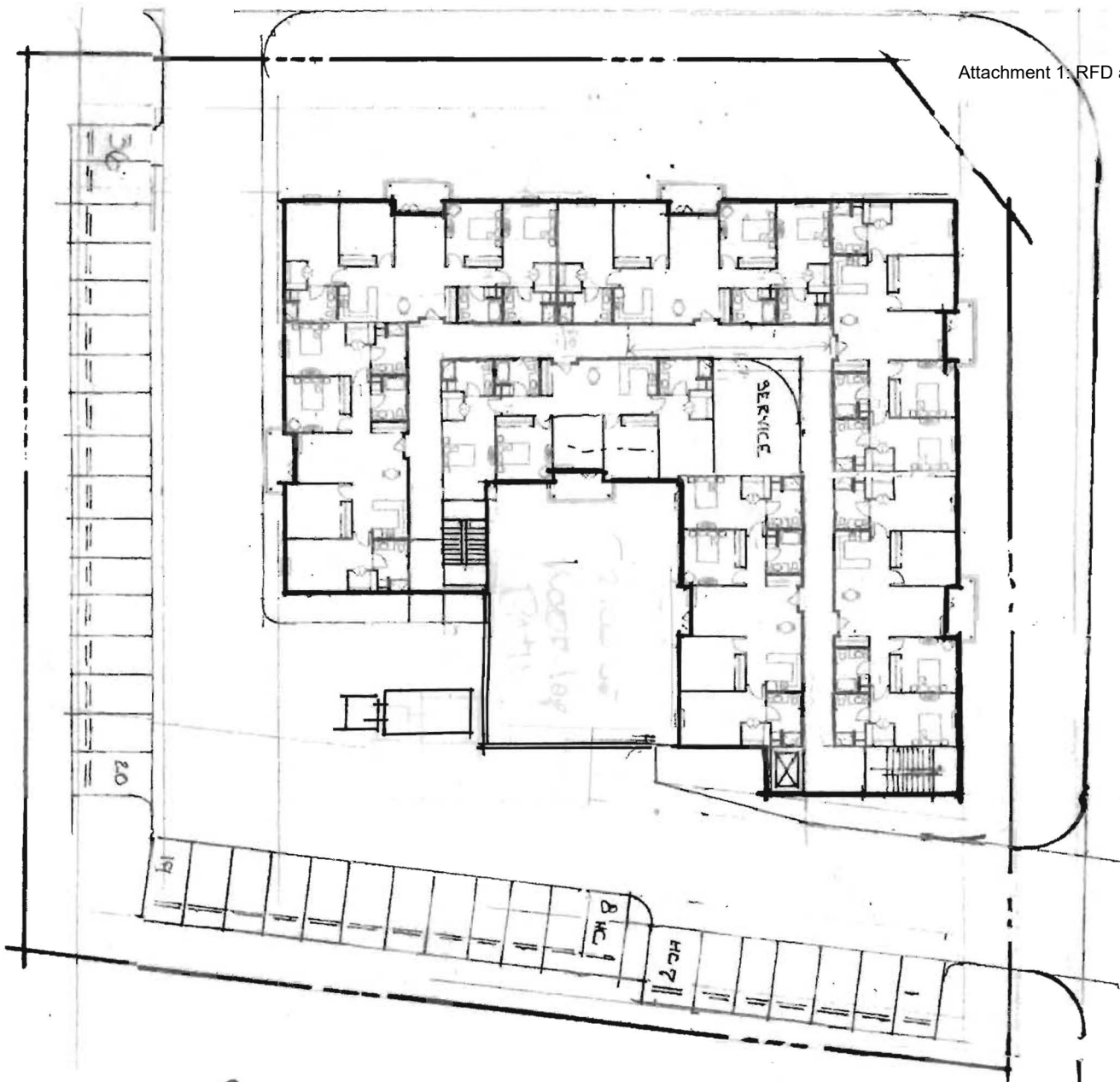
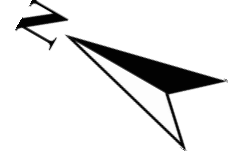
3800 Point McKay Road N.W., Calgary, Alberta T3B 5B8
P - 403-283-6435 F - 403-270-0714 E - david.watkin@shaw.ca



GROUND FLOOR

Conceptual - For Discussion Only





Conceptual - For Discussion Only

2ND, 3RD & FOURTH FLOORS
(ALL SIMILAR TO EACH OTHER)



Conceptual - For Discussion Only



APPENDIX D

May 2021
Open House Material and Feedback



Spring Creek Mountain Village

The Alexander Hotel and Kernick Place Updates

&

BVT Employee/Perpetually Affordable Housing and Furniture Sales Proposal

Land Use Bylaw and Area Redevelopment Plan Amendments

The Alexander and Kernick Place Hotels

- Land Use Map Amendments
- Creek Setback & Environmental Reserve
- Roof Height Amendments
- Visitor Unit Count and Traffic Generation Update.
- Parking Updates
- ARP Boundary Amendment



You Said We Heard



You Said We Heard

- No trails behind Alexander Hotel



You Said We Heard

- No trails behind Alexander Hotel
- **Roof heights reduced**



You Said We Heard

- No trails behind Alexander Hotel
- **Roof heights reduced**

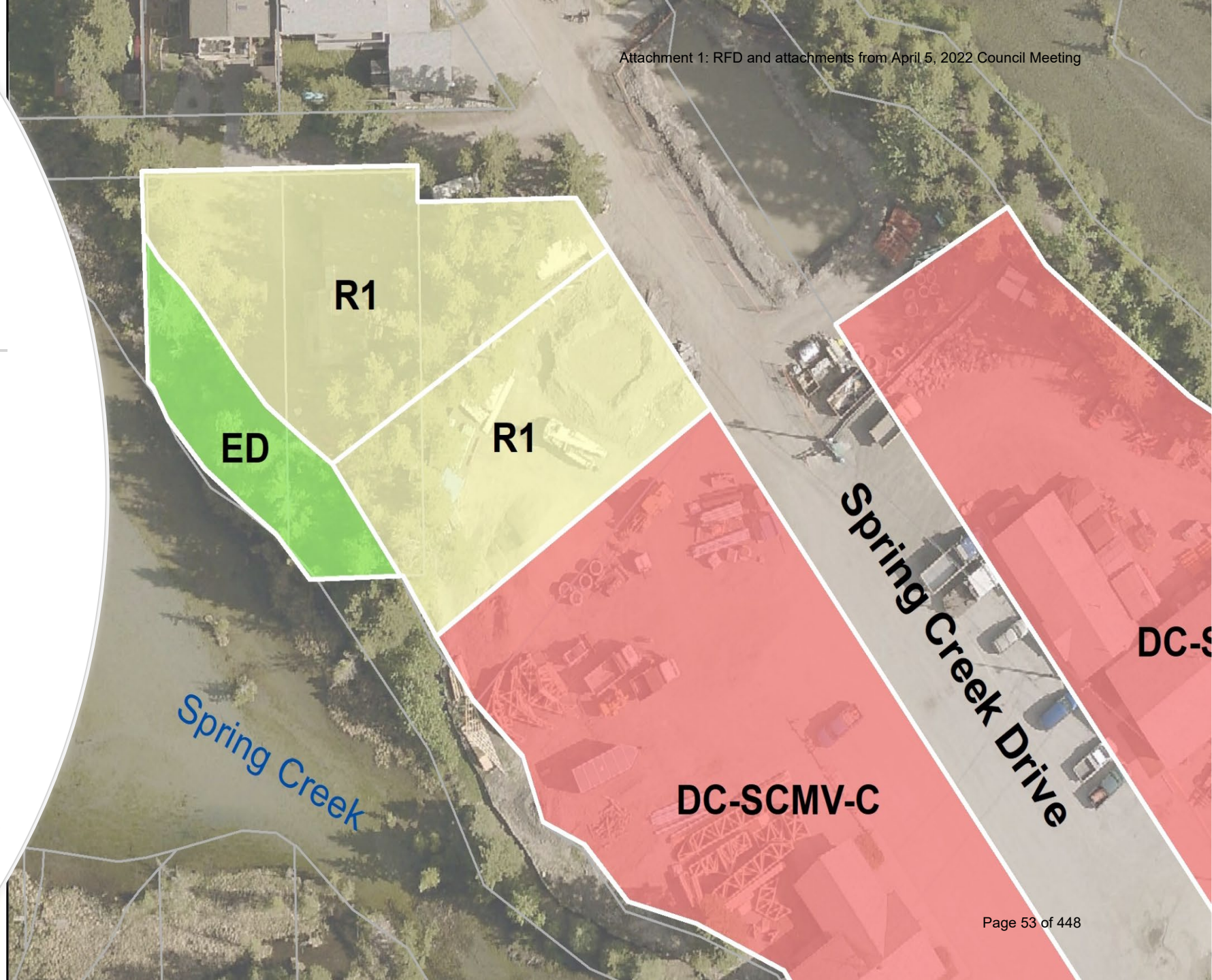


You Said We Heard

- No trails behind Alexander Hotel
- Roof heights reduced
- **Certainty for residential lots:**

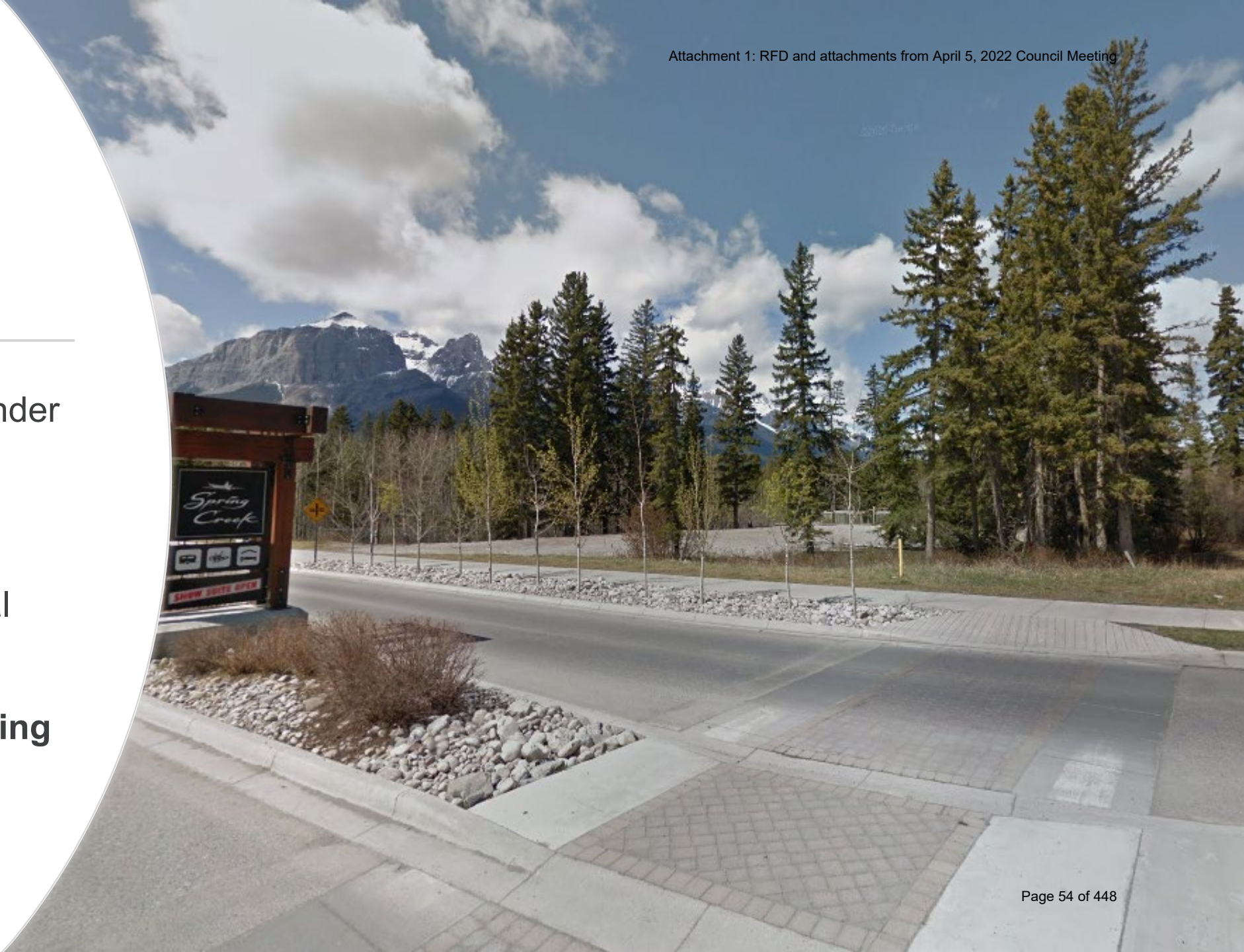
“An area of existing single detached housing located north of the Hotel sites and west of Spring Creek Drive shall remain as low density as shown on the Concept Plan Figure 3. Further subdivision may occur, however future lots shall retain the R1 – Residential Detached District designation.”

May 3, 2022 Regular Business Meeting 9 a.m.



You Said We Heard

- No trails behind Alexander Hotel
- Roof heights reduced
- Certainty for residential lots
- **More employee housing**



Additional Amendments

- Increase Hotel unit count from 200 to 250.
- Tourist Homes in designated apartment buildings and townhomes.
- Increase Tourist Homes from 300 to 325.

Bow Valley Trail Employee and Affordable Housing, and Furniture Sales Proposal



**Subject
Lands**



Transition Zone

- Blend from Commercial to Business Industrial
- Subject lands plus lands to south
- No proposed development on Parcel B

 **Subject Parcel (Parcel A)**
May 3, 2022 Regular Business Meeting 9 a.m.
 **Additional Lands (Parcel B)**



BVT Proposal Summary

- Mixed use 4-storey building
- Ground floor local business furniture sales
- Upper floor Employee and/or Perpetually Affordable Housing

Town of Canmore Municipal Development Plan

9.1.10

*The provision of essential commercial services shall be supported by the Town, with a focus on the Town Centre and mixed-use areas, to strengthen local retail opportunities, **encouraging local retail purchases** of products and services, **while reducing leakage** of local and visitor dollars **into surrounding economies.***

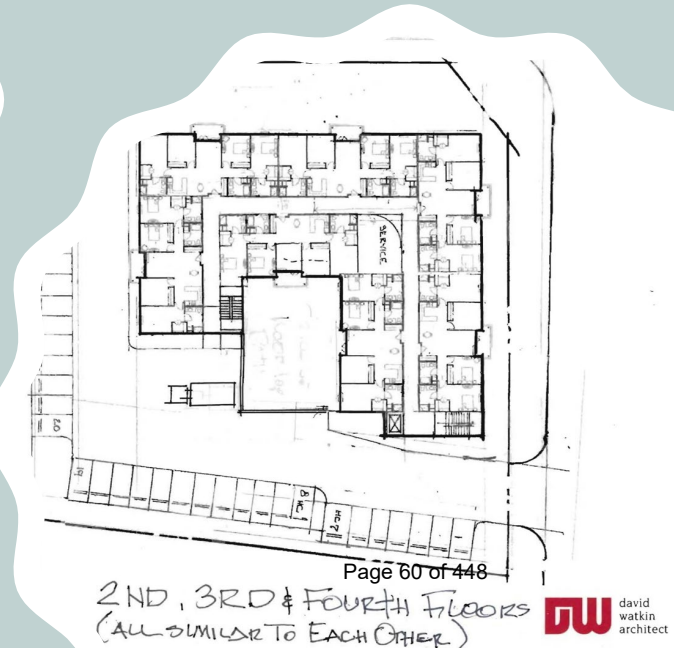
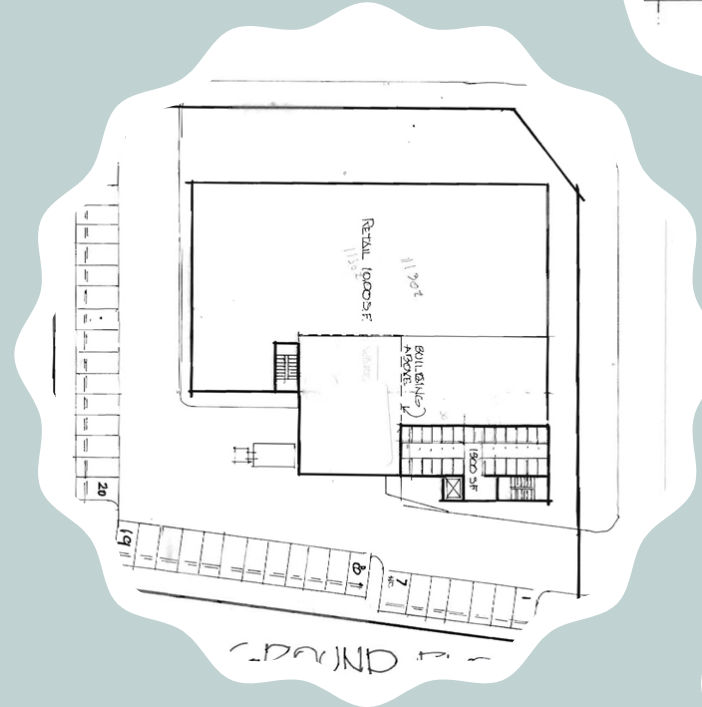
Preliminary Concepts

- High Quality Design
- Parking to rear
- Building oriented to the street
- Efficient use of site
- Ground floor interactive design, transparency



**david
watkin
architect**

3800 Point McKay Road N.W. Calgary, A
403-283-6435 F

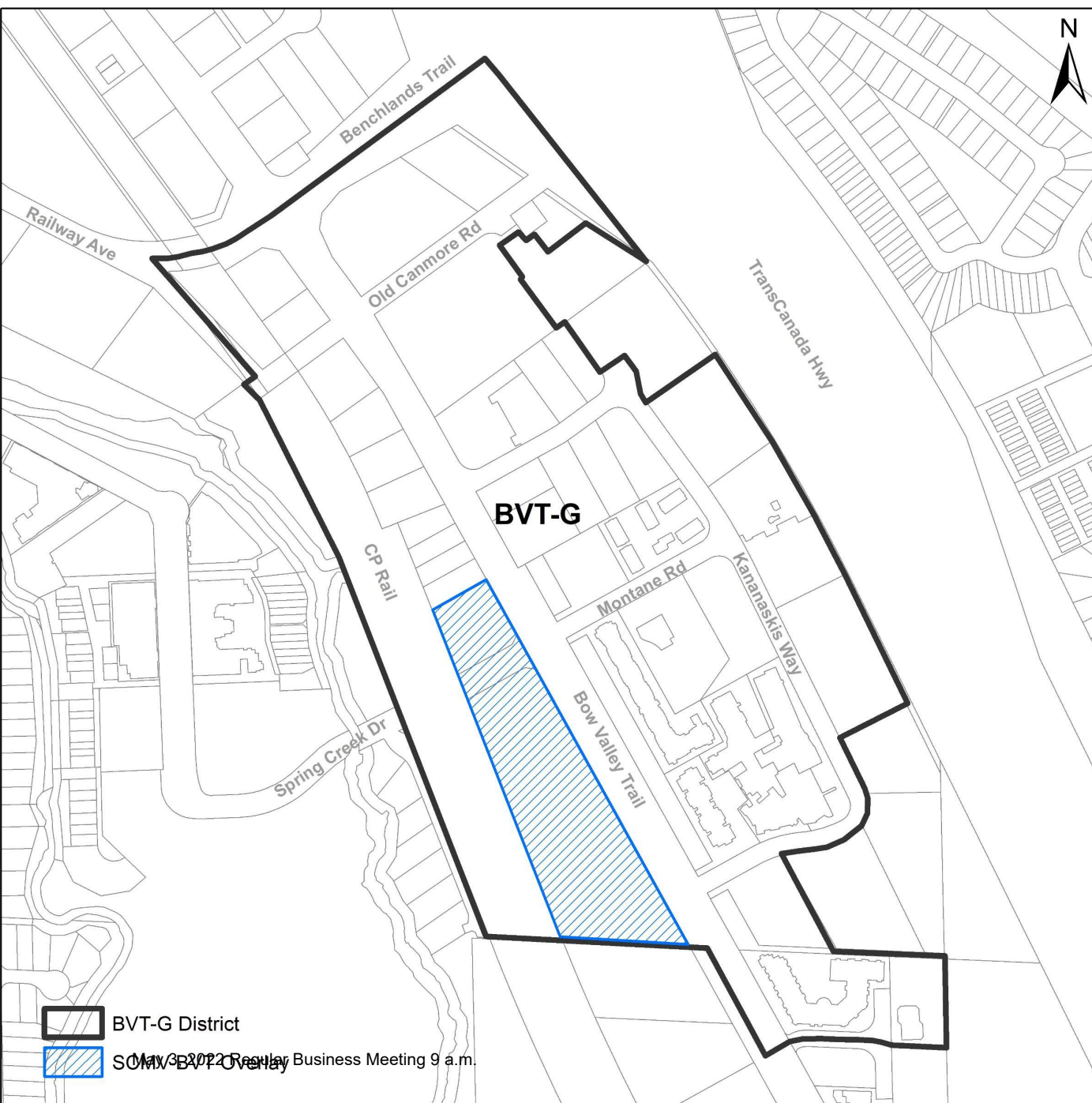


Page 60 of 448
2ND, 3RD & FOURTH FLOORS
(ALL SIMILAR TO EACH OTHER)



SCMV-BVT District Overlay

- Within this area we proposed:
- Wholesale Sales as a Discretionary Use
- The maximum GFA of the Wholesales Sales shall be 950m²
- Accessory warehouses may have a GFA of 450m².
- **Must be at least 60% EH or PAH to be allowed.**



BVT-G District

SCMV-BVT Overlay

Summary of Benefits

- Significant increase to Employee Housing and Perpetually Affordable Housing stock.
- Supporting a local Canmore business.
- Essential retail service for locals, particularly as more people shift to working from home.
- Efficient use of an undeveloped, underutilised area of Canmore.
- Creating a new mixed-use development, bringing vitality to this area of Bow Valley Trail.
- Public realm improvements, pedestrian scale aesthetics, excellent architecture and building interaction with the street.
- Providing a transition zone between visitor/service oriented retail to business/industrial developments.



An aerial architectural rendering of a development along a river. The rendering shows several large, interconnected buildings with reddish-brown roofs and light-colored walls. The buildings are surrounded by green spaces, trees, and walkways. A river flows through the center of the development, with a bridge crossing it. The overall style is a detailed, colorful illustration.

**Thank you
for listening**

Questions?



springcreekarp.com

mmcnamee@mcelhanney.com

May 12, 2021 Open House – Chat Window Transcript.

1. Great presentation and proposal.
2. Great presentation. Fully support the direction.
3. You mentioned R1 will have further subdivision amendments, can you speak to what those amendments might be. Thanks
4. Does this last slide show the expected footprint for the Alexander Hotel?
5. First class design alllllllllll the waaaaaaaaaayyyyyyyy
6. Is the 15 m setback measured from the centre of the creek or the edge of the creek.
7. In terms of use and discretionary use that backs onto Spring Creek, can you elaborate on what sort of use you are thinking. Concerned about noise similar to the Drake and Rose and Crown travelling down the Spring Creek.
8. Good presentation Maire & Frank ! Thanks John Greer
9. Great presentation. I am very excited about the new BVT development and addressing some of the town's goals. Kudos for addressing all the feedback from the previous open house as well. I just wanted to let you know that I actually found the towers on the new hotel developments esthetically more pleasing than the shorter version without the variance but appreciate that you are listening to feedback.
10. So, just for clarity, its 15 m from water edge to construction, right?
11. Yes, and nice presentation! Appreciated!
12. the first class design all the waaaaaaay
13. Great job presenting Maire
14. Can you explain the tourist homes and where they are located?
15. Thank you for for sharing. Have a good night. 👍
16. Thank you
17. Thank you, Maire and Frank!
18. Thanks

APPENDIX E

Sustainability Screening Report



Sustainability Screening Report

Proposed Land Use Bylaw BVT-G District Amendments

April 14, 2021

Submitted to: Town of Canmore
Prepared by McElhanney

Contact

Máire McNamee
Planner
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Address

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Canmore AB T1W 1N9

Our file: 2531-1152400

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2. Sustainability Screening Analysis	1
2.1. Building Economic Sustainability	1
2.2. Enhancing Environmental Stewardship	2
2.3. Strengthening the Social Fabric	3
3. Closing.....	4

Appendix D - 1

SSR Matrix

1. Overview

Spring Creek Mountain Village Inc. is proposing a mixed-use 4-storey development which will create 20-40 Employee Housing (EH) and/or Perpetually Affordable Housing (PAH) units. The ground floor will comprise of a 950m² (max) wholesale furniture store and a 450m² (max) associated warehouse, for the sale of larger item furniture. The development site is an undeveloped parcel located on the north west corner of Bow Valley Trail and Spring Creek Drive, adjacent to the Bow Valley Trail roundabout.

The existing property is underutilised and provides an excellent opportunity for an infill development that will provide benefit to the overall community by addressing the current demand for affordable housing. The site is ideally located to encourage walking and cycling, being close to downtown, commercial services, public transit, and facilities. The proposed development will be designed to efficiently utilise the available space, while respecting the existing scale and nature of the surrounding neighbourhood. The project will be crafted to meet the desired built-out street scape as directed in the Bow Valley Trail ARP and designed with massing and materials that respect the existing scale of the surrounding context.

The SSR Outline below provides brief commentary on the proposed offsets identified within the SSR Matrix. We have identified and addressed these offsets at this stage to help in the preparation of a sustainability roadmap for this project. The checklist and proposed offsets will be revisited, reviewed, and updated at key milestones during the design phase to ensure the project is in keeping with the Town of Canmore's environmental, economic, and cultural goals.

2. Sustainability Screening Analysis

2.1. BUILDING ECONOMIC SUSTAINABILITY

How does the project contribute to the priorities contained in the Economic Development and Tourism Strategy?

The top Strategic Action within the Economic Development Strategy states that over the next 5 years (2020-2025) the Town of Canmore will be:

Continuing to work closely and collaboratively with stakeholders to investigate how best to support the development of housing that meets of the needs of the workforce required by Canmore industries.

The strategy has identified that economic and business success are currently being impeded by a lack of "housing for all types". Fundamentally, the retention and attraction of a diverse and talented workforce is challenged by the availability of houses for all workforce levels. This application proposes the

development of approximately 20-40 affordable housing units (EH & PAH) creating a huge boost to attainable housing in close proximity to Spring Creek Mountain Village and Downtown Canmore. It is envisaged that the development will greatly support the local workforce and the wider Canmore community.

In addition, the project intends to source approximately 85% of the construction labour locally. Spring Creek has maintained its commitment to sourcing local labour throughout each stage of the project.

Combined, these attributes go a long way to supporting the three strategic pillars of the Town of Canmore's Economic Development Strategy:

- Nurturing an inclusive and sustainable local economy.
- Continuing to diversify Canmore's economy.
- Retaining and attracting a talented workforce.

2.2. ENHANCING ENVIRONMENTAL STEWARDSHIP

Does the project efficiently use developable land and resources?

Does the project move the Town towards more efficient land use by increasing density compared to existing densities?

Does the project provide reasonable access to basic community services from residences?

This project proposes a high density mix of commercial and residential development on an underutilised property with readily available utilities and resources. The location for this type of development is ideal, with its proximity to services. As with all residential development in this part of the Bow Valley Trail and neighbouring Spring Creek, there is excellent walkable and bikeable access to shops, restaurants, employment, cultural and civic amenities as well as local and regional public transit. The existing trail adjoining the property is directly linked to Spring Creek, Cougar Creek, Downtown and to further Canmore neighbourhoods. This project proposes further improvements to pedestrian infrastructure on Bow Valley Trail and Spring Creek Drive increasing accessibility to the existing network.

What water saving measures does the project propose (demonstrable improvement over average)?

It is intended that high efficiency fixtures and systems will be incorporated. These will be explored in greater detail during detailed design.

Does the project utilize a rain water harvesting system or use 100% infiltration for storm water?

The project proposes 100% storm water infiltration.

What construction waste diversion rate will be achieved?

As is consistent with other SCMV developments, it is anticipated that the percentage of diverted construction waste as a means of environmental stewardship and responsible development will be 80% or more.

What long-term, operating waste diversion flows does the project propose?

Waste, recycling, and organics collection will comply with the requirements of the Town of Canmore's Engineering Design and Construction guidelines. Locations will be coordinated with Town of Canmore's input during design

Does the project encourage people to use bicycles or walking as a means of transportation?

Thanks to the location of the project, and as previously highlighted, it is anticipated that cycling or walking will be a desirable mode of travel for residents. The number of bicycle parking stalls, location, and quality, along with best practice parking standards, will be determined during design and will meet the minimum requirements of the Land Use Bylaw.

Does the project minimize the use of energy and resources both in building construction and operation?

It is anticipated that this project will be constructed to Built Green Gold standards and will strive to achieve a reduction in energy level consumption similar to development in Spring Creek Mountain Village. This includes sustainable practices such as geothermal heating and cooling.

2.3. STRENGTHENING THE SOCIAL FABRIC

What access to basic levels of appropriate shelter does the project propose?

What availability of Employee Housing does the project propose?

Spring Creek Mountain Village as a whole is committed to providing appropriate and affordable shelter to employees and the wider community. The project proposes 20-40 units for Employee Housing and/or Perpetually affordable housing, providing an approximate 70-80 bedrooms of truly affordable accommodation.

Does the project create growth that retains/enhances the Town's identity?

The proposed development shall be designed with the pedestrian in mind, improving the public realm with animated streetscapes including a street front commercial use and higher density residential building with reduced frontage setbacks. The project will create some much-needed built form on this section of Bow Valley Trail and create a gateway feature at the entrance of Spring Creek.

Does the project support the social fabric through cultural assistance?

This proposal, along with other Spring Creek developments, encourages a walkable community by creating a higher density mix of land uses, connected to an interspersed network of trails and open spaces in proximity to downtown and recreational facilities.

Spring Creek is an ongoing supporter of local non-profit organizations, including:

- Annual Highland Games
- Canada Day
- Annual Creek Cleaning (removes approx. 500 lbs garbage per year)

- Food Drive
- Two Condos per year for the Foothills Home Hospital Lottery
- Canmore Community Daycare

Does the projects public consultation program exceed statutory requirements?

Engaging the public in the evolution of their community is important to us. As the development process progresses, the statutory requirements for public consultation will be exceeded. Due to the current COVID-19 pandemic, in person engagement is not being considered. In order to ensure that everyone has an opportunity to review the proposed development, virtual engagement tools have been utilized. A virtual open house will be held prior to the final submission of this application and feedback from the community requested. Awareness of the open house will be made through the local newspaper, mail drops to surrounding households, emails to Town administration, Council and other interested/affected parties.

3. Closing

To summarise, the proposed development generates a significant community benefit, evident from the notable Offset Net Score of 192.65. This impressive score has been generated through the provision of the following sustainable characteristics:

- Mixed-use development
- Higher density
- Perpetually Affordable Housing
- Employee Housing
- Access to community services
- Environmental building design

The positive sustainability screening of this proposal supports the accompanying application for an amendment to the Town of Canmore LUB.

APPENDIX D - 1

SSR Matrix

Sustainability Screening Report Process Impact - Offset Matrix

Summary Page

Overall Results	Impact	
		%
Economic Sustainability	0.00	0.00
Environmental Stewardship	-7.45	41.19
Social Fabric	-10.64	58.81

Offset	
	%
0.00	0.00
25.82	12.25
184.93	87.75

Total Impact -18.09

Total Offset 210.74

Net Score **192.65**

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
0.00	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	-1.08
Commercial Water Consumption	-0.39
Residential Solid Waste Generation	-0.77
Commercial Solid Waste Generation	-0.79
All Building Energy use and GHG emissions	-3.34
Transportation	0.00
Infrastructure (sanitary-gravity)	0.00
Infrastructure (sanitary-pressure)	0.00
Environmentally Sensitive Lands	0.00
Land Consumption	-0.07
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	-1.00
Metres of new roads to service development	0.00

Environmental Stewardship	
2.00	Residential / commercial mix of uses
3.12	Higher density than current levels
3.00	Access to community services from residences
0.00	Access to services from the commercial site
0.00	Water saving measures
0.00	Rain water harvesting system or infiltration
1.50	Construction waste diversion rate
0.00	Long-term, operating waste diversion
0.20	Parking stalls are un-assigned
0.50	Bike parking of adequate quality
1.50	Average size of the dwellings
0.00	LEED Certified
6.00	Built Green Certified
0.00	Other green building certification programs
3.00	Commercial energy consumption reduction
4.00	Residential energy consumption reduction
1.00	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	-2.09
Seniors Housing	-1.67
Employee Housing	-1.25
Childcare spaces	-1.66
Library	-0.66
Food Bank Usage	-1.33
Social Assistance Payments	-1.31
Crimes Against Persons and Property	-0.66

Social Fabric	
80.88	Units of perpetually affordable housing
0.00	Cash contribution towards PAH
97.05	Bedrooms of employee housing
2.00	Bedrooms for employees earning < median income
0.00	Cash contribution towards employee housing
0.00	Units of seniors housing
4.00	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
1.00	Public consultation program
0.00	Social leadership or innovation

Sustainability Screening Report Process

OFFSETS CHECKLIST	Proposed Offset	Importance Rating	Score																
Building Economic Sustainability																			
<i>"Economic sustainability requires a diversity of income sources and the participation of a diverse, local, workforce."</i>																			
What is the long-term fiscal impact to the Town?																			
OBJECTIVE: To ensure the long term financial sustainability of the Town.																			
Was the InfraCycle assessment tool used? What was the result of the assessment / fiscal impact study? Enter "1" in appropriate box	1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>None or Neutral</td> <td>Scale of Development Multiplier</td> <td></td> <td></td> </tr> <tr> <td>Weakly Positive</td> <td style="text-align: center;">2</td> <td style="text-align: center;">0.5</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Moderately Positive</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Strongly Positive</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1.5</td> <td style="text-align: center;">0</td> </tr> </table>	None or Neutral	Scale of Development Multiplier			Weakly Positive	2	0.5	0	Moderately Positive	2	1	0	Strongly Positive	2	1.5	0	
None or Neutral	Scale of Development Multiplier																		
Weakly Positive	2	0.5	0																
Moderately Positive	2	1	0																
Strongly Positive	2	1.5	0																
Does the project move the Town towards increasing the amount of commercial assessment? What is the change to the ratio of non-residential to residential assessment?	0.0000	1	0.00																
Does the project create above median paying employment? What is the change to the ratio of jobs above median income?	0.0000	3	0.00																
Does the project contribute to economic diversification?																			
OBJECTIVE: To diversify employment opportunities outside of the existing principle sectors: Accommodation & Food, Construction, Personal Services, and Retail and Wholesale																			
How much of the new employment is outside of the 4 most significant current sectors? Enter "1" in appropriate box <i>What is the sectoral breakdown of employment in the proposed project?</i> <i>How much of the projects floor space is proposed for uses outside of the three main existing business sectors?</i>	1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>None</td> <td>Scale of Development Multiplier</td> <td></td> <td></td> </tr> <tr> <td>< 25%</td> <td style="text-align: center;">2</td> <td style="text-align: center;">0.5</td> <td style="text-align: center;">0</td> </tr> <tr> <td>25% - 50%</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> </tr> <tr> <td>> 50%</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1.5</td> <td style="text-align: center;">0</td> </tr> </table>	None	Scale of Development Multiplier			< 25%	2	0.5	0	25% - 50%	2	1	0	> 50%	2	1.5	0	
None	Scale of Development Multiplier																		
< 25%	2	0.5	0																
25% - 50%	2	1	0																
> 50%	2	1.5	0																
How does the project contribute to the priorities contained in the Economic Development and Tourism Strategy?																			
OBJECTIVE: To support the objectives of the Economic Development & Tourism Strategy.																			
How much of the project floor space is for uses outlined as Strategic Priorities? Enter "1" in appropriate box <i>Tourism & Events</i> <i>Small & Home Based Businesses</i> <i>Knowledge Based Businesses</i> <i>Health & Wellness</i>	1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>None</td> <td>Scale of Development Multiplier</td> <td></td> <td></td> </tr> <tr> <td>< 25%</td> <td style="text-align: center;">2</td> <td style="text-align: center;">0.5</td> <td style="text-align: center;">0</td> </tr> <tr> <td>25% - 50%</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> </tr> <tr> <td>> 50%</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1.5</td> <td style="text-align: center;">0</td> </tr> </table>	None	Scale of Development Multiplier			< 25%	2	0.5	0	25% - 50%	2	1	0	> 50%	2	1.5	0	
None	Scale of Development Multiplier																		
< 25%	2	0.5	0																
25% - 50%	2	1	0																
> 50%	2	1.5	0																
What percentage of the construction labour value will be sourced to Canmore businesses? Enter percent (33% of assessed value) Construction Labour Value <i>Resulting Local Effect</i>	85	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>\$ -</td> <td>1 point per \$1,000,000</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0.75</td> <td style="text-align: center;">0.00</td> </tr> </table>	\$ -	1 point per \$1,000,000	0	0.75	0.00												
\$ -	1 point per \$1,000,000	0	0.75	0.00															
What additional economic leadership or innovation is demonstrated by the project?																			
OBJECTIVE: To lead through innovation.																			
What other process or program innovations does this project propose? Describe and rate the other innovations:	Scoring Contingent on Value of Innovation	2	0																
Enhancing Environmental Stewardship																			
<i>"Environmental Stewardship means that we must work towards our future without squandering either our cultural or our natural capital."</i>																			
Does the project efficiently use developable land and resources?																			
OBJECTIVE: To effectively use land while minimizing the use of ecological and energy resources.																			
Does the project propose a residential / commercial mix of uses on site? Enter "1" in appropriate box	1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>No mix of uses</td> <td>Scale of Development Multiplier</td> <td></td> <td></td> </tr> <tr> <td>Some mix of uses</td> <td style="text-align: center;">2</td> <td style="text-align: center;">0.25</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Commercial development: Is at least 25% of the GFA residential?</td> <td style="text-align: center;">2</td> <td style="text-align: center;">0.5</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Residential development: Is at least 25% of the GFA commercial?</td> <td style="text-align: center;">2</td> <td style="text-align: center;">0.5</td> <td style="text-align: center;">1</td> </tr> </table>	No mix of uses	Scale of Development Multiplier			Some mix of uses	2	0.25	0	Commercial development: Is at least 25% of the GFA residential?	2	0.5	1	Residential development: Is at least 25% of the GFA commercial?	2	0.5	1	
No mix of uses	Scale of Development Multiplier																		
Some mix of uses	2	0.25	0																
Commercial development: Is at least 25% of the GFA residential?	2	0.5	1																
Residential development: Is at least 25% of the GFA commercial?	2	0.5	1																
Does the project move the Town towards more efficient land use by increasing density compared to existing densities?																			
Does the development increase the residential density compared to current levels?	0.00	1	0.00																
Does the development increase the commercial density compared to current levels?	0.00	1	0.00																
Does the development increase the industrial density compared to current levels?	0.00	1	0.00																
Does the residential portion of the mixed use development increase the residential density compared to current levels?	3.12	1	3.12																
Does the commercial portion of the mixed use development increase the commercial density compared to current levels?	0.00	1	0.00																
FOR RESIDENTIAL AND MIXED USE PROJECTS WITH A RESIDENTIAL COMPONENT ONLY:																			
Does the project provide reasonable access to basic community services from residences? Enter "1" in appropriate box <i>How many services are in close proximity?</i> Bank / Community or civic centre / Convenience store / Daycare centre / Laundry or dry cleaner / Library / Medical or dental office / Pharmacy / Post office / Place of worship /	1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>None</td> <td>Scale of Development Multiplier</td> <td></td> <td></td> </tr> <tr> <td>4-6 within 400 metres or 7-10 within 800 metres</td> <td style="text-align: center;">2</td> <td style="text-align: center;">0.5</td> <td style="text-align: center;">0</td> </tr> <tr> <td>7-10 within 400 metres or 11-13 within 800 metres</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> </tr> </table>	None	Scale of Development Multiplier			4-6 within 400 metres or 7-10 within 800 metres	2	0.5	0	7-10 within 400 metres or 11-13 within 800 metres	2	1	0					
None	Scale of Development Multiplier																		
4-6 within 400 metres or 7-10 within 800 metres	2	0.5	0																
7-10 within 400 metres or 11-13 within 800 metres	2	1	0																

Restaurant/ Cafe / School / Supermarket / Other neighbourhood-serving retail / Other building with office space	11 or more within 400 metres or 14 or more within 800 metres	2	1.5	3
---	--	---	-----	---

FOR NON-RESIDENTIAL PROJECTS ONLY:

Does the project provide reasonable access to basic community services from the site?
Enter "1" if all the following criteria are satisfied:

	2	1	0
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Is located on a previously developed site
 Is within 800 metres (½ mile) of a residential area or neighbourhood with an average density of 25 units per hectare (10 units per acre)
 Is within 800 metres (½ mile) of at least 10 basic services (below)
 Bank / Community or civic centre / Convenience store / Daycare centre / Laundry or dry cleaner / Library / Medical or dental office / Pharmacy / Post office / Place of worship / Restaurant/ Cafe / School / Supermarket / Other neighbourhood-serving retail / Other building with office space

What water saving measures does the project propose (demonstrable improvement over average)?	None	Scale of Development Multiplier		
Commercial Applications Enter "1" in appropriate box	Reduction in water use 20% from baseline or	2	0.5	0
Residential Applications	Use of High Efficiency Fixtures (LEED)	2	0.25	0
Residential Applications	Use of Very High Efficiency Fixtures (LEED)	2	0.5	0

Does the project utilize a rain water harvesting system or use 100% infiltration for storm water?	None	Scale of Development Multiplier		
Enter "1" in one box only	100% storm water (10 year event and above) infiltration on site (3 units and above only and where a pipe system exists)	2	0.25	0
	Pervious treatments (10% of manufactured surfaces)	2	0.5	0
	Storm water re-use - 50% or more of roof area	2	0.5	0
	Storm water re-use - 75% or more of roof area	2	1	0

Water used in "re-use systems" must be used in place of potable water. For 100% infiltration, there can be no connections to a piped storm water system (except for major events).

What construction waste diversion rate is achieved?	Less than 50%	Scale of Development Multiplier		
Enter "1" in appropriate box	> 50%	2	0.25	0
1	> 75%	2	0.75	1.5

What long-term, operating waste diversion flows does the project propose?	No diversion	Scale of Development Multiplier		
Enter "1" in appropriate box	Diversion of waste flow (1-3 streams)	2	0.5	0
	Diversion of waste flow (>3 streams)	2	1	0

Does the project propose on site recycling or waste processing?

Does the project encourage people to use bicycles or walking as a means of transportation?
OBJECTIVE: To encourage the use of alternate means of transportation in the community.

Does the project propose new public trail?	Length of designated public trail (m)	0.00000	1.5	0.00
--	---------------------------------------	---------	-----	------

How many of the parking stalls are un-assigned, not reserved or first come first served?	None or less than 25%	Scale of Development Multiplier		
1	25-50%	2	0.1	0.2
	> 50%	2	0.25	0
	100%	2	0.33	0

Does the project facilitate the use of bicycles for transportation? Bike parking proposed must be of adequate quality and be appropriately located. (For residential applications, this offset only applies to developments without garages)	None	Scale of Development Multiplier		
Enter "1" in the appropriate box	1 bike stall or more per residential unit	2	0.25	0.5
<i>Commercial applications only.</i>	1 bike stall or more per 5 required vehicle stalls	2	0.25	0
<i>Commercial applications only.</i>	1 covered bike stall or more per 5 required vehicle stalls	2	0.5	0
<i>Commercial applications only.</i>	Covered bike parking (as above) and shower facilities for employees	2	0.75	0

Does the project minimize the use of energy and resources both in building construction and operation?
OBJECTIVE: To minimize the use of resources in the construction and operation of buildings.

What is the average size of the dwelling or accommodation units? (Square metres)	Not Applicable	Scale of Development Multiplier		
Enter "1" in appropriate box	<100	2	1	0
1	100-150	2	0.75	1.5
	151-200	2	0.5	0
	201-250	2	0.1	0
	251 and above	2	0	0

Calculate using residential GFA divided by the number of units.

What level of green building initiatives does the project include?	LEED	Scale of Development Multiplier		
<i>Is the development LEED or Built Green Certified?</i>	None	2	1	0
Enter "1" in appropriate box	Shadow	2	2	0
	Certified	2	3	0
	Silver	2	3	0

Gold	2	4	0
Platinum	2	5	0

Built Green		Scale of Development Multiplier		
Enter "1" in appropriate box	None			
	Bronze	2	0.5	0
	Silver	2	1.5	0
	Gold	2	3	6
	Platinum	2	4	0

Does the project propose to use any of the following green building certification programs?		Scale of Development Multiplier		
Green Globes?	Built Green Certification Equivalent	2	0	0
BOMA?		2	0	0
BREEAM?		2	0	0

What level of energy consumption reduction does a commercial building achieve?		Scale of Development Multiplier		
Enter "1" in appropriate box (compared to MNECB)	Less than 15% improvement			
	>25% improvement	2	0.25	0
	>33% improvement	2	0.75	0
	>42% improvement	2	1.1	0
	>50% improvement	2	1.5	3

What level of energy consumption reduction does a residential building achieve?		Scale of Development Multiplier		
Enter "1" in appropriate box	EnerGuide of <80			
	EnerGuide score of 80 or more	2	1	0
	EnerGuide score of 82 or more	2	1.5	0
	EnerGuide score of 84 or more	2	2	4

Does the project minimize its impact on the natural environment?
OBJECTIVE: To maintain the ecological integrity of the Bow Valley.

If there are environmentally sensitive lands within or adjacent to the site, what mitigations or protection are proposed?		Scale of Development Multiplier		
Enter "1" in appropriate box Are mitigations possible / achievable? Limited building envelope? Dedication of lands in excess of minimal municipal reserve requirements? Conservation offsets? Habitat improvements? Dedication of new conservation easements? Dedication of conservation easements on residual lands?	No mitigations	2	0.5	1
	Not located in ESA	2	0.25	0
	Average mitigations	2	0.5	0
	Good mitigations	2	1	0
	High quality mitigations	2	1	0

Does the project minimize its impact on any adjacent Wildlife Corridors or Habitat Patch?
OBJECTIVE: To maintain the ecological integrity of the Bow Valley.

Does the project decrease or minimize residential density adjacent to environmentally sensitive lands adjacent or proximate to the site?		Scale of Development Multiplier		
Enter "1" in appropriate box	Average lot area less than 630 m ² . (no mitigation)			
	Average lot area greater than 630 m ² .	2	0.0000	0.5
	Average lot area greater than 4,000 m ² .	2	0.0000	1
	Average lot area greater than 8,000 m ² .	2	0.0000	1.5
	Average lot area greater than 16,000 m ² .	2	0.0000	2

Does the project reuse an existing contaminated brownfield site?		Scale of Development Multiplier		
Enter "1" in appropriate box Geophysical and geotechnical issues not included.	No remediation proposed?	2	0.25	0
	In-situ management of contaminants?	2	1	0
	Removal and disposal of contaminants?	2	1	0

What additional environmental leadership or innovation is demonstrated by the project?
OBJECTIVE: To lead through innovation.

What other process or program innovations does this project propose?	Scoring Contingent on Value of Innovation	2		0
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Describe and rate the other innovations:

Strengthening the Social Fabric
 "... embracing diversity and managing our community in ways that support diversity are the means to creating and maintaining a strong social fabric"
What access to basic levels of appropriate shelter does the project propose?
OBJECTIVE: Increasing the supply of truly affordable housing (PAH).

How many units of perpetually affordable housing are in the project?	10	Number of units required to maintain current PAH ratio 0.62	1617.521%	5	80.876
--	----	--	-----------	---	--------

Does the project proposed a cash contribution towards PAH in lieu of providing affordable housing units?		Number of units required to maintain current PAH ratio 0.62	0.000%	4	0.000
--	--	--	--------	---	-------

Unit equivalency by cash contribution (where \$275,000 equals 1 unit)

How many bedrooms of employee housing are in the project?	50	Number of bedrooms required to maintain current EH ratio	3235.042%	3	97.051
---	----	--	-----------	---	--------

		1.546		
			Scale of Development Multiplier	
Are 100% of the employee housing bedrooms being occupied by employees earning less than the community median income?	1	Enter '1' if Yes	2	1 2

Does the project proposed a cash contribution towards employee housing in lieu of providing employee housing bedrooms? <i>Unit equivalency by cash contribution (where \$115,000 equals 1 bedroom)</i>		Number of bedrooms required to maintain current EH ratio	0.000%	4	0.000
			1.546		

How many units of seniors housing (SH) are in the project?		Number of units required to maintain current SH ratio	0.000%	4	0.000
			0.359		

What availability of Employee Housing does the project propose?					
OBJECTIVE: Increasing the supply of employee housing units to ensure that businesses have enough staff to meet community demands.					
What percentage of the employees will be provided housing?		None		Scale of Development Multiplier	
		1 to <25%	2	1	0
	1	25% to <50%	2	2	4
		50% to <75%	2	3	0
		75% to 100%	2	4	0

What percentage of the employees will be provided rental assistance resulting in rents 10% below market levels?		None		Scale of Development Multiplier	
		<25%	2	0.5	0
	1	25% to <50%	2	1	0
		50% to <75%	2	1.5	0
		75% to 100%	2	2	0

Does the project create growth that retains/enhances the Town's identity?					
OBJECTIVE: Canmore retains its small town character of being an open, friendly, and easily accessible place that is a visually pleasing community.					
What percentage of the site area is set aside and is effective for accommodating meeting and social interaction?		None		Scale of Development Multiplier	
		< 5%	2	0.25	0
	1	5% to < 10%	2	0.5	0
		10% to < 15%	2	0.75	0
		15% and above	2	1	0

Does the proposal retain or reuse an existing historic property or building?	1	Not Applicable			
		No			
		Building envelope adjusted to respect adjacent historic building		0.25	0
		Reuse / adaptation with partial retention of exterior historic details		0.5	0
		Reuse / adaptation with full retention of exterior historic details		0.75	0
		Restoration of historic structure		1	0

Does the project exceed minimum municipal reserve requirements (including cash in lieu)? (what percent is above or below requirements)	1	None or less than required level		Scale of Development Multiplier	
		< 5%	2	0.25	0
	1	5% to < 10%	2	0.5	0
		10% to < 15%	2	0.75	0
		15% and above	2	1	0

Does the project support the social fabric through cultural assistance?					
OBJECTIVE: To support and assist existing community groups and programs.					
Does the project provide accessible (physically and cost) recreation or cultural facilities or programs?		No facilities		Scale of Development Multiplier	
		Restricted public access	2		0
	1	Good public access	2		0
		Superior public access	2		0
				Scoring Contingent on Value of Proposal	

Does the project make a contribution to recreation facilities ?		None or Minimal		Scale of Development Multiplier	
		Equivalent to Voluntary Policy (per unit)	2	0.25	0
	1	Exceeds Voluntary Policy	2	0.5	0

Does the project support school enrollment? Provide evidence of support, please.		None or Minimal		Scale of Development Multiplier	
		Sustains current school enrollment	2		0
	1	Increases school enrollment	2		0
				Scoring Contingent on Value of Proposal	

What level of support for current childcare facilities does the project propose?		None or Minimal		Scale of Development Multiplier	
		Sustains the current spaces available	2		0
	1	Increases the number of spaces available	2		0
				Scoring Contingent on Value of Proposal	

What level of support for cultural establishments (library, museum, church) does the project propose? Enter "1" in appropriate box How many people are served by the receiving organization? How big is the contribution relative to the proposed project budget? Significance of contribution to the recipient organization budget? Significance of contribution to the recipient project? Significance of contribution to the recipient organization?	None or Minimal	Scale of Development Multiplier		
	Medium	2		0
	High	2		0
				Scoring Contingent on Value of Proposal

What level of support for other non-profit community organizations does the project propose? Enter "1" in appropriate box How many people are served by the receiving organization? How big is the contribution relative to the proposed project budget? Significance of contribution to the recipient organization budget? Significance of contribution to the recipient project? Significance of contribution to the recipient organization?	None or Minimal	Scale of Development Multiplier		
	Medium	2		0
	High	2		0
				Scoring Contingent on Value of Proposal

What unique supports for community programming does the project propose? Enter "1" in appropriate box How many people are served by the receiving organization? How big is the contribution relative to the proposed project budget? Significance of contribution to the recipient organization budget? Significance of contribution to the recipient project? Significance of contribution to the recipient organization?	None or Minimal	Scale of Development Multiplier		
	Medium	2		0
	High	2		0
				Scoring Contingent on Value of Proposal

What level of support for special events does the project propose? Enter "1" in appropriate box How many people are served by the receiving organization? How big is the contribution relative to the proposed project budget? Significance of contribution to the recipient special event budget? Significance of contribution to the recipient special event project? Significance of contribution to the recipient special event organization?	None or Minimal	Scale of Development Multiplier		
	Medium	2		0
	High	2		0
				Scoring Contingent on Value of Proposal

Does the project propose to include a public art component? Enter "1" in appropriate box	No public art provided	Scale of Development Multiplier		
	Public art provided	2	0.25	0
	Public art exceeds 1% of the project budget	2	0.5	0

What civic engagement, community participation or leadership and innovation is demonstrated by the project? OBJECTIVE: Residents have options to receive effective information and provide input which is incorporated into decision making.	Meets statutory requirements	Scale of Development Multiplier		
Does the project's public consultation program exceed statutory requirements? Enter "1" in appropriate box	Notification	2	0.25	0
	Consultation with community/neighbours	2	0.5	1
	Collaboration	2	1	0

What additional social leadership or innovation is demonstrated by the project? OBJECTIVE: To lead through innovation.	Scoring Contingent on Value of Innovation	2		0
What other process or program innovations does this project propose? Describe and rate the other innovations:				

Total Offsets	210.744
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Total Resulting Score	192.653
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BYLAW 2021-20

A BYLAW OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA, TO AMEND BOW VALLEY TRAIL AREA REDEVELOPMENT PLAN BYLAW 11-2012

The Council of the Town of Canmore, in the Province of Alberta, duly assembled, enacts as follows:

TITLE

1. This bylaw shall be known as the “Bow Valley Trail Area Redevelopment Plan Amending Bylaw – Common Amenity Housing.”

INTERPRETATION

2. Words defined in Bylaw 11-2012 shall have the same meaning when used in this bylaw.

AMENDS BYLAW 11-2012

3. Schedule A of Bow Valley Trail Area Redevelopment Plan Bylaw 11-2012 is amended by this bylaw.
4. Section 6.2.3 subsection 3. Employee Housing is amended by changing the subsection number to “4”, and renumbering the subsequent subsections accordingly, and adding the following new section after “2. Visitor Accommodation”:

3. Common Amenity Housing
5. Section 6.2.3.1 subsection 1 is amended by adding “except where development incentives are provided, including to use limitations in the ARP to encourage common amenity housing, employee housing, or perpetually affordable housing. The specific incentives are specified in the Land Use Bylaw District for BVT-G” after “Retail store size will continue to be restricted to less than 150m².”

ENACTMENT/TRANSITION

6. If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.
7. This bylaw comes into force on the date it is passed.

FIRST READING:

PUBLIC HEARING:

SECOND READING:

THIRD READING:

Approved on behalf of the Town of Canmore:

Sean Krausert
Mayor

Date

Cheryl Hyde
Municipal Clerk

Date

6.2 General BVT Precinct

6.2.1 Purpose

The General BVT Precinct is intended as a commercial area primarily focused on serving visitors. Historical development patterns have resulted in this area having a large number of visitor accommodation units. The main floor of buildings should be reserved for uses that require and facilitate strong interaction with people on the street, such as hotel entrances, small retail stores, or eating establishments. Particular emphasis should be placed on the BVT frontage of properties. Uses that are predominantly focused on serving visitors are encouraged in this precinct.

6.2.2 Objective

This precinct should accommodate much of Canmore's capacity to provide accommodation to visitors outside of the resort centre areas identified in the Municipal Development Plan (MDP). The maintenance of a good mix of visitor accommodation unit types and the number of visitor accommodation units will help to support the tourism sector of the local economy, as well as provide spin-off support to other sectors of the local economy.

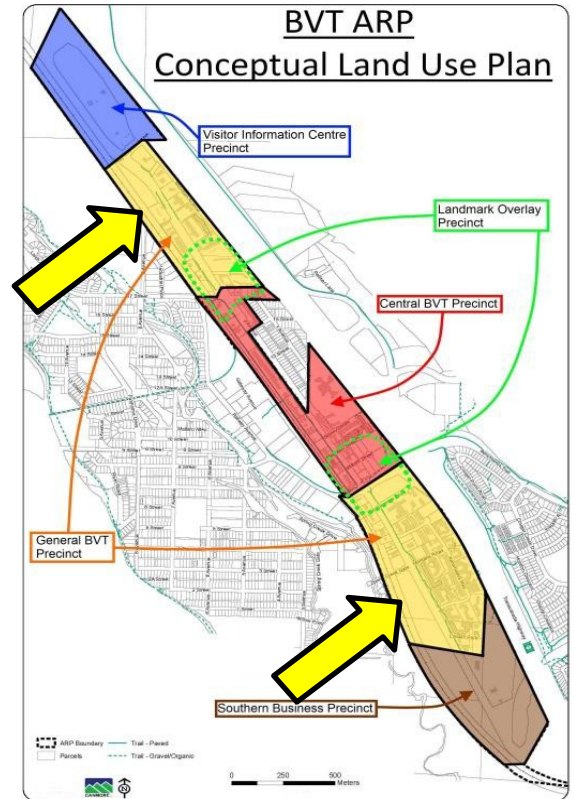


Figure 4: General BVT Precinct

6.2.3 Land Uses

The following uses do not represent a comprehensive list of all appropriate uses for the precinct but are intended to provide examples of appropriate types of uses and to form the basis for the creation of new land use district(s) through the Land Use Bylaw. Uses that are fundamentally different from those listed are not considered to be appropriate in this precinct.

The following are examples of uses that are appropriate within the General BVT Precinct. This is not an exhaustive list:

1. Athletic and Recreation Facilities
2. Visitor Accommodation
3. **Common Amenity Housing**
4. Employee Housing
5. Perpetually Affordable Housing
6. Services such as Tourist Sales/Booking Offices, Laundromats and Convenience Stores
7. Health and Wellness businesses such as Medical Clinics and Personal Service Businesses
8. Small Retail Stores (<150m² GFA)
9. Small Grocery/ Convenience Stores (<300m² GFA)
10. Convention Facilities
11. Community Amenities such as Parks and Playgrounds
12. Public and Quasi Public Buildings and Uses
13. Eating Establishments
14. Entertainment Establishments
15. Home Occupations

The following are examples of uses that may be appropriate in the General BVT Precinct.

Determination of appropriateness should be made on a case by case basis. This is not an exhaustive list:

1. Residential Dwelling Units and Tourist Homes (above the ground floor)
2. Liquor Stores
3. Drinking Establishments
4. Light Manufacturing Operations
5. Long Term Care Facilities
6. Seniors Housing/Supportive Living Facility

6.2.3.1 Retail Uses

1. General Retail

Retail store size will continue to be restricted to less than 150m², except where development incentives are provided including to use limitations in the ARP to encourage common amenity housing, employee housing, or perpetually affordable housing. The specific incentives are specified in the Land Use Bylaw District for BVT-G. This restriction has been in place since the late 1990s and meant to focus larger retail stores in the Town Centre and Gateway Commercial districts, in accordance with the Municipal Development Plan.

Bow Valley Trail Area Redevelopment Plan Bylaw 11-2012

2. Visitor Oriented Retail

One of the primary foci of this precinct is to provide services to visitors. Retail uses where the primary purpose is to provide services to visitors may be permitted to be larger than 150m² but no larger than 300m² (e.g.: tour sales and bookings, recreational equipment rentals). Such uses will be clearly defined in any proposed amendment to the Land Use Bylaw.

3. Retail Associated with Other Uses

Unless otherwise noted or exempted, where retail is associated with other uses, up to 150m² of the total space may be used for retail purposes. *(e.g. A 225m² optometry clinic could comprise of 75m² of medical clinic and 150m² of retail space for sales of glasses and related products)*

6.2.4 Development Standards

The built form in the General BVT Precinct is intended to be similar to those developments that were built between 2000 and 2010, with the intent of bringing buildings closer to the street to make the area feel more like a street and less like a highway. Major changes to pre-existing development regulations are not intended.

16. Due to the varying widths of the road right-of-way for the Bow Valley Trail (23-43m), front yard setbacks may need to be decreased in some areas to reduce the distance of some developments from the street.
17. The maximum height of buildings should remain similar to current height limits.
18. All properties that are addressed off Bow Valley Trail should maintain a frontage and main entry from Bow Valley Trail.

6.2.4.1 Efficient Use of Land

The efficient and aesthetic development of properties within the BVT area is important to maximize the use of limited commercial lands, to promote the desired streetscape and to generate a critical mass of residents, businesses and visitors that create synergies with each other. To this end, single storey buildings, with the exception of institutional buildings such as hospitals or convention centres, are not appropriate within General BVT Precinct.

1. The minimum floor area ratio for developments within this precinct should be increased slightly to encourage multi-storey buildings and more efficient use of land.

6.2.4.2 Community Architectural and Urban Design Standards

The CAUDS contained within the Land Use Bylaw 22-2010 are appropriate, and should be applied to the General BVT Precinct:

1. The CAUDS should be modified to allow alpine/industrial architectural design. Alpine/industrial design is defined a hybrid of the use of traditional alpine materials including heavy timbers and stone with lower pitched roofs, higher amounts of glazing, and general passive solar and green design. The Town of Canmore Civic Centre is an example of this design style.
2. Where lower pitched roofs are proposed as part of a development, the maximum height of a

Bow Valley Trail Area Redevelopment Plan Bylaw 11-2012

building may be reduced to ensure building massing is similar to alpine buildings with minimum 6:12 roof pitches.



BYLAW 2021-21

**A BYLAW OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA, TO
AMEND LAND USE BYLAW 2018-22**

The Council of the Town of Canmore, in the Province of Alberta, duly assembled, enacts as follows:

TITLE

1. This bylaw shall be known as “Land Use Bylaw Amendment – Bow Valley Trail General Commercial District.”

INTERPRETATION

2. Words defined in Bylaw 2018-22 shall have the same meaning when used in this bylaw.

AMENDS BYLAW 2018-22

3. Land Use Bylaw 2018-22 is amended by this bylaw.
4. Section 4.6.2 is amended by adding “Wholesale Sales” after “Transportation Terminal”.
5. Section 4.6.4.5 is amended by changing the section number to 4.6.4.6 and renumbering the subsequent sections accordingly, then adding the following new section after section 4.6.4.4:

4.6.4.5 Wholesale Sales shall only be permitted when as part of a mixed-use development that includes Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing at a ratio of 1 Bedroom per 20 m² of Wholesales Sales area, rounded up to the nearest full bedroom. The maximum GFA of a Wholesale Sales is 950m².
6. Section 4.6.4.6 is amended by adding “An increase of up to 250 m² is permitted where the Warehouse is accessory to a Wholesale Sales development, and the development includes Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing at a ratio of 1 Bedroom per 10 m² of Warehouse area, rounded up to the nearest full bedroom” after “The maximum GFA of a Warehouse development is 250 m².”
7. Section 4.6.4.11 is amended by adding “except as allowed in sections 4.6.4.5 and 4.6.4.6” after “pitched roofs”.
8. Section 4.6.4 is amended by adding the following after section 4.6.4.17:

4.6.4.18 Notwithstanding the above, where Common Amenity Housing or Employee Housing is developed, with the exception of section 8.7.0.3, compliance with section 8.7 is not required.
9. Section 4.6.9.1 is amended by adding the following after subsection “b”:

- c. The required eave line height of a proposed mixed-use development which includes Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing above the main floor, may be raised to 11.0 m where:
 - (i) the development includes a full story dedicated to Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing above the main floor,
 - (ii) where the Development Authority is satisfied that the intent of the “Massing and Scale Guidelines” in Section 11: Community Architectural and Urban Design Standards are met, and
 - (iii) where the Development Authority is satisfied that there is no impact on access to light for neighbouring properties, the protection of views from neighbouring properties and the privacy for neighbouring properties.

ENACTMENT/TRANSITION

- 10. If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.
- 11. This bylaw comes into force on the date it is passed.

FIRST READING:

PUBLIC HEARING:

SECOND READING:

THIRD READING:

Approved on behalf of the Town of Canmore:

Sean Krausert
Mayor

Date

Cheryl Hyde
Municipal Clerk

Date

Schedule A

4.6 BVT-G BOW VALLEY TRAIL GENERAL COMMERCIAL DISTRICT

Purpose

This district is intended to form the core of Canmore's Visitor Accommodation outside the resorts and provide a variety of commercial uses including visitor-oriented services and activities, and small retail outlets that serve both residents and visitors.

4.6.1 Permitted Uses

Amusement Arcade
Arts and Crafts Studio
Athletic and Recreation Facility, Indoor
Convention Facility
Eating and Drinking Establishment
Entertainment Establishment
Home Occupation – Class 1
Hostel
Medical Clinic
Open Space
Perpetually Affordable Housing
Personal Service Business
Public Building
Public Utility
Retail Sales
Veterinary Clinic
Visitor Accommodation

4.6.2 Discretionary Uses

Accessory Building
Administrative/Sales Office
Automotive Sales and Rentals
Brewery/Distillery
Campground
Cannabis Retail Store
Care Facility
Common Amenity Housing
Cultural Establishment
Day Care
Drive-in/Drive-Through Food Service
Dwelling Unit (above the ground floor) [2020-16]
Employee Housing
Essential Public Service
Funeral Home
Gas Bar and Service Station
Home Occupation - Class 2
Kennel
Laundry Facility

Light Manufacturing
Liquor Store
Logging operation
Office
Pet Care Facility
Printing Establishment
Staff Accommodation
Taxi Stand
Temporary Business
Temporary Staff Housing
Tourist Home
Transportation Terminal
Wholesale Sales
Warehouse

4.6.3 Regulations

- 4.6.3.1 The minimum site area shall be 1000 m².
- 4.6.3.2 The minimum site width shall be 30 m.
- 4.6.3.3 The minimum FAR shall be 0.75.
- 4.6.3.4 The maximum FAR shall be 1.5.
- 4.6.3.5 The maximum site coverage of all buildings shall be 55%.
- 4.6.3.6 The minimum front yard setback shall be as follows:
 - a. Fronting on to Bow Valley Trail: to be characterized by a street-oriented building design located no more than 2.0 m from the property line
 - b. All other locations: 3.0 m
- 4.6.3.7 Buildings must be constructed to the front yard setback for a minimum 20% of the building, except where pedestrian infrastructure or hardscaping (e.g. plaza, seating) is provided.
- 4.6.3.8 The minimum rear yard setback shall be 6.0 m.
- 4.6.3.9 The minimum side yard setback shall be 3.0 m.
- 4.6.3.10 Notwithstanding the yard setbacks above, all development shall be set back from the TransCanada right of way by a minimum 15.0 m.
- 4.6.3.11 The maximum building height is 16.0 m.
- 4.6.3.12 The maximum eave line height is 7.0 m.
- 4.6.3.13 Floor area above the eave line shall be incorporated into the roof structure and step back from the front building face for a minimum of 70% of the elevation.
- 4.6.3.14 Developments shall conform to Section 11: Community Architectural and Urban Design Standards and the regulations of this section. Where there is a conflict between Section 11 and this section, this section shall prevail.

4.6.4 Use-Specific Regulations

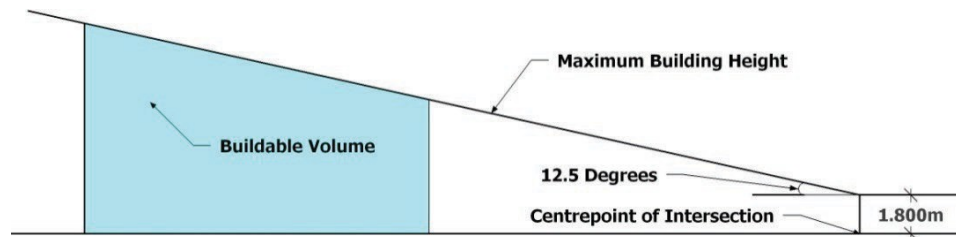
- 4.6.4.1 The maximum GFA of a Cannabis Retail Store is 150 m².
- 4.6.4.2 The maximum GFA of a Liquor Store is 150 m².
- 4.6.4.3 The maximum size of an Office development when located on the ground floor is 250 m². Additional GFA for this use shall only be provided above the ground floor.
- 4.6.4.4 The maximum GFA of a Retail Sales development shall be 150 m². Where an application is made for Retail Sales and its primary purpose is to provide a service to visitors, a total GFA may be permitted up to a maximum of 300 m². [2021-24]
- 4.6.4.5 Wholesale Sales shall only be permitted when as part of a mixed-use development that includes Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing at a ratio of 1 Bedroom per 20 m² of Wholesales Sales area, rounded up to the nearest full bedroom. The maximum GFA of a Wholesale Sales is 950m².
- 4.6.4.6 The maximum GFA of a Warehouse development is 250 m². An increase of up to 250 m² is permitted where the Warehouse is accessory to a Wholesale Sales development, and the development includes Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing at a ratio of 1 Bedroom per 10 m² of Warehouse area, rounded up to the nearest full bedroom.
- 4.6.4.7 A Light Manufacturing development may include up to 200 m² of Retail Sales as an accessory use.
- 4.6.4.8 A Gas Bar and Service Station shall be located south of Benchlands trail only.
- 4.6.4.9 A Drive-in/Drive-Through Food Service development shall be located north of 17th street only.
- 4.6.4.10 A Dwelling Unit, including Employee Housing or Tourist Home unit(s), shall be located above the ground floor and outside the 30 NEF contour only.
- 4.6.4.11 A maximum of 50% of the total GFA of the building(s) on-site may be used for residential units, including Tourist Home units. The development authority may consider relaxation of this limit where Dwelling Units are designed into the attic space under pitched roofs. Except as allowed in 4.6.4.5, and 4.6.4.6.
- 4.6.4.12 Notwithstanding 4.6.4.10, a Care Facility and/or a Perpetually Affordable-development may occupy 100% of the GFA of a development, may be permitted on the mainfloor, and is not subject to any size restriction.
- 4.6.4.13 The maximum size of a Tourist Home or other Dwelling Unit shall be 75.0 m².
- 4.6.4.14 Tourist Home units shall not be located on the main floor of a mixed-use building.
- 4.6.4.15 Tourist Home and Visitor Accommodation units may occupy the same as other Dwelling Units; however, all must have separate and distinct entrances and circulation areas.
- 4.6.4.16 Tourist Home units and other Dwelling Units must be separated from any commercial use of a building.
- 4.6.4.17 Where Tourist Home or other Dwelling Units are proposed, the development authority shall require private outdoor Amenity Space in accordance with subsection 8.7.

4.6.4.18 Notwithstanding the above, where Common Amenity Housing or Employee Housing is developed, with the exception of 8.7.0.3, compliance with 8.7 is not required.

4.6.5 Design Requirements

- 4.6.5.1 A pedestrian-oriented streetscape shall be established to allow for or encourage pedestrian traffic. The streetscape shall incorporate design elements such as: wide sidewalks/paths (minimum width of 2.0 m), separation of pedestrian use areas from motor vehicle use areas, outdoor furniture, patios, pedestrian scale street lighting, bicycle parking, canopies, vestibules, formal trail connections, façade treatments that are sensitive to sidewalk location on a site specific basis, and permeability of facades by the use of glass and doors subject to Section 11: Community and Architectural Design Standards.
- 4.6.5.2 Notwithstanding 4.6.3.11, mountain vistas shall be preserved at the intersections of Bow Valley Trail with Benchlands Trail and Bow Valley Trail with 17th Street by retaining a minimum sight angle of 12.5° over all buildings on lots adjacent to the intersections. The sight angle shall be measured from a horizontal plane established from a point 1.8 m above the centre-point of these intersections.

Figure 4.6-1. Minimum sight angle



- 4.6.5.3 Signage shall not be oriented to or be legible from the Trans-Canada Highway.
- 4.6.5.4 Where a development is adjacent to the CP Rail right of way or adjacent to a portion of a public pathway system which is adjacent to that right of way, the developer shall construct a fence adjacent to the CP Rail right of way to restrict pedestrian access to the satisfaction of the Development Authority.
- 4.6.5.5 When along Bow Valley Trail, the ground floor of developments for sites lower than the crown of road should be raised to be closer to the elevation of the crown of the road. Where sites are raised to bring the ground floor of the building closer to the elevation of the crown of Bow Valley Trail, the Development Authority shall use this new grade as the basis for calculating height.

4.6.6 Landscaping

- 4.6.6.1 A minimum of 25% of the site shall be landscaped in accordance with Section 11: Community and Architectural Design Standards.
- 4.6.6.2 Outdoor Amenity Space including, but not limited to, plazas, patios, and other pedestrian gathering places may be substituted for some natural landscaping to the extent that it achieves a blend of natural environment and value as a people place. Outdoor Amenity Space must be located adjacent to a sidewalk or public trail in order to be considered as landscaping.
- 4.6.6.3 Areas devoted to the parking or circulation of motor vehicles shall not be counted towards the minimum 25% landscaped area.

- 4.6.6.4 Areas devoted to the parking of bicycles may, at the discretion of the Development Authority, be counted towards the minimum 25% landscaped area.
- 4.6.6.5 Where the front yard is provided, it shall be landscaped in accordance with the provisions of Section 11: Community Architectural and Urban Design Standards.
- 4.6.6.6 The Town may permit landscaping within the road right of way.
- 4.6.6.7 Landscaping within the road right of way shall not count towards the minimum 25% landscaped area; however, the plantings may be counted towards the total required trees and shrubs at the discretion of the Development Authority.

4.6.7 Parking, Loading, Storage, Waste and Recycling

- 4.6.7.1 All parking and loading areas not incorporated into the building or a Parking Structure shall be visually screened with fencing or landscaping so as to screen it from view from the street to the satisfaction of the Development Authority.
- 4.6.7.2 Except for Dwelling Units and Tourist Home developments, the development authority may allow a portion of the parking required by a development to be provided in an off-site location within the BVT-C, BVT-G, or BVT-T districts.
- 4.6.7.3 For Visitor Accommodation uses, on-site surface parking must be provided for anticipated over-sized vehicles or vehicle powered by propane.
- 4.6.7.4 Solid waste containers, grease containers, recycling containers, and waste material shall be stored either inside a principal building or, at the discretion of the Development Authority, in a weatherproof and animal-proof enclosure.
- 4.6.7.5 Enclosures shall be designed and located to be visually integrated with the site.
- 4.6.7.6 All Outdoor Storage is prohibited.

4.6.8 Wellhead Protection

- 4.6.8.1 Notwithstanding the regulations and the permitted and discretionary uses of this District, developments located within the Wellhead Protection area shall conform to the regulations and use prohibitions described in Subsection 7.4.2.

4.6.9 Special Variance Considerations

- 4.6.9.1 Notwithstanding the variance regulations set out in 1.14, the following variances may also be considered within this district:
 - a. Where the Development Authority is satisfied that the architectural integrity of a building would be enhanced, variances may be granted to allow 20% of the building to exceed the maximum height by up to 20%. No height variances shall be granted beyond the 20% relaxation.
 - b. The required eave line height of a proposed development may be raised to 9.0 m where the development authority is satisfied that the intent of the "Massing and Scale Guidelines" in Section 11: Community Architectural and Urban Design Standards, are still met.
 - c. The required eave line height of a proposed mixed-use development which includes Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing above the main floor, may be raised to 11.0 m where:

- i. the development includes a full story dedicated to Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing above the main floor;
- ii. Where the Development Authority is satisfied that the intent of the “Massing and Scale Guidelines” in Section 11: Community Architectural and Urban Design Standards are met; and
- iii. Where the Development Authority is satisfied that there is no impact on access to light for neighbouring properties, the protection of views from neighbouring properties and the privacy for neighbouring properties.

BYLAW 2021-20

**A BYLAW OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA, TO
AMEND BOW VALLEY TRAIL AREA REDEVELOPMENT PLAN BYLAW 11-2012**

The Council of the Town of Canmore, in the Province of Alberta, duly assembled, enacts as follows:

TITLE

1. This bylaw shall be known as the “Bow Valley Trail Area Redevelopment Plan Amending Bylaw – Common Amenity Housing.”

INTERPRETATION

2. Words defined in Bylaw 11-2012 shall have the same meaning when used in this bylaw.

AMENDS BYLAW 11-2012

3. Schedule A of Bow Valley Trail Area Redevelopment Plan Bylaw 11-2012 is amended by this bylaw.
4. Section 6.2.3 subsection 3. Employee Housing is amended by changing the subsection number to “4”, and renumbering the subsequent subsections accordingly, and adding the following new section after “2. Visitor Accommodation”:

3. Common Amenity Housing
5. Section 6.2.3.1 subsection 1 is amended by adding “except where development incentives are provided, including to use limitations in the ARP to encourage common amenity housing, employee housing, or perpetually affordable housing. The specific incentives are specified in the Land Use Bylaw District for BVT-G” after “Retail store size will continue to be restricted to less than 150m².”

ENACTMENT/TRANSITION

6. If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.
7. This bylaw comes into force on the date it is passed.

FIRST READING: April 5, 2022

PUBLIC HEARING:

SECOND READING:

THIRD READING:

Approved on behalf of the Town of Canmore:

Sean Krausert
Mayor

Date

Cheryl Hyde
Municipal Clerk

Date

BYLAW 2021-21

**A BYLAW OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA, TO
AMEND LAND USE BYLAW 2018-22**

The Council of the Town of Canmore, in the Province of Alberta, duly assembled, enacts as follows:

TITLE

1. This bylaw shall be known as “Land Use Bylaw Amendment – Bow Valley Trail General Commercial District.”

INTERPRETATION

2. Words defined in Bylaw 2018-22 shall have the same meaning when used in this bylaw.

AMENDS BYLAW 2018-22

3. Land Use Bylaw 2018-22 is amended by this bylaw.
4. Section 4.6.2 is amended by adding “Wholesale Sales” after “Transportation Terminal”.
5. Section 4.6.4.5 is amended by changing the section number to 4.6.4.6 and renumbering the subsequent sections accordingly, then adding the following new section after section 4.6.4.4:
 - 4.6.4.5 Wholesale Sales shall only be permitted when as part of a mixed-use development that includes Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing at a ratio of 1 Bedroom per 20 m² of Wholesale Sales area, rounded up to the nearest full bedroom. The maximum GFA of a Wholesale Sales is 950 m².
6. Section 4.6.4.6 is amended by adding “An increase of up to 250 m² is permitted where the Warehouse is accessory to a Wholesale Sales development, and the development includes Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing at a ratio of 1 Bedroom per 10 m² of Warehouse area, rounded up to the nearest full bedroom” after “The maximum GFA of a Warehouse development is 250 m².”
7. Section 4.6.4.11 is amended by adding “Except as allowed in sections 4.6.4.5 and 4.6.4.6,” before “a maximum of 50%”.
8. Section 4.6.4 is amended by adding the following after section 4.6.4.17:
 - 4.6.4.18 Where Common Amenity Housing or Employee Housing is developed, Section 8.7 shall not be required, except that the development authority may require the amenities listed in Section 8.7.0.3.

4.6.4.19 Employee Housing, Common Amenity Housing, or Perpetually Affordable Housing required to be constructed as part of a statutory plan, condition of development permit approval, or other forms of commitment, are not eligible for the development bonuses outlined in 4.6.4.5, 4.6.4.6, and 4.6.9.1c.

9. Section 4.6.9.1 is amended by adding the following after subsection “b”:
 - c. The required eave line height of a proposed mixed-use development which includes Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing above the main floor, may be raised to 11.0 m where:
 - (i) the development includes a full story dedicated to Perpetually Affordable Housing, Employee Housing, or Common Amenity Housing above the main floor,
 - (ii) where the Development Authority is satisfied that the intent of the “Massing and Scale Guidelines” in Section 11: Community Architectural and Urban Design Standards are met, and
 - (iii) where the Development Authority is satisfied that there is no impact on access to light for neighbouring properties, the protection of views from neighbouring properties and the privacy for neighbouring properties.
10. Section 13 is amended by striking out “for storage of materials, products, and merchandise” from the definition for Wholesale Sales.

ENACTMENT/TRANSITION

11. If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.
12. This bylaw comes into force on the date it is passed.

FIRST READING: April 5, 2022

PUBLIC HEARING:

SECOND READING:

THIRD READING:

Approved on behalf of the Town of Canmore:

Sean Krausert
Mayor

Date

Cheryl Hyde
Municipal Clerk

Date



Request for Decision

DATE OF MEETING: May 3, 2022 **Agenda #:** G-2

TO: Council

SUBJECT: Bylaws 2022-09 and 2022-10 800 3rd Avenue MDP and LUB amendments

SUBMITTED BY: Alaric Fish, Senior Planner

- RECOMMENDATION:**
1. That Council give first reading to Bylaw 2022-09 “800 3rd Avenue Municipal Development Plan Amendments.”
 2. That Council give first reading to Bylaw 2022-10 “800 3rd Avenue Land Use Bylaw Amendment.”
 3. That Council schedule a single public hearing for Bylaw 2022-09 and 2022-10 on May 24, 2022.

EXECUTIVE SUMMARY

New development is proposed on a vacant privately-owned parcel in South Canmore. The land is identified as Wildlife Habitat Patch and is located outside the Town’s Growth Boundary. As a result, three Municipal Development Plan map amendments are proposed to allow a degree of development on this site (Bylaw 2022-09). The land is currently zone FD – Future Development. Due to this site being privately owned, it has been anticipated that evaluation of a development proposal would occur at some time in the future. The Applicant has submitted various reports in support of their specific application. Council should first consider the Municipal Development Plan amendments, and if the general concept of the development is acceptable, then the details of the proposed development can be evaluated through the proposed Land Use Bylaw direct control district (Bylaw 2022-10).

RELEVANT COUNCIL DIRECTION, POLICY, OR BYLAWS

The land subject of this application is identified in the Municipal Development Plan (MDP) as outside the Growth Boundary as noted in Map 1; as “Conservation” land as noted in Map 2; and as “Habitat Patch” as noted in Map 4. The Municipal Development Plan has direction that applies to this proposal.

The site is currently designated as FD – Future Development District under the Land Use Bylaw.

DISCUSSION

The subject site is an undeveloped privately-owned lot of about 8.27 ha (20.4 ac) located at the end of 3rd Avenue in South Canmore (see Figure 1 below). The site has previously been used to keep horses, but in recent years has been unoccupied. There are a number of small informal walking trails, but any human use of the site other than by the owners is trespassing. The site is identified as Habitat Patch according to the Guidelines established by the Bow Corridor Ecosystem Advisory Group (BCEAG). This is unusual, as most designated Wildlife Corridor and Habitat Patch lands are publicly owned. Due to this site being privately owned, it has been anticipated that evaluation of a development proposal would occur at some time in the

future. The site does not have Provincial designation as a Wildlife Corridor. Further, the land use designation of Future Development District does imply development would occur on the site at some point.



Figure 1 800 3rd Avenue location (outlined in red)

The Applicant purchased the site in 2018 and is proposing the development of six homes and a palliative care facility on the site. The owners have responded to some of Administration’s feedback that recommended minimizing the area to be developed by clustering development as close as possible to existing development in the northwest corner and avoiding environmentally sensitive lands (creeks and swampy wetland areas).

To enable the proposed development, amendments to the MDP (Bylaw 2022-09) and the creation of a new direct control land use district (Bylaw 2022-10) are proposed.

Bylaw 2022-09 Municipal Development Plan amendment (Attachment 1)

Bylaw 2022-09 proposes to amend three maps in the MDP.

In the introductory comments to policies for “Wildlife Corridor and Habitat Patch Location and Design”, the MDP briefly summarizes the establishment of wildlife areas in the Canmore Area:

Wildlife corridors and habitat patches, along with criteria for evaluating the design of wildlife corridors and habitat patches, were first identified by the multi-jurisdictional Bow Corridor Ecosystem Advisory Group (BCEAG) in 1998 in the Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley (recently updated in 2012). [From the preamble to Section 4.2.6]

This is not a policy clause. It is a background statement on the origin of Habitat Patches and Wildlife Corridors. In the past, proposals such as this might be brought to BCEAG for review. However, BCEAG is an advisory group only and do not issue formal comments or recommendations to member bodies. BCEAG has not met in several years, so this proposal has not been brought to them for review and comment.

The BCEAG Guidelines document, as referenced in the MDP, includes a section on “Development Footprints in Habitat Patches”:

The minimum local habitat patch size of 4.5 km² should be maintained. New development within any of the local habitat patches will not be permitted since all habitat patches are currently less than 4.5 km².

The BCEAG Guidelines also recognize that various government agencies, including municipal governments, have a degree of autonomy to make decisions, and specifics of the site should be considered. Environmental sustainability and preserving wildlife habitat are foundational values in Canmore as reflected in the Guidelines, and Council must consider these values relative to other priorities and objectives. Examples of exceptions to the principles of Habitat Patch management are construction of the Town’s Waste Transfer Station and Materials Recycling Facility, expansion of the Wastewater Treatment Plant, and the Cougar Creek Debris Retention Structure.

The MDP does not specifically reference the BCEAG Guidelines when establishing these areas and instead creates them in map 4:

4.2.6 Wildlife corridors and habitat patches are established as generally shown on Map 4 - Wildlife Corridors and Habitat Patches.

The MDP also includes specific direction regarding the Wildlife Corridors and Habitat Patches;

4.2.11 No new development shall be allowed within a habitat patch or corridor, excepting:

- a. infrastructure and utilities may be allowed to be located within or to cross a habitat patch or corridor in the least intrusive manner possible, and*
- b. non-intensive, trail-based recreational uses may be allowed.*

4.2.12 Where new development is considered pursuant to 4.2.11, an EIS shall be required by the Town where it has the authority.

4.2.13 Development proposals within or adjacent to a wildlife corridor or habitat patch shall have regard for the BCEAG Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley (2012) and most recent principles of wildlife conservation to ensure the values and function of the corridor or habitat patch are not compromised.

The three MDP maps amendments required to bring the MDP in line with the proposed application are as follow:

1. To move the Growth Boundary to include this site within the Growth Boundary;
2. To change the Conceptual Land Use for the site from Conservation to Neighbourhood Residential; and
3. To remove the site from the Habitat Patch designation in Map 4.

Moving the Growth Boundary

The MDP includes the following direction regarding the Growth Boundary:

2.1.5 The Growth Boundary should not be expanded beyond the area shown in Map 1, except where:

- a. a community benefit is achieved, and*
 - b. a net positive fiscal or socio-economic impacts are achieved, and*
 - c. the proposed development can be connected to municipal infrastructure in a fiscally and environmentally responsible manner, and*
 - d. the proposed development does not result in unacceptable environmental impacts.*
- a. *Community benefit.* The provision of land for a palliative care facility demonstrates a potential community benefit as the nearest hospice facilities are located in Calgary. That said, the provision of palliative care facilities rests with the Province through Alberta Health Services (AHS) and not the municipality.
 - b. *Net positive fiscal or socio-economic benefits.* There will be a variety of jobs created by the palliative care facility. Additionally, there will be some additional tax revenue generated from the proposed six residential properties. However, the development will result in new infrastructure obligations for the Town, specifically maintenance of the secondary emergency access road to the site and maintenance of new waterline connections.
 - c. *Connect to municipal infrastructure in a fiscally and environmentally sensitive manner.* New municipal infrastructure will be required in the form of new water and sanitary lines and a new south emergency access connection along the 3rd Avenue right of way towards the Waste Transfer Station. Initial construction will occur at the developer's expense, but where these lines are under public right of ways, they will become the Town's responsibility to operate and maintain. The Town's Engineering Department has been involved in reviewing the proposed site servicing (Attachment 7). These matters would be finalized at the detailed design phase of subsequent process if development proceeds.

3rd Avenue is deficient with respect to minimum standards for emergency access and needs resolution for additional development to occur, particularly for a palliative care facility. A new emergency access road is proposed to extend south down 3rd Avenue to the Waste Transfer Station. The cost for upgrade and construction is to be borne by the developer, but on-going maintenance of this will be the responsibility of the Town. This will provide some benefit to existing Town services that access the Wastewater Treatment Plant and Materials Recycling Facility.

- d. *No unacceptable environmental impacts.* Page ii of the Executive Summary of the EIS (Attachment 4) states “The EIS concluded that potential residual effects, or any effect that will remain once all mitigation, restoration, and compensation is completed, are negligible to low overall.” The Town’s third-party review conducted by Management and Solutions in Environmental Science (MSES) (Attachment 5) raise a number of concerns regarding the cumulative effects of increasing pressure on the regional wildlife corridor network from development and human use. While this application on its own may be small in impact, the cumulative effects of this and other pressures need further consideration.

Conceptual Land Use change

The MDP states the following:

4.1.4 Changes in zoning for lands within Conservation areas that would allow new or additional development of those lands shall be discouraged unless exceptional community benefit can be demonstrated. Should an application for amendment be considered, an EIS will be required to be prepared and potential impacts of the development are addressed and mitigated.

The language “shall be discouraged” in 4.1.4 identifies that a change to Conservation areas can only occur if the proposed development can demonstrate “exceptional community benefit”. This sets a consideration bar that is higher than the one required for movement of the Growth Boundary.

Removing the Habitat Patch designation

This aspect of the amendment was not addressed by the Applicant in their supporting report. Administration added it to acknowledge development proposed on the site and the Applicant had no concerns. The level of development proposed is moderate and the site could remain as Habitat Patch. However, for better consistency with the Municipal Development Plan, the area is proposed to be removed from the designated Habitat Patch. There is a small inconsistency between the BCEAG Habitat Patch boundary and the Town’s representation of this in the MDP (see Figure 2 below). This means that the development proposed in Area C is not in Habitat Patch as identified by BCEAG and development in this area is not contrary to the BCEAG Guidelines.



Figure 2 Boundary inconsistency between BCEAG and MDP

Bylaw 2022-10 Land Use Bylaw amendment

The site is currently designated as FD - Future Development District. The purpose statement of the FD district is: “To designate land that is potentially suited for future urban uses including subdivision and development.” This district was historically used in areas where future development is anticipated as outlined in a higher-level document (e.g. an Area Structure Plan). In this case, the site is privately owned, and the current zoning contemplates some level of future development on the land. As a result of the balancing between the Habitat Patch designation and private property, the lands were designated as FD.

The proposed direct control district includes four “sub-districts” for each of the different areas (see Figure 3 below):

Area A – This portion of the site will be donated to the Palliative Care Society of the Bow Valley who plan to construct a 6-bed hospice and operate day hospice palliative care programs.

Area B – Creation of three residential lots for future residential development

Area C – Creation of two residential lots for future residential development accessed by a private road and bridge across Spring Creek

Area D – Creation of one residential lot for future residential development and limited agricultural pursuits as defined by the Land Use Bylaw. These could include things like raising crops or rearing of livestock; most likely a kind of hobby farm. The majority of the site in Area D will remain in a natural state.

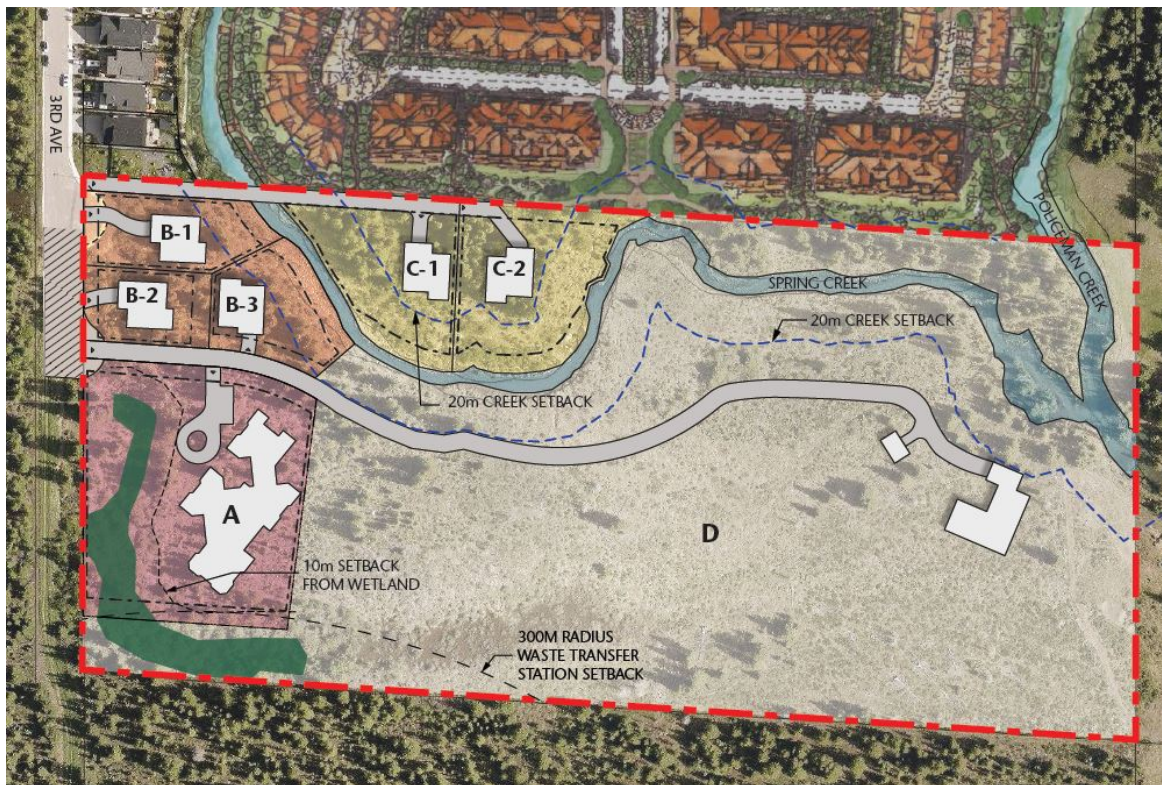


Figure 3 Concept map show four development areas

Administration is generally satisfied with the proposed land uses, but could not reach agreement with the Applicant on some specific items, as follows:

House size - The MDP provides direction for sustainable housing design through a maximum dwelling unit size:

6.1.4 In order to promote sustainable housing design and to limit the impacts of housing massing in existing neighbourhoods, the Town may adopt a maximum dwelling unit size in residential neighbourhoods, utilizing land use zoning best practices such as limiting lot sizes, providing appropriate setback requirements and limiting the height of buildings.

This has been implemented in many other areas of town and the majority of lots enable a home of up to 325 m² (3,500 ft²). Based on the conceptual lot sizes, areas B and C establish maximum house sizes of 550 m² – 1,367m², (5,920 ft² – 14,714 ft²) and effectively no maximum for the dwelling in area D.

Administration recognizes that this is an unusual area with minimal impact on existing development, but recommends a maximum house size be included, in line with other areas in town for the sake of consistency and advancing the Town's Climate Action goals.

Additional residential units. The Applicant has proposed six residential dwellings in an environmentally sensitive area. They have also added the potential for Accessory Dwelling Units (ADUs) to each of the primary units, which could result in 12 residential dwellings total. The Applicant felt strongly that ADUs should be included to potentially offer six more rental units to Canmore. While provision of ADUs is generally encouraged, Administration does not support the potential creation of six additional units by means of ADUs within this environmentally sensitive area. While the EIS suggests the impact will be negligible, the Third-Party review of the EIS also concluded that “any further addition of development only contributes to the existing, significant, cumulative effects.” Administration acknowledges development rights the landowner has but only supports a lower amount of development.

Accessory Dwelling Unit Size – Section 2 - General Regulations of the Land Use Bylaw establish a maximum size of 80 m² (860 ft²). Areas B and C of this district propose ADUs of up to 110 m² (1,184 ft²). The ADU in Area D is proposed to have a maximum size of 140 m² (1,507 ft²).

The Applicant feels that the ADU sizes proposed represent sizes and potential configurations that are lacking in Canmore at this time. Administration is not confident that many purchasers of such large lots will be inclined to rent an attached or detached ADU of this size. Therefore, while such units might contribute to the mix of housing available within the community, the contribution these units could have on Canmore's affordable housing needs (which is a primary intent of the provision of ADUs) is questionable.

Detached Accessory Dwelling Unit (DADU) Building Height – Current DADU building height regulations within the Land Use Bylaw are between 4 m – 6 m. The Applicant is proposing a maximum of 9.5 m, which is the same height as the principal buildings in Areas B and C. This proposed regulation draws the “secondary” nature of the structure into question, when it is permissible to be similar in size to the primary dwelling. Administration would recommend that regulations on this matter align with the existing DADU heights permissible within other areas of town.

Building Height – The proposed building height in Area D is 12 m, the same as the R3 medium density land use district. While there are large setbacks proposed, no rationale has been provided that explains why such a tall building height is necessary for a detached dwelling. In absence of that justification, Administration recommends 9.5 m as used for virtually all other detached dwelling districts is more appropriate.

Environmental Reserve Easement – The Town has advised trail connections would be desirable in the area. This would include a connection along Spring Creek to the proposed palliative care facility (shown in pink in Figure 4); to extend future trails in Spring Creek Mountain Village (shown in aqua in Figure 4); and to enable a connection in the northwest corner of the site between an existing trail that dead ends (shown in yellow in Figure 4) back to 3rd Avenue. These trails provide logical connections and offer amenities outside of the Habitat Patch where human use is discouraged.

The Applicant disagrees with these recommendations and instead prefers to retain private ownership with no public trails. Instead of Municipal or Environmental Reserve, they have proposed Environmental Reserve Easements in creek-side areas where development cannot occur. Their rationale is to improve environmental conditions by protecting riparian areas from development and human use. Additionally, some of the neighbourhood feedback has been that existing residents do not want another connection across the creek to Spring Creek Mountain Village. Regardless of whether the pink and aqua trails are built, it will be difficult to stop the public from using the proposed private bridge to Area C when there is an existing trail that dead-ends (yellow above) and future creek-side trail planned in Spring Creek Mountain Village (shown in darker blue).

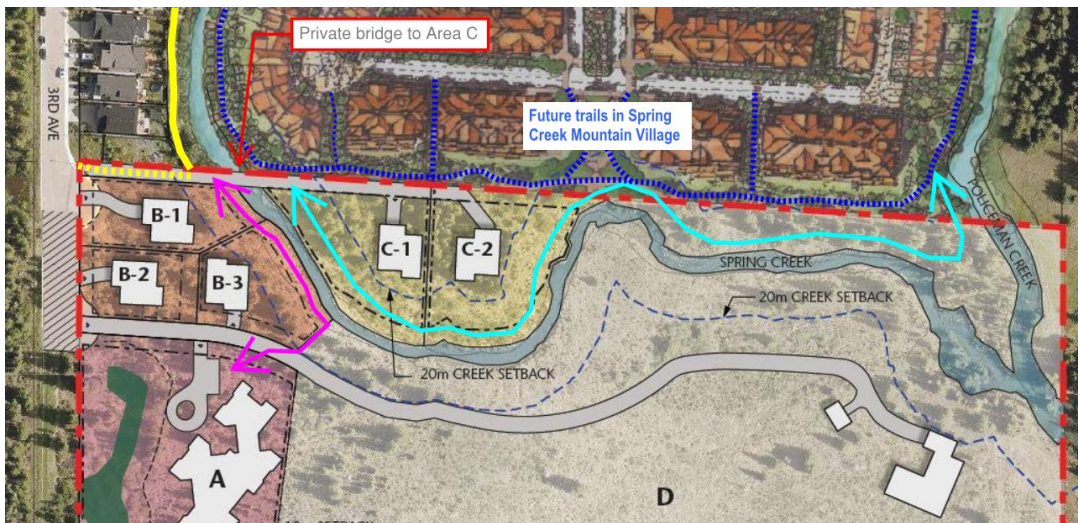


Figure 2 Trail connections proposed by Town

The Town has indicated future Municipal Reserve dedications will be considered at subdivision, but the Applicant has instead proposed to provide additional Environmental Reserve Easements that total greater than 10% of the site as Municipal Reserve. Administration and the Applicant disagree on this approach and some of the calculation methodology. If accepted as proposed, there would be no public access to the site and the existing trail along Spring Creek north of the site would remain a dead-end. Administration disagrees with the proposed Environmental Reserve Easement approach as the trails would provide community benefit (trails are generally one of the most appreciated recreation amenities for Canmore

residents in community surveys); expand the creek-side trail network common elsewhere in town; resolve the problematic existing trail dead-end (yellow trail); and would be expected to have minimal negative impact on riparian area. Lastly, the trails would provide a community benefit in keeping with the consideration to move the Growth Boundary, as discussed earlier in the report.

Climate Action – The Applicant has suggested they intend to incorporate the latest green building initiatives in their construction plans, but no commitments towards meeting the Town’s Greenhouse Gas reduction targets have been made. Administration would have preferred to see some commitment given the other ecological trade-offs associated with this proposal. At a minimum, any new development will be required to comply with the Town’s Green Building regulations as outlined in the Land Use Bylaw.

ANALYSIS OF ALTERNATIVES

Council could defeat the proposed Bylaws at First Reading. Approving First Reading puts the proposal in the public realm and invites formal public comment through the Public Hearing process. Approving First Reading does not imply support for the plan or future approvals. For these reasons, Administration does not recommend defeating the Bylaw at this stage unless Council sees insurmountable issues with the proposed plan in the current form.

To better reflect the environmentally sensitive nature of the area and align more closely with the Town’s objectives and administrative procedures, Administration recommends changes to the proposed direct control district. The recommended changes are described in Attachment 9 and are summarized as follows:

1. **Remove Accessory Dwelling Units Use** - While these are encouraged in many neighbourhoods to provide housing options, as noted in the review of the EIS, minimizing the scale of development is desirable.
2. **Maximum Building Height** – Reduce the building height in Area D to 9.5 m to make it consistent with other detached dwelling maximums.
3. **Environmental Reserve Easement clause** - Remove this clause as this matter should be dealt with at subdivision. This development should include modest trail connections as outlined in this report.
4. **Subdivision Related Clauses** – Some clauses within the bylaw are best dealt with during subsequent phases of the development process. Embedding them in the LUB does not provide the Town with any additional level of assurance and would actually be difficult to enforce at the land use stage.

FINANCIAL IMPACTS

As noted above, there will be some additional costs to the Town, primarily for the increased maintenance of the emergency access roads, but also long-term replacement cost for new waterline connections. There will also be increased tax revenue generated by the residential dwellings.

STAKEHOLDER ENGAGEMENT

The Applicant undertook public engagement in January 2022. The results of this engagement can be seen in their What We Heard report (Attachment 8). Their application has been revised following that engagement and feedback from Administration.

In February 2022, the Town notified properties within 60 metres of the proposed site (approximately 8 properties) about the proposed application. Information on the application was made available on the Town’s

website. Concerns raised can be classified under the following main areas, with Administration's response noted below:

- Traffic
 - As noted above, the proposed development is not expected to generate more traffic than existing road networks can accommodate. One request was that the site be accessed from the Wastewater Treatment Plant, but this is not an option based on efforts to minimize activity in the Habitat Patch and is also not consistent with the terms of the current railway crossing agreement.
- Bridge over Spring Creek
 - A number of people expressed opposition to the private bridge across Spring Creek. These concerns were based on a variety of reasons, including environmental concerns and additional public use. If development is permitted in Area C, no other alternatives for access has been secured at this time.
- Wildlife
 - The Applicant's EIS has addressed this issue, recommends mitigations, and concludes that the development would result in "low to negligible potential effects on the biophysical resources assessed in the EIS". There will be some impacts, but the majority of animals using the area are deer and elk and are "already living amongst extensive physical and sensory human disturbance in the SCLHP [South Canmore Local Habitat Patch]."
- Construction noise
 - This is unavoidable with new development and will occur if the development proceeds.
- Access to adjacent private land to the east
 - The Town was contacted by an adjacent property owner expressing concern with the proposal. They currently share the controlled access road to the Wastewater Treatment Plant but seek a permanent solution. The Town continues to work with that landowner on this matter.

The Town suggested that the Applicants engage with Indigenous stakeholders. In response, the Applicants explained that the palliative care proponents had consulted extensively on needs for the facility to accommodate Indigenous traditions and are working to incorporate those design requirements.

The application was circulated to Alberta Environment and Parks. They reiterated direction in the BCEAG Guidelines, but also acknowledged the independence of the municipal authority. They also recommended the Town engage with the BCEAG to work on improving wildlife habitat in the rest of the habitat patch.

The Environmental Advisory Review Committee also reviewed the EIS. Their review is included as Attachment 6.

ATTACHMENTS

- 1) Bylaw 2022-09 800 3rd Avenue MDP Amendments
- 2) Bylaw 2022-10 800 3rd Avenue Land Use Bylaw Amendment
- 3) Supporting Report from Applicant
- 4) Environmental Impact Statement
- 5) Third Party Review of Environmental Impact Statement
- 6) Environmental Advisory Review Committee Review of Environmental Impact Statement

- 7) Servicing Technical Memo
- 8) Applicant's What We Heard Report
- 9) Town of Canmore Administration Proposed Amendments to Bylaw 2022-10

AUTHORIZATION

Submitted by: Alaric Fish
Senior Planner Date: March 30, 2022

Approved by: Lauren Miller
Manager of Planning and Development Date: April 8, 2022

Approved by: Whitney Smithers
General Manager of Municipal Infrastructure Date: April 11, 2022

Approved by: Sally Caudill
Chief Administrative Officer Date: April 26, 2022

BYLAW 2022-09

**A BYLAW OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA, TO
AMEND MUNICIPAL DEVELOPMENT PLAN BYLAW 2016-03**

The Council of the Town of Canmore, in the Province of Alberta, duly assembled, enacts as follows:

TITLE

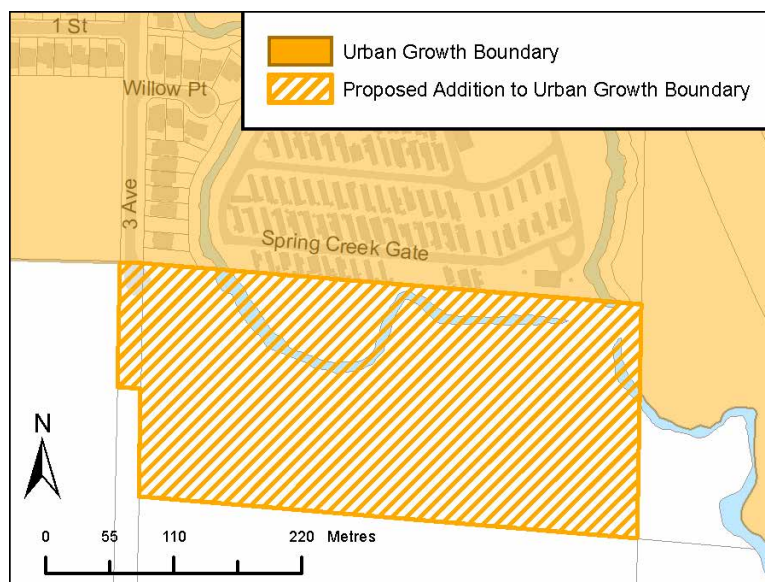
1. This bylaw shall be known as the “Bylaw 2022-09 Municipal Development Plan Amendments 3rd Avenue South.”

INTERPRETATION

2. Words defined in Municipal Development Plan Bylaw 2016-03 shall have the same meaning when used in this bylaw.

PROVISIONS

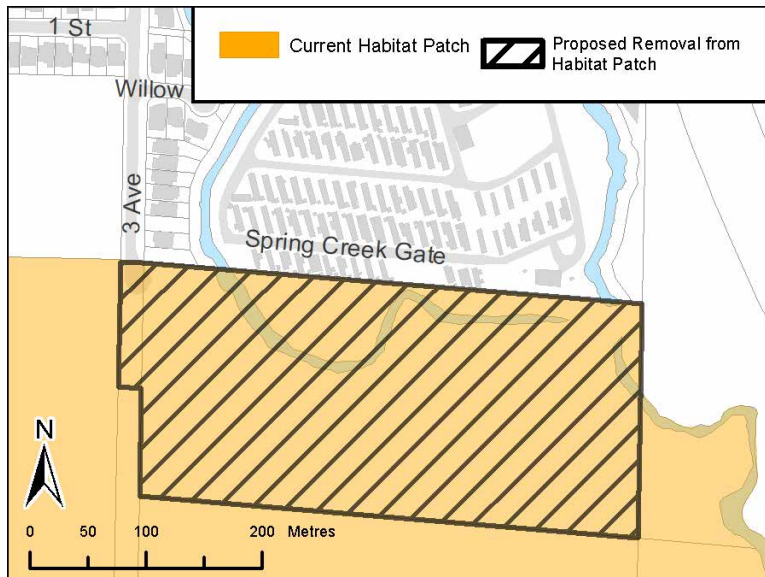
- ~~3.~~ Municipal Development Plan Bylaw 2018-16 is amended by this bylaw.
- ~~3.~~ Section 4.2.11 is amended by adding the following clause
e) other development where an EIS is provided indicating an acceptable level of impact to Council may be approved.
4. Meridian 5 Range 10 Township 24 Section 28, the South Half of Legal Subdivision 13 in the Northwest Quarter, as shown on a Township Plan dated 02 March 1889, with a Municipal Address of 800 3rd Avenue, and as shown on the maps below, is redesignated as follows:
 - a) Map 1. The Growth Boundary is amended to include this site within the Growth Boundary as shown on the map below and in Schedule A.



- b) Map 2. The Conceptual Land Use for this site is changed from “Conservation” to “Neighbourhood Residential” as shown on the map below and in Schedule B.



- c) Map 4. The Wildlife Corridors and Habitat Patches boundary is changed to remove this site from the area designated as Habitat Patch as in Schedule C.



ENACTMENT/TRANSITION

- 5. If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.
- 6. Schedules A, B, and C form part of this bylaw.
- 7. This bylaw comes into force on the date it is passed.

FIRST READING:

PUBLIC HEARING;

SECOND READING:

THIRD READING:

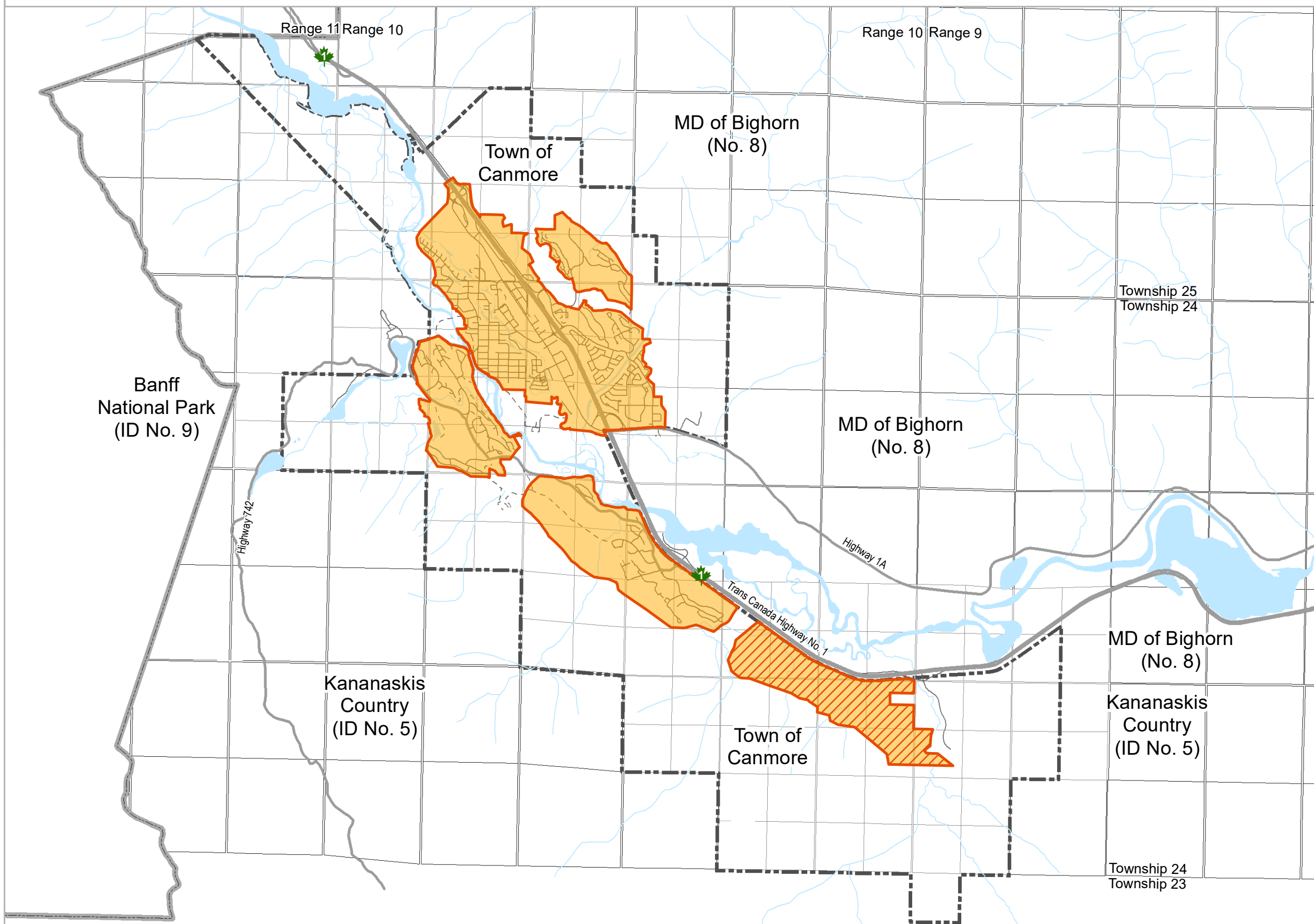
Approved on behalf of the Town of Canmore:

 Sean Krausert
 Mayor




 Date

 Cheryl Hyde
 Municipal Clerk

 Date

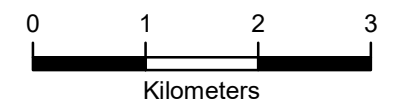


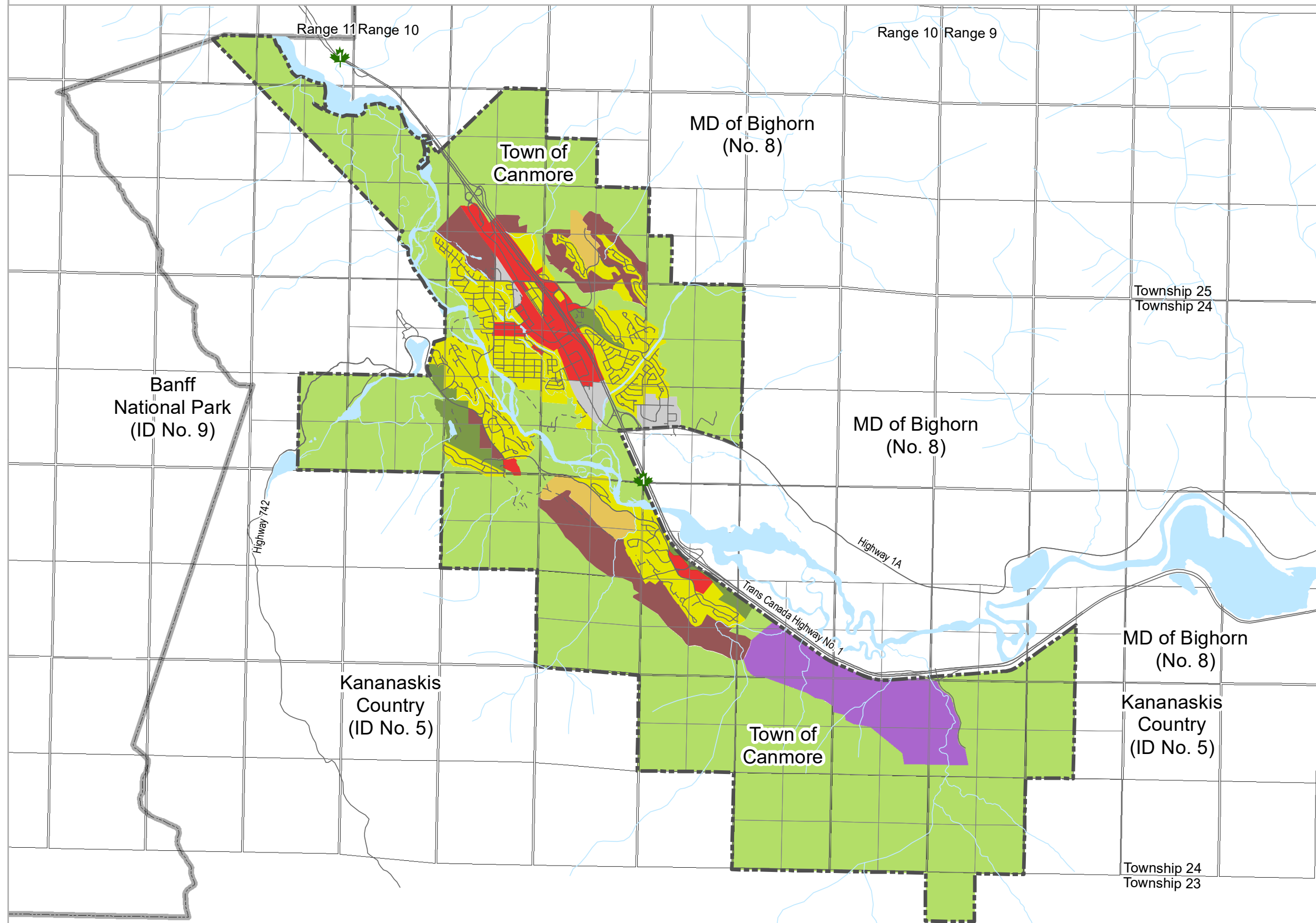
Legend

-  Growth Boundary
-  Area To Be Determined
-  Town Boundary

Disclaimer:

The Town of Canmore provides this information in good faith but it provides no warranty, nor accepts any liability arising from any incorrect, incomplete or misleading information or its improper use. Unless otherwise specified within the MDP, the boundaries or locations of any symbols or areas shown on a map are approximate only, not absolute and will be interpreted as such. They are not intended to define exact locations or the extent of areas or influences. Precise location of areas, influences or boundaries, for the purpose of evaluating development proposals, will need to be confirmed before any development decisions are made or will be determined by Town Administration at the time of application.

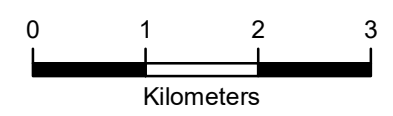


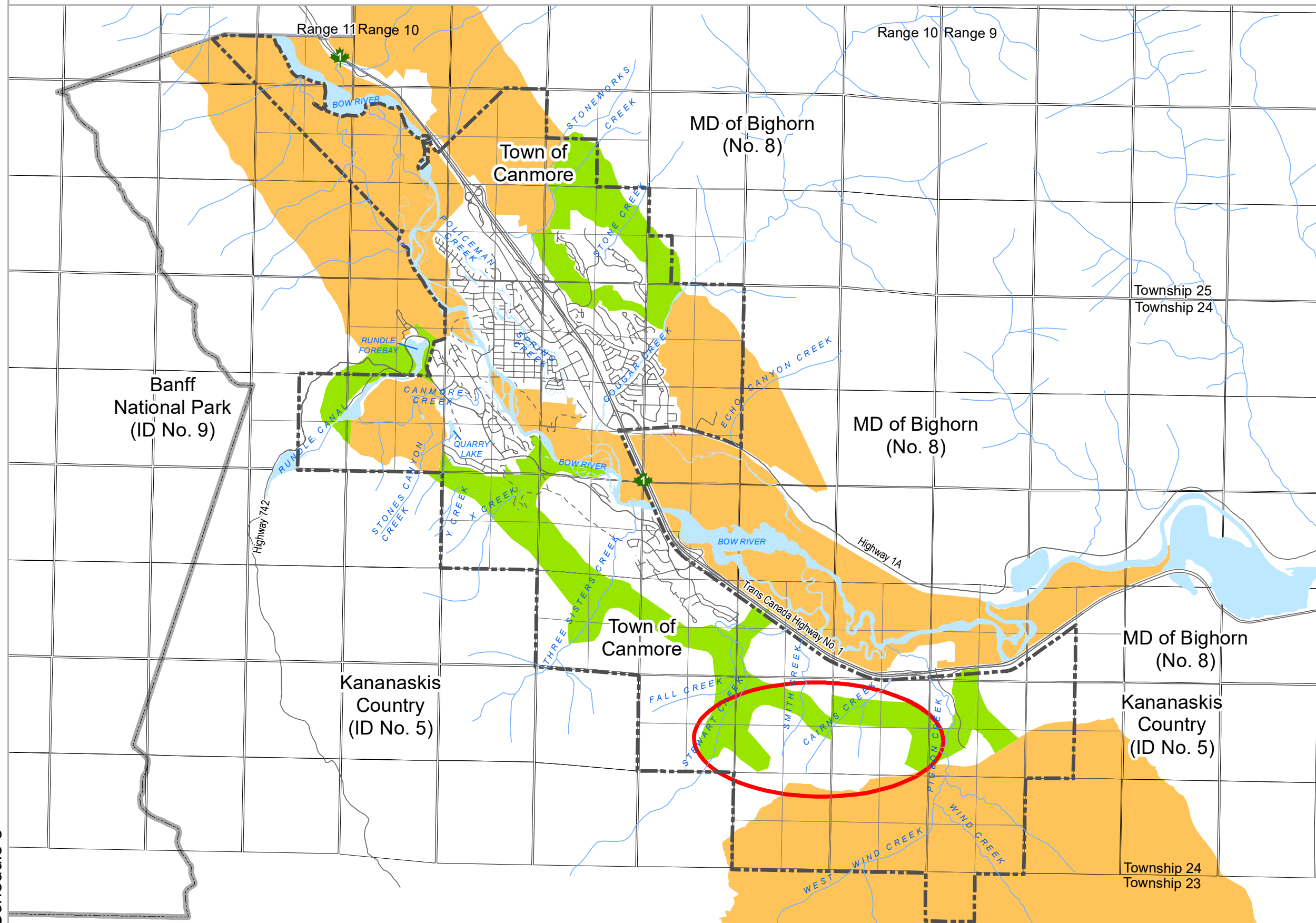


Legend

- Neighbourhood Residential
- Commercial and Mixed Use
- Industrial
- Resort Centre
- Future Planning
(Area To Be Determined)
- Conservation
- Community Open Space
And Recreation
- Private Recreation
- Town Boundary

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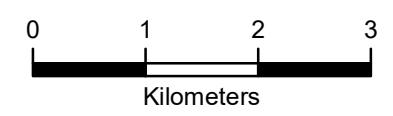


Legend

- Habitat Patch
- Wildlife Corridor
- Town Boundary
- Area Under Review

Disclaimer:

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BYLAW 2022-10

**A BYLAW OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA, TO
AMEND REVISED LAND USE BYLAW 2018-22**

The Council of the Town of Canmore, in the Province of Alberta, duly assembled, enacts as follows:

TITLE

1. This bylaw shall be known as the “Bylaw 2022-10 800 3rd Avenue Direct Control District.”

INTERPRETATION

2. Words defined in revised Land Use Bylaw 2018-22 shall have the same meaning when used in this bylaw.

PROVISIONS

3. Revised Land Use Bylaw 2018-22 is amended by this bylaw.
4. Section 14 is amended to include section 14.40 as described in Schedule A of this bylaw.
5. Section 15, Map #3 of Bylaw 2018-22 is amended to re-designate the land identified in schedule A of this bylaw from FD Future Development District to 3rd Avenue South Land Direct Control District [2022-10]

ENACTMENT/TRANSITION

6. If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.
7. Schedule A forms part of this bylaw.
8. This bylaw comes into force on the date it is passed.

FIRST READING:

PUBLIC HEARING:

SECOND READING:

THIRD READING:

Approved on behalf of the Town of Canmore:

Sean Krausert
Mayor

Date

Cheryl Hyde
Municipal Clerk

Date

14.40 3rd AVENUE SOUTH LAND DIRECT CONTROL DISTRICT [2022-10]

14.40.1 Purpose

To provide for a Care Facility and low-density Residential Detached Dwellings on wider lots with provisions to allow for Accessory Dwelling units and other compatible residential neighbourhood uses and to provide for agricultural pursuits consistent with single-family use and other compatible agricultural uses.

The District is allocated into four sub-districts, A through D, with each sub-district having distinct uses and development standards.

14.40.2 Sub-district A Provisions | Care Facility

14.40.3 Purpose

To provide for a care facility and provide for compatible and complementary uses.

14.40.4 Permitted Uses

Care Facility

Accessory Building

14.40.5 Discretionary Uses

Amenity Space

Day Care

Public Building

Public Utility

Parking Area

Sign

Staff Accommodation

14.40.6 Sub-district A Regulations

14.40.6.1 The minimum yard setbacks are:

- a. Front Yard (north): 6.0 m
- b. Rear Yard (south): 1.5 m
- c. Side Yard (east): 1.5 m
- d. Side Yard (west): 1.5 m

14.40.6.2 The minimum lot area shall be 5400 m²

14.40.6.3 The maximum site coverage for all buildings shall be 2,000 m²

14.40.6.4 Maximum Gross Floor Area

- a. Care Facility buildings shall not exceed .35 FAR.

For the purpose of this regulation only, habitable space in basement areas with a ceiling less than 1.5 m above grade are excluded from the calculation of GFA as defined in Section 13, excepting there is no limit to square meters and height is limited to 2.0 m. where parking is in a basement area.

14.40.6.5 The maximum building height shall be 12 m.

14.40.7 Sub-district B Provisions | Residential

14.40.8 Purpose

To provide for development of low-density Residential Detached Dwellings on wider lots with provision for Accessory Dwelling units and other compatible residential neighbourhood uses.

14.40.9 Permitted Uses

Accessory Building

Accessory Dwelling Unit, Attached

Accessory Dwelling Unit, Detached

Detached Dwelling

Home Occupation – Class 1

14.40.10 Sub-district B Regulations

- 14.40.10.1 The maximum number of residential lots shall be 3
- 14.40.10.2 The maximum number of Accessory Dwelling units on each lot shall be 1.
- 14.40.10.3 The minimum lot area shall be 1000 m²
- 14.40.10.4 The minimum yard setbacks are:
- a. Front Yard : 6.0 m
 - b. Rear Yard : 7.5 m
 - c. Side Yard : 1.5 m
 - d. Side Yard: 1.5 m
- 14.40.10.5 The maximum building height shall be 9.5 m., and there is no maximum number of storeys.
- 14.40.10.6 The minimum setback for buildings backing onto Spring Creek or Policeman Creek shall be 20.0 m. from top of bank.
- 14.40.10.7 The maximum site coverage for all buildings on each lot shall be 372 m².
- 14.40.10.8 Maximum Gross Floor Area
- a. Residential buildings shall not exceed .35 FAR.
- For the purpose of this regulation only, habitable space in basement areas with a ceiling less than 1.5 m above grade are excluded from the calculation of GFA as defined in Section 13.
- 14.40.10.9 Accessory Buildings
- a. Up to two (2) Accessory Buildings shall be permitted on a lot.
 - b. Maximum Height shall be 5 m.
- 14.40.10.10 Accessory Dwelling Unit, Attached
- a. Shall be lessor of 40% of the total GFA of the building within which it is contained and a maximum GFA of 110 m²
 - b. Shall have an entrance that is secondary to and separate from the principal residential use, either from a common landing or directly from the exterior of the structure.

14.40.10.11 Accessory Dwelling Unit, Detached

- a. May be provided in a one-storey or one-storey plus loft form and may be located above a detached garage.
- b. Shall have a maximum total GFA of 110 m²
- c. Shall have a minimum rear yard setback of 1.5 m.
- d. Shall have a minimum side yard setback of 1.0 m.
- e. Shall have a maximum height of 9.5 m.
- f. May have a private outdoor amenity space
- g. The upper (loft) storey of an Accessory Dwelling Unit, Detached:
 - I. Shall not exceed a maximum GFA of 110 m²
 - II. Shall not be larger than 80% of the GFA of the lower storey; and
 - III. Shall have a maximum loft floor height of 2.5 m as measured from the floor to the lowest point of the ceiling of the top floor.

14.40.11 Sub-district C Provisions | Residential

14.40.12 Purpose

To provide for development of low-density Residential Detached Dwellings on wider lots with provision for Accessory Dwelling units and other compatible residential neighbourhood uses, and development for a shared private road and bridge to the sub-district area.

14.40.13 Permitted Uses

Accessory Building
Accessory Dwelling Unit, Attached
Accessory Dwelling Unit, Detached
Detached Dwelling
Home Occupation – Class 1

14.40.14 Sub-district C Regulations

- 14.40.14.1 The maximum number of residential lots shall be 2.
- 14.40.14.2 The maximum number of Accessory Dwelling units on a lot shall be 1.
- 14.40.14.3 The minimum lot area shall be 1000 m²
- 14.40.14.4 The minimum yard setbacks are:
- a. Front Yard (north): 6.0 m
 - b. Rear Yard (south): 7.5 m
 - c. Side Yard (east): 1.5 m
 - d. Side Yard (west): 1.5 m
- 14.40.14.5 The maximum building height shall be 9.5 m., and there is no maximum number of stories.
- 14.40.14.6 The minimum setback for buildings backing onto Spring Creek or Policeman Creek shall be 20.0 m. from top of bank.
- 14.40.14.7 The maximum site coverage for all buildings on each lot shall be 372 m².
- 14.40.14.8 Maximum Gross Floor Area
- a. Residential buildings shall not exceed .35 FAR.
- For the purpose of this regulation only, habitable space in basement areas with a ceiling less than 1.5 m above grade are excluded from the calculation of GFA as defined in Section 13.
- 14.40.14.9 Accessory Buildings
- a. Up to two (2) Accessory Buildings shall be permitted on a lot.
 - b. Maximum Height shall be 5 m.
- 14.40.14.10 Accessory Dwelling Unit, Attached
- a. Shall be lessor of 40% of the total GFA of the building within which it is contained and a maximum GFA of 110 m²

- b. Shall have an entrance that is secondary to and separate from the principal residential use, either from a common landing or directly from the exterior of the structure.

14.40.14.11 Accessory Dwelling Unit, Detached

- a. May be provided in a one-storey or one-storey plus loft form and may be located above a detached garage.
- b. Shall have a maximum total GFA of 110 m²
- c. Shall have a minimum rear yard setback of 1.5 m.
- d. Shall have a minimum side yard setback of 1.0 m.
- e. Shall have a maximum height of 9.5 m.
- f. May have a private outdoor amenity space
- g. The upper (loft) storey of an Accessory Dwelling Unit, Detached:
 - I. Shall not exceed a maximum GFA of 110 m²
 - II. Shall not be larger than 80% of the GFA of the lower storey; and
 - III. Shall have a maximum loft floor height of 2.5 m as measured from the floor to the lowest point of the ceiling of the top floor.

14.40.14.12 **Shared Bridge**

The bridge will be a clear span design across Spring Creek that will adhere to environmental best management practices to avoid effects on Spring Creek.

14.40.14.13 **Shared Driveway**

The maximum width of a shared driveway at the property line shall be 5 m, and no maximum length.

14.40.15 Sub-district D Provisions | Residential and Agriculture

14.40.16 Purpose

To provide for one Residential Detached Dwelling unit with provision for one Accessory Dwelling unit and other compatible residential uses and to provide for agricultural pursuits consistent with single-family use and other compatible agricultural uses.

14.40.17 Permitted Uses

Accessory Building
Accessory Dwelling Unit, Attached
Accessory Dwelling Unit, Detached
Detached Dwelling
Agriculture, Extensive
Home Occupation – Class 1
Public Utility

14.40.18 Discretionary Uses

Agricultural, Intensive
Public Building

14.40.19 Sub-district D Regulations

- 14.40.19.1 The minimum lot area shall be 3.9 hectares.
- 14.40.19.2 The minimum site width shall be 91.0 m.
- 14.40.19.3 The minimum setbacks for all yards shall be 15 m.
- 14.40.19.4 The maximum site coverage for all buildings and structures shall be 900 m²
- 14.40.19.5 The maximum building height shall be 12 m., and there is no maximum number of stories.
- 14.40.19.6 The minimum setback for buildings and structures backing onto Spring Creek or Policeman Creek shall be 20 m. from top of bank.
- 14.40.19.7 Accessory Buildings
- a. Up to two (2) Accessory Buildings shall be permitted on a lot.
 - b. Maximum Height shall be 7 m.
- 14.40.19.8 Accessory Dwelling Unit, Attached
- a. Shall be lessor of 40% of the total GFA of the building within which it is contained and a maximum GFA of 140 m²
 - b. Shall have an entrance that is secondary to and separate from the principal residential use, either from a common landing or directly from the exterior of the structure.
- 14.40.19.9 Accessory Dwelling Unit, Detached
- a. May be provided in a one-storey or one-storey plus loft form and may be located above a detached garage.

- b. Shall have a maximum total GFA of 140 m²
- c. Shall have a minimum rear yard setback of 1.5 m
- d. Shall have a minimum side yard setback of 1.0 m;
- e. Shall have a maximum height of 9.5 m;
- f. May have a private outdoor amenity space
- g. The upper (loft) storey of an Accessory Dwelling Unit, Detached:
 - I. Shall not exceed a maximum GFA of 140 m²
 - II. Shall not be larger than 80% of the GFA of the lower storey; and
 - III. Shall have a maximum loft floor height of 2.5 m as measured from the floor to the lowest point of the ceiling of the top floor.

14.40.19.10 **Special Amenity**

The principal Dwelling unit in Sub-district D is permitted to have two (2) kitchens. A second kitchen is permitted where the occupants of the dwelling unit live as part of the same tenancy and have freedom of access throughout the dwelling unit.

14.40.20 Additional Requirements

14.40.21 General Regulations and Design Standards

All developments shall conform to Section 2, General Regulations and Section 11, Community Architectural and Urban Design Standards unless otherwise stated in this DC District.

14.40.22 Valley Bottom Flood Hazard Protection

Developments in this District shall conform to the regulations and use prohibitions described in Section 7.2 Valley Bottom Flood Hazard Overlay of this bylaw.

14.40.23 High Groundwater Area Protection

Developments in this District shall conform to the regulations and use prohibitions described in Section 7.3 High Groundwater Area Overlay of this bylaw.

14.40.24 Sustainable Screening Report

A Sustainability Screening Report (SSR) is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

14.40.25 Construction Environmental Management Plan

All construction shall be proceeded by a Construction Environmental Management Plan (CEMP) that is based on information provided in the Environmental Impact Statement (EIS). At a minimum the CEMP shall include the construction management mitigation measures (including an erosion and sediment control plan, spill response plan, and wildlife management plan) as described in the EIS for the site. Specifically, the CEMP should include the recommended mitigation measures presented in the EIS.

14.40.26 Environmental Reserve Easement

An environmental reserve easement will be provided at the time of subdivision and will include the following:

- 6m minimum along the top of bank along the creeks
- Shrubby swamp as identified in the EIS
- 10m minimum buffer along the shrubby swamp edge
- Pockets of land in the north and northeast section of the site

14.40.27 Development Authority

The approving authority shall be designated as the Development Officer for the Municipality.

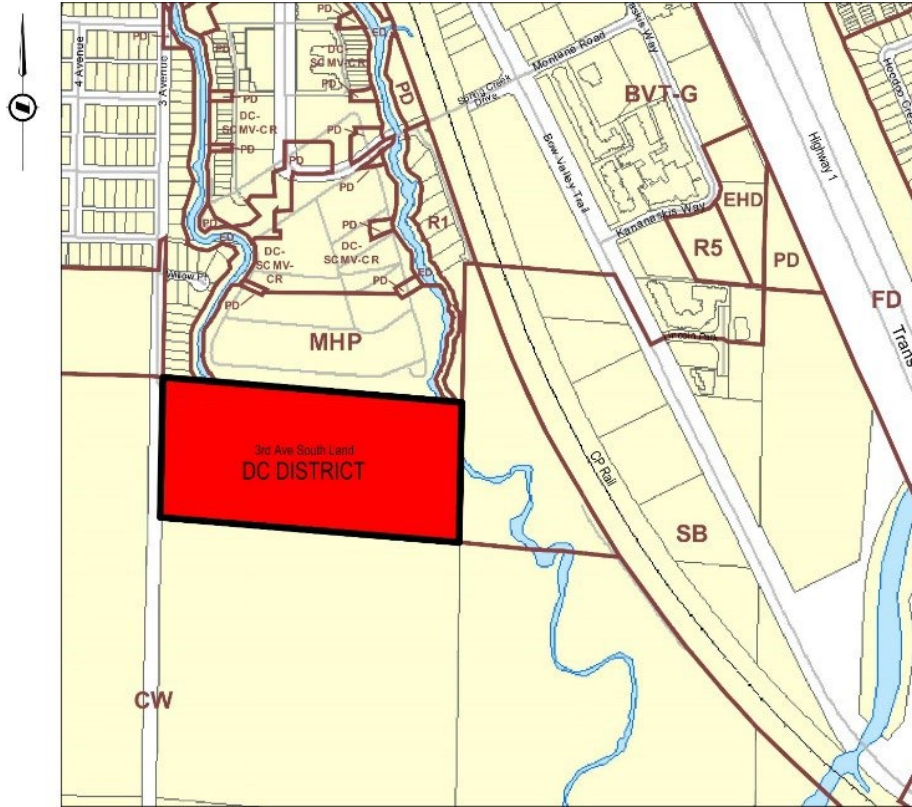
14.40.28 Schedules

Schedule "A" shows the location of the District.

Schedule A: 3rd Ave South Land Direct Control District

Legal Description: S. ½ of L.S.D. 13, QTR NW, Sec 28, TWP 24, Range 10 Town of Canmore

Municipal Address: 800 3rd Avenue Town of Canmore





**Supporting Report: Proposed
Amendments to Town of
Canmore**

**Municipal Development Plan
Bylaw 2022-09
&
Land Use Bylaw 2022-10**

800 - 3rd Avenue South

March 21, 2022 | Revision # 2

Submitted to: Town of Canmore
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Our file: 2531-52101-00



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Appendix B	Environmental Impact Statement – 3 rd Avenue South Land
Appendix C	Technical Memo – 800 3 rd Avenue Conceptual Servicing Report
Appendix D	Letter of Support from Palliative Care Society of the Bow Valley
Appendix E	Sustainable Screening Report
Appendix F	Direct Control District
Appendix G	What We Heard Report



1. Introduction

1.1. COMMUNITY BENEFITS

The owners will make a philanthropic endowment of land (.8 ha) that will serve as a home for the building of a new Bow Valley Palliative Care Centre. This has been central to this proposal and will reduce the Society's fund-raising burden and bring to an end their exhaustive search for scarce and expensive land.

As Canmore grows there will be increasing need to allow for end of life care in the Community. This large land trust set in a pastoral green space at the foot of the 3 Sisters mountain range but close to town, is ideally suited for the Palliative Care Centre. It will be available to serve all residents not only of Canmore but of families throughout the Bow Valley. It will provide employment, training, and opportunities for volunteers to contribute their time, skills and love to residents needing end of life care.

This proposal will also bring clarity and future certainty of land use to this large, undeveloped tract of private land after 30 plus years of large-scale development aspirations. Council has an opportunity to support this low scale, development which is the antithesis of the large-scale development aspirations that are stressing the Canmore community. It will serve as a transitional fringe from the growing urban residential edge of Spring Creek Mountain Village to open spaces and more heavily used parklands, such as the Nordic Centre Provincial Park and trail systems nearby to the south.

As a modest low scale residential development and utilizes less than 6% of the land asset. It will have minimal visual impact. The remaining 94% will remain open space and serve as an appropriate natural and open space transition from Canmore's emerging south urban edge (Spring Creek) to the Provincial Parklands and the Bow River valley.

1.2. LOCATION

The subject site is located at 800 3rd Avenue in Canmore Alberta. The site has an area of approximately 8.2 ha and is near the south end of 3rd Avenue, directly south of Spring Creek Mountain Village.

Legal Description: S. ½ of L.S.D. 13, QTR NW, Sec 28, TWP 24, Range 10 Town of Canmore
Municipal Address: 800 3rd Avenue Town of Canmore

Figure 1: Subject Site



1.3. AMENDMENT APPLICATIONS

Supporting documents are provided with Amendment Applications as Appendices A-F. These supporting documents include:

- Appendix A** Conceptual Site Plan
- Appendix B** Environmental Impact Statement – 3rd Avenue South Land
- Appendix C** Technical Memo – 800 3rd Avenue Conceptual Servicing Report
- Appendix D** Letter of Support from Palliative Care Society of the Bow Valley
- Appendix E** Sustainable Screening Report
- Appendix F** Direct Control District
- Appendix G** What We Heard Report

If the Amendment Applications are passed by Council, the applicant intends to subsequently submit a subdivision application. Additional detailed information would be provided at that time.



1.3.1. Proposed MDP Amendment Application

The subject property is located outside of the Town of Canmore urban growth boundary under the Municipal Development Plan (MDP).

The purpose of the MDP amendment application is to amend Map 1 (Growth Boundary) and Map 2 (Conceptual Land Use) of the Town of Canmore Municipal Development Plan (MDP) Bylaw 2016-03 (MDP Amendment Application).

1.3.2. Proposed LUB Amendment Application

The purpose of the Land Use Bylaw (LUB) amendment application is to amend the Town of Canmore Land Use Bylaw 2018-22 by adding a new Direct Control District on the subject site.

The subject site is currently designated as Future Development District (FD). The purposes of the FD are to designate land that is potentially suited for future urban uses including subdivision and development. The FD also has discretionary uses such as agriculture. Permitted uses such as Wildlife Habitat Patch and Wildlife Corridor are not within the FD, as they are permitted in other districts such as NP Natural Park District and CW Conservation of Wildlands District.

As the subject site has unique characteristics, a more detailed consideration of the design and impact of the development requires a creation of a new Direct Control District (DC).

An amendment to the LUB will facilitate a future application to allow development of a maximum of 6 homes and a palliative care hospice facility on the subject site.

1.4. EXISTING SITE CONTEXT

1.4.1. Physical Setting

The subject property is a privately owned parcel of land with a history of grazing. Currently the subject site is in a natural state and undeveloped with people walking and using their bikes though and around the site extensively. The site sees many trespassers that cause disturbances such as potted cannabis cultivation, squatter debris and fire pits. The property owner is not currently residing on the land and as a result human disturbance to the land is not being actively managed. The property has a mix of deciduous and coniferous forest, shrubs, and grasses. The predominate ecosystem on the subject site is a low-shrub grassland that will be largely retained in its natural condition. In the past there have been numerous development applications for the subject site but none of them as environmentally sensitive as what is being currently proposed.

The site is currently accessed by a cul-de-sac at the end of 3rd Avenue. There is potential for more access points to the site by extending 3rd Ave south and using the current access road from the Canmore Wastewater Treatment facility. **Appendix C** has further information on emergency access.

There is an existing cross-easement agreement that was required by the Town of Canmore at the time of subdivision in 1986. The cross-easement agreement allows for construction of a road across the subject property connecting to the neighbouring property to the east to an access point on 3rd Ave.



Table 1: Surrounding Land Uses

DIRECTION	LAND USE
NORTH	Spring Creek RV park, however, the RV park it is currently being constructed into the high-density mixed-use development - Spring Creek Mountain Village (SCMV). SCMV has approval for 800-1200 new residential dwellings, 200 hotel rooms, and other neighbourhood uses.
EAST	A residential parcel with horse grazing that was developed in similar nature to this proposal and transportation corridors (i.e. CP Rail, Bow Valley Trail, and the Trans Canada Highway 1 and a frequently used heliport).
SOUTH	Canmore Wastewater Treatment Facility, Canmore Nordic Center Provincial Park, access roads, and a non-designated recreational trail network and the Waste Transfer Station and Materials Handling Facility, Canmore Ranch.
WEST	Access road heading north-west from the Canmore Wastewater Treatment Facility. Millennium Park which is premier outdoor venue for team sports consisting of an outdoor park with bleachers, a sports field, fenced ball diamond picnic tables and washrooms.

1.4.2. Previous Development Applications

In the past there have been development applications for the subject site by different applicants ranging in size from 39 – 100 residential dwellings. This proposed application is less intrusive than previous applications and has the potential to act as a transition zone to Spring Creek Mountain Village. This proposed application will also provide the appropriate land use to allow for a palliative care hospice facility which would be a significant public amenity to the community.

1.4.3. Habitat Patch

The subject site is partially within the South Canmore Local Habitat Patch (SCLHP). The SCLHP is regulated by the Town of Canmore and it is also known that development already exists within the SCLHP such as the Canmore Wastewater Treatment Facility, access roads, a large non-designated recreational trail network, and the Canmore Nordic Center Provincial Park.

The magnitude and geographical extent of current and proposed wildlife habitat disturbed (both directly and indirectly) in the SCLHP is a key topic of discussion in the Environmental Impact Statement (EIS) **Appendix B** which focuses on the potential effects of the project on biophysical resources in the area, such as vegetation, ecosystems, and wildlife and wildlife habitat.

The SCLHP is intended to provide sufficient habitat for wildlife (e.g., elk, bear, deer) to meet the food, rest, and water needs for a short period of time while they negotiate a corridor network (e.g., the SCLHP)



towards a larger, regional habitat patch (in this instance, the Bow Flats Habitat Patch) at its end. To function as intended, habitat patches need to provide sufficient intact habitat in their interior for wildlife to rest or forage with security from human disturbance. Since its establishment in 2009, habitat in the SCLHP has been fragmented and continues to be disturbed by frequent and ongoing incursions by humans through industrial development (e.g., the Waste Transfer Station), recreation (e.g., hiking, dog walking, cross country skiing, cycling), and sensory disturbance (e.g., Highway 1, Highway 1A, CP Rail, Alpine Helicopters Heliport). The Bow Corridor Ecosystem Advisory Group note that, even if it were completely intact, the SCLHP is not large enough to meet the minimum standards set for a functional habitat patch. In addition, the Tipple Wildlife Corridor is the only wildlife corridor that is adjacent, and separated from the SCLHP by the Bow River and was considered by the Bow Corridor Ecosystem Advisory Group to be not functioning as intended given the level of development and human activity in the area. Studies focused on large mammal use of the SCLHP and the Tipple Wildlife Corridor found that although deer and elk use the SCLHP, large carnivore (e.g., bears, cougars, wolves) use was low. In total, based on the current Conceptual Land Use Plan, 0.42 ha of land will be disturbed for buildings and 0.49 ha for roads and driveways, amounting to 0.5% of the SCLHP.

The EIS **Appendix B** concludes that potential residual effects, or any effect that will remain once all mitigation, restoration, and compensation is completed, are negligible to low overall. Through development of the EIS, considerations to avoid and reduce potential effects of the project were incorporated into the Conceptual Land Use Plan.

Figure 2 provides a STRAVA Heatmap which shows the 'heat' made by aggregated, public activities (walking, cycling, hiking, cross country skiing, etc.) over the last two (2) years around the subject site and within the SCLHP. STRAVA is a proprietary mapping tool that a small component of the population uses to track their activities (e.g., cycling and skiing) and does not represent all the current land users; for example, STRAVA is not likely to be used by casual land users such as dogwalkers or sightseers. The STRAVA Heatmap is updated monthly and can be accessed online (<https://www.strava.com/heatmap#7.00/-120.90000/38.36000/hot/all>). Below is a STRAVA Heatmap showing all the activities occurring within and around the subject site and within the SCLHP. From analysing the STRAVA Heatmap (brighter or hotter colours represent more use) it is evident people use the recreational trails within the SCLHP west and south of the subject site.



Figure 2: Site Usage



2. Proposed Municipal Development Plan Amendment

2.1. PROPOSED MDP AMENDMENT APPLICATION

This application requests a map amendment for the Town of Canmore Council to amend Map 1 (Growth Boundary) and Map 2 (Conceptual Land Use) of the Town of Canmore Municipal Development Plan (MDP) Bylaw 2016-03 (MDP Amendment Application).

2.1.1. Map 1 (Growth Boundary) Amendment

The MDP Amendment Application requests to expand the Growth Boundary on Map 1 (Growth Boundary) to encompass the entire subject site at 800 3rd Avenue Canmore. Figure 3 and Figure 4 show the specific map amendment and comparison to the existing growth boundary.

Figure 3: Existing Growth Boundary

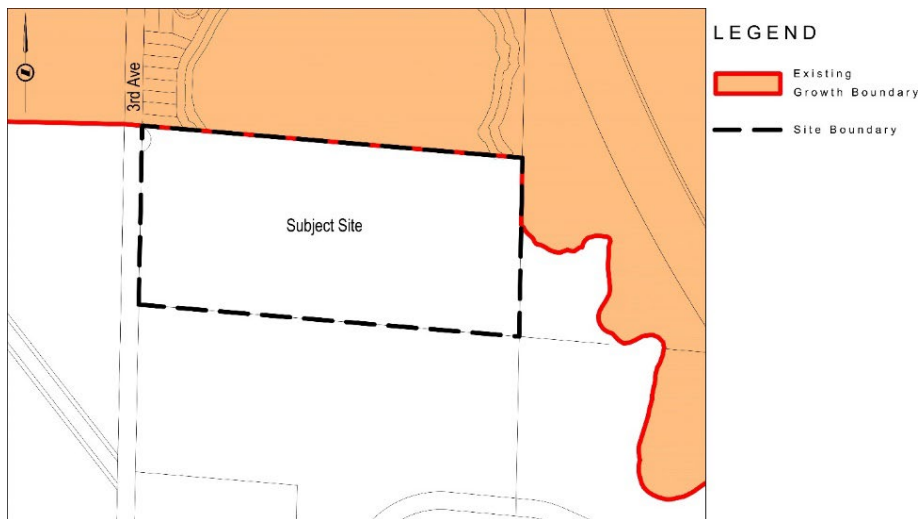
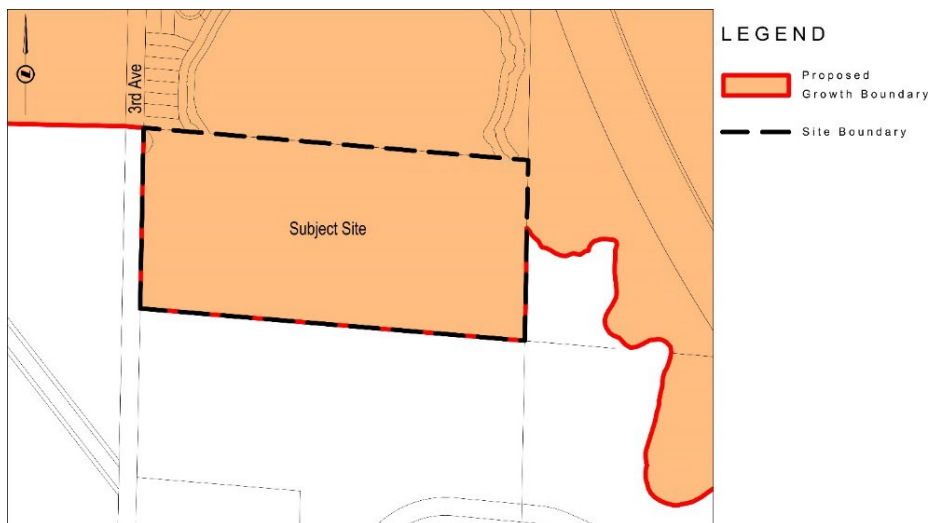


Figure 4: Proposed Growth Boundary



2.1.2. Map 2 (Conceptual Land Use) Amendment

The MDP Amendment Application requests to change the subject property land use designation on Map 2 (Conceptual Land Use) from 'Conservation' to 'Neighbourhood Residential'. Figure 5 and Figure 6 show the specific map amendment and comparison to the existing land use.

Figure 5: Existing Land Use

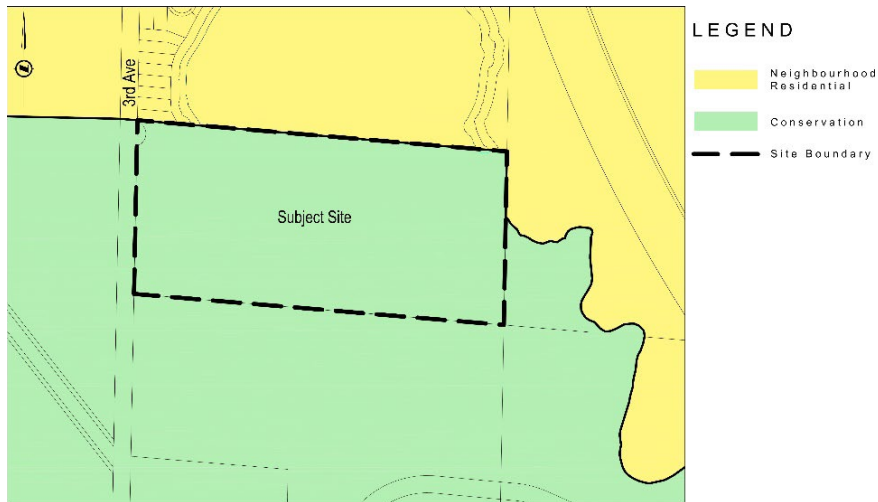
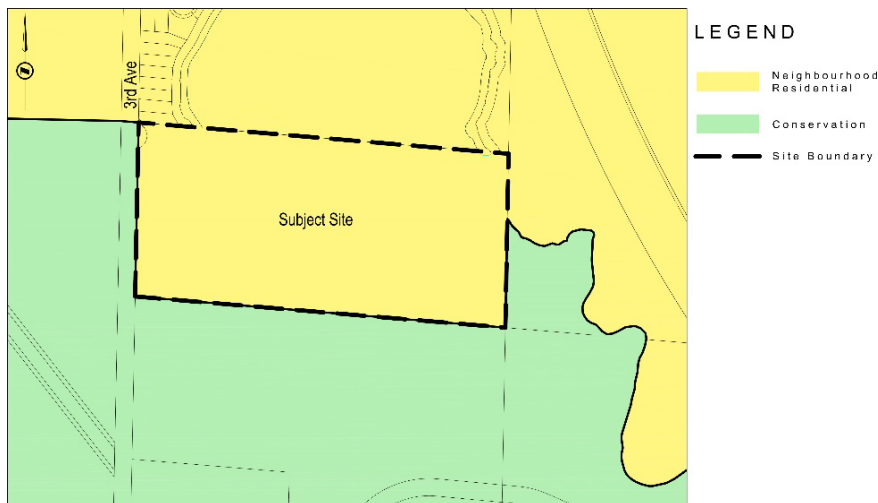


Figure 6: Proposed Land Use



3. Proposed Land Use Bylaw Amendment

3.1. PROPOSED LUB AMENDMENT APPLICATION

This application requests to amend the Town of Canmore Land Use Bylaw 2018-22 by adding a new Direct Control district on the subject site.

The subject site is currently designated as Future Development District (FD). The purposes of the FD are to designate land that is potentially suited for future urban uses including subdivision and development. As the subject site has unique characteristics, a more detailed consideration of the design and impact of the development requires a creation of a new Direct Control District (DC).

Figure 7: Proposed Direct Control District Location



3.2. PROPOSED DEVELOPMENT

A conceptual site plan of the proposed development is in **Appendix A**. The proposed design of the development was directly shaped by the outcomes and findings of the Environmental Impact Statement (EIS) **Appendix B**.

3.2.1. Single Family Homes

A maximum of six (6) single family homes are proposed to be developed on the subject site. Five (5) of the single-family homes have lot sizes ranging from 1,000 m² (.25 acres) to 6,000 m² (1.5 acres). One (1) single-family home is for the landowners own use and most of the land will be kept in the natural state being wildlife friendly and will have a lot size of approximately 58,890 m² (14.55 ac). The development and orientation of the buildings will be wildlife-friendly and avoid or reduce any potential for wildlife-human conflict. There are no proposed links to the Spring Creek Mountain Village lands north of the subject site.



The option for accessory dwelling units within the proposed maximum of six (6) single-family homes will increase the housing stock opportunities by supplying additional housing into the community which is needed all over the community and are not site specific driven. With the option for the addition of these accessory dwelling units, it is a net benefit on their own terms, by giving the homeowners themselves the options of accessory dwelling units which has the potential to be utilized by a full range of people throughout the community. The development of a maximum of six (6) single family homes with the potential of accessory dwelling units will increase the already limited housing stock of Canmore.

3.2.2. Palliative Care Hospice

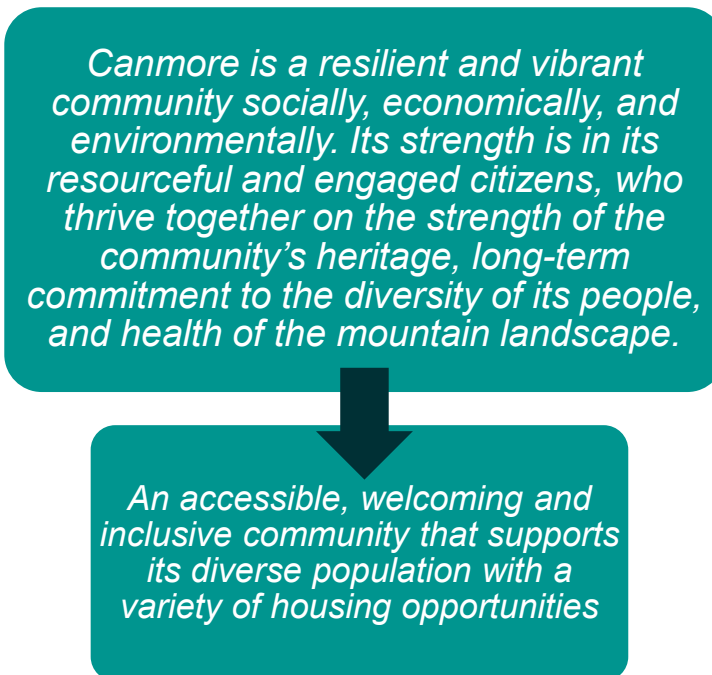
The Palliative Care Society of the Bow Valley (PCSBV) plans to construct a hospice for the purpose of providing and supporting 'full-spectrum' palliative and end-of-life care for the community of Canmore and the surrounding local Bow Valley communities from the time of diagnosis through to grief and bereavement support for the family and caregivers after the death of the patient. The applicant will donate approximately 0.8 ha (2 ac) of land to the PCSBV. The hospice will also include day hospice palliative care programs such as music therapy and physical therapy. Administrative offices for the Palliative Care Society of the Bow Valley, staff and volunteers' spaces will also be included within the building. Currently those patients for whom residential end-of-life care is appropriate must leave the community of Canmore to receive care in a hospice. The hospice will provide an exceptional benefit to the community and is supported by the Palliative Care Society of the Bow Valley. A letter of support from the Palliative Care Society of the Bow Valley is provided in **Appendix D**.



4. Policy Framework

4.1. MUNICIPAL DEVELOPMENT PLAN BYLAW 2016-03

The MDP sets the Town’s overall policy direction for community land use decisions and addresses environment, economic, social, cultural and governance affairs. A review of the MDP policies was conducted to identify policies relevant to the Amendment Applications.



The table below showcases MDP policies that are of relevance to this application:

Table 2: MDP Policy Context

MDP Policy		Response
1.4 GUIDING PRINCIPLES AND STRATEGIES TO ACHIEVE THE VISION	Recognize and strengthen Canmore as a diverse, inclusive community, integrating residents of all ages, income levels, and skills.	A donation of approximately 2 acres to the Palliative Care Society of the Bow Valley will reduce the burden of fundraising for a community-based charity and provide a site in proximity to Town amenities that otherwise would not be available.
1.4.1. Social Fabric	<p>Attract and retain a population that is demographically diverse and meaningfully employed in the community.</p> <p>Develop and maintain spaces to facilitate community gathering and engagement.</p> <p>Provide quality opportunities to age in place.</p>	<p>The proposed development will strengthen the community by providing local access to all Bow Valley residents requiring hospice care who would otherwise need to leave the Bow Valley for hospice care in Calgary or other urban locations.</p> <p>The palliative care hospice will provide space for community gathering and engagement for people facing terminal illness with their family and friends for mutual support and palliative care day programming provided to them by staff and volunteers of the PCSBV.</p>



		<p>A palliative care hospice and the programs associated with the provision of end of life care will provide an exceptional benefit to the community and retain a population and create permanent employment in sectors other than tourism and construction.</p> <p>Over the construction phase of 24-30 months, there will be 50-60 full time jobs which will be contracted positions with various local contractors and sub-contractors. Given the nature of the Hospice facility, the estimated economic impact is in the range of \$4 million annually. Once the hospice is fully operational, there will be 21 Full Time Employees.</p> <p>Terminal illness does not differentiate based on ethnicity. The PCSBV Palliative Care programming and service delivery will be sensitive to diverse cultural practices in end of life care. PCSBV has consulted with the Stoney Nakoda First Nations Morley on many occasions to ensure alignment with their specific cultural needs are met.</p>
<p>1.4 GUIDING PRINCIPLES AND STRATEGIES TO ACHIEVE THE VISION</p> <p>1.4.2 Identity</p>	<p>The architectural style of buildings evolves over time, yet maintains the mountain town character and distinct identity anchored in the mountain surroundings and mining history.</p> <p>Provide a residential density and mix of land uses to achieve more sustainable building forms and an efficient use of land that maintain the mountain town character.</p> <p>Maintain the town centre as the focal point of the community.</p>	<p>The proposed development will maintain the character of the Town by using architectural guidelines in keeping with a mountain atmosphere and with Town of Canmore guidelines.</p> <p>Residential density and the mix of land uses were chosen with consideration for the form and character of the surrounding environment. The proposed development is adjacent to existing development and is in proximity to the town center, the focal point of the community.</p>
<p>1.4 GUIDING PRINCIPLES AND STRATEGIES TO ACHIEVE THE VISION</p> <p>1.4.3 Environmental Stewardship</p>	<p>Continue to support and lead environmental programs and initiatives.</p> <p>Strengthen policies and initiatives regarding management of human use of wildlife corridors and habitat patches and how development can be better designed to protect the needs of wildlife.</p> <p>Promote environmental sustainability through development design and density, efficient use of infrastructure and the built form.</p> <p>Utilize current science and best practices in the identification and protection of wildlife</p>	<p>The unique features of the land were used to determine the most efficient use and location of development pieces for achieving efficiency of land use. Buildings were sited and oriented to completely avoid sensitive features such as Spring Creek and a shrubby swamp.</p> <p>Following requirements in the Town's MDP, the proposed development is located completely outside of the riparian corridor for Spring Creek, except for a small portion required for a bridge to provide access to Subdistrict C. The proposed development will not affect existing designated trail networks.</p> <p>The proposed development is within 800 meters of basic community services and other residential developments and with its proximity to such services and dwellings, supports enhanced use of pedestrian and cycling modes of transportation resulting in reduction of less environmentally friendly modes of transportation.</p>



	<p>corridors and habitat patches as well as maintaining the functionality of wildlife corridors.</p> <p>Support programs and initiatives that minimize our contribution to or mitigate the impacts of climate change.</p>	<p>Policies and initiatives regarding management of human use of local habitat patch guidelines and co-existence of humans and wildlife were used in the development of the concept plan. Management of human use of habitat patches has been recognized in site design choosing low density residential uses, and providing an intact, uninterrupted parcel of natural land sufficient in size for use by those types of wildlife using the area for foraging, resting, security and thermal regulation.</p> <p>Building locations concentrate human access and impact to contiguous residential areas. Building siting creates a mix of open spaces, buffers and barriers between wildlife and human use of trails, and buildings are oriented in a manner consistent with existing linear features.</p> <p>The proposed subdivisions are all accessed from 3rd Avenue to avoid unnecessary disturbance on the land. All buildings are sited and oriented in a manner that facilitates wildlife movement and reduces wildlife conflict by maintaining good sightlines and escape routes.</p> <p>Buildings are intentionally situated along the boundary of existing high-density residential development to reduce further fragmentation of the SCLHP.</p> <p>The impact to the size of the South Canmore Local Habitat Patch is less than 1%.</p> <p>The site design provides efficient use of existing infrastructure, such as siting all access to originate from 3rd Avenue to avoid or reduce effects on the natural environment.</p> <p>An Environmental Impact Statement (EIS) was completed to ensure current science and best practices were considered in the relationship of environmental features of the land and the proposed development, including but not limited to soil and terrain, vegetation, wetlands, wildlife, and waterbodies. The Terms of Reference were prepared jointly by the Town of Canmore and a Third-Party Reviewer, a reviewer selected by the Town of Canmore.</p> <p>The EIS concluded that the effect of the proposed development on the natural environment is negligible to low and the functionality of the wildlife local habitat patch will not be significantly altered from its current function. The effect on the natural environment, although negligible to low, will be avoided, reduced, or offset following mitigation measures proposed in the EIS. In particular, the development of a Construction Environmental Management Plan, to be administered by a qualified environmental monitor, will ensure the mitigation measures outlined in the EIS are appropriately implemented and functioning during construction and into occupation of the land.</p>
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		<p>The proposed development will minimize the use of resources in its construction and operation of buildings by using green building initiatives. The proposed development will incorporate best practices for water and energy conservation, reduce construction waste and maximize materials recycling and reuse, and preserve natural features and vegetation that will maintain the visual esthetics of the property.</p> <p>Offsetting is proposed that will improve the erosion and flood resiliency of Spring Creek in the face of Climate Change, while also improving fish and wildlife habitat along the creek.</p> <p>The proposed development will reduce the amount of human use on the property. Currently realized effects on the local habitat patch will be reduced by creating buffers between the heavily used existing, trails and the open, undisturbed area on the property. Further, the cluster site design concentrates human impact to a location adjacent to existing, high density residential dwellings and to heavily used trails.</p>
<p>1.4 GUIDING PRINCIPLES AND STRATEGIES TO ACHIEVE THE VISION</p> <p>1.4.4 Economic Sustainability</p>	<p>Attract, retain, and support essential community and commercial services that meet the basic needs of residents and visitors.</p> <p>Achieve economic strength and resiliency to maintain a balanced socioeconomic population and workforce in accordance with an economic development strategic plan</p>	<p>The proposed development will provide essential community services for people and their families going through the end of life journey, which can be a very stressful and cause unnecessary financial burden. Terminal illness affects people in all walks of life. PCSBV will provide services to terminally ill patients regardless of age, income level, or gender in the form of providing hospice palliative care, end of live programs and support for terminally ill patients and their families and friends.</p> <p>The proposed development will create new employment in the palliative care health care sector with 21 full time employees and a variety of volunteer opportunities for many Bow Valley Residents.</p> <p>The hospice will provide long term employment above median salary ranges and outside of the traditional Canmore hospitality and tourism sectors. Rural Palliative Hospice care is an expanding sector because of the aging population and the desire for local population to spend their last days close to home. Further the proposed development will increase the residential assessment base for property taxes and provide resiliency in the event of changes to other sectors.</p> <p>The proposed development aligns well with the economic and social objectives of the Town of Canmore because of the nature of the services the hospice will provide. Hospice Bow valley is all about compassionate care for families, being a good neighbour, providing rural hospice care and being sensitive to environmental issues.</p>
<p>2 GROWTH MANAGEMENT</p> <p>2.1 GROWTH BOUNDARY</p>	<p>A growth boundary is a planning tool used to promote more efficient growth management by excluding</p>	<p>The subject property is currently not in the Growth boundary, however, the MDP Amendment Application proposes to expand the Growth Boundary to encompass the subject site and facilitate a future</p>



<p>Development Within the Growth Boundary 2.1.1</p>	<p>areas of land that are not ready for, or are not suitable for, urban development. In this section, urban development refers to development that is characteristic of a city or town environment, such as residential neighbourhoods and commercial areas that have access to municipal utility services.</p> <p>All new urban residential, commercial, industrial, and institutional development will be limited to those areas within the Growth Boundary as shown in Map 1.</p>	<p>application to allow a development of a maximum of 6 homes and a palliative care hospice.</p> <p>The land is currently classified as Future Development (FD) under the Land Use Bylaw (LUB), and with that, the future of the land is suitable for development as envisioned in efficient growth management. The purpose of FD is to designate land that is potentially suited for future urban uses including subdivision and development.</p> <p>There is a limited amount of available land near the Town Centre making the subject land suitable for development.</p> <p>The types of urban development in the proposed development are consistent with the characteristic of the town environment and to the characteristic of residential neighbourhoods that have access to municipal utility services.</p> <p>The land is also currently classified and taxed as 'Residential', a characteristic consistent with urban development. The land is adjacent to a development with high density uses and near the Town Center.</p>
<p>Moving the Growth Boundary 2.1.5</p>	<p>The Growth Boundary should not be expanded beyond the area shown in Map 1, except where:</p> <ol style="list-style-type: none"> a. a community benefit* is achieved, and b. a net positive fiscal or socio-economic impacts are achieved, and c. the proposed development can be connected to municipal infrastructure in a fiscally and environmentally responsible manner, and d. the proposed development does not result in unacceptable environmental impacts. 	<p>Exceptional Community benefit is achieved with this development because of the uniqueness of having a rural hospice located in Canmore for all residents of the Bow Valley. Currently, there are no rural hospices anywhere in Alberta. PCSBV has consulted with many community stakeholders regarding rural hospice care in the Bow Valley, including health care workers, medical practitioners, and other allied health care professionals to ascertain where the gaps in palliative care lie. Without exception, all spoke of the need for a residential hospice facility to avoid unnecessary hardship on families struggling with end of life issues by having to travel to Calgary or other urban centres for hospice care. Having the hospice located in Canmore addresses an enormous gap in services and will only increase as the population ages.</p> <p>The land for the hospice will be donated by the landowners. This is a significant benefit to the community as it eases the financial burden of the PCSBV who will be seeking financial support for the hospice construction and it's operations. PCSBV has consulted with the Town of Canmore and real estate agents regarding other land purchases. This process failed to provide a suitable property. The prospect of a 2-acre lot donation for the hospice is an opportunity that has mutual benefit for not only the Town of Canmore but also for the PCSBV. This is a most extraordinary and transformational gift for community benefit.</p> <p>A net positive fiscal or socio- economic impact is achieved by strengthening the social fabric of the community, retaining a diverse, meaningfully employed population, providing spaces to facilitate community engagement, and providing opportunities to age in place.</p>



		<p>The Engineering Technical study confirms that Municipal infrastructure can be connected in a fiscally and environmentally responsible manner Appendix C.</p> <p>The EIS concluded that the proposed development does not result in unacceptable environmental impacts on biophysical resources. Mitigation measures are expected to be successful and avoid, reduce and compensate for effects of the proposed development.</p> <p>The EIS concluded that the impact to the land was negligible to low. Mitigation measures were recommended to avoid, reduce, and compensate for potential effects during and after construction. Each of these measures are common environmental protection measures, achievable, and feasible.</p> <p>The EIS for the subject site is provided in Appendix B.</p>
2.1.6	The submission of an Environmental Impact Statement (EIS) shall be required by the Town for a proposed expansion of the Growth Boundary. The EIS shall identify acceptable mitigation of any potential impacts.	<p>The EIS concluded that any potential residual effects, or any effect that will remain once all mitigation, restoration, and compensation is completed, are negligible to low overall.</p> <p>The EIS for the subject site is provided in Appendix B.</p>
2.2 PATTERN OF GROWTH	<p>The Conceptual Land Use map (Map 2) identifies the general long term pattern of land use within Canmore. The map shows the general intent for future development, recognizing that more detailed boundaries and land uses will be determined or specified through area structure or redevelopment plans and the Land Use Bylaw. The general land use categories include:</p> <p>Conservation – the areas shown as Conservation areas identify lands that are not designated for urban development and may contain Environmentally Sensitive Areas such as wildlife corridors and habitat patches and waterbodies. (Section 4.1)</p>	<p>The land is currently classified on the Conceptual Land Use map as conservation and at the same time classified in the Land Use Bylaw as Future Development suitable for urban development including subdivision.</p> <p>Industrial and residential uses in conservation areas exist in the Town of Canmore and the area of the proposed development is similarly classified as conservation on the Conceptual Land Use Map.</p> <p>Currently there are industrial and residential uses in 'conservation' areas such as the Waster Water Plant, Waste Transfer Station, Materials Handling Facility, and the residential, industrial, and commercial uses in the Spray Valley Direct Control District, known as the TransAlta site. The proposed development will not impact the land to the same degree as existing uses in conservation areas. Large industrial-purposed trucks traverse the South Canmore Local Habitat Patch throughout the day and regularly disturb wildlife. The proposed development will result in very little traffic in comparison. Further, the EIS determined the proposed development has negligible to low impacts to the environment.</p>
GROWTH PHASING 2.3.4 and 2.3.5	Development that utilizes existing infrastructure efficiently and minimizes financial impact on the Town will be encouraged.	<p>The proposed development utilizes existing infrastructure efficiently and minimizes financial impact on the town.</p> <p>The proposed development is adjacent to existing high-density developments-in-progress and capacity exists</p>



	<p>Development of lands will be encouraged adjacent to built up areas and where capacity exists in community facilities such as schools, emergency services and recreation facilities.</p>	<p>for minimized, incremental impact to community facilities.</p> <p>The proposed development is near services and amenities in the Downtown area as well as near schools and recreational areas.</p> <p>Access is from 3rd Avenue and a minor road extension improvement may contribute positively to emergency services needs.</p>
<p>4. ENVIRONMENTAL STEWARDSHIP 4.1 CONSERVATION</p>	<p>To support initiatives that minimize the impact of the built environment on the natural environment.</p> <p>One of the primary objectives of Conservation areas is to minimize development to protect natural features and ecosystem functions and the majority of this area is protected through designation as Provincial Park.</p>	<p>The land is privately held and not protected through designation as a Provincial Park. Environmentally Sensitive Areas have been mapped as part of an EIS that was developed for the proposed development. The proposed development completely avoids the ESAs and recommends offsetting to compensate for residual effects, which may result in a net positive impact on the property.</p> <p>The proposed development achieves the objective of minimizing development by selecting low impact uses, few uses in number and placing impacts contiguous to existing residential developments while protecting a significant portion of the land as undisturbed natural setting. The impact of the proposed development to the total area of the SCLHP is less than 1%.</p> <p>The proposed development balances private ownership and environmental land stewardship using a combination of low impact uses and undisturbed parcels of land. Further, Environmental Reserve Easements with the Town of Canmore are proposed for areas around waterbodies over and above the minimum reserve required.</p>
<p>DEVELOPMENT IN CONSERVATION AREAS 4.1.2</p>	<p>Development in Conservation areas should be limited to recreational use, agricultural uses, infrastructure and utilities, and will be subject to any additional restrictions on these activities contained in the MDP including Environmentally Sensitive Areas policies contained in Section 4.2.</p>	<p>A substantial portion of the proposed development is in keeping with agricultural uses.</p>
<p>4.1.4</p>	<p>Changes in zoning for lands within Conservation areas that would allow new or additional development of those lands shall be discouraged unless exceptional community benefit can be demonstrated. Should an application for amendment be considered, an EIS will be required to be prepared and potential impacts of the development are addressed and mitigated.</p>	<p>The proposed development brings exceptional benefit to the community.</p> <p>The proposal will strengthen the community by including all residents who otherwise would need to leave the community for end-of-life care.</p> <p>A palliative care hospice and the programs associated with the provision of end-of-life care will retain a population and create permanent employment in sectors other than tourism and construction. A palliative care hospice will eliminate the need to travel outside the Bow Valley for end-of-life care.</p> <p>The palliative care hospice will provide space for community gathering and engagement primarily</p>



		<p>focused on assistance to those making end of life decisions.</p> <p>A donation of approximately 0.8 ha (2 ac) to the Palliative Care Society of the Bow Valley will reduce the burden of fundraising for a community-based society and provide a site in proximity to Town amenities that otherwise is not available. The proposed development will provide community services and opportunities to age in place with programs assisting those who wish to stay at home.</p> <p>The EIS concluded that the impact to the land was low to negligible. Several mitigation measures were recommended during and after construction and each of these measures are achievable and feasible.</p> <p>The EIS for the subject site is provided in Appendix B.</p>
<p>ENVIRONMENTALLY SENSITIVE AREAS 4.2</p>	<p>Environmentally Sensitive Areas (ESA) are areas of land established for the protection of sensitive natural features and ecologic functions and diversity, primarily for the protection of wildlife and waterbodies. They are not intended to provide for intensive human use and will be managed to ensure that the natural functions of these areas remain intact.</p>	<p>Although the Town has not formally identified all ESAs within the municipality, ESAs were mapped during the EIS and the entire project avoids ESAs on the property. The land provides habitat for certain species of wildlife and contains waterbodies (i.e., Spring Creek). The proposed development ensures a significant portion of the land remains intact and without intensive human uses. Low density residential units that are few in number and a Palliative Care hospice that is a community service with low human activity are uses that do not result in intensive human use.</p> <p>The proposed development is designed to constrain and limit human use to contiguous developments with similar uses and to retain a large portion of the land as an intact undisturbed natural setting for the protection of wildlife. The proposed development will protect Spring Creek and Policeman Creek using Environmental Reserve Easements with the Town of Canmore.</p> <p>A net reduction of human use will occur due to the concentration and placement of the buildings in an area with existing high human use and the presence of landowners protecting land from unauthorized human disturbance.</p> <p>The Land Use Bylaw uses <i>Wildlife Corridors</i> and <i>Wildlife Habitat Patches</i> as defined terms in Permitted and Discretionary Uses of a land use district. Although the MDP map identifies the land as part of a Wildlife Habitat Patch, the Land Use Bylaw does not.</p>
<p>4.2.1 & 4.2.2</p>	<p>4.2.1 Development and human activity should be strictly limited in an ESA to ensure the protection of the natural ecological functions.</p> <p>4.2.2 The identification of, or confirmation of a boundary of an ESA for an application for an area structure plan, land use amendment, subdivision</p>	<p>The proposed development is designed to constrain and limit human use to contiguous developments with similar uses and to retain a large portion of the land as an intact undisturbed natural setting for the protection of wildlife. The proposed development will protect waterbodies using Environmental Reserve Easements with the Town of Canmore.</p> <p>Environmentally Sensitive Areas, ESA, will be identified through land use planning and development proposals.</p>



	<p>application or development permit application will be required.</p>	<p>The EIS has identified certain biophysical features that qualify as ESAs. Mitigation measures recommended in the EIS avoid any effects on those ESAs, such as the wetland and riparian areas. Planting trees and shrubs will improve the climate change and erosion resiliency of Spring Creek.</p>
<p>Protection of Environmentally Sensitive Areas</p> <p>4.2.3</p>	<p>Lands identified as an ESA should be conserved or protected through the dedication of reserve lands or through the use of other conservation tools, including:</p> <ul style="list-style-type: none"> a Protection and management under Provincial Parks legislation, b Dedication of reserves pursuant to the Municipal Government Act, c Registration of conservation easements, d Land donations, acquisition or transfers, and e Transfer of development credits pursuant to the Alberta Land Stewardship Act. 	<p>The proposed development will include dedicating Environmental Reserve Easements with the Town of Canmore.</p> <p>Avoidance and offsetting are proposed that will improve the erosion and flood resiliency of Spring Creek in the face of Climate Change, while also improving fish and wildlife habitat along the creek. Buildings are setback 20 meters from creek beds.</p>
<p>Wildlife Corridors and Habitat Patch Location and Design</p> <p>4.2.6</p>	<p>Wildlife corridors and habitat patches are established as generally show on Map 4 – Wildlife Corridors and Habitat Patches.</p>	<p>A portion of the privately owned subject site is in a Local Habitat Patch.</p> <p>A guiding principle in the MDP is described as:</p> <ul style="list-style-type: none"> • Utilize current science and best practices in the identification and protection of wildlife corridors and habitat patches as well as maintaining the functionality of wildlife corridors. <p>The BCEAG (updated in 2012) states that the Tipple Wildlife Corridor, the wildlife corridor linking to the South Canmore Local Habitat Patch, is not functioning as intended given the level of development and human activity.</p> <p>In addition, and irrespective of the limitations of the Tipple Wildlife Corridor, the SCLHP fails to meet minimum science-based standards of a local habitat patch. Although suitable habitat exists for certain wildlife species in the SCLHP, the dead-end and highly disturbed nature renders the SCLHP functionally ineffective. The purpose of a local habitat patch is to meet the food, rest, and water needs for a short period of time while they negotiate a corridor network towards a larger, regional habitat patch at its end, in this instance the Bow Flats Habitat Patch, a habitat patch that is accessed by crossing the Trans Canada Highway. The BCEAG considers the crossing as a <i>Conceptual Wildlife Corridor</i>.</p> <p>One of the underlying studies in the BCEAG, Jacques Whitford AXYS Limited (2008c), found that deer and elk</p>



		<p>used the Tipple Wildlife Corridor and use by carnivores was low. It further stated that the Tipple Wildlife Corridor appears to be the portion of the corridor network that is the least functional. Additional studies, such as Herrero, J and S Jevons. 2000 also stated that the South Canmore Region fails to meet the minimum standards for a functional, viable corridor as set by BCEAG.</p> <p>In addition to the work done by the BCEAG, the EIS for the proposed development (2020) concluded that the proposed development will have a negligible to low residual effect on wildlife and their use of habitat. Offsetting measures proposed in the EIS are expected to result in a net positive impact for wildlife. Ungulates, such as deer or elk, are well documented in research and local knowledge as users of the SCLHP. Large carnivores, such as grizzly bears, wolves, black bears, or cougars have been found to be less likely to use the SCLHP due to the amount of existing, frequent disturbance. Although suitable habitat exists in the SCLHP for large carnivores, their specific life-history and habitat requirements restrict them from spending any significant amount of time in the SCLHP (i.e., they may occur, but they likely only pass through). The proposed development will not affect the current use of the SCLHP by large carnivores.</p> <p>The proposed development does not reduce the suitability of use by ungulates for forage, resting, security and thermal regulation. Many of the ungulates are resident elk that are habituated to human disturbance. The proposed development recognizes and continues to protect the natural features of the land sought after by species of wildlife.</p> <p>The EIS for the subject site in provided in Appendix B.</p>
<p>New Development Within or Adjacent to Wildlife Corridors and Habitat Patches 4.2.11</p>	<p>No new development shall be allowed within a habitat patch or corridor, excepting:</p> <ul style="list-style-type: none"> a infrastructure and utilities may be allowed to be located within or to cross a habitat patch or corridor in the least intrusive manner possible, and b non-intensive, trail-based recreational uses may be allowed. 	<p>The proposed development is expected to have negligible effect on wildlife movement. Habitat avoidance will likely be temporary (i.e. for the duration of construction) and will not result in unacceptable environmental impacts. The EIS for the subject site in provided in Appendix B</p> <p>Less than 1% of the natural ecosystem of the total local habitat patch will be disturbed with much of the area in Subdistrict D remaining as wildlife-friendly, agricultural land left in a natural state. The proposed development is designed to constrain and limit human use to adjacent developments.</p> <p>The proposed development does not reduce the suitability of use by ungulates for forage, resting, security and thermal regulation. Many of the ungulates are resident elk that are habituated to human disturbance and are thought to use high-human use areas for security from predators. The proposed development recognizes and continues to protect the natural features of the land sought after by many species of wildlife.</p>



		The proposed design was developed with the SCLHP in mind. The siting of the buildings reduces the potential for wildlife-human conflict by maintaining good sightlines and escape opportunities if wildlife wander into the residential areas. No wildlife exclusion fences are proposed which will maintain wildlife permeability of the parcel, including access to water along Spring and Policeman Creek.
4.2.12	Where new development is considered pursuant to 4.2.11, an EIS shall be required by the Town where it has the authority.	The EIS for the subject site is provided in Appendix B .
4.2.13, 4.2.16, & 4.2.17	Development proposals within or adjacent to a wildlife corridor or habitat patch shall have regard for the BCEAG Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley (2012) and most recent principles of wildlife conservation to ensure the values and function of the corridor or habitat patch are not compromised.	<p>The proposed development has regard for the Step-Wise Approach in the BCEAG report.</p> <p>Step 1: Shape or Area. The proposed development does not change the shape of the SCLHP, an adjustment to the area of the habitat patch is not critical design adjustment given its impact is less than 1% and it is not reducing the likelihood of use for wildlife known to seasonally frequent the area.</p> <p>Step 2: Length and Width of Wildlife Corridors. The proposed development is not within a Wildlife Corridor.</p> <p>Step 3: Topography. The proposed development does not contain nor is between a ridge, ravine or bench requiring an adjustment or buffer. The proposed development is not located between a wildlife corridor requiring additional vegetation and hiding cover.</p> <p>Step 4: Vegetation Hiding Cover. The proposed development does not require an adjustment to the habitat patch for vegetation hiding cover as buildings will be sited to avoid foresters areas to the extent possible. The proposed development will follow Wildlife Site Design Guidelines in 18.3.4 such as placement of amenities, landscaping, lighting standards and building setbacks.</p> <p>The proposed development locates buildings adjacent to trails and berms and contiguous to residential developments and uses similar in nature to neighbours.</p>
Environmental Reserve Easements 4.3.3	The registration of Environmental Reserve Easements should be accepted by the Town when dedication of Environmental Reserve is impractical and public access is neither appropriate nor possible.	The proposed development will include dedicating Environment Reserve Easements with the Town of Canmore around Spring Creek and Policeman Creek.
5 AFFORDABLE HOUSING Market Accessory Suites and Incentives 5.3.7	The Town shall encourage or incentivize homeowners to design and construct single family detached dwellings in such a manner as to allow the potential for future suite	The option for accessory dwelling units within the proposed maximum of six (6) single-family homes will increase the housing stock opportunities by supplying additional housing into the community which is needed all over the community and are not site specific driven.



	<p>development with minimal modification and expenditures.</p>	<p>With the addition of the option for accessory dwelling units, it is a net benefit on their own terms, by giving the homeowners themselves the options of accessory dwelling units which has the potential to be utilized by a full range of people throughout the community.</p> <p>The development of a maximum of six (6) single family homes with the potential of accessory dwelling units will increase the already limited housing stock of Canmore.</p>
<p>Housing Variety 6.1.7</p>	<p>Provision of secondary and garden suites in all new neighbourhood residential areas where single-family detached dwellings are proposed will be encouraged by the Town. At a minimum, all land use districts for new residential areas should allow secondary suites as a permitted use.</p>	<p>Attached and Detached accessory dwelling units are permitted in the 6 (max) single family homes under the proposed LUB amendment application.</p>
<p>9 ECONOMIC DEVELOPMENT 9.1 ECONOMIC DEVELOPMENT STRATEGY Economic Development 9.1.1</p>	<p>Through land use planning activities and strategic business planning, the Town will establish an environment that retains existing and attracts new businesses and investment.</p>	<p>Over the construction phase of 24-30 months, there will be 50-60 full time jobs which will be contracted positions with various local contractors and sub-contractors. Given the nature of the Hospice facility, the estimated economic impact is in the range of \$4 million annually. Once the hospice is fully operational, there will be 21 Full Time Employees.</p> <p>The hospice will provide long term employment above median salary ranges and outside of the traditional Canmore hospitality and tourism sectors. Rural Palliative Hospice care is an expanding sector because of the aging population and the desire for local population to spend their last days close to home.</p> <p>Further the proposed development will increase the residential assessment base for property taxes and provide resiliency in the event of changes to other sectors.</p> <p>The proposed development aligns well with the economic and social objectives of the Town of Canmore because of the nature of the services the hospice will provide. Hospice Bow valley is all about compassionate care for families, being a good neighbour, providing rural hospice care and being sensitive to environmental issues.</p> <p>Employees of the PSCBV typically are well educated professionals who will live in Canmore and bring up their families. Consequently, they will contribute significantly to the social fabric and economic activity in the Bow Valley.</p> <p>Terminal illness doesn't differentiate based on ethnicity. The PCSBV Palliative Care programming and service delivery will be sensitive to diverse cultural practices in end of life care. PCSBV has consulted with the Stoney Nakoda First Nations Morley on many occasions to</p>



		ensure alignment with their specific cultural needs are met.
<p>14.3 TRANSPORTATION Street Design and Planning 14.3.3</p>	<p>In addition to the provisions in the Town’s Integrated Transportation Plan or Engineering Design and Construction Guidelines, the following should be considered in the design of new streets:</p> <ul style="list-style-type: none"> a. Provision for the safe and efficient movement of emergency and protective services, b. Provision of secondary emergency access and egress in the case of an event from identified hazards such as a wildfire or debris flood. 	<p>A technical memo regarding the emergency access points is provided in Appendix C.</p>
<p>15. COMMUNITY SERVICES Third Party Community Services 15.1.6</p>	<p>The Town will collaborate with the relevant government agencies and service providers to endeavor to reach and maintain the following areas at appropriate levels of service, including:</p> <ul style="list-style-type: none"> a. Accommodation and extended care for senior citizens, c. Special needs facilities and programs, e. Publicly available health services, 	<p>PCSBV has consulted with many community stakeholders regarding rural hospice care in the Bow Valley, including health care workers, medical practitioners, and other allied health care professionals to ascertain where the gaps in palliative care lie. Without exception, all spoke of the need for a residential hospice facility to avoid unnecessary hardship on families struggling with end of life issues by having to travel to Calgary or other urban centres for hospice care. Having the hospice located in Canmore addresses an enormous gap in services and will only increase as the population ages.</p> <p>Terminal illness does not differentiate based on ethnicity. The PCSBV Palliative Care programming and service delivery will be sensitive to diverse cultural practices in end of life care. PCSBV has consulted with the Stoney Nakoda First Nations Morley on many occasions to ensure alignment with their specific cultural needs are met.</p>

4.2. LAND USE BYLAW NO. 2018-22

According to the Town of Canmore Land Use Bylaw No. 2018-22, the subject site is currently designated as Future Development District (FD), with the purpose of designating land that is potentially suited for future urban uses including subdivision and development. As the subject site has unique characteristics, a more detailed consideration of the design and impact of the development requires a creation of a new Direct Control District (DC). The proposal aligns with the design criteria guidelines set out in Section 11: Community Architectural and Urban Design Standards of the Land Use Bylaw, that will make the proposed development unique and aesthetically pleasing addition to the urban fabric of the Town of Canmore.



Table 3: LUB Policy Context

LUB Policy		Response
<p>11.4.1 Building Placement 11.4.1.5</p>	<p>Reduce stormwater runoff volumes on site by minimizing the amount of impervious surfaces. Some methods include designing a smaller building footprint, installing green roofs, collecting rainwater, and paving with pervious materials.</p>	<p>Approximately 0.35 ha of natural ecosystem in Subdistrict D will be disturbed to accommodate a residence, outbuilding and gravel access road. The remaining 5.57 ha of Subdistrict D will remain unaltered. Approximately 0.47 ha of natural ecosystem in Subdistricts A to C will be disturbed to accommodate residences and driveways. In total, the Project will have an affect on 0.81 ha of the 8.45 ha Project Area (i.e., the property) and much of that land will remain functionally connected to the rest of the South Canmore Local Habitat Patch, resulting in a negligible to low effect on the environment. Appendix A + B</p>
<p>11.4.2 Vehicle Access, Parking and Utilities 11.4.2.3</p>	<p>Driveways should be located at the edge of a parcel rather than in the centre of the parcel, and shared where possible.</p>	<p>The proposed maximum of 6 homes on the subject site will have driveways at the western edge of the parcel or a shared driveway on the northern edge of the parcel.</p>

4.3. MINING THE FUTURE: A VISION FOR CANMORE

Mining the Future: A Vision for Canmore is a document approved in 2006 which was developed to establish the Town’s strategic direction and implement the community vision. One of the foundational values arising from the community visioning process during the preparation of the document is strengthening the Social Fabric of the community, specifically, *Criteria #4 ensure all citizens have access to basic levels of safe, secure, affordable, and appropriate shelter.*

The draft development concept proposes a palliative care hospice facility to help individuals who have a serious illness in which a cure or complete reversal of the disease and its process is no longer possible. The hospice will also give the ability to residents of Canmore to stay within the community at the critical moment at the end of life and not having to leave. Currently the Town of Canmore does not have one of these facilities nor do the surrounding local communities of the Bow Valley. The draft development concept also proposes a maximum of six (6) single family homes with the option for accessory dwelling units which will add to the limited housing stock to the town.

4.4. WILDLIFE CORRIDOR AND HABITAT PATCH GUIDELINES FOR THE BOW VALLEY

The *Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley* were developed to identify the current wildlife corridors and habitat patches in the Bow Valley and to provide land management agencies with guidelines for assessing development applications that have the potential to impact adjacent wildlife corridors and habitat patches.

The subject site is partially within the South Canmore Local Habitat Patch (SCLHP). The SCLHP is administered by the municipality and it is also known that development already exists within the SCLHP



such as the Canmore Wastewater Treatment Facility, access roads, the Canmore Nordic Center Provincial Park, and a large non-designated recreational trail network.

It is stated within the *Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley* that “Wildlife do not appear to be using the Tipple wildlife corridor as intended given the level of development and human activity within and adjacent to this corridor. This information and level of human activity within and adjacent to the South Canmore Local Habitat Patch suggests wildlife use of the Tipple wildlife corridor and habitat patch are compromised.” An EIS is provided in **Appendix B** to help provide information to the Town of Canmore Council to make an informed decision on the proposed application. The EIS is a comprehensive assessment of the potential impact on the SCLPH examining the potential impacts of the projects on the environment, prior to mitigation measures.

The EIS concludes that potential residual effects, or any effect that will remain once all mitigation, restoration, and compensation is completed, are negligible to low overall.

4.5. SUSTAINABILITY SCREENING REPORT

As part of the land use bylaw amendment process a Sustainability Screening Report is required by the Town of Canmore. The purpose of the Sustainability Screening Report is to demonstrate how the proposed Municipal Development Plan Amendment and Land Use Bylaw Amendment applications will provide a net benefit to the community and build on the Town’s sustainability initiatives. A Sustainability Screening Report has been provided in **Appendix E**. The EIS also illustrates how the proposal will improve the riparian habitat that will improve climate change resilience of Spring Creek by providing vegetative buffers where flood waters will slow and filter into the ground instead of erode banks and increase sediments into the streams including the Bow River.



5. Overview of Conceptual Site Design & Direct Control District

The site presents an excellent opportunity for residential development with agriculture associated uses and a Palliative Care Hospice facility. The site is on the south edge of town giving the proposed development great access to existing services. The Conceptual Site Plan is guided by information provided through the studies in the EIS analysis and site use recommendations. The conceptual site plan is provided in **Appendix A**. Further architectural details will be provided at the development permit stage following the proposed land use bylaw amendment.

5.1. SITE SERVICING

With existing developments completed to the north of the subject site, site servicing will essentially connect to the existing infrastructure provided along 3rd Avenue. The site is in an excellent location because site sanitary services are located adjacent to the site, water systems are available, and this site is easily accessed by 3rd Avenue. A portion of 3rd Avenue and new municipal infrastructure will need to be extended south to complete the servicing to the site. Further details can be found in the conceptual servicing report provided in **Appendix C**.

5.2. ROAD AND EMERGENCY ACCESS

The road access for the development will be a simple extension of 3rd Avenue, terminating in a cul-de-sac. It will meet the Town of Canmore local road standards, given the current designation of the existing road. In addition, with the primary access for the development being from 1st Street and 3rd Avenue in South Canmore, based on the Town's requirements, an emergency access will be required. This is strictly based on the length of the road from 1st Street to the development, as dictated by the Town.

The emergency access is proposed along the existing 3rd Avenue right of way (ROW). While other options have been reviewed for the emergency access location (west, north, and east of the development), the alignment along the existing 3rd Avenue ROW will have the least impact to the surrounding area. A map of the proposed emergency access is provided in **Appendix C**.

5.3. DIRECT CONTROL DISTRICT

Following discussions with Town Staff, a Direct Control district was recommended to better control this type of proposed development on site due to the assortment of special uses all within one area. The Direct Control District is directly shaped by the outcomes and findings of the EIS that dictates special approaches to the use of the land and therefore a Direct Control District is the best suited format to take advantage of the EIS information because it is so critical that they work together. The proposed 3rd Ave South Land Direct Control district is provided in **Appendix F**. The purpose of the Direct Control district is to provide for a Care Facility and low-density detached dwelling units on wider lots with provisions to allow for accessory dwelling units and other compatible residential neighbourhood uses and to provide for agriculture pursuits consistent with single-family use and other compatible agricultural uses.

The District is allocated into four sub-districts, A through D, with each sub-district having distinct uses and development standards.



The proposed development will be designed with appropriate massing and a material palette that respects the surrounding urban fabric and reinforces the Canmore lifestyle.

5.3.1. Sub District A | Care Facility

The purpose of this sub district is to provide for a care facility and provide for compatible and complimentary uses. The proposed lot will be approximately 5,400 m² (1.33 ac) – 9,286 m² (2.29 ac) giving ample room to build the facility. The Palliative Care Society intends to use the facility for overnight care as well as educational sessions and various other community services. Currently there is no facility like this in the community of Canmore, nor the surrounding local communities of the Bow Valley.

5.3.2. Sub District B | Residential

The purpose of this sub district is to provide for development of low-density Residential Detached Dwellings on wider lots with provision for Accessory Dwelling Units and other compatible residential neighbourhood uses. The cluster of a maximum of three (3) proposed lots will range in area from approximately 1,000 m² (.25 acres) to 6,000 m² (1.5 acres).

5.3.3. Sub District C | Residential

Sub District C is not located in the Habitat Patch and the purpose of this sub district is to provide for development of low-density Residential Detached Dwellings on wider lots with provision for Accessory Dwelling Units and other compatible residential neighbourhood uses, and development for a shared private road and bridge to the sub-district area. The cluster of a maximum of two (2) proposed lots will range in area from approximately 1,000 m² (.25 acres) to 6,000 m² (1.5 acres). Potential effects of the bridge on Spring Creek have been considered and are provided in **Appendix B**.

5.3.4. Sub District D | Residential and Agriculture

The purpose of this sub district is to provide one detached dwelling unit with provision for one accessory dwelling unit and other compatible residential uses and to provide for agriculture pursuits consistent with single-family use and other compatible agricultural uses. The proposed lot will be approximately 58,890 m² (14.55 ac) to accommodate residential and agricultural uses.



6. Public Engagement

6.1. PUBLIC ENGAGEMENT AND COVID-19

In response to COVID-19 and the need for physical distancing, the applicant has compiled a suite of tools that can be used to deliver safe, effective, and meaningful community engagement such as a project website and an online questionnaire.

These tools, when combined, provide the means to conduct a meaningful engagement program with the community. The purposes of the public engagement is to gain feedback from the community regarding the proposed municipal development plan and land use bylaw amendment applications. The applicant will show the public that how the proposed land uses are:

1. a net community benefit will be achieved
2. a net positive fiscal or socio-economic impacts are achieved
3. the proposed development can be connected to municipal infrastructure in a fiscally and environmentally responsible manner
4. the proposed development does not result in unacceptable environmental impacts as the design is directed by the findings of the EIS

Public Engagement was held during the first quarter of 2022 and included a number of virtual open houses and creation of a project communications website. Please refer to Appendix G for a complete What We Heard Report and associated responses from the community which were received. We also include responses to the Town provided public notification which is included in Appendix G.



7. Conclusion

In summary, the applicant believes that there will be a long-term exceptional community benefit to the Town of Canmore by facilitating the development of a maximum of 6 single-family homes with the option for accessory dwelling units, and a palliative care hospice. The ability to reduce human traffic travelling across private property, controlled access to the subject property, preservation of habitats, and securing how Administration sees the future of this property are all benefits to the community.

The proposed design of the development was directly shaped by the outcomes and findings of the Environmental Impact Statement (EIS). The EIS finds that the proposed development will have a negligible to low potential effect on the environment, including wildlife and wildlife habitat. The potential effects of the proposed development are predictable and mitigation measures are expected to avoid or reduce those effects.

The applicant therefore requests the Town of Canmore to grant the MDP (Bylaw 2022-09) and LUB (Bylaw 2022-10) Amendment Application to create a new Direct Control District on the subject property to facilitate the future development of this site.



APPENDIX A

Conceptual Site Plan

N
 **CONCEPT PLAN**

A 9,286m² / 2.29 ACRES
 (17% Lot Coverage)

B 5,886m² / 1.45 ACRES

B-1: 2,139m² / 0.53 Acres
 (17% Lot Coverage)

B-2: 1,584m² / 0.39 Acres
 (23% Lot Coverage)

B-3: 2,163m² / 0.53 Acres
 (17% Lot Coverage)

C 7,902m² / 1.95 ACRES

C-1: 3,058m² / 0.76 Acres
 (12% Lot Coverage)


C-2: 3,907m² / 0.97 Acres
 (10% Lot Coverage)

Private road access easement:
 937m² / 0.23 Acres

D 58,890 m² / 14.55 ACRES

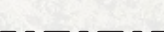
**SPRING CREEK &
 POLICEMAN CREEK**
 4,514m² / 1.12 ACRES

- Notes:
- Building footprints are conceptual
 - Building footprint in Subdistrict A is 1,620m² / 17,400 s.f. / 0.4 acres
 - Each residential building footprint in Subdistricts B & C is 372m² / 4000 s.f. / 0.09 acres

 **WETLAND**

 **PROPOSED ROAD EXTENSION**

 **PROPERTY LINE**

 **MINIMUM YARD SETBACKS
 (PROPOSED)**



APPENDIX B

Environmental Impact Statement – 3rd Ave South Land

APPENDIX C

Technical Memo – 800 3rd Avenue Conceptual Servicing Report

APPENDIX D

Letter of Support from Palliative Care Society of the Bow Valley



**Building Community;
Hospice Palliative Care in
the Bow Valley**

#202 1080 Railway Avenue
PO Box 40113
Canmore Crossing
Canmore T1W 1P4

August 19, 2020

Letter of Support from:

Julie Hamilton
Chair, Board of Directors
Palliative Care Society of the Bow Valley

To: Lauren Miller
Manager of Planning & Development

Alaric Fish
Senior Planner

Re: Land Use Rezoning Application from Bernie and Jan McCaffery for 3rd Avenue South Land in Canmore

The Palliative Care Society of the Bow Valley (PCSBV) is a not-for-profit society run by a volunteer Board of Directors. Palliative care is a branch of health care for individuals and families who are living with a life-limiting illness that is usually at an advanced stage. The main goal of the PCSBV is to provide comfort and dignity for the person living with the illness as well as the best quality of life for both the patient and his or her family.

While an important objective is the relief of pain and other symptoms, enhancing the overall quality of life is the primary goal. Palliative care meets not only the physical needs but also the psychological, social, cultural, emotional and spiritual needs of each person and family.

Many patients with terminal illness living in the Bow Valley, are choosing to stay at home and consequently, are not receiving the full spectrum of palliative care that is offered in an urban setting such as Calgary. This situation appears to be inconsistent with how Canmore prides itself in the quality of life it offers, and with the reasons many people choose to live in the Bow Valley.

It is for this reason that the PCSBV board of directors is moving forward with construction in Canmore of a 6-bed residential hospice which will also include day hospice palliative care programs. The board determined that the innovative approach being planned will result in a world class rural palliative care model where patients and their families will be able to choose how their palliative end of life care is to be provided. This model will be integrated seamlessly with existing palliative care, long term, cancer and acute care delivery programs based in Canmore and Banff.

In June 2019, Jan and Bernie McCaffery indicated to the PCSBV of their intention to donate 2 acres of their property in south Canmore to be used as the site to build our planned hospice. Having this property donated to the PCSBV will provide enormous benefit to residents of Canmore and the Bow Valley.

Benefits of the hospice in this location include;

- Improving quality of life for families and patients living with terminal illness.
- The full spectrum of health care needs for the Bow Valley's aging population will be met locally.
- Hospice located within proximity of Canmore town centre which avoids having to travel to Calgary for hospice care.

Palliative Care Society of the Bow Valley
www.palliativecarebowvalley.com



**Building Community;
Hospice Palliative Care in
the Bow Valley**

#202 1080 Railway Avenue
PO Box 40113
Canmore Crossing
Canmore T1W 1P4

- Bringing appropriate primary palliative end-of-life care to Canmore residents and other Bow Valley communities.
- Enhancing family centered care.
- Providing important and close links with the Bow Valley Community Cancer Center in the Canmore Hospital.
- Accommodating First Nations cultural needs.
- Allow the use of local contractors and businesses for construction and furnishing of the hospice.

The PCSBV is very appreciative of the donation of this property from McCaffery's and supports their application to the Town of Canmore to Re-Zone the land use of their property so that it can be used for the site for a 6- bed residential hospice. The planned facility is one story and would be designed to blend into the landscape. The location of this property is ideally situated for the purpose of a rural residential hospice with its mountain views and proximity to medical amenities.

On behalf of the PCSBV, I thank the McCaffery's for their generous support of the PCSBV and their transformational gift which not only will improve the experience of people and their families on the end of life journey but also will contribute to making Canmore a leader in rural hospice care.

Respectfully submitted

Julie Hamilton
Chair, PCSBV
403-609-8985
jchamilton52@icloud.com

APPENDIX E

Sustainable Screening Report

*please see digital submission



3rd Avenue South Land

March 21, 2022 | Revision # 1

Sustainability Screening Report

Submitted to: Town of Canmore
Prepared by McElhanney

Contact

Michelle Ouellette
Senior Planner
403-621-1446
mouellette@mcelhanney.com

McElhanney Ltd.

203 – 502 Bow Valley Trail,
Canmore AB Canada T1W 1N9

Our file: 2531-52101-00

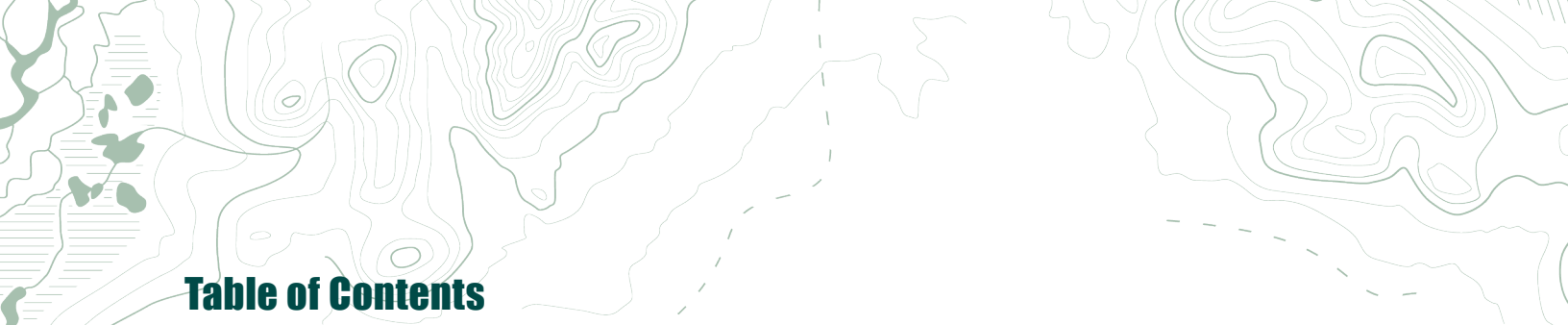


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2.2. Enhancing Environmental Stewardship	2
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3. Closing.....	3

Appendices

Appendix A SSR Matrix



1. Overview

The purpose of the Sustainability Screening Report is to demonstrate how the proposed Municipal Development Plan Amendment and Land Use Bylaw Amendment applications will provide a net benefit to the community and build on the Town's sustainability initiatives.

The property is currently underutilized and provides an excellent opportunity for a development of seven (7) single-family homes and a palliative care hospice that will provide a benefit to the overall community. The site is ideally located at the south end of Canmore to easily connect to municipal services. The proposed development will add to the housing stock of the Town by providing space for the low-density single-family homes, designed in a cluster configuration (low-impact development). The site will also provide space for a palliative care hospice facility. Currently, there is no palliative care hospice facility in the Town of Canmore. The proposed development will be designed to efficiently utilize the available space, while respecting the existing scale and nature of the surrounding urban fabric.

The SSR outline below provides brief commentary on the proposed offsets identified within the SSR Matrix. As this project is in the redistricting stage and building design has not yet been undertaken, there are several design-related items that are unknowns at this time. The checklist and proposed offsets will be revisited, reviewed, and updated at key milestones during the design phase to ensure the project is in keeping with the Town of Canmore's environmental, economic, and cultural goals. As the project moves forward to the development permit stage, a more detailed SSR will be submitted to the Town of Canmore.

2. Sustainability Screening Analysis

2.1. BUILDING ECONOMIC SUSTAINABILITY

How does the project contribute to the priorities contained in the Economic Development and Tourism Strategy?

The top Strategic Action within the Economic Development Strategy states that over the next 5 years (2020-2025) the Town of Canmore will be:

- *Continuing to work closely and collaboratively with stakeholders to investigate how best to support the development of housing that meets the needs of the work force required by Canmore industries.*

The strategy has identified that economic and business success are currently being impeded by a lack of "housing for all types". Fundamentally, the retention and attraction of a diverse and talented workforce is challenged by the availability of houses for all workforce levels. This application proposes seven (7) single-family residential units will increase the housing stock of Canmore. The building design has not yet been undertaken but within the proposed Direct Control District secondary suites and garden suites are

proposed under the permitted uses to help increase the amount of people living on site. Secondary suites and garden suites have the potential to help the homeowner with their mortgage, and to help residents of Canmore find suitable residential units to 'age in place'.

In addition to providing an increase to housing in Canmore the proposed development will also provide space for a much-needed palliative care hospice facility. This facility will help individuals who have a serious illness in which a cure or complete reversal of the disease and its process is no longer possible. The palliative care hospice facility will also provide long-term jobs for Canmore residents within the health care industry. Combined, these attributes go a long way to supporting the three strategic pillars of the Town of Canmore's Economic Development Strategy:

1. *Nurturing an inclusive and sustainable local economy.*
2. *Continuing to diversify Canmore's economy.*
3. *Retaining and attracting a talented workforce.*

2.2. ENHANCING ENVIRONMENTAL STEWARDSHIP

What water saving measures does the project propose (demonstrable improvement over average)?

It is intended that high efficiency fixtures will be incorporated. These will be explored in greater detail during detailed design.

Does the project utilize a rainwater harvesting system or use 100% infiltration for storm water?

Opportunities to capture, retain, and/or re-use rainwater will be explored during detailed design. The benefits of these strategies would be to retain storm water on site and to encourage water infiltration directly into the ground instead of contributing to runoff.

What construction waste diversion rate will be achieved?

The percentage of diverted construction waste as a means of environmental stewardship and responsible development will be determined during detailed design of the project.

What long-term, operating waste diversion flows does the project propose?

Waste, recycling, and organics collection will comply with the requirements of the Town of Canmore's Engineering Design and Construction guidelines. Bear proof bins will be provided near the palliative care hospice facility if needed. Locations will be coordinated with Town of Canmore's input during design.

Does the project encourage people to use bicycles or walking as a means of transportation?

The proposed development is to be located in south of Canmore's downtown core (6min bike ride), thus it is anticipated that cycling will be a desirable mode of short distance travel. The number of bicycle parking stalls, location, and quality, at the palliative care hospice facility will be determined during design and will meet the minimum requirements of the Land Use Bylaw.

What is the average size of the dwelling or accommodation units?

The average size of the single-family residential units will be determined at the detailed design stage.



What level of green building initiatives does the project include?

It is anticipated that this project will be constructed to Built Green standards. The standard level pursued will be determined during detailed design.

What level of energy consumption does a residential building achieve?

The degree of EnerGuide scoring will be determined during detailed design.

Are there environmentally sensitive lands within or adjacent to the site?

Required environmental setbacks are prosed from the streams on site to the proposed development. Please see the Environmental Impact Statement for the proposed development.

2.3. STRENGTHENING THE SOCIAL FABRIC

Does the project increase the supply of truly affordable housing? (PAH)

Although no PAH units are specifically proposed, this project will provide housing choice by way of varying sizes and designs.

Does the project exceed minimum municipal reserve requirements (including cash in lieu)? (what percent is above or below requirements)

The project team will work with the Town of Canmore to determine if any Municipal and/or School Reserve (MR/SR) is owed, and if so, will work with the Town of Canmore to identify where and how MR/SR can best be provided, and adapt the recommended land use strategy accordingly.

Does the projects public consultation program exceed statutory requirements?

Engaging the public in the evolution of their communities is important to us. It is the proposed, as the development process progresses, that the statutory requirements for public consultation will be exceeded. Due to the current COVID-19 pandemic, in person engagement is not being considered. To ensure that everyone has an opportunity to review the proposed development, online engagement tools will be utilized for this project. A website will be used as a base for information on the project. A set of presentation boards will be created and uploaded to the website as well as a set of frequently asked questions. In addition to the website, a discussion forum will be implemented that will create a hub of common questions, interesting ideas, and useful discussion on the project. A survey will also be used to seek feedback on the proposed development.

3. Closing

The combined elements proposed for the development of the 3rd Avenue South Lands site, including housing, increased density, location and access to open space and trails, walkability, improvements of Canmore's social fabric, all support the principles established for the Sustainability Screening process through the Visions and Goals of the Municipal Development Plan and other Town statutory documents.



APPENDIX A

SSR Matrix

Sustainability Screening Report Process Impact - Offset Matrix

Summary Page

Overall Results	Impact	%
Economic Sustainability	-0.52	5.74
Environmental Stewardship	-5.20	57.10
Social Fabric	-3.39	37.15
Total Impact	-9.11	

Offset	%
13.50	5.43
20.00	8.05
214.89	86.51
Total Offset	248.39

Net Score **239.28**

Economic Sustainability	
Income and Wages	0.00
Non-Residential Tax Assessment	-0.52

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

Environmental Stewardship	
Residential Water Consumption	-0.22
Commercial Water Consumption	-0.42
Residential Solid Waste Generation	-0.15
Commercial Solid Waste Generation	-0.85
All Building Energy use and GHG emissions	-1.06
Transportation	0.00
Infrastructure (sanitary-gravity)	0.00
Infrastructure (sanitary-pressure)	0.00
Environmentally Sensitive Lands	-1.17
Land Consumption	-0.16
Efficient Residential Land Use	0.00
Efficient Commercial Land Use	0.00
Efficient Industrial Land Use	0.00
Efficient Mixed Use Residential Land Use	-0.64
Efficient Mixed Use Commercial Land Use	0.00
Metres of trails / capita	-0.32
Metres of new roads to service development	-0.21

Environmental Stewardship	
2.00	Residential / commercial mix of uses
0.00	Higher density than current levels
6.00	Access to community services from <u>residences</u>
0.00	Access to services from the <u>commercial</u> site
0.00	Water saving measures
0.00	Rain water harvesting system or infiltration
3.00	Construction waste diversion rate
2.00	Long-term, operating waste diversion
0.00	Parking stalls are un-assigned
3.00	Bike parking of adequate quality
4.00	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
0.00	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	-0.66
Seniors Housing	-0.53
Employee Housing	-0.40
Childcare spaces	-0.53
Library	-0.21
Food Bank Usage	-0.42
Social Assistance Payments	-0.42
Crimes Against Persons and Property	-0.21

Social Fabric	
0.00	Units of perpetually affordable housing
0.00	Cash contribution towards PAH
0.00	Bedrooms of employee housing
0.00	Bedrooms for employees earning < median income
0.00	Cash contribution towards employee housing
209.89	Units of seniors housing
0.00	Percentage of the employees housed
0.00	Employees rental assistance 10% below market levels
4.00	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
1.00	Public art component
0.00	Public consultation program
0.00	Social leadership or innovation

Contact

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McElhanney



ENVIRONMENTAL IMPACT STATEMENT

Conceptual Land Use Plan 3rd Avenue South Land



MARCH 2021

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REVISIONS PAGE

Conceptual Land Use Plan 3rd Avenue South Land

Client: Jan and Bernie McCaffery

Project Manager: Keenan Rudichuk, R.P.Bio.

Environmental Impact Statement

Associated Environmental Consultants Inc.

Revision/ Issue	Date	Description	Prepared by	Client Review
1.0	2020-12-01	First Draft delivered to the Town of Canmore	Keenan Rudichuk, R.P.Bio.	JM, BM
2.0	2021-02-24	Revised version following Information Requests from the Town of Canmore	Keenan Rudichuk, R.P.Bio.	JM, BM
3.0	2021-03-25	Revised version to clarify body text and revise Spring Creek setback	Keenan Rudichuk, R.P.Bio.	JM, BM
4.0	2021-04-01	Further revised Spring Creek setback wording	Keenan Rudichuk, R.P.Bio.	JM, BM

EXECUTIVE SUMMARY

Associated Environmental Consultants Inc. completed an Environmental Impact Statement (EIS) for a Conceptual Land Use Plan for an 8.64 ha privately held parcel of land at 800 3rd Avenue in Canmore, Alberta (the property). A portion of the property is within an area designated by the Town as a Conservation Area (i.e., the South Canmore Local Habitat Patch [SCLHP]). The Conceptual Land Use Plan will require an amendment of the Land Use designation and an adjustment to the Urban Growth Boundary. As a result, an EIS is required to be submitted to the Town's decision-making authorities under the Town's Municipal Development Plan.

The EIS adheres to the Town of Canmore's EIS Policy and was developed in accordance with a Terms of Reference that set the scope of the EIS and identified the biophysical resources that were to be assessed for the project. The purpose of the EIS is to inform the Town's decision-making authorities about the Conceptual Land Use Plan and how the plan interacts with key biophysical resources.

The Conceptual Land Use Plan proposes the 8.64 ha parcel be divided into four subdistricts, labeled A to D. Subdistrict A will be 0.82 ha and will be gifted to the Palliative Care Society of the Bow Valley to construct a hospice for end-of-life care. Subdistricts B (0.62 ha, divided into three lots) and C (1.14 ha, divided into two lots) will be reserved for residential development. Subdistrict C will require the construction of a clear span bridge across Spring Creek; although no bridge design is in place, the bridge will be clear span and will adhere to all environmental best management practices to avoid effects on Spring Creek. A total of five residential buildings are proposed for Subdistricts B and C, and each residential building footprint will not exceed 372 m². The property owners will retain approximately 5.61 ha that will become Subdistrict D, which will include their 700 m² family residence. The remaining 0.45 ha of the property is within the wetted boundary of Spring Creek and Policeman Creek and will not be disturbed.

In compliance with the Town's 2020 bylaw related to streamside setbacks, the entire proposed development (except for a single, clear span bridge to access Subdistrict C) is set back 20 m from Spring Creek and Policeman Creek and will avoid adverse effects on the stream and riparian vegetation. Section 5.2.1 discusses streamside setbacks and how they relate to *Stepping Back from the Water* (GoA 2012) guidance document. All buildings have been sited to reduce the potential effect on vegetation, ecosystems (e.g., by completely avoiding the swamp wetland on the property), wildlife, and wildlife habitat.

The property is currently vegetated with native species that comprise four distinct ecosystem types: 1) coniferous forest (dominated by mature spruce trees), 2) tall shrub (dominated by regenerating balsam poplar and willow), 3) low shrub-grass (an historic burned area that is primarily willow and grassy species), and 4) a shrubby swamp wetland (a predominantly dry, forested swamp dominated by willow and balsam poplar). The Conceptual Land Use Plan will completely avoid the shrubby swamp wetland.

Historical and existing land use on the property includes agricultural uses (e.g., grazing by horses) and recreational use (e.g., walking, hiking, skiing). Grazing by horses has occurred within the property for at least 60 years since occupation by the original landowners. Adjacent land uses include highly densified residences to the north (community of Spring Creek Mountain Village); residences and a transportation corridor to the east (CP Rail, Bow Valley Trail and the Trans-Canada Highway); the Waste Transfer Facility, Wastewater Treatment Facility, and Canmore Nordic Provincial Park to the south; and Millennium Park to the northwest. Except for the community of Spring Creek Mountain Village (which

is high-density residential housing), the land surrounding the property is largely forested and disturbed by human activity (e.g., hiking trails, ski trails, dog walking).

The EIS focuses on the potential effects of the project on biophysical resources in the area, such as vegetation, ecosystems, and wildlife and wildlife habitat. Through development of the EIS, considerations to avoid and reduce potential effects of the project were incorporated into the Conceptual Land Use Plan. The EIS concluded that potential residual effects, or any effect that will remain once all mitigation, restoration, and compensation is completed, are negligible to low overall. The magnitude and geographical extent of current and proposed wildlife habitat disturbed (both directly and indirectly) in the SCLHP is a key topic of discussion in the EIS. The SCLHP is a Conservation Area set aside for large-ranging wildlife in the Bow Valley. In particular, the SCLHP is intended to provide sufficient habitat for wildlife (e.g., elk, bear, deer) to meet the food, rest, and water needs for a short period of time while they negotiate a corridor network (e.g., the SCLHP) towards a larger, regional habitat patch (in this instance, the Bow Flats Habitat Patch) at its end. To function as intended, habitat patches need to provide sufficient intact habitat in their interior for wildlife to rest or forage with security from human disturbance. Since its establishment in 2009, habitat in the SCLHP has been fragmented and continues to be disturbed by frequent and ongoing incursions by humans through industrial development (e.g., the Waste Transfer Station), recreation (e.g., hiking, dog walking, cross country skiing, cycling), and sensory disturbance (e.g., Highway 1, Highway 1A, CP Rail, Alpine Helicopters Heliport). The Bow Corridor Ecosystem Advisory Group note that, even if it were completely intact, the SCLHP is not large enough to meet the minimum standards set for a functional habitat patch. In addition, the Tipple Wildlife Corridor is the only wildlife corridor directly connected to the SCLHP and was considered by the Bow Corridor Ecosystem Advisory Group to be not functioning as intended given the level of development and human activity in the area. Studies focused on large mammal use of the SCLHP and the Tipple Wildlife Corridor found that although deer and elk use the SCLHP, large carnivore (e.g., bears, cougars, wolves) use was low. In total, based on the current Conceptual Land Use Plan, 0.42 ha of land will be disturbed for buildings and 0.49 ha for roads and driveways, amounting to 0.5% of the SCLHP.

Key considerations of potential effects of the project on biophysical resources addressed in the EIS are as follows:

- Soil disturbance (e.g., alteration, compaction, or erosion);
- Vegetation disturbance (e.g., vegetation clearing or ecosystem degradation from invasive plants);
- Large mammal movement, habitat selection, habitat fragmentation, and wildlife security;
- Large carnivore habitat selection and their documented use of the SCLHP;
- Effects on the water quality of Spring and Policeman Creeks; and
- Riparian habitat disturbance.

Mitigation measures have been proposed for each potential effect that will avoid, reduce, or offset potential effects of the project. Key mitigation to avoid, reduce, or offset potential effects of the project include, but are not limited to:

- The development of a Construction Environmental Management Plan (CEMP) in advance of construction that addresses potential spills, erosion and sediment control, dust management, and monitoring requirements.
- The requirement to retain a qualified environmental monitor to direct construction activities and enforce the CEMP.
- The incorporation of wildlife-friendly design (e.g., lighting, building siting) to avoid or reduce the effect on wildlife and reduce the potential for wildlife-human conflict.
- Timing construction activities to avoid effects on wildlife during sensitive seasons (e.g., nesting birds).

- Planting trees and shrubs within 20 m of Spring Creek to compensate for habitat loss from the proposed clear span bridge construction and to improve wildlife habitat value, erosion, and flood resiliency of the stream.

A cumulative effects assessment was completed following the Terms of Reference prepared by the Town and included past, current, and reasonably foreseeable developments. Potential residual effects of the project are any effect that has the potential to remain once all mitigation has been applied or implemented. Mitigation proposed for the project is expected to be effective in avoiding, reducing, or offsetting for potential effects of the project; however, following mitigation, residual effects of the project will remain. Potential residual effects of the project are:

- Permanent disturbance to soil and terrain within the proposed project footprint;
- A reduction in native vegetation within the proposed project footprint;
- Wildlife habitat loss or habitat avoidance; or
- Potential spread of invasive plants during construction.

The direct footprint of the Conceptual Land Use Plan will result in the permanent disturbance of some soil and vegetation that provides habitat for wildlife. The development of new buildings in the currently natural setting of the SCLHP will affect wildlife use through habitat loss and habitat avoidance. However, the species most-likely affected (e.g., deer or elk) are species that are already living amongst extensive physical and sensory human disturbance in the SCLHP, and the proposed project is expected to have negligible to low short and long-term effects on wildlife. The project has been designed to minimize all potential effects through building siting and orientation (e.g., to avoid or reduce wildlife-human conflict). Offsetting to compensate for potential effects that cannot be fully mitigated, such as planting trees and shrubs within the Spring Creek riparian corridor, is proposed to enhance habitat for fish and wildlife while improving erosion resiliency of the creek.

The Conceptual End Land Use Plan will result in low to negligible potential effects on the biophysical resources assessed in the EIS. Mitigation measures have been recommended to avoid, reduce, or compensate potential effects of the project; however, once a detailed design has been developed, additional permitting and environmental monitoring will be required to ensure the construction follows all applicable regulations and designs meet criteria set out by federal and provincial laws, such as the *Water Act*. Permitting necessary for the project and environmental monitoring during construction may include, but are not limited to the following:

- A *Water Act* application will be pursued for any instream work that may be required as part of a future bridge into Subdistrict C. No instream work is anticipated based on the design assessed in the EIS.
- A *Water Act* Code of Practice Notification for Watercourse Crossings will be pursued (e.g., where there is no impact to the bank, bed or shores of a waterbody, but where the waterbody will be crossed with a structure).
- A Qualified Professional will be retained to complete an auditory or visual presence/non-detection survey to determine if the shrubby swamp is used by amphibians if construction occurs during a season where the shrubby wetland has standing water.
- A Qualified Aquatic Environmental Specialist (QAES) will be retained for any instream works in Spring Creek in support of the construction of a bridge and installation of offsetting.

Additional mitigation measures proposed to be included in the Direct Control District to manage cumulative effects on Spring Creek include:

- Maintaining a minimum setback of at least 20 m for all buildings and landscaping along Spring and Policeman Creek. The minimum 20 m setback will prevail over any other setback that may conflict with the minimum 20 m setback.

- Avoid planting non-native species such as manicured lawns immediately adjacent to the minimum 20 m setback to maintain riparian water quality function (e.g., sediment, nitrate, or phosphorus transport).
- Where not in conflict with the FireSmart directive, mature trees over 0.3 m in diameter will be protected in perpetuity throughout the minimum 20 m setback on Spring and Policeman Creeks. Trees removed within 20 m of Spring Creek to meet FireSmart objectives should be replaced by less flammable species such as poplar or cottonwood.
- The existing undisturbed areas adjacent to Spring and Policeman Creeks and within the minimum 20 m setback should be protected as a non-disturbance zone. No soil or vegetation disturbance (except where FireSmart thinning is required) will occur within this area, except for the removal of noxious or invasive plant species. In the removal of noxious or invasive species, only mechanical methods such as cutting or hand-pulling will occur, and no use of herbicides will be allowed.

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1 INTRODUCTION

1.1 Background

Associated Environmental Consultants Ltd. (Associated) was retained to complete an Environmental Impact Statement (EIS) for a proposed land use plan for a parcel of land in the S.1/2 of L.S. 13, Sec 28, TWP. 24, Rge. 10 W5M, in Canmore, Alberta (the property). An EIS is required as per the Canmore Municipal Development Plan (MDP) (TOC 2016) because a portion of the property is located within an area designated as a Conservation Area (such as a habitat patch) and is outside the Urban Growth Boundary. The property is within the South Canmore Local Habitat Patch (SCLHP) and proposes a land use change, which requires an amendment to the Urban Growth Boundary. The EIS is to be submitted to the decision-making authorities of the Town (Town of Canmore 2016).

The general contents to be provided in an EIS are outlined in the Canmore EIS Policy (2016). The Town is responsible for preparing a Terms of Reference (ToR) that considers the EIS Policy and sets the specific requirements for what must be included in the EIS (Town of Canmore 2016). The Town contracted a qualified, independent, third-party reviewer that helped prepare the ToR and review the EIS.

The property is approximately 8.65 ha, including 0.45 ha that accounts for the approximate wetted width of Spring Creek and a portion of Policeman Creek, which flow through the northern portion of the property. A Conceptual Land Use Plan (**Appendix A**) has been developed for the property, which may be revised to a Final Land Use Plan following the EIS and land use amendment process. The Conceptual Land Use Plan proposes a land use change to Direct Control District that will include four subdistricts: a Palliative Care Centre (Subdistrict A will be 0.82 ha), lots for five residential units (Subdistricts B and C; totalling 0.62 ha and 1.14 ha respectively), and 1 single-family residential dwelling (zoned Residential and Agricultural) (Subdistrict D will be 5.61 ha) (the Project).

This version of the EIS has been reviewed once by the Town and their third-party reviewer¹ and has been amended to reflect the comments provided on the initial draft.

1.2 Purpose of the EIS

The purpose of the EIS is to provide information to the Town of Canmore Council to make an informed decision on the proposed land use plan. In summary, the EIS will:

- Describe the proposed new land use;
- Describe the existing environmental conditions and features on and surrounding the property;
- Identify significant natural ecological features;
- Describe potential impacts of the project, prior to mitigation;
- Recommend measures to avoid or reduce these impacts and identify residual impacts and their significance after the implementation of proposed mitigation;
- Recommend if any further studies or monitoring is to be undertaken through the course of mitigation implementation;
- Discuss cumulative effects in reference to existing, approved, and future developments in the area; and
- Identify additional mitigation measures to minimize impacts on ecosystem components and cumulative effects.

¹ Information requests from the Town's initial review received December 21, 2020.

1.3 Physical Setting

The property is located immediately south of the community of Spring Creek Mountain Village and is accessed by 3rd Avenue. The ecological condition of the property is comprised of deciduous and coniferous forest, shrubby ecosystems, and grassy ecosystems. Spring Creek flows through the north portion of the property and discharges into Policeman Creek above its confluence with the Bow River to the southeast. Surrounding existing land uses include residences and Spring Creek Mountain Village to the north, a single ranchland residence and transportation corridors to the east (i.e., CP Rail, Bow Valley Trail, and the Trans-Canada Highway), a Waste Transfer Station and Wastewater Treatment Facility and the Canmore Nordic Centre Provincial Park to the south, and Millennium Park to the west. The Bow Valley is an important movement corridor for wildlife occurring in the region, and wildlife corridors and habitat patches have been identified for the areas surrounding the Town of Canmore (BCEAG 2012, Edwards 2013).

A portion of the property is located within the SCLHP as defined by the Bow Corridor Ecosystem Advisory Group (BCEAG 2012) and the MDP (TOC 2016). The property is adjacent to the Tipple Wildlife Corridor (which is connected to the Three Sisters Along Valley Corridor) and the Bow Flats Regional Habitat Patch (Figure 1-1, Figure 1-2). The SCLHP is isolated from the Tipple Wildlife Corridor to the south by the Bow River. The Tipple Wildlife Corridor has been cleared of native vegetation and terrain has been reshaped as a result of historic disturbance, likely related to historic mining operations in Canmore. Adjacent to the Tipple Wildlife Corridor (west and east) residential houses and access roads exist. The portion of the Tipple Wildlife Corridor that is immediately adjacent to the SCLHP is a large area cleared of trees and shrubs and that has revegetated with grasses. The Tipple Wildlife Corridor does not support wildlife use as intended “given the level of development and human activity within and adjacent to [the] corridor” (BCEAG 2012) likely due to the cleared vegetation and close proximity to human development.

The SCLHP is approximately 182.2 ha (1.8 km²) with an existing linear feature (e.g., roads, trails) density of 2.9 km/km² and 5.3 ha of non-linear anthropogenic disturbance (e.g., buildings, housing²). Human use of the SCLHP includes cycling (year-round), hiking/walking (year-round), dog walking (year-round, both on lease and off leash), running (year-round), and skiing/snowshoeing (winter). The SCLHP is located in a Key Wildlife and Biodiversity Zone (ESRD 2019), that encompasses the Bow River and portions of the adjacent land to the east and southeast. Key Wildlife and Biodiversity Zones are “considered to be a combination of key winter ungulate habitat and higher habitat potential for biodiversity” (ESRD 2015a). These zones occur along major river corridors in Alberta and are identified for their uniqueness on the landscape and the value they provide ungulates during winter.

Adjacent to the SCLHP to the east is the Bow Flats Regional Habitat Patch, which is currently fragmented from the SCLHP by Highway 1. A “conceptual wildlife corridor” connects the two habitat patches; however, the habitat patches are separated by a significant barrier to movement (i.e., Highway 1) and are currently not contiguously connected habitat. The Highway 1 crossing on the Bow River provides a narrow movement corridor for wildlife between the SCLHP and the Bow Flats Regional Habitat Patch (Edwards 2013).

The location of the property is provided in Figure 1-1 and regional context of wildlife habitat patches in relation to the project is provided in Figure 1-2.

² Summaries of linear and non-linear densities are based on ortho-interpretation of 2017 imagery completed specifically for this study.

THIS DRAWING IS FOR THE USE OF THE CLIENT AND PROJECT INDICATED. NO REPRESENTATIONS OF ANY KIND ARE MADE TO OTHER PARTIES.

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Legend

- Site
- Road
- Highway
- Railway
- Watercourse
- Water Body

0 50 100 150 200 250 300
m

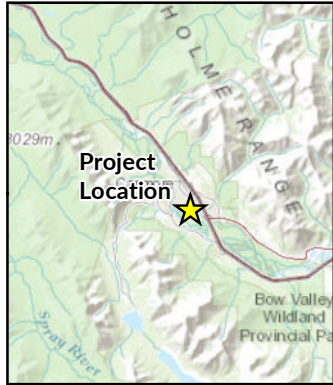


FIGURE 1-1
Site Location

3rd Avenue South Land

AE PROJECT No.	2019-8457
DATE	2019 OCTOBER
SCALE*	1:10,000
COORD. SYSTEM	NAD 1983 UTM ZONE 11N
REV	0
DESCRIPTION	ISSUED FOR DRAFT
DRAWN BY	LAW
CHECKED BY	JL

ESRI World Imagery; Esri, DigitalGlobe, GeoEye, i-cubed, USDA FSA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community; Roads: Statistics Canada, 2018; Railway: Government of Canada, 2018; Hydrography: Altalis Ltd., 1996.

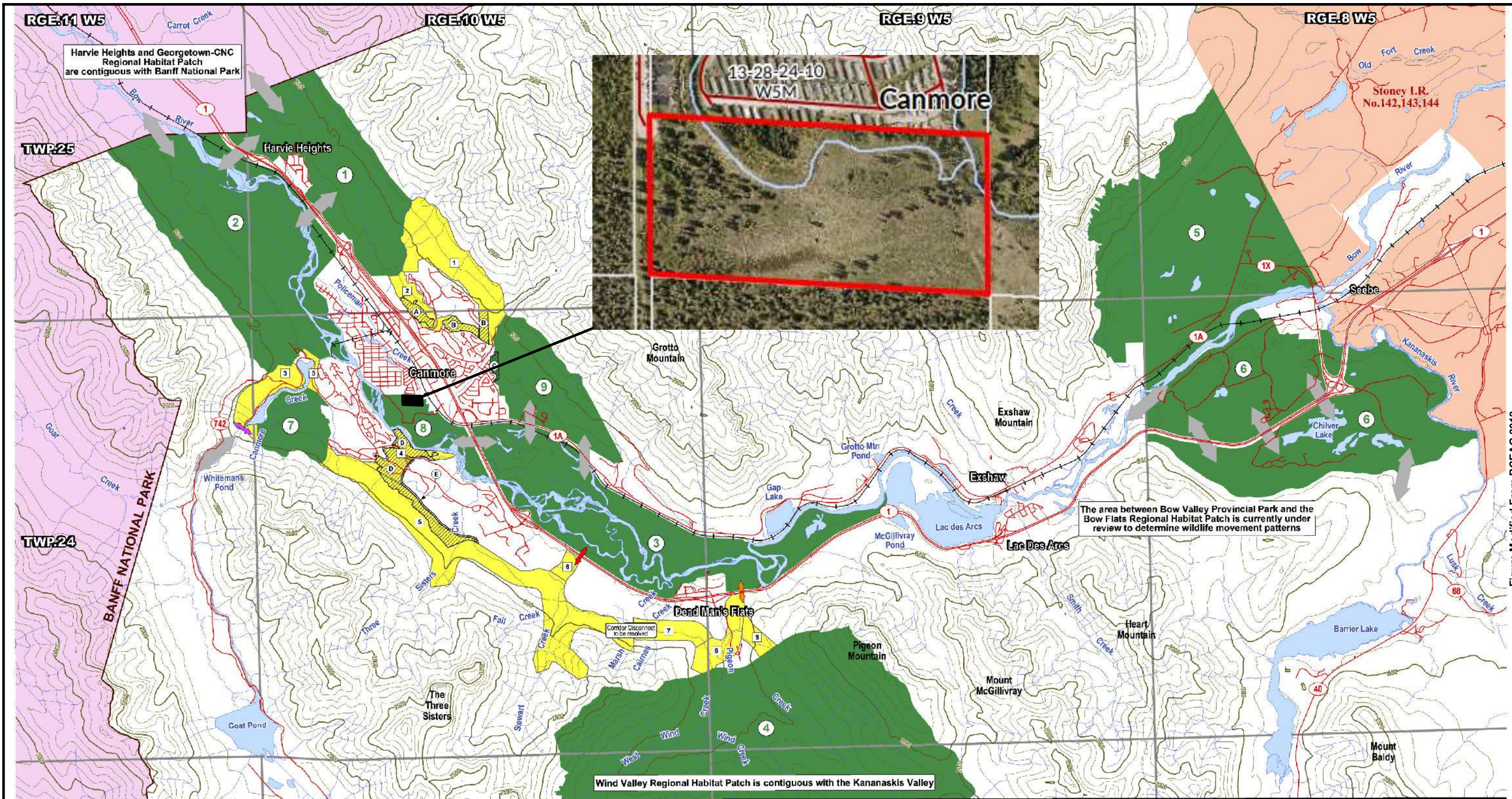


Figure Modified From BCEAG 2012

<ul style="list-style-type: none"> Road Rail Hydrography Banff National Park First Nation Reserve 	<p>Wildlife Underpass</p> <ul style="list-style-type: none"> Wind Valley Stewart Creek <p>Wildlife Crossing Structure</p> <ul style="list-style-type: none"> Rundle Canal 	<p>Regional Habitat Patch</p> <ul style="list-style-type: none"> 1 Harvie Heights 2 Georgetown - CNC 3 Bow Flats 4 Wind Valley 5 Yarnuska 6 Bow Valley Provincial Park <p>CNC - Canmore Nordic Centre</p>	<p>Local Habitat Patch</p> <ul style="list-style-type: none"> 7 Quarry Lake 8 South Canmore 9 Indian Flats 	<p>Wildlife Corridor</p> <ul style="list-style-type: none"> 1 Upper Silvertip 2 Lower Silvertip 3 Georgetown Quarry Lake 4 Tipple 5 Three Sisters Along Valley 6 Stewart Creek 7 Wind Valley 8 Dead Man's Flats 9 Pigeon 	<p>Conceptual Wildlife Corridor</p> <p></p> <p>Conservation Easements</p> <ul style="list-style-type: none"> Palliser Eagle Terrace Canyon Ridge 2003 Easement 35m Easement
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© 2012 Government of Alberta
 Base data provided by Spatial Data Warehouse Ltd.
 Data provided by Alberta Tourism, Parks and Recreation

Information as depicted is subject to change, therefore the Government of Alberta assumes no responsibility for discrepancies at time of use.

Prepared by: ASRD, Southern Rockies Area, RIU-Calgary.

SCALE
 0 1 2 3 4
 Kilometres

Government of Alberta

**FIGURE 1
 WILDLIFE CORRIDORS
 AND
 HABITAT PATCHES**

**WILDLIFE CORRIDOR AND
 HABITAT PATCH GUIDELINES
 FOR THE BOW VALLEY**

2011

THIS DRAWING IS FOR THE USE OF THE CLIENT AND PROJECT INDICATED. NO REPRESENTATIONS OF ANY KIND ARE MADE TO OTHER PARTIES.

1.4 Proposed Land Use Description

The area of the property is approximately 8.65 ha. Table 1-1 presents the maximum areas proposed in the Conceptual Land Use Plan and may be smaller than presented when final plans are developed (Appendix A, Figure 1-3). The areas presented in Table 1-1 are summaries of the conceptual building footprints and proposed access roads based on the Conceptual Land Use Plan. Areas presented in Table 1-1 are based on disturbances within each proposed Subdistrict and will vary from area summaries in the Land Use application (i.e., road surface areas are included in each respective Subdistrict in Table 1-1). Areas required for vegetation clearing, including any FireSmart thinning necessary³, have not been accounted for in Table 1-1. The area summaries presented in Table 1-1 may change in the future once the Land Use Plan is finalized following the EIS and land use amendment consultation process.

The proposed land use for these areas are summarized, noting that only 0.07 ha be disturbed for a single residence and outbuilding in Subdistrict D, with 5.54 ha (including 0.30 ha of driveway surface) of the surrounding area remaining as wildlife-friendly, agricultural land left in a natural state. Overall, based on the Conceptual Land Use Plan, the project will only functionally change land use by approximately 0.91 ha (11% of the Project Area and 0.5% of the SCLHP) (sum of buildings and road/driveway) from the historical uses.

Table 1-1
Area Summaries of the Project Area and the Conceptual Land Use Plan

Subdistrict	Project Component in hectares					Footprint Percent of the SCLHP ²
	Buildings	Natural	Road/Driveway	Spring Creek	Total Area	
Spring Creek ¹				0.46	0.46	-
A	0.16	0.62	0.04		0.82	0.1
B	0.11	0.43	0.08		0.62	0.1
C	0.07	0.99	0.07		1.14	-
D	0.07	5.24	0.30		5.61	0.2
Grand Total	0.42	7.27	0.49	0.46	8.65	0.5

Note: Area summaries may vary from Appendix A due to area summary methods.

¹ Spring Creek will not be disturbed, and a 20 m setback has been incorporated into Project design (Figure 1-3).

² Percent of proposed footprint in the SCLHP = South Canmore Local Habitat Patch, based on area summaries of the SCLHP from BCEAG 2012.

³ Subdistrict C is not within the SCLHP.

The Project incorporates sensitive wildlife design throughout. Considerations for reducing effects on wildlife are summarized in Section 4, and include situating buildings in the northwestern periphery of the SCLHP to reduce movement barriers; using existing linear corridors to focus human activity to areas with existing high human use; incorporating low-density lighting options to reduce the effect of light on wildlife; and orienting buildings in a manner that dissipates human development from high concentrations to lower concentrations (e.g., reduces densification from Spring Creek community). Following comments from the Town on the initial EIS draft, the Conceptual Land Use Plan incorporates further building re-orientation to avoid a shrubby wetland ecosystem and reduce effects on wildlife and their habitat (Appendix A; Figure 1-3).

³ FireSmart thinning is discussed in further detail in Section 3.3.3 and Table 3-3.

Subdistrict A - Palliative Care House

The proponent has gifted a portion of the property (Subdistrict A) for the Palliative Care Society of the Bow Valley. The Palliative Care Society plans to construct a hospice for the purpose of providing and supporting 'full-spectrum' palliative and end-of-life care for the local communities. The hospice will support families from the time of diagnosis through to grief and bereavement support for the family and caregivers after the death of the patient. The hospice will provide an **exceptional benefit** to the community and is supported by the Palliative Care Society of the Bow Valley (**Appendix F**) The plan is for six suites for patients of the hospice, complete with private washrooms and two day-use hospice suites for family members within the Bow Valley. Hospice programs such as music therapy and physical therapy as well as administrative offices for the Palliative Care Society, staff, and volunteer spaces will also be included. The hospice will be tied into the existing roads to provide patient and staff vehicle access. Following review by the Town and their third-party reviewer, the hospice was relocated to avoid a shrubby swamp wetland identified on the property. Cul-de-sac effects of the design (i.e., instances where wildlife are "cornered" in a development, potentially resulting in human-wildlife conflicts) were also addressed. The updated design will avoid or reduce cul-de-sac effects on large ranging mammals (e.g., elk) by creating relatively wide movement corridors and long line-of-sight for wildlife. Because cul-de-sac effects are unlikely, the updated design will not require wildlife exclusion fencing for this subdistrict (Figure 1-3).

The area partitioned for Subdistrict A will be approximately 0.82 ha in area (including roads) and the proposed area required for the buildings and access roads is approximately 0.20 ha (0.1% of the SCLHP; Figure 1-3, Table 1-1).

Subdistrict B and C - Lots for Residential Units

Subdistricts B and C are intended for the development of residential units. Subdistrict C is not within the SCLHP. The lots are near existing services and utilities, close to amenities in the downtown area, and near schools and recreational areas. The lots will maintain their natural features and vegetation and the design development will be sensitive to the needs of wildlife by carefully selecting their placement, design lighting, and suitable landscaping to reduce effects on wildlife and their behaviour. Both subdistricts will be set back from Spring Creek by a minimum of 20 m to avoid effects on important riparian vegetation and a Direct Control District (that describes development parameters) will be in place to mitigate effects on water quality and fish habitat. Subdistrict B will be approximately 0.62 ha and Subdistrict C will be approximately 1.14 ha (including access roads). The location proposed for these lots is immediately adjacent to existing development to the north and is not expected to act as a barrier to wildlife movement; therefore, no wildlife exclusion fencing is being proposed for these subdistricts.

The proposed area set aside for the buildings and access roads in Subdistrict B is approximately 0.19 ha (0.1% of the SCLHP) and 0.14 ha (0.0% of the SCLHP) for Subdistrict C. Each residential building footprint in Subdistricts B and C will not exceed 372 m².

Subdistrict D - Residential and Agricultural

Subdistrict D is proposed for Residential and Agricultural use. An Agricultural subdistrict is in keeping with the characteristics, history, and discretionary uses of the land under its current Land Use bylaw designation. In addition, this pursuit is consistent with that of the agricultural operation of the adjacent neighbour to the east. Subdistrict D will include a single residential unit and outbuilding. The proposed land use is to provide future provision, if desired, for small, low-impact animal husbandry for the personal use of the landowners. The operation may entail grazing and sheltering of not more than three horses; however, decisions to pasture horses in Subdistrict D have not been confirmed. The grazing area will be on land immediately adjacent to the grazing land of the neighbour to the east (Figure 1-3). Currently, horses are grazed seasonally in a portion of Subdistrict D. An existing, single-wire electric fence is installed and removed seasonally by the neighbour to reduce impacts of grazing on the property and Spring and Policeman Creeks. The property owners view wildlife use of their property as an intrinsic value that they want to

maintain and do not want to exclude wildlife from their land. If future grazing is desired by the proponent, a wildlife-permeable fence (e.g., split rail or page wire) may be erected to enclose approximately 0.6-0.8 ha of the parcel for continued grazing use and to reduce effects of horse grazing on Spring Creek, Policeman Creek, and the larger parcel.

Subdistrict D is approximately 5.61 ha in total. All proposed development will occur outside of the setback on Spring Creek (Figure 1-3). Approximately 0.07 ha will be used for the building footprints and approximately 0.30 ha will be used for the access road and driveway. The remaining 5.24 ha will remain in its current state (i.e., currently vegetated) and will be grazed at the same or less intensity than has historically been grazed.

The total area of proposed development in Subdistrict D is approximately 0.37 ha (0.2% of the SCLHP).

1.5 Legislation and Guidelines

The following guidelines and policy documents were reviewed as part of the EIS:

- Municipal Development Plan Bylaw 2016-03, Town of Canmore (TOC 2016) Amended 2020.
- South Saskatchewan Regional Plan 2014-2024: An Alberta Land-use Framework Integrated Plan (GoA 2017).
- Town of Canmore. Human Use Management Review. Consultation Summary, Final Recommendation and Implementation Plans (Town of Canmore 2015).
- Town of Canmore Wildfire Mitigation Strategy Review. Montane Forest Management Ltd. (Montane 2018).
- Town of Canmore Noise Bylaw (Town of Canmore 1997).
- Human-Wildlife Coexistence: Recommendations for Improving Human-Wildlife Coexistence in the Bow Valley. Town of Canmore, Town of Banff, Alberta Government (GoA 2018).
- Recommendations for Trails and Management of Recreational Use for the Town of Canmore: South Canmore and West Palliser (TERA 2012).
- Bow Corridor Ecosystem Advisory Group. Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley (BCEAG 2012).

Table 1-2 summarizes regulatory considerations applicable to the proposed project. For this project, approval or notification under the *Fisheries Act* is not required because the proposed project will not involve activities within a waterbody or result in potential for harmful alteration, disruption or destruction of fish habitat through construction activities (i.e., no construction activities will occur in the water and no potential disturbance to the banks, shoreline, or water quality are anticipated to occur). The proposed bridge across Spring Creek will be clear span and all work related to bridge construction will be above the high-water mark for the creek.

A *Water Act* approval will be required for project activities because the Project Area is within the Bow River flood fringe. An approval is required for all activities that have the potential to temporarily or permanently affect the location or direction of flow of water or may become capable of altering the flow of water, whether or not the flow or presence of water is continuous, intermittent or occurs only during a flood.

**Table 1-2
Regulatory Considerations**

Legislation	Environmental Conditions and Restrictions
Federal	
<i>Migratory Birds Convention Act</i>	<ul style="list-style-type: none"> • Provides protection for migratory birds and their nests; prohibiting disturbing, destroying, or taking a nest, egg, or nest shelter of a migratory bird. • The project is in the B4 nesting zone, with a breeding and nesting period from approximately April 15 to August 30.
<i>Species at Risk Act (SARA)</i>	<ul style="list-style-type: none"> • The Act prohibits the killing, harming, harassment, possession, capturing or taking of a species listed as extirpated, endangered or threatened; the damage or destruction of a residence on federal lands.
<i>Fisheries Act</i>	<ul style="list-style-type: none"> • Potential for harmful alteration, disruption, or destruction of fish habitat through construction activities (e.g., the potential introduction of deleterious materials into the water).
Provincial	
<i>Environmental Protection and Enhancement Act</i>	<ul style="list-style-type: none"> • Modifications are being made to the Town’s existing stormwater system. A Notification will be submitted to Alberta Environment and Parks.
<i>Wildlife Act</i>	<ul style="list-style-type: none"> • The Act provides protection and conservation of wildlife in Alberta. • A person shall not willfully molest, disturb, or destroy a house, nest, or den of prescribed wildlife.
<i>Water Act</i>	<ul style="list-style-type: none"> • The Act protects Alberta’s waterbodies. • Temporary and permanent project activities that may directly or indirectly affect water flow, quality, or aquatic environments require prior authorization from Alberta Environment and Parks.
<i>Historical Resources Act</i>	<ul style="list-style-type: none"> • Applies when ground disturbance in an area of known and potential archaeological resources occurs or is in the vicinity of a provincially designated Provincial Historic Resource (Historic Resource Value Notations of 4a, 5a, and 1h respectively). • Approval may require additional studies (i.e., Historical Resources Impact Assessment).
<i>Weed Control Act</i>	<ul style="list-style-type: none"> • Requires the management of noxious or invasive weeds. • Weed management will be a requirement in the project tender documents.

2 ASSESSMENT METHODS

2.1 Project scope

A Terms of Reference (ToR) for the project was developed by the Town and their independent third-party reviewer. The ToR outlines the scope of the EIS ([Appendix B](#)).

2.2 Spatial and Temporal Boundaries

Spatial Boundaries

To capture the variability of effects of the project locally and regionally, the project was assessed at the following three spatial scales (Figure 2-1):

- Project Area;
- Local Study Area; and
- Regional Study Area.

Project Area

The Project Area is the property boundary as described in Section 1 and comprises approximately 8.65 ha of privately-owned land as described in Section 1.4.

Local Study Area

The Local Study Area (LSA) is the area where direct and indirect effects of the project may affect the environment. The LSA was selected based on the estimated range of sensory disturbance (e.g., noise and vibration), and potential physical impacts of the project. The LSA is a 150 m buffer around the property boundary, to capture the direct and indirect project effects on selected environmental components. The total area of the LSA is 34.2 ha.

Regional Study Area

The Regional Study Area (RSA) was determined with input from the third-party consultant for the Town and was selected to capture potential cumulative effects associated with the proposed project. The RSA is a 500 m buffer around the SCLHP, assessed for the localized and direct project effects on selected environmental elements. The total area of the RSA is 664.1 ha.

Temporal Boundaries

The project was assessed using two temporal boundaries, the construction and operation phases, to capture variation in project effects at different phases of the project. The construction phase includes all of the physical and sensory disturbance that may result from land clearing, site preparation and building construction (e.g., short term effects). The operation phase includes all physical and sensory disturbance that may result during the normal operations of the hospice and the residential buildings (e.g., long term effects).

For each phase, the project effects were characterized as baseline conditions, application case (i.e., the effects of the project), and reasonably foreseeable development (i.e., the effects of the project plus any additional effects from proposed or approved projects within the RSA). The Cumulative Effects Assessment is provided in Section 5.

2.3 Analysis of Alternatives

Based on preliminary work completed on the property in 2019 and consultation with regulatory agencies (AEP) and Town officials (e.g., Fire, Land), the Conceptual Land Use Plan was adjusted to align existing land use and potential future land use ([Appendix A](#)). Following an initial review by the Town and their third-party reviewer (dated December 21, 2020), changes were made to the proposed design to further reduce effects on vegetation, wetlands, wildlife, and wildlife habitat.

Alternatives to the project have been considered with the primary focus being on reducing the effects on biophysical components (e.g., vegetation, wetlands, wildlife, and wildlife habitat) and maintaining suitable forage and resting habitat for wildlife using the SCLHP. Variations in building configurations, site layouts (including changes in setbacks), and amount of proposed development have been explored. The orientation of the buildings in the Project Area have been consolidated to the far north-western periphery of the parcel to reduce habitat fragmentation or any potential effects on wildlife movement through the Project Area. The location and orientation of the proposed hospice was reconfigured to avoid a shrubby wetland ecosystem and reduce cul-de-sac effects on wildlife movement. The Conceptual Land Use Plan situates all buildings and access roads in an orientation that minimizes physical or perceived barriers to wildlife movement and concentrates disturbance adjacent to an area where human development already exists (e.g., 3rd Avenue) and all access roads are planned to concentrate traffic to originate from 3rd Avenue).

The following are descriptions of the subdistrict layouts and how the analysis of alternatives has resulted in avoiding or reducing effects on vegetation, wetlands, wildlife, and wildlife habitat.

Subdistrict A will include a palliative care facility (i.e., a hospice) that, during operation, will house a limited number of beds (six hospice suites and two day-use suites). Each bed will have a limited number of assigned personnel, and visitors to the hospice are anticipated to restrict their movements between the parking lot and interior of the building. The orientation of the building has been considered in the subdistrict and is being proposed in a location that concentrates human activity to one area, limits the amount of linear disturbance required to access the building (i.e., the access is coupled with access to Subdistrict D along an existing cleared area of 3rd Avenue), and focuses all work in an area where existing human disturbance (e.g., an existing berm, walking trails) likely contributes to reduced use by wildlife species.

Following review by the Town and their third-party reviewers, the footprint of the hospice was moved east and reconfigured to both avoid a wetland ecosystem and reduce cul-de-sac effects on wildlife movement by improving line-of-sight for wildlife (see Section 3.4 for more detail).

Subdistrict B has been situated such that all access locations originate from an existing cleared extension of 3rd Avenue and to maintain suitable forage and rest opportunities for all wildlife in the remaining portion of the SCLHP. The associated noise disturbance, once construction is complete, is expected to be minimal and similar to residential noise in adjacent developments. Development in Subdistrict B will 'feather' human development into the SCLHP compared to the hard-line development boundaries to the north.

Subdistrict C is not within the SCLHP and is situated such that access to the Project Area is concentrated with the other developments and a 20 m setback from Spring Creek is observed. A single, clear span crossing over Spring Creek is proposed to access Subdistrict C. Although no design is currently in place, permits and authorizations for this crossing will be pursued upon approval to develop this area. The crossing will incorporate design features that will avoid Spring Creek (i.e., clear span) and reduce the footprint of the bridge within 20 m of Spring Creek (as defined by the high-water mark). Options for the bridge location were provided to the Town, and the Town selected the currently sited location as the preferred option. All potential alternative locations for the crossing were considered and the

currently proposed location will result in the least disturbance to vegetation and ecosystems because the least amount of access road and utilities will be required.

Subdistrict D includes the proposed main residence of the proponent. The building footprint for this residence is situated at the northern periphery of Subdistrict D to maintain suitable temporary forage and rest for wildlife in the area and reduce any potential effects on wildlife movement through the SCLHP. Many options were considered for the location of this building and the final location is a balance between maintaining the existing low-shrub grassland area and reducing any visual or movement disturbance of the building on wildlife. The main residence is oriented to the east-central extent of the subdistrict to maintain movement, forage, and rest opportunities for wildlife in a manner that will not change significantly from current conditions.



2.4 Impact Assessment Criteria

The criteria described in Table 2-1 are used to assess potential impacts on ecological components and selected biophysical resources.

Table 2-1
Impact Assessment Criteria

Direction	Magnitude	Scale	Duration	Reversibility	Frequency	Confidence
Positive: Effects represent a real or potential increase in quantity, quality or other attribute of the biophysical resource receptor.	Negligible: Measured or estimated effect results in no change to the biophysical resource (i.e., quantity, quality or other attribute) compared to existing conditions.	Project: Effect occurs within the project building envelope	Short-term: Effect occurs only during construction.	Short-term: Effect can be reversed after completion of construction.	Isolated: Effects occur for a limited or specific time frame during construction.	Predictable: Effect on biophysical resource is well understood based on known knowledge and mitigation measures.
Negative: Effects represent a real or potential decrease in quantity, quality or other attribute of the biophysical resource receptor.	Low: Measured or estimated effect results in no noticeable effects to the biophysical resource (i.e., quantity, quality or other attribute) compared to existing conditions. Effects are within the understood range of natural variation.	Local: Effect occurs within the Project Study Area.	Long-term: Effect persists beyond the construction.	Long-term: Effects persist into operations.	Intermittent: Effects occur periodically throughout construction	Uncertain: Effect on biophysical resource is not well understood and/or effectiveness of mitigation measures are not known or uncertain.
Neutral: No observable effect in quantity, quality or other attribute of the biophysical resource receptor.	Moderate: Measured or estimated effect results in a noticeable affect to the biophysical resource (i.e., quantity, quality or other attribute) compared to existing conditions. Effects are within the understood range of natural variation and may require specialized mitigation.	Regional: Effect occurs within the Regional Study Area.			Frequent: Effects occur continuously for the duration of construction and persist into operations.	
	High: Measured or estimated effect results in an affect to the biophysical resource (i.e., quantity, quality or other attribute) compared to existing conditions. Effects are beyond the understood range of natural variation, and likely require specialized mitigation.					

3 IMPACT ASSESSMENT

3.1 General Overview

The scope of the EIS is based on the 2016 Town of Canmore Environmental Impact Statement Policy and the approved ToR for the project ([Appendix B](#)). Included in this assessment are biophysical resources considered important by the applicant, public, scientists, or government agencies. Based on the background review, results of three field visits completed for the project and the ToR, the following biophysical resources are addressed in this EIS:

- Soils and Terrain;
- Vegetation and Wetlands;
- Wildlife and Wildlife Habitat;
- Fish and Fish Habitat;
- Water Quality, Hydrology, and Hydrogeology;
- Land and Resource Use;
- Air Quality; and
- Cultural and Heritage Resources.

Based on the location of the property, the Conceptual Land Use Plan (in relation to Canmore as a whole; [Appendix A](#)), data from field assessments, research for the Bow Valley and the habitat of the RSA, the EIS will also consider the following:

- South Canmore Local Habitat Patch (SCLHP) – A portion of the proposed project will be undertaken in the SCLHP. A local habitat patch is defined as an area meant to meet the food, rest and water needs of wildlife for a short period while they negotiate a corridor network towards a larger, regional habitat patch at its end. Habitat patches need to provide sufficient habitat in their interior for an animal to rest or feed with security from human disturbance (BCEAG 2012). Habitat patches are recognized municipal planning considerations in the Town of Canmore.
- Elk and elk habitat - Elk were selected as a valued component for the project because they may be affected by the project, are known to habituate to human disturbance (i.e., are likely to persist throughout the project life), and are known to use habitats throughout the Bow Valley, including the LSA. As such, elk may use habitats within the LSA during both the construction and operation phases. By focusing the effects assessment on elk and elk habitat, their ecological requirements and life history are considered in Project planning and mitigation recommendations.
- Large carnivores, such as black bear, grizzly bear, cougar, coyote, and wolf were assessed through a review of existing reports. Habitat suitability for each species was assessed during three surveys of the property during various seasons. Existing disturbance, proximity to human use areas, ambient noise, sign (e.g., rubs, tracks, pellets, beds, scat), anecdotal reports, and species-behavioural response to disturbance were considered in the assessment for large carnivores.
- Species at Risk - Species at risk include any plant or wildlife species listed by the *Alberta Wildlife Act*, the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), and the *Species at Risk Act* (SARA) for their conservation concern. Species at risk are known to, or have the potential to, occur in the Bow Valley and species at risk were assessed based on the habitat suitability of the Project Area for each species. The ecological requirements of each species at risk with potential to occur on the property are considered in project planning, project design, and mitigation recommendations.

A review of existing environmental conditions included available reports, desktop information, guidelines and the proposed Conceptual Land Use Plan. In 2019 and 2020, air photographs, existing reports (e.g., BIAs), and data layers were reviewed before the completion of site visits to identify vegetation communities, wildlife habitat suitability and potential for sensitive or at-risk plants, plant communities, fish and wildlife, flood risk, and historical resource values (HRVs). In 2021, interviews with provincial biologists and land users familiar with the site were conducted. Documents related to adjacent proposed developments were reviewed prior to a winter survey to assess relative wildlife habitat use during winter. Winter is a limiting season for wildlife. The winter survey focused on the SCLHP (including the property) and wildlife use within it. The review of existing information focused adjacent land use and potential effects of the project on the LSA and RSA.

Site visits were completed on October 2, 2019, July 23, 2020, and January 15, 2021 to verify information identified in the desktop review, describe existing environmental conditions, and support responses to the initial review of the EIS by the Town and their third-party reviewers. The site visits focused on the LSA and SCLHP.

Potential impacts of the proposed land use change on the biophysical environment was evaluated against potential impacts from the construction and operation of the project.

For purposes of this EIS, construction activities include:

- Staging and laydown.
- Vegetation clearing.
- Grubbing, excavation, grading, and soil compaction.
- Access road construction.
- Building foundation installation.
- Utilities installation.
- Building construction (interior and exterior).
- Landscaping and restoration.

For purposes of this EIS, operational activities could include:

- Horse pasturing and grazing.
- Vehicle access to and from the Project Area.
- Increased adjacent land use (i.e., increased foot/bicycle traffic in surrounding area, including unsanctioned trails).

3.2 Soils and Terrain

3.2.1 Methods

A desktop review was conducted to determine soil information in the LSA including review of the Alberta Soil Inventory Database (AGRASID) (AARD 2015), Environmental Site Assessment Repository (ESAR) (GoA 2020a), and existing public reports relevant to the LSA.

Additional soil and terrain information was acquired during field assessments completed on October 2, 2019 and July 23, 2020. Soils in the Project Area were inspected to a depth of approximately 30 cm using a shovel. Soil texture and colour were investigated as per the Field Handbook for the Soils of Western Canada (Watson and Pennock 2016). Detailed subsurface soil characteristics will be acquired as part of future geotechnical investigations, pending approval of the application.

3.2.2 Baseline Conditions

The Project Area is located in the valley bottom of the Bow River Valley. A review of AGRASID (AARD 2015) suggests that Chernozems and Orthic Regosols are the most common soil types in and surrounding the Project Area. Geotechnical investigations were completed in the Project Area in 2003 and results indicate that the soils are similar to conditions found elsewhere in South Canmore (Matrix Planning and Wildlife & Company 2003). They consist of 0.6 to 1.0 m of sandy silt overlying gravel which is relatively thick (up to 30 m) of sands and coarse gravels. These gravels are interpreted to be glacial outwash deposits originating during the retreat of glaciers from the Bow Valley. Soil development in the Project Area has been influenced by past fluvial deposits from high water levels as well as vegetation decomposition. Soils within undeveloped portions of the LSA are considered to be native and minimally disturbed.

During the site visits in 2019 and 2020, the terrain was identified as being primarily level and hummocky. An existing berm is located along the western boundary of the Project Area and has an elevation that is generally higher than the Project Area. Soils in the hummocks include mineral soils with a silty loam texture with pockets of sand. Soils in the hummock depressions include mineral soils with a clayey loam to silty loam texture. No organic soils or restrictive layers (e.g., clay) were encountered. Soil colour was variable across the Project Area have the following values and chroma:

- 10YR 2/2 (Very Dark Brown) in the coniferous forest;
- 10YR 4/3 (Brown) in the tall shrub and low shrub-grass areas; and
- 10YR 5/1 (Gray) in shrubby swamp.

3.2.3 Potential Impacts

Potential impacts to soil and terrain from the proposed land use include:

- Handling, grubbing, excavation, mixing, and grading of soils.
- Wind and water erosion on areas of exposed soil, especially if soils are fine to coarse textured (e.g., silt, sand and silty sand).
- Compaction of fine textured (clay loams) soils.

Table 1-1 summarizes the proposed changes to land cover in the Project Area. Approximately 1.24 ha of the Project Area does not occur in the SCLHP (i.e., it is either within Subdistrict C or area classified as Spring Creek).

Approximately 0.92 ha of soil may be disturbed to support residences, access roads, and outbuildings. Some soil disturbance (approximately 0.37 ha) will occur as a result of construction of a residence, support building and access road proposed for Subdistrict D; however, soil disturbance will be primarily associated with the proposed land uses for Subdistricts A, B, and C (approximately 0.55 ha) and impacts are expected primarily during construction when soil stripping, handling, excavation, and grading will occur. Construction in all subdistricts will alter existing terrain and topography as fill is required to raise the buildings to ensure the structures are above the 1:100-year flood level. Based on calculations of the Conceptual Land Use Plan, the majority of the Project Area (approximately 7.73 ha, 89% of the Project Area), will remain in an unaltered state, preserving existing soil and terrain characteristics.

With the implementation of mitigation measures (Section 3.2.4) effects on soils and terrain are predicted to be **negative** in direction and **negligible** in magnitude as a result of the Project. Confidence in this prediction is **predictable**.

Environmental effects on soils and terrain are summarized in Table 3-7, Section 3.10.

3.2.4 Recommended Mitigation

Recommended mitigation measures for soils and terrain include:

- Develop and implement mitigation measures and controls provided in an Erosion and Sediment Control (ESC) Plan before any soil disturbance occurs. The ESC will address risks associated with soil and terrain, including erosion, stockpiling requirements, and will remain in place during construction and until soils have revegetated.
- Retain a qualified Environmental Monitor during construction. Implementation and authority for mitigation related to soils and terrain will be at the discretion of an environmental monitor who will adhere to a Construction Environmental Management Plan that will be in place prior to construction.
- Salvage topsoil and stockpile for use in restoration following construction. Topsoil that has been salvaged for restoration should be handled once during the first growing season and seeded with native grasses to minimize soil loss and weed encroachment. Any soil piles present on the Project Area will be inspected by the Environmental Monitor for regulated weeds. An Invasive Species Management Plan will be implemented if necessary.
- Topsoil stripping should be restricted to the construction envelope (i.e., only the area necessary to safely construct) and topsoil handling and re-handling should be minimized.
- Minimize potential disturbance caused by stockpiles. No stockpiles, whether topsoil or fill, will be stored within 20 m of Spring Creek or Policeman Creek or within areas of the property that are not already planned for disturbance.
- Prevent the loss of soil during wind or rain events. Stockpiles of any soils required to be brought onto the property should not exceed the volume necessary for construction. If stockpiles are to be kept for longer than one construction season, the stockpiles will be vegetated with native grass seed to reduce erosion or invasive plant encroachment potential. Short term stockpiles should be covered with tarps or wetted if dust plumes are observed leaving the property.

Mitigation measures recommended for the project are further described in Section 4.

3.3 Vegetation and Wetlands

3.3.1 Methods

Vegetation Communities

Vegetation communities and plants observed were recorded during field visits completed on October 2, 2019 and July 23, 2020. The field assessment included a species inventory (including weed species) and habitat delineation. Vegetation inventories were completed in each habitat type throughout the Project Area and the LSA. Vegetation communities are described based on their dominant species. The provincial guidance document *Stepping Back from the Water* (GoA 2012) was used as a guide when assessing vegetation communities along Spring Creek and Policeman Creek (Section 5.2.1). Representative photographs were taken throughout the LSA.

Vascular plant species observed during the vegetation surveys were classified as native, non-native, or invasive species using the following reference manuals:

- Flora of Alberta (Moss 1996);
- Plants of the Western Boreal Forest and Aspen Parkland (Johnson et al. 1995); and
- Weeds of Canada and the Northern United States: A Guide for Identification (Royer and Dickinson 1999)

Species listed as prohibited noxious or noxious weed species according to the *Weed Control Act* were identified and their level of infestation in each vegetation community recorded.

Rare and Sensitive Plants

A background review and directed surveys to detect rare plants was completed within the development footprint.

A desktop review was conducted using ACIMS (AEP 2019) and FWMIS (AEP 2021) to identify potential rare and at-risk plants that may be present within 5 km of the Project Area. The ACIMS list was cross-referenced with those listed as “At Risk” by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC 2019), those listed as “At Risk,” “May Be at Risk,” and “Sensitive” in the General Status of Alberta Wild Species (ESRD 2015b), as well as those listed in Schedules 1 to 3 of the federal Species at Risk Public Registry (GoC 2019).

Procedures for rare plant surveys were based on the recommendations and guidelines outlined in the Alberta Native Plant Council (ANPC) Guidelines for Rare Vascular Plant Surveys in Alberta – 2012 Update (ANPC 2012). A meandering rare plant survey completed throughout the LSA on July 23, 2020 focused on all proposed construction components and habitats of highest likelihood of occurrence for plants of conservation concern. The site visits were designed to verify and characterize ecosystem types present, document any sensitive species encountered, and record non-native species (weeds).

Weed Species

Weed species were recorded during surveys completed on October 2, 2019 and July 23, 2020 to identify regulated (GoA 2017b) and nuisance species that occur on the property.

3.3.2 Baseline Conditions

No sensitive species were identified from the desktop search ([Appendix C](#)). Representative photographs taken during the field visits are provided in [Appendix D](#).

The Project Area is located in the Rocky Mountain Region and the Montane natural subregion (Natural Regions Committee 2006). The Project Area consists of native upland, wetland, and riparian vegetation along the banks of Spring and Policeman creeks. The Project Area is comprised of the following vegetation communities:

- **Coniferous forest:** dominated by white spruce (*Picea glauca*), silverberry (*Elaeagnus commutate*), shrubby cinquefoil (*Dasiphora fruticosa*), willow (*Salix spp.*), kinnikinnick (*Arctostaphylos uva-ursi*) and several grass species (*Leymus innovatus*; *Poa palustris*). This community comprises a small proportion of the Project Area due to existing disturbance (fire) at the site but dominates the rest of the LSA, extending further into the RSA.
- **Tall shrub:** dominated by regenerating balsam poplar (*Populus balsamifera*), spruce, willow (*Salix spp.*), bluegrass (*Poa spp.*) and moss species. The tall shrub community is similar to the coniferous forest ecosystem, but less dense.
- **Low shrub-grass:** is likely the result of an historic fire based on the presence of fire scars at the base of mature trees and abundance burned woody debris (standing and fallen) throughout this area. Approximately 319.6 m² of this ecosystem is within 20 m of Spring Creek (i.e., riparian). Large portions of the open-shrub grass community are currently being used by the adjacent lease holders as horse pasture, as evidenced by the grazing of the willow and grass species. Horses have been contained to this ecosystem by an electric fence that is installed when horses are grazing and removed when they are rotated to another pasture (east and on an adjacent landowner parcel). Subdistrict D was observed to be heavily grazed in 2019 when the horses were present. No horses were present at the time of the field survey on July 23, 2020, which resulted in more

prominent cover of native species in 2020 compared to 2019. White spruce saplings less than 1 m in height are located throughout this community. This community is the largest ecosystem represented within Subdistrict D and will remain largely intact in its current condition following construction.

- Shrubby swamp wetland:** dominated by shining willow (*Salix lasiandra*), wild rose, balsam poplar and turned sedge (*Carex retrorsa*). One shrubby swamp is located in the western portion of the Project Area, partially within proposed Subdistrict A. The natural subsurface water flow has been impounded in this area by an artificial berm extending due south from 3rd Avenue. The establishment of this shrubby swamp likely resulted from a combination of the constructed berm (located along the western boundary of the property) and historic beaver activity (causing regular flooding) in Spring Creek. Beavers and their structures have been removed from the system and no recent evidence of beaver activity was observed anywhere along Spring or Policeman creeks. The shrubby swamp is hummocky and vegetated throughout (i.e., no exposed mineral soils exist) and likely holds water in the spring and early summer during years with abnormally high-water tables. It is not likely that standing water occurs annually. In years with abnormally high-water tables, standing water likely only persists until water levels recede following freshet (i.e., spring runoff) because water levels in the shrubby swamp is likely hydraulically connected to the Bow River.

Total area represented by each vegetation community is presented in Table 3-1. Vegetation communities are shown on Figure 3-1. A complete list of vegetation species observed in the Project Area is provided in [Appendix C](#).

**Table 3-1
Vegetation Community Proportions of the Project Area***

Vegetation Community	Total Area (ha)	Percent of Project Area
Coniferous forest	2.02	22%
Tall shrub	0.97	16%
Low shrub-grass**	4.96	54%
Shrubby swamp	0.25	3%
Spring Creek	0.45	5%
Total area	8.65	

*Area summaries are based on Conceptual Land Use Plan, ecosystem mapping in the field and do not include existing disturbance; summaries may differ from Appendix A.

**Approximately 1.8 ha (21% of the Project Area) is within 20 m of Spring Creek (i.e., riparian).

THIS DRAWING IS FOR THE USE OF THE CLIENT AND PROJECT INDICATED. NO REPRESENTATIONS OF ANY KIND ARE MADE TO OTHER PARTIES.

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Legend

- Habitat Patch
- Site
- Riparian Area
- Vegetation Community**
- Coniferous Forest
- Low Shrub-Grass
- Tall Shrub
- Shrubby Swamp Wetland

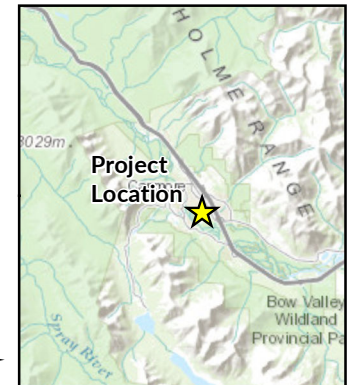


FIGURE 3-1
Vegetation Communities

3rd Avenue South Land

AE PROJECT No.	2019-8457
DATE	2020 AUGUST
SCALE*	1:3,000
COORD. SYSTEM	NAD 1983 UTM ZONE 11N
REV	1
DESCRIPTION	ISSUED FOR DRAFT
DRAWN BY	EC
CHECKED BY	WL

ESRI World Imagery; Esri, DigitalGlobe, GeoEye, i-cubed, USDA FSA, USGS, AEX, Geomapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community; Roads: Statistics Canada, 2018; Railway: Government of Canada, 2018; Hydrography: Altalis Ltd., 1996.Habitat Patch;Town of Canmore, 2020

The Town of Canmore requires that all developments adhere to their FireSmart guidelines (Montane 2018). Overall, the property is “Moderate-Low” FireSmart Hazard Level. Much of the property has been classified as “Cured-Grass” and the remaining classified as “Mature Spruce (C-2)⁴” wildland fuel types, which is consistent with the existing conditions. FireSmart activities will be applied to the property following guidelines from Montane (2018).

Several non-native species were identified in the Project Area, including dandelion (*Taraxacum officinale*), creeping thistle (*Cirsium arvense*), ox-eye daisy (*Leucanthemum vulgare*), tall buttercup (*Ranunculus acris*), alsike clover (*Trifolium hybridum*), timothy grass (*Phleum pratense*), quackgrass (*Elymus repens*), tumbling mustard (*Sisymbrium altissimum*), and common plantain (*Plantago major*). Most non-native species were confined to the existing berm at the western extent of the Project Area and included quackgrass, timothy, tumbling mustard, creeping thistle, dandelion, common plantain.

No rare plants, plant species at risk or rare plant communities were observed in the Project Area or LSA. No limber pine or whitebark pine were identified in the Project Area or adjacent areas.

3.3.3 Potential Impacts

Potential impacts to vegetation and wetlands from the proposed Conceptual Land Use Plan include:

- Disturbance to rare plants not observed during site assessments.
- Disturbance or fragmentation of native vegetation communities, including riparian ecosystems.
- Tree removal or shrub pruning to meet FireSmart requirements.
- Spread and introduction of regulated weeds or other non-native species.
- Introduction of non-native species such as ornamental grasses that require additional nitrates or phosphates for fertilizer may affect water quality.

Disturbance to Rare Plants

Rare plant surveys were conducted in all proposed or potential locations for construction. Rare plants are difficult to detect and may only occur for a short duration each year or may only germinate during specific climatic conditions (e.g., excessively wet seasons). Construction activities (e.g., vegetation or land clearing) may result in disturbance to rare plants that were not observed during the rare plant surveys. Mitigation proposed in Section 3.3.4 are intended to avoid or reduce potential effects on rare plants.

Vegetation Disturbance

Construction proposed for Subdistrict D will have a minimal impact on vegetation communities, with impacts being primarily associated with the development of the main residence, support outbuilding, and access road (Figure 3-2). Vegetation disturbance in Subdistrict D (total 0.37 ha) will primarily affect the low shrub-grass community that has historically been (and continues to be) used by the adjacent neighbour to the east to pasture horses. Grazing has occurred within Subdistrict D for at least 60 years (pers. comm. Kerry Kaleta) and although not currently planned, the proponent may desire to continue grazing in the future. Grazing has helped to maintain the low-shrub-grass community. If future grazing continues on the property, grazing will be managed using electric fences to avoid effects on riparian areas. It is expected that if grazing does continue, the low-shrub composition of this vegetation community will be maintained.

⁴ Mature Spruce (C-2) classification is considered by Montane (2018) to be within the “Extreme” FireSmart Area Hazard Level.

The Conceptual Land Use Plan would involve the clearing of approximately 0.92 ha of vegetation within the coniferous forest, tall shrub, low shrub-grass, shrubby swamp and riparian communities (Table 3-2). Long-term impacts of the land use in the Project Area may include the establishment or spread of invasive plant species into native communities. Following initial review by the Town, design updates in Subdistrict A have resulted in the reconfiguration of the proposed hospice to avoid the shrubby wetland.

Riparian vegetation in the Project Area has been affected by an existing human-use trail created by people walking along the banks of Spring Creek. Considering the long history of the Town of Canmore, this trail may have occurred many decades previous, long before the existence of the Town. The proposed construction of a bridge over Spring Creek to connect Subdistrict C to Subdistrict B will also result in approximately 326 m² (2% of total riparian in Project Area) of disturbance to riparian vegetation, fragmenting the contiguous nature of the riparian corridor for wildlife. The proposed bridge will be clear span, and just above grade on completion, which is not expected to affect wildlife movement. No evidence of disturbance from horses on riparian vegetation was observed during the site visits in 2019 or 2020; likely because of the temporary electric fences that are installed when horses are grazing in the area. Animal sign (e.g., tracks, pellets, browse) observed along the banks of Spring Creek originated from elk and deer. Willow and grass species have been browsed along Spring Creek, suppressing the growth of shrubs. No additional effects of the project on riparian vegetation is expected because the proposed land use will implement a 20 m setback along Spring and Policeman creeks.

**Table 3-2
Proposed Project Effects on Ecosystems in the Project Area**

Ecosystem Type	Total Ecosystem Area (ha)	Conceptual Design Footprint (ha)*	Percent of the Project Area
Coniferous Forest	2.02	0.44	24%
Tall Shrub	0.97	0.19	13%
Shrubby Swamp Wetland	0.25	-	-
Low-Shrub Grass**	4.96	0.29	6%
Spring Creek	0.45	-	-
Total	8.65	0.92	11%

*Includes driveways/roads.

**Approximately 1.8 ha (21% of the Project Area) is within 20 m of Spring Creek (i.e., riparian).

FireSmart Thinning

FireSmart mitigations and guidelines will be applied to each building. Combustible materials (e.g., trees and “ladder fuels”) will be removed within 10 m of any structures. Additional measures may be required in areas beyond 10 m including, but not limited to, thinning understory woody species, pruning the boles of some trees to 2.0 m, or removing coarse woody debris (i.e., reducing fuel loads). Because the conceptual design may change before final design, the amount of vegetation that will be disturbed is not confirmed. The reconfiguration of the hospice in Subdistrict A will result in fewer trees removed because the new location (and its 10 m FireSmart setback) occupies more of the low shrub-grass vegetation community than its previous location (which was dominated by mature

spruce). Estimates based on the current conceptual design have been provided in Table 3-3 and are subject to change when designs are finalized.



LEGEND:

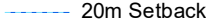





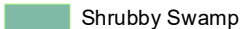
-  20m Setback
-  Proposed Plan
-  Stream
-  Coniferous Forest
-  Low Shrub-Grass
-  Tall Shrub
-  Shrubby Swamp



FIGURE 3-2: PROJECT CONCEPTUAL DESIGN AND ECOSYSTEM MAP

South Canmore EIS for 3rd Avenue South Land

AE PROJECT No.	2019-8457.000
DATE	FEB. 2021
SCALE	1:2231
COORD. SYSTEM	NAD 83 UTM 11
REV	1
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Sources: Esri, HERE, DeLorme, Mapbox, TomTom, Swatch, IGN, and the GIS User Community
Coordinates: IGN, Karlsruhe Institute of Technology, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

**Table 3-3
Estimated Area of FireSmart Vegetation Disturbance**

Subdistrict	Conceptual Building Footprint	Estimated FireSmart Thinning Area*	Estimated Number of Trees Removed**
A	0.16	0.25	5
B	0.11	0.22	15
C	0.07	0.15	24
D	0.07	0.21	6
Total	0.42	0.82	50

*This is the area of 10 m setback and is not reflective of total vegetation disturbance. Some areas will not need to change from current condition.

**Estimate based on high resolution imagery. Actual areas and number of trees removed are expected to change once designs are finalized, and only trees required for removal will be cut.

Invasive Plants

Invasive species may be introduced, may expand their current level of infestation, or may be transported off of the Project Area to other locations, as a result of construction or operation of the Project. Several non-native species were identified along the berm at the western boundary of the Project Area and throughout the LSA, along the designated and non-designated multi-use trails.

With the implementation of mitigation measures, effects on vegetation and vegetation communities can be avoided or reduced. The proposed land uses are expected to have a **negative** and **low** impact on vegetation and wetlands in the Project Area. Confidence in this prediction is **predictable**.

Environmental effects to vegetation and wetlands are summarized in Table 3-7, Section 3.10.

3.3.4 Recommended Mitigation

Recommended mitigation measures for vegetation and wetlands include:

- Develop and implement a Construction Environmental Management Plan that addresses management practices that avoid or reduce effects on vegetation. Minimizing construction disturbance areas and avoiding disturbance to the shrubby wetland and areas within 20 m of Spring and Policeman creeks (except in areas necessary for the bridge crossing) should be addressed in the plan.
- Offset the removal of some of the trees on the property by planting trees to replace them. Replacement should be 1:1, but of a species that is not considered a wildfire risk (e.g., plant cottonwood instead of spruce).
- Improve the erosion resiliency of Spring Creek’s riparian area by planting native shrubs or trees along the south (left) bank of Spring Creek within 20 m of the stream high-water mark.
- If grazing continues on the property, isolate grazing activities from Spring and Policeman Creek by installing electric fencing outside the 20 m setback of the streams. Monitoring the fences regularly during grazing and remove the electric fence when grazing stops.
- Minimize the extent of the construction footprint to reduce impacts on vegetation, in particular rare plants that may be growing, or in the soil seedbank, on the periphery of construction.

- Native vegetation should be left undisturbed wherever possible except for those activities required for construction (e.g., land clearing or FireSmart).
- Implement restoration activities that use native plants in areas where construction is complete to meet objectives set out in the Town of Canmore land use bylaws and prevent wind or water erosion issues.
- Post signage that educates construction personnel and other individuals that may access the Project Area about the importance of not spreading invasive vegetation on or off the site. Signage should include information about the risk of invasive plant spread into the SCLHP.
- Manage non-native and regulated weed species within the Project Area prior to initiating construction to prevent the spread of these species.
- Implement WildSmart and FireSmart mitigations and guidelines for the Town of Canmore (Montane 2018).

Mitigation measures recommended for the project are summarized in Section 4.

3.4 Wildlife and Wildlife Habitat

3.4.1 Methods

Background Review

Wildlife and wildlife habitat near the LSA have been studied in previous applications to the Town or in related studies (e.g., Golder 2017, Edwards 2013, MSES 2019, Corvidae 2018, BCEAG 2012, TERA 2012). Wildlife information gathered during those studies or projects was used to inform this EIS. Wildlife species identified in other studies or projects were reviewed and included in this EIS if suitable habitat exists in the LSA and the species has potential to be affected by the project. Wildlife and wildlife habitat (including species at risk) was assessed by identifying wildlife species that have potential to be affected by the project based on the habitat suitability of the property.

As part of the wildlife and wildlife habitat assessment, relevant studies, literature, and data were reviewed, including but not limited to:

- Home Ranges, Resource Selection, and Parasite Diversity of Urban Versus Rural Elk (*Cervus elaphus*) - Master Thesis (Edwards 2013).
- Calgary Canmore Areas Aerial Winter Elk Survey 2008 (ASRD 2008).
- Connectivity of Elk Migration in Southwestern Alberta – Master Thesis (Paton 2012).
- Spatial and Temporal Dynamics of Wildlife Use of a Human-Dominated Landscape (Hojnowski 2017).
- Spatio-temporal Patterns of Wildlife Distribution and Movement in Canmore’s Benchlands Corridor (Miistakis 2010).
- Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley (BCEAG 2012).
- Recommendations for Improving Human-Wildlife Coexistence in the Bow Valley (GoA 2018).
- Recommendations for Trails and Management of Recreational Use for the Town of Canmore: South Canmore and West Palliser (TERA 2012).
- Spring Creek Land Exchange EIS (Matrix Planning and Wildlife & Company 2003)
- Environmental Impact Statement for the Resort Centre Area Structure Plan Amendment (Golder 2017).
- Environmental Impact Statement Addendum WMC Expansion Project (MSES 2019).
- Bow Valley Bear Hazard Assessment (Honeyman 2007).
- Cougar Occurrence Summary 2000-2018 (Alberta Government 2019).
- Fish and Wildlife Internet Mapping Tool (FWIMT) (ESRD 2019).

- Species at Risk Public Registry (GoC 2019).
- Camera-trap data for the SCLHP available between 2008 and 2017 (FWMIS 2021).
- Various additional reports and information related to the species of interest for the Project.

A search of the FWMIS database was completed to identify known occurrences of wildlife and wildlife habitat (e.g., nests, dens, hibernacula) that have been recorded in the RSA. The search was conducted for a 5 km radius around the Project Area. A desktop review of available public data was completed and a comprehensive list of wildlife species with potential to occur in the Canmore region was reviewed (Golder 2017). MSES (2019) presents a refined list of wildlife species that were detected within 1 km of the Project Area. The wildlife species list (MSES 2019) was cross-referenced with the Alberta Wild Species Status, the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), and the *Species at Risk Act* (SARA) registry lists to verify their conservation status (AEP 2015, GoC 2019a and GoC 2019b).

Interviews with regional AEP biologists responsible for the Bow-Crow District were conducted to gather information about wildlife use and occurrence in the SCLHP and ensure that all publicly available wildlife data was being included in the EIS. Camera-trap data for the SCLHP and available collar data in the RSA were provided by AEP following the interviews.

The Strava online data tracking application was used to detect relative use of the SCLHP and the Project Area by the public. Strava is a tool used by serious recreationists (e.g., skiers, cyclists, runners who want to track their distance over time) to collect and track their data and share it with a global community. Strava represents a portion of the public and is not a representative sample of the public; however, it can be used to show presence/non-detection of the public use of the land.

Alberta Environment and Parks (AEP) has been conducting remote camera trap studies in the Bow Valley around Canmore. One of the camera traps is located within the SCLHP and data from that camera was reviewed. The camera trap is located immediately north of the braided floodplain of the Bow River, in the southeastern corner of the SCLHP (UTM 11 616667E, 5659195N).

Field Surveys

Wildlife surveys completed in the Project Area were designed to characterize habitat suitability for those species likely to occur in the LSA. The surveys followed provincial protocols outlined in the Sensitive Species Inventory Guidelines (ESRD 2013). A meandering transect was completed on July 23, 2020 that focused on general wildlife habitat suitability, breeding bird potential, and raptor nests in the LSA. The meandering transects intersected all ecosystem types in the Project Area, including areas where high density of wildlife sign was anticipated (e.g., areas that provided important forage, cover, or resting habitat). Wildlife presence/detection, habitat use, and habitat features within the LSA were recorded. Habitat use was determined by the presence and relative density of wildlife sign observed during the surveys. Tracks, scat, pellets, beds, game trails, and browse were the primary indicators of wildlife use in the LSA. No wildlife features (e.g., dens, burrows, nests) were observed during the meandering transect.

A follow-up, winter wildlife survey was conducted on January 14 and 15, 2021 to characterize wildlife habitat suitability and relative wildlife use during their most limiting season (winter). A meandering transect was conducted and wildlife sign (e.g., tracks, pellets, scat, rubs, beds, cratering, scrapes, and browse) and relative wildlife habitat use was recorded. At the time of the survey, snow depth was 15-20 cm deep with relatively soft snow conditions (10-15 cm foot penetration in consolidated base with 0.5 cm of fresh powder on top) that allowed observers to identify tracks from both large mammals (e.g., ungulates) and small mammals (e.g., mice, voles). The survey was completed at least six

days since the previous snowfall, which provided suitable winter tracking conditions and excellent conditions to assess habitat selection during periods of deep and shallow snowpack.

Habitat Fragmentation and Patches in SCLHP

Habitat fragmentation was evaluated by delineating existing disturbance in the SCLHP using available ortho-imagery and ArcGIS software. Linear and non-linear disturbance was identified and mapped, and interior patch availability was measured using the ArcGIS Spatial Analyst Euclidian straight line distance tool. Interior patch availability (i.e., distance to human disturbance) was defined as the distance that a wildlife individual would have from the nearest human disturbance and was a relative measure of disturbance or security.

3.4.2 Baseline Conditions

3.4.2.1 South Canmore Local Habitat Patch

The Project Area is partially located within the SCLHP (Figure 2-1). Habitat patches are defined as areas that “likely meet the food, rest, security, and water needs of species for short periods of time while negotiating the corridor network toward larger regional habitat patches”. For the SCLHP, larger regional patches exist to the east (Bow Flats Habitat Patch) and to the west (Georgetown – CNC Habitat Patch) via connecting corridors and local habitat patches that are highly fragmented by human development (Figure 1-2). The Wildlife Corridor and Habitat Patch Guidelines (BCEAG 2012) recommend that the size of a Local Habitat Patch must be sufficient to meet the minimum security needs for a female grizzly bear, which is 4.5 km² (Gibeau et al. 1996) with a minimum width of 1.2 km. The 2012 BCEAG guidelines suggests that new human development should not be allowed within patches that are less than 4.5 km². BCEAG (2012) outlines preferred configurations for the shape, size, and location of wildlife corridors and habitat patches.

Recommendations in the Human-Wildlife Coexistence report for the Bow Valley states that if development is to be considered in the SCLHP, development should be directly adjacent to existing development to limit further fragmentation and planned in a manner that limits wildlife-human conflict (GoA 2018). The Conceptual Plan situates development in the northern periphery of the Project Area and buildings have been configured to avoid or reduce effects on wildlife.

When considering the scale at which wildlife in the Bow Corridor move (e.g., 4.5 km² or larger home range), and based on the general principles described for the preferred shape of a habitat patch (i.e., the SCLHP is the least favourable shape) (BCEAG 2012), the SCLHP in its entirety can be considered a cul-de-sac shape, or even a dead-end that terminates in high density urban setting for wildlife, when considering wildlife movement from east to west.

The SCLHP is adjacent to the Tipple Wildlife Corridor, a narrow, highly disturbed strip of land that connects the SCLHP to the Three Sisters Along Valley wildlife corridor to the south. A ‘conceptual wildlife corridor’ exists on the eastern boundary of the SCLHP and is intended to connect the SCLHP across Highway 1 to the Bow Flats Regional Habitat Patch to the east (Figure 1-2; BCEAG 2012). This conceptual corridor has no infrastructure to accommodate wildlife movement, and as a result, the SCLHP is functionally isolated from the Bow Flats Regional Habitat Patch, except for a narrow underpass beneath the crossing of Highway 1 over the Bow River (BCEAG 2012, Jacques Whitford Limited 2008). This underpass may facilitate wildlife movement between the habitat patches during seasons with low water volume in the Bow River.

Existing Disturbance

The SCLHP is fragmented, isolated, and may be considered a dead-end habitat feature; any large-ranging wildlife such as grizzly bears or wolves entering the SCLHP from the south or west are impounded to the north and east of the

SCLHP by the Spring Creek Development and Highway 1/CP Rail corridors, respectively. The total area of the SCLHP is 1.8 km² and under 0.9 km at its widest. These areas do not meet the minimum recommended size for a local habitat patch (BCEAG 2012) and may be more suitable as a wildlife corridor for medium-sized mammals, such as coyotes or lynx (Matrix Planning and Wildlife & Company 2003).

Based on disturbance mapping using 2017 ortho-imagery, approximately 5.3 km of linear features exist in the SCLHP, amounting to a linear feature density of 2.9 km/km². Using 2009 imagery, the BCEAG (2012) estimated the total length of linear features in the SCLHP to be 12.3 km, for a linear feature density of 6.8 km/km². The discrepancy between the two estimates may be a result of variations in mapping methods, image resolution, or map scale.

The Project Area is a privately-owned parcel partially within the SCLHP. Public users of the SCLHP have been detected using the Project Area for walking, cycling, hiking, snowshoeing, and skiing. The Canmore Nordic Center is situated south of the Project Area and is an area of high human use in the winter. Human use is concentrated in the north western portion of the SCLHP, along the major trails that are designated for hiking, walking, and cycling. Numerous trails, roads, and old buildings are scattered throughout the SCLHP, fragmenting the landscape south of the Project Area. The south eastern portion of the SCLHP is relatively less fragmented, although it is laced with non-designated trails that are used in all seasons, particularly in the winter, which is a sensitive season for wildlife.

Based on disturbance mapping using 2017 ortho-imagery, the SCLHP has been fragmented by human disturbance into 9 distinct patches. Analysis of this fragmentation resulted in a maximum distance from physical human disturbance (e.g., roads or trails) for wildlife being approximately 400 m at anytime while using the SCLHP (Table 3-4). Wildlife using the Project Area are always subjected to some form of sensory disturbance (e.g., Highway 1, CP Rail, Heliport, dog walkers, trail users).

Table 3-4
SCLHP Fragmentation, Patch Size, and Interior Habitat Availability

Patch Count	Patch ID ¹	Patch Area (ha)	Interior Habitat Distance ² (m)
1	1	11.3	238
2	2	23.7	220
3	3.1	5.2	87
4	3.2	18.6	140
5	3.3	3.0	55
6	4	75.9	400
7	5	1.2	30
8	6	6.2	70
9	7	19.9	220
Total		165.0	-

¹ Patch ID relates to the number of patches since the SCLHP was established (i.e., it was established with 7 patches, and Patch number 3 has been fragmented twice since).



² Interior Habitat Distance is the furthest distance (estimated using ArcGIS Euclidian straight line distance tools) available inside a patch from disturbed habitat. Data are based on 2017 ortho imagery.

The Waste Transfer Station and Waste Management Centre and their two access roads (oriented east-west) further fragments habitats in the broader landscape south of the Project Area. Regular heavy and light vehicle traffic is a common and ongoing disturbance along these roads during operational hours, which may deter large carnivores (e.g., cougar) from entering the SCLHP any further north. A ranchland property located south of the Waste Transfer Station is surrounded by wooden fencing, presumably to contain horses, and may isolate some wildlife species such as bears from accessing the property.

Although the Canmore Community Monitoring Report (Town of Canmore 2017) states that a number of trails were closed and rehabilitated to prevent use of non-designated trails, there is evidence that non-designated trails, including non-trails (i.e., hiking off-trail), are being used by the public throughout the SCLHP and the Project Area. During all of the field surveys, human use was documented throughout the SCLHP and Project Area. Sign of cycling, hiking, on-and-off leash dog walking, skiing, and snowshoeing on non-designated trails were activities observed or detected during the three visits that were completed. Although educational signage may be encouraging some of the public to use designated trails, the non-designated trails in the SCLHP and the Project Area are still being used for recreation by the public.

Figure 3-3 presents a “heatmap” generated from a data collection application called Strava⁵. In the heatmap, each user leaves a GPS track. The track becomes brighter with each additional user. The most highly used trails appear wide and orange-white, while less frequently used trails appear dull purple (Figure 3-3).

⁵ Strava Heatmaps are regularly growing with continued use and map human use over time. Strava can be accessed at: <https://www.strava.com/heatmap#13.68/-115.35866/51.07426/hot/all>

LEGEND:

 South Canmore Local Habitat Patch



Subject Site



0 150 m

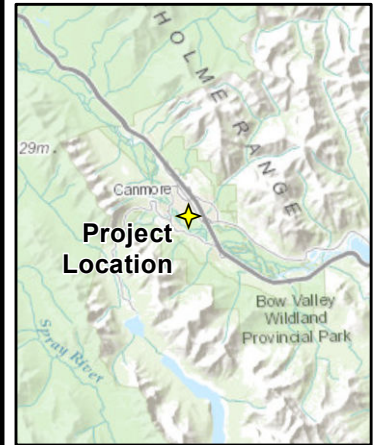


FIGURE 3-3 STRAVA HEATMAP AND HUMAN USE IN THE SCLHP

South Canmore EIS for 3rd Avenue South Land

AE PROJECT No.	2019-8457.000
DATE	MAR. 2021
SCALE	1:7000
COORD. SYSTEM	NAD 83 UTM 11
REV	1
DESCRIPTION	ISSUED FOR DRAFT
DRAWN BY	DA
CHECKED BY	KR

Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Sources: Esri, HERE, DeLorme, Mapbox, TomTom, Swire, NOAA, USGS, FAO, NPS, NRCAN, Cefis, IGN, Swire, NDE, FTE, AeroGRID, IGN, and the GIS User Community
OpenStreetMap contributors and the GIS User Community

The Strava heatmap shows a high degree of human use in the Project Area and throughout the SCLHP. The evidence of use presented by Strava shows a relatively lower amount of incursions into the Project Area; however, it is important to note that only serious recreational users upload data to Strava, and these data are not representative of the larger population of casual users who may be dog walking or hiking (i.e., far more trail users are likely to not use Strava, than are likely). During the site visit in January 2021, a total of eighteen trail users were asked if they were currently or had previously used Strava in the area. None of those questioned reported using Strava, and only four of those questioned were aware of Strava or its use.

Sensory disturbance (noise) originates from many sources adjacent to, and from within, the SCLHP. Most notably, Highway 1 and the CP Rail line present persistent, regular background noise from vehicles and trains traveling through Canmore. In all portions of the SCLHP visited during the field visit in 2021, noise from Highway 1 and CP Rail was present and constant. Both CP Rail and Highway 1 are primary east-west transportation corridors for vehicles (estimated at 21,500 vehicles per day) and trains (40 trains per day; 1.7 trains/hour) traveling through Canmore (Alberta Government 2019). Additional sources of noise that could be considered disturbance to wildlife include:

- Alpine Helicopters Heliport (frequent from approaching, departing, and maintenance of helicopters);
- Waste Transfer Station and Waste Water Treatment Plant (noise from vehicles accessing the sites);
- Waste Transfer Station (noise from back-up warning alarms on large vehicles); and
- Construction noise originating from the Spring Creek expansion occurring to the north.

Section 3.7 discusses existing land use, resources, and the impact of those on the Project Area in further detail.

3.4.2.2 Wildlife and Species at Risk

Based on the location and habitat suitability of the LSA relative to Canmore as a whole, wildlife data from the Bow Valley and relevant reports, existing disturbance in the area, large mammals that have the potential or have been reported to use the LSA and SCLHP include black bear (*Ursus americanus*), grizzly bear (*Ursus arctos*), wolf (*Canis lupus*), coyote (*Canis latrans*), cougar (*Puma concolor*), deer (*Odocoileus spp*), moose (*Alces alces*), and elk (*Cervus elaphus*).

Results of a search of the FWMIT data base indicated that fourteen fish and five wildlife species have been detected in the LSA (AEP 2018). No species at risk have been reported within the terrestrial LSA; however, following an interview with regional biologists, observations of barred owl (*Strix varia*; provincially listed as “Sensitive”), grizzly bear (provincially listed as “At Risk” and federally listed under Schedule 1 of the Species at Risk Act as Special Concern) and Canadian toad (*Anaxyrus hemiophrys*; provincially listed as “May Be At Risk”) have been reported in the SCLHP. Appendix E presents the results of the FWMIT species search for the project.

During field surveys, evidence of use by large carnivores (e.g., bear, wolf, cougar) was assessed by looking for sign (e.g., hair snagged on barbed wire, rubs on large trees, claw marks on trees, scat, tracks). Using concepts developed in Mowat and Stroebeck (2000), a survey of the existing barbed wire fence located throughout the SCLHP was completed. The hypothesis was that if large carnivores crossed the fence line, they may leave evidence in the form of hairs snagged on the barbs. Only elk hair (differentiated from bear, cougar, or wolf hair by colour, texture, and professional experience) was observed snagged out of over 2 km of barbed wire that was surveyed.

Camera trap data were reviewed, and all available data were summarized. Table 3-5 is a summary of the wildlife species detected on the cameras between 2011 and 2017.

Table 3-5 Wildlife Species Captured in Game Cameras in SCLHP¹

Species Guild	Common Name	Scientific Name	2011	2015	2016	2017
Bird	Common Raven	<i>Corvus corax</i>				1
Carnivore	Cougar	<i>Puma concolor</i>			3	
	Coyote	<i>Canis latrans</i>			20	7
	Grizzly bear	<i>Ursus arctos</i>			6	
Ungulate	Moose	<i>Alces alces</i>			1	
	Wapiti (elk)	<i>Cervus elaphus</i>		44	12	1
	Mule deer	<i>Odocoileus hemionus</i>		3		
	White-tailed deer	<i>O. virginianus</i>		2	3	
Small Mammal	Marten	<i>Martes americanus</i>				2
	Red squirrel	<i>Sciurus vulgaris</i>			13	1
	Red-tailed chipmunk	<i>Neotamias ruficaudus</i>			1	
	Snowshoe hare	<i>Lepus americanus</i>			6	1
Total count			0	50	65	13

¹ Captures do not indicate number of individuals but number of images with that species. One individual may be captured multiple times.

Large Carnivores

Portions of SCLHP are highly valuable for wildlife, whereas others are either highly used by people (e.g., Waste Water Treatment Plant, recreational trails throughout) or provide dead-ends to wildlife movement (e.g., Spring Creek development) (pers. comm. Brett Boukall, AEP Regional Biologist). In a recent study comparing wildlife response to human interaction, Hojnowski (2017) found “strong evidence that animals responded to recreation over extended periods (e.g., two weeks), rather than simply real-time (daily) human use”, suggesting that regular human use tends to deter use by wildlife. The SCLHP is clearly used by recreational users in all seasons, during daytime and nighttime hours, for a multitude of activities ranging from off-leash dog walking, to skiing and cycling.

Large carnivores that are known to use habitats that occur in the LSA include: grizzly bear, black bear, wolf, coyote, and cougar. Existing information suggests that the LSA is a low-use area for carnivores because the area is highly disturbed by human development and sees regular human recreational use (TERA 2012; MSES 2019; Alberta Government 2019; GoA 2018; Hojnowski 2017). The following subsections discuss potential interactions between the project and large carnivores and any associated uncertainty. Mitigation provided in Section 3.4.4 is expected to reduce or avoid effects on large carnivores if they do occupy habitats near the LSA.

Grizzly Bear

Grizzly bears are omnivorous and select certain habitats based on the availability of forage, seasonal requirements, and proximity to human disturbance (Hojnowski 2017). Seasonally, grizzly bears will forage for berries in the fall in preparation for hibernation, hunt for newborn ungulates in spring, and forage opportunistically on forbs and

graminoids during the summer. Winter seasons are spent hibernating, in both mountainous and plateau terrain, well away from human disturbance. Den site fidelity is high (Ciarniello et al. 2005). The home range for a female grizzly bear is 4.5 km² and given that the SCLHP is only 1.8 km² (BCEAG 2012) it likely provides limited, short term habitat requirements for grizzly bears. Recent work into fine-scale habitat selection by grizzly bears has shown that grizzly bears select habitats in response to the degree of spatial and temporal disturbance caused by humans, and found that although grizzly bear habitat use “overlapped broadly with human activity, analysis of disturbance... suggested that bears made fine-scale behavioural adjustments to avoid the times and places of highest recreation intensity” (Hojnowski 2017).

Extensive work has been completed in the Bow Valley to monitor and reduce hazards associated with human-bear interactions. Bear-proof bins, changes to municipal bylaws, passive and active management, and bear attractant management (e.g., fruit-bearing tree and shrub removal) are methods that have been implemented by wildlife managers since 2000 (Honeyman 2007, GoA 2018). Recent and ongoing management tools (e.g., attractant management, public awareness) is expected to continue to reduce the potential for human-bear conflicts.

The Project Area and SCLHP provide suitable seasonal forage requirements for grizzly bear in the form of grazing. Hunting for newborn ungulates, an important food source for grizzly bears in spring, is less likely in the Project Area, because calving ungulates (e.g., elk, moose) have been known to use the island in the Bow River west of the Project Area for security during calving. Suitable and abundant early-season forage for grizzly bears to meet their energetic needs in spring is available in the southeastern portion of the SCLHP along the braided floodplain area and south of the Bow River along golf courses.

Although suitable habitat exists in the SCLHP for grizzly bear, the habitat is less functional due to the amount of existing and ongoing human disturbance than other habitats adjacent to the south of the SCLHP. Only six images of grizzly bear have been captured on game cameras in the SCLHP since 2011, and it is unclear if those observations originated from a single individual or multiple individuals (i.e., all observations were in 2016; Table 3-5). Anecdotally, grizzly bears have been known to use the southern portion of the SCLHP for forage on vegetation, but do not stay long, presumably due to the high amount of human use in the SCLHP (pers. comm. Brett Boukall, AEP Biologist). The southeastern tip and braided floodplain in the southeast of the SCLHP may provide forage and rest for grizzly bears, although human use is quite common in this area as well and may deter extended use by grizzly bears. The primary source of mortality for grizzly bears continues to be associated with transportation corridors (i.e., collisions along CP Rail and Highway 1) and less often with management interaction (e.g., destruction by wildlife management officials) (GoA 2018).

Black Bear

Habitat requirements for black bears are similar to those of grizzly bears, although black bears are more tolerant to human use and disturbance than grizzly bears (Honeyman 2007, GoA 2018). In support of this declaration, Honeyman (2007) reports three times as many black bear interactions with humans than grizzly bear. Most of these interactions occurred during the berry season on the south side of the Bow River, near the Stewart Creek golf course and Canmore Nordic Centre. In response, the Town of Canmore has implemented berry removal programs to deter bear foraging near the Town site, including areas in the SCLHP. No berry producing shrubs were identified during studies within the Project Area; however, suitable graminoid and forb forage does exist. Hojnowski (2017) found that in areas where off-leash dogs accompany their owners, black bears were less likely to occupy those areas.

Ancillary mitigation conducted by the Town of Canmore includes installing bear-proof garbage bins, bylaw amendments, and fruit-bearing tree and shrub removal to reduced negative interactions between black bears and humans (GoA 2018). With attractants being managed by the Town of Canmore, the historic, current, and ongoing

recreational, residential, and industrial disturbance observed in the northern portion of the SCLHP (including the Project Area) will also reduce the potential for black bear and human conflict in the SCLHP. No black bears were captured during camera traps deployed in the SCLHP; however, black bears may use habitats in the SCLHP for forage or resting.

Wolf

Telemetry data on GPS collared-wolves interacting with both the Town of Banff and Town of Canmore indicate clear avoidance by wolves of townsites, while demonstrating large, long distance movements along low-elevation habitats throughout the Bow Valley (GoA 2018). The Fairholme wolf pack has been reported to occupy habitats in the Bow Valley, primarily north west and north of the Town of Canmore. With a long history of persecution by humans, wolves have become sensitive to human disturbance (Hojnowski 2017), and the year-round, high volume of human use in the SCLHP (off leash dog walking, skiing, running, biking) would likely deter any wolves from entering or spending significant time the habitat patch (GoA 2018). In a study just south of the SCLHP (Hojnowski 2017), camera traps recorded wolves in fewer than 1% of the images (<100 images of 6,948 total, over 36,145 camera-trap days). Recent and ongoing management tools (e.g., attractant management, public awareness) is expected to continue to reduce potential conflict between wolves and humans.

Cougar

Cougars are habitat generalists and select their habitats in response to the availability of their primary prey species, deer, and opportunistically elk or moose. Deer, elk, and moose are known to use habitats in the SCLHP for forage, security, and rest, which may attract individual cougars into the SCLHP from adjacent habitats. Cougar are known to be very cryptic, although recent research has shown that some individuals may occupy habitats near human development (Alberta Government 2019). Often, these occurrences near human development are associated with cougars being attracted to the area by small pets. Images of cougar were captured on three occasions in the SCLHP in 2016; however, it is unclear if the images were of the same or multiple individuals.

Cougar home range varies in size between sexes, with females occupying territories ranging between 62 km² and 412 km² and males occupying territories between 221 km² and 1,311 km² (Alberta Government 2019). In comparison, the SCLHP is 1.8 km², which does not meet the home range needs for cougar; therefore, it is assumed that the primary range for cougar will be outside the SCLHP with only incidental occurrences within the SCLHP.

The Government of Alberta reported on cougar occurrence in the Bow Valley between 2000-2018 and ranked location zones within their study area based on number and severity of cougar interactions with humans. Despite relatively robust cougar populations in the Bow Valley, rates of conflict between cougar and humans are relatively low (GoA 2018). The Project Area (identified as South Industrial, Alberta Government 2019) was ranked as Low occurrence. Hojnowski (2017) found that hikers and off-leash dogs were negatively associated with cougar, elk, and deer (cougar's primary prey species) habitat use, and that cougar overlapped the least with human activity of all large carnivores in the study.

Based on available information, cougar may enter the SCLHP in pursuit of potential prey but are not likely to spend time in the SCLHP, due to the small size of the SCLHP and the amount of human disturbance, in particular the concentrated recreational activities in the northern portion of the SCLHP, including the Project Area. Public awareness campaigns currently in place are expected to continue to reduce potential future conflicts between humans and cougars.

Coyote

Coyotes use habitats in the SCLHP. Sign of coyote (i.e., tracks, scat, kill site) was detected throughout the SCLHP and most prominently in areas with dense, coniferous canopy cover, such as is found in the east-central portion of the SCLHP. Recent studies have shown that coyotes and humans can coexist with very little conflict. Off leash dogs have been shown to displace coyotes (Hojnowski 2017), likely because off leash dogs present a mortality risk to coyotes. Roads and trails were extensively used by coyotes in a camera trap study conducted in similar habitats to those found in the SCLHP (Hojnowski 2017).

Based on evidence collected during the winter track survey, trails and roads appeared to be used primarily for travel, while dense coniferous understorey habitat was found to have areas of higher use for hunting and investigating. Although no den sites or sign of denning was detected, the relatively undisturbed portions of the east central SCLHP may be used for denning. Coyotes have been reported to follow or stalk dogs on and off leash, and some records of coyotes biting children; these instances are attributed to food-conditioned, individual coyotes (GoA 2018). Attractant management and public awareness campaigns are expected to continue to reduce the potential for human-coyote conflicts.

Ungulates

Ungulates detected on the property include deer, moose, and most prominently, elk. In general, elk largely choose areas of forage availability, followed by areas of lower development, and lower slope. Attractants for elk include urban areas with large green spaces or open forested habitat that provide forage and security from predators (GoA 2018). Elk were shown to select habitats in the valley bottom over the steeper valley slopes of the Bow Valley and are known to occupy habitats in the LSA. Elk showed the strongest overall selection for habitats near existing residential developments, which is attributed to a reduction in mortality risk due to predation (Edwards 2013).

In a three-year study from 2000 to 2003, eleven elk were captured and radio-collared in the 'Canmore Corridor', an area that includes the Town's municipal boundary (Matrix Planning and Wildlife Company 2003). This study noted that:

- Approximately half of the radio-collared Canmore elk appeared to be non-migratory.
- Few elk movements were detected from the Bow Flats Natural Area across Highway 1A onto the Canmore Benchlands.
- Most elk use of the Benchlands occurred between Harvie Heights and SilverTip by elk with home ranges centered west of Town (including Banff National Park).
- Elk calving was focused around the Bow River Valley, on the island in the Bow River in the SCLHP, Three Sisters property, Wind Valley, and Pigeon Mountain.

Previous tracking and aerial survey information indicate that three spatially distinct elk herds are present in the greater Bow Valley area comprising the Bow Valley Provincial Park, Dead Man's Flats and the Canmore Townsite (Edwards 2013). Previous studies indicate that the local Canmore elk herd is part of a larger herd whose range extends from the Banff Park gates to the Stony Nation. Habitat in the valley bottom is most strongly selected by elk and they tend to show the strongest overall selection for habitats in lower elevations and level areas (river floodplains, open fields, developed areas) and near existing residential areas. Spring is an important season for elk as it signifies their calving season. Calves are at risk to predation by carnivores (e.g., wolf, bear, cougar) during this season, and in response, elk have adapted to select remote areas with good sightlines to avoid predators. Islands in the middle of rivers have been documented to provide suitable elk calving conditions, as have open forested habitat with limited disturbance (GoA 2018; Edwards 2013).

Data collected from field investigations during the growing season indicate that the Project Area and LSA are not as highly selected for by elk as they are deer. During a field visit completed on October 2, 2019, ungulate sign from elk and deer was observed, including trails, pellets, and tracks. Most tracks and pellets were from deer species, and a small amount of elk pellets and tracks observed within the Project Area, along the southern boundary. As part of the meandering survey completed on July 23, 2020, some elk and deer tracks were observed in the Project Area, with most tracks observed in the coniferous forest areas to the west and south of the Project Area. Very little sign was observed in either the Project Area or the LSA. Various game trails were observed in the LSA in the coniferous forest communities to the south and west of the property. Two well-used ungulate trails, with predominantly elk and deer tracks, were observed along the southern boundary of the property along the treeline. Additional deer and elk tracks were also observed along the bank and shore of Spring Creek; however, the elk sign was largely attributed to movement. Most tracks and scat observed within the Project Area was from horses, which were not present on the property at the time of the survey.

During winter track surveys in 2021, elk sign (e.g., grazing, browse, beds, tracks, pellets, chewing on boles of deciduous trees) was common throughout the SCLHP, with relatively less sign in the Project Area. Beds, pellets, and tracks of elk walking were observed in the Project Area, indicating that the Project Area provided rest and security from predators during the winter. Based on elk sign (i.e., tracks, pellets, sign of grazing), the existing Waste Transfer Station and Waste Water Treatment Plant south of the Project Area did not appear to affect elk movement from east to west, or from north to south; elk tracks were observed traveling past these facilities and cratering (i.e., areas where elk had used their hoof to expose grasses) was abundant along the margins of all roads in the SCLHP.

The highest concentration of elk sign was in the south eastern portion of the SCLHP, near the braided floodplain area that is predominantly graminoid and shrub species. Six elk were observed grazing in this area on January 15, 2021. Beds and abundant cratering and browse on shrubs was observed throughout the floodplain, indicating that this area provides forage, rest, and security from predators in all winter conditions (i.e., deep and shallow snowpack). The snowpack on January 15, 2021 was shallow, ranging between 15 and 20 cm in depth. Very high browse was observed on shrubby species (e.g., willow) in the floodplain area, indicating heavy reliance by elk or moose on the floodplain area over multiple years, in variable snowpack conditions, including when the snowpack is too deep to crater for grasses. Habitat throughout the rest of the SCLHP was also used by elk, primarily for walking and forage. This evidence supports anecdotal reports that the south eastern portion of the SCLHP may provide higher suitability habitat than the Project Area, based on the amount of use observed over many years. A large, open area immediately adjacent to the CP Rail line was used heavily for bedding and forage by elk, supporting the reports that elk in the SCLHP are not easily disturbed by human use when considering that trains pass through Canmore on average of 1.7 trains per hour (Alberta Government 2019).

Given that the Conceptual Land Use Plan is located in a portion of the SCLHP that is not currently or historically heavily relied on by elk during their important seasons (e.g., calving, wintering occurs in other locations of the SCLHP), the project is not expected to have a significant impact on elk or their use of habitats in the SCLHP.

Mitigation provided in Section 3.4.4 is expected to reduce or avoid effects on ungulates and their habitats.

Birds

A number of bird species that are particularly sensitive during the nesting season have potential to use habitats that occur in the LSA. Common bird species (e.g., black-billed magpie, American crow) likely occupy habitats in the LSA. Species of note that may occur on the property include the barred owl (*Strix varia*) and the provincially 'sensitive' and federally 'Special Concern' short-eared owl (*Asio flammeus*) (MSES 2019). The Project Area contains few trees large enough to support raptor (e.g., falcons, hawks, eagles, or owls) stick nests. During the field surveys completed in 2019

and 2020, no stick nests were observed within the Project Area or the LSA. Mitigation provided in Section 3.4.4 is expected to reduce or avoid effects on birds and their habitats.

Amphibians

Amphibians are most sensitive to disturbance during their reproductive life stage (spring and early summer) because they are restricted to aquatic environments for breeding, egg laying, and growing (metamorphosis).

The shrubby swamp will not be disturbed by the Conceptual Land Use Plan (Figure 3-2). The shrubby swamp is hummocky and vegetated throughout (i.e., no exposed mineral soils exist that are typical of suitable egg laying and security for amphibians) and may hold water in the spring and early summer during years with abnormally high-water tables (i.e., the shrubby swamp is hydraulically connected to the Bow River). Based on the characteristics of the shrubby swamp (i.e., limited soil gleying, vegetation, and groundcover) it is not likely that standing water occurs annually and if it does, the water does not last for any significant amount of time.

Amphibians are known to reproduce between April and July, depending on local water and air temperature (ASRD 2002). Amphibians use ponds, lakes, marshes, and temporary bodies of water for reproduction. Eggs are laid in the substrate, on vegetation, or in the water column. Once the eggs hatch, juvenile amphibians live in the water column and undergo metamorphosis (e.g., from tadpole to adult). In early life stages amphibians are restricted to aquatic environments because they acquire oxygen through external gills. Once metamorphosis is complete (approximately 1-2 weeks after eggs hatch), the juvenile will resorb their external gills and begin respiring through their skin (a process called cutaneous gas exchange) and their lungs (Tattersall et al. 2013). Juveniles metamorphose from aquatic life stages (i.e., with fins and gills) to terrestrial life stages (i.e., adults with legs and lungs) moving into terrestrial environments to forage and overwinter until the next breeding season.

Canadian toad has been identified within the SCLHP and may occupy habitats for foraging or travel during their adult stage, which is primarily terrestrial for this species (pers. comm. Brett Boukall AEP biologist). Canadian toads are most often associated with river valleys with sandy banks that are used for living and hibernation. Habitat of this description is found approximately 900 m from the Project Area in the southern portion of the SCLHP. Canadian toads, and most amphibians, breed between May and July each year in lakes, ponds, marshes, and areas with temporary bodies of water. They are known to breed in ponds that are several hundred metres from their overwintering sites (ASRD 2002).

The shrubby swamp may provide suitable amphibian breeding habitat (i.e., standing water) during seasons of abnormally high groundwater tables where the shrubby swamp holds standing water. If standing water is available and amphibians migrate to the shrubby swamp, it is possible that a full cycle of metamorphosis (i.e., from egg laying to emergence) may be completed. Emerging adults may then be found using terrestrial habitats to meet their life requisites.

Mitigation measures presented in Section 3.4.4 are intended to avoid or reduce effects on amphibians in the Project Area.

3.4.3 Potential Impacts

Potential effects on wildlife and wildlife habitat from the proposed Project include:

- Direct habitat disturbance (i.e., physical disturbance) of habitat used by wildlife.
- Sensory disturbance (including habitat avoidance) and human activities.
- Increased mortality risk.

Direct Habitat Disturbance

Wildlife habitat will be directly disturbed through the clearing and grading of land to accommodate the building footprints and access roads (Appendix A). Potential effects of direct disturbance include physical habitat loss or changes in behaviour (e.g., habitat abandonment or movement deflections). Wildlife exclusion fencing is not proposed for the project; therefore, no barriers to movement are expected to result from the Project because wildlife will be able to move through retained natural habitat within and adjacent to the Project Area. Wildlife in the area, such as elk and deer, are already habituated to moving through the already disturbed South Canmore Local Habitat Patch and the Town of Canmore despite the existing amount of disturbance (e.g., residential development). Consequently, the Project is expected to have a negligible effect on wildlife movement and habitat avoidance will likely be temporary (i.e., for the duration of construction).

Approximately 0.37 ha of wildlife habitat in Subdistrict D will be disturbed to accommodate a residence, outbuilding and gravel access road. The remaining 5.24 ha of Subdistrict D will remain unaltered. Approximately 0.53 ha of wildlife habitat in Subdistricts A, B, and C will be disturbed to accommodate residences and driveways. In total, the Project will have an effect on 0.92 ha of the 8.65 ha Project Area (i.e., the property) and much of that land will remain functionally connected to the rest of the SCLHP, resulting in a **negligible to low** effect on wildlife habitat.

Sensory Disturbance

Construction will result in a temporary increase in noise above the current background noise levels from the existing CP Rail line, highways, and heliport. Noise generated from construction will have short-term impacts on some wildlife species that may avoid the area due to higher noise levels from construction equipment and construction crew presence. Increased human activity may result in temporary habitat avoidance or movement deflections. However, based on work by completed by Hojnowski (2017), wildlife may habituate to the construction noise as construction progresses. The construction of the Project will not require any blasting, so vibration resulting from the work will be limited to earth-moving equipment.

Potential sensory disturbance effects on wildlife during operation and occupation of the land include an increase in vehicle noise and human activity associated with the Conceptual Land Use Plan; however, the concept of the plan considers the spatial layout of the Project in relation to existing disturbance and land use and concentrates potential sensory effects to one area (the northwest) that already has existing human disturbance (e.g., 3rd Avenue) (Section 2.3). The increase in vehicle noise and human activity may result in changes in habitat use or movement deflections; however, the site is currently adjacent to the community of Spring Creek to the north, will be within 130 m of the CP Rail line to the east, and 200 m to the Waste Transfer Station and Wastewater Treatment facilities to the south. In addition, other commercial and residential areas, the Municipal Heliport, Bow Valley Trail and the Trans-Canada Highway are all located within 650 m of the east boundary. Noise from these features was heard throughout the site visit on October 2, 2019, July 23, 2020, and January 15, 2021 and it is expected that noise from the operation of the proposed land use plan will be below the ambient noise from these existing surrounding land uses.

There is existing human use within and adjacent to the Project Area; however, the Project Area is used relatively less than an existing berm located along the western boundary of the Project Area (Figure 3-3). For example, the berm was observed to be used by various recreationists throughout the visit, including joggers, mountain bikers, cyclists, skiers, on-and-off leash dog walkers, and hikers. The wildlife in the area are likely habituated to this existing human use and presence as evidenced by extensive grazing by elk along the margin of the berm. Mitigation presented in Section 3.4.4 is expected to avoid or reduce effects of sensory disturbance on wildlife.

Increased Mortality Risk

The project may marginally increase the risk of human-wildlife interactions or may result in increased mortality risk on individual wildlife during construction or during operation/occupation of the Project Area. This potential effect may occur due to improper storage of garbage and food, through direct management action on problematic large carnivores (e.g., in the unlikely event of a Very High or Extreme interaction⁶ between cougar and humans; Alberta Government 2019), or through accidental mortality caused through direct disturbance. The proposed development will avoid or reduce surprise encounters between humans and all wildlife species because the conceptual plan maintains suitable line-of-sight for wildlife (i.e., reducing cul-de-sac effects) while concentrating development along the northern periphery of the SCLHP. It is anticipated that the open concept spacing of the buildings (relative to adjacent development to the north), the sight-lines available, and the availability of “escape terrain” (i.e., open space where wildlife can flee) will reduce potential aggressive or defensive behaviour if wildlife and humans interact.

Available mapping that shows pre-berry human-bear conflict in the Bow Valley in and around Canmore by Alberta Environment and Parks indicates that adjacent lands are high-risk of conflict interactions. This area mapped as high-risk is a highly densified portion of Canmore, and mapping speaks to the density of housing, the assumed higher encounter rates of humans, and a limited available escape terrain for wildlife if humans and wildlife do interact. The Conceptual Land Use Plan presents an open concept that provides good line-of-sight and available escape terrain.

It is expected that the Town of Canmore will continue to implement passive and active mitigation measures to avoid and reduce increased mortality risk on large carnivores (e.g., fruit and berry producing plant removal) (GoA 2018). Therefore, the project will avoid increased mortality risk on large carnivores by reducing attractants for specific species (e.g., black bear).

If amphibians are using the shrubby swamp for breeding during construction, emerging adults may be subject to mortality if the adults enter the construction area. During occupation of the Project Area, amphibians moving to and from the shrubby swamp may be killed crossing a road or parking area.

Mitigation presented in Section 3.4.4 is expected to avoid or reduce the risk of increased mortality on wildlife during construction and operation/occupation of the Project Area. With the implementation of mitigation measures (Section 3.4.4) effects on wildlife and wildlife habitat are predicted to be **low** in magnitude and **long-term** in duration as a result of the project. The confidence in this prediction is **predictable**.

Environmental effects on wildlife and wildlife habitat are summarized in Table 3-7, Section 3.10.

3.4.4 Recommended Mitigation

Recommended mitigation measures to avoid and reduce effects on wildlife and wildlife habitat as presented below.

Direct Habitat Disturbance

- Limit the area of land clearing and vegetation disturbance to only the area necessary for construction and personnel safety. The limits of construction in the shrubby swamp area should be clearly demarcated in the field to ensure that vegetation associated with the wetland is not disturbed. A construction monitor should be on site during all vegetation clearing activities to ensure that no accidental encroachment occurs beyond what is proposed.

⁶ Very High = Cougar depredating on domestic animals (livestock, pets) in developed areas or charges people or domestic pets. Extreme = Cougar injures or kills people. (Alberta Government 2019)

- Fence off open excavations during construction to prevent wildlife entrapment and remove fencing following construction.

Sensory Disturbance

- Implement a Construction Management Plan to be approved by the Town to mitigate construction activities that could pose a hazard to people and wildlife.
- Follow the Town of Canmore's Noise Bylaw to reduce the effects of noise on wildlife, including work starting after dawn and ceasing before dusk.
- Design street and outdoor lighting to screen and prevent illumination into the SCLHP.
- Use dark-sky lighting in the design of all buildings to minimize light disturbance at night.
- Consider planting trees along the periphery of the Project Area, including along the margin of Spring Creek, to improve wildlife security. Seedling density should target at least 40% cover when seedlings mature to function as suitable cover for elk (BCEAG 2012).
- If a species at risk is encountered in the Project Area, cease construction activities until consultation has occurred with Alberta Environment and Parks (AEP), and appropriate mitigation measures have been implemented (e.g., setbacks, timing restrictions).

Increased Mortality Risk

- Develop and implement a Wildlife Management Plan during construction to keep the site clean of food waste and other attractants that could attract wildlife, in particular bears. Continue to remove natural wildlife attractants such as buffaloberry. The wildlife management plan should include adaptive management strategies if wildlife mortalities are reported.
- Remove vegetation designated for clearing outside of the migratory breeding season for this region (i.e., do not disturb vegetation between April 15 and August 20), to minimize breeding bird mortality. Inspect vegetation for nests before being felled, limbed, or removed as an additional measure.
- Do not harass, feed, or interact with wildlife.
- Dispose of waste appropriately, including following the Town's bylaws related to bear-proof waste storage.
- Report project related wildlife injury or mortality to the Town of Canmore and AEP.
- Prior to construction, retain a Qualified Professional to conduct auditory monitoring of the shrubby swamp during the spring and early summer to determine if the swamp is being used by amphibians for breeding. If presence is detected, install isolation fencing between the shrubby swamp and any construction activities to avoid accidental mortality of amphibians that may be moving to the swamp.
- Monitor any amphibian mortality on roads or parking lots and report to the Alberta FrogWatch registry. Report observations of Canadian toad to AEP.
- Following construction of the Project Area, continue to manage the Project Area in accordance with WildSmart guidelines by not planting trees or shrubs that bear fruit that may become an attractant for wildlife.

Mitigation measures recommended for the Project are summarized in Section 4.

3.5 Fish and Fish Habitat

3.5.1 Methods

A desktop review and field investigation were completed to determine aquatic resources present in the Project Area. The desktop review consisted of searches of online databases for documented species occurrences or additional

habitat information and review of existing environmental reports, where available. A field assessment to address information gaps and document existing conditions or environmental sensitivities was completed on October 2, 2019. The area of assessment focused on Spring Creek and surrounding riparian areas. The assessment was completed on foot during low water levels in Spring Creek.

Information collected during the assessment was used to prepare qualified aquatic environmental specialist recommendations outlining mitigation measures to prevent, avoid or reduce potential project effects, and information required to submit applicable regulatory permit or approval applications, such as a request for review to Fisheries and Oceans Canada, if the need arises.

Information on fish species present in Spring Creek were identified in the desktop assessment reports and online databases reviewed. Fish sampling was not completed during the field assessment due to the large number of information currently available on Spring and Policeman Creek.

Alternative watercourse crossing locations and riparian areas were assessed along Spring Creek to provide additional information on site-specific environmental features to support planning, project design, and consideration of potential contingencies, as discussed in the *Stepping Back from Water* development guidelines (GoA 2012).

3.5.2 Baseline Conditions

Spring Creek runs through the north section of the Project Area. Spring Creek is a tributary of the Bow River which is approximately 160 m southwest of the proposed land use Project Area. Spring Creek discharges into Policeman Creek before its confluence with the Bow River (Figure 3-1). As Spring Creek is hydraulically connected to the Bow River, there is the potential for any species that occurs in the Bow River to be present in Spring Creek. A search of the Fish and Wildlife Information Management System showed Spring Creek to be a known fish bearing waterbody that supports: brook trout (*Salvelinus fontinalis*), brown trout (*Salmo trutta*), bull trout (*Salvelinus confluentus*; provincially listed as At Risk, and federally as a Threatened species on Schedule 1 of the *Species at Risk Act.*), cutthroat trout (*Oncorhynchus clarki*), lake trout (*Salvelinus namaycush*), longnose sucker (*Catostomus catostomus*), and mountain whitefish (*Prosopium williamsoni*).

Under the *Water Act* Code of Practice for Watercourse Crossings – Canmore Management Area Map, Spring Creek is a mapped waterbody and adopts the Class B Classification for Policeman Creek and the September 1 to April 30 restricted activity period (RAP) and has been identified as brown trout and bull trout spawning habitat.

Four unidentified fish were observed from the channel banks in Spring Creek during the field visit. The Spring Creek channel substrates were primarily fines with some gravel dominated areas. Fines substrates present are unconsolidated and were overlaying gravels and cobbles substrates. Where observed, gravel and cobble substrates had small amounts of algae growing on the surface. The riparian vegetation along the creek bank has stabilized the banks, large amounts of grasses and willows line the channel. Small diameter woody debris was abundant in the reaches of Spring Creek near subdivisions B and C, likely originating from historic beaver activity in the area. Dense woody debris deposited in the channel creates a barrier or mat of organic material covering large areas of the channel substrates. The channel banks of the creek were well defined, and there was little evidence of erosion or sloughing observed. Fish habitat potential in Spring Creek includes rearing, cover and foraging habitat potential provided by overhanging riparian and emergent vegetation, large and small woody debris, and a few locations with undercut banks (primarily downstream of Subdivision C, near the confluence with Policeman Creek).

There were no deep pools observed in or adjacent to the Project Area and the channel is unlikely to provide overwintering habitat for the species present in the Bow River and its tributaries. Gravels and vegetation (emergent

and woody debris) may provide spawning potential for salmonids and forage species respectively. Overall, habitat features provide moderate quality rearing, foraging and spawning potential for fish species present. This may include use of habitat in Spring Creek by bull trout (Threatened under Schedule 1 of the *Species at Risk Act*) and other salmonids.

There was evidence of horse movement within the creek; banks had hoof prints in the fine channel substrates. In addition to horse disturbance, there was evidence of human disturbance; anthropogenic debris was seen embedded in the channel bottom. Below the confluence to Policeman Creek both stream depth and water volume increased, providing improved habitat potential for larger bodied fish species. The confluence of Spring Creek and Policeman Creek has large pools, riffles, and a gravel bar. The substrate diversity increased with an increase in gravels and cobbles. The gravel bar situated below the confluence may function as a spawning area for some fish species. The junction of Spring Creek and Policeman Creek could provide moderate habitat for larger bodied fish species.

3.5.3 Potential Impacts

Potential impacts to fish and fish habitat could occur through:

- Temporary changes in water quality for fish as a result of sedimentation or spills during construction.
- Disturbance to riparian habitat associated with the construction of a bridge between Subdivision B and Subdivision C.
- Increase in impervious surfaces associated with development and alteration of drainage and surface runoff.

Following the Town of Canmore bylaws⁷ and discussion with the Town planning department, the proposed land use activities have been designed to occur at least 20 m away from Spring Creek, with the exception of a single, clear span bridge that will access Subdivision C from 3rd Avenue.

The clear span bridge will result in the permanent disturbance of approximately 319 m² of riparian habitat within 20 m of Spring Creek. No bridge design is currently in place, and detailed bridge design and all required permits and authorizations will be pursued upon approval of the Conceptual Land Use Plan. The bridge will be designed to be clear span and mitigation measures are expected to be successful to avoid all impacts on the instream habitat of Spring Creek. No temporary or permanent disturbance to Spring Creek below the high-water mark is anticipated. In recognition of provincial guidance documents (e.g., GoA 2012), mitigation in the form of offsetting has been proposed to replace the habitat disturbed within 20 m of Spring Creek (i.e., for the bridge approach) by improving riparian habitat downstream of the proposed bridge, along portions of Subdistrict D and C that are currently vegetated with low growing shrubs and grasses. Proposed offsetting will include planting trees and shrubs that are intended to improve habitat for fish, wildlife, and reduce future erosion of Spring Creek's banks.

Mitigation measures presented in Section 3.5.4 are intended to avoid or reduce effects on fish and fish habitat and potential effects on fish and fish habitat are summarized in Table 3-7, Section 3.10. With the implementation of mitigation measures (Section 3.5.4) effects on fish and fish habitat are predicted to be **neutral** in direction and **negligible** in magnitude as a result of the Project. The confidence in this prediction is **predictable**.

⁷ 2020 Revised Town of Canmore Land Use Bylaw Section 2.5.1. Available at: <https://canmore.ca/municipal-services/residents-development-planning/planning-reference/land-use-bylaw>

3.5.4 Recommended Mitigation

The primary approach to protect Spring Creek is mitigation through avoidance. All project activities will be set back at least 20 m from the top of bank of Spring Creek, except for a single, clear span bridge to access Subdivision C. The following mitigation measures are intended to avoid or reduce effects on fish and fish habitat:

- Develop a Construction Environmental Management Plan (CEMP) that identifies risks and mitigates potential effects on Spring Creek. Spill protection, spill response, and erosion and sediment control (ESC) will be primary components of the CEMP to reduce effects on fish and fish habitat.
- Develop and implement an Erosion and Sediment Control (ESC) Plan before any construction begins to avoid changes in water quality. ESC measures must be implemented, amended or altered during, and post-construction depending on site conditions. All ESC measures must be maintained and monitored throughout construction activities. All deficiencies must be immediately addressed. ESC measures may need to remain in place post-construction until final restoration and landscaping activities are complete and re-vegetated areas are established.
- Retain a qualified professional during all work within 20 m of Spring Creek to monitor construction and proactively implement mitigation to avoid effects on Spring Creek. The monitor will have the authority to stop work if they deem the work presents a risk to fish or fish habitat.
- Install temporary ESC measures according to the ESC Plan to prevent erosion or potential sediment deposition into Spring Creek until revegetation occurs. ESC measures should be inspected regularly and frequently to ensure they are working as designed.
- Avoid erosion or sedimentation into Spring Creek or Policeman Creek by restricting access to the creek by horses, if horses are boarded in the Project Area. Restrict access by horses to the creeks by installing, and monitoring the effectiveness of, single-strand electric fence similar to the existing temporary fence. Install the electric fence at least 20 m from Spring and Policeman creeks and remove the electric fence if horses are not using the Project Area.
- Improve habitat quality for fish and wildlife by offsetting for disturbed areas associated with the bridge. Select areas along Spring Creek for restoration that are currently not shrubby and plant native shrub species (e.g., willow or poplar staking) within 20 m of the high-water mark of the stream. Stakes should be installed at a density of 0.5 stakes/m² and sites selected for offsetting should focus on the outside bank of bends in the stream to double as flood and erosion mitigation.
- Develop a spill response plan and ensure sufficient spill response materials are present in all equipment or readily available and in quantities appropriate for the equipment used. Ensure crews are trained in the proper use of spill response materials.
- Clearly demark in the field the limits of construction, including areas surrounding the clear span bridge. Retain an environmental monitor to ensure that no construction (except for the clear span bridge) occurs within 20 m of the stream banks as per the Conceptual Land Use Plan.
- Avoid storing hydrocarbons (e.g., fuels or lubricants for equipment) in the Project Area. If hydrocarbon storage is required, store, service, and re-fuel equipment more than 30 m from any waterbody, ditch, or channel that may result in fuels reaching Spring Creek or Policeman Creek. All hydrocarbons stored on site must be stored in double-walled containers with at least 110% capacity of the volume to be stored.

Mitigation measures recommended for the project are further described in Section 4.

3.6 Water Quality, Hydrology and Hydrogeology

3.6.1 Methods

Searches of the FWMIS database and the Code of Practice (COP) for Watercourse Crossings Calgary Management Area Map were completed for the Project Area (AEP 2018; GoA 2012). The field assessment included a visual inspection of the Project Area and verification of the hydrologic features identified during the desktop review, including a search of the Alberta Waterwells Database (GoA 2020b), Alberta Flood Risk Mapping (AEP 2019) and existing reports (e.g., Spring Creek Properties Ltd. 2003). The provincial guidance document *Stepping Back from the Water* (GoA 2012) was reviewed to determine the appropriateness of using 20 m as a setback for development (Section 5.2.1).

3.6.2 Baseline Conditions

Spring Creek is a spring and groundwater charged stream. Spring Creek flows into Policeman Creek, a tributary of the Bow River. Both Spring Creek and Policeman Creek are Class B streams and support habitat for fish.

During the site visit conducted October 2, 2019 the temperature, dissolved oxygen, specific conductance, and pH were recorded at three different locations along Spring Creek and Policeman Creek (Table 3-6). The first site was measured immediately downstream of the community of Spring Creek Mountain Village. Site 2 was measured further downstream, near the horse were grazing area. Site 3 was measured below the confluence of Spring and Policeman Creeks. From the measurements taken it can be inferred the creek has high water quality suitable to support fish species. The water was clear, with low levels of turbidity.

Banks of Spring Creek ranged from 0.3 – 0.6 m above the channel bed. No floodway or flood fringe has been developed for Spring Creek as it falls within the Bow River flood fringe. Because the Project Area occurs in the Bow River flood fringe, it may have a high-water table. Within the Bow River flood fringe, groundwater has been previously detected between 0.6 – 2.0 m below the ground surface (Spring Creek Properties Ltd. 2003). Groundwater levels are likely lowest in March/April and highest during freshet in May/June. A *Water Act* approval will be required for project activities because the Project Area is within the Bow River flood fringe. An approval is required for all activities that have the potential to temporarily or permanently affect the location or direction of flow of water or may become capable of altering the flow of water, whether or not the flow or presence of water is continuous, intermittent or occurs only during a flood.

No additional surveys were completed during the field visit on July 23, 2020. Water levels in 2019 (fall) and 2020 (summer) were visually observed to be comparable in depth and flow.

Table 3-6
Water Quality Parameters

	Temperature (°C)	Specific Conductance (µs/cm)	pH	Dissolved Oxygen (mg/L)
Site 1	6.8	474.2	7.31	11.61
Site 2	7.2	473.3	8.05	10.96
Site 3	7.3	472.8	8.29	11.17

The Steep Creek hazard mapping suggests that the western-most portion of the Project Area is located in a low hazard area associated with the Cougar Creek drainage. No structures associated with Subdistrict A or B are located within this low hazard area.

3.6.3 Potential Impacts

Following the Town of Canmore bylaws and discussion with the Town planning department, the proposed land use activities have been designed to occur at least 20 m away from Spring Creek, with the exception of a single, clear span bridge that will access Subdivision C from 3rd Avenue. Activities around the proposed bridge construction may affect water quality in Spring Creek if mitigation is not implemented.

Potential impacts of the project on surface and ground water quantity and quality may occur through:

- Increased sedimentation from surface runoff during construction.
- Flood potential.
- Reduced water quality resulting from introduction of hydrocarbons (e.g., fuel spills).
- Continued nutrient loading from horse manure.
- Potential future nutrient loading (contamination) from lawn fertilizers;
- Obstruction of surface or groundwater flow.

Increased Sedimentation

Runoff into Spring Creek during construction and operation is unlikely; however, sediments may accumulate in low-lying areas, and overland flow from natural rain events may carry sediment from exposed soils into Spring Creek. The transfer of sediment can be prevented with the proper implementation of ESC mitigation measures and the maintenance of the vegetative buffer surrounding Spring Creek. Project-specific ESC measures and retention of a 20 m setback will prevent runoff from hard, unvegetated surfaces associated with Subdistricts A or B resulting in a negligible environmental impact to water quality.

A proposed bridge across Spring Creek will provide access from 3rd Avenue/Subdistrict B to Subdistrict C, which is located on the northern side of Spring Creek (Figure 1-3). Many guidelines and best practices exist for bridge construction in Alberta, including restricted activity periods for fish, ESC measures and monitoring and regulatory requirements (e.g., Alberta *Water Act* and federal *Transportation Act* and *Fisheries Act*) depending on the type, span and construction methods for the bridge. Prior to bridge construction over Spring Creek, the proponent will complete necessary field investigations and acquire all required regulatory approvals prior to initiating construction. Based on the width of Spring Creek (approximately 8 to 10 m at the location of the proposed bridge location) a clear span bridge will be designed to avoiding direct impacts on areas below the high-water mark of Spring Creek. The design will be reviewed by a Qualified Professional, who will look for opportunities to alter the design and avoid or reduce impacts to riparian areas.

Flood Potential

The 100-year flood elevation is factored into the design and construction of all structures in all subdistricts. In the event of a flood from the Bow River, the Project Area is currently provided some protection by a berm which has been built above the 100-year flood level elevation. Flooding from Spring Creek will be addressed in a similar manner, including designing and constructing structures above the 1:100-year flood elevation level.

Fuel Spills

Potential introduction of hydrocarbons (e.g., fuel spills) into Spring Creek may occur if fuel is stored or vehicles or equipment are fueled within 30 m of the stream. Mitigation measures intended to avoid the fuel spills into Spring Creek are presented in Section 3.6.4.

Continued Nutrient Loading

Nutrient inputs from pastured animals may affect water quality should mitigation measures not be implemented. Currently, horses in the area are limited from accessing Spring Creek by an electrified fence. Animals have grazed in the Project Area for decades without observable impacts to the creeks (e.g., eutrophication). With continued restrictions on pastured animals from entering the creek, the amount of nutrient loading occurring within Spring Creek will remain unchanged and the proposed conceptual land use for the Project Area will have negligible environmental consequences to the water quality or hydrology of Spring Creek.

Potential Future Nutrient Loading from Lawn Fertilizers

The water quality of Spring or Policeman Creek may be affected by additional nutrients if manicured lawns are a large portion of future landscaping in Subdivisions B and C. Mitigation measures proposed and restrictions in a Direct Control District over these areas are expected to avoid this potential effect (Section 5.2.1).

Obstruction of Surface or Groundwater

Impacts to groundwater in the Project Area are considered negligible as construction into the groundwater table is limited to building footings and foundations, and the soil present in the Project Area will allow for water movement around these features. No surface water will be obstructed because no other streams, ditches, or watercourses occur in the Project Area.

With the implementation of mitigation measures (i.e., 20 m setback), regulatory requirements and proven best management practices (i.e., ESC measures, spill avoidance/response plans), potential impacts to water quality, hydrology, and hydrogeology are predicted to be **neutral** in magnitude and **negligible** in their effects. The confidence in this prediction is **predictable**.

Environmental effects to water quality, hydrology and hydrogeology are summarized in Table 3-7, Section 3.10.

3.6.4 Recommended Mitigation

Recommended mitigation measures for water quality and hydrology include:

- Avoid effects on Spring Creek or Policeman Creek by implementing a Construction Environmental Management Plan that identifies risks and mitigates potential effects on surface and groundwater quality. Spill protection, spill response, and erosion and sediment control (ESC) will be primary components of the CEMP to reduce effects on surface and groundwater quality.
- Develop and implement an Erosion and Sediment Control (ESC) Plan before any construction begins to avoid changes in water quality. ESC measures must be implemented, amended or altered during, and post-construction depending on site conditions. All ESC measures must be maintained and monitored throughout construction activities. All deficiencies must be immediately addressed. ESC measures may need to remain in place post-construction until final restoration and landscaping activities are complete and re-vegetated areas are established.

- Retain a qualified professional during all work within 20 m of Spring Creek to monitor construction and proactively implement mitigation to avoid effects on Spring Creek. The monitor will have the authority to stop work if they deem the work presents a risk to surface or groundwater quality.
- Excavations in the Project Area, in particular areas associated with Subdistrict B and C should occur outside of freshet to avoid groundwater interactions.
- No construction may occur within 20 m of the creek banks, except for construction of the proposed bridge, as per the proposed land use plan. Clearing limits should be delineated in advance of any work to maintain the 20 m setback area.
- Limit the amount of vegetation disturbance outside the minimum 20 m buffer and retain as much of the native vegetation and soil as possible. Incorporate into the Direct Control District a Non-disturbance area for the entire portion of Spring and Policeman Creeks that are within the Project Area (See Section 5.2.1).
- Develop a spill response plan and ensure sufficient spill response materials are present in all equipment, or readily available, and in quantities appropriate for the equipment used. Ensure crews are trained in the proper use of spill response materials.
- Store, service, and fuel equipment more than 30 m from the water body's banks or slope breaks.

Mitigation measures recommended for the project are further described in Section 4.

3.7 Land and Resource Use

3.7.1 Methods

Aerial photographs, satellite imagery, and a field survey were used to document land and resource use, including visual resources, within the Project Area. Aerial photographs and satellite imagery dating back to 2006 were used. The desktop assessment identified various natural and anthropogenic features with the potential to directly or indirectly interact with project activities. The field assessment included a visual inspection of the Project Area and verification of features identified during the desktop review.

3.7.2 Baseline Conditions

The Project Area is located on private property located within the municipal boundaries of the Town of Canmore. The Project Area is currently native vegetation with a portion of the land being used for the grazing of two horses. The grazing area is surrounded by an electrified fence. Grazing has occurred within the Project Area for at least 60 years since occupation by the original landowners (Pers. Comm. Kerry Kaleta). Adjacent land uses include residences to the north (community of Spring Creek Mountain Village), residences and a transportation corridor to the east (CP Rail, Bow Valley Trail and the Trans-Canada Highway), the Waste Transfer Facility and the Wastewater Treatment Facility to the south, and Millennium Park to the northwest. Except for the community of Spring Creek Mountain Village, forested land that has been disturbed by human activity (e.g., hiking trails, dog walking) surrounds the Project Area.

3.7.3 Potential Impacts

The following potential impacts to land and resource use are associated with the proposed land use concept:

- Additional vehicle traffic and parking.
- Increased residents and human activity in the area (i.e., increased foot/bike traffic in surrounding area, including unsanctioned trails).
- Ornamental landscaping.
- Provision of a hospice for residents of the Bow Valley

The proposed land use for Subdistricts A, B, and C will result in five single detached residences and a Palliative Care Centre. This may result in 30 to 40 additional people occupying the area depending largely on the capacity of the hospice and will result in an increase in traffic and vehicles in the area, in particular along 3rd Avenue. The proposed land use for Subdistrict D will result in a negligible change in traffic, as it will comprise a single residence.

There is existing human use within and adjacent to the Project Area. For example, the berm was observed to be used by various recreationists throughout the visits completed on October 2, 2019 and July 23, 2020. This included joggers, mountain bikers and hikers/walkers. The surrounding areas are already being used (access road to the WTS and high use/well developed human use trails in the portions of the LSA west of the Project Area. The proposed land use may result in a small increase in recreational uses within the LSA since Subdistricts B and C include the construction of up to six new residences. However, considering recreational use already present in the area, the increase in potential recreational use from these additional residences will be negligible. The hospice will result in the largest increase in human activity in the area; however, based on the intent of this facility it is not expected to result in recreational activity in surrounding areas. The hospice will provide exceptional benefit to the community as it provides respite and solace for individuals and their families during difficult times of grieving (Appendix F).

The implementation of ornamental landscaping will introduce non-native species. With the planting of only native vegetation and avoidance of use of vegetation species that attract wildlife, potential negative impacts from landscaping can be avoided.

With the implementation of mitigation measures, **negative** and **negligible** environmental impacts are expected for the proposed Subdistricts A to D. More people will be permanently located in the area, but the area is already a high use recreation area, especially along the berm, the access road to the WTS and the coniferous forest between these two areas. It is likely that human activity will decrease in the Project Area once the Project Area becomes developed, and signage may improve conditions for wildlife by restricting unauthorized access onto private land. Given the intent of the hospice, this centre will provide the exceptional benefit to the community through a facility that serves residents of the Bow Valley area. Confidence in these predictions are **predictable**

Environmental effects to land and resource use are summarized in Table 3-7, Section 3.10.

3.7.4 Recommended Mitigation

Mitigation measures proposed for vegetation (Section 3.3.4) and wildlife habitat (Section 3.4.4) are also applicable to land and resource use. Informative signage may be installed to educate public about access to private lands, which would benefit wildlife, wildlife habitat, and vegetation and ecosystems.

Mitigation measures recommended for the Project are further described in Section 4.

3.8 Air Quality

3.8.1 Methods

A desktop review was completed of existing conditions to describe factors contributing to the existing air quality in the LSA and RSA.

3.8.2 Baseline Conditions

Air quality in the Bow Valley is primarily affected by transportation on Highway 1, CP Rail, local dust generation, and industrial facilities (e.g., Graymont and LaFarge quarries and processing) and the transfer, compaction, baling and storage of waste at the Waste Transfer Facility. The addition of traffic into the Project Area will be minimal and primarily associated with people coming to and from the proposed residences and hospice.

3.8.3 Potential Impacts

During construction activities, emissions from equipment may result in reduced air quality in the immediate vicinity of the work. Given the scale of work and likely duration, this effect is expected to be mitigated by standard vehicle emission mitigation (e.g., exhaust mufflers). Stockpiled soils may contribute to reduced air quality if particles from the stockpiles are transported into the air from wind. Mitigation to reduce aeolian erosion proposed in Section 3.2 of this EIS is expected to avoid or reduce the effects of wind-borne erosion and reduced air quality.

For all activities associated with the proposed land use, the increase in local vehicle traffic and associated emissions in the Project Area will be the largest impact. The low number of vehicles coming and going as part of the proposed land use for Subdistricts A to D will be negligible relative to emissions from traffic along Bow Valley Trail, Highway 1 or the CP Rail line.

With the implementation of mitigation measures (Section 3.8.4) effects on air quality are predicted to be **neutral** in direction and **negligible** in magnitude as a result of the Project. The confidence in this prediction is **predictable**.

Environmental effects to air quality are summarized in Table 3-7, Section 3.10.

3.8.4 Recommended Mitigation

No additional mitigation measures are proposed beyond what is provided in the Town's bylaws and those presented in Section 3.2.4 (Soils and Terrain) of this EIS. To offset the impacts from vehicle emissions, additional native species could be planted in areas to be restored post-construction. The implementation of a no idling policy for vehicles during construction and using the hospice will minimize emissions generated in the Project Area, LSA, and RSA.

Mitigation measures recommended for the project are further described in Section 4.

3.9 Cultural and Heritage Resources

A desktop review of historical resources was completed using the Historical Resources Listing Database (April 2020 edition) (GoA 2020c). The category of listing and historical resource value was identified to determine the type of resource listed and the likelihood of encountering the resource.

No historical resources are known to occur within the Project Area.

3.10 Summary of Predicted Effects

Table 3-7
Summary of Predicted Effects

Biophysical Resources*	Direction	Magnitude	Scale	Duration	Reversibility	Frequency	Confidence
Soils and Terrain	Negative	Negligible	Project	Short-term	Long-term	Isolated	Predictable
Vegetation and Wetlands	Negative	Low	Project	Long-term	Long-term	Isolated	Predictable
Wildlife and Wildlife Habitat	Negative	Low	Local	Long-term	Long-term	Frequent	Predictable
Fish and Fish Habitat	Neutral	Negligible	Project	Short-term	Short-term	Isolated	Predictable
Water Quality, Hydrology and Hydrogeology	Neutral	Negligible	Project	Short-term	Short-term	Isolated	Predictable
Land and Resource use	Negative environmental Positive - social	Negligible	Project	Short-term	Short-term	Isolated	Predictable
Air Quality	Neutral	Negligible	Local	Long-term	Long-term	Isolated	Predictable

* Potential impacts on Cultural and Heritage Resources will be addressed in accordance with the requirements of the *Historical Resources Act*

4 MITIGATION MEASURES

The mitigation measures provided in Table 4-1 are to guide the planning, design, construction and operation of a proposed private agricultural land use and a Palliative Care House land use for the 3rd Avenue South Land (parcel of land in the S1/2 of L.S. 13, Sec 28, TWP. 24, Rge. 10 W5M) in Canmore, Alberta.

**Table 4-1
Recommended Mitigation Measures**

Environmental Components	Potential Effect	Mitigation Measures
Soils and Terrain	<ul style="list-style-type: none"> • Soil stripping; • Erosion and Sedimentation resulting from surface disturbance; • Siltation from runoff into creeks 	<ul style="list-style-type: none"> • Develop and implement mitigation measures and controls provided in an Erosion and Sediment Control (ESC) Plan before any soil disturbance occurs. The ESC will address risks associated with soil and terrain, including erosion, stockpiling requirements, and will remain in place during construction and until soils have revegetated. • Retain a qualified Environmental Monitor during construction. Implementation and authority for mitigation related to soils and terrain will be at the discretion of an environmental monitor who will adhere to a Construction Environmental Management Plan that will be in place prior to construction. • Salvage topsoil and stockpile for use in restoration following construction. Topsoil that has been salvaged for restoration should be handled once during the first growing season and seeded with native grasses to minimize soil loss and weed encroachment. Any soil piles present on the Project Area will be inspected by the Environmental Monitor for regulated weeds. An Invasive Species Management Plan will be implemented if necessary. • Topsoil stripping should be restricted to the construction envelope (i.e., only the area necessary to safely construct) and topsoil handling and re-handling should be minimized. • Minimize potential disturbance caused by stockpiles. No stockpiles, whether topsoil or fill, will be stored within 20 m of Spring Creek or Policeman Creek or within areas of the property that are not already planned for disturbance. • Prevent the loss of soil during wind or rain events. Stockpiles of any soils required to be brought onto the property should not exceed the volume necessary for construction. If stockpiles are to be kept for longer than one construction season, the stockpiles will be vegetated with native grass seed to reduce erosion or invasive plant encroachment potential. Short term stockpiles should be covered with tarps or wetted if dust plumes are observed leaving the property.
Vegetation and Wetlands	<ul style="list-style-type: none"> • Project planning considerations; • Removal and fragmentation of vegetation communities; • Spread and establishment of weedy species; • Rare plants 	<ul style="list-style-type: none"> • Develop and implement a Construction Environmental Management Plan that addresses management practices that avoid or reduce effects on vegetation. Minimizing construction disturbance areas and avoiding disturbance to the shrubby wetland and areas within 20 m of Spring and Policeman creek (except in areas necessary for the bridge crossing) should be addressed in the plan. • Improve the erosion resiliency of Spring Creek’s riparian area by planting native shrubs or trees along the south (left) bank of Spring Creek within 20 m of the stream high-water mark. • Minimize the extent of the construction footprint to reduce impacts on vegetation, in particular rare plants that may be growing, or in the soil seedbank, on the periphery of construction. • Native vegetation should be left undisturbed wherever possible except for those activities required for construction (e.g., land clearing or FireSmart). • Implement restoration activities that use native plants in areas where construction is complete to meet objectives set out in the Town of Canmore land use bylaws and prevent wind or water erosion issues. • Post signage that educates construction personnel and other individuals that may access the Project Area about the importance of not spreading invasive vegetation on or off the site. Signage should include information about the risk of invasive plant spread into the SCLHP. • Manage non-native and regulated weed species within the Project Area prior to initiating construction to prevent the spread of these species. • Implement WildSmart and FireSmart mitigations and guidelines for the Town of Canmore (Montane 2018). • Introduction of non-native species such as ornamental grasses that require additional nitrates or phosphates for fertilizer may affect water quality.
Wildlife and Wildlife Habitat	<ul style="list-style-type: none"> • Direct habitat disturbance; • Sensory disturbance; • Increased mortality risk 	<ul style="list-style-type: none"> • Limit the area of land clearing and vegetation disturbance to only the area necessary for construction and personnel safety. The limits of construction in the shrubby swamp area should be clearly demarked in the field to ensure that vegetation associated with the wetland is not disturbed. A construction monitor should be on site during all vegetation clearing activities to ensure that no accidental encroachment occurs beyond what is proposed. • Fence off open excavations during construction to prevent wildlife entrapment and remove fencing following construction. • Implement a Construction Management Plan to be approved by the Town to mitigate construction activities that could pose a hazard to people and wildlife. • Follow the Town of Canmore’s Noise Bylaw to reduce the effects of noise on wildlife, including work starting after dawn and ceasing before dusk. • Design street and outdoor lighting to screen and prevent illumination into the SCLHP. • Use dark-sky lighting in the design of all buildings to minimize light disturbance at night.

Environmental Components	Potential Effect	Mitigation Measures
		<ul style="list-style-type: none"> Consider planting trees along the periphery of the Project Area, including along the margin of Spring Creek, to improve wildlife security. Seedling density should target at least 40% cover when seedlings mature to function as suitable cover for elk (BCEAG 2012). If a species at risk is encountered in the Project Area, cease construction activities until consultation has occurred with Alberta Environment and Parks (AEP), and appropriate mitigation measures have been implemented (e.g., setbacks, timing restrictions). Develop and implement a Wildlife Management Plan during construction to keep the site clean of food waste and other attractants which could attract wildlife, in particular bears. Continue to remove natural wildlife attractants such as buffaloberry. The wildlife management plan should include adaptive management strategies if wildlife mortalities are reported. Remove vegetation designated for clearing outside of the migratory breeding season for this region (i.e., do not disturb vegetation between April 15 and August 20), to minimize breeding bird mortality. Inspect vegetation for nests before being felled, limbed, or removed as an additional measure. Do not harass, feed, or interact with wildlife. Dispose of waste appropriately, including following the Town's bylaws related to bear-proof waste storage. Report project related wildlife injury or mortality to the Town of Canmore and AEP. Prior to construction, retain a Qualified Professional to conduct auditory monitoring of the shrubby swamp during the spring and early summer to determine if the swamp is being used by amphibians for breeding. If presence is detected, install isolation fencing between the shrubby swamp and any construction activities to avoid accidental mortality of amphibians that may be moving to the swamp. Monitor any amphibian mortality on roads or parking lots and report to the Alberta FrogWatch registry. Report observations of Canadian toad to AEP. Following construction of the Project Area, continue to manage the Project Area in accordance with WildSmart guidelines by not planting trees or shrubs that bear fruit that may become an attractant for wildlife.
Fish and Fish Habitat	<ul style="list-style-type: none"> Changes in water quality Disturbance to riparian habitat 	<ul style="list-style-type: none"> Develop a Construction Environmental Management Plan (CEMP) that identifies risks and mitigates potential effects on Spring Creek. Spill protection, spill response, and erosion and sediment control (ESC) will be primary components of the CEMP to reduce effects on fish and fish habitat. Develop and implement an Erosion and Sediment Control (ESC) Plan before any construction begins to avoid changes in water quality. ESC measures must be implemented, amended or altered during, and post-construction depending on site conditions. All ESC measures must be maintained and monitored throughout construction activities. All deficiencies must be immediately addressed. ESC measures may need to remain in place post-construction until final restoration and landscaping activities are complete and re-vegetated areas are established. Retain a qualified professional during all work within 20 m of Spring Creek to monitor construction and proactively implement mitigation to avoid effects on Spring Creek. The monitor will have the authority to stop work if they deem the work presents a risk to fish or fish habitat. Install temporary ESC measures according to the ESC Plan to prevent erosion or potential sediment deposition into Spring Creek until revegetation occurs. ESC measures should be inspected regularly and frequently to ensure they are working as designed. Avoid erosion or sedimentation into Spring Creek or Policeman Creek by restricting access to the creek by horses, if horses are boarded in the Project Area. Restrict access by horses to the creeks by installing, and monitoring the effectiveness of, single-strand electric fence similar to the existing temporary fence. Install the electric fence at least 20 m from Spring and Policeman creeks and remove the electric fence if horses are not using the Project Area. Improve habitat quality for fish and wildlife by offsetting for disturbed areas associated with the bridge. Select areas along Spring Creek for restoration that are currently not shrubby and plant native shrub species (e.g., willow or polar staking) within 20 m of the high-water mark of the stream. Stakes should be installed at a density of 0.5 stakes/m² and sites selected for offsetting should focus on the outside bank of bends in the stream to double as flood and erosion mitigation. Develop a spill response plan and ensure sufficient spill response materials are present in all equipment or readily available and in quantities appropriate for the equipment used. Ensure crews are trained in the proper use of spill response materials. Clearly demark in the field the limits of construction, including areas surrounding the clear span bridge. Retain an environmental monitor to ensure that no construction (except for the clear span bridge) occurs within 20 m of the stream banks as per the Conceptual Land Use Plan. Avoid storing hydrocarbons (e.g., fuels or lubricants for equipment) in the Project Area. If hydrocarbon storage is required, store, service, and re-fuel equipment more than 30 m from any waterbody, ditch, or channel that may result in fuels reaching Spring Creek or Policeman Creek. All hydrocarbons stored on site must be stored in double-walled containers with at least 110% capacity of the volume to be stored.



Environmental Components	Potential Effect	Mitigation Measures
Water Quality and Hydrology	<ul style="list-style-type: none"> Increased sedimentation Flood potential. Reduced water quality Continued nutrient loading Obstruction of surface or groundwater flow. 	<ul style="list-style-type: none"> Avoid effects on Spring Creek or Policeman Creek by implementing a Construction Environmental Management Plan that identifies risks and mitigates potential effects on surface and groundwater quality. Spill protection, spill response, and erosion and sediment control (ESC) will be primary components of the CEMP to reduce effects on surface and groundwater quality. Develop and implement an Erosion and Sediment Control (ESC) Plan before any construction begins to avoid changes in water quality. ESC measures must be implemented, amended or altered during, and post-construction depending on site conditions. All ESC measures must be maintained and monitored throughout construction activities. All deficiencies must be immediately addressed. ESC measures may need to remain in place post-construction until final restoration and landscaping activities are complete and re-vegetated areas are established. Retain a qualified professional during all work within 20 m of Spring Creek to monitor construction and proactively implement mitigation to avoid effects on Spring Creek. The monitor will have the authority to stop work if they deem the work presents a risk to surface or groundwater quality. Excavations in the Project Area, in particular areas associated with Subdistrict B and C should occur outside of freshet to avoid groundwater interactions. No construction may occur within 20 m of the creek banks, except for construction of the proposed bridge, as per the proposed land use plan. Clearing limits should be delineated in advance of any work to maintain the 20 m setback area. Develop a spill response plan and ensure sufficient spill response materials are present in all equipment, or readily available, and in quantities appropriate for the equipment used. Ensure crews are trained in the proper use of spill response materials. Store, service, and fuel equipment more than 30 m from the water body's banks or slope breaks.
Land and Resource Use	<ul style="list-style-type: none"> Additional vehicle traffic and parking. Increased residents and human activity in the area (i.e., increased foot/bike traffic in surrounding area, including unsanctioned trails). Ornamental landscaping. Provision of a Palliative Care Centre for residents of the Bow Valley 	<p>Mitigation measures proposed for vegetation (Section 3.3.4) and wildlife habitat (Section 3.4.4) are also applicable to land and resource use. Informative signage may be installed to educate public about access to private lands, which would benefit wildlife, wildlife habitat, and vegetation and ecosystems.</p>
Cultural and Heritage Resources	<ul style="list-style-type: none"> Effects on unidentified artifacts 	<ul style="list-style-type: none"> Acquire <i>Historical Resource Act</i> (HRA) Clearance for the project area as part of project planning. HRA clearance is required prior to disturbing soils or beginning construction. Any mitigation required will be specified in the <i>Historical Resource Act</i> Approval. This should be understood early in the project planning phase.

5 CUMULATIVE EFFECTS

5.1 Methods

Cumulative effects are changes to the environment that are caused by an action in combination with other past, present, and future human actions (Hegmann et al. 1999). In assessing potential cumulative effects, the following was considered:

- Effects over a larger area (i.e., the RSA).
- Effects during a longer period of time in the past and into the future.
- Effects on biophysical resources due to interactions with other developments, inclusive of the effects of the proposed project.
- Inclusion of other past, existing, and future reasonably foreseeable developments (RFD).
- Evaluation of significance in consideration of effects other than just local, direct effects.

Analysis of the potential cumulative effects of the Conceptual Land Use was completed considering the effects of previous development and human activity in the South Canmore Local Habitat Patch plus a 500 m buffer (i.e., the RSA) (Figure 2-1). The cumulative effects analysis included:

- A quantitative description of landcover/wildlife habitat change over time inside the habitat patch.
- A quantitative description of change in human-related disturbance levels over time inside the habitat patch (e.g., roads, designated vs undesignated recreational trails).
- Assessment of potential changes in the riparian value of Spring Creek, based on the provincial guideline *Stepping Back from the Water*, as a result of the 20 m setback.
- Assessment of existing and future/proposed development effects on the quality and quantity of wildlife habitat inside the patch and wildlife use of it, including quantitative estimates of potential changes in overall patch size and fragmentation level.
- The temporal range of the analysis spans from the period when the SCLHP was first established (1997), approximately 10 years later (2011), current conditions, and into the foreseeable future.

At the time the report was written, the BCEAG (2012) report summarized existing disturbance within the SCLHP, using 2009 ortho imagery as the base year. Because mapping methods vary among projects and spatial analysts (e.g., image resolution, spatial scale of mapping), total disturbance mapped for this EIS does not match that provided in the BCEAG (2012) report. To provide a consistent comparison across the time steps evaluated in this EIS, linear and non-linear delineation was completed by a single spatial analyst using ArcGIS software and publicly available imagery. Disturbance delineation was completed at a scale of 1:3,000. All predictions related to cumulative effects of this project are based on mapping completed specific to this project.

5.2 Cumulative Effects Assessment

The cumulative effects assessment for the Project focused on the RSA. As requested in the TOR, the SCLHP was evaluated quantitatively. The RSA was evaluated qualitatively. Several projects have been completed or are proposed to occur on land within the RSA. Specific to the SCLHP, only one other project is proposed within the SCLHP (upgrades to the Waste Management Facility). The land surrounding the RSA is highly developed in the north and northeast, west and south of the RSA. Habitat within the RSA is currently fragmented by the Bow River, Highway 1, Highway 1A, the Waste Management Facility, residential developments, and numerous roads and recreational trails throughout the area, including the SCLHP. Based on current ortho imagery, and aside from fragmented patches of

habitat within the SCLHP, very little undisturbed habitat exists in the RSA, resulting in few opportunities for future development in undisturbed ecosystems.

The following is a list of recent development in the RSA not yet visible in ortho-imagery:

- 308 Bow Valley Trail - Ford Dealership (complete in the last 2 years).
- 306 Bow Valley Trail - Industrial development in early stages of construction.

The following is a list of potential, reasonably foreseeable developments that may occur within the RSA:

- Three Sisters Mountain Village (TSMV) – proposed development located south of the SCLHP. The TSMV development may result in changes to existing land use for wildlife as a result of the installation of a proposed wildlife exclusion fence around its perimeter (Figure 5-1). This EIS assumes that the wildlife exclusion fencing will be included in the TSMV development.
- 400 Bow Valley Trail - currently used as temporary material laydown and dewatering pond for construction projects in the area.
- 304 Bow Valley Trail - currently used as temporary material laydown for construction projects in the area.
- Waste Management Facility addition (accessed from 91 Bow Valley Trail): building addition to handle Town's organic waste collection and an additional 4 trips/day (from 35 trips/day to 39 trips/day) by maintenance vehicles (MSES 2019). The upgrade is not expected to result in significant changes to the landscape and most of the new development will occur under the existing footprint.
- The proposed Project Area and surrounding SCLHP is already used for recreational activities and is located adjacent to the existing community of Spring Creek. Future proposed recreational activities include formalizing trail networks within the SCLHP.
- Within the developed portions of the RSA, the community of Spring Creek Mountain Village (north of the project area) will continue to undergo redevelopment in accordance with the approved Area Redevelopment Plan.
- It can also be expected that the commercial lands along Highway 1A will continue to be developed. Applications for commercial use are unknown at this time and are not included in this EIS.

5.2.1 Stepping Back from the Water

The provincial document *Stepping Back from the Water* (“*Stepping Back*”) outlines effects of development near water bodies in Alberta’s settled region (GoA 2012). The purpose of the *Stepping Back* document is to provide decision makers with recommended vegetated filter strips (i.e., riparian setback distances) based on a variety of ecological considerations, such as:

- Water quality functions;
- Flood water conveyance and storage;
- Bank and shoreline stabilization; and
- Habitat and biodiversity.

Riparian setback recommendations are provided in *Stepping Back* and take into consideration the potential cumulative effects of human disturbance along an entire watercourse. The guidelines outline various considerations such as soil texture, slopes, groundwater and other considerations for sites. The intensity of the development also needs to be taken into account to understand how the risk factors plus the development plan interact to understand the risk and recommended setback.

Spring Creek is a relatively short tributary (1,321 m estimated total length) of Policeman Creek that has a high degree of existing human disturbance along its banks; much of which includes intensive disturbance less than 5-10 m from the stream. The following subsections discuss the ecological considerations identified in *Stepping Back* and relates them to the Conceptual Land Use Plan.

Water Quality Functions

The purpose of the setback is to allow sufficient buffer on the stream to remove nitrates and trap other contaminants (such as sediment or phosphorus) before they reach Spring Creek through subsurface flow. Appendix 3 of *Stepping Back* also references “Contaminant Removal Results for Nitrate, Phosphorus, and Sediment” where measured buffer widths and percent reduction in contaminants are presented.

Based on results of empirical data presented in Appendix 3 of *Stepping Back*, the mean buffer width that removes at least 90% of nitrates from subsurface flow in forested or grass environments (similar to the Project Area) is measured to be 24.7 m (minimum width = 5 m; maximum width = 50 m). Measured setbacks to reduce phosphorus was between 5 m and 9 m, and for sediment between 5 and 10 m (GoA 2012). The overall risk of measurable contamination from the Conceptual Land Use Plan is low because the project is a low-density development that is well spread out. In addition, mitigation is proposed in this EIS to reduce the key potential sources of contamination, namely avoiding the migration of fertilizer applied to manicured lawns by only revegetating with native species that will not require nitrates or phosphorus to survive (Section 4).

Mitigation measures proposed in the EIS also recommend limiting the amount of vegetation disturbance to only those areas necessary for construction of the Conceptual Land Use Plan. Compensation is proposed in the EIS in the form of tree and shrub planting along the right bank of Spring Creek to improve riparian function on the stream which will offset for any disturbance caused by the proposed bridge. Additional mitigation measures proposed to be included in the Direct Control District to manage cumulative effects on Spring Creek include:

- Maintaining a minimum setback of at least 20 m for all buildings and landscaping along Spring and Policeman Creek. The minimum 20 m setback will prevail over any other setback that may conflict with the minimum 20 m setback.
- Avoid planting non-native monoculture species such as manicured lawns immediately adjacent to the minimum 20 m setback to maintain riparian water quality function (e.g., sediment, nitrate, or phosphorus transport). Any permanent landscaping that affects the vegetation outside the 20 m setback will be comprised of native vegetation.
- Where not in conflict with the FireSmart directive, mature trees over 0.3 m in diameter will be protected in perpetuity throughout the minimum 20 m setback on Spring and Policeman Creeks. Trees removed within 20 m of Spring Creek to meet FireSmart objectives should be replaced by less flammable species such as poplar or cottonwood.
- The existing undisturbed areas adjacent to Spring and Policeman Creeks and within the minimum 20 m setback should be protected as a non-disturbance zone. No soil or vegetation disturbance (except where FireSmart thinning is required) will occur within this area, except for the removal of noxious or invasive plant species. In the removal of noxious or invasive species, only mechanical methods such as cutting or hand-pulling will occur, and no use of herbicides will be allowed.

If the mitigation measures presented above are implemented by the Direct Control District, it is anticipated that the overall project effect on Spring Creek will be positive due to improved fish and wildlife habitat and bank and shoreline stability, and the EIS concludes that the 20 m setback is appropriate by weighing the likelihood (low) and the magnitude (negligible) of the effect happening.

Flood Water Conveyance and Storage

The Project Area is within the Flood Fringe of the Bow River. The Conceptual Land Use Plan has considered flood mitigation and plans are to elevate buildings to avoid the risk of floods, even in the uncertain future of climate change. The future final Land Use Plan will be designed to a 1 in 100-year flood elevation line.

Bank and Shoreline Stabilization

Slope stability is not a concern in the Project Area because slopes do not exceed 5% anywhere on the property. Bank erosion is not a concern in the Project Area because the stream gradient is not sufficient to change the channel course; however, the proposed compensation planting of trees and shrubs will improve bank stability and shoreline stabilization once plantings become established.

Habitat and Biodiversity

The Conceptual Land Use Plan will have a negligible effect on wildlife movement and use of the Spring and Policeman Creek riparian corridors due to the thoughtful building siting and open-spaced concept. By implementing mitigation measures in the Direct Control District as presented in this section, it is expected that the overall effect on Spring and Policeman Creeks will be positive and benefit fish and wildlife. Once planted trees and shrubs mature, they will create cover, forage, and thermal regulation for fish and wildlife.

5.2.2 South Canmore Local Habitat Patch

The SCLHP was designated between 1992 and 1999 (BCEAG 2012). The SCLHP has continued to undergo changes since its designation. Existing disturbance and habitat fragmentation of the SCLHP is discussed in Section 3.4.2. Table 5-1 presents changes in linear and non-linear disturbance. Table 5-2 presents changes in habitat fragmentation and patch size and maximum interior distance from human disturbance based on 1997, 2011, and 2017 imagery.

The SCLHP has not changed significantly since its establishment (based on 1997 ortho-imagery). In 1997 around the time of its designation, the SCLHP was already undersized to meet habitat patch objectives and had existing human disturbance within and adjacent to its boundaries (BCEAG 2012). When considering habitat fragmentation only, the SCLHP was established with seven distinct patches of intact habitat (considering Elk Island as a distinct patch) (Figure 5-1). Since 2011, a small portion of habitat has been disturbed. In 2017 imagery, linear development (3rd Avenue berm) and vegetation clearing (expansion of Waste Facilities) resulted in additional fragmentation, resulting in a total of nine distinct patches (Table 5-2). Currently, the density of linear features in the SCLHP is approximately 2.9 km/km² (Table 5-1).

SCLHP Established (1997)

Current Conditions (2020)

Reasonable Foreseeable Development

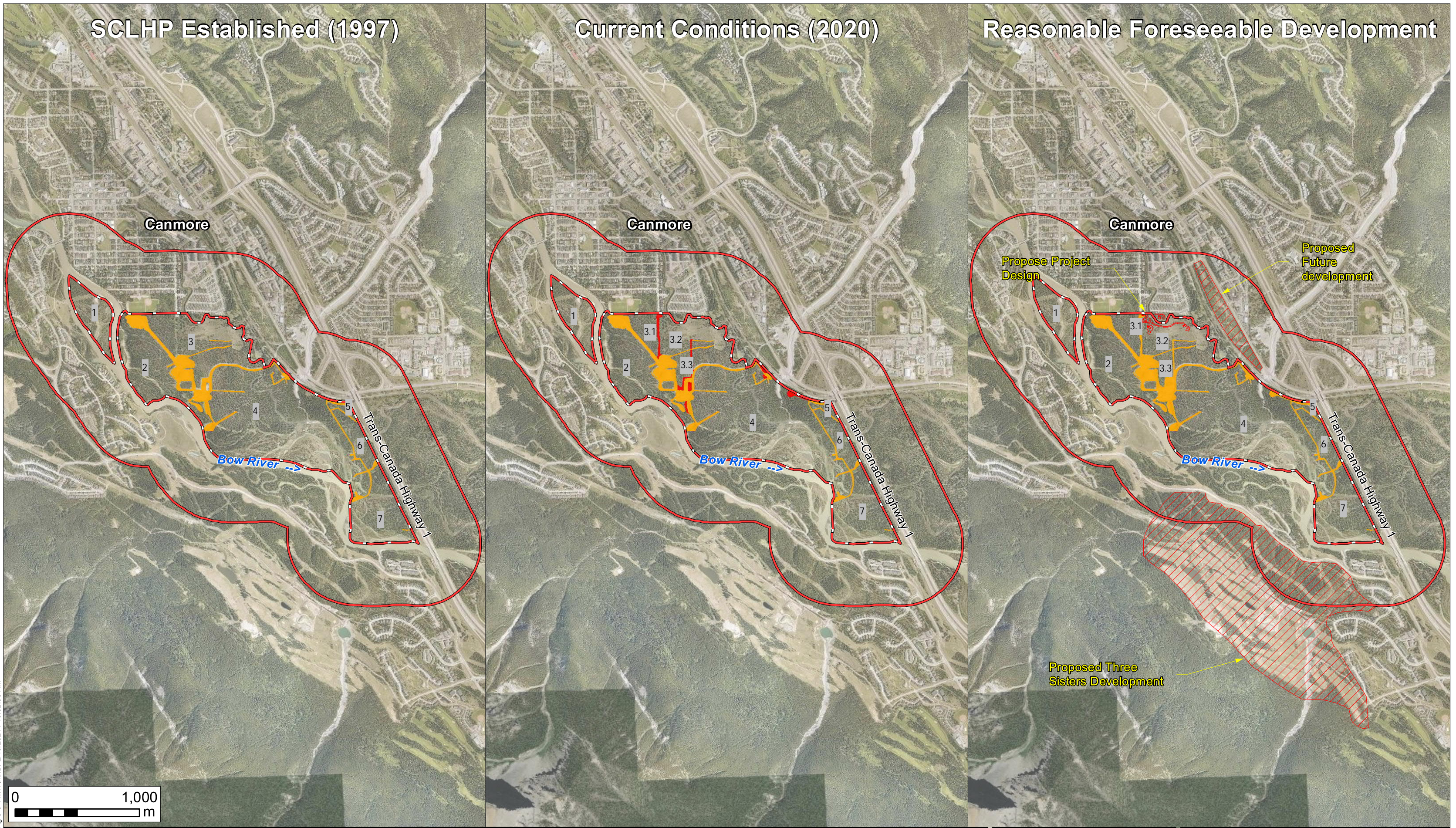
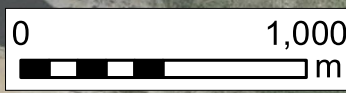


Fig 3-5 11x17.mxd / 2/19/2021 / 10:02:58 AM



- Disturbance
- Incremental Disturbance
- Reasonable Foreseeable Development

- Regional Study Area
- South Canmore Local Habitat Patch

AE PROJECT No.	2019-8457.000
DATE	FEB. 2021
SCALE	
COORD. SYSTEM	NAD 83 UTM 11
REV	1
DESCRIPTION	ISSUED FOR DRAFT
DRAWN BY	DA
CHECKED BY	KR

FIGURE 5-1 HISTORIC, CURRENT, AND RFD IN THE RSA
 South Canmore EIS for 3rd Avenue South Land

Table 5-1
Linear and Non-Linear Disturbance in the SCLHP Since Establishment in 1999

Disturbance Type	1997	2011	Current Condition	Application Case ²	Reasonably Foreseeable Development ¹	Cumulative Total
Linear Features	4.7 km	0.6 km	5.3 km	6.0 km	-	6.0 km
Non-Linear Features	8.2 ha	1.3 ha	9.5 ha	9.9 ha	-	9.9 ha

*Calculations based on ortho imagery interpretation and the Conceptual Land Use Plan.

¹ No future development is proposed in the SCLHP.

² Application Case is the footprint of the proposed project and is 0.7 km linear disturbance and 0.42 ha non-linear. The application case is 27.6% more linear features than 1997 and 13% more than current condition.

Table 5-2
SCLHP Fragmentation, Patch Size, and Interior Habitat in 1997, 2011, and Current Condition

Patch Count	Patch ID ¹	1997		2011		Current Condition		Total Change in Patch Size ³
		Patch Area (ha)	Interior Habitat Distance ² (m)	Patch Area (ha)	Interior Habitat Distance ¹ (m)	Patch Area (ha)	Interior Habitat Distance ² (m)	
1	1	11.3	238	11.3	238	11.3	238	-
2	2	24.3	220	23.7	220	23.7	220	-0.6
3	3.1	27.9	180	5.2	87	5.2	87	-22.7
4	3.2	-	-	18.6	140	18.6	140	-
5	3.3			3.0	55	3.0	55	-
6	4	76.3	410	75.9	400	75.9	400	-0.4
7	5	1.2	30	1.2	30	1.2	30	-
8	6	6.2	70	6.2	70	6.2	70	-
9	7	19.9	220	19.9	220	19.9	220	-

Note: Imagery or mapping methods used for estimates in BCEAG (2012) may differ from this assessment.

¹ Patch Count is the number of distinct patches, Patch ID is the unique identifier for each patch (shown in Fig 5-1). Patch 3 has been fragmented twice.

² Interior Habitat Distance is the furthest distance (estimated using ArcGIS Euclidian Distance tool) available inside a patch from disturbed habitat. Current data are based on 2017 ortho imagery.

³ Total change in patch size is the difference between 1999 and 2017.

Based on the imagery available, only Patch #3 has been fragmented by linear development since the SCLHP was established. Patch #3 was approximately 27.9 ha in size in 1997. In the 2011 imagery, Patch #3 is fragmented by two new linear corridors, resulting in the creation of Patch #4 and Patch #5 (Table 5-2):

1. the construction of the berm extending south of 3rd Avenue, and
2. the construction of a trail north of the Waste Transfer Facility to the Project Area (Figure 5-1).

This fragmentation reduced Patch #3 to 5.2 ha, while creating Patch #4 (18.6 ha) and Patch #5 (3.0 ha).

All other disturbance that has reduced patch size is the result of vegetation clearing along already cleared areas (i.e., expanding footprints) (Table 5-2). The fragmentation of the SCLHP over time has resulting in a patchwork of intact habitat separated by linear corridors or non-linear disturbance (e.g., vegetation clearing). The fragmentation over time may affect smaller-ranging wildlife such as squirrels or rodents and may improve movement and forage for larger mammals such as coyote, elk, deer, or moose. Although the SCLHP has been fragmented somewhat over time, it is unlikely that the fragmentation has measurably affected the ability of wildlife to complete their life requisites as they had when the SCLHP was established. A summary of changes in the SCLHP and RSA is provided below.

5.2.3 Regional Study Area

The RSA is a 500 m buffered area surrounding the SCLHP. The RSA has been altered significantly more than the SCLHP since its establishment in 1999. The following is a summary of observed changes in the RSA (including the SCLHP) using historical aerial photographs and historical imagery.

1997 Ortho-imagery

- The total estimated disturbance in the SCLHP is 13.5 ha, including roads, infrastructure, and areas cleared of vegetation.
- Baseline conditions for the SCLHP. The SCLHP is highly fragmented with roads and trails. The SCLHP is intersected east-west with a major access road for the Wastewater Treatment Plant and Waste Transfer Station.
- The south eastern portion of the SCLHP is fragmented by north-south oriented linear disturbance parallel and perpendicular to Highway 1.
- Non-linear disturbance is primarily associated with the Wastewater Treatment Plant, Waste Transfer Station, and cleared road verges.
- Historic trails and roads, including historic fords of the Bow River, are visible in the imagery south of the Project Area.
- The cleared road and berm that extends south of 3rd Avenue has not yet been constructed.
- The RSA has less disturbed area (fewer houses) south of the SCLHP.
- The Tipple Wildlife Corridor appears to be under construction with recent soil disturbance.

2011 Ortho-imagery

- The total estimated disturbance in the SCLHP is 15.6 ha, including roads, infrastructure, and areas cleared of vegetation.
- Minimal change is observed in the SCLHP since 1997 (2.1 ha total).
- The Waste Transfer Facility footprint is expanded in the SCLHP within an existing disturbed area – minimal vegetation disturbance involved.

- The cleared road and berm that extends from 3rd Avenue to the Waster Management Facility has been constructed.
- Some densification has occurred in the community of Spring Creek as many mobile homes have been replaced with condominiums and commercial amenities.
- Significant residential densification around Three Sisters Drive, including the construction of Three Sisters Parkway.

2017 – Current Conditions

- The total estimated disturbance in the SCLHP is 15.6 ha, including roads, infrastructure, and areas cleared of vegetation.
- Minimal change is observed in the RSA since 2011. No new developments have occurred within the SCLHP; however, densification has occurred in the community of Spring Creek (RSA) as many mobile homes have been replaced with condominiums and associated commercial amenities.

Reasonably Foreseeable Development

- Conceptual Land Use Plan – Change in the SCLHP as a result of the Project will amount to approximately 0.7 km of new linear disturbance and 0.35 ha of new non-linear features (i.e., buildings not including Subdivision C). In total (accounting for area of linear disturbance), the proposed project will contribute an additional 0.8 ha of additional disturbance (not including Subdistrict C). Combined with existing disturbances (15.6 ha; 9% of the SCLHP), the total disturbance in the SCLHP will increase to 16.4 ha (9% of the SCLHP). The new access road into Subdistrict D will convert low shrub ecosystem to a gravel surface, which fragments the Low-Shrub Grass ecosystem. This effect is not expected to have the same effect on wildlife as creating a linear corridor in a forested environment (i.e., no security cover is being affected); therefore, an additional functional habitat fragment is not being created. Because of the location of the Project in relation to the overall SCLHP, this added disturbance is not anticipated to affect the ability of wildlife to meet their life requisites (e.g., reproduction, living, security) in the Project Area or the SCLHP.
- No additional developments are proposed within the SCLHP. The SCLHP is approximately 182.2 ha in area and factoring in existing and proposed developments for the SCLHP, a total of 9% of the SCLHP will remain disturbed into the foreseeable future.
- Change in the RSA as a result of other reasonably foreseeable future developments can be summarized as:
 - Shifts in wildlife use of the Tipple Wildlife Corridor may occur as a result of the proposed TSMV development. It is anticipated that the wildlife exclusion fencing proposed for the TSMV will influence wildlife traveling east-west along the Along Valley Corridor. Wildlife may use the Tipple Corridor more often, or they may defer to move further south (where there is less disturbance) of the TSMV during east-west travel. It is not expected that the fencing proposed for the TSMV will significantly influence wildlife use of the Tipple Corridor to an extent that changes wildlife-human interaction at the Project Area. Species that may move into the SCLHP as a result of avoiding the TSMV will likely continue their route to the east or to the west, and visual and sensory queues from existing disturbance (e.g., the traffic for the Waste Transfer Station) is expected to influence wildlife sensitive to disturbance to leave the SCLHP. The SCLHP does not provide sufficient space to meet all of the life requisites of large ranging mammals such as grizzly bear or cougar, and these species are most likely to enter the SCLHP intermittently.
 - Changes in large mammal wildlife use of the SCLHP as a result of the proposed TSMV wildlife exclusion fencing. Habitat will be lost within the footprint of the proposed TSMV wildlife exclusion fencing area. Wildlife will be displaced and may defer to using the SCLHP as an alternative.

- Shifts in human use in the Spring Creek Mountain Village, north of the Project Area. It is unclear if human use of the SCLHP will increase or decrease as a result of the Spring Creek development. No change in land cover in this area is anticipated.
- Developments within the RSA that may result in further reduce vegetated cover, if potential developments choose to replace native vegetation with hard infrastructure such as roads or buildings; however, the amount of land base available for development is limited (approximately 14 ha).

The remaining undisturbed portions of the SCLHP comprise public lands that are not expected to be developed given the existing provincial and municipal policy and guidelines in place. The SCLHP is surrounded by a variety of existing land uses that are disruptive to wildlife, in particular, the Trans-Canada Highway and the CP Rail line. The existing amount of habitat fragmentation in the SCLHP does not appear to affect wildlife use, most likely due to the scale that large mammals use the landscape. Specifically, elk do not appear to be negatively influenced by the habitat fragmentation in the SCLHP, and may rely on the linear corridors for security during foraging (especially in winter).

The Conceptual Land Use presented in this EIS is not expected to have an affect on wildlife use as a result of the TSMV development because suitable habitat remains within the southern portion of the SCLHP, which is the portion that provides the largest patches of intact habitat. In addition, the SCLHP will continue to not meet the spatial criteria for home range of large carnivores (i.e., large carnivores will require much larger range than the SCLHP) and any incursion by large carnivores into the SCLHP can be considered incidental and short term.

It is understood that elk use the SCLHP despite these existing constraints, and it is anticipated that elk and other wildlife will continue to use the SCLHP in the same manner as they do currently.

Within implementation of the proposed mitigation measures, potential cumulative effects associated with native vegetation cover loss, increase human use, and loss of habitat area in the SCLHP will be negligible in the long-term.

Future impacts on the quality and quantity of habitat in the SCLHP is not expected to change. In particular, habitat use as a result of fragmentation is not expected to increase as a result of the Project because all project components are situated in the northern periphery of the Project Area. The adjacent Bow Flats Regional Habitat Patch is not expected to be affected by the Project or reasonably foreseeable developments within the RSA, and the Bow Flats Regional Habitat patch will remain fragmented from the SCLHP unless the “conceptual corridors” are developed into functional wildlife crossings.

5.3 Residual Impacts

Residual impacts are those that remain once mitigations and cumulative impacts have been applied (Table 5-3).

Table 5-3
Residual Impact Summary

Ecosystem Component	Residual Impacts
Soils and Terrain	Negligible residual impacts expected with mitigation.
Vegetation and Wetlands	Low residual impacts due to a reduction in native vegetation cover and potential spread of weeds.
Wildlife and Wildlife Habitat	Low to Negligible from alteration of habitat and more human activity.
Cumulative Impacts	<p>Negligible and long-term residual impacts from habitat loss adjacent to and within SCLHP. The TSMV may result in movement deflections of wildlife caused by wildlife exclusion fencing.</p> <p>Negligible effects are anticipated because wildlife are habituated to presence of people, the Conceptual Plan considers wildlife movement and human-conflict, and the majority of the Project Area will remain in a natural state.</p>

5.4 Future Permitting, Mitigation, and Monitoring

Based on the final designs for the proposed residential areas in Subdistricts B and C, additional assessments may be required in support of regulatory applications. These may include but are not limited to the following:

- *Water Act* application for any instream work that may be required as part of a future bridge. No instream work is anticipated at this time.
- *Water Act* Code of Practice Notification for Watercourse Crossings (e.g., where there is no impact to the bank, bed or shores of a waterbody, but where the waterbody will be crossed with a structure).
- Retain a Qualified Professional to complete an auditory or visual presence/non-detection survey to determine if the shrubby swamp is used by amphibians. Surveys should be completed during the spring in a year when the shrubby swamp holds water.
- Retain a Qualified Aquatic Environmental Specialist (QAES) for any instream works in Spring Creek in support of the construction of a bridge.

Additional mitigation measures proposed to be included in the Direct Control District to protect Spring and Policeman Creek’s riparian habitat value include:

- Maintaining a minimum setback of at least 20 m for all buildings and landscaping along Spring and Policeman Creek. The minimum 20 m setback will prevail over any other setback that may conflict with the minimum 20 m setback.
- Avoid planting non-native monoculture species such as manicured lawns immediately adjacent to the minimum 20 m setback to maintain riparian water quality function (e.g., sediment, nitrate, or phosphorus transport). Any permanent landscaping that affects the vegetation outside the 20 m setback will be comprised of native vegetation.

- Where not in conflict with the FireSmart directive, mature trees over 0.3 m in diameter will be protected in perpetuity throughout the minimum 20 m setback on Spring and Policeman Creeks. Trees removed within 20 m of Spring Creek to meet FireSmart objectives should be replaced by less flammable species such as poplar or cottonwood.
- The existing undisturbed areas adjacent to Spring and Policeman Creeks and within the minimum 20 m setback should be protected as a non-disturbance zone. No soil or vegetation disturbance (except where FireSmart thinning is required) will occur within this area, except for the removal of noxious or invasive plant species. In the removal of noxious or invasive species, only mechanical methods such as cutting or hand-pulling will occur, and no use of herbicides will be allowed.



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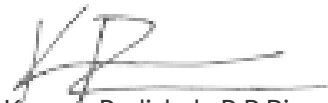
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CERTIFICATION PAGE

This report presents our findings for an Environmental Impact Statement completed for the proposed Conceptual Land Use Plan 3rd Avenue South Land.

Respectfully submitted,

Prepared by:



Keenan Rudichuk, R.P.Bio.
Senior Wildlife Biologist

Reviewed by:



Richard Simpson, RFP, M.Sc.
Regional Manager

APPENDIX A – CONCEPTUAL LAND USE PLAN

APPENDIX B - TERMS OF REFERENCE



Terms of Reference

Environmental Impact Statement (EIS) for the South Canmore Lands – 800 3rd Avenue

1.0 Introduction

1.1 Project Description

The Town of Canmore has received a proposal to develop 20 acres of currently undeveloped land east of Spring Creek Gate and north of 3rd avenue (See Attachment 1). The property is privately owned by Bill and Jan McCaffery. The legal description of the property is S. ½ of L.S.D. 13, QTR NW, Sec. 28, TWP 24, Range 10. The municipal address is 800 3rd Avenue, Canmore, AB.

Development plans for the site have not been finalized, but initial plans call for the construction of five to seven private homes and a palliative care home. There are also plans to build a barn and fenced horse paddock in association with one of the homes on the property. New roads will be required to access the site.

The property falls within the South Canmore Local Habitat Patch. A habitat patch is defined as an area meant to meet the food, rest and water needs of animals for a short period while they negotiate a corridor network towards a larger, regional habitat patch at its end. Habitat patches need to provide sufficient habitat in their interior for an animal to rest or feed with security from human disturbance (BCEAG 2012).

1.2 Requirement for an EIS

The applicant's property is located within the South Canmore Local Habitat Patch, including the northern peninsula area (see Map 4 in MDP 2016). As per Canmore's Municipal Development Plan (2016), an EIS is required for proposed projects located within areas designated as Conservation areas, such as Habitat Patches, but that are outside of the Growth Boundary:

4.1.2 *Development in Conservation areas should be limited to recreational use, agricultural uses, infrastructure and utilities, and will be subject to any additional restrictions on these activities contained in the MDP including Environmentally Sensitive Areas policies contained in Section 4.2.*

4.1.4 *Changes in zoning for lands within Conservation areas that would allow new or additional development of those lands shall be discouraged unless exceptional community benefit can be demonstrated. Should an application for amendment be considered, an EIS will be required to be prepared and potential impacts of the development addressed and mitigated.*

The EIS should also consider:

New Development Within or Adjacent to Wildlife Corridors and Habitat Patches

4.2.13 *Development proposals within or adjacent to a wildlife corridor or habitat patch shall have regard for the BCEAG Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley (2012) and most recent principles of wildlife conservation to ensure the values and function of the corridor or habitat patch are not compromised.*

Wildlife Sensitive Design

4.2.16 *Developments should be designed to minimize impacts on any adjacent wildlife habitat patch or corridor. Design elements that should be addressed include, but are not limited to, placement of buildings, lighting, landscaping and fencing, educational signage and location of trails and trail heads.*

Waterbodies – Setbacks for New Development

4.2.23 *Setbacks from waterbodies shall be established at the area structure plan, land use bylaw amendment or subdivision phase to ensure that:*

- a. Land adjacent to a waterbody is dedicated as Environmental Reserve pursuant to Section 4.3,*
- b. Riparian areas, the waterbody and watershed processes are maintained in a natural state,*
- c. Public access is provided where desirable, and*
- d. Fish and wildlife habitat is protected.*

4.2.24 *The Provincial guidelines Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta's Settled Region (2012) should be used as a guideline for the identification of riparian areas and development of management options to determine waterbody setback distances.*

Flood Risk Areas

3.4.1 *Development within the areas identified as floodway, flood fringe and overland flow areas shall be designed to protect buildings and habitable spaces in addition to protecting the natural function of waterbodies.*

The preparation of an EIS is outlined in the Town's Environmental Impact Statement Policy. Prior to preparing the EIS, the Town must obtain input from a qualified third-party reviewer. The scope of the EIS is to assess the impacts of building five to seven private homes, one horse paddock, and a palliative care home within the South Canmore Local Habitat Patch – the land use and development level impacts of construction and operation of the facility including associated mitigations.

This EIS Terms of Reference was prepared and reviewed by the Town's third-party reviewer.

2.0 Purpose of the EIS

The purpose of the EIS is to provide sufficient information to Council and Town staff in order to make an informed decision on the application to amend the Municipal Development Plan and change the land use zoning to allow development in the South Canmore lands at 800 3rd Avenue. The EIS will outline existing conditions, identify significant natural and ecological features, determine the nature and scale of the potential impacts generated by the proposal, provide recommendations for how to best avoid or mitigate those impacts, and identify residual impacts and their significance.

3.0 Scope of the EIS

The EIS will be based on available information and accumulated data on environmental resources from the surrounding environments and identified linkages to the proposed development. The accumulated data and most recent scientific thought will form the basis of the EIS. In addition to existing information, it is recommended that a reconnaissance level survey be conducted to ground truth existing information.

1) Proposal Overview

- A description of the proposal.
- Mapping of the proposal in relation to regional and existing site conditions and constraints.
- Identification of federal or provincial requirements or restrictions relevant to the study, and how the proposal will meet the intent or legislative requirements.
- An overview of the municipal planning policy context, including statutory documents and zoning.

2) Existing Site Conditions

- Identification of previous relevant literature/studies, if publicly available
- A description of existing environmental conditions, including:
 - i. Site location map,
 - ii. Soils, landforms and surficial geology,
 - iii. Hydrological or hydrogeological (desktop assessment only) resources including wetlands,
 - iv. A biophysical inventory and analysis of terrestrial and aquatic communities (studies being undertaken during the appropriate season), and the relationship to the larger local and regional ecosystem,

- v. A summary description of the natural features and components, and the proposed criteria to be applied for evaluation of their significance, and
- vi. Hazards and constraints resulting from existing site conditions.

- .

3) Analysis of Impacts

- Analysis and criteria for evaluation of the foreseeable short and long term positive and negative impacts of the proposal with respect to:
 - i. Fish and associated habitat,
 - ii. Wildlife and associated habitat,
 - iii. Vegetation,
 - iv. Soils and terrain,
 - v. Ground water impacts,
 - vi. Surface water impacts, and
 - vii. Air quality.
- Analysis of the human use impacts resulting from the proposal.
- Analysis of alternatives and modifications to the proposal to limit or remove impacts.
- An evaluation of whether the form of the development/proposal can be accommodated given any identified ecological sensitivities or constraints, including land use type and intensity of the proposed development.
- Analysis of the cumulative impacts of the proposal considering the impacts of previous development and human activity in the South Canmore Local Habitat patch. For the purposes of this analysis the focal area should include the South Canmore Local Habitat patch plus a 500 m buffer around its boundary. At a minimum the cumulative effects analysis should include:
 - A quantitative description of landcover/wildlife habitat change over time inside the habitat patch
 - A quantitative description of change in human-related disturbance levels over time inside the habitat patch (e.g., roads, designated vs undesignated recreational trails)
 - A discussion of how existing, and future/proposed development impacts the quality and quantity of wildlife habitat inside the patch and wildlife use of it, including quantitative estimates of potential changes in overall patch size, fragmentation level etc.

- Temporal range of the analysis should span from the period when the South Canmore Habitat Patch was first established (~1992-1999) and include analysis of landscape change every 5 to 10 years to existing conditions. It will also include a discussion of predicted Future impacts (i.e., with Project and other Reasonably Foreseeable Developments)

4) Mitigations, Recommendations & Conclusions

- Provide recommendations for how to reduce, avoid or mitigate negative impacts or build on positive impacts.
- Identification of residual impacts and criteria proposed to evaluate their significance.

Wildlife habitat patches are a valid municipal planning issue and the EIS will need to consider how development or any proposed mitigations will impact wildlife use of the adjacent habitat patch as well as how cumulative effects are impacting the South Canmore Local Habitat patch.

4.0 EIS Report

The report will contain all information required by this Terms of Reference. The format of the report will include mapping, tables and supporting text. The Town will require a digital copy of the document.

5.0 Review of the EIS

The EIS Policy requires that this EIS Terms of Reference and the resulting EIS are reviewed by an independent, qualified third party that reports directly to the Town. The EIS Policy also requires that the third-party reviewer be involved from the beginning of the process. The Town and its third-party reviewer will work with the applicant's consultant to update and revise the EIS as may be necessary through the review process. Where significant changes are proposed to the EIS, the project or recommended mitigation strategies through the EIS review process, the applicant's consultant will produce an updated EIS that reflects these changes.

The EIS must be submitted and reviewed by the Town's third-party reviewer prior to First Reading by Council.

The Town may also refer the EIS to other agencies or committees for comment, including but not limited to the Province of Alberta and Canmore's Environmental Advisory Review Committee (EARC).

6.0 Relevant and Available Documents

- Recommendations for Trails and Management of Recreational Use for the Town of Canmore: South Canmore and West Palliser (TERA Environmental Consultants, 2012)
- BCEAG (Bow Corridor Ecosystem Advisory Group). 1999. Wildlife corridor and habitat patch guidelines for the Bow Valley. 34pp.
- BCEAG. 2001. Wildlife and Human Use Monitoring Recommendations for the Bow Valley.
- BCEAG. 2012 (DRAFT). Wildlife corridor and habitat patch guidelines for the Bow Valley: Updated 2011. 29pp, plus appendices.
- MSES Inc. 2019. EIS Addendum WMC Expansion Project.
- Summit Environmental. 2013. Environmental Impact Statement. Proposed WTS and MRF Relocation.
- Town of Canmore. 2016. *Canmore Municipal Development Plan (Amended 2018)*.
- Town of Canmore. 2016. *Environmental Impact Statement (EIS) Policy*. 5 pp
- Town of Canmore. 2019b. Human - Wildlife Coexistence in the Bow Valley.
- Flood risk mapping – available [here](#)

Attachment 1

Area overview



(Source: 3rd Avenue South Land: Conceptual Land Use Plan (Mta, 2020))

APPENDIX C - VEGETATION OBSERVED IN PROJECT AREA

Scientific Name	Common Name	Layer	Provincial Rank ¹	Project Area Classification			
				Coniferous Forest	Wetland	Open	Riparian
<i>Achillea millefolium</i>	common yarrow	Forb	S5	•			
<i>Amelanchier alnifolia</i>	saskatoon	Shrub	S5	•			
<i>Anemone canadensis</i>	Canada anemone	Forb	S5	•			
<i>Arctostaphylos uva-ursi</i>	common bearberry	Shrub	S5	•			
<i>Betula pumila</i>	dwarf birch	Shrub	S5	•		•	
<i>Bromus ciliatus</i>	fringed brome	Graminoid	S5	•		•	
<i>Calamagrostis canadensis</i>	bluejoint	Graminoid	S5				
<i>Calamagrostis stricta ssp. inexpansa</i>	northern reed grass	Graminoid	S4			•	
<i>Carex aquatilis</i>	water sedge	Graminoid	S5		•	•	•
<i>Carex flava</i>	yellow sedge	Graminoid	S2S3				
<i>Carex saxatilis</i>	rocky-ground sedge	Graminoid	S4		•		•
<i>Carex spp.</i>	sedge species	Graminoid	SNR	•		•	•
<i>Carex spp2.</i>	sedge species	Graminoid	SNR	•		•	•
<i>Carex utriculata</i>	small bottle sedge	Graminoid	S5				•
<i>Cirsium arvense</i>	creeping thistle	Forb	SNA		•		•
<i>Dasiphora fruticosa</i>	shrubby cinquefoil	Shrub	S5	•	•	•	

Scientific Name	Common Name	Layer	Provincial Rank ¹	Project Area Classification			
				Coniferous Forest	Wetland	Open	Riparian
<i>Deschampsia cespitosa</i>	tufted hair grass	Graminoid	S5		•	•	•
<i>Elaeagnus commutata</i>	silverberry	Shrub	S5				•
<i>Elymus repens</i>	quackgrass	Graminoid	SNA				
<i>Elymus trachycaulus</i>	slender wheatgrass	Graminoid	S5		•	•	
<i>Equisetum arvense</i>	common horsetail	Forb	S5				•
<i>Equisetum pratense</i>	meadow horsetail	Forb	S5	•	•		
<i>Fragaria virginiana</i>	wild strawberry	Forb	S5	•		•	
<i>Galium boreale</i>	northern bedstraw	Forb	S5	•			
<i>Geum rivale</i>	purple avens	Forb	S5			•	
<i>Geum spp.</i>	avens	Forb	SNR				•
<i>Halenia deflexa</i>	spurred gentian	Forb	S4	•			
<i>Hordeum jubatum</i>	foxtail barley	Graminoid	S5				
<i>Juncus balticus</i>	wire rush	Graminoid	S5				•
<i>Juncus spp.</i>	rush species	Graminoid	SNR				
<i>Koeleria macrantha</i>	June grass	Graminoid	S5				
<i>Lathyrus ochroleucus</i>	cream-colored vetchling	Forb	S5	•			
<i>Leymus innovatus</i>	hairy wild rye	Graminoid	S5	•		•	
<i>Moss spp.</i>	moss species	Bryophyte	SNR				

Appendix C - Vegetation Observed in Project Area

Scientific Name	Common Name	Layer	Provincial Rank ¹	Project Area Classification			
				Coniferous Forest	Wetland	Open	Riparian
<i>Oryzopsis asperifolia</i>	white-grained mountain rice grass	Graminoid	S5	•			
<i>Packera paupercula</i>	balsam groundsel	Forb	S5			•	
<i>Phleum pratense</i>	timothy	Graminoid	SNA	•	•	•	
<i>Picea glauca</i>	white spruce	Tree	S5	•		•	•
<i>Plantago major</i>	common plantain	Forb	SNA				
<i>Plantago spp.</i>	plantain species	Forb	SNR				
<i>Platanthera dilatata</i>	tall white bog orchid	Forb	S3		•	•	
<i>Poa palustris</i>	fowl bluegrass	Graminoid	S5				
<i>Poa pratensis</i>	Kentucky bluegrass	Graminoid	S5		•		
<i>Poa spp.</i>	bluegrass species	Graminoid	SNR			•	
<i>Populus balsamifera</i>	balsam poplar	Tree	S5		•		
<i>Populus tremuloides</i>	aspen	Tree	S5			•	
<i>Potentilla anserina</i>	silverweed	Forb	S5				
<i>Prunella vulgaris</i>	heal-all	Forb	S3				
<i>Pyrola asarifolia</i>	common pink wintergreen	Forb	S5				
<i>Ranunculus acris</i>	tall buttercup	Forb	SNA		•	•	
<i>Ribes oxycanthoides</i>	northern gooseberry	Shrub	S5				
<i>Rosa acicularis</i>	prickly rose	Shrub	S5	•	•	•	
<i>Rubus pubescens</i>	dewberry	Forb	S5		•		

Scientific Name	Common Name	Layer	Provincial Rank ¹	Project Area Classification			
				Coniferous Forest	Wetland	Open	Riparian
<i>Salix lasiandra</i>	shinning willow	Shrub	S5		•		•
<i>Salix scouleriana</i>	Scouler's willow	Shrub	S5				
<i>Salix spp.</i>	willow species	Shrub	SNR	•		•	
<i>Schizachne purpurascens</i>	purple oat grass	Graminoid	S5			•	
<i>Shepherdia canadensis</i>	Canada buffaloberry	Shrub	S5				
<i>Sisymbrium altissimum</i>	tumbling mustard	Forb	SNA				
<i>Sisyrinchium montanum</i>	common blue-eyed grass	Graminoid	S5			•	
<i>Symphyotrichum spp.</i>	aster species	Forb	SNR				
<i>Taraxacum officinale</i>	common dandelion	Forb	SNA			•	
<i>Trifolium hybridum</i>	alsike clover	Forb	SNA	•		•	
<i>Viola spp.</i>	violet species	Forb	S4				
<i>Leucanthemum vulgare</i>	ox-eye daisy	Forb	SNA			•	
<i>Solidago missouriensis</i>	low goldenrod	Forb	S5			•	
<i>Galearis rotundifolia</i>	round-leaved orchid	Forb	S5	•			

APPENDIX D - SITE PHOTOGRAPHS



Photo 1
Subdistrict D, looking northwest



Photo 2
Subdistrict D, looking northwest



Photo 3
Subdistrict D, looking southeast



Photo 4
Subdistrict C, looking northeast with Spring Creek and residences

APPENDIX E - FWMIT SPECIES SUMMARY REPORT

Fish and Wildlife Internet Mapping Tool (FWIMT)

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

Species Summary Report

Report Created: 30-Sep-2019 15:36

Species present within the current extent :

Fish Inventory

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

Wildlife Inventory

BARRED OWL
 BOREAL TOAD
 COLUMBIA SPOTTED FROG
 COUGAR
 GRIZZLY BEAR

Stocked Inventory

ARCTIC GRAYLING
 BROOK TROUT
 BROWN TROUT
 CUTTHROAT TROUT
 RAINBOW TROUT

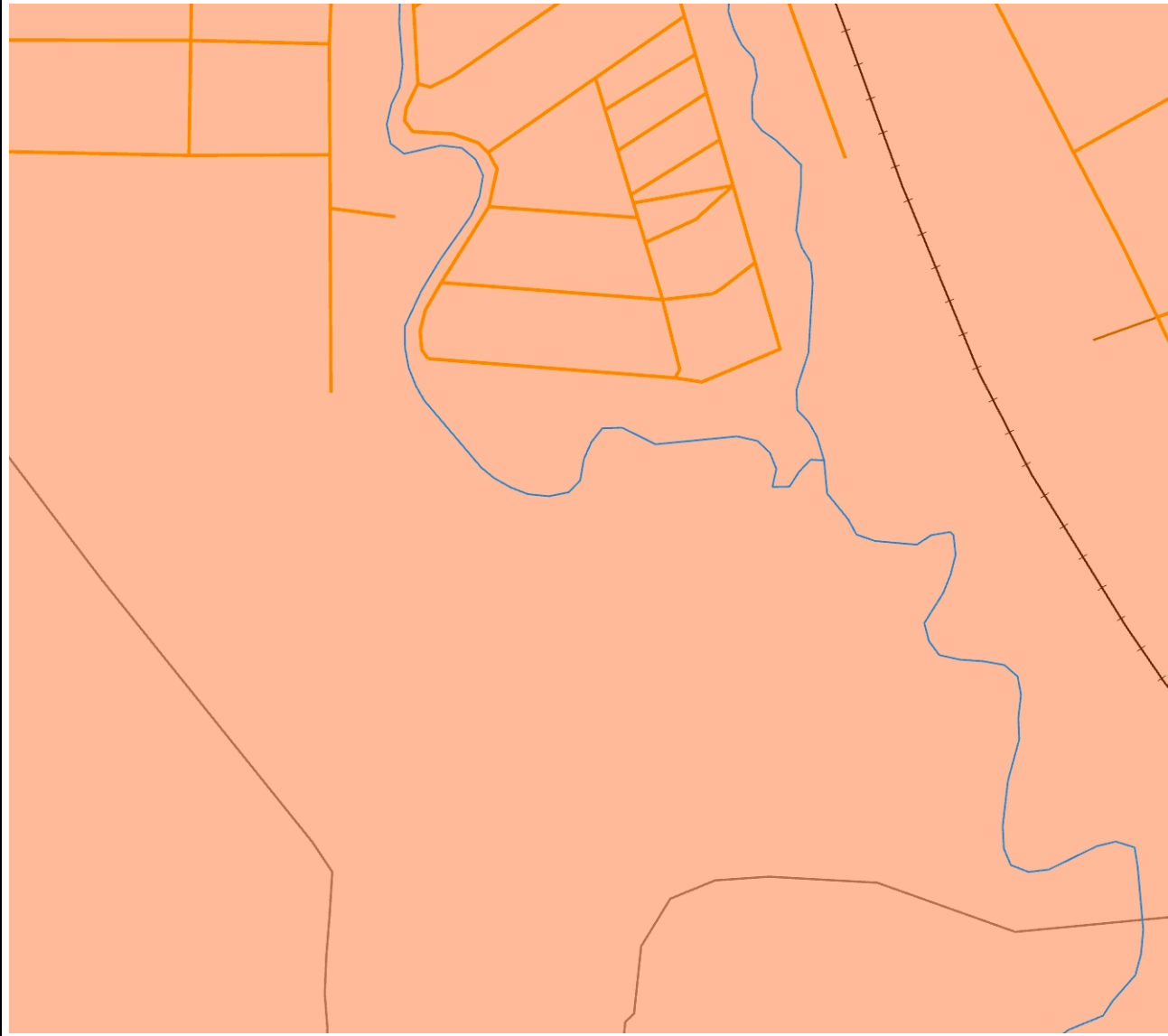
Buffer Extent

Centroid (X,Y):	Projection	Centroid: (Qtr Sec Twp Rng Mer)	Radius or Dimensions
475613, 5656466	10-TM AEP Forest	NW 28 24 10 5	5 kilometers

Contact Information

For contact information, please visit:

<http://aep.alberta.ca/about-us/contact-us/fisheries-wildlife-management-area-contacts.aspx>



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APPENDIX F - LETTER OF SUPPORT





**Building Community;
Hospice Palliative Care in
the Bow Valley**

#202 1080 Railway Avenue
PO Box 40113
Canmore Crossing
Canmore T1W 1P4

August 19, 2020

Letter of Support from:

Julie Hamilton
Chair, Board of Directors
Palliative Care Society of the Bow Valley

To: Lauren Miller
Manager of Planning & Development

Alaric Fish
Senior Planner

Re: Land Use Rezoning Application from Bernie and Jan McCaffery for 3rd Avenue South Land in Canmore

The Palliative Care Society of the Bow Valley (PCSBV) is a not-for-profit society run by a volunteer Board of Directors. Palliative care is a branch of health care for individuals and families who are living with a life-limiting illness that is usually at an advanced stage. The main goal of the PCSBV is to provide comfort and dignity for the person living with the illness as well as the best quality of life for both the patient and his or her family.

While an important objective is the relief of pain and other symptoms, enhancing the overall quality of life is the primary goal. Palliative care meets not only the physical needs but also the psychological, social, cultural, emotional and spiritual needs of each person and family.

Many patients with terminal illness living in the Bow Valley, are choosing to stay at home and consequently, are not receiving the full spectrum of palliative care that is offered in an urban setting such as Calgary. This situation appears to be inconsistent with how Canmore prides itself in the quality of life it offers, and with the reasons many people choose to live in the Bow Valley.

It is for this reason that the PCSBV board of directors is moving forward with construction in Canmore of a 6-bed residential hospice which will also include day hospice palliative care programs. The board determined that the innovative approach being planned will result in a world class rural palliative care model where patients and their families will be able to choose how their palliative end of life care is to be provided. This model will be integrated seamlessly with existing palliative care, long term, cancer and acute care delivery programs based in Canmore and Banff.

In June 2019, Jan and Bernie McCaffery indicated to the PCSBV of their intention to donate 2 acres of their property in south Canmore to be used as the site to build our planned hospice. Having this property donated to the PCSBV will provide enormous benefit to residents of Canmore and the Bow Valley.

Benefits of the hospice in this location include;

- Improving quality of life for families and patients living with terminal illness.
- The full spectrum of health care needs for the Bow Valley's aging population will be met locally.
- Hospice located within proximity of Canmore town centre which avoids having to travel to Calgary for hospice care.

Palliative Care Society of the Bow Valley
www.palliativecarebowvalley.com



**Building Community;
Hospice Palliative Care in
the Bow Valley**

#202 1080 Railway Avenue
PO Box 40113
Canmore Crossing
Canmore T1W 1P4

- Bringing appropriate primary palliative end-of-life care to Canmore residents and other Bow Valley communities.
- Enhancing family centered care.
- Providing important and close links with the Bow Valley Community Cancer Center in the Canmore Hospital.
- Accommodating First Nations cultural needs.
- Allow the use of local contractors and businesses for construction and furnishing of the hospice.

The PCSBV is very appreciative of the donation of this property from McCaffery's and supports their application to the Town of Canmore to Re-Zone the land use of their property so that it can be used for the site for a 6- bed residential hospice. The planned facility is one story and would be designed to blend into the landscape. The location of this property is ideally situated for the purpose of a rural residential hospice with its mountain views and proximity to medical amenities.

On behalf of the PCSBV, I thank the McCaffery's for their generous support of the PCSBV and their transformational gift which not only will improve the experience of people and their families on the end of life journey but also will contribute to making Canmore a leader in rural hospice care.

Respectfully submitted

Julie Hamilton
Chair, PCSBV
403-609-8985
jchamilton52@icloud.com



Memo

To: **Alaric Fish, Town of Canmore** File no: **2025**

From: Brian Kopach (brian.kopach@mSES.ca) cc: Shannon Gavin

Tel: (403) 400-5396

Date: **April 1, 2021**

Subject: Review of the Final Environmental Impact Statement for the Conceptual Land Use Plan for the 3rd Avenue South Land, Canmore, AB.

1.0 Introduction

The Town of Canmore (the Town) retained Management and Solutions in Environmental Science (MSES) to serve as the third-party reviewer (TPR) of the Environmental Impact Statement (EIS) for a proposed land use plan for the 3rd Avenue South Land (the Project). The EIS was prepared by Associated Environmental (AE) Consultants Inc. on behalf of landowners Jan and Bernie McCaffery. The need for an EIS is mandated under the Town's Municipal Development Plan (MDP) (Town of Canmore, 2016) because the Conceptual Land Use Plan requires an amendment to the Land Use designation for the property and an adjustment to the Urban Growth Boundary.

The role of the TPR is defined in the Town's EIS Policy (Town of Canmore, 2018). The EIS Policy states that the TPR shall contribute to the development of the Terms of Reference (ToR) and conduct a review of the EIS for the project. MSES worked with the Town to develop the ToR and reviewed a first draft of the EIS. This memo contains the MSES third-party review of the revised and final draft of the EIS.

1.1 Background on the Proposed Project

The proposed Project is located on 8.65 ha of previously undeveloped land south of Spring Creek Gate and east of 3rd Avenue, at 800 3rd Avenue. The majority of the property lies south of Spring Creek and west of Policeman's Creek inside the South Canmore Local Habitat Patch (SCLHP) (BCEAG, 2012). Habitat patches have been identified as areas that are important for supporting wildlife populations and movement in the Bow Valley. Terms within Canmore's MDP 2016-03 recommends minimizing or restricting disturbances within a habitat patch or corridor and require an EIS if developments are proposed inside habitat patches or wildlife corridors (Town of Canmore, 2016, Section 4.2).

The proposed development includes a Palliative Care Home (Subdistrict A, 0.82 ha), five single family dwellings (Sub Districts B & C, 0.62 & 1.14 ha respectively), and a single-family home on the remainder of

the property (Sub District D, 5.61 ha). Currently the Site is undeveloped except for a portion used for grazing inside an electrical fence. The EIS indicates that grazing has occurred on this site since the 1960s, but it is unclear how long the electrical fence has been in place. The EIS considers impacts from the Project and does not predict the need to construct additional wildlife exclusion fencing around the property. If human-wildlife conflict becomes a concern and fencing is needed in the future, we recommend the Town consider utilizing habitat offsets in collaboration with the Proponent to improve conditions elsewhere in the wildlife corridor network to offset the loss of habitat inside the newly fenced portion of the SCLHP.

An EIS is required because the site is located in the SCLHP and proposes an amendment to the Urban Growth Boundary. The EIS is a supporting document for proposed amendments to the Municipal Development Plan Bylaw 2016-03 and Land Use Bylaw 2018-22.

1.2 Review Approach

In Section 2.0 below, we provide a set of overarching comments on the EIS, and a set of discipline specific comments. The specific comments section includes the initial information requests MSES prepared based on a DRAFT of the EIS (**in bold**) to AE, a brief synopsis of the Proponent's response, and a final comment on the adequacy of the response in MSES' opinion along with any recommendations to address an issue or to fill a gap in the EIS (e.g., to reduce, mitigate or avoid negative impacts of the proposal). The EIS includes assessment of potential impacts to: Soils and Terrain, Vegetation and Wetlands, Wildlife and Wildlife Habitat, Fish and Fish Habitat, Water Quality, Hydrology and Hydrogeology, Land and Resource Use, Air Quality, Cultural and Heritage Resources, and the Cumulative Effects Assessment.

2.0 Technical Review of South Canmore Lands EIS

2.1 Overarching Comments

The revised EIS for the South Canmore Lands contains more information and insight into the Project Area compared to earlier drafts. The addition of a large carnivore assessment, as well as, revisions to the conceptual land use plan to avoid directly impacting a wetland, and text clarifying the potential use of wildlife fencing improve our understanding of the Project and its potential impacts.

A desktop assessment approach was applied because the development is considered relatively small compared to other developments in and around Canmore. However, the lack of rigorously collected field data for most disciplines will make the definition of triggers for implementing mitigation difficult. As well, the lack of site-specific quantitative data and the conditions under which mitigation action will be invoked is not clearly addressed in the EIS. The EIS does indicate that a number of management plans will be developed prior to site disturbance, these include an Erosion and Sediment Control (ESC) Plan, Construction Environmental Management Plan (CEMP), and a Wildlife Management Plan (WMP). It will be imperative that the Town of Canmore review and comment on the development of these plans to ensure that clear pathways to invoke future management actions are detailed in order to ensure that EIS impact predictions are accurate.

The revised cumulative effects analysis (CEA) quantifies changes in the amount of linear and non-linear disturbance over time in the SCLHP, based on aerial photo analysis. This analysis shows most of the disturbance in the SCLHP occurred prior to the establishment of the regional wildlife corridor network in the late 1990s. It also quantifies the level of fragmentation of remaining vegetation/wildlife habitat areas within the SCLHP (i.e., measured by the change in the size and number of undisturbed habitat areas within

the SCLHP over time). The fragmentation analysis found there has been relatively little change in the size and number of undisturbed vegetation/wildlife habitat areas within the SCLHP since the late 1990s.

The EIS predicts the proposed Project will have negligible impacts on cumulative effects because of its size. However, we remain concerned about the existing and future cumulative effects of development on wildlife in the SCLHP, and the regional corridor/patch network. Other environmental assessments in the region highlight the concerning current state of cumulative effects impacting the corridor networks around Canmore and that current conditions are only going to worsen in the future (Golder, 2020a, 2020b). While it is not the job of any single proponent to address this issue, the continual chipping away of physical space, and ever-increasing levels of human activity in the corridors and habitat patches is increasingly incompatible with the maintenance of suitable wildlife habitat and will serve to further erode connectivity in the Bow Valley (Whittington et al., *in press*). We do not agree that the cumulative effects are negligible. We understand this is a small project, but in a region where cumulative effects are already significant (Ford et al., 2020; Golder, 2020a, 2020b; Whittington et al., *in press*), any further addition of development only contributes to the existing, significant, cumulative effects. Changing this impact designation does not alter the overall conclusions of the EIS but should be a signal to all local and regional stakeholders that any additional development inside the corridor network will have a lasting impact. Given the existing cumulative effects impacting the corridor network, it is not enough to mitigate impacts of any single project inside the corridor network, either physical or sensory disturbance, but approaches must be identified to improve, not just mitigate, any impacts in order to improve conditions for wildlife from baseline conditions.

2.2 TPR Response to Revised EIS

2.2.1 Soils & Terrain

1) Issue: Vague triggers to invoke mitigation action

Reference: Section 3.2.4 & Section 4

Comment: Recommended mitigation for soil erosion includes “[s]oil stripping, salvage, or handling will be suspended in wet conditions or during high wind velocities.” (pg. 3-4) However, no quantitative triggers for invoking mitigation are provided. It is impossible to know what is considered ‘wet conditions’ or ‘high wind velocities’. Who decides when conditions are wet enough, or winds are high enough to suspend construction activity?

Similarly, in order to limit soil compaction, the EIS proposes to “[c]ease vehicular and equipment activity during or immediately after heavy rainfall to avoid soil compaction, rutting and/or erosion.” (Table 4-1, pg.4-1) It is unclear what ‘heavy rainfall’ means in practice and how mitigations to soil compaction will be measured to demonstrate their effectiveness. The lack of clear triggers makes it difficult to understand the decision-making process for invoking mitigation action.

Question(s)/Recommendation(s):

a) Please quantitatively define what is considered ‘wet conditions’, ‘heavy rainfall’ or ‘high wind velocities’ in order to improve the clarity of the EIS in regards to when and how mitigation action will be implemented.

b) Who will determine when conditions have exceeded thresholds for mitigation action and ensure that construction crews are adhering to the mitigations proposed in the EIS?

MSES Comment: Response is Partially Adequate

The revised EIS no longer contains the vague language used to describe when mitigation actions will be implemented, and it provides a proposal to retain an Environmental Monitor who will be tasked with implementing management actions. However, triggers for mitigation action remain undefined. The EIS provides a number of potential mitigation actions to prevent wind and water erosion ‘during wind or rain events’

Recommendation: We recommend triggers based on wind velocity or rainfall be defined to determine when during a wind or rain event stockpiles will be covered? This could be addressed during the development of the ESC or Construction Environmental Management Plan (CEMP).

2) Issue: Wind erosion mitigation

Reference: Section 3.2.3 & Section 3.2.4

Comment: *The EIS correctly notes the potential impact of wind erosion on areas of exposed soil. The EIS states that the proponent will implement the mitigation measures and controls provided in an Erosion and Sediment Control (ESC) Plan before soil disturbance occurs. It is unclear when the ESC will be developed, and the EIS does not contain a discussion of any measures that will be used to mitigate the impacts of wind on stock piled soils or backfilled areas until they are revegetated.*

Question(s)/Recommendation(s):

a) Please describe potential approaches to mitigate the impacts of wind erosion on stockpiled and backfilled areas until construction is complete and areas are revegetated.

MSES Comment: Response is Adequate

The revised EIS now clearly indicates the ESC will be developed before soil disturbance occurs, presumably this means prior to the start of construction, and provides a number of additional proposals to limit potential impacts of soil erosion. Recommended mitigations now include retaining a qualified Environmental Monitor to implement mitigation measures, soil stockpiles will be kept at least 20 m away from Spring or Policeman Creek, and both long term and short term mitigation measures are included to limit the impact of wind and water erosion on stockpiled soils.

Recommendation: The EIS now clarifies that the ESC will be developed before soil disturbance occurs. We recommend the Town review the DRAFT ESC and provide input before approving permits necessary for construction to begin.

2.2.2 Vegetation & Wetlands

3) **Issue: FireSmart thinning and vegetation clearing calculations**

Reference: Section 3.3.3

Comment: The EIS estimates that approximately 0.82 ha of vegetation will be cleared in the different Subdistricts. However, it is unclear if FireSmart thinning has been included in these calculations.

Question(s)/Recommendation(s):

- a) **Please discuss the amount of vegetation that will potentially be impacted by FireSmart thinning activities.**

MSES Comment: Response is Adequate

The revised EIS provided quantitative estimates of the predicted FireSmart thinning area based on the conceptual design of the Project (See Table 3-3 of the Final EIS).

No Further Recommendations

4) **Issue: Low magnitude impact on Vegetation and Wetlands**

Reference: Section 3.3.3

Comment: The EIS notes that a large portion of the shrubby swamp wetland will be potentially impacted, yet the proposed land uses are expected to have a low impact on vegetation and wetlands. Permanent removal of a large portion of the only wetland in the Project Area does not represent a low impact in our opinion.

In addition, the goal of the Alberta Wetland Policy (GoA, 2013) is to conserve, restore, protect, and manage wetlands in the province to sustain benefits they provide to the environment, society and economy (GoA, 2013, pg. 2). Key parts of the policy including determining the relative value of wetlands and implementing a wetland mitigation hierarchy to avoid, minimize, or replace wetlands. The EIS only provides a general statement about how effects to the shrubby swamp wetland will adhere to the Alberta Wetland Policy and Implementation directives (pg. 3-8). There is no discussion about attempts to avoid, minimize, or replace wetlands as mitigation for potential impacts even though the EIS notes that “the Project will disturb a large portion of the shrubby swamp wetland in Subdistrict A.” (pg. 3-10).

Question(s)/Recommendation(s):

- a) **Please revise impact prediction for Vegetation and Wetlands to account for permanent loss of a large portion of the shrubby swamp wetland.**
- b) **Please provide additional details on how “[a]ny effects on the shrubby wetland in the Project Area will adhere to the Alberta Wetland Policy and Implementation directives.” (pg. 3-8), including a discussion about how potential impacts could be avoided, minimized, or replaced as outlined in the Wetland Policy.**

MSES Response: Response is Adequate

To address the issues raised in our previous review, the conceptual land use plan was adjusted so the proposed Palliative Care Home in Subdistrict A was realigned to avoid the shrubby swamp wetland. Further discussion was also added to describe the seasonal conditions of the wetland (See response to Issue #7).

No Further Recommendations

2.2.3 Wildlife & Wildlife Habitat

5) Issue: Building configuration in Project Area

Reference: Section 1.4, pg. 1-7

Comment: The Bow Corridor Ecosystem Advisory Group (BCEAG) wildlife corridor and habitat patch guidelines suggest, as a general principle, to avoid peninsulas, doglegs and cul-de-sacs in order to facilitate animal movement and to avoid trapping wildlife and increasing the potential for conflict. Looking at the conceptual site plan, it appears as though the placement of the Palliative Care Home (Subdistrict A) creates a potential cul-de-sac that could trap wildlife. The impact of the building configuration on the potential for wildlife conflict should be addressed in the EIS.

Question(s)/Recommendation(s):

- a) Please describe how the conceptual site plan will not increase the potential for wildlife conflict interactions.**
- b) Please discuss how the cul-de-sac effect will be mitigated.**

MSES Response: Response is Adequate

As part of the footprint realignment for the Palliative Care Home in Subdistrict A to avoid the shrubby wetland, the Care Home and associated parking lot was relocated from the centre of the Subdistrict into the northeastern corner of the Subdistrict. Beyond avoiding the wetland, this reconfiguration has the added benefit of reducing the potential cul-de-sac effect for wildlife on the property as a result of building the Care Home. There may be other design or planning considerations that limit the ability of the Proponent to locate the Care Home in a manner that further reduces the potential for a cul-de-sac effect to trap wildlife on the property. The EIS does acknowledge this by stating “[t]he updated design will avoid or reduce cul-de-sac effects on large ranging mammals” (pg. 1-8). We note that to completely avoid cul-de-sac effects the Care Home could also be relocated to Subdistrict B. Leaving Subdistrict A undeveloped is likely the best way to completely avoid cul-de-sac effects on wildlife movement.

Further, in order to mitigate Mortality Risk to wildlife, the EIS proposes to “[d]evelop and implement a Wildlife Management Plan during construction to keep the site clean of food waste and other attractants that could attract wildlife, in particular bears. Continue to remove natural wildlife attractants such as buffaloberry. The wildlife management plan should include adaptive management strategies if wildlife mortalities are reported.” (pg. 3-27). We support the development of a Wildlife Management Plan (WMP) which can be applied through construction and operation/occupation of the Project Area. It will be important that the WMP discuss triggers and potential mitigations that could be employed in the future so all stakeholders have an

understanding of the approaches that may be applied to manage potential issues during operations/occupation (e.g. higher than expected levels of mortality or management action such as removing problem bears or cougars).

Recommendation: We recommend that the Town consider planning or permitting approaches that will ensure cul-de-sac effects are avoided as much as possible. At most this could mean relocating the Care Home to Subdistrict B, and at a minimum, if the Care Home location in Subdistrict A deviates from the plans in the EIS ensuring that any design alterations or Care Home placement still limits cul-de-sac effects on wildlife.

We recommend the WMP be 1) developed prior to construction, 2) be applicable to the operations/occupation phase of the Project, and 3) the Town of Canmore should be given the opportunity to review the DRAFT WMP. The WMP should be deemed satisfactory by the Town of Canmore before construction permits are issued.

6) Issue: *Assessment of habitat quality and quantity*

Reference: *Section 3.4.2*

Comment: *The wildlife assessment focuses on ungulates and provides only a high-level description of elk habitats and habitat use. The assessment lacks any quantitative analysis of habitat use, relying primarily on a study from 2003 to describe elk use in the broader region. The study used to describe regional elk habitat use is 17 years old and not listed in the references section of the EIS. The EIS mentions elk calving in the Spring Creek area but does not provide any further information on how or why elk use the Project Area and surrounding SCLHP.*

Question(s)/Recommendation(s):

- a) How does elk use of the Project Area compare to use of the broader SCLHP and to other parts of Canmore and the Bow Valley?**
- b) Do elk use the Project Area for foraging or calving or both?**
- c) Is there seasonal variation in elk use of the SCLHP?**

MSES Response: Response is Adequate

The EIS was revised to incorporate additional field survey information that was collected in January 2021. The revised information shows that while elk can be found throughout the SCLHP, elk appear to use the southeastern portion (i.e., outside the proposed Project Area) of the SCLHP most frequently. The EIS indicates that the Project Area is not currently or historically relied upon by elk for calving, or during the winter.

No Further Recommendations

7) Issue: Amphibians

Reference: Section 3.4.2, pg. 3-13

Comment: *The EIS concludes that the shrubby swamp wetland does not provide suitable reproductive habitat because during the field visit on July 23, 2020 the wetland did not have standing water. However, this does not confirm whether or not there is standing water in the wetland during spring and early summer when amphibians are breeding. Is there water in the wetland during the amphibian breeding season?*

Question(s)/Recommendation(s):

- a) **Please discuss water levels in the wetland during the spring and early summer.**
- b) **Please provide a more detailed discussion of amphibian reproductive habitat requirements (e.g. how long do juveniles require for development, and when do they disperse from reproductive habitats) to justify the EIS conclusions if it is determined the wetland is unsuitable breeding habitat. A single observation of wetland water levels outside of the breeding season for amphibians is insufficient justification for the conclusions in the EIS.**

MSES Response: Response is Adequate

Text was added to the revised EIS describing the conditions in the shrubby swamp wetland. The EIS describes how standing water in the wetland is related to high water table heights. As a result, the wetland is likely to only hold water in spring and summer during years with abnormally high-water tables. The lack of beavers in the area, and the existing artificial berm extending south from 3rd Avenue limit surface and subsurface flows that would normally recharge the wetland on a more regular basis.

No Further Recommendations

8) Issue: Barriers to wildlife movement

Reference: Section 3.4.3

Comment: *The discussion of the potential impacts of direct habitat disturbance states that “[n]o barriers to movement are expected to result from the Project because wildlife will be able to move through retained natural habitat within and adjacent to the Project Area.” (pg. 3-14) As well, that “[c]onsequently, the Project is expected to have a negligible effect on wildlife movement and habitat avoidance will likely be temporary (i.e., for the duration of construction).” (pg. 3-14) The EIS does note that there is currently an electric fence around some parts of the Project Area, and one of the proposed mitigation measures is to “[c]onsider installing fencing to encourage wildlife to browse elsewhere than within the fenced areas.” (pg. 4-3). Based on information provided in the EIS some form of fencing is proposed for a potential mitigation for Subdistricts B and D. Details on the type of fencing to be used in different Subdistricts is not clearly discussed in the EIS.*

The EIS discussion about fencing also contains some typos that confuse the reader. The EIS states “[c]onsider installing fencing around open spaces associated with the hospice (Subdistrict B) to prevent animals entering or becoming trapped.” (pg. 3-15). It appears the EIS is confusing Subdistrict B and C. Please clarify which subdistrict may be fenced.

Furthermore, no information is provided on the impacts of the electrical fence currently deployed at the site. Does it limit wildlife use inside the fenced area or is it not much of a barrier? The EIS suggests that the only impacts to wildlife habitat in Subdistrict D would result from construction of the buildings but depending on the type and extent of fencing used in the Project Area wildlife could be excluded from more habitat than predicted in the EIS. This is not currently accounted for in the impact predictions which are focused primarily on short term, construction related impacts. However, depending on how wildlife exclusion fencing is used, habitat loss in the Project Area could be more extensive and permanent than predicted in the EIS. This habitat loss could increase the duration of project-related impacts from short term to long term (Table 5-2).

Question(s)/Recommendation(s):

- a) **Please provide a more detailed discussion on the potential use of wildlife exclusion fencing in the Project Area. Where might it be used as a mitigation? What types of fencing will be deployed? What triggers would be used to determine when fencing is required? How would fencing of Project Area alter impact predictions?**
- b) **Please correct references to the hospice being in Subdistrict B.**

MSES Response: Response is Adequate

In response to our original information requests, the EIS was revised to say that because of the new building configuration there would be no need for any type of wildlife exclusion fencing in Subdistrict A. No decision has been made on whether or not portions of Subdistrict D will be used for grazing purposes. The revised EIS states that if it is used for grazing, no more than three horses will be on the property and grazing will be restricted to a 0.6-0.8 ha area which will be fenced using “wildlife permeable fencing (e.g., split rail or page wire)” (pg. 1-8/9). This clarifies the language and intention of the draft EIS.

Recommendation: If for some reason fencing more of the property, or a different kind of fencing (e.g. taller or less permeable) is proposed in the future, we recommend plans be developed by qualified professionals and approved by the Town of Canmore in order to minimize impacts on wildlife in the SCLHP and the Town should maintain the right to reject changes to fencing. We further recommend the Town consider developing a habitat offset plan in the event that wildlife are excluded from this portion of the SCLHP with a wildlife exclusion fence. The habitat offset plan could require the proponent to enhance habitat conditions in other parts of the wildlife corridor network to ‘offset’ the loss of habitat related to fencing the property inside the SCLHP.

9) Issue: No assessment of impacts on large carnivores

Reference: Section 3.4.2

Comment: The EIS did not assess potential impacts on bears because “adjacent habitats are so heavily disturbed by human development that large carnivores will likely avoid those areas (i.e., to the north and east of the Project Area), carnivores are not expected to extensively use habitats in the Project Area. As a result, large carnivores are not expected to be affected by the Project.” (pg. 3-12). However, no field data is presented to support this prediction.

The two reports the EIS references to support the claim that the Local Study Area (LSA) is a low-use area for carnivores do not actually contain any data demonstrating low use by carnivores (TERA 2012; MSES 2019). Alternatively, another regional EIA referenced in Section 3.4.1 (Golder, 2013 – missing from reference list in EIS) developed resource selection function models that show high probabilities of selection in the SCLHP area for grizzly bears and cougars.

Recent work on human-bear interactions using remote camera data collected in the Bow Valley between 2012 and 2017 indicates that there are relatively high levels of black bear use near the Project Area in the Pre-Berry season (Sunter, 2020). In addition, the Project Area is adjacent to areas considered a high risk for human-bear conflict (See Figure 2). At a minimum these two maps indicate that bear use of the area may be higher than predicted in the EIS, and as a result the potential for negative-human wildlife interactions is also higher than assumed in the EIS. In general, the EIS assumes that high levels of disturbance means low levels of wildlife use but there is no data in the EIS to support that assumption. Assessment of the potential for increases in human-wildlife conflicts and mortality risks to species such as bears should be discussed in the EIS.

Question(s)/Recommendation(s):

- a) **We recommend completing an assessment for large carnivores or revising the discussion of why they were excluded from the assessment with rigorous supporting evidence.**
- b) **Given the high risk of conflict interactions, based on Alberta Environment and Parks data, adjacent to the Project site, please discuss why the addition of the Project will not lead to an increased risk of mortality for bears.**

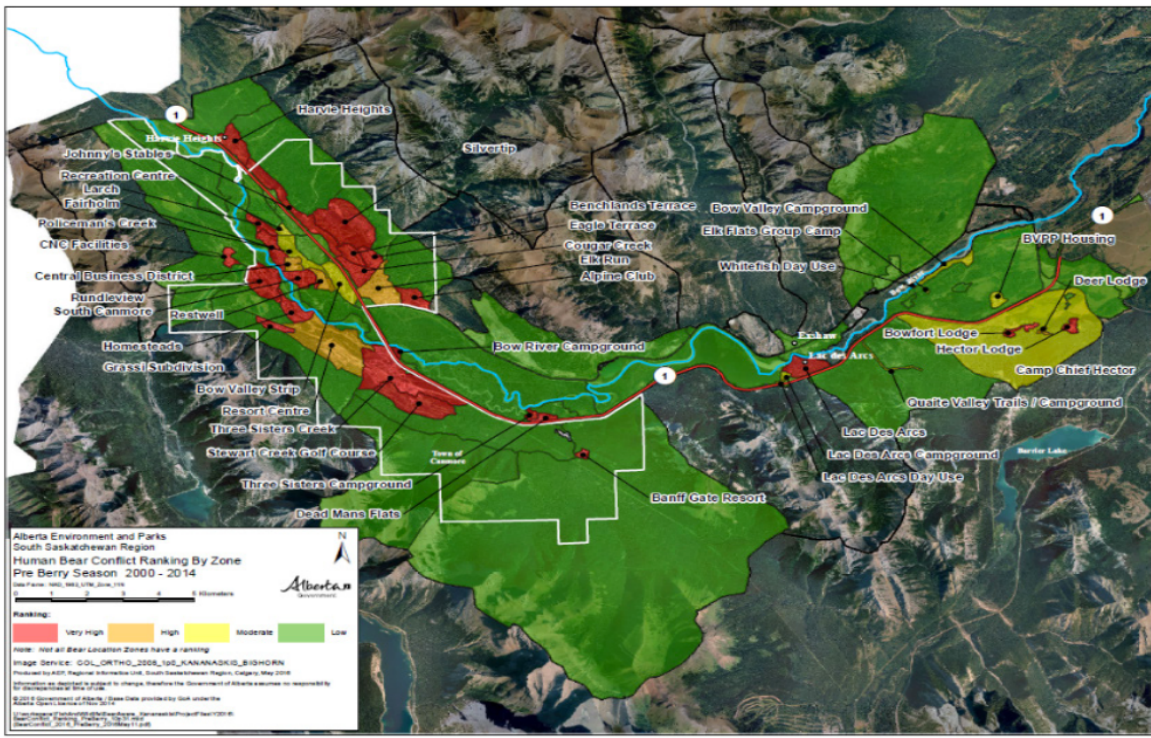


Figure 2. Map of Pre-Berry human-bear conflict in the Bow Valley in and around Canmore.

MSES Response:

An assessment of large carnivores was included in the revised EIS. The assessment is based on a field survey in January 2021, wildlife camera data from Alberta Environment and Parks (AEP), and discussions with regional wildlife managers. As with many other wildlife corridors and habitat patches around Canmore, human use, during the day and at night, is likely impacting carnivore use of the SCLHP. The wildlife camera data spanned from 2011 to 2017 and relatively few images of carnivores were obtained, with the most common carnivore being coyote. We found it surprising, but no black bears were recorded by the wildlife camera located in the SCLHP. Overall, the additional assessment does a reasonable job of describing carnivore use of the SCLHP and Project Area, but the lack of long term data precludes us from understanding how wildlife use patterns have changed over time in the SCLHP.

No Further Recommendations

2.2.4 Fish & Fish Habitat

10) Issue: *Vague definitions of when mitigations will be implemented*

Reference: Section 3.5.4

Comment: *Proposed mitigations include avoiding “construction activities during seasonally wet periods, heavy precipitation or snowmelt to prevent runoff.” (pg. 3-17) As for other disciplines, the proposed mitigations are not tied to meaningful triggers making it difficult to understand when mitigation action will be implemented and how it they will be enforced in order to limit impacts to fish and fish habitat.*

Question(s)/Recommendation(s):

- a) Please provide clearly defined, ideally quantitative triggers for management action and a discussion about who will implement proposed mitigation measures to ensure they are being followed by construction crews.**

MSES Response: Response is Partially Adequate

To address this issue, the revised EIS expands on the original mitigation proposals presented in Section 3.5.4 (pg. 3-30). New proposed mitigations include the development of a Construction Environmental Management Plan (CEMP) to identify risks and mitigations to protect Spring Creek, retaining a qualified environmental professional to monitor construction during work within 20 m of Spring Creek. The monitor will have the authority to stop work if it presents a risk to fish or fish habitat. This is encouraging, but the revised EIS does not clearly define triggers for the implementation of mitigation measures. For example, what level of ‘risk’ will be required for the monitor to stop work?

The revised EIS also proposes to improve habitat quality for fish and wildlife by offsetting for disturbed areas associated with construction and operation of the clear span bridge.

Recommendations: We recommend incorporating triggers for mitigation or management action implementation in the CEMP and ESC, and that the Town review drafts of these documents before construction permits are issued for the Project.

In addition, we recommend details on offsetting plans be developed concurrent with the assessment and regulatory approvals required for bridge construction in the future.

11) Issue: *Grazing impacts on Policeman’s Creek*

Reference: Section 3.5.4

Comment: *To limit impacts to fish and fish habitat, the EIS proposes to restrict access to Spring Creek by grazing horses. It is unclear if Policeman’s Creek can also be impacted by grazing. If so, will it also be fenced?*

Question(s)/Recommendation(s):

a) Please discuss if Policeman’s Creek can also be impacted by grazing activities, and if so, will it be fenced as proposed for Spring Creek?

MSES Response: Response is Adequate

The revised EIS states that horse access to both Spring Creek and Policeman Creek will be restricted using a single-strand electric fence placed at least 20 m from the creeks, and the fence will only be in place when horses are in the Project Area. The EIS states that horses used the property seasonally, but it is unclear how frequently horses will be kept in Subdistrict D in the future. Will it be all year round or seasonally?

Recommendations: We recommend the Town get clarity on the potential length of time horses may be on the property prior to subsequent permitting stages as year-round use by horses may impact the use of Subdistrict D by wildlife.

2.2.5 Water Quality, Hydrology & Hydrogeology

12) Issue: *Bridge across Spring Creek to Subdistrict C*

Reference: Section 3.6.3

Comment: *The EIS states “A bridge may be constructed to provide access from 3rd Avenue/ Subdistrict B to Subdistrict C, which is located on the northern side of Spring Creek.” (pg. 3-19). If a bridge may be constructed, what other alternatives are being explored to access Subdistrict C? What are the potential impacts of the alternative access routes to Subdistrict C on other aspects of the environment?*

The wording in the EIS around bridge construction and potential impacts is also unclear. On page 1-8 the EIS concludes that “no potential disturbance to the banks, shoreline, or water quality are anticipated to occur”. However, increased sedimentation is one of the potential impacts of bridge construction listed in the EIS (Section 3.6.3, pg. 3-18). The EIS also states that the “proposed construction of a bridge over Spring Creek to connect Subdistrict C to Subdistrict B will also result in effects on riparian vegetation.” (Section 3.3.3, pg. 3-8) We also note the EIS does not include an assessment of impacts related to bridge construction and operation, instead it indicates that field investigations and required approvals will be acquired prior to constructing the bridge.

Question(s)/Recommendation(s):

- a) **Please discuss what alternative locations/approaches to building the bridge, as shown in Figure 3-2 (pg. 3-9), are being considered. Discuss how these alternatives could impact vegetation, wildlife etc.**
- b) **Please discuss why an assessment of bridge construction and operation is not included in the EIS as it appears to be a key element of the Project.**

MSES Response: Response is Adequate

Language was added to the revised EIS that clarifies the consideration of alternative locations for the proposed bridge. The EIS notes that options for bridge locations were provided to the Town for consideration, and the currently proposed location (i.e., along the northwestern property line) was selected by the Town as the preferred location for the bridge. There is also additional language that describes the disturbance of vegetation and riparian habitat associated with the clear bridge construction.

The revised EIS provides additional information on the placement and potential impacts of the proposed clear span bridge. The EIS predicts that the design of the bridge will limit impacts on riparian and aquatic habitats. In addition, the proponent is proposing offsetting the potential impacts of bridge construction by enhancing riparian habitat elsewhere along Spring Creek by planting trees and shrubs to improve habitat for fish and wildlife while also reducing potential erosion into the creek. We are satisfied with this recommendation, but it would be helpful to get more detail on the offsetting proposals, perhaps as part of the development of the CEMP, ESC, or permitting process for the bridge (See also response to Issue #10).

No Further Recommendations

13) Issue: Vague definitions of when mitigations will be implemented

Reference: Section 3.6.3 & 3.6.4

Comment: Proposed mitigations for water quality include “Avoid[ing] construction activities during seasonally wet periods, heavy precipitation or snowmelt to prevent runoff towards Spring Creek.” (pg. 3-19) are helpful, but it is unclear what constitutes ‘wet periods’ or ‘heavy’ precipitation? Based on the information provided in the EIS it is impossible to know when these mitigations will be implemented and who will enforce the proposed mitigations to ensure water quality is not impacted by construction activities.

In addition, the EIS notes that 100-year flood elevations will be considered in the design and construction of structures in Subdistrict A & B, but do not include Subdistricts C & D. The reasoning for this is unstated in the EIS. The EIS also states that project-specific ESC measures will be applied to Subdistricts A & B, but Subdistrict C, which is bounded by Spring Creek is not included.

Question(s)/Recommendation(s):

- a) **Please provide quantitative triggers for invoking mitigation action.**
- b) **Please discuss who will enact and enforce the proposed mitigations.**
- c) **Please discuss why Subdistrict C & D are not included in flood design mitigations, and why Subdistrict C is not included in water quality mitigation measures.**

MSES Response: Response is Partially Adequate

The revised EIS removed the vague language around when mitigation action will be triggered. As in other places in the revised EIS, the intent to develop a CEMP and ESC is highlighted instead. As we have mentioned elsewhere in this review (See response to Issues #1 & #10), some effort to define triggers for mitigation and management action will need to be included in these as yet to be developed plans.

Recommendation: See Recommendations for Issues #1 and #10

14) Issue: Setback distances

Reference: *General*

Comment: *Throughout the EIS a 20 m setback from Spring Creek is proposed as one of the mitigations for impacts to water quality as well as fish and fish habitat. The ToR for the Project required the Provincial Guidelines “Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta’s Settled Region” (2012) be used to guide the development of management options for riparian areas including setback distances.*

The Provincial Guideline of 20 m setbacks are for areas with glacial till substrates. However, the EIS notes the Project Area is underlain by fine and coarse fluvial materials. For alluvial sediments the Provincial Guidelines recommend a 50 m setback along streams, as a result the proposed setbacks from Spring Creek are likely insufficient to mitigate impacts of construction and operations on water quality, fish and fish habitat. The EIS does not provide a justification for why 20 m setbacks were selected.

Question(s)/Recommendation(s):

a) Please discuss why 20 m setbacks and not 50 m setbacks were used in the EIS.

MSES Response: Response is Adequate

The revised EIS now includes Section 5.2.1, which discusses the guidance from the ‘Stepping Back’ document and the site-specific environmental conditions that underpin the selection of a 20 m buffer along Spring Creek.

No Further Recommendations

2.2.6 Land & Resource Use

No Comments

2.2.7 Air Quality

15) Issue: Impact of dust from construction activities not considered

Reference: *Section 3.8*

Comment: The Air Quality assessment acknowledges a range of potential impacts to air quality at baseline including Highway 1, CP Rail, local dust generation, and regional industrial facilities (e.g. LaFarge plant). However, when discussing potential impacts of the project, the focus of the EIS is entirely on vehicle emissions. Dust generation from construction activities and its potential impact on other terrestrial resources is not accounted for and as a result no mitigation measures are included.

Question(s)/Recommendation(s):

- a) Please describe the potential for dust from construction activities, including stockpiling and backfilling, to decrease air quality.
- b) Please describe potential mitigations to limit the impact of dust on local air quality.

MSES Response: Response is Adequate

The EIS was updated to discuss the potential for construction related impacts to air quality. Mitigations proposed for Soils & Terrain (e.g., mitigating erosion from soil stockpiles) are also to be applied for air quality according to the revised EIS.

No Further Recommendations

2.2.8 Cultural & Heritage Resources

A desktop review of a Historical Resources database was completed and no records of occurrence were found. There was no discussion of engagement efforts with regional Indigenous groups. We recognize the need for engagement was not explicitly identified in the ToR for the EIS, and that the Town is currently reviewing and revising their own policies around the need for Indigenous engagement. However, the need for meaningful engagement with Indigenous peoples before proceeding with development projects was identified as a necessary action (#92) by the Truth and Reconciliation Commission of Canada (2015) “[i]n order to redress the legacy of residential schools and advance the process of Canadian reconciliation.”

Recommendation: We recommend the Proponent engage with representatives of the Stoney Nakoda Nation prior to subsequent permitting phases for the Project.

2.2.9 Cumulative Effects Assessment

16) Issue: No quantitative description of landcover/wildlife habitat change over time provided

Reference: Section 5.2

Comment: The cumulative effects analysis provided in the EIS was purported to include “A quantitative description of landcover/wildlife habitat change over time inside the habitat patch” and “[a] quantitative description of change in human-related disturbance levels over time inside the habitat patch (e.g. roads, designated vs undesignated recreational trails).” (pg. 5-1) Rather the EIS used aerial photographs to qualitatively describe human disturbances inside the SCLHP at different time periods but lacks any quantitative analysis from time period to time period making it difficult to understand how disturbance levels have changed, cumulatively, over time. For example, the EIS relies primarily on BCEAG (2012) to quantify disturbance in the SCLHP at one time period only, while disturbance levels are not quantified for any other time period (i.e.,

1999, 2011, 2020) for which aerial photographs were analyzed. As a result, we have no idea how disturbance levels have changed over time in the SCLHP, which was the intent of requiring this analysis in the Terms of Reference (ToR). No figures are provided showing how disturbance levels have changed over time in the SCLHP.

Question(s)/Recommendation(s):

- a) **Please quantify disturbances (e.g. linear and non-linear disturbances) in the SCLHP for each time period analyzed for the cumulative effects analysis as requested in the ToR.**

MSES Response: Response is Adequate

The revised EIS contains the landscape analysis requested in the ToR for the Project. It demonstrates that the majority of development/disturbance within the SCLHP occurred primarily prior to being formally designated a habitat patch in 1999 (BCEAG, 1999).

17) Issue: Fragmentation not related to wildlife habitat requirements

Reference: Section 1.4, pg. 1-7

Comment: *The purpose of the local habitat patches is to provide cover and protection for species, meaning they require some level of ‘interior’ space inside habitat patches. Metrics on undisturbed habitat patch sizes remaining in the SCLHP would be informative to understand how the local habitat patch may be functioning for wildlife species such as elk, deer etc. When inside the SCLHP how far can elk get away from human disturbance? How will the addition of the Project affect these metrics? Answering questions like these is why landcover patch metrics should be calculated and related to wildlife needs. The EIS qualitatively discusses fragmentation primarily in the context of how much linear disturbance there is in the area. Fragmentation of remaining landcover / vegetation patches should be calculated and incorporated into the assessment.*

Question(s)/Recommendation(s):

- a) **Please quantify wildlife habitat patch number and size and how that has changed over time in the SCLHP as part of the cumulative effects analysis.**

MSES Response: Response is Adequate

The revised fragmentation analysis demonstrates that wildlife habitat patch characteristics have remained relatively unchanged since before the regional wildlife corridor/patch network was formally established. The EIS states that “it is unlikely that the fragmentation has measurably affected the ability of wildlife to complete their life requisites as they had when the SCHLP was established.” (pg. 5-3)

No Further Recommendations

18) Issue: Cumulative effects of TSMV development

Reference: Section 5

Comment: The EIS states “it is anticipated that elk and other wildlife will continue to use the SCLHP in the same manner as they do currently.” (AE, 2020, pg. 5-3) However, the RSA appears to include at least a portion of TSMV, and an EIS for part of the TSMV is listed in the reference section, yet development of TSMV is not included in the list of reasonably foreseeable developments (RFDs). This is important because TSMV/Golder have been advocating for extensive use of wildlife exclusion fencing around any proposed development. Such mitigation has the potential to displace wildlife such as elk or black bears into other parts of Canmore. This could increase wildlife use of the SCLHP and increase the probability of negative human-wildlife interactions occurring in the area. How will this RFD impact the potential for human-wildlife conflict in this area if SCLHP is made smaller by development? The EIS does not address this question.

Question(s)/Recommendation(s):

- a) **Please provide a justification for why TSMV developments are not included as RFDs in the cumulative effects analysis.**
- b) **Please discuss the potential impacts of fencing around TSMV developments on potential wildlife use of the Tipple Across Valley corridor and the SCLHP.**

MSES Response: Response is Adequate

The EIS now considers and discusses the impacts of development on TSMV property, particularly the potential for a wildlife exclusion fence to displace wildlife that currently use the TSMV lands (e.g., elk).

No Further Recommendations

19) Issue: Table 5-1

Reference: Section 5.2, Table 5-1, pg. 5-4

Comment: It is unclear what Table 5-1 (pg. 5-4) represents. The title states it shows existing, proposed and reasonably foreseeable development in the SCLHP, yet the numbers in the table do not match up with 2012 estimates of disturbance based on BCEAG (2012), and no quantitative estimates of disturbance levels for 2020 are provided. As a result, we presume ‘current’ conditions are represented by the 2012 data. Is Table 5-1 meant to show existing, project-related and RFD for the LSA and not the SCLHP?

Question(s)/Recommendation(s):

- a) **Please clarify what the information in Table 5-1 represents?**

MSES Response: Response is Adequate

The table has been revised based on the updated ortho imagery analysis completed for the revised EIS.

No Further Recommendations

4.0 Conclusion

The South Canmore Lands EIS provides a high-level overview of the baseline conditions in the Project Area and in the SCLHP. The regional wildlife corridor network is increasingly under pressure from development and human use, as a result sound decision-making, and management action increasingly requires more and more effort in order to ensure the long-term functionality of the corridor network. While the EIS predicts the proposed Project will have negligible impacts on cumulative effects, we do not agree that the cumulative effects will be negligible. Other environmental assessments in the region highlight the concerning current state of cumulative effects on wildlife and corridors and that existing conditions are only going to worsen in the future (TSMV, 2020). We understand this is a small project, but ~80% of the property is within the SCLHP, and in a region where cumulative effects are already significant (Ford et al., 2020; Golder 2020a, 2020b; Whittington et al., in press), any further addition of development only contributes to the existing, significant, cumulative effects.

The Town's MDP states that “[n]o new development shall be allowed within a habitat patch or corridor” (Town of Canmore, 2016, 4.2.11, pg.23). We recommend the Town and proponent discuss the justification for the amount of proposed development and its placement to ensure any cul-de-sac effects on wildlife are avoided entirely. Phasing of development timing could be another tool to ensure impacts on wildlife are minimized. Given the long standing, and ongoing concerns about corridor functionality, it is imperative that development inside the existing corridor network is minimized and rigorous detailed follow-up planning is undertaken to ensure that any unforeseen impacts of development, during construction or operations/occupancy, are managed in such a way as to not only reduce the impacts of the development but improve conditions in the adjacent habitat patch. This would increase alignment with the guiding principles in the MDP, particularly those that call for the better design of development to protect the needs of wildlife

5.0 References

- Bow Valley Ecosystem Advisory Group (BCEAG). 2012. Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley: Updated 2012. 29 pp.
- Edwards, BC. 2013. Home ranges, resource selection, and parasite diversity of urban versus rural elk (*Cervus elaphus*). M.Sc., University of Calgary, Department of Biological Sciences. 134 pp.
- Ford, A. T., E. J. Sunter, C. Fauvelle, J. L. Bradshaw, B. Ford, J. Hutchen, N. Phillipow, and K. J. Teichman. 2020. Effective corridor width: linking the spatial ecology of wildlife with land use policy. *European Journal of Wildlife Research* 66:69.
- Golder Associates. 2013. Environmental Impact Statement: Three Sisters Mountain Village Development Properties – Resort Centre, Stewart Creek and Sites 7/8 and 9. 247 pp.
- Golder Associates. 2020a. Environmental Impact Statement: Smith Creek Area Structure Plan. Prepared for Three Sisters Mountain Village Properties Ltd. 431 pp.
- Golder Associates. 2020b. Environmental Impact Statement: Three Sisters Village Area Structure Plan. Prepared for Three Sisters Mountain Village Properties Ltd. 437 pp.



- Government of Alberta (GoA). 2012. Stepping Back from the Water: A Beneficial Management Practices Guide of New Development Near Water Bodies in Alberta's Settled Region.
- Government of Alberta (GoA). 2013. Alberta Wetland Policy. Environment and Sustainable Resource Development. Edmonton, Alberta.
- Management and Solutions in Environmental Science (MSES). 019. Environmental Impact Statement Addendum WMC Expansion Project. Prepared for Town of Canmore. 37 pp.
- TERA Environmental Consultants. 2012. Recommendations for Trails and Management of Recreational Use of the Town of Canmore: South Canmore and West Palliser. July 2012. Prepared for the Town of Canmore. 16 pp.
- Sunter, E.J. 2020. *Factors affecting spatial and temporal variation in human-bear interactions*. MSc Thesis, University of British Columbia-Okanagan, 140 pp.
- Town of Canmore. 2016. *Canmore Municipal Development Plan Bylaw 2016-03 (Amended 2018)*.
- Town of Canmore. 2018. *Environmental Impact Statement (EIS) Policy*. Policy Number: PD-003. (Approved October 2, 2018).
- Truth and Reconciliation Commission of Canada. 2015. Truth and Reconciliation Commission of Canada: Calls to Action. 20 pp.
- Whittington, J., Baron, R., Hebblewhite, M., Ford, A.T. and J. Paczkowski. *in press*. Towns and trails drive carnivore connectivity using a step selection approach. bioRxiv.

TOWN OF CANMORE
MINUTES
Environmental Advisory Review Committee
Zoom online
5pm Monday April 19th, 2021

COMMITTEE MEMBERS PRESENT

Bob Raina	Chair
Karena Thieme	Vice Chair
Glynis Carling	Public Member
Richard Daniel	Public Member
Ken Hodges	Public Member
Sari Ohsada	Public Member
Ralph Walicki	Public Member
Vi Sandford	Council Representative

COMMITTEE MEMBERS ABSENT

None

ADMINISTRATION PRESENT

Lori Rissling Wynn	Town of Canmore Liaison, Environment and Sustainability Supervisor
Alaric Fish	Planning and Development, Town of Canmore

MEMBERS OF THE PUBLIC PRESENT

Jan McCaffery	Owner/Applicant
Bernie McCaffery	Owner/Applicant
Keenan Rudichuk	Associated Environmental Consultants
Rosemary Boulton	Palliative Care Society of the Bow Valley

Action items in red.

- 1) **CALL TO ORDER and APPROVAL OF AGENDA** 5:04pm
CARRIED UNANIMOUSLY
- 2) **APPROVAL OF MINUTES** 5:05pm
CARRIED UNANIMOUSLY
- 3) **EIS evaluation – 3rd Avenue South Land EIS**
 - a) Clarifying questions regarding the application:
 - Request to clarify the number of units in the proposed development as there were conflicting statements in the EIS regarding number of units.
 - Request to clarify land ownership in the South Canmore Habitat Patch (SCHP).
 - Request to clarify use of the 1:100 flood elevation. AB Infrastructure uses 1:500 and 1:1000 for their projects in flood zones.
 - Clarification of use of ornamental landscaping and fertilizers.

- Request to comment on the intensity of use with respect to the palliative care facility as it relates to impacts to wildlife.
- Request to clarify road designation – public or private?
- Sub district C – request to explain why access is not through Spring Creek?
- Sub district D – request to explain location of the house and size of house as it relates to the maximum house size limits in the LUB.
- Request to explain the LUB definition of agricultural use versus the provincial designation of Agricultural Land Reserve.
- Request to explain the permitted residential uses in the development and if duplexes or fourplexes will be permitted.
- Request to describe how climate action will be incorporated into the development.
- Request to clarify if pathway connections will be included in the development.

4) **Motion to take the meeting in camera** 5:56pm
CARRIED UNANIMOUSLY
 a) EIS evaluation

5) **Motion to return to public meeting** 7:30pm
CARRIED UNANIMOUSLY

6) **Acceptance of the evaluation as discussed** 7:30pm
Minutes and evaluation available within 3 business days.
CARRIED UNANIMOUSLY

7) **ROUNDTABLE**
 • Climate Action presentation to Council April 20th, at 1pm Committee of the Whole meeting

8) **Next meeting**
 Tentatively set as Monday May 10th, 2021

9) **ADJOURNMENT** 7:39pm
CARRIED UNANIMOUSLY

Date: 22 April 2021

To: Alaric Fish – Senior Planner and file manager for 3rd Avenue South Land

CC: Lori Rissling Wynn – EARC liaison
EARC Committee Members – Ralph Walicki, Karena Thieme, Sari Ohsada, Rick Daniels, Glynis Carling, and Ken Hodges
Vi Sandford – Councilor

Subject: EARC EIS Review of 3rd Avenue South lands

On Monday April 19th, the EARC committee completed a review of the EIS for the 3rd Avenue South lands.

The meeting included an opportunity to ask clarifying questions of the Applicant, an evaluation of the EIS and MSES's third party review, and an opportunity for the Committee to offer additional comment.

The results of the review are outlined in the attached table. EARC found the EIS meets the requirements for the EIS as set out in the Terms of Reference (2020).

The review also included additional comments detailed in the table attached – these are suggested considerations for the Applicant and the Town of Canmore.

The Committee is also concerned with the gradual, incremental erosion of habitat within and adjacent to the town boundaries. While each small development in and of itself may not have significant impacts, the cumulative effect of multiple developments throughout the valley may impact the effectiveness of the designated habitat patches. The Town may want to review the existing habitat reserves with the intention of preserving them from future fragmentation.

If you have any questions regarding EARC's assessment, I can be reached at (403) 921-6007.

Sincerely,



Mr. Bob Raina, P.Ge.
Chair, Environmental Advisory Review Committee

**EARC EIS Evaluation for:
3rd Ave South Land
19 April 2021**

TOR Requirements	EIS Section(s)	EARC Assessment (met/not met)	Additional comments	Suggestions for Council
1) Proposal Overview				
<ul style="list-style-type: none"> A description of the proposal 	Sec. 1.4	Yes		
<ul style="list-style-type: none"> Mapping of the proposal in relation to regional and existing site conditions and constraints 	Fig. 1-1 Fig. 1 Fig. 1-3	Yes		EARC noted a concern with regard to the lack of connectivity to the NW of SCLHP, resulting in fragmentation and a pinch point for wildlife.
<ul style="list-style-type: none"> Identification of federal or provincial requirements or restrictions relevant to the study, and how the proposal will meet the intent or legislative requirement 	Sec. 1.5 Table 1-2	Yes		
<ul style="list-style-type: none"> An overview of the municipal planning policy context, including statutory documents and zoning 	Sec. 1.1 Sec. 1.4 Table 1-1 Sec. 1.5	Yes	Although BCEAG comments regarding low functionality of the South Canmore local habitat patch are provided in the EIS, this key recommendation from BCEAG is not included: “In order to preserve the intended function of the habitat patch, new dispositions and expansions to existing dispositions should not be permitted within the South Canmore habitat patch. (BCEAG 2012, page F-33)	While not required in the Terms of Reference, the municipal planning context should have included a reference to the Town’s ‘Climate Action Plan’ (2018) which states “Climate mitigation should be considered in future land use and development decisions”. EARC recommends that future development assessments be required to address climate change in the EIS Terms of Reference.
2) Existing Site Conditions				
<ul style="list-style-type: none"> Identification of previous relevant literature/studies, if publicly available 	Sec. 3.4.1	Yes		
<ul style="list-style-type: none"> A description of existing environmental conditions, including: 	Sec. 1.3 Sec.3.2.2	Yes		

i.	Site location map	Fig. 1-1	Yes		
ii.	Soils, landforms and surficial geology	Sec. 3.2	Yes	EARC noted that more details concerning the management/mitigation of the depth of the water table will be required at the time of the engineering design/development (e.g. necessary build up etc.)	
iii.	Hydrological or hydrogeological (desktop assessment only) resources including wetlands	Sec. 3.6	Yes	See comment in section 2ii.	
iv.	A biophysical inventory and analysis of terrestrial and aquatic communities (studies being undertaken during the appropriate season), and the relationship to the larger local and regional ecosystem	Sec. 3.3 Sec. 3.4 Sec. 3.5	Yes	EARC noted more site specific field observations will be required at the time of the engineering design/development (e.g. aquatic inventory, nest surveys)	
v.	A summary description of the natural features and components, and the proposed criteria to be applied for evaluation of their significance, and	Sec. 3	Yes		
vi.	Hazards and constraints resulting from existing site conditions	Sec. 3	Yes		
3) Analysis of Impacts					
	<ul style="list-style-type: none"> Analysis and criteria for evaluation of the foreseeable short and long term positive and negative impacts of the proposal with respect to: 				
i.	Fish and associated habitat	Sec. 3.5.3	Yes	EARC noted that the Table of mitigation measures in Section 4 should document the verbally stated intent to prohibit the use of nitrate and phosphate fertilizers.	
ii.	Wildlife and associated habitat	Sec. 3.4.3	Yes	EARC concurs with MSES's third party assessment that the cumulative impact	EARC noted the opportunity exists to include limitations/restrictions in the

			<p>on wildlife habitat will be higher than “negligible”. MSES’s evaluation states “While the EIS predicts the proposed Project will have negligible impacts on cumulative effects, we do not agree that the cumulative effects will be negligible.”</p> <p>As for other recently reviewed EISs, wildlife data used in this EIS is outdated and especially so in the context of the cumulative risk/impact assessment not representative.</p> <p>There is no indication of how livestock may impact wildlife other than citing that livestock has historically grazed the area.</p>	Subdivision D land use district regarding the location of the house to avoid potential “cul-du-sac” effects.
iii.	Vegetation	Sec. 3.3.3	Yes	See comment in Section 3i.
iv.	Soils and terrain	Sec. 3.2.3	Yes	
v.	Groundwater impacts	Sec. 3.6.3	Yes	See comment in Section 2ii. EARC noted the opportunity to include the management of potential leaching and subsurface chemical flow (e.g. due to fertilization or petroleum leakage on a private gravel road).
vi.	Surface water impacts, and	Sec. 3.6.3	Yes	EARC noted the opportunity to assess other access options to avoid the requirement to construct a bridge for access.
vii.	Air quality	Sec. 3.8.3	Yes.	EARC noted the opportunity to ensure brush clearing will exclude any burning practices to avoid negative air quality impacts. Mitigation measures suggested in Section 3.8.4 are not included in Section 4. To offset the impacts from vehicle emissions, additional native species

			could be planted in areas to be restored post-construction. The implementation of a no idling policy for vehicles during construction and while attending the hospice will minimize emissions generated in the Project Area, LSA, and RSA	No Idling signage may be of assistance in reducing idling of vehicles related to the operation of the hospice.
<ul style="list-style-type: none"> Analysis of the human use impacts resulting from the proposal 	Sec. 3.7.3	Yes	The use of Strava to estimate the current human use does not provide credible data; the EIS itself states that the most likely users would not be represented.	
<ul style="list-style-type: none"> Analysis of alternatives and modifications to the proposal to limit or remove impacts 	Sec. 2.3	Yes	<p>EARC understands that negotiations are in progress to assess an access option via Spring Creek Road, the EIS does not discuss alternative access roads that would avoid the construction of a bridge to access Subdivision C.</p> <p>No discussion of alternative, developing only a fraction of the land e.g., reducing the removal of vegetation, disturbance of wildlife etc.</p>	
<ul style="list-style-type: none"> An evaluation of whether the form of the development/proposal can be accommodated given any identified ecological sensitivities or constraints, including land use type and intensity of the proposed development 	Sec. 3 and subheadings for Potential Impacts and Recommended Mitigations	Yes		
<ul style="list-style-type: none"> Analysis of the cumulative impacts of the proposal considering the impacts of previous development and human activity in the South 	Sec. 5 Sec. 5.2.2 Sec. 5.2.3	Yes		

	Canmore Local Habitat patch. For the purposes of this analysis the focal area should include the South Canmore Local Habitat patch plus a 500 m buffer around its boundary. At a minimum the cumulative effects analysis should include:				
i.	A quantitative description of land cover/wildlife habitat change over time inside the habitat patch	Sec. 5.2.2 Fig. 5-1 Table 5-1 Table 5-2	Yes		
ii.	A quantitative description of change in human-related disturbance levels over time inside the habitat patch (e.g., roads, designated vs undesignated recreational trails)	Table 5-1 Table 5-2 Figure 5-1	Yes		
iii.	A discussion of how existing, and future/proposed development impacts the quality and quantity of wildlife habitat inside the patch and wildlife use of it, including quantitative estimates of potential changes in overall patch size, fragmentation level etc.	Sec. 5 Table 5-3	Yes	EARC concurs with MSES's comment that the fencing would need to be reviewed to ensure it does not act as barrier to wildlife.	EARC noted the opportunity to review the cumulative effects study currently underway by Yellowstone-to-Yukon Conservation Initiative. EARC noted the concern that data used for the EIS's cumulative effects analysis is outdated and therefore does not reflect more recent developments in the area.
iv.	Temporal range of the analysis should span from the period when the South Canmore Habitat Patch was first established (~1992-1999) and include analysis of landscape change every 5 to 10 years to existing conditions. It will also include a discussion of predicted Future impacts (i.e.,	Sec. 2.2	Yes	EARC noted the opportunity to include climate scenario analysis to assess/predict future impacts (e.g. 100 year flood impacts - frequency and severity changes).	

with Project and other Reasonably Foreseeable Developments)				
4) Mitigations, Recommendations & Conclusions				
<ul style="list-style-type: none"> Provide recommendations for how to reduce, avoid or mitigate negative impacts or build on positive impacts 	Sec. 3 Table 4-1	Yes		EARC noted the opportunity to consider gates/signage to restrict access to Subdistrict D to reduce incidental uninvited traffic onto the property.
<ul style="list-style-type: none"> Identification of residual impacts and criteria proposed to evaluate their significance 	Sec. 3 Table 3-7	Yes		
<ul style="list-style-type: none"> Wildlife habitat patches are a valid municipal planning issue and the EIS will need to consider how development or any proposed mitigations will impact wildlife use of the adjacent habitat patch as well as how cumulative effects are impacting the South Canmore Local Habitat patch 	Sec. 5.2.2	Yes		

TECHNICAL MEMO

To Bernie and Jan McCaffery	From Ron Sadesky, P.Eng. Branch Manager, Canmore
Re 800 3 rd Avenue Conceptual Servicing Report	Date March 4, 2021

1. Introduction

McElhanney Ltd. was retained to provide conceptual servicing design for a proposed development located on South ½ of L.S. 13, Section 28, Township 24, Range 10, west of the 5th meridian also referred to as the 800 3rd Avenue Subdivision. The proposed subdivision will accommodate up to 6 residential lots, and one Palliative Care facility; the remainder of the land will be allocated for agricultural homestead and habitat protection. The proposed 8.3ha subdivision is located south of Spring Creek Mountain Village and north of the Town's Wastewater Treatment Plant (WWTP) with primary access provided through an extension of 3rd Avenue.

Site Servicing

With existing developments completed to the north of the proposed subdivision, site servicing will essentially connect to the existing infrastructure provided along 3rd Avenue. The attached figures; Figure C-100, Figure C-200, Figure C-300, and Figure C-400 show the site location and the general requirements for roads and emergency access, water, sanitary sewer, and storm sewer servicing for the proposed subdivision. The following narrative has been provided to review the conceptual servicing design for the proposed subdivision.

WATER DISTRIBUTION SYSTEM

The existing water distribution system consists of a 150mm diameter watermain that extends down 3rd Avenue, terminating just south of the Rocky Road Estates single family homes. Three options were reviewed for servicing the proposed subdivision as seen in the 300 series figures. All options were modeled using EPANET 2 software and modeling outputs have been included in the Appendices illustrating the results for each of the options.

McElhanney

203 – 502 Bow Valley Trail, Canmore AB Canada T1W 1N9
Tel. 403-609-3992 | Tel. 403-678-6363 (surveying) | Fax. 1-855-407-3895 | www.mcelhanney.com

Boundary conditions were provided by the Town of Canmore at the intersection of 1st Street and 3rd Avenue, in Spring Creek Mountain Village (SCMV), and at the future location of the South Bow River Loop at the WWTP. Based on the Town of Canmore's Engineering Design and Construction Guidelines the required fire flows to the development, specifically for the Palliative Care facility, requires a 200L/s fire flow. Since the requirements for fire flow are dramatically larger than the peak hour demand, we focused the modeling included in this report on the Max Day plus Fire Flow Scenario.

Option 1

As seen in Figure 300, Option 1 has been provided as a “bare bones” option for the proposed subdivision where only the seven residential developments would be serviced and not the Palliative Care facility. As part of this scenario, only Buildings B-1 to B-3 and C-1 to C-3 were provided with fire protection. Fire protection was not provided to Building D. A proposed 150mm water main would connect to the existing stub at the south end of 3rd Avenue and extend both south and east to service the development. Since only single-family developments are provided in this scenario, a fire flow of 85l/s was modeled at the onsite hydrant provided. As seen in EPANET modeling outputs, an 85l/s demand is able to be provided while maintaining a minimum pressure of 26.8psi (18.86m of head) in the main.

Option 2

Figure 301 shows Option 2, which includes a connection to the existing 150mm stub on 3rd Avenue and provides a 200mm Loop down to the WWTP at the future South Bow Loop. The proposed watermain extends both to the south and to the east to service the development and provide fire protection. In this scenario all buildings have been provided with fire protection, however, the long service run to Building D would likely require additional investigation and design to ensure sufficient water exchange that water quality parameters are met. A 200l/s fire flow was modeled at the onsite hydrant provided for the Palliative Care facility. As seen in EPANET modeling outputs, a 200l/s demand is able to be provided while maintaining a minimum pressure of 67.9psi (47.77m of head) in the main. Please note that due to the high pressures associated with the connection to the South Bow Loop, a pressure reducing valve may be required to ensure pressure are within acceptable limits.

Option 3

Option 3 shown on Figure 302, includes upgrading the watermain on 3rd Avenue from a 150mm main to 200mm from the Willow Point cul-de-sac south to the stub in the previous options. Option 3 also provides a connection across Spring Creek to an existing 150mm dead end hydrant service in SCMV to provide the required looping for the distribution system. The proposed watermain extends both to the south and to the east to service the development and provide fire protection. In this scenario all buildings have been provided with fire protection, however, the same issues as Option 2 exist for the long service to Building D. A 200l/s fire flow was modeled at the onsite hydrant provided for the Palliative Care facility. As seen in EPANET modeling outputs, a 200l/s demand was able to be provided while maintaining a minimum pressure of 26.3psi (18.52m of head) in the main.



The options provided above illustrate different alternatives for servicing the proposed subdivision, each of which have their own unique benefits and constraints. While all options are feasible, additional discussion will be required with the Town to determine the optimal solution. For additional details pertaining to the water modeling, please refer to the appendices.

SANITARY SEWERS

Sanitary sewers through South Canmore are serviced through a combination of low pressure forcemains and gravity sewers. However, the invert elevations of the existing gravity mains, long and relatively flat grades through the subdivision and surrounding areas, and high ground water, make servicing the subdivision with a gravity system not feasible. As a result, the proposed development will be serviced by a low-pressure sewage system. Our preliminary design assumes that each of the residences will connect to a low pressure main with individual grinder pump units. The proposed 50mm sewer forcemain connects to the existing 75mm forcemain at the south end of 3rd Avenue.

Figure C-200 illustrates the proposed 50mm forcemain network that services the subdivision and its connection to the existing 75mm system. Based on our modeling, the longest service (Zone 2) would experience 22.6m of Total dynamic head, which is less than the 27m of TDH specified in the Town of Canmore's EDCG. Our modeling is E-One design assistant software and although this program was developed by E-One and intended for applications where only E-One pumps are used, the program outputs are based on a maximum number of simultaneous operations, which should be representative of any pumping system and not exclusive to an E-One system.

Pipes and existing grinder pumps downstream of the proposed development are expected to experience marginal increases in total dynamic head due to the additional flows from the 800 3rd Ave subdivision. A summary of the modeling has been provided in Table 1 below. As previously discussed, the additional load on the existing forcemain system is still within the allowable levels provided in the Town of Canmore's EDCG. Additional flows are not expected to exceed the capacity of the existing grinder pump units and the existing 75mm forcemain has the capacity to service the proposed subdivision.

Table 1: Summarizing modeling of the proposed subdivision and its connection to the existing forcemain system.

Zone Number	Maximum Flow (L/s)	Pipe Diameter (mm)	Maximum Velocity (m/s)	Accumulated Friction Loss (m)	Total Dynamic Head (m)
1	0.69	32	0.74	16.04	18.63
2	1.39	50	0.73	19.98	22.57
3	2.08	50	1.09	15.04	17.63
4	1.39	50	0.73	15.78	18.37
5	2.76	75	0.67	13.33	15.43
6	1.39	50	1.09	14.04	16.14
7	4.16	75	1.00	12.35	13.85
8	4.86	75	1.17	10.13	10.64
9	4.86	75	1.17	6.93	7.23
10	4.86	75	1.17	3.81	3.81
11	5.55	75	1.34	2.01	2.01



STORM SEWERS

Designing storm systems in South Canmore has a unique set of design challenges due to the combination of high groundwater elevations and relatively flat grades throughout the area. Typically, drywells are used throughout South Canmore as no piped system is available.

In general, the stormwater system for the subdivision will be designed based on guidelines from the Town of Canmore, Alberta Environment, and based on the City of Calgary Stormwater Management and Design Manual. As required by the City of Calgary and Town of Canmore Standards, the storm system will be designed using a dual drainage concept, which manages runoff from both major and minor events. The dual drainage concept provides a storm system that is able to manage runoff from minor events (low-intensity & more-frequent events) and a major system to manage runoff from more extreme events (high-intensity & less-frequent events).

As outlined by the Town of Canmore's EDCG, the below ground infiltration facilities provided for the minor system will be designed to accommodate a 1:5-year 1-hour storm event without surface ponding. The major system will be designed to accommodate a 1:100-year, 1-hour storm event using a combination of overland drainage, underground storage, and infiltration facilities. Storm events exceeding the 1:100-year event will spill overland into surrounding lands.

Based on the conceptual site plan provided by MTa, a single catchment 0.39 hectare catchment was modeled as seen on sheet C-400. An assumed imperviousness of 0.56 was used for the catchment based on the pervious and impervious areas provided in the site plan. Runoff generated during storm events will shed from the lot frontage to the road where it will be conveyed by curb and gutter to catch basins. The catch basins will route the stormwater through an OGS for treatment and discharge it to a drywell, where the stormwater will be infiltrated into the native gravels. For our conceptual design a drywell with a rectangle of drain rock 8.0m long, 4.0m wide, and 2.0m tall was provided. Based on the assumed infiltration rate of $8 \times 10^{-4} \text{m/s}$ and 80m^2 of infiltration area provided by the drain rock, the drywell will provide an infiltration rate of 64L/s. During the 1:5 year event, the drywell will be able to infiltrate runoff from the catchment without requiring any storage. The 1:100 year event will require 7.6m^3 of storage which will likely be provided through a combination of surface storage around the catch basins and subsurface storage provided in the voids of the drain rock. For more details of the storm system and its modeling, please refer to the SWMHYMO output file included in the appendices of this report.

ROADS AND EMERGENCY ACCESS

The road access for the development will be a simple extension of 3rd Avenue, terminating in a cul-de-sac. It will meet the Town of Canmore local road standards, given the current designation of the existing road.

In addition, with the primary access for the development being from 1st Street and 3rd Avenue in South Canmore, based on the Town's requirements, an emergency access will be required. This is strictly based on the length of the road from 1st Street to the development, as dictated by the Town in the Pre-Application Review Comments dated June 16, 2020.

While other options have been reviewed for the emergency access location (west, north, and east of the development), the alignment along the existing 3rd Avenue ROW will have the least impact to the surrounding area. It is already disturbed from sewer main construction to the WWTP and is already being used by hikers and cyclists.



In addition, the Province of Alberta has jurisdiction in that area. Correspondence with Brian Allen at Alberta Environment and Parks has been initiated and information has been supplied to him providing justification for the emergency access and the location, as being the least impactful.

2. Conclusion

The intent of this Conceptual Servicing Report is to identify if the existing Town of Canmore infrastructure is sufficient to service the proposed development. It is not intended as preliminary or detailed design. Based on the information reviewed, the proposed subdivision for 800 3rd Avenue is serviceable by the existing Town infrastructure. As the project progresses, discussion will be required with the Town to determine the optimal servicing solution.

This conceptual servicing report has been prepared by McElhanney Ltd. at the request of the Developer. The information and data contained herein represent McElhanney's best professional judgment in light of the knowledge and information available to McElhanney at the time of preparation. Except as required by law, this memo and the information and data contained herein are to be treated as confidential and may be used and relied upon only by the client, its officers, and employees.

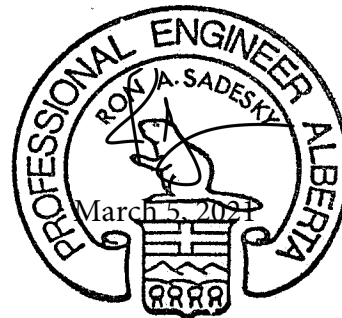
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Yours truly,

McELHANNEY LTD.

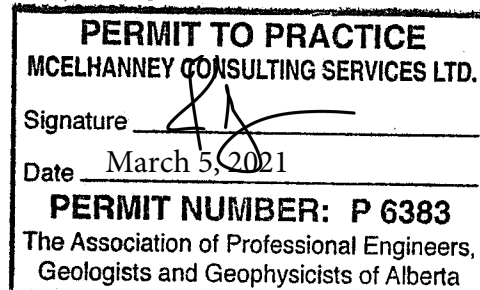
Prepared by:

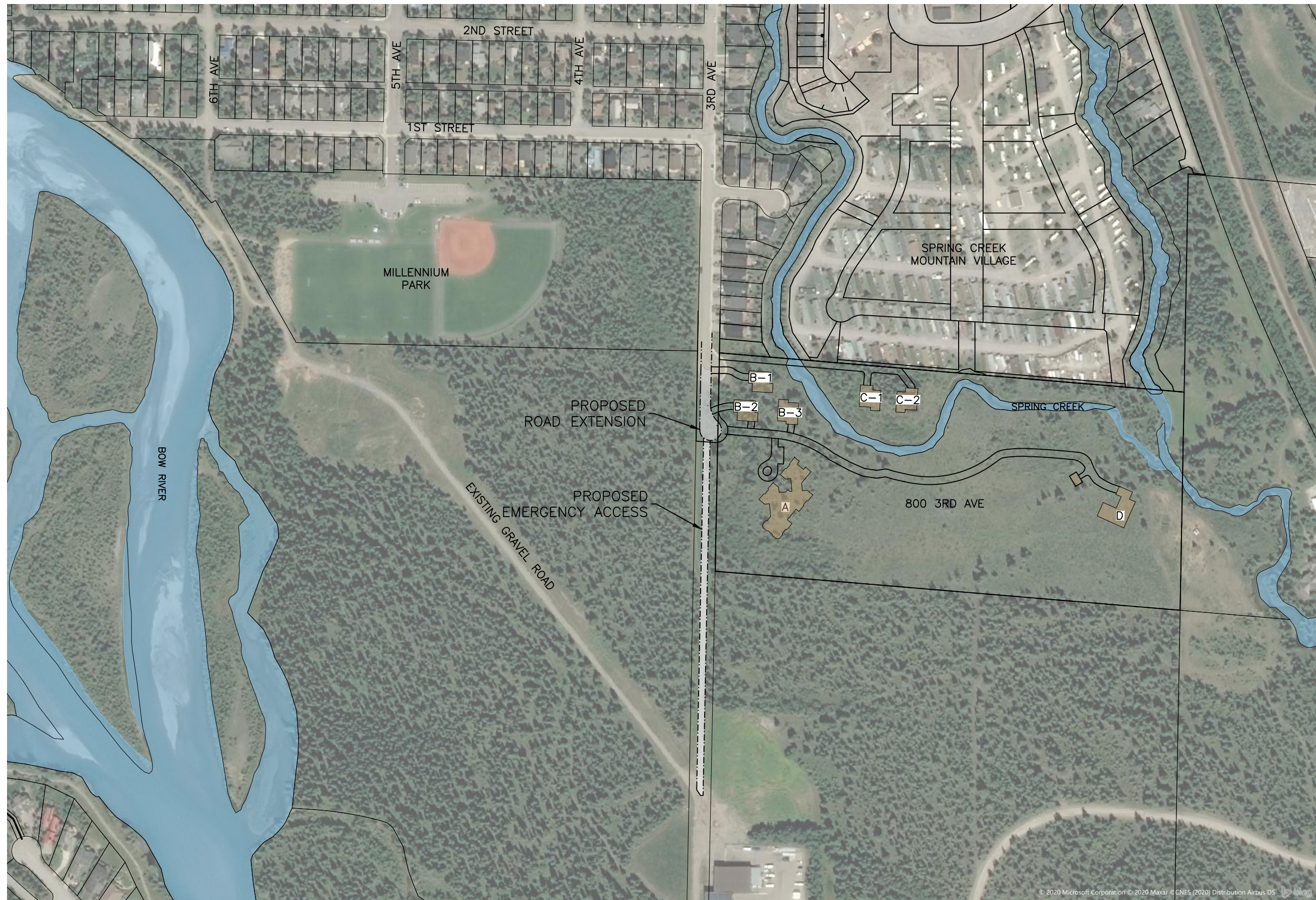
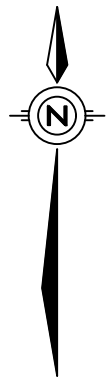
Reviewed by:



Gaven Kramer, P.Eng.
Project Engineer

Ron Sadesky, P.Eng.
Branch Manager, Canmore





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McElhanney Ltd.

#203, 502 Bow Valley Trail
CANMORE AB, T1W 1N9

May 3, 2022 Regular Business Meeting 9 a.m.

PH (403) 903-3992

ORIGINAL DWG SIZE: ANSI B (11" x 17")

DRAWN BY: AT

DATE: MARCH 04, 2021

JOB NO: 2531-52101

CHECKED BY: GK



SCALE: 1:3000

DWG: C-100

SITE LOCATION/ EMERGENCY ACCESS

800 3RD AVENUE
JAN & BERNIE MCAFFERY
Page 314 of 448

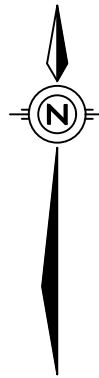
LEGEND

-  EXISTING PROPERTY LINE
-  EXISTING SANITARY SEWER FORCEMAIN
-  SANITARY SEWER CATCHMENTS
-  DESIGN SANITARY SEWER FORCEMAIN



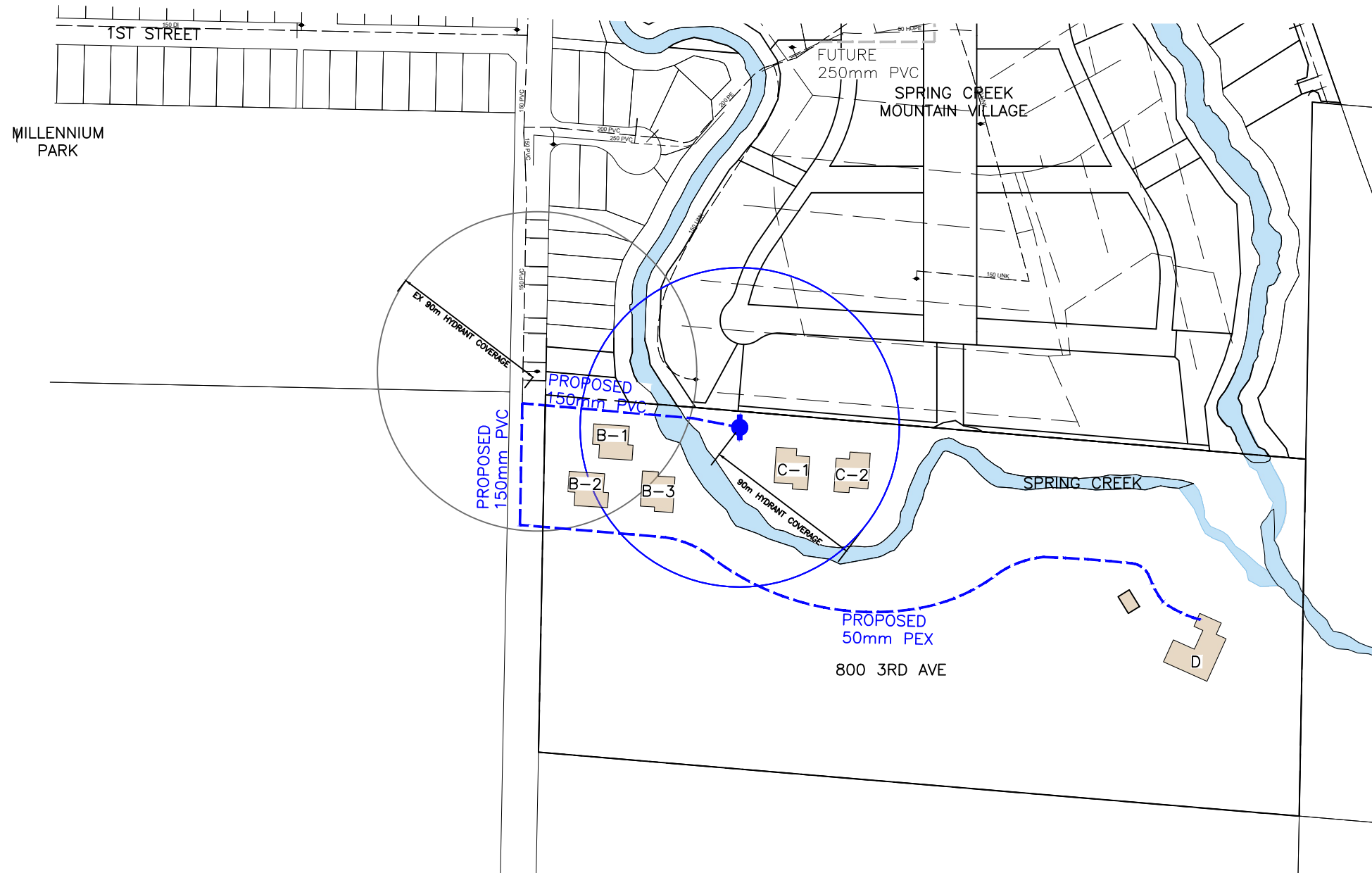
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DRAWN BY: AT	CHECKED BY: GK	SANITARY SEWER
DATE: MARCH 04, 2021	SCALE: 1:3500	
JOB NO: 2531-52101	DWG: C-200	
		800 3RD AVENUE JAN & BERNIE MCAFFERY Page 315 of 448



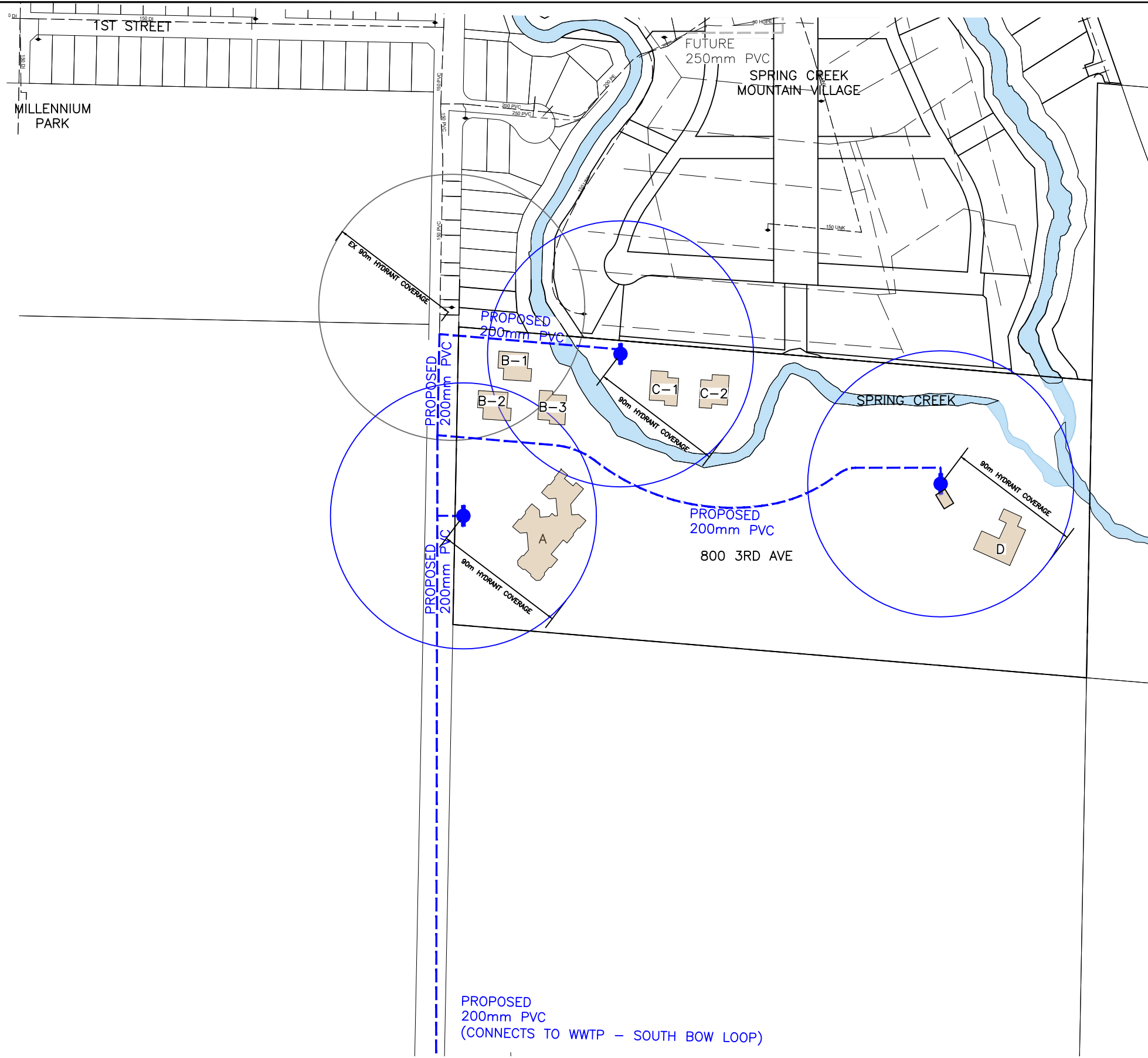
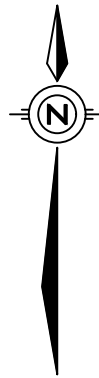
LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING WATERMAIN
- - - FUTURE WATERMAIN
- - - ● EXISTING HYDRANT
- - - ● DESIGN HYDRANT



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DRAWN BY: AT	CHECKED BY: GK	WATERMAINS OPTION 1
DATE: MARCH 04, 2021	SCALE: 1:3000	
JOB NO: 2531-52101	DWG: C-300	



LEGEND

- EXISTING PROPERTY LINE
- EXISTING WATERMAIN
- FUTURE WATERMAIN
- EXISTING HYDRANT
- DESIGN WATERMAIN
- DESIGN HYDRANT

PROPOSED
200mm PVC
(CONNECTS TO WWTP - SOUTH BOW LOOP)



McElhanney Ltd.

#203, 502 Bow Valley Trail
CANMORE AB, T1W 1N9

May 3, 2022 Regular Business Meeting 9 a.m.

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DRAWN BY: AT

DATE: MARCH 04, 2021

JOB NO: 2531-52101

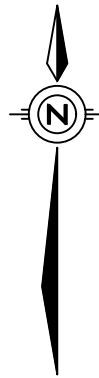
CHECKED BY: GK

SCALE: 1:3000

DWG: C-301

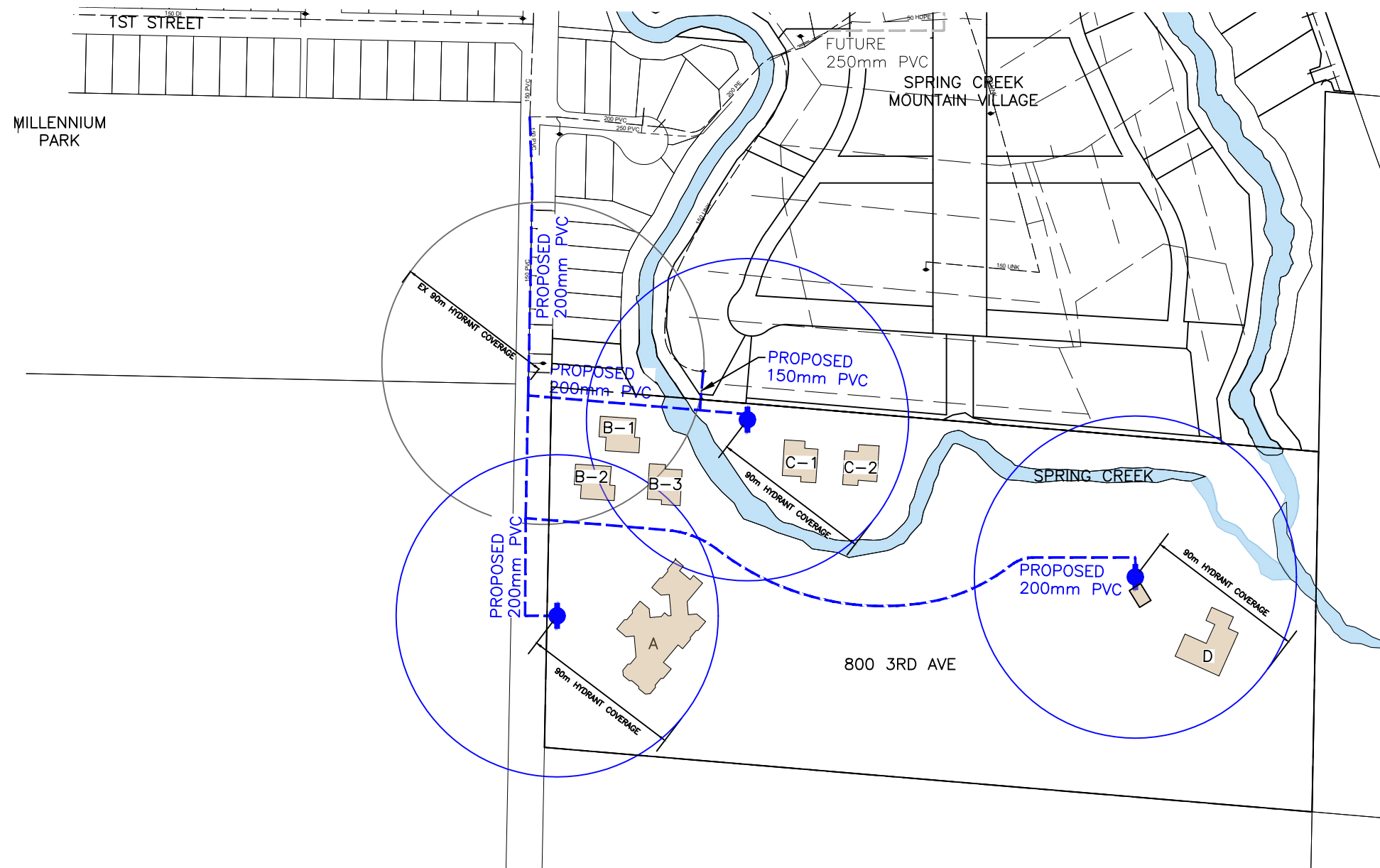
WATERMAINS OPTION 2

800 3RD AVENUE
JAN & BERNIE MCAFFERY
Page 317 of 448

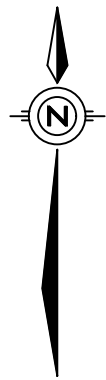


LEGEND

- EXISTING PROPERTY LINE
- - - - - EXISTING WATERMAIN
- - - - - FUTURE WATERMAIN
- - - - - EXISTING HYDRANT
- DESIGN WATERMAIN
- DESIGN HYDRANT



DRAWN BY: AT	CHECKED BY: GK	WATERMAINS OPTION 3
DATE: MARCH 04, 2021	SCALE: 1:3000	
JOB NO: 2531-52101	DWG: C-302	



100
0.39 0.56

SPRING CREEK
MOUNTAIN VILLAGE

SPRING CREEK

800 3RD AVE

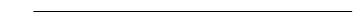
A


D












B-1
B-2
B-3

C-1
C-2

LEGEND

-  EXISTING PROPERTY LINE
- | |
|-------------|
| 100 |
| 0.29 0.90 |

 CATCHMENT NUMBER
- | |
|-------------|
| 0.29 0.90 |
|-------------|

 RUNOFF COEFFICIENT
-  AREA IN ha.
-  EXISTING STORM CATCHMENT AREA BOUNDARY
-  STORM CATCHMENT AREA BOUNDARY
-  DESIGN DRYWELL
-  DESIGN OIL AND GRIT SEPARATOR
-  DESIGN CATCHBASIN
-  DESIGN STORM MAIN
-  DESIGN TRAP LOW
-  EXISTING EDGE OF ASPHALT
-  DESIGN EDGE OF ASPHALT



McElhanney Ltd.

#203, 502 Bow Valley Trail
CANMORE AB, T1W 1N9

May 3, 2022 Regular Business Meeting 9 a.m.

DRAWN BY: AT

CHECKED BY: GK

STORM DESIGN

DATE: MARCH 04, 2021

SCALE: 1:2000

JOB NO: 2531-52101

DWG: C-400

800 3RD AVENUE
JAN & BERNIE MCAFFERY
Page 319 of 448

ORIGINAL DWG SIZE: ANSI B (11" x 17")

Appendix A: Water Modeling

OPTION 1:

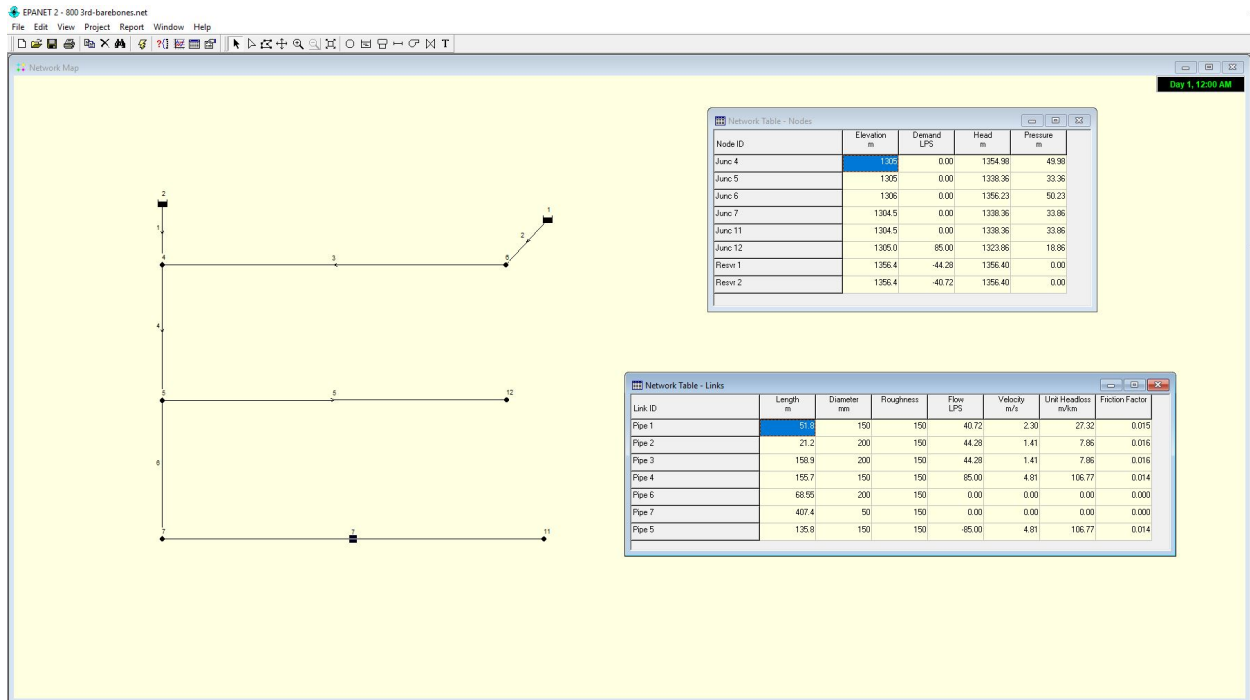


Figure 1: Water model for Option 1 of the distribution network.



Network Table - Links

Link ID	Length m	Diameter mm	Roughness	Flow LPS
Pipe 1	51.8	150	150	40.72
Pipe 2	21.2	200	150	44.28
Pipe 3	158.9	200	150	44.28
Pipe 4	155.7	150	150	85.00
Pipe 6	68.55	200	150	0.00
Pipe 7	407.4	50	150	0.00
Pipe 5	135.8	150	150	-85.00

Network Table - Links

Link ID	Velocity m/s	Unit Headloss m/km	Friction Factor
Pipe 1	2.30	27.32	0.015
Pipe 2	1.41	7.86	0.016
Pipe 3	1.41	7.86	0.016
Pipe 4	4.81	106.77	0.014
Pipe 6	0.00	0.00	0.000
Pipe 7	0.00	0.00	0.000
Pipe 5	4.81	106.77	0.014

OPTION 2:

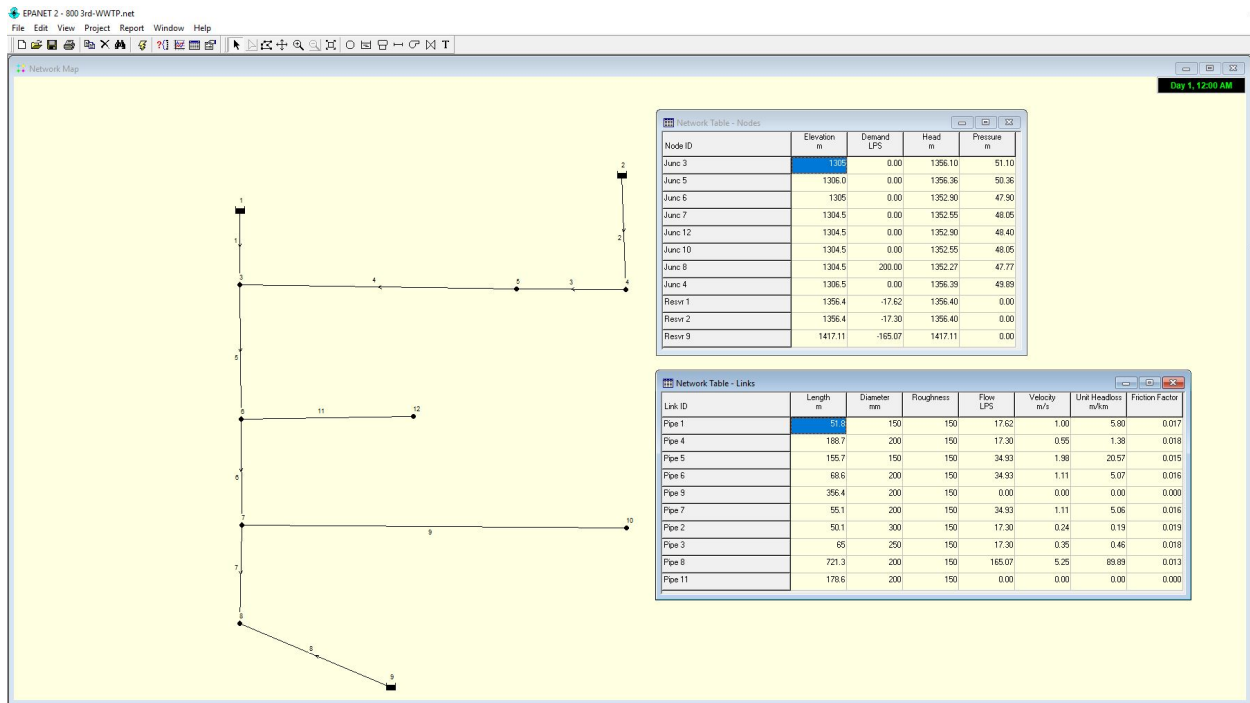


Figure 2: Water model for Option 2 of the distribution network.



Network Table - Links

Link ID	Length m	Diameter mm	Roughness	Flow LPS
Pipe 1	51.8	150	150	17.62
Pipe 4	188.7	200	150	17.30
Pipe 5	155.7	150	150	34.93
Pipe 6	68.6	200	150	34.93
Pipe 9	356.4	200	150	0.00
Pipe 7	55.1	200	150	34.93
Pipe 2	50.1	300	150	17.30
Pipe 3	65	250	150	17.30
Pipe 8	721.3	200	150	165.07
Pipe 11	178.6	200	150	0.00

Network Table - Links

Link ID	Velocity m/s	Unit Headloss m/km	Friction Factor
Pipe 1	1.00	5.80	0.017
Pipe 4	0.55	1.38	0.018
Pipe 5	1.98	20.57	0.015
Pipe 6	1.11	5.07	0.016
Pipe 9	0.00	0.00	0.000
Pipe 7	1.11	5.06	0.016
Pipe 2	0.24	0.19	0.019
Pipe 3	0.35	0.46	0.018
Pipe 8	5.25	89.89	0.013
Pipe 11	0.00	0.00	0.000

OPTION 3:

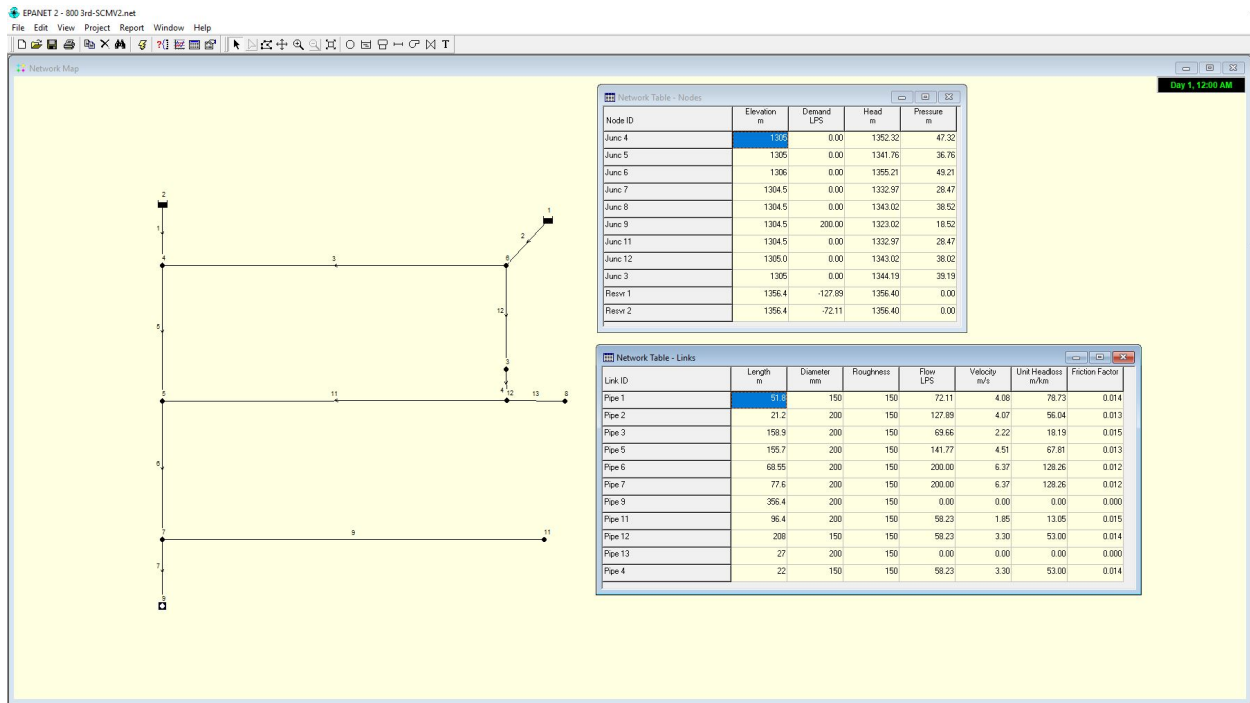


Figure 3: Water model for Option 3 of the distribution network.



Network Table - Links

Link ID	Length m	Diameter mm	Roughness	Flow LPS
Pipe 1	51.8	150	150	72.11
Pipe 2	21.2	200	150	127.89
Pipe 3	158.9	200	150	69.66
Pipe 5	155.7	200	150	141.77
Pipe 6	68.55	200	150	200.00
Pipe 7	77.6	200	150	200.00
Pipe 9	356.4	200	150	0.00
Pipe 11	96.4	200	150	58.23
Pipe 12	208	150	150	58.23
Pipe 13	27	200	150	0.00
Pipe 4	22	150	150	58.23

Network Table - Links

Link ID	Velocity m/s	Unit Headloss m/km	Friction Factor
Pipe 1	4.08	78.73	0.014
Pipe 2	4.07	56.04	0.013
Pipe 3	2.22	18.19	0.015
Pipe 5	4.51	67.81	0.013
Pipe 6	6.37	128.26	0.012
Pipe 7	6.37	128.26	0.012
Pipe 9	0.00	0.00	0.000
Pipe 11	1.85	13.05	0.015
Pipe 12	3.30	53.00	0.014
Pipe 13	0.00	0.00	0.000
Pipe 4	3.30	53.00	0.014

Appendix B: Storm Modeling



```

=====
SSSSS W W M M H H Y Y M M 000 222 000 11 77777 =====
S W W W MM MM H H Y Y MM MM 0 0 2 0 0 11 7 7
SSSSS W W W M M M H H H H Y M M M 0 0 2 0 0 11 7 Ver4.05.0
S W W M M H H Y M M 0 0 222 0 0 11 7 APR 2017
SSSSS W W M M H H Y M M 000 2 0 0 11 7 =====
2 0 0 11 7 # 3733817
StormWater Management HYdrologic Model 222 000 11 7 =====

```

```

*****
***** SWMHYMO Ver4.05.0 *****
***** A single event and continuous hydrologic simulation model *****
***** based on the principles of HYMO and its successors *****
***** OTTHYMO-83 and OTTHYMO-89. *****
***** Distributed by: J.F. Sabourin and Associates Inc. *****
***** Ottawa, Ontario: (613) 836-3884 *****
***** Gatineau, Quebec: (819) 243-6858 *****
***** E-Mail: swmhymo@jfsa.com *****
*****

```

```

+++++
+++++ Licensed user: Mountain Engineering Ltd. +++++
+++++ Canmore SERIAL#:3733817 +++++
+++++

```

```

*****
***** +++++ PROGRAM ARRAY DIMENSIONS +++++ *****
***** Maximum value for ID numbers : 11 *****
***** Max. number of rainfall points: 105408 *****
***** Max. number of flow points : 105408 *****
*****

```

```

*****
***** SWMHYMO Ver4.05.0 *****
***** A single event and continuous hydrologic simulation model *****
***** based on the principles of HYMO and its successors *****
***** OTTHYMO-83 and OTTHYMO-89. *****
***** Distributed by: J.F. Sabourin and Associates Inc. *****
***** Ottawa, Ontario: (613) 836-3884 *****
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***** E-Mail: swmhymo@jfsa.com *****
*****

```

```

+++++
+++++ Licensed user: Mountain Engineering Ltd. +++++
+++++ Canmore SERIAL#:3733817 +++++
+++++

```

```

*****
***** +++++ PROGRAM ARRAY DIMENSIONS +++++ *****
***** Maximum value for ID numbers : 11 *****
***** Max. number of rainfall points: 105408 *****
***** Max. number of flow points : 105408 *****
*****

```

```

***** D E T A I L E D O U T P U T *****
*****
* RUN DATE: 2020-10-21 TIME: 16:27:20 RUN COUNTER: 000002 *
*****
* Input file: S:\SWMHY\52101.dat *
* Output file: S:\SWMHY\52101.out *
* Summary file: S:\SWMHY\52101.sum *
* User comments: *
* 1: _____ *
* 2: _____ *

```

* 3: _____ *

R0001:C00001-----

* PROJECT NAME: 800 3RD AVE

* PROJECT NUMBER: 2531 52101

* PROJECT LOCATION: CANMORE AB

* DESIGN STORM USES 1:5YEAR 1-HOUR RAINFALL - CHIGAGO DISTRIBUTION FROM

* CITY OF CALGARY STORMWATER MANAGEMENT & DESIGN MANUAL

* TOTAL RAINFALL = 19.4mm

* USES CHICAGO DISTRIBUTION AND IDF PARAMETER FORMAT

*

| START | Project dir.:S:\SWMHY\
----- Rainfall dir.:S:\SWMHY\
TZERO = .00 hrs on 0
METOUT= 2 (output = METRIC)
NRUN = 0001
NSTORM= 1
1=

R0001:C00002-----

| CHICAGO STORM | IDF curve parameters: A= 353.500
| Ptotal= 19.35 mm | B= 2.290
----- C= .703
used in: INTENSITY = A / (t + B)^C

Duration of storm = 1.00 hrs
Storm time step = 5.00 min
Time to peak ratio = .30

TIME	RAIN	TIME	RAIN	TIME	RAIN	TIME	RAIN	TIME	RAIN	TIME	RAIN
hh:mm	mm/hr	hh:mm	mm/hr	hh:mm	mm/hr	hh:mm	mm/hr	hh:mm	mm/hr	hh:mm	mm/hr
0:05	7.622	0:15	23.029	0:25	30.772	0:35	13.306	0:45	9.040	0:55	7.032
0:10	10.866	0:20	87.477	0:30	18.142	0:40	10.695	0:50	7.887	1:00	6.371

R0001:C00003-----

*

* PROPOSED CATCHMENT 100

CALIB STANDHYD | Area (ha)= .39
 01:DA100 DT= 1.00 | Total Imp(%)= 56.00 Dir. Conn.(%)= 56.00

	IMPERVIOUS	PERVIOUS (i)	
Surface Area (ha)=	.22	.17	
Dep. Storage (mm)=	1.60	7.50	
Average Slope (%)=	1.00	2.00	
Length (m)=	50.00	30.00	
Mannings n =	.013	.250	
Max.eff.Inten.(mm/hr)=	87.48	4.29	
over (min)	2.00	23.00	
Storage Coeff. (min)=	1.78 (ii)	22.70 (ii)	
Unit Hyd. Tpeak (min)=	2.00	23.00	
Unit Hyd. peak (cms)=	.60	.06	
			TOTALS
PEAK FLOW (cms)=	.05	.00	.050 (iii)
TIME TO PEAK (hrs)=	.33	1.03	.333
RUNOFF VOLUME (mm)=	17.75	1.27	10.501
TOTAL RAINFALL (mm)=	19.35	19.35	19.353
RUNOFF COEFFICIENT =	.92	.07	.543

- (i) CN PROCEDURE SELECTED FOR PERVIOUS LOSSES:
 CN* = 72.0 Ia = Dep. Storage (Above)
- (ii) TIME STEP (DT) SHOULD BE SMALLER OR EQUAL THAN THE STORAGE COEFFICIENT.
- (iii) PEAK FLOW DOES NOT INCLUDE BASEFLOW IF ANY.

R0001:C00004

*

COMPUTE DUALHYD | Average inlet capacities [CINLET] = .064 (cms)
 TotalHyd 01:DA100 | Number of inlets in system [NINLET] = 1
 Total minor system capacity = .064 (cms)
 Total major system storage [TMJSTO] = 999.(cu.m.)

	ID: NHYD	AREA (ha)	QPEAK (cms)	TPEAK (hrs)	Runoff Volume (RV) (mm) or (cu.m.)	DWF (cms)
INFLOW HYDROGRAPH	> 01: DA100	.393	.050	.33	10.501 .4131E+02	.000
MAJOR SYSTEM FLOWS	> 02: POND	.000	.000	.00	.000 .0000E+00	.000
MINOR SYSTEM FLOWS	> 03: INF	.393	.050	.33	10.501 .4131E+02	.000

NOTE: PEAK FLOWS DO NOT INCLUDE BASEFLOWS IF ANY.

Maximum SYSTEM storage used = .000(cu.m.)

R0001:C00005

*

*

* DESIGN STORM USES 1:100YEAR 1-HOUR RAINFALL - CHIGAGO DISTRIBUTION FROM

* CITY OF CALGARY STORMWATER MANAGEMENT & DESIGN MANUAL

* TOTAL RAINFALL = 35.1mm

* USES CHICAGO DISTRIBUTION AND IDF PARAMETER FORMAT

*

```

-----
| START          | Project dir.:S:\SWMHY\
----- Rainfall dir.:S:\SWMHY\
  TZERO = .00 hrs on      0
  METOUT= 2 (output = METRIC)
  NRUN  = 0001
  NSTORM= 1
          # 1=
-----

```

R0001:C00002-----

```

-----
| CHICAGO STORM | IDF curve parameters: A= 663.100
| Ptotal= 35.15 mm | B= 1.870
                      C= .712
-----
used in: INTENSITY = A / (t + B)^C

Duration of storm = 1.00 hrs
Storm time step   = 5.00 min
Time to peak ratio = .30

```

TIME	RAIN	TIME	RAIN	TIME	RAIN	TIME	RAIN	TIME	RAIN	TIME	RAIN
hh:mm	mm/hr	hh:mm	mm/hr	hh:mm	mm/hr	hh:mm	mm/hr	hh:mm	mm/hr	hh:mm	mm/hr
0:05	13.283	0:15	40.516	0:25	54.372	0:35	23.236	0:45	15.763	0:55	12.251
0:10	18.961	0:20	168.138	0:30	31.748	0:40	18.660	0:50	13.746	1:00	11.093

R0001:C00003-----

*

* PROPOSED CATCHMENT 100

```

-----
| CALIB STANDHYD | Area (ha)= .39
| 01:DA100 DT= 1.00 | Total Imp(%)= 56.00 Dir. Conn.(%)= 56.00
-----

```

	IMPERVIOUS	PERVIOUS (i)	
Surface Area (ha)=	.22	.17	
Dep. Storage (mm)=	1.60	7.50	
Average Slope (%)=	1.00	2.00	
Length (m)=	50.00	30.00	
Mannings n =	.013	.250	
Max. eff. Inten. (mm/hr)=	168.14	14.03	
over (min)	1.00	14.00	
Storage Coeff. (min)=	1.37 (ii)	14.40 (ii)	
Unit Hyd. Tpeak (min)=	1.00	14.00	
Unit Hyd. peak (cms)=	.88	.08	
			TOTALS
PEAK FLOW (cms)=	.10	.00	.101 (iii)
TIME TO PEAK (hrs)=	.33	.65	.333
RUNOFF VOLUME (mm)=	33.54	6.05	21.445
TOTAL RAINFALL (mm)=	35.15	35.15	35.147
RUNOFF COEFFICIENT =	.95	.17	.610

- (i) CN PROCEDURE SELECTED FOR PERVIOUS LOSSES:
CN* = 72.0 Ia = Dep. Storage (Above)
- (ii) TIME STEP (DT) SHOULD BE SMALLER OR EQUAL THAN THE STORAGE COEFFICIENT.
- (iii) PEAK FLOW DOES NOT INCLUDE BASEFLOW IF ANY.

R0001:C00004-----

*

| COMPUTE DUALHYD | Average inlet capacities [CINLET] = .064 (cms)
| TotalHyd 01:DA100 | Number of inlets in system [NINLET] = 1

Total minor system capacity = .064 (cms)
Total major system storage [TMJSTO] = 999.(cu.m.)

	ID: NHYD	AREA (ha)	QPEAK (cms)	TPEAK (hrs)	Runoff Volume (RV) (mm) or (cu.m.)	DWF (cms)
INFLOW HYDROGRAPH	> 01: DA100	.393	.101	.33	21.445 .8437E+02	.000
=====						
MAJOR SYSTEM FLOWS	> 02: POND	.000	.000	.00	.000 .0000E+00	.000
MINOR SYSTEM FLOWS	> 03: INF	.393	.064	.27	22.037 .8670E+02	.000

NOTE: PEAK FLOWS DO NOT INCLUDE BASEFLOWS IF ANY.

Maximum SYSTEM storage used = 7.574(cu.m.)

R0001:C00005-----

*

FINISH

WARNINGS / ERRORS / NOTES

Simulation ended on 2020-10-21 at 16:27:20

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800 | 3rd Ave Canmore

What We Heard Report

March 2022

The Engagement Process

The landowners launched their website on January 20, 2022 and distributed 250 mail cards to residences in South Canmore inviting residents to attend one of four virtual open houses and/or review the website and answer the survey.

The landowners hosted four virtual open houses February 2 and 3, 2022. The times varied to ensure participants had options to attend. Over 150 distinct emails participated across the four sessions with the break down as follows: Session #1 – 34+ participants, #2 – 35+ participants, #3 – 39+ participants and #4 – 42+ participants. In some cases, there were more than one individual on the zoom screen. The Palliative Care Society of Bow Valley held a virtual open house on February 24, 2022, from 5-6 pm. Eighty-four people attended this session. Over 230 individuals participated in our virtual open houses.

The format of the virtual open houses included a presentation from the Project Team followed by a question-and-answer session using the chat or Q & A functions. Given the large number of participants, this allowed the facilitator to ensure that all the questions were answered. The Project Team consisted of:

- Keenan Rudichuk, Registered, Professional Biologist responsible for the EIS.
- Bill Marshal and Chris Sparrow, Registered Professional Architects responsible for the Master Plan and the Conceptual Plan for the Palliative Care Hospice.
- Michelle Ouellette, Registered, Professional Planner responsible for the application.
- Julie Hamilton, Board Chair, Palliative Care Society of Bow Valley,

- Lori Van Rooijen, Owners Representative and Facilitator responsible for oversight of the project.
- McKayla Toews and Catherine Keill, Technical support

Representatives from the Palliative Care Society were available to answer questions. The landowners were also present to listen and learn from the community prior to the formal submission of their application.

The following Report includes four sections.

- Section one includes a description of the proposed Concept and the benefits, the results of the Environmental Impact Statement (EIS) and the impacts, Conceptual Plans for the Palliative Care Hospice and the benefits and the required changes to the MDP and the Land Use Bylaw. This section is based on a question-and-answer format.
- Section Two includes a general summary of What we Heard over the course of the virtual open houses and through the website.
- Section Three includes the responses from the website survey and the web traffic statistics.
- Section Four includes a question matrix which is a summary of the questions and comments asked by participant and the answers provided by the Project Team. This includes the Palliative Care Society open house.

Section One. Frequently Asked Questions

The Proposed Concept



What makes this Concept different from other proposals for this land? In the past there have been many development applications for this site ranging from 39 to 100 residential dwelling units but none of them as environmentally sensitive as what is currently being proposed under this application. The landowners are not developers and wish to live on this land in the future. The Concept proposes to make a different use of a large, private land holding to benefit the community by way of a philanthropic land gift for a new Palliative Care Hospice and a very modest residential development. The landowners will build their own home and provide an additional five homes sites. These home sites will support the larger infrastructure costs for servicing the entire site including the Hospice and any costs associated with planned environmental offsetting.



The proposed Concept is not motivated by the typical measures of land development such as yield, profit and density. It is in fact the opposite. This application is less intrusive, more focused on a true balance between environmental stewardship and the built form and has the potential to act as a transition zone from the highly dense Spring Creek Mountain Village to the natural areas beyond the Town of Canmore facilities.

Who was consulted during the development of the plan? The landowners created the proposed Concept in collaboration with the Town of Canmore planning department. The proposed Concept represents the coordinated efforts and work of Registered Professional Biologists, Engineers, Planners, Architects, and the Palliative Care Society of the Bow Valley. Conversations also occurred with environmental groups. The proposed Concept has evolved through these discussions.

What are the benefits to the proposed Concept? The proposed Concept builds a modest, low impact residential development in one of the only areas in Canmore designated as "Future Development District". The landowners are choosing less density in an area that could support

significantly more development like Spring Creek to the north of its boundaries. It maintains eighty-nine (89) percent of the total land in a natural state with eleven percent (11%) being roads and structures providing a buffer or transition between the proposed Spring Creek Mountain Village and the Tipple Creek Wildlife Corridor and the Bow River. It also proposes to preserve the most sensitive portions of the land as an Environmental Reserve Easement. It brings clarity and certainty of land use to this large, undeveloped tract of private land after over 30 years of grandiose development aspirations. The proposed Concept truly demonstrates the meaning of sustainability and the trades offs required through both stewardship of the environment and the construction of homes that will meet or exceed the Town's stated Climate Action goals of 30% reduction in greenhouse gasses using the 2015 NECB reference building.

Palliative Care Hospice

Why is this Hospice being considered? As Canmore grows there will be increasing need to allow for end-of-life care in the community. The landowners will donate approximately 0.8 ha (2 ac) of serviced land for the construction of the Hospice. The Hospice will provide an exceptional benefit to the community and has significant support.

This large land trust, set in a pastoral green space, at the foot of Three Sisters Mountain, is ideally suited for the Bow Valley Hospice. Currently, those patients for whom residential end-of-life care is appropriate must leave the community of Canmore to receive care in a hospice in the city. The donation to the Palliative Care Society will reduce the burden of fundraising for a community-based charity and provide a site in proximity to the Town amenities that would otherwise not be available.



What programs will be offered at the Hospice? The Palliative Care Society's vision is to construct a hospice for the purpose of providing and supporting 'full-spectrum' palliative and end-of-life care for the community of Canmore and the surrounding local Bow Valley communities. The Hospice will also include day hospice programs such as music therapy and physical therapy. Administrative offices for staff and volunteer spaces will also be included within the building.

The Hospice will be grounded in the principles that embody a caring, compassionate, and connected community. It will provide space for community gathering and engagement for people facing terminal illness with their family and friends. It will provide mutual support and palliative care day programming and respite care for families. The Hospice will strengthen the community by providing local, equitable access to all Bow Valley residents requiring hospice care who would otherwise need to leave the Bow Valley for care in other urban locations.

Who was consulted? The Palliative Care Society has invited a diversity of voices into both the design of the building and the programs and services that will be offered within the new Hospice. Alberta Health Services is also aware of the proposal. The Society spoke with many community

stakeholders regarding rural hospice care in the Bow Valley, including health care workers, medical practitioners, and other allied health care professionals to ascertain where the gaps in palliative care lie. Without exception, all spoke of the need for a residential hospice facility to avoid unnecessary hardship on families struggling with end-of-life issues by having to travel to Calgary or other urban centres for hospice care. Having a hospice located in Canmore addresses an enormous gap in services that will only increase as the population ages.



What are the benefits of the Palliative Care Hospice? The proposed Hospice Concept will address a gap in 24/7 provision of services. The Hospice will create permanent, new health related employment opportunities with salary ranges above the traditional rates paid by the hospitality and retail sectors. These employees will contribute significantly to the social fabric and economic activity in the Bow Valley. Over the construction phase of 24-30 months, there will be 50-60 full time jobs which will be contracted positions with local contractors and sub-contractors. Finally, the estimated economic impact is in the range of \$4 million annually.

What about the Indigenous community? The programming and service delivery will be sensitive to diverse cultural practices in end-of-life care. Members of the Society met with Stoney Nakoda First Nations on many occasions since 2016 and discussed general cultural and spiritual observances related to palliative care in the planning process of developing palliative care programs and designing a Palliative Care House. From these conversations, several recommendations in the design of a Palliative Care House, including but not limited to:

- Ability to accommodate a full smudge ceremony in the Palliative Care House (PCH).
- Sacred space in the Hospice to perform various ceremonies.
- One room designed to accommodate up to twenty-five family members with sleeping accommodation for a least one family member to stay overnight.
- Provide education sessions and have protocols available regarding Stoney traditional cultural and spiritual observances for the non-indigenous health care staff and volunteers

Will there be “no idling” within the Palliative Care use? Yes, the Society will post no idling on the property to protect the environment.



Will traffic increase? There will be an increase in traffic, but it is not anticipated to be material or significant. The Town requires a traffic study to be completed when over 100 cars peak hours are anticipated. Even with some drop-in services, the Hospice will not reach that number of vehicles.

The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. Based on other Hospice operations of a similar size, we estimate 25 person trips per day.

The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.

Environmental Impact Statement

What is an Environmental Impact Statement (EIS)? The purpose of the EIS is to provide information to Canmore's Town Council so they can make an informed decision on the proposed land use plan. The EIS:

- Describes the proposed new land use.
- Describes the existing environmental conditions and features on and surrounding the property.
- Identifies significant natural ecological features, describes potential impacts of the project, prior to mitigation.
- Recommends measures to avoid or reduce these impacts and identifies residual impacts and their significance after the implementation of proposed mitigation.
- Recommends if any further studies or monitoring is to be undertaken through the course of mitigation implementation.
- Discusses cumulative effects in reference to existing, approved, and future developments in the area.

- Identifies additional mitigation measures to minimize impacts on ecosystem components and cumulative effects.

What were the results of the EIS? The results of the EIS indicate that the proposed development will have a small impact on a very small, concentrated portion of the site at the northern periphery of the parcel. The authors of the report and those who reviewed the report, concluded through the EIS that the proposed Concept had a negligible impact on six biophysical resources (soils/terrain, fish/fish habitat, water quality/hydrology, land resources use, air quality and cultural resources) and a negligible-to-low impact on two biophysical resources (vegetation/ecosystems and wildlife/wildlife habitat).

Who completed the Environment Impact Statement? The EIS was completed by a team of Registered Professional Biologists from Associated Environmental Consultants Inc. The team was comprised of experts that have dedicated their careers to the needs of wildlife and wildlife habitat, vegetation and ecosystems, fish and fish habitat, and climate change.

Who reviewed the EIS? The Town of Canmore's "third party reviewers" reviewed the EIS. MSES were the third-party reviewers.

How does the proposed concept balance private development with environmental land stewardship? The modest, low scale residential development has been designed to have minimal visual impact on the landscape. All the built forms have been strategically oriented on the northern edges of the property to ensure that the undeveloped portion of the property will serve as an appropriate natural, open space transition from Canmore's emerging south urban edge to the Provincial parklands and the Bow River Valley. The proposed Concept incorporates all the recommendations identified in the Environmental Impact Statement ensuring that the potential residual effects (any effects that remain once all mitigation, restoration and compensation is completed) are negligible to low overall.



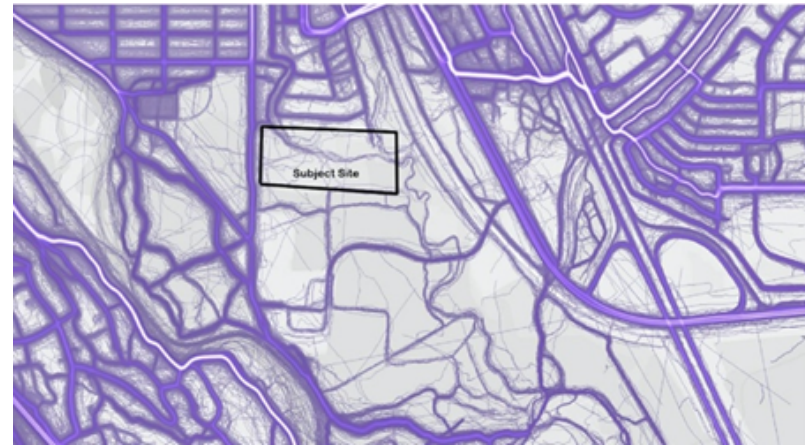
What are the plans for environmental mitigation? Mitigation measures are actions taken that are intended to avoid, reduce, restore, or offset for potential effects of a project. Some mitigation is required through the regulatory process (for example protecting water quality) and some mitigation (like offsetting) is being offered as extra work in the spirit of good environmental stewardship. Mitigation measures have been proposed to avoid, reduce, restore, and offset for all potential effects. The proposed Concept will protect environmentally sensitive habitat such as the shrubby swampy area, areas adjacent to the streams, and will include the dedication of Environmental Reserves Easement. The project is anticipated to result in a net positive benefit once offsetting is complete. The proposed Concept has created a balance between wildfire risk, maintenance of aesthetic quality, and preservation of wildlife habitat value.

Trees will be planted in low shrub ecosystems on the southern section of the site and will replace the number of trees removed due to Alberta FireSmart requirements. Riparian areas will be improved by planting native species and establishing an Environmental Reserve Easement amounting to

approximately 3.5 acres. The improvements to the riparian areas will improve flood resiliency, create new wildlife habitat areas, and support the Town of Canmore’s initiative to plan for climate change.

What does offsetting mean on this property? An environmental offset is defined as an activity undertaken to compensate for the residual effects of a project, or effects that are anticipated to remain following mitigation. Offsetting will include flood mitigation, improvements to vegetation along the riparian area along Spring Creek and Policeman’s Creek and planting native shrub species and trees throughout the property to compensate those trees removed to protect against wildfire. The proposed Concept anticipates a net positive benefit once offsetting is complete.

Offsetting in this case will improve the land from its current condition. Offsetting will also improve climate resiliency for all land downstream of the property, improving the flood resiliency of Spring Creek by enhancing the riparian vegetation and reducing erosion potential along the stream bank.



What portion of the South Canmore Local Habitat Patch will the proposed low impact development cover? The northerly edge of the property directly south of the approved Spring Creek Mountain Village development. Structures and Roadways consumes only 0.5 percent (1/2 percent) of the South Canmore Local Habitat Patch.

Are there precedents for development within a Local Habitat Patch? Yes, in fact just south of the land in question, is the Town of Canmore's Waste Transfer Station, Material Handling Facility and Wastewater Treatment Plant have been developed and upgraded since the establishment of the SCLHP.

Who owns most of the identified habitat patches in and around Canmore? Most of the identified regional and local habitat patches are Crown land administered by the province. Private ownership of land is rare within habitat patches and the proposed Concept will seek to steward 89% of the total land mass in its natural state.

What is the condition of the vegetation in the South Canmore Local Habitat Patch? The land is a fire-disturbed landscape currently vegetated with native species that comprise four distinct ecosystem types.

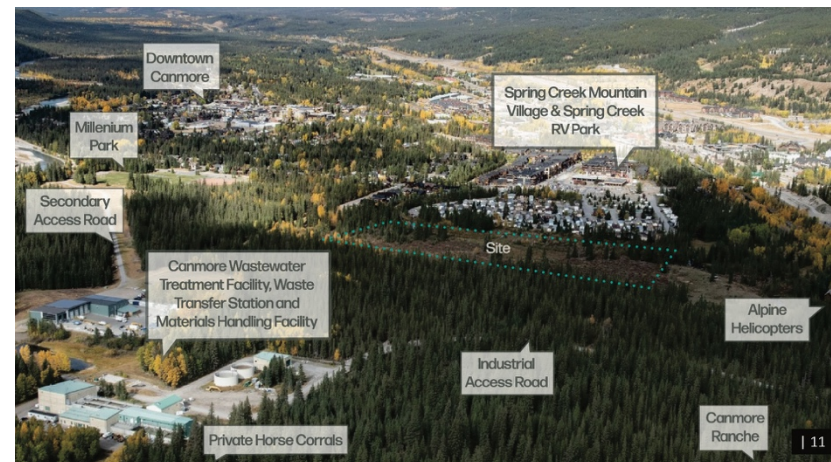
- Coniferous: treed areas dominated by mature spruce trees.
- Tall shrubs: dominated by regenerating balsam poplar and willow.
- Low Shrub-grass: primarily willow and grassy species indicative of a burned area.
- Shrubby swamp: predominately dry, forested swamp comprised of willow and balsam poplar. The proposed Concept was re-designed during planning stages to completely avoid the shrubby swamp.

Is the South Canmore Local Habitat Patch functioning as intended? Studies referenced in the BCEAG Report (updated in 2012) determined that the habitat quality of the SCLHP is compromised, too small to provide the intended habitat, and not functioning as intended. While the SCLHP does not meet the criteria for a Local Habitat Patch, it does provide habitat for species that have adapted to human use, for example, deer, coyote, and elk. The Bow Corridor Ecosystem Advisory Group note that even if it were completely intact, the SCHLP is not large enough to meet the minimum standards set for a functional habitat patch.

What else is contributing to compromising the South Canmore Local Habitat Patch? Since its establishment in 2009, habitat in the SCLHP has been fragmented and continues to be disturbed by frequent and ongoing

incursions by humans. People are walking, hiking, and skiing, dogs are on and off leash, and large trucks are travelling on roads to and from Canmore's Waste Transfer Station, Wastewater Treatment Plant and Materials Handling Facility. The roads fragment the local patch, and the SCLHP is functionally isolated from the larger Regional Habitat Patch (in this instance, the Bow Flats Habitat Patch) by Highway 1 and the CP Railway. Noise originating from CP Railway, Highway 1, a helicopter heliport, and the Town's industrial infrastructure (e.g., the Waste Transfer Station) is a significant, constant disturbance to wildlife that can be detected from all locations within the SCLHP and beyond.

The proposed Concept concentrates any users to a contained area (northwest portion) and will result in a net reduction of human activity after construction is complete.



What other land uses are within the South Canmore Local Habitat Patch? To the south of the property are Canmore's Waste Transfer Station, Materials Handling Facility and Wastewater Treatment Plant and beyond that Nordic Provincial Park and the Bow River. Sanctioned and unsanctioned trails criss-cross the entire SCLHP.

What other Climate Change actions will be taken? In addition to reducing disturbance from flooding from Spring and Policeman's Creek, the small

amount of residential development proposed will pursue the goals of Canmore's Climate Action Plan to further provide mitigative offsets.

What about Steep Creek Hazard? The Steep Creek hazard is avoided because no proposed structures will be located within the mapped hazard area.

What about Flooding? The grade elevation of buildings will be the same as that of the neighbour to the North, which is above the 1:1,00 flood level forecast.

Required Policy and Bylaw Changes

What policy changes are necessary? Two actions are required to develop the modest, low impact project on the current site – Two Municipal Development Plan Amendments and a Land Use Bylaw Amendment.

Why is an amendment to the MDP required? The property is located outside the Town of Canmore Urban Growth Boundary under the 2012 Municipal Development Plan (MDP). The purpose of the MDP amendment application is to amend Map 1 (Growth Boundary) of the Town of Canmore MDP Bylaw 2016-03 (MDP Amendment Application). The Amendment requests the expansion of the Growth Boundary Map to encompass the entire site at 800-3rd Avenue Canmore.

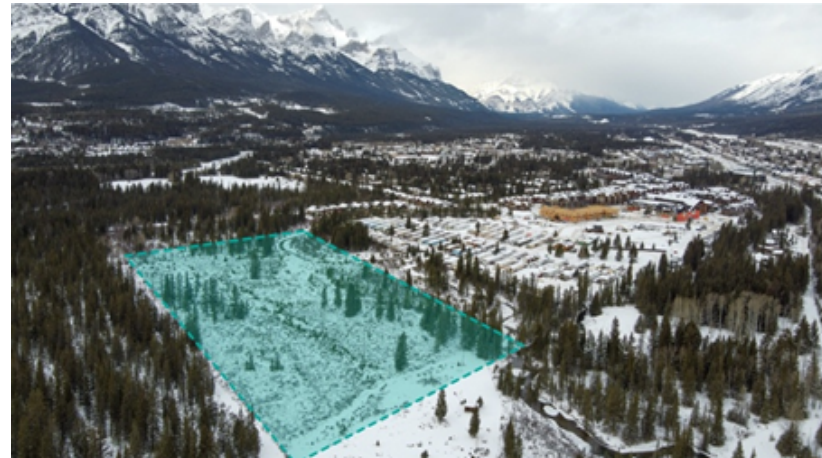
The application also requests a change from Conservation to Neighbourhood Residential on MDP Map 2 (Conceptual Land Use) not unlike the land south of the industrial road.

How is the property taxed? The property is currently taxed as "Residential" for property tax purpose.

Are these changes to the MDP allowed to occur? Yes, if certain conditions are met and Council provides their approval. Under the MDP, the Urban Growth Boundary can be adjusted if the following reasons exist:

- A community benefit is achieved.

- A net positive fiscal or socio- economic impacts are achieved.
- The proposed development can be connected to municipal infrastructure in a fiscally and environmentally responsible manner.
- The proposed development does not result in unacceptable environmental impacts.

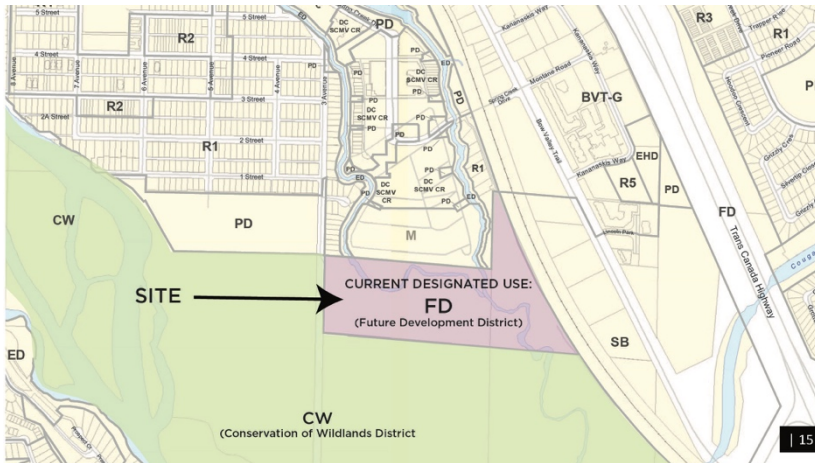


The application provides long-term exceptional community benefit to the Town of Canmore. The Proposed Concept meets all four of the requirements for an adjustment to the Growth Boundary in the following ways:

- Provides for a donation of serviced land to build a much-needed palliative care hospice in the Bow Valley filling a significant gap in the community for end-of-life care. The provision of the Hospice is considered an exceptional community benefit.
- Provides for accessory dwelling units based on a 1:1 ratio and contributes modestly to the housing shortage in Canmore.

- Achieves a very high positive score on the Town’s own Sustainability Screening Report or SSR – a score of +240 has been achieved most developments fall within the 0.1 to 5.0 range.
- Connects to municipal infrastructure in a responsible way at the owner’s cost.
- Ensures a low to negligible affect on the environment and in fact, results in a net positive benefit after offsetting.
- Maintains 89 percent of the land in its natural state.

What is the current land use for the site? The site is currently designated as Future Development District (FD) under the current Bylaw. This did not change when the MDP designated this land as a local habitat patch. It is important to note that the FD land use was in place when the landowners purchased the land. It is rare that a Local Habitat Patch is owned privately. The remainder of the South Canmore Local Habitat Patch is owned by the Crown administered by the province with some portions leased long-term to the Town of Canmore for its Waste Transfer and Wastewater Treatment facilities and to a variety of commercial horse-riding ventures.



What is the purpose of Future Development District? The purpose of the FD is to designate land that is potentially suited for future urban uses including subdivision and development. The FD also has discretionary uses such as agriculture, campgrounds. Uses such as a Wildlife Habitat Patch and Wildlife Corridor are not allowed within the FD but are permitted in other districts such as NP Natural Park District and CW Conservation of Wildlands District. Right now, the LUB and the MDP are in conflict. This change will bring two planning documents into alignment for this specific site and ensure that the landowners can modestly develop land that they purchased in good faith.

What is the change to the land use Bylaw? The purpose of the Land Use Bylaw (LUB) amendment application is to amend the Town of Canmore Land Use Bylaw 2018-22 by adding a new Direct Control District on the site. As the site has unique characteristics, more detailed consideration for the design and impact of the development requires a specific land use Bylaw.

What will be incorporated into the Direct Control District? An amendment to the LUB will facilitate a future application to allow development of a maximum of six homes and a palliative care hospice facility on the site. One single family home is for the landowners’ own use. Eighty-nine (89%) percent of the land mass will be kept in a natural state with only 11% being roads and structures. The following Districts will be captured in the Direct Control District:

- **District A: Palliative Care Facility** - to provide for a care facility and provide for compatible and complimentary uses.
- **Districts B and C: Residential** - to provide for development of low-density Residential Detached Dwellings with provision for Accessory Dwelling Units and other compatible residential neighbourhood uses.
- **District D: Residential and Agricultural** – to provide one Residential Detached Dwelling unit with the provision for one Accessory Dwelling Unit and other compatible residential uses and to provide for agricultural pursuits consistent with single-family use and other compatible agricultural uses.

The entire Proposed Concept was directly shaped by the outcomes and findings of the Environmental Impact Statement. The orientation of the buildings will be wildlife friendly to avoid or reduce any potential human-wildlife conflict. Accessory dwellings will be allowed to a maximum of 6 or 1:1 ratio. This is a net benefit to the community and will increase the already limited housing stock in Canmore. Finally, it should be noted that Tourist Home is specifically excluded as a Permitted or Discretionary use in the proposed Direct Control District to ensure the housing is available for residents.

Section Two: Summary

Website. The website comments were supportive and positive. There were some questions on wildlife and trails. Below is a selection of comments from members of the community.

This is an impressively thoughtful, sensitive, comprehensive website with a wealth of information. I commend the landowners for their vision and commitment, the Town of Canmore for their openness to such a non-commercial proposal, and the Palliative Care Society for their own volunteer dedication, vision, and hard work. I am in full support of this outstanding proposal. Thank you all for your continuing efforts in making the Bow Valley a wonderful place to live.

I am very supportive to the complete concept and proposal. This is an incredible gift by the owners and their proposal to keep or "better" the environmental impact is outstanding. I also like the consultation they have completed with all parties.

The whole proposed Concept is wonderful, having a hospice/palliative care facility in Canmore for the Bow Valley is long overdue. And to have the land given to the PCSBV is a gift to our whole community, I'm sure Canmore Council can make the by-laws work for the best of the community.

A very well thought out presentation. I still find it hard to believe a low-density proposal with a gift of land is still not met favourably by the townspeople. Good luck.

Excellent concept! It's so refreshing to see a landowner make such a significant and important land contribution for a hospice that will benefit the entire Bow Valley. Hopefully, Town Council and Town Administrators will see the benefit of this generous, timely, and well thought out development plan. It would be helpful if the River Trail could continue past Millennium Park, through this development, over the Creek, and through to the newest part of the Spring Creek development, and then lead easily to the round-about-intersection and thus to the North side of the valley.

More detailed comments are available in Section Three.

Virtual Open Houses. Most individuals who attended the virtual open houses were seeking more information on the proposed Concept. Many raised concerns such as traffic, flooding that the project team was able to address. Of the over 230 participants in the virtual open house sessions, most of the comments came from 30 individuals. The comments have been summarized below at a high-level and Section Three and Four provide additional detail.

Palliative Care and this Location. There were several questions about how many sites the Palliative Care Society looked at and whether this was the right site.

The PCSBV looked at over thirty sites in the Bow Valley. Some were not appropriate and others too expensive. When the landowners offered to donate land to the Palliative Care Society for the Hospice, it seemed like the ideal location. This large land trust, set in a pastoral green space, at the foot of Three Sisters Mountain, is ideally suited for the Bow Valley Hospice. The donation to the Palliative Care Society also reduced the burden of fundraising for a community-based charity and provide a site in proximity to the Town amenities that would otherwise not be available. Perhaps the

best description of why this is the right location is a quote from Bill, a grief counsellor with the Palliative Care Society.

“Thank you all for being here. I would like to share a connecting thought between what we do with our work on the ground and its relationship to land. We as human beings have beginnings and endings that are quintessentially natural events, and that our birthing mirrors that of our fellow mammals, so does our dying. To be intimately connected to the natural world as we die is perhaps a necessity for us. Hospice buildings in the natural world of trees, grasslands and mountains creates a connection to the creatures we share the Valley with. We do not want to supplant the flora and fauna, and in fact want to be welcomed by this sacred space so that we can have them bear witness to the passing of those under our care. We want the Elk, the deer, the raven, the chickadee, the spruce and roan grasses to share the same path living and dying as we do. A gentle reminder that we are not al one in our journey. Locating a hospice in the heart of a Town is not what our work is about. There is a wildness to death, and it is in the close embrace of the wild world that our death frames its truest voice and I consider this the heart of our work. Thank you for your time and support.”

Expanding the Growth Boundary. Some individuals were concerned that expanding the growth boundary for this property will result in a precedent for other landowners in the future. This could allow unwanted development in sensitive areas of Canmore.

Members of Council must look at each application individually on its own merit, and cannot make a decision on one property based on past decisions or anticipation of other future potential applications. This property is zoned Future District and is unlike any other land holding in Canmore in that it is privately owned, zoned future district and within a Habitat Patch. In this case, the MDP and the Land Use Bylaw are not aligned. This application will align the two documents by proposing a modest residential development, keeping a significant portion of the land in a natural state and offering Environmental Easements on the most

sensitive portions of the land. It supports property rights while minimizing the impact on the environment.

Potential Traffic Increase. There were concerns that the project would create additional traffic into this neighbourhood of Canmore.

The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. Based on other similar Hospice operations, we believe that the Hospice will produce only 25 persons trips during the day.

The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.

Construction Traffic. There were concerns about construction traffic impacting the local neighbourhood.

Detailed construction access plans will be prepared and provided to the Town prior to commencement of the project. Conditions related to construction access will be determined at the subdivision stage. In our case this is the registration of a condominium plan prior to development permits issued.

Access via 3rd Avenue. Many participants asked why we were not considering access via the Spring Creek Property instead of 3rd Avenue.

The legal access to the site is via 3rd Avenue. It is our understanding that the Spring Creek ARP does not allow for a connection between the properties. We are not in support of a road connection that would bring traffic through Spring Creek and South Canmore.

Road to Subdistrict C. There were concerns from neighbours directly adjacent to the site that they would have a road next to their property.

All the driveways on the site are private and meant to access each homestead. The driveway is on the northwest corner of the site because the EIS determined that it had the least impact on the environment. It is the best location to place a clear span bridge over Spring Creek. We looked at that through our options analysis in the EIS process and to reduce the environmental footprint, the best location on that entire stream section is where it is proposed. The best way to get to Subdistrict C is from 3rd Avenue. We looked at all other alternatives and we looked at the bank stability and the vegetation and what that would mean in the future.

Flooding. There were concerns that the project would create conditions for flooding in South Canmore.

All the designed buildings are above a certain flood elevation and will be at the same level as those buildings on 3rd Avenue and the new Spring Creek Development. Improvements to vegetation along Spring Creek will be made. There are intermediate floods that are not as extreme, and we get some serious floods that are that are very extreme and part of the offsetting that we have discussed for some of this work is to improve vegetation along within that 20-metre setback along Spring Creek. That improvement would look like planting willows and shrubs that have dense root structures and would mitigate some of that effect of flooding and would shore up the bank so that erosion or sediment transport is not as great as it may be now. Currently, it's kind of a low grassy low shrub ecosystem and it probably would not take much for floods to jump that bank but if we were to pump it full of willows, they would shore up the banks and reduce erosion during flood events. It would improve the setback area for nesting birds, wildlife cover, and fish and fish habitat in the stream.

Regional local regulatory authorities and requirements are already put in place to essentially restrict and prevent any building into wetland areas.

The primary modification that occurs is to raise the lands where the residences are proposed to be built. In this case, we would be raising the land under the building footprints equal to where Spring Creek is.

Impact on Wildlife. Some participants were specifically interested in the impacts of the project on wildlife.

While the SCLHP does not meet the criteria for a Local Habitat Patch, it does provide habitat for species that have adapted to human use, for example, deer, coyote, and elk. We looked hard at elk. Large mammals, ungulates are a specialty of mine, carnivore species as well or something I feel I have specialized my career in. We know that elk live near humans because humans provide an element of security from predators. And yes, they probably bend down to the west of the property. I've seen beds in Subdistrict D down in the southern corner. I have also seen significant amounts of Elk sign and use in the southern portion of the SCLHP, along the braided floodplain or the Trans Canada at the very southern tip, where the Trans Canada crosses the Bow River. Elk bedding habitat is important for them to sleep but it is not critically important to their survival – it is not limiting on the landscape. The types of habitats that are critically important to elk survival and security from predators are the habitats they use in winter when resources are scarce or during calving when the young are susceptible to predation. Security from getting hit on railways and roadways, but also forage and food availability in the in the winter months are important factors for elk to survive. You can imagine that it is tough for them, especially when temperatures drop well below 0°C. There's not a lot of food out there. Wildlife biologists focus our efforts on those critical seasons and critical habitats that are important to their survival or reproduction, depending on the species, recognizing that bedding habitat is still important habitat, just not critical to their survival. We know that Elk are comfortable with humans. I mean, the South Canmore or local habitat patches is well used by humans for skiing, hiking, biking, all the things and the Elk persist. In our EIS we considered grizzly, cougar, wolf, moose, elk, deer, coyote, and a long list of other species, including the little ones like amphibians and birds.

Results of the EIS. In general, participants were interested in knowing more about the results of the EIS. Who completed it and whether it was peer reviewed?

The results of the EIS indicate that the proposed development will have a small impact on a very small, concentrated portion of the site at the northern periphery of the parcel. The authors of the report and those who reviewed the report, concluded through the EIS that the proposed Concept had a negligible impact on six biophysical resources (soils/terrain, fish/fish habitat, water quality/hydrology, land resources use, air quality and cultural resources) and a negligible-to-low impact on two biophysical resources (vegetation/ecosystems and wildlife/wildlife habitat).

The EIS was completed by a team of Professional Biologists from Associated Environmental Consultants Inc. The team was comprised of experts that have dedicated their careers to the needs of wildlife and wildlife habitat, vegetation and ecosystems, fish and fish habitat, and climate change. The Town of Canmore's "third party reviewers" reviewed the EIS. MSES were the third-party reviewers.

Mitigation Measures. Participants were also interested in what other mitigation measures would be put in place.

Mitigation measures are actions taken that are intended to avoid, reduce, restore, or offset for potential effects of a project. Some mitigation is required through the regulatory process (for example protecting water quality) and some mitigation (like offsetting) is being offered as extra work in the spirit of good environmental stewardship. Mitigation measures have been proposed to avoid, reduce, restore, and offset for all potential effects. The proposed Concept will protect environmentally sensitive habitat such as the shrubby swampy area, areas adjacent to the streams, and will include the dedication of Environmental Reserves Easement. The project is anticipated to result in a net positive benefit once offsetting is complete. The proposed Concept has created a balance between wildfire risk, maintenance of aesthetic quality, and preservation of wildlife habitat

value. Trees will be planted in low shrub ecosystems on the southern section of the site and will replace the number of trees removed due to Alberta FireSmart requirements. Riparian areas will be improved by planting native species and establishing an Environmental Reserve Easement amounting to approximately 3.5 acres. The improvements to the riparian areas will improve flood resiliency, create new wildlife habitat areas, and support the Town of Canmore's initiative to plan for climate change.

Sections Four provides more detailed responses for each question and comment.

Section Three - Website and Individual Comments

Comment	Response
<p>This is an impressively thoughtful, sensitive, comprehensive website with a wealth of information. I commend the landowners for their vision and commitment, the Town of Canmore for their openness to such a non-commercial proposal, and the Palliative Care Society for their own volunteer dedication, vision, and hard work. I am in full support of this outstanding proposal. Thank you all for your continuing efforts in making the Bow Valley a wonderful place to live.</p>	<p>Thank you.</p>
<p>I believe this lot is wonderful for a Hospice building. My hope is that the Elk are being considered as part of the picture as they have always been in the area. We are once again crowding them out of land.</p>	<p>Thank you and we have studied the Elk population here. They will continue to live and feed on this land.</p>
<p>I am fully in support of Subdistrict A and the building of a hospice. There is a real need for this in the Bow Valley. Thank you for your support of the PCSBV.</p>	<p>Thank you.</p>
<p>It would be helpful to know the land jurisdictions of the lands surrounding this parcel. Where does Canmore Nordic Centre PP begin? Is all the land to the west of the parcel privately owned? Also, is it possible to have a 20-metre setback from the swamp, just like with the creeks? Swamp boundaries need margins to move; I am concerned about floodplain issues and the needs of swamps to be swamps!</p>	<p>The land use surrounding the site is Conservation district. The land to the west is publicly owned by the Crown and managed by the province. We do have 20-metre setbacks from the shrubby swamp and the creeks. Here is a comment from our Biologist.</p> <p><u>Floodplain:</u> All the designed buildings are above a certain flood elevation that is the same as those buildings on 3rd Avenue and the new Spring Creek development. I can speak about the improvements to vegetation along Spring Creek. We get intermediate floods that aren't as extreme, and we get some serious floods that are that are very extreme and part of the offsetting that we have discussed for some of this work is to improve vegetation within that 20-metre setback along Spring Creek. That improvement would look like planting willows and shrubs that have dense root structures and would mitigate some of that effect of flooding and would shore up the bank so that erosion or sediment transport is not as great as it may be now. Currently, it's kind of a low grassy low shrub ecosystem and it probably would not take much for floods to jump that bank but if we were to pump it full of willows, they would shore up the banks and reduce erosion during flood</p>

	<p>events. It would improve the setback area for nesting birds, wildlife cover, and fish and fish habitat in the stream.</p> <p>Regional local regulatory authorities and requirements are already put in place to essentially restrict and prevent any building into wetland areas. The primary modification that occurs is to raise the lands where the residences are proposed to be built. In this case, we would be raising the land under the building footprints equal to where Spring Creek is.</p> <p>See below question.</p>
<p>Re trails: there is already lots of recreation use in this part of town. There are also serious wildlife concerns that your proposal would increase. You mention nothing about access ROADS and traffic management. You propose to bring yet more outside development (cf. natural growth) to this community. Canmore is already overwhelmed with problems of crowding, traffic, and imposed housing development. Your idea will not help to resolve these problems: it will only add to them. The postcard you left on my doorstep does not make me trust your proposal: nowhere does it mention your company name or any other supporting information.</p>	<p>Thank you for your comments.</p>
<p>I am very supportive to the complete concept and proposal. This is an incredible gift by the owners and their proposal to keep or "better" the environmental impact is outstanding. I also like the consultation they have completed with all parties. However, the only issue I see is the "optics" of the owners wish to get approval to build their own home tied to this whole plan...so there is a benefit to them. Despite this one and only issue I still support the project.</p>	<p>Thank you. We understand those optics. The landowners approach the Palliative Care Society before they knew they needed land for a new Hospice.</p>
<p>First the disruption that will happen to build a road and bridge makes absolutely no sense. Eventually there will be access through spring creek which would turn 3rd Ave into a freeway out of town. Access to these homes should be only through spring creek. Second, I would like to see copies of all the studies completed. i.e., EIA, wildlife study; traffic impact etc. finally I need to understand what will stop the home's Ancillary building from becoming Airbnb's?</p>	<p>There will be no access to Spring Creek developments. We have completed an EIS, and the results showed a low to negligible affect. Tourist homes are not a permitted use in our proposed Direct Control District.</p>
	<p>We will look at the trail system. Thank you for your comments on the Hospice.</p>

<p>What are the trails used for? To walk a dog(s), for exercise, fresh air, to work and back? Are these trails used to hide unlawful activities? Could the trails be incorporated into the whole concept? The whole proposed Concept is wonderful, having a hospice/palliative care facility in Canmore for the Bow Valley is long overdue. And to have the land given to the PCSBV is a gift to our whole community, I'm sure Canmore Council can make the by-laws work for the best of the community.</p>	
<p>Your concept is an obvious attempt to spin the development of an area that should not be developed. Please don't develop in this environmentally sensitive area. This is a habitat patch within a fragmented area. Canmore should not consider adjusting the urban growth boundary or conservation zoning to accommodate this.</p>	<p>We are sorry you feel this way. This is private land that is zoned Future District. The landowners currently pay residential tax on the property.</p>
<p>Where will the road access for the new area be? I.e., via 3rd Ave, Bow Valley Trail, or both?</p>	<p>The legal access is 3rd Avenue.</p>
<p>There are plant species in that area that do not grow other places that I have seen in the valley. The biodiversity of the proposed area is quite vast, and I believe it would be a shame to lose it.</p>	<p>We have completed an EIS and have identified mitigation measures and offsets for the entire site.</p>
<p>Where will the vehicular access be for the development?</p>	<p>The legal access to the site is 3rd Avenue.</p>
<p>A very well thought out presentation. I still find it hard to believe a low-density proposal with a gift of land is still not met favourably by the townspeople. Good luck.</p>	<p>Thank you.</p>
<p>Wonderful to finally see a development in Canmore that isn't driven by maximizing \$/foot. Great community benefit in the partnership with PCSBV which I strongly support. I applaud the owners for sacrificing a lot of economic benefits in order to promote environmental and social well being in our town. This really looks like it will be a jewel for Canmore and a gem in the Rockies.</p>	<p>Thank you.</p>

I love the idea of a hospice in such a beautiful location to provide a healing space for patients who are dying and their families	Thank you.
There are some well-defined natural trails in that area now but dependent upon ice and water some are more accessible than others for both the wildlife and the walkers. That should be a consideration.	We will be considering the trails.
I fully support your proposed concept.	Thank you.
Who are the principals of this company?	Jan and Bernie McCaffery from Calgary.
The proposed concept for the land use is a wonderful contribution to the community of Canmore. It is well thought out and will suit the environment.	Thank you.
I am concerned about the traffic on the roads. We do not have many sidewalks, nor do we want them. And all the roads in our area have in the spring. A hospice of that size will require a lot of staff. And the construction traffic for all the homes will be substantial. What road access are you planning? Will it come from Bow Valley Trail? It is congested enough to get through downtown Canmore.	The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit. There will be no access from Bow Valley Trail.
As I said above. I am sure the developers can create a pathway around the new developments. I am all for the proposed uses of this land, particularly the Hospice development!!!!	We will investigate the trail system.
Excellent!	Thank you.
Very well thought out.	Thank you.
The area/site plan must go through the usual public development process. Consideration for permitted uses should be clearly laid out as the hospice could be sold for non hospice usage in the future.	That is correct. We will go through the Town approval process.

<p>I've spent most of my adult life in Canmore, and as a senior, I hope to end my days here too! A palliative care centre might certainly help me attain that! Regarding trails - the existing trails in this specific habitat of lowland shrubby areas is very popular amongst resident and visiting birdwatchers. Some travel great distances to bird' here. Some thought might be given to consider access to public parking to accommodate this. The existing boardwalk through the 'swampy, Policeman's Creek habitat, starting at Main Street (opposite the Malcolm/Spring Creek development) - is a birding hot-spot with outstanding birding habitat, that's right adjacent to the public boardwalk, but safe from people, dogs and even cats - tromping off-trail. A similar trail (with adjacent habitat protected from trampling) would be most welcome for all users. Especially if it was wide enough to accommodate bikes and walkers, and also included some wide spots with benches for us seniors! There is a very active Bow Valley Birders group based in Canmore, (as well as an extremely large Alberta Bird group) active on Facebook. Our Canmore group was formed and is led by a remarkable young (teenager), who even does weekly birding walks during the summer months (using the existing boardwalk previously mentioned). His name is Ethan Denton, and I highly recommend you seek his perspective on your trail plans. Congratulations on your overall plan! I'm so pleased to see this responsible and sensitive development of these lands, versus more high-density housing that would probably, otherwise' be its fate.</p>	<p>Thank you. We will give some consideration to your comments.</p>
<p>Question, is the access to the development through 3 Ave in south Canmore or through Spring Creek? If 3 Ave, why not Spring Creek?</p>	<p>The legal access is 3rd Avenue. Spring Creek property is privately held.</p>
<p>Excellent concept! It's so refreshing to see a landowner make such a significant and important land contribution for a hospice that will benefit the entire Bow Valley. Hopefully, Town Council and Town Administrators will see the benefit of this generous, timely, and well thought out development plan. It would be helpful if the River Trail could continue past Millennium Park, through this development, over the Creek, and through to the newest part of the Spring Creek development, and then lead easily to the round-about-intersection and thus to the North side of the valley.</p>	<p>Thank you. We are considering the trails.</p>

<p>Fairly often and I think the proposed development concept is wonderful based on the generous and inspiring donation of land to the Palliative Care organization.</p>	<p>Thank you.</p>
<p>This was all public lands, I know my dad and buck kalita had the lease for many years, I think it should all stay as public land and not be Developed and yes. I cross country ski back there.</p>	<p>The land has been privately held for decades. You are correct, the lands surrounding this site are public lands held by the Crown.</p>
<p>The main concern is the interface between the southerly edge of the property with the private access road to Area B. The pedestrian connectivity across the creek connecting with SCMV in particular is a concern as there are numerous pedestrians walking adjacent to the property line. The preference is for these owners is not to develop a multi-use trail connection as there are two other pedestrian connections north of this site.</p>	

Website Traffic

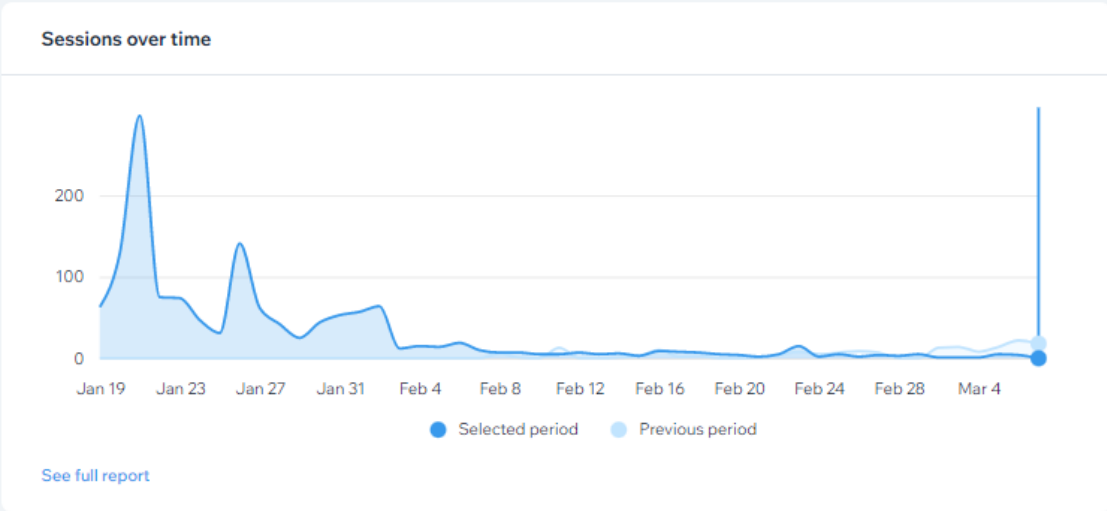
Web statistics are on the following pages. We have had a total of 1,408 sessions with 985 unique visitors to the site since the website launched January 20, 2022.

Traffic Overview



Jan 20 - Today compared to previous period (Dec 3, 2021 - Jan 19, 2022)

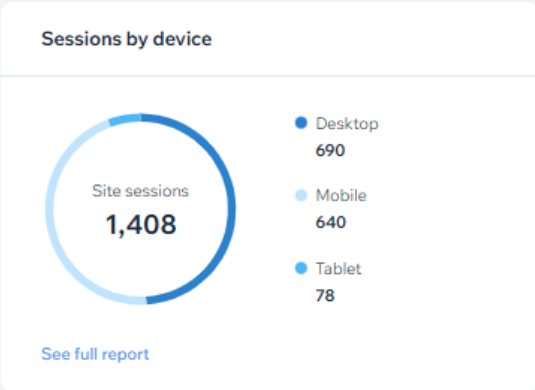
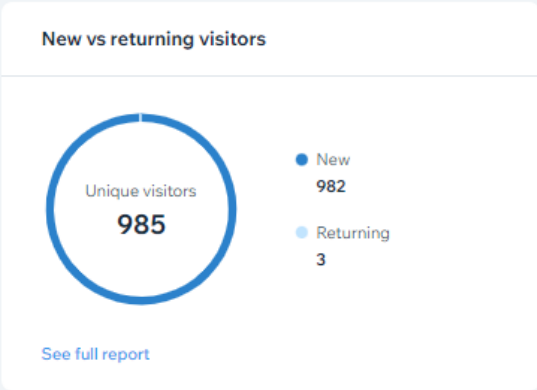
Site sessions 1,408 ↑ 733%	Unique visitors 985 ↑ 1,628%	Avg. session duration 8m 7s ↓ 39%
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Top traffic sources by sessions

Direct	↑ 338%	731
Facebook		329
canmore.ca		200
Google		126
online.flippingbook.com		7

See full report



Top pages by sessions

/ (Homepage)	↑ 1,044%	1,281
/vision-emerging-concept	↑ 432%	351
/community-partnership	↑ 309%	229
/land-use-policy-alignment	↑ 193%	202
/environment	↑ 227%	180

See full report

Section Four – Summary of Session Questions, Comments and Answers.

Virtual Session #1: 6-7 PM February 2, 2022

The session had 34 participants. Of the 45 direct questions or comments made, the majority of the questions/comments came from five individuals. Questions in this session related to access via 3rd Avenue and specifically why not through Spring Creek property to the north, the potential traffic increase, construction traffic, the driveway to Subdistrict C along the northern boundary of the site, timing of the development and the potential for flooding. While there were some questions on the EIS, this session focused mostly on access to the site and the potential increase in traffic. The following is a summary of the questions asked, comments made, and the answers provided by the Project Team through the session.

#	First Name	Question/Comment	Answer
1	Susan	Has AHS agreed to join with the PCS in the operation of this facility?	The Palliative Care Society has had conversations with AHS and is aware of the project.
		Has the Environmental Assessment been peer reviewed?	Yes, the EIS was reviewed by the Town of Canmore's third-party reviewer. MSES was the third-party reviewer.
		Who are the owners? are they local people?	Jan and Bernie McCaffery. They currently live in Calgary.
		What sort of agricultural pursuits are contemplated?	Animal husbandry as is the case now with the horse grazing operations and is allowable under both Future District and Conservation categories.
		Are you going to include the questions in your report on this exercise?	Yes.
		Please provide a contact email because no one responds to the Gmail provided.	Susan, we looked and have not received an email from you. Please continue to use the Gmail provided.
		Who are the owners? Where from?	Jan and Bernie McCaffery. They live in Calgary.
2	Val	Is there an opportunity to take the patient outside in their bed?	Yes, there will be opportunities to take residents outside.
		Thank you. This was terrific information.	Thank you for attending and providing feedback.
3	Charlene	As the owner of the last home and adjacent vacant lot immediately adjacent to the site, I require more information about expected increases in traffic, parking, wildlife, and environmental impacts (herds of elk and deer live right next to me). Also, would the homes	The Town of Canmore will also engage those residents directly adjacent to the site. Given your location, you will be included. Given that your question was early in the session, we hope that we provided more information on the wildlife and the low to negligible impacts on the environment and that we anticipate positive benefits. The footprint of the

#	First Name	Question/Comment	Answer
		in Subdistrict C be set back as shown on the diagram?	homes in Subdistrict C are in their final location as per the Environmental Impact Statement (EIS)
		I didn't see that they were planning on putting a road right up against our property. I assumed those 2 properties would be accessed from spring creek. Not excited with a proposed road all the way around us	There will be no access to the Spring Creek Development from this site. The Spring Creek ARP does not allow access to this site. Subdistrict C will be access via a driveway from 3 rd Avenue and a clear span bridge over Spring Creek.
		A road like will turn into a "quick way" out of town via spring creek gate and dramatically increase traffic!!	There will be no access to the Spring Creek Development from this site. Subdistrict C will be access via a driveway from 3 rd Avenue and a clear span bridge over Spring Creek. There is no connection planned to Spring Creek as that property is owned privately.
		If more roads are added, more people will "use" the area.	The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. Based on other Hospice operations of a similar size, we estimate 25 person trips per day. The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.
		I agree with Denise. The homes in subsection C should be accessed through spring creek. Makes no sense to build an entire road and a bridge to access 2 homes.	We are proposing a driveway connection from 3 rd Avenue to the lots in Subdistrict C. We are also proposing a clear span bridge across Spring Creek in this location as per the EIS. 3 rd Avenue is the legal access to the site. There will be no access from Spring Creek Property.
		Far more likely these will be used as Airbnb's	Within our Direct Control District, we have indicated that Tourist Homes are not a permitted use.
		The entire area was under 6 feet of water the year o the flood	<u>Biologist:</u> It is a natural system. I'm not an engineer so this conversation is out of my expertise, but all the designed buildings are above a certain flood elevation that is the same as those buildings on 3 rd Avenue and the new Spring Creek development. I can speak about the improvements to vegetation along Spring Creek. We get intermediate floods that aren't as extreme, and we get some serious floods that are that are very extreme and part of the offsetting that we have discussed for some of this work is

#	First Name	Question/Comment	Answer
			<p>to improve vegetation within that 20-metre setback along Spring Creek. That improvement would look like planting willows and shrubs that have dense root structures and would mitigate some of that effect of flooding and would shore up the bank so that erosion or sediment transport is not as great as it may be now. Currently, it's kind of a low grassy low shrub ecosystem and it probably would not take much for floods to jump that bank but if we were to pump it full of willows, they would shore up the banks and reduce erosion during flood events. It would improve the setback area for nesting birds, wildlife cover, and fish and fish habitat in the stream.</p> <p><u>Architect:</u> Regional local regulatory authorities and requirements are already put in place to essentially restrict and prevent any building into wetland areas. The primary modification that occurs is to raise the lands where the residences are proposed to be built. In this case, we would be raising the land under the building footprints equal to where Spring Creek is.</p>
		Can you please let us know if all the questions in the chat will be part of the ongoing discussion?	Yes.
		Access to C should be off the road to subsection D not where proposed.	The legal access for this site is 3 rd Avenue, Spring Creek is owned privately. The EIS determined that the best location for the bridge is where we have located it.
		Access through Spring Creek makes the most sense environmentally.	The legal access for this site is 3 rd Avenue, Spring Creek is owned privately. The EIS determined that the best location for the bridge is where we have located it.
		Ever heard of a partnership?? Do what make sense! Not an unnecessary road	We are proposing driveways on the site. 3 rd Avenue is the legal access to the site, and as part of the Town's grid system allows for traffic to feed to 3 rd Avenue from several different routes.
4	Brian	You mentioned affordable housing, can you elaborate. What will the size and pricing of these houses look like?	We will not add affordable housing. Our Direct Control District has accounted for 1 dwelling unit per homestead. While not significant, it will add to the housing stock in Canmore.
5	David	It appears there will be a road connection from 3rd to homes proposed in Subdistrict C - Will these 2 homes (and their associated renters) be connected to Roads in Spring	We are proposing a driveway connection from 3 rd Avenue to the lots in Subdistrict C. We are also proposing a clear span bridge across Spring Creek in this location as per the EIS. 3 rd Avenue is the legal access to the site. There will be no access from Spring Creek Development.

#	First Name	Question/Comment	Answer
		Creek - creating a connection to those roads....	
		The potential to "link" the roadway to the homes in subsection B to Spring Creek is not being ruled out?	We will not access the site from the Spring Creek Development.
		The houses in Subsection "C" will require a roadway to cross the creek - why not use the roadway access that is being provided from for the Palliative Care and Subsection "D" and then "bridge the creek there???"	The bridge over the Spring Creek will have the least impact in the area that we have chosen. This was determined by the EIS.
		The property right now is a natural reservoir in the event of flooding - what is being contemplated to keep this area as a potential "reservoir" or "safety valve" in the event of a flood??	<p><u>Biologist:</u> It is a natural system. I'm not an engineer so this conversation is out of my expertise, but all the designed buildings are above a certain flood elevation that is the same as those buildings on 3rd Avenue and the new Spring Creek development. I can speak about the improvements to vegetation along Spring Creek. We get intermediate floods that aren't as extreme, and we get some serious floods that are that are very extreme and part of the offsetting that we have discussed for some of this work is to improve vegetation within that 20-metre setback along Spring Creek. That improvement would look like planting willows and shrubs that have dense root structures and would mitigate some of that effect of flooding and would shore up the bank so that erosion or sediment transport is not as great as it may be now. Currently, it's kind of a low grassy low shrub ecosystem and it probably would not take much for floods to jump that bank but if we were to pump it full of willows, they would shore up the banks and reduce erosion during flood events. It would improve the setback area for nesting birds, wildlife cover, and fish and fish habitat in the stream.</p> <p><u>Architect:</u> Regional local regulatory authorities and requirements are already put in place to essentially restrict and prevent any building into wetland areas. The primary modification that occurs is to raise the lands where the residences are proposed to be built. In this case, we would be raising the land under the building footprints equal to where Spring Creek is. Development in these areas and Spring Creek is certainly the largest example and of course, what are neighbors on Third Avenue. All these properties as well as some road networks have been raised approximately</p>

#	First Name	Question/Comment	Answer
			<p>five feet and there's incrementally being raised, and anybody driven through Spring Creek see that and it's all been it's a quite a coordinated engineered effort. Third Avenue is also raised and with a longer-range plan of how you how you dissipate and control, flooding, and flood management. I mean, essentially, it's an ongoing process. But the deep the minimal amount of development going on site gives us a lot of flexibility in essentially just raising our sites themselves. It gives us a lot more latitude than for instance, like Spring Creek which is a complete redevelop or every piece of land is raised. That's not the condition here.</p>
		<p>So, the longer-term view is to connect Spring Creek to 3rd Ave ???</p>	<p>No, the legal access for this site is 3rd Avenue.</p>
		<p>As a follow up question to the flooding question - by raising the roadways and building foundations you reduce the reservoir capacity of the property - can you create alternative ideas to mitigate this?</p>	<p><u>Biologist:</u> We have answered this question. It is a natural system. I'm not an engineer so this conversation is out of my expertise, but all the designed buildings are above a certain flood elevation that is the same as those buildings on 3rd Avenue and the new Spring Creek development. I can speak about the improvements to vegetation along Spring Creek. We get intermediate floods that aren't as extreme, and we get some serious floods that are that are very extreme and part of the offsetting that we have discussed for some of this work is to improve vegetation within that 20-metre setback along Spring Creek. That improvement would look like planting willows and shrubs that have dense root structures and would mitigate some of that effect of flooding and would shore up the bank so that erosion or sediment transport is not as great as it may be now. Currently, it's kind of a low grassy low shrub ecosystem and it probably would not take much for floods to jump that bank but if we were to pump it full of willows, they would shore up the banks and reduce erosion during flood events. It would improve the setback area for nesting birds, wildlife cover, and fish and fish habitat in the stream.</p> <p><u>Architect:</u> Regional local regulatory authorities and requirements are already put in place to essentially restrict and prevent any building into wetland areas. The primary modification that occurs is to raise the lands where the residences are proposed to be built. In this case, we would be raising the land under the building footprints equal to where Spring Creek is.</p>

#	First Name	Question/Comment	Answer
6	Tanya	Can you please explain how you plan to direct the traffic to the sites during construction? Do you plan to come through downtown and down 3rd Ave., or a bridge constructed via Spring Creek?	We are looking at some potential options for construction traffic and do not have an answer now. We do not anticipate there to be much traffic with such low density. Construction traffic could access the site via 3 rd Avenue legally or we can look at the industrial road as a potential option. This has not been discussed in detail.
		Is there a designated timeline for construction of all aspects (The 5 homes and the Palliative Care Center)?	No, not at this point in time.
		Who is the Town's 3rd party reviewer?	MSES was the third-party reviewer for the Town of Canmore.
		The ongoing traffic to South Canmore will be significant as I see it	The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.
		If no access via Spring Creek, the construction vehicles will the go through downtown, past the school, down what streets then to 3rd Ave.?	We do not know where the construction access will be at this point in time. There are several streets on the grid system that vehicles could take. We do not believe the construction traffic will be high given the low density of the site.
		Will there be an established timeline that construction on both homes and the palliative care unit must adhere to?	No, we do not have a current construction schedule but do commit to follow up once we know.
		What timeline would be established for the homes and for the palliative care center? It is important to know how long the construction vehicles will be going through town and South Canmore? In other areas there is an established timeline	We are scheduled to go to Council for first reading in early May with a public hearing in June. We do not have a schedule for construction of the on-site infrastructure, the Hospice or the any of the homesteads at this point in time but commit to keep you informed.
		There is only one way out off you are using 3rd Ave	3 rd Avenue is the legal access to the site. Based on the expected number of site visits and limited number of private residents, it is not expected 3 rd

#	First Name	Question/Comment	Answer
			Avenue to increase peak hour volume above allowable traffic requirements.
		For homes in Silvertip, I was told they had established timelines and if they properties were not developed, they had to sell.	This is a modest This is something that would be developed at a later date, we have not yet had these discussions.
		Is there an established timeline? Is there a cut off?	There is no established timeline for construction.
7	Denise	You mentioned agricultural uses a few times in relations to Subdistrict D. Is that something that will be detailed to the Town at some point? There are wildlife management implications with raising crops or animals.	Agricultural uses are allowed under the current land use for this property. Currently, there are a number of horse operations where horses graze the lands.
		The 3rd Avenue access is the legal access while the land is outside the Municipal Development Boundary. It seems that if we're considering extending the Municipal Development Boundary, it's a perfect time to reconsider the logical point(s) of access.	3 rd Avenue is the legal access road to this site. There is no other access point.
		A few questions: 1) Is the calculation of the +240 SSR available on your website? I'm specifically interested in how many points are earned by the donation of lands to the Palliative Care Centre. 2) I understand that there's heavy human use of this parcel of land - walkers, dog walkers, bikes, etc. And I understand the intent to upgrade vegetation. What are your thoughts on how "trespassers" will be kept out of this part of the South Canmore Local Habitat patch? 3) One appealing part of the proposal is that the landowner will fund connection utilities to connect to the municipal infrastructure. Once completed, will the Town be responsible for maintenance? What about	1. It is not available on the website. The Palliative Care Hospice did add to our positive score but even if we took out the Hospice, our SSR would still be positive. The SSR tool has been developed by the Town of Canmore to measure the difference between the net impact against the net benefit (or offset) which a given development provides the Town. (Total Net Benefit – Total Net Impact). The weights associated with each component of sustainability – economic, environmental, and social are determined by the Town. In this project, the palliative care component of the proposal earns a 209.89 score out of a total 239.28 score. 2. The concept of wildlife fencing, and wildlife exclusion fencing has come up and the landowners feel that this is a natural landscape and one of the intrinsic values is having wildlife occupy that land as well. We know that does not speak to trespassers, but one option would be, if it were desired, would be to put up split rail fencing or some other wildlife permeable fencing. As someone who enjoys the outdoors, if split rail fencing were in place, it is likely that I would probably not walk there when there are

#	First Name	Question/Comment	Answer
		<p>plowing/road maintenance? And waste/recycling/food waste collection?</p> <p>4) As several others have mentioned, it makes sense to me that the Town look more broadly at streets. A separate road to access two home sites makes no sense to me. Either those homes should be accessed through Spring Creek OR the road should be another Spring Creek access point</p>	<p>other places that I could just walk. There is not an intent to exclude the public from here. There are no gates or exclusionary fencing that's being proposed. It is more about just believing that humans move in a certain way on the landscape, and we understand when we are walking in an area that maybe not public. There has also been discussion of interpretive signage, which would be a benefit to the area. Teaching land users about what is going on the land out there and, what the value of shrubby swamp is.</p> <p>3. The landowners will pay for servicing the site. All the driveways on site will be private and will be the responsibility of the landowners to maintain and plow. We are working through waste/recycling collection at this point in time.</p> <p>4. 3rd Avenue is the legal access for this site and the Town has accommodated this access point with the cul-de-sac. There will be no access to the Spring Creek Developments.</p>
		Optional accessory dwelling units doesn't specifically do anything to address affordable/employee housing needs.	Accessible Dwelling Units do provide homes for families in the Bow Valley. We cannot solve the current housing crunch in the Valley, but we can contribute modestly to it.
		Thanks for the opportunity to hear directly from you before you decide to approach the Town for approval.	Thank you for attending and providing feedback.
8	Simon	Based on this plan, homes in Sub C would NOT have access across the creek, correct?	That is correct.
		Sub C homes will be constructed via spring creek only?	We are proposing a driveway connection from 3 rd Avenue to the lots in Subdistrict C. We are also proposing a clear span bridge across Spring Creek in this location as per the EIS. 3 rd Avenue is the legal access to the site. There will be no access from Spring Creek Property.
		Does anything prevent the additional buildings from being used as Airbnb's?	Yes, within our Direct Control District, we have indicated that Tourist Homes are not a permitted use.
9	Facilitator	What is the intention of Wildlife Fencing	The concept of wildlife fencing, and wildlife exclusion fencing has come up and the landowners feel that this is a natural landscape and one of the intrinsic values is having wildlife occupy that land as well. We know that

#	First Name	Question/Comment	Answer
			<p>does not speak to trespassers, but one option would be, if it were desired, would be to put up split rail fencing or some other wildlife permeable fencing. As someone who enjoys the outdoors, if split rail fencing were in place, it is likely that I would probably not walk there when there are other places that I could just walk. There is not an intent to exclude the public from here. There are no gates or exclusionary fencing that's being proposed. It is more about just believing that humans move in a certain way on the landscape, and we understand when we are walking in an area that maybe not public. There has also been discussion of interpretive signage, which would be a benefit to the area. Teaching land users about what is going on the land out there and, what the value of shrubby swamp is.</p>
		<p>Keenan, can you talk a little bit about the process of third-party reviewer, and also who was the third-party reviewer?</p>	<p>The third-party reviewer was MSES out of Calgary, they are an organization of highly academic folk that have history working and conducting environmental assessment in the South Canmore Local Habitat Patch. They developed a similar EA for the expansion of the wastewater treatment facility or waste transfer station there. So, they're familiar with the ecosystems and the habitat types and the species that live there. The process is as follows: Before we began the EIS, the terms of reference was developed. It was written by the third-party reviewer MSES, and we worked together to finalize the scope. We went back and forth with them through phone calls to make sure that we understood exactly what they were asking for. They submit to us the terms of reference, that's our rules of engagement. I go out and complete the assessment in a manner that meets those terms of reference, and we submitted our draft EIS to the Town and MSES for them to review. They provided great feedback, they wanted some clarity on some of the wording and some of the proposed mitigation. In the EIS we were probably a little bit vague about the way we described wildlife habitat use, wildlife fencing, and certain mitigation measures. It is a detailed process, but that's the process back and forth with them through a review-and-refine process. Through the EIS review we refined the conceptual design multiple times, each time adjusting the building siting to reduce potential effects on wildlife and the environment. We ended up moving the Palliative Care center completely away from the shrubby swamp wetland.</p>

#	First Name	Question/Comment	Answer
			This process was unique to the process in many other jurisdictions that I work in. For example, I'm usually provided terms of reference for the kind of report they want. I believe that this one was a little bit more rigorous than I would typically do for this type of development. As a wildlife biologist, this was exactly the type of work I like to do, and I feel like I kept an unbiased perception on it, and I stand behind the findings.
		There were some other questions from participants around what kind of animals will be within a sub district D. There is already a horse grazing that is in the area.	That is a topic of discussion we had early in the process. It comes down to the avoid and reduce discussion through mitigation. Currently, the land is being used for horse grazing by the adjacent landowner and those animals are their horses are impounded by an electric fence. The landowners have not decided whether they want horses, but they want to retain that option in the future. If that were the case, that's where the split rail fence might be in place. We are talking about a couple of horses that would be impounded with wildlife permeable fencing, which would be like a standard split rail fence.
		Can you clarify what you mean by current use of the land	Sure. So, when I use those terms, current use of the land, I would be talking about human users, the existing disturbance on the landscape. I look at what the land is currently being used for in a permanent and temporary sense. There are several roads that criss-cross the South Canmore Local Habitat Patch. There are several people that hike and walk and ski and bike and just enjoy the landscape. So, current use of the land to me means hikers, skiers, bikers, and infrastructure development like roads and buildings, and when I look at land use, all those things are lumped into it. So maybe asking "what is the ongoing disturbance on the land" is another way to describe that.

Virtual Session #2: 8-9pm

The session had 35 participants. Of the 14 direct questions or comments made, the majority of the questions/comments came from five individuals. Questions in this session focused more on the process, flooding, traffic, the donation and why not the nature conservancy. There were very few comments on the EIS other than support for the summary provided. The following is a summary of the questions asked, comments made, and the answers provided by the Project Team.

#	First Name	Question/Comment	Answer
10	Rick	It was a very odd accident of history that this small area of privately owned land so close to the downtown core was designated as a 'habitat patch'. As an environmental activist I see no big problems with this application.	Thank you. You are correct, most of the identified regional and local habitat patches are Crown land administered by the province. Private ownership of land is rare within habitat patches and the proposed Concept will seek to steward 89% of the total land mass in its natural state.
		Good summary Keenan. I was a member of the Town of Canmore's Environmental Advisory Review Committee when this application first came forward and have reviewed the environmental studies in detail. I also walked the perimeter of the area to get a better sense of the land. In my opinion this development is environmentally responsible, and socially desirable.	Thank you.
		Good question Debbie. This is a lowland area, but I think that they have taken that into account. Like all of downtown Canmore we depend on berms!!!	We have taken this into consideration.
11	Meg	Who was the third-party reviewer?	MSES was the third-party reviewer for the Town of Canmore.
		Thanks. Another consideration would be that with the amount of glass, mitigation of window strikes for birds would be an issue I would raise.	As the project develops the architectural team will investigate methods for reducing the potential for bird strikes. Of course, there is a balance that will need to occur to ensure residents/patients of the Hospice are able to enjoy the greatest amount of interaction with nature.
		Also want to offer congratulations on all the work done and gratitude to the owners of this site, incredibly generous. This is a very light use of this land. It could no doubt be developed in the long run in a more disruptive way. So, this is a great use.	Thank you for attending and providing feedback. We appreciate your comments.
12	Chris	How many patient beds are planned for the palliative care facility? And how many staff?	There will be 6 beds for residents. PCSBV is still working through their staffing plan.

#	First Name	Question/Comment	Answer
		Given you are already planning a road over the creek, has the owner fully considered the option of connecting traffic into Spring Creek to avoid adding additional traffic through downtown, playground and school zones, and the residential neighbourhood?	<p>The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. Based on other Hospice operations of a similar size, we estimate 25 person trips per day.</p> <p>The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.</p>
		Has the owner considered donating land to the Palliative Care Society that is not currently under conservation status, outside existing growth boundaries, and located in a difficult-to-access residential area to support a small 6 bed facility?	The landowners do not own land outside the Urban Growth Boundary so cannot donate it.
		How much ambulance traffic should be expected?	We do not know but expect with only 6 residents and we expect it will be very low.
13	Debbie	Is there any risk of flooding?	<p><u>Biologist:</u> It is a natural system. I'm not an engineer so this conversation is out of my expertise, but all the designed buildings are above a certain flood elevation that is the same as those buildings on 3rd Avenue and the new Spring Creek development. I can speak about the improvements to vegetation along Spring Creek. We get intermediate floods that aren't as extreme, and we get some serious floods that are that are very extreme and part of the offsetting that we have discussed for some of this work is to improve vegetation within that 20-metre setback along Spring Creek. That improvement would look like planting willows and shrubs that have dense root structures and would mitigate some of that effect of flooding and would shore up the bank so that erosion or sediment transport is not as great as it may be now. Currently, it's kind of a low grassy low shrub ecosystem and it probably would not take much for floods to</p>

#	First Name	Question/Comment	Answer
			<p>jump that bank but if we were to pump it full of willows, they would shore up the banks and reduce erosion during flood events. It would improve the setback area for nesting birds, wildlife cover, and fish and fish habitat in the stream.</p> <p><u>Architect:</u> Regional local regulatory authorities and requirements are already put in place to essentially restrict and prevent any building into wetland areas. The primary modification that occurs is to raise the lands where the residences are proposed to be built. In this case, we would be raising the land under the building footprints equal to where Spring Creek is.</p>
		Thank you very much for this presentation. Such a great opportunity for Canmore.	Thank you for attending and providing feedback. We appreciate your comments.
14	Dan	3rd avenue must be accessed from 1st and 2nd street which will increase the traffic a fair bit!	The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.
	unknown	Has the palliative care looked at other options? Why this site?	The PCSBV looked at over 30 sites in the Bow Valley. Some were not appropriate and others too expensive. When the landowners offered to donate land to the Palliative Care Society for the Hospice, it seemed like the ideal location. This large land trust, set in a pastoral green space, at the foot of Three Sisters Mountain, is ideally suited for the Bow Valley Hospice. The donation to the Palliative Care Society also reduced the burden of fundraising for a community-based charity and provide a site in proximity to the Town amenities that would otherwise not be available.

Virtual Session #3: 12-1 pm

The session had 39 participants. Of the 22 direct questions or comments made, questions/comments came from eight individuals. Comment ranged from support for the Indigenous engagement to questions related to the bridge crossing over Spring Creek, to the approval process to the setbacks from creeks to questions related to the expansion of the growth boundary. While there were some questions regarding access from 3rd Avenue, the main questions were on the EIS. The following is a summary of the questions asked, comments made, and the answers provided by the Project Team.

#	First Name	Question/Comment	Answer
15	Tracey	I'm glad to hear you had consultations with first nations. If time permits, could you elaborate on the nature and substance of those consultations/discussions?	<p>The project has not yet consulted with the local First Nations regarding the flora and fauna, but we will seek input from local Indigenous experts as part of the process of the development moving forward, including the site development. With respect to the Hospice facility, we have coordinated with Stoney Nakoda First Nations on many occasions since 2016 and discussed general cultural and spiritual observances related to palliative care in the planning process of developing palliative care programs and designing a Palliative Care House. From these conversations, the PCSBV established several recommendations in the design of a Palliative Care House, including but not limited to:</p> <ul style="list-style-type: none"> • Ability to accommodate a full smudge ceremony in the Palliative Care Hospice • Sacred space in the Hospice to perform various ceremonies • One room designed to accommodate up to 25 family members with sleeping accommodation for at least one family member to stay overnight • Provide education sessions and have protocols available regarding Stoney traditional cultural and spiritual observances for the non-indigenous health care staff and volunteer engagement.
		Can you please explain why you chose 20 m creek setbacks as opposed to 50m setbacks as is encouraged by the provincial government: The Provincial Guideline of 20 m setbacks are for areas with glacial till substrates. However, the EIS notes the Project Area is underlain by fine and coarse	While not my area of expertise, I had regulatory experts support me with this in the preparation of the EIS. Town of Canmore has guidance documents (the Land Use Bylaw) that identify a 20-metre setback as appropriate on Spring Creek. We are also planning more conservatively, and you can see in this image what has previously happened and developments upstream. If you look at the houses on

#	First Name	Question/Comment	Answer
		<p>fluvial materials. For alluvial sediments, the Provincial Guidelines recommend a 50 m setback along streams, as a result the proposed setbacks from Spring Creek are likely insufficient to mitigate impacts</p>	<p>3rd Avenue, the houses are constructed up to within approximately five meters of the stream. In the Spring Creek Development, they are right up against the stream and so this 20-metre setback is a little bit more conservative than what then then what's happening currently to the north. The Town of Canmore, through consultation and discussion, approved this 20-meter setback, recognizing that the provincial guidance documents were 50 meters. We had discussions with the Town's third-party reviewer about the provincial guidance document, and we went through the regulations and determined that this was an appropriate setback given the setting and the regulations that are provided on this site.</p>
		<p>In your EIS you conclude that the site was not used for elk calving. How confident are you that this site has not been used for elk calving given you did all site surveys well outside of calving season?</p>	<p>It is possible that elk may calve here but it is not their preferred calving grounds. Confidence comes from collar data - GPS collar data that tracks the locations of cows during important seasons like calving. A lot of the data showed up on Elk, which is kind of across from cross from Millennial Park and further to the south downward that it becomes a bit of a bladed braided floodplain. That is where the confidence comes from. It is a good question. It is not an easy one to answer and if an Elk were to calve there, it would be opportunistic. The development does not necessarily limit elk calving. We know that species like elk become highly habituated to human use and that is one of the reasons they are so prominent in the south Canmore Local Habitat Patch, they do not seem to mind having humans around. Having said that, we recognize that when a cow has a calf that is a little bit different. But having humans in and around herds and calves is a security tactic for elk. There are papers available that talk about the distribution of elk during counting season.</p>
		<p>In all due respect, elk frequently bed down in Subdistrict C.</p>	<p>Of course, we looked hard at Elk, large mammals, ungulates, in particular, is a specialty of mine, carnivore species as well or something I feel I am a specialist in. We know that elk live near humans because it is a security factor. And yes, they probably bend down to the west of the property. I have seen beds in Subdistrict D down in the southern corner. I have also seen massive Elk in major areas downwards, pulling up a braided floodplain or the Trans</p>

#	First Name	Question/Comment	Answer
		<p>Has there been any in depth hydrogeological studies done that look at possibility of flooding and infrastructure damage given the inadequacy of 1 in 100-year flood levels in the age of climate change? With bringing roads/driveways and building sites up to grade is there any potential impact on water drainage from flood prone areas of south Canmore</p>	<p>Canada at the very southern tip, where the Trans Canada crosses the Bow River. Bedded down Elk is habitat that helps us, it is important for them to sleep but it is not critically important to their survival. Those types of things are critically important to their survival and security from predators. Security from getting hit on railways and roadways, but also forage and food availability in the in the winter months like right now or if we get a drop to minus 30. You can imagine that it is tough for them. There is not a lot of food out there. We focus our efforts and by we, I mean all wildlife biologists focus our efforts on those critical seasons and critical habitats that are important to their survival, recognizing that it is still valuable habitat. But we know that Elk are comfortable with humans. I mean, the South Canmore or local habitat patches is well used by humans for skiing, hiking, biking, all the things and the Elk persist. We looked at grizzly, we looked at cougar and there is a long list of species that were involved in we included the little ones like amphibians and birds.</p> <p>There were some shallow subsurface investigations done during the soils and terrain component of the EIS. Soil pits were dug to the water table. We relied heavily on available mapping by the Town of Canmore and the Province for the flood fringe levels. There will be modifications and improvements to vegetation along Spring Creek. We are building to the provincial standards as we know they exist today. Those are subject to change and at the time of building there may be changes to that and we will have to respond to it because we do know that we are in a time of change out there climatically.</p> <p>Addendum to the original response:</p> <p><i>In an earlier EIS completed for the property geotechnical and hydrogeological investigations were completed throughout the property. Geology, Soils and Terrain, Surface Water, and Groundwater were all components of that investigation.</i></p>

#	First Name	Question/Comment	Answer
		So, am I right in understanding that with ADUs, there could be essentially 12 private dwellings in this development?	Correct. These Accessory Dwelling Units are optional and will be restricted in size. It will provide housing for families in Canmore and will contribute to
		Can there be rental suites in the homes as well as ADU or are suites not allowed?	No, only Accessory Dwelling Units which will be rented.
		Thank you for taking the time to explain your project to us and to answering our questions today!	Thank you for attending and providing feedback.
		Yes, the odours from the plant are significant on many days.	Thank you for the information.
16	Chris	Looks like a well-done development proposal and I would support the change in Land Use to facilitate the development of the site as presented.	Thank you for attending and providing feedback. We appreciate your comments.
		What impacts does the stream road crossing have?	The bridge over the Spring Creek will have the least impact in the area that we have chosen. This was determined by the EIS. Clear span bridges, especially those of smaller spans, are considered environmentally sensitive due to the lack of piers in the water, allowing the water to move freely as it does naturally.
17	Michelle	What is the next step(s) of the approval process?	We understand that the Town of Canmore will conduct its own engagement process seeking feedback from owners within 60 metres of the development. Once we have all the feedback, we will finalize our application. We anticipate that we will go to first reading of Council on May 1 and to a public hearing in early June.
18	Sarah	Can you explain where the property boundary and the Urban Growth Boundary overlap? Is there a portion of the private property that falls outside of that Urban Growth Boundary? What happens to this development if the growth boundary is not amended?	The site is outside of the Growth Boundary however, it is currently zoned as Future Development District which means it has greater consideration for urban development than other sites. The Growth Boundary can be expanded in special cases where a community benefit is achieved, a net positive fiscal or socio-economic impact is achieved, the proposed development can be connected to municipal infrastructure in a fiscally and environmentally responsible manner, and the proposed development does not result in unacceptable environmental impacts.

#	First Name	Question/Comment	Answer
		<p>Did you do any site visits with the Stoney to assess any sites or plants of significance that may be impacted by construction and development?</p>	<p>The project has not yet consulted with the local First Nations regarding the flora and fauna, but we will seek input from local Indigenous experts as part of the process of the development moving forward, including the site development. With respect to the Hospice facility, we have coordinated with Stoney Nakoda First Nations on many occasions since 2016 and discussed general cultural and spiritual observances related to palliative care in the planning process of developing palliative care programs and designing a Palliative Care House. From these conversations, the PCSBV established several recommendations in the design of a Palliative Care House, including but not limited to:</p> <ul style="list-style-type: none"> • Ability to accommodate a full smudge ceremony in the Palliative Care Hospice • Sacred space in the Hospice to perform various ceremonies • One room designed to accommodate up to 25 family members with sleeping accommodation for at least one family member to stay overnight • Provide education sessions and have protocols available regarding Stoney traditional cultural and spiritual observances for the non-indigenous health care staff and volunteer engagement.
		<p>Why is there no affordable housing being proposed?</p>	<p>We will not add affordable housing. Our Direct Control District has accounted for 1 dwelling unit per homestead. While not significant, it will add to the housing stock in Canmore.</p>
19	Priscilla	<p>What work has been done to address flooding?</p>	<p>There were some shallow subsurface investigations done during the soils and terrain component of the EIS. Soil pits were dug to the water table. We relied heavily on available mapping by the Town of Canmore and the Province for the flood fringe levels. There will be modifications and improvements to vegetation along Spring Creek. We are building to the provincial standards as we know they exist today. Those are subject to change and at the time of building there may be changes to that and we will have to respond to it because we do know that we are in a time of change out there climatically.</p> <p>Addendum to the original response:</p>

#	First Name	Question/Comment	Answer
			<i>In an earlier EIS completed for the property geotechnical and hydrogeological investigations were completed throughout the property. Geology, Soils and Terrain, Surface Water, and Groundwater were all components of that investigation.</i>
20	M	With regard to Subdistrict C, it looks like the Spring Creek development will be tied into that access road. As you point out, this is the largest and highest density project in the history of Canmore. To open South Canmore to that level of traffic is a serious concern.	It would be a concern. There is no planned access to the Spring Creek Development. Access to Subdistrict C will be via a driveway and a clear span bridge over Spring Creek from 3 rd Avenue.
		Instead of building that long road and bridge in subdistrict C and impacting the green space, why not just negotiate access with Spring Creek for those two homes?	3 rd Avenue is the legal access to the site and all access to the site can be accommodated from this entry point. There is no reason to negotiate an access agreement. Spring Creek is privately owned.
21	Dan	Has this property been on the market for sale for the last few years? What is the plan for traffic access for this development at completion and during construction? There are significant odors that come from the sewage treatment which would be very offensive to someone who is ill.	The property has not been for sale for the last few years. The landowners have been working with the Town of Canmore over the last few years to finalize a proposed Concept and intend to build their home on the property. In terms of the Town's treatment plant and emanating odours, it is our understanding that any odours coming from the Plant need to be mitigated. The owners were aware of the situations surrounding them.
		Has the school board been approached to put the Hospice on the land available to Lawrence Grassi School?	The Hospice looked at many sites in the Bow Valley and none were appropriate for their use. CRPS has development plans for that site that are now before Council.
		Are the doors from the Sewage Treatment Plant going to be addressed prior to a Hospice being built? There are many days on 2nd street you can't open your windows	Thank you for the information.
22	R	I like to walk on the berm at the end of 3rd Ave. Will I still have access to it?	Yes.
		Good information. Thanks.	Thank you.

Virtual Session #4: 5-6 pm

The session had 34 participants. Of the 66 direct questions or comments made, many of the questions/comments came from six individuals with one individual providing 19 of the 66 questions/comments. Questions and comments in this session focused on access via 3rd Avenue and specifically why not through Spring Creek property to the north, what other locations did the PCSBV look at, mitigation of potential flooding, potential traffic increase, fit with the Municipal Development Plan, and protection of sensitive areas. The following is a summary of the questions asked, comments made, and the answers provided by the Project Team.

#	First Name	Question	Answer
23	Phil	How will flooding issues be dealt with?	<p><u>Biologist:</u> It is a natural system. Again, I am not an engineer, but all the designed buildings are above a certain flood elevation that is the same as those buildings on 3rd Avenue and the new Spring Creek development. I am not quite sure what else to say. We can speak about the improvements to vegetation along Spring Creek. So we get intermediate floods that aren't as extreme and we get some serious floods that are that are very extreme and part of the offsetting that we have discussed for some of this work is to improve vegetation along within that 20 metre setback along Spring Creek, and that would look like planting willows and shrubs that have really dense root wads and would mitigate some of that effect of flooding and would shore up the bank so that erosion or sediment transport is not as great as it is right now. Currently, it is kind of a low grassy low shrub ecosystem, and it probably would not take much to jump that bank but if we were to pump it full of willows, they would shore up that sharp the banks reduce erosion. I think it would really improve if for nesting birds and you know, wildlife cover and all those things as well.</p> <p><u>Architect:</u> Regional local regulatory authorities and requirements are already put in place to restrict and prevent any building into wetland areas. There are no wetland areas on the site. Where we have picked areas that we are building in, which are of a similar elevation to what originally was 3rd Avenue and of course Spring Creek. The primary modification that occurs in the process is to raise the lands where the residences are built. In this case, we would be raising the land equal to where Spring Creek is, which is about a five-foot</p>

#	First Name	Question	Answer
			modification, but with so much green space around the housing, we will very localized raising of the lands.
24	Bruce	What other locations have been considered for the hospice facility? What criteria was used to zero in on this location? Wouldn't it make more sense to locate the facility adjacent to or as part of the Bow River Lodge assisted living facility in Canmore?	The PCSBV looked at over 30 sites in the Bow Valley. Some were not appropriate and others too expensive. When the landowners offered to donate land to the Palliative Care Society for the Hospice, it seemed like the ideal location. This large land trust, set in a pastoral green space, at the foot of Three Sisters Mountain, is ideally suited for the Bow Valley Hospice. The donation to the Palliative Care Society also reduced the burden of fundraising for a community-based charity and provide a site in proximity to the Town amenities that would otherwise not be available. The PCSBV did meet with the Bow River Lodge group back in 2018/19. We could not come to an agreement and the potential site was dropped as we had received an offer from the landowners for the proposed site.
		Did the owners of the land under consideration approach organizations other than the Land Conservancy of Canada regarding donating the 20-acre parcel of land? The Conservancy only considers land that is either 160 acres in size or a smaller area if it is contiguous with other land managed by the Conservancy.	No. The landowners would like to live on the land and have made a generous donation of 2 acres of service land to the Palliative Care Society to construct a Palliative Care Hospice.
		I think everyone knows what a hospice is and it's great to show what a nice facility would look like, but I believe the issue is - Is that the most appropriate location for the hospice? What criteria was used to selected the site?	The PCSBV looked at over 30 sites in the Bow Valley. Some were not appropriate and others too expensive. When the landowners offered to donate land to the Palliative Care Society for the Hospice, it seemed like the ideal location. This large land trust, set in a pastoral green space, at the foot of Three Sisters Mountain, is ideally suited for the Bow Valley Hospice. The donation to the Palliative Care Society also reduced the burden of fundraising for a community-based charity and provide a site in proximity to the Town amenities that would otherwise not be available.
		How does the proposed development specifically fit with the Municipal Development Plan for Canmore? Why are high-end private residences included in the proposal when Canmore already has so many high-end homes sitting empty most of the time? Where is the "housing diversity" in the	The Palliative care aspect of the site directly aligns with the Municipal Development Plan for Canmore in providing health related services to citizens. In the past there have been many development applications for this site ranging from 39 to 100 residential dwelling units but none of them as environmentally sensitive as what is currently being proposed under this application. This application is

#	First Name	Question	Answer
		concept? How would the proposed development help address Canmore's affordable housing crisis?	less intrusive, more focused on a true balance between environmental stewardship and the built form and has the potential to act as a transition zone from the high density of Spring Creek Mountain Village to the natural areas beyond the Town of Canmore facilities. Affordable housing has not been included for this site, to keep the footprint low as per our proposed Concept and our EIS. Our Direct Control District has accounted for 1 dwelling unit per homestead. While not significant, it will add to the housing stock in Canmore.
		How would the proposed development ensure preservation of the wetlands and the protection of all the wildlife that use the area (elk heard, bears, coyotes, etc.)? Isn't the area part of a wildlife corridor or at least a refuge destination for wildlife? I know for a fact that several elk frequently overnight exactly in Subdistrict C.	We want to be clear that this is a shrubby swamp ecosystem, so it is not a marsh. It is not a marsh like you might envision waterfowl like ducks living in. The shrubby swamp is dominated by shrubs, willows, red-osier dogwood, and species like that, and the shrubby swamp has been completely avoided. The design has been set back 10 metres from the wetted edge or what may be the wetted to edge in certain times of the year. That captures the vegetation adjacent to what would be contributing to the health and function of the shrubby swamp. As a result of the re-orientation of buildings through peer review process, the shrubby swamp has been completely avoided and mitigated and so there is no anticipated disturbance on the wetland. We recognize that wetlands are extremely important on the landscape, and they are not common in this area. This was a high priority for the landowners to preserve. Given the nature of it, it is not a marsh, it is a swamp, so it has a different value on the landscape than a marsh would have.
		Wouldn't the best location for the hospice be at the Bow River Lodge assisted living facility in order to capture synergies between the operations?	The PCSBV looked at over 30 sites in the Bow Valley. Some were not appropriate and others too expensive. When the landowners offered to donate land to the Palliative Care Society for the Hospice, it seemed like the ideal location. This large land trust, set in a pastoral green space, at the foot of Three Sisters Mountain, is ideally suited for the Bow Valley Hospice. The donation to the Palliative Care Society also reduced the burden of fundraising for a community-based charity and provide a site in proximity to the Town amenities that would otherwise not be available. The PCSBV did meet with the Bow River Lodge group back in 2018/19. We could not come to an

#	First Name	Question	Answer
			agreement and the potential site was dropped as we had received an offer from the landowners for the proposed site.
		South Canmore is a grid network, but there are only two access points that weave around the school property. Even 50 more person trips per hour is going to be a noticeable impact on the roadways around the school.	The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. Based on other Hospice operations of a similar size, we estimate 25 person trips per day. The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.
		If this development were to proceed, what if the land between the site and the rail right-of-way (still within the Future Development Area) is put forward for development? How would that land be accessed?	We cannot comment on land outside our property boundary.
		What is the plan for parking for residents, visitors, and staff? Will some of them be forced to park in adjacent residential areas and walk to the new development?	We are still at the conceptual stage of design for the Palliative Care Hospice. We anticipate that we will have enough parking on site to accommodate parking.
		Keenan mentioned that ducks don't live in the site's wetland. I know for a fact that many ducks nest in the wetlands next to Spring Creek on the site.	This is not duck nesting habitat. Harlequin ducks may use Spring Creek if their range overlaps with it, and other species may use habitats around Spring Creek and Policeman's Creek within the property boundary, but the shrubby swamp does not provide suitable nesting habitat for ducks. With any construction in Canada, there is international law that protects ducks and all birds, their nests, and their nesting habitat. Part of the plan is to not disturb any vegetation during the nesting season which is in the spring. We know that some owls get going on their nesting activities about this time of year, but this has absolutely been considered. Nests are of prime importance, and we do not anticipate any disturbance to nests. I just want to reiterate, all these types of mitigation measures and considerations are standard impact assessment items, and they are

#	First Name	Question	Answer
			always addressed in environmental assessment, we covered them in this EIS.
		If no one is allowed to touch the water, creek bottoms and banks around the existing pedestrian bridges to sand and stain those bridges, why is the developer allowed to build a vehicle bridge to access Subdistrict C?	We looked at that through our options analysis (EIS) and to reduce the environmental footprint, the best location on that entire setback is where we put the bridge - on that entire stream section is where it is proposed. The best way to get to Subdistrict C is from 3 rd Avenue. We looked at all other alternatives and we looked at the bank stability and the veggie vegetation and what that would mean in the future.
		Would the purchasers of the residences formally agree to forever refrain from complaining to the Town of Canmore and its contracted operators about any noise, odors and/or health impacts associated with living in close proximity to the facility that handles Canmore's sewage, garbage, and recycling? Would they also agree to refrain from complaining about any noise from the nearby rail right-of-way and heliport?	We cannot comment on this. We assume that future landowners will do their due diligence and make their own decisions on this issue.
		The landowners are certainly aware of the noise, odor and other issues pertaining to the adjacent municipal waste treatment centre. My question is about ensuring that future owners of the five other residences and the hospice don't complain. You avoided answering my question.	We cannot comment on this. We assume that future residents will do their due diligence and make their own decisions on this issue.
		I read that the landowner is not a residential land developer (that was on their website), yet they are developing five residences. They are most certainly proposing to be residential land developers.	The landowners do not own a development company. The landowners would like to live on the land and have made a generous donation of 2 acres of service land to the Palliative Care Society to construct a Palliative Care Hospice. They saw an opportunity to provide a service to the community, while constructing their own home on the land. The other 5 homesites will help pay for the servicing of the land and offsetting.
		Why was the palliative care group turned down for a site at the hospital and at the assisted living facility? Just saying you were turned down isn't really an answer. What was the reason for the rejections?	The PCSBV looked at over 30 sites in the Bow Valley. Some were not appropriate and others too expensive. When the landowners offered to donate land to the Palliative Care Society for the Hospice, it seemed like the ideal location. This large land trust, set in a pastoral green space, at the foot of Three Sisters Mountain, is ideally suited

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			for the Bow Valley Hospice. The donation to the Palliative Care Society also reduced the burden of fundraising for a community-based charity and provide a site in proximity to the Town amenities that would otherwise not be available. The PCSBV did meet with the Bow River Lodge group back in 2018/19. We could not come to an agreement and the potential site was dropped as we had received an offer from the landowners for the proposed site.
		What is the emergency response plan for the proposed development area? Won't emergency vehicles have to weave all the way through downtown and South Canmore after traveling from the other side of the TransCanada highway (after the new fire station is constructed)?	Emergency Services will access the site via 3 rd avenue through South Canmore. In accordance with the Town of Canmore's requirements for secondary emergency access, the use of 3 rd avenue south to the wastewater treatment plant has been proposed. The emergency access has been approved by the province to extend through the water/wastewater treatment (and other) facility. The emergency access plan will also be further reviewed through our subdivision process and become a condition of the subdivision.
		Did the landowners approach organizations other than the Land Conservancy of Canada to donate the land? Why not donate most of the land to the Town of Canmore?	No. The landowners would like to live on the land and have made a generous donation of 2 acres of service land to the Palliative Care Society to construct a Palliative Care Hospice.
		How do you determine who is directly impacted by the development?	The Town determines this, but we believe it is land within 60 metres of the site.
		As we've seen, facilities were built near the heliport and the residents have complained after they move in, even though they surely knew they were purchasing properties next to a heliport. Same for an assisted living facility in Banff where residents have complained about the train horns even though they surely knew the rail right-of-way was next to their home.	We cannot comment on this. We assume that future landowners will do their due diligence and make their own decisions on this issue. The PCSBV has determined that the site meets their needs for a Palliative care facility.
25	Diana	AHS was mentioned being involved in this process - can you elaborate?	AHS is aware of the proposal and the PCSBV is keeping them informed of progress.
26	Taso	What will be the increase in traffic, estimated cars per day?	The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the

#	First Name	Question	Answer
			local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.
		What will be the capacity of the Hospice once complete? How many “residents / patients” would it be able to accommodate and what would the staffing levels be?	There will be 6 beds for residents. PCSBV is still working through their staffing plan.
27	Hugh	How have/will the indigenous communities in the Bow Valley been involved in the design/development of the plan and ultimately access and use of the facility?	<p>The project has not yet consulted with the local First Nations regarding the flora and fauna, but we will seek input from local Indigenous experts as part of the process of the development moving forward, including the site development. With respect to the Hospice facility, we have coordinated with Stoney Nakoda First Nations on many occasions since 2016 and discussed general cultural and spiritual observances related to palliative care in the planning process of developing palliative care programs and designing a Palliative Care House. From these conversations, the PCSBV established several recommendations in the design of a Palliative Care House, including but not limited to:</p> <ul style="list-style-type: none"> • Ability to accommodate a full smudge ceremony in the Palliative Care Hospice • Sacred space in the Hospice to perform various ceremonies • One room designed to accommodate up to 25 family members with sleeping accommodation for at least one family member to stay overnight • Provide education sessions and have protocols available regarding Stoney traditional cultural and spiritual observances for the non-indigenous health care staff and volunteer engagement.
		How have you addressed the impact on elk that frequently overnight along the trail immediately west of the west property boundary?	We evaluated the use and selection of habitat by elk on the property. We reviewed academic reports on habitat use and selection by elk in the region (some discussions specific to the SCLHP). We completed 3

#	First Name	Question	Answer
			site investigations and documented relative abundance of elk use based on sign – which to a trained professional is easy when you know what to look for with respect to short- and long-term indications of use.
28	Heather	Who was invited to this initial info session?	We dropped mail cards to 250 homes in South Canmore. Our project has been active on social media and the Town website has a link to our website.
		Was Spring Creek approached for an optional entrance for the 2 homes on the north side of the creek?	The legal access to the site is via 3 rd Avenue. There is no need to find another entrance to the two homes in Subdistrict C.
		Has there been any discussion had regarding entering the parcel of land via the road that leads to the recycling/water treatment road?	No, the legal access to the site is 3 rd Avenue in South Canmore.
29	D	This green site seems to be on map on the other side of the Trans Canada highway ??	Unclear as to what this comment is referring to, our site is on the south side of the TransCanada.
30	Chara & Mark	To be clear the primary goals of the “concept” is to obtain: a) an enormous private home site on what is currently conservation open land b) convert a 3.3 million investment into an investment with total value of roughly 8 million dollars	We are not sure where your numbers are coming from. The land is privately owned. The landowners are making a generous donation to the Palliative Care Society to build a Hospice. The Town in general will benefit from this donation. The landowners have always planned to build their own home and are asking for 5 additional homesites to help pay for the servicing of the land and some of the offsetting. There have been many proposed developments with larger footprints. This is a modest development that will maintain 89% of the land in a natural state.
		The Elk bed down frequently in Subdistricts A, B, C and D.	Of course, we looked hard at elk. Large mammals, ungulates is a specialty of mine, carnivore species as well or something I feel I have specialized my career in. We know that elk live near humans because humans provide an element of security from predators. And yes, they probably bend down to the west of the property. I've seen beds in Subdistrict D down in the southern corner. I have also seen significant amounts of Elk sign and use in the southern portion of the SCLHP, along the braided floodplain or the Trans Canada at the very southern tip, where the Trans Canada crosses the Bow River. Elk bedding habitat is important for them to sleep but it is not critically important to their survival – it is not limiting on the landscape. The

#	First Name	Question	Answer
			types of habitats that are critically important to elk survival and security from predators are the habitats they use in winter when resources are scarce or during calving when the young are susceptible to predation. Security from getting hit on railways and roadways, but also forage and food availability in the in the winter months are important factors for elk to survive. You can imagine that it is tough for them, especially when temperatures drop well below 0°C. There's not a lot of food out there. Wildlife biologists focus our efforts on those critical seasons and critical habitats that are important to their survival or reproduction, depending on the species, recognizing that bedding habitat is still important habitat, just not critical to their survival. We know that Elk are comfortable with humans. I mean, the South Canmore or local habitat patches is well used by humans for skiing, hiking, biking, all the things and the Elk persist. In our EIS we considered grizzly, cougar, wolf, moose, elk, deer, coyote, and a long list of other species, including the little ones like amphibians and birds.
		Who pays for the proposed bridge?	The landowners pay for the clear span bridge.
31	Judy	How can it be designated both future development and conservation?	The land use designation in the Land Use Bylaw governs the land rights provided to the landowner. Council decided at one point in time to designate this land for FD – Future Development in the Land Use Bylaw. The land use designation in the Municipal Development Plan is a high-level strategic view of the future land uses within the Town boundary. In Canmore, Council decided through the MDP (Municipal Development Plan) process in 2016 to designate all land outside of the urban growth boundary for conservation. This set policy to require further study to grow the community requiring a demonstration that a community benefit would be realized by land development. Those policies include environmental, social, and economic benefits. Because both the Land Use Bylaw and the Municipal Development Plan are living documents, there are situations which arise where the overarching strategic document may not align with specific land uses specified to particular sites in the Land Use Bylaw. The MDP recognizes that the generalized land

#	First Name	Question	Answer
			use designations identified will change and be further defined through specific planning applications by landowners. To implement the community benefit measure, the SSR tool was created to attempt to provide this measure through a quantitative approach.
32	Jim	Is it possible to improve the berm from the waste transfer station as a temporary construction access route to avoid traffic flow through a residential area for building? This could be gated to avoid permanent use but would also create and emergency access route later out of south Canmore if there is a natural disaster event in the future such as floods or fires.	Detailed construction access plans will be prepared and provided to the Town prior to commencement of the project. Conditions related to construction access will be determined at the subdivision stage. In our case this is the registration of a condominium plan prior to development permits issued. Emergency Services will access the site via 3 rd avenue through South Canmore. In accordance with the Town of Canmore's requirements for secondary emergency access, the use of 3 rd avenue south to the wastewater treatment plan has been proposed. The emergency access has been approved by the province to extend through the water/wastewater treatment (and other) facility. The emergency access plan will also be further reviewed through our subdivision process and become a condition of the subdivision.
		Has the open land between the hospital and the TransCanada hiway been considered for the palliative care center? Closer to the hospital might be advantageous.	The PCSBV looked at over 30 sites in the Bow Valley. A site next to the TransCanada highway would not be ideal as this is an end-of-life care facility, and the natural setting is more ideal for the comfort of our patients.
33	Unknown (Ipad)	Do I understand this correctly? The site was purchased knowing that it was zoned conservation, that it was identified as the south Canmore habitat patch and now want to develop the land for residential and a healthcare facility plus a vehicle bridge over spring creek to service two residential lots?	The site is outside of the Growth Boundary however, it is currently zoned as Future Development District which means it has greater consideration for urban development than other sites would be. The Growth Boundary can be expanded where a community benefit is achieved, a net positive fiscal or socio-economic impact is achieved, the proposed development can be connected to municipal infrastructure in a fiscally and environmentally responsible manner, and the proposed development does not result in unacceptable environmental impacts. The Proposed Concept meets all four of the requirements for an adjustment of the Growth Boundary. The Proposed Concept:

#	First Name	Question	Answer
			<ul style="list-style-type: none"> • Provides for a donation of serviced land to build a much-needed palliative care hospice in the Bow Valley filling a significant gap in the community for end-of-life care. The provision of the Hospice is an exceptional community benefit. • Provides provision accessory dwelling units based on a 1:1 ratio and contributes modestly to the housing shortages in Canmore. • Achieves a very high positive score on the Town’s own Sustainability Screening Report or SSR – a score of +240 has been achieved. • Connects to municipal infrastructure in a responsible way at the owner’s cost. • An extraordinary sensitivity of design for wildlife and an above average wildlife focus on private land. • Ensures a low to negligible affects on the environment and in fact, results in a net positive benefit after offsetting. • Protects 89 percent of the land as open, natural space including an Environmental Reserve Easement for the swampy shrub ecosystem <p>Essentially, it will be up to the Town to determine if these four requirements are met sufficiently for any final decisions regarding the proposed development.</p>
		<p>How are the two lots on north side of spring creek accessed? It appears from 3rd Ave. Is this correct? That would include a bridge. What approvals are required for that? Did you approach Frank Kernick to have access from spring creek?</p>	<p>Correct, 3rd Avenue is the legal access to the site. The two home sites in Subdistrict C are access via a driveway and clear span bridge over Spring Creek. We have legal access so there is no need to approach the owner of Spring Creek Developments.</p>
		<p>Question to Bill or the landowner but why would you build a bridge and access road to service two lots? Yes, Spring Creek has a separate development plan but the cost of a road, bridge, and federal government approvals (I assume since your</p>	<p>This is the only access that we have to Subdistrict C. This is part of the EIS which placed the bridge here to minimize any impacts.</p>

#	First Name	Question	Answer
		crossing a body of water that contains fish) for 2 lots? How does this make economic sense, without trying to approach spring creek?	
34	Claire	Will the loss of wetlands negatively affect flood mitigation for South Canmore?	We want to be clear that this is a shrubby swamp ecosystem, so it is not a marsh. It is not a marsh like you might envision waterfowl like ducks living in. The shrubby swamp is dominated by shrubs, willows, red-osier dogwood, and species like that, and the shrubby swamp has been completely avoided. The design has been set back 10 metres from the wetted edge or what may be the wetted to edge in certain times of the year. That captures the vegetation adjacent to what would be contributing to the health and function of the shrubby swamp. As a result of the re-orientation of buildings through peer review process, the shrubby swamp has been completely avoided and mitigated and so there is no anticipated disturbance on the wetland. We recognize that wetlands are extremely important on the landscape, and they are not common in this area. This was a high priority for the landowners to preserve. Given the nature of it, it is not a marsh, it is a swamp, so it has a different value on the landscape than a marsh would have.
		Is there an analysis as to how many vehicles a day are likely to be added to traffic flow on 1, 2 and 3 Sts and 3 Ave once the project is complete?	The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. Based on other Hospice operations of a similar size, we estimate 25 person trips per day. The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.
		Is there offsetting for the loss of the wetlands?	We want to be clear that this is a shrubby swamp ecosystem, so it is not a marsh. It is not a marsh like you might envision waterfowl like ducks living in. The shrubby swamp is dominated by shrubs, willows, red-osier dogwood, and species like that, and the shrubby swamp

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			has been completely avoided. The design has been set back 10 metres from the wetted edge or what may be the wetted to edge in certain times of the year. That captures the vegetation adjacent to what would be contributing to the health and function of the shrubby swamp. As a result of the re-orientation of buildings through peer review process, the shrubby swamp has been completely avoided and mitigated and so there is no anticipated disturbance on the wetland. We recognize that wetlands are extremely important on the landscape, and they are not common in this area. This was a high priority for the landowners to preserve. Given the nature of it, it is not a marsh, it is a swamp, so it has a different value on the landscape than a marsh would have.
		Will the land have to be raised significantly prior to construction?	No, only the home site and the driveways will be raised to the 1:100 flood levels.
		Could someone answer my question about the low-lying area and how much fill will be required? That could be a lot of trucks if fill is needed.	Yes, certain areas will require fill, that amount is not yet clear as we are in the very early stages of development. Only 11% of the site will be used for building development, and this will be the focus for any fill required.
		The area is low lying and has sunk quite a lot. Any idea of how many truckloads of fill will be required to level up the land for construction?	Yes, certain areas will require fill, that amount is not yet clear as we are in the very early stages of development. Only 11% of the site will be used for building development, and this will be the focus for any fill required.
35	Monica	Will the building be LEED Gold Certified?	This has not yet been explored with the PCSBV, but certainly sustainable building strategies will be incorporated. The landowners are interested in working with the SAIT Green Building program.
36	Donna	Did I read that the landowners are already paying residential taxes on this land?	That is correct.
		Elk bed down frequently on our cut de sac and it's not a problem. The hospice residents would enjoy that activity!	Of course, we looked hard at elk. Large mammals, ungulates is a specialty of mine, carnivore species as well or something I feel I have specialized my career in. We know that elk live near humans because humans provide an element of security from predators. And yes, they probably bend down to the west of the property. I've seen beds in Subdistrict D down in the southern corner. I have also seen

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			significant amounts of Elk sign and use in the southern portion of the SCLHP, along the braided floodplain or the Trans Canada at the very southern tip, where the Trans Canada crosses the Bow River. Elk bedding habitat is important for them to sleep but it is not critically important to their survival – it is not limiting on the landscape. The types of habitats that are critically important to elk survival and security from predators are the habitats they use in winter when resources are scarce or during calving when the young are susceptible to predation. Security from getting hit on railways and roadways, but also forage and food availability in the in the winter months are important factors for elk to survive. You can imagine that it is tough for them, especially when temperatures drop well below 0°C. There's not a lot of food out there. Wildlife biologists focus our efforts on those critical seasons and critical habitats that are important to their survival or reproduction, depending on the species, recognizing that bedding habitat is still important habitat, just not critical to their survival. We know that Elk are comfortable with humans. I mean, the South Canmore or local habitat patches is well used by humans for skiing, hiking, biking, all the things and the Elk persist. In our EIS we considered grizzly, cougar, wolf, moose, elk, deer, coyote, and a long list of other species, including the little ones like amphibians and birds.
37	Chuck	Do the owners retain title to all on Subdistrict D?	Yes.
		What are the number of units in the total proposal? How many people will reside here? Aside from Palliative	There will be 6 beds for residents. PCSBV is still working through their staffing plan.
		How many people will reside in units Subdistrict C & B?	Using average household data for Canmore determined during the 2016 census, if all residences and ADU's house 2.4 persons, we anticipate that 24 persons could reside in Subdistricts B&C.
		What roads will become the responsibility of the Town of Canmore for upkeep and replacement if flooding occurs?	All the driveways on the site will be privately owned. The landowners will be responsible for the construction and maintenance of these driveways. If flooding occurs, the owners would be responsible for replacement.

#	First Name	Question	Answer
		3rd avenue would be extended by the Town of Canmore to the access to the Palliative Care??	Yes, that is correct.
38	Judy	Would the owners consider leaving the non-developed land as conservation?	There are some portions of the land – some of the riparian areas along Spring Creek and the shrubby swamp by the Hospice that will be dedicated as an Environmental Reserve Easement.
		What, if anything, would be in effect to prevent additional building in Subdistrict D at some time in the future?	We are suggesting a Direct Control District that outlines permitted and discretionary uses for Subdistrict D.
		What about the optics of consistency for the Town and the community if the MGB are changed and the conservation district is changed to accommodate this development? Other developers want the same changes in different locations.	We cannot comment on this.
39	Kairn	Who is responsible for the driveway to Subdistrict D?	The landowner is responsible for servicing the site.
		What room would there be to expand?	The Direct Control District will outline what are the permitted and discretionary uses for the site.
		I would caution that when you said everyone needed to be consulted on a bridge, I'm guessing the people who live at the end of the street never envisioned a bridge and road beside their house.	The land is privately owned. The bridge will provide access to a part of the land that has no access. Legal access to the site is via 3 rd Avenue. The Town will be doing further consultation with residents directly affected by the development, so there will be further opportunity for input or feedback on the bridge in the future.
		Should need be is there room for increase number of units?	Again, the Direct Control District will outline what are the permitted and discretionary uses for the site.
		Is this limited to a precise number of units or could that number change (increase)?	The Direct Control District clearly outlines the maximum number of units on the site.
40	R	With the 5 houses are there any options for accessory suites?	Yes, the proposed Direct Control District will allow for 1 Accessory Dwelling Unit per homesite.
41	R	Agree. Makes Canmore more of a compassionate community.	Thank you for attending and for your feedback. We appreciate your comment.
42	Micheline	Will the existing closure of 3rd Avenue (west end) be re-opened to allow traffic thru-fair?	This is a public road, and we cannot comment on the future of this roadway.

#	First Name	Question	Answer
43	Micheline	Sorry the other end of 3rd Avenue (end of west end of cul-de-sac (into spring creek)	There will be no connection to the Spring Creek property.
44	Donna	So exciting to see a “win/win” for our community and the generous landowners. I can envision volunteering at the hospice.	Thank you for attending and for your feedback. We appreciate your comment.
45	Marjory	Have you talked to the middle school about the impact of the trucks going by?	There are several ways construction traffic can take through South Canmore.
		Building on swamp land next to a waste treatment plant... I walk it daily, but my point is the smell once the landowners move in Keenan.	Marjorie just made a comment that “it's building on swamp land” and that I don't think that's a correct statement to make. I have walked the property and my work was reviewed by peers that are in the academic field. There is a small shrubby swamp that has been avoided during construction and the remainder of the property cannot be properly classified as a swamp. It may be that the term “swamp” is used figuratively in this sense, however, I think it is critical to use the proper terms if we are discussing ecosystems on the property, especially if they are negative in nature. I am confident in the findings of the EIS, and I stand behind it, and I would be happy to continue this conversation longer.
		Subdistrict C is listed on your website to be divided into a max of two lots and now you are saying 5 for that subdistrict?	Subdistrict C is proposed to have a maximum of 2 homesites. Subdistrict B is proposed to have a maximum of 3 homesites. We checked the website, and it is correct.

Virtual Session #5: 5-6 pm

The session had 84 participants. Many of the questions/comments came from 5 individuals. Comments focused almost exclusively on the donation with half indicating support for the proposal. One individual raised concerns around the environment and that individual was in opposition to the proposal for that reason. Many also wanted to know how to support the application as it moves through the process. The following is a summary of the questions asked, comments made, and the answers provided by the Project Team.

#	First Name	Question	Answer
46	Norm	How does Millennium Park factor into this? Isn't Millennium park recreational? This would support the evolution of land uses.	Millennium Park is designated as a Public Use District, which includes indoor and outdoor recreation, and these are allowed under PD. It is true the Town could put additional recreational facilities on that site eventually. As for evolution – as you would expect, as a community

#	First Name	Question	Answer
			grows the physical morphology does change, due to resident needs etc. This site was designated as FD (future development) as a placeholder (prior to 2016) because it made sense that this could be a potential location to expand the Town when need arose. It makes sense as a logical extension of the adjacent residential district, but it was not designated as such so that a well-formulated thoughtful response could be made for what to do with the site, and to ensure that it was only developed when it made sense to do so.
47	Susan	You were going to send me some information from the 1st open house and I haven't received it yet.	Thank you, Susan, the entire report is posted to the website. I invite you to review and get back to me with any outstanding questions.
		I know AHS is not involved at this time, but have you developed op costs and what they would mean to the families of the dying - in terms of \$\$\$	We do not have an operational plan or agreement with AHS, but we are in dialogue with AHS, and they are aware of our project and our goals. Unfortunately, AHS do not underwrite any capital costs, but if we can demonstrate the benefits and innovative activities that can happen in the Bow Valley as a result of our facility, then there are perhaps some other types of support we can get from AHS. Long-term palliative care is not covered under the Canada Health Act, it falls outside this envelope, especially in rural areas. Some Calgary hospices do have a contract with AHS; however, this is due to their urban nature, unfortunately it's not the same for rural areas. Covid 19 has really affected any fruitful dialogue with them, but we have had conversations with executives and have been directed to other programmatic AHS executives to speak with. As per the recent Throne speech and budget it looks like there is some funding coming to Palliative care, so that could be a great opportunity for us to weigh in and get government support.
		I'm referencing what would be the financial responsibility of the family of the dying if no provincial partnership	Long-term palliative care is not covered under the Canada Health Act, it falls outside this envelope, especially in rural areas. Some Calgary hospices do have a contract with AHS; however, this is due to their urban nature, unfortunately it's not the same for rural areas.
48	Rick	My focus is mostly environmental. I reviewed this project as a former member of the Town's Environmental Advisory Review Committee, and I walked the perimeter of the property to ground	Thank you for your comment.

#	First Name	Question	Answer
		truth my assessment of the consultants' reports. This is a very sound project from an environmental perspective....very close to town centre and very little impact on wildlife movements.	
		I reviewed the EIS in detail and think that it was very sound.	Thank you. (Note: Rick was on the Environmental Review Advisory Committee)
		Really important map here. This development is very central to the Canmore community. Technically it involves an expansion of the Municipal Dev Boundary, but more realistically it is development within what all of us consider to be town footprint.	Correct Rick.
		Stan, (Rick in response to below question by Stan) you are absolutely right, this is low, swampy land. I think that the development proposal addresses that but take a look and let me know if you disagree. Everything in the valley bottom has flooding risk but I think that the developers have recognized it and accept the risk	Thank you, Rick, for answer our question.
		"Climate change was not considered." That is typical of development proposals, and we need to change that. If you agree, please check in with @bowvalleyclimateaction.org	Yes, it is typical of this type of this type of development. The owners drove the inclusion of many of the climate change assessments on the site.
49	Brian	This is a sound proposal that will provide social and health supports required for aging in place. This is of tremendous social benefit to Canmore.	Thank you.
50	Stan	Has the issue of flooding been addressed: overland flooding, groundwater, and storm sewer backup flooding? Also, I've tried to run in the area and it's quite swampy.	<u>Architect</u> : I have worked with many sites in the Bow Valley floor – virtually all sites undergoing any development are required and should take into consideration current flood plane conditions. The lack of development on the site means we do not have to raise much of the site, only where the buildings and roadways are. The development intends to meet and comply with both Provincial and Municipal requirements regarding flooding. The site has and the proposed development has been reviewed with engineers, as

#	First Name	Question	Answer
			<p>flooding was one of the early questions. We all note that 3rd Avenue homes are already raised, so the new homes will be similarly treated. But the remainder of the site will be left as is or remediated as per the environmental team.</p> <p><u>Biologist:</u> Interestingly climate change was not one of the terms of reference for the site that we based our report on, however, the landowners chose to direct their mitigation efforts to address climate change on the site. Our intention is to improve the resiliency of Spring Creek, through strategies such as planting (low shrub/grass types) that will help improve erosion while improving habitat for small mammals.</p>
		Thanks to the McCafferys for this very kind donation.	Thank you.
		Thanks very much for arranging this information session.	You are welcome.
51	Kay	Did the MSES 3rd party review by the Town conclude that they were in full agreement with the EIS findings?	MSES, the third-party reviewer, did agree with the outcome of the EIS which was that there will be low to negligible effect on wildlife and habitat on the site. The issue arose from the way in which our keynoted effects assessment was completed, it was unclear to them whether we were speaking of time zero or the past, which was determined to be 2009.
		I think everyone should read the MSES 4.0 Conclusion statement from the 3rd party review if you don't read the entire report, it states some very concerning information about this particular site location. So, my concerns are strictly about "location...location....location"	Please see above. Ultimately, the 3 rd party reviewers agreed with the results of our analysis. Essentially in verbal follow-up with MSES we realized we were in fact on the same page, but unfortunately that did not make it into their report just based on how the reporting and review timelines work.
		The proposed site is located in the South Canmore Local Habitat Patch and these patches are critical for our wildlife, while my husband and I have financially supported Palliative Care and expect to continue to, we are NOT supportive of this "LOCATION" at all for the facility. What other locations in Town have been looked at and reviewed? Do you have a report of all the other	As for the location aspect of your comment, the search for a location for the Palliative Care centre has been extensive. We did not look at sites in Banff, due to the complications of dealing with the Federal Government and the even more stringent development requirements that would make this cost prohibitive. We looked at over 30 sites were reviewed in Canmore before this site became available. Some sites were just out of our reach financially, and others were not available to us when we enquired. We did have another property with a home on it we thought we could renovate,

#	First Name	Question	Answer
		locations you have or are considering thoroughly for the public or donors to view?	but the building would not suite our needs and the costs were quite high. The donation of the site makes a huge difference here in the potential for our organization to both build and run the facility.
52	Darcey-Lynn	I am so impressed with the kind, generous gift the couple has given to our community for supporting those who will benefit from remaining in our community when they are approaching the end of their life. This is a delicate topic but one that is so necessary and speaks to the quality of life in our community. Thank you to Mr. and Mrs. McCaffery and to the exceptional information provided in this presentation. I continue to be in awe of the talent in our community.	Thank you.
		What does the Palliative Care organization require from those of us attending this presentation on a go forward basis?	We would like your support as we move forward with our application. We will reach out when the timing is right. Thank you.
		Will this recorded presentation be available to others in the community?	The actual recording of these sessions will not be available, but we will be updating our What We Heard Report and including all your questions and the answers provided. We will put the link to the website in the chat, and all the images and slides can be found on there for you to review at any time.
		It seems to me that if we all agree this is a critical need in our community and IF there are no alternative lands available, including AHS making land available, then it seems we need to best understand what will move this forward in the most effective way. I have not heard anything that raises concerns about a negative environmental impact nor impact for the residents currently living nearby - this appears to be a sizable piece of land with low density development.	Thank you.
53	Simon	If I'm not mistaken nearby 1 st Street homes are also built on fill, e.g., raised land.	Yes, this is the case. Our site will treat the home-sites in a similar manner, but the remainder of the site will be left in its natural state or mitigated as required or committed to in the EIS.

#	First Name	Question	Answer
		Might be worth mentioning where the potential users of the proposed hospice are currently getting their needs met. Many thanks to Jan and Bernie for their very generous proposal!	Those requiring hospice care must leave the Bow Valley for more urban areas like Calgary.
54	Elaine	Thank you so much for your generous donations of land, time and sharing your expertise regarding this essential project for our Bow Valley community. 🙏	Thank you.
55	Alice	Thanks for another informative session and to the McCafferys!	Thank you.
56	Edward	Thank you to the generous property donors and to all engaged in PCSBV!	Thank you.
57	Doreen	Thank you to McCafferys, PCSBV and all presenters.	Thank you.
58	Kristen	Has affordable housing been considered for Districts E and C?	Affordable housing is generally considered an intensification – a greater number of units allows for a decrease in the cost for each unit – and is generally considered a highest and best use of urban lands. The intention on this site, based on its environmental conditions and its location on the outskirts of the town was to decrease the impact of human use and keep the number of people on the site low. This includes the number of people driving to the site. The auxiliary suites will be available to the rental public however that will look if they are even built. But the Town essentially was encouraging single family homes at this location.
		Single family affordable homes would be preferable too.	This is not feasible financially.
59	Priscilla	Have other building sites been considered?	The PCSBV looked at over 30 sites in the Bow Valley. A site next to the TransCanada highway would not be ideal as this is an end-of-life care facility, and the natural setting is more ideal for the comfort of our patients.
60	Karin	Could the hospice be moved away from the Riparian area for environmental concerns and also give you the ability to increase from 6 beds to more given our Town's rapid growth?	<u>Biologist</u> : The hospice has already been moved over from the western edge of the site, as it was originally right up against the boundary before we did our environmental assessments. It is now setback 10m from the vegetation we consider to be the beginning of the swampy area, which is enough to maintain the form and function

#	First Name	Question	Answer
			<p>of the area. The parking lot and roadway have also been located to ensure the least impact. We believe its location is enough to satisfy the requirements.</p> <p><u>Architect:</u> There are physical limitations placed on the operational sizing on the site, which is around 6 beds anyways. Any expansion would be modest.</p> <p><u>Palliative Care:</u> 6 beds for our organization is manageable. It allows us to provide higher quality care and maintain a more intimate setting. Most small facilities in Calgary are around that 6 bed mark for this reason, to ensure a home-like setting can be maintained. This also is a factor of how our facility will be funded, as we are not fundraising for this facility. Any expansion would not be major.</p>
61	Katherine	How can folks help the palliative care society?	<p>We already appreciate you all as donors, members of the society and other supporters. But beyond supporting our society, to help with this project moving forward, we'd like to call you to action. Community projects such as ours need your support – emails and letters of support written in your own words sent to the mayor, councillors, and other members of our community with influence will go a long way. We are currently formulating key messages (Palliative care society website) and we will have that available to you soon.</p>
62	Charlene	I know we will have an opportunity to chat later, but our primary concern is about a road being build right against our fence and removal of all the trees. We would appreciate consideration of a green barrier (e.g., leaving some trees or planting new ones) between us and the road.	<p>Thank you, Charlene, we can discuss this when we meet with you.</p>
63	Julie	We really hope that from what you have heard today has helped you better understand our proposal, the facts, and the science behind our concept. Some of the key messages we ask you to consider are these: this project will have a negligible effect on the site; it will create jobs; it is close to existing services and utilities which makes it easier for us to build; and it will have a huge benefit to our community. It will be a legacy to why we all live and chose to live in Canmore. For caregivers, their families, and visitors it will be an uncongested and tranquil location minutes from town that provides opportunities for transition and reflection. It is a special way for those we care for to celebrate their lives and the magnificent place we call home. I would like to ask Bill, our palliative and grief support navigator to say a few words about the project.	
64	Bill	Thank you all for being here. I would like to share a connecting thought between what we do with our work on the ground and its relationship to land. We as human beings have beginnings and endings that are quintessentially natural events, and	

#	First Name	Question	Answer
			<p>that our birthing mirrors that of our fellow mammals, so does our dying. To be intimately connected to the natural world as we die is perhaps a necessity for us. Hospice buildings in the natural world of trees, grasslands and mountains creates a connection to the creatures we share the Valley with. We do not want to supplant the flora and fauna, and in fact want to be welcomed by this sacred space so that we can have them bear witness to the passing of those under our care. We want the Elk, the deer, the raven, the chickadee, the spruce and roan grasses to share the same path living and dying as we do. A gentle reminder that we are not al one in our journey. Locating a hospice in the heart of a Town is not what our work is about. There is a wildness to death, and it is in the close embrace of the wild world that our death frames its truest voice and I consider this the heart of our work. Thank you for your time and support.</p>

Town Canmore Administration Proposed Amendments to Bylaw 2022-10

1. That the words “with provisions to allow for Accessory Dwelling units” be removed from 14.40.1.

Sub-district B

2. That the words “with provision for Accessory Dwelling units” be removed from 14.40.8.
3. That the uses “Accessory Dwelling Unit” and “Attached Accessory Dwelling Unit, Detached” be removed from 14.40.9.
4. That section 14.40.10.2 be removed and the following sections renumbered.
5. That sections 14.40.10.10 and 14.40.10.11 be removed.

Sub-district C

6. That the words “with provision for Accessory Dwelling units” be removed from 14.40.12.
7. That the uses “Accessory Dwelling Unit” and “Attached Accessory Dwelling Unit, Detached” be removed from 14.40.13.
8. That section 14.40.14.2 be removed and the following sections renumbered.
9. That sections 14.40.14.10, 14.40.14.11, and 14.40.14.12 be removed and the following sections renumbered.

Sub-district D

10. That the words “with provision for one Accessory Dwelling unit” be removed from 14.40.16.
11. That the uses “Accessory Dwelling Unit” and “Attached Accessory Dwelling Unit, Detached” be removed from 14.40.17.
12. That 14.40.19.5 remove 12 m and replace it with 9.5 m.
13. That sections 14.40.19.8 and 14.40.19.9 be removed and the following sections renumbered.

Additional Requirements

14. That the title be changed to “Additional Requirements for All Sub-districts”.
15. That section 14.40.25 and 14.40.26 be removed and the following sections renumbered.

14.40 3rd AVENUE SOUTH LAND DIRECT CONTROL DISTRICT [2022-10]

14.40.1 Purpose

To provide for a Care Facility and low-density Residential Detached Dwellings on wider lots ~~with provisions to allow for Accessory Dwelling units~~ and other compatible residential neighbourhood uses and to provide for agricultural pursuits consistent with single-family use and other compatible agricultural uses.

The District is allocated into four sub-districts, A through D, with each sub-district having distinct uses and development standards.

14.40.2 Sub-district A Provisions | Care Facility

14.40.3 Purpose

To provide for a care facility and provide for compatible and complementary uses.

14.40.4 Permitted Uses

Care Facility

Accessory Building

14.40.5 Discretionary Uses

Amenity Space

Day Care

Public Building

Public Utility

Parking Area

Sign

Staff Accommodation

14.40.6 Sub-district A Regulations

14.40.6.1 The minimum yard setbacks are:

- a. Front Yard (north): 6.0 m
- b. Rear Yard (south): 1.5 m
- c. Side Yard (east): 1.5 m
- d. Side Yard (west): 1.5 m

14.40.6.2 The minimum lot area shall be 5400 m²

14.40.6.3 The maximum site coverage for all buildings shall be 2,000 m²

14.40.6.4 Maximum Gross Floor Area

- a. Care Facility buildings shall not exceed .35 FAR.

For the purpose of this regulation only, habitable space in basement areas with a ceiling less than 1.5 m above grade are excluded from the calculation of GFA as defined in Section 13, excepting there is no limit to square meters and height is limited to 2.0 m. where parking is in a basement area.

14.40.6.5 The maximum building height shall be 12 m.

14.40.7 Sub-district B Provisions | Residential

14.40.8 Purpose

To provide for development of low-density Residential Detached Dwellings on wider lots ~~with provision for Accessory Dwelling units~~ and other compatible residential neighbourhood uses.

14.40.9 Permitted Uses

Accessory Building

~~Accessory Dwelling Unit, Attached~~

~~Accessory Dwelling Unit, Detached~~

Detached Dwelling

Home Occupation – Class 1

14.40.10 Sub-district B Regulations

14.40.10.1 The maximum number of residential lots shall be 3

~~14.40.10.2 The maximum number of Accessory Dwelling units on each lot shall be 1.~~

14.40.10.3 The minimum lot area shall be 1000 m²

14.40.10.4 The minimum yard setbacks are:

- a. Front Yard : 6.0 m
- b. Rear Yard : 7.5 m
- c. Side Yard : 1.5 m
- d. Side Yard: 1.5 m

14.40.10.5 The maximum building height shall be 9.5 m., and there is no maximum number of storeys.

14.40.10.6 The minimum setback for buildings backing onto Spring Creek or Policeman Creek shall be 20.0 m. from top of bank.

14.40.10.7 The maximum site coverage for all buildings on each lot shall be 372 m².

14.40.10.8 Maximum Gross Floor Area

- a. Residential buildings shall not exceed .35 FAR.

For the purpose of this regulation only, habitable space in basement areas with a ceiling less than 1.5 m above grade are excluded from the calculation of GFA as defined in Section 13.

14.40.10.9 Accessory Buildings

- a. Up to two (2) Accessory Buildings shall be permitted on a lot.
- b. Maximum Height shall be 5 m.

~~14.40.10.10 Accessory Dwelling Unit, Attached~~

- ~~a. Shall be lessor of 40% of the total GFA of the building within which it is contained and a maximum GFA of 110 m²~~
- ~~b. Shall have an entrance that is secondary to and separate from the principal residential use, wither from a common landing or directly from the exterior of the structure.~~

14.40.10.11 ~~Accessory Dwelling Unit, Detached~~

- ~~a. May be provided in a one storey or one storey plus loft form and may be located above a detached garage.~~
- ~~b. Shall have a maximum total GFA of 110 m²~~
- ~~c. Shall have a minimum rear yard setback of 1.5 m.~~
- ~~d. Shall have a minimum side yard setback of 1.0 m.~~
- ~~e. Shall have a maximum height of 9.5 m.~~
- ~~f. May have a private outdoor amenity space~~
- ~~g. The upper (loft) storey of an Accessory Dwelling Unit, Detached:~~
 - ~~i. Shall not exceed a maximum GFA of 110 m²~~
 - ~~ii. Shall not be larger than 80% of the GFA of the lower storey; and~~
 - ~~iii. Shall have a maximum loft floor height of 2.5 m as measured from the floor to the lowest point of the ceiling of the top floor.~~

14.40.11 Sub-district C Provisions | Residential

14.40.12 Purpose

To provide for development of low-density Residential Detached Dwellings on wider lots ~~with provision for Accessory Dwelling units~~ and other compatible residential neighbourhood uses, and development for a shared private road and bridge to the sub-district area.

14.40.13 Permitted Uses

Accessory Building
~~Accessory Dwelling Unit, Attached~~
~~Accessory Dwelling Unit, Detached~~
Detached Dwelling
Home Occupation – Class 1

14.40.14 Sub-district C Regulations

- 14.40.14.1 The maximum number of residential lots shall be 2.
- ~~14.40.14.2 The maximum number of Accessory Dwelling units on a lot shall be 1.~~
- 14.40.14.3 The minimum lot area shall be 1000 m²
- 14.40.14.4 The minimum yard setbacks are:
- Front Yard (north): 6.0 m
 - Rear Yard (south): 7.5 m
 - Side Yard (east): 1.5 m
 - Side Yard (west): 1.5 m
- 14.40.14.5 The maximum building height shall be 9.5 m., and there is no maximum number of stories.
- 14.40.14.6 The minimum setback for buildings backing onto Spring Creek or Policeman Creek shall be 20.0 m. from top of bank.
- 14.40.14.7 The maximum site coverage for all buildings on each lot shall be 372 m².
- 14.40.14.8 Maximum Gross Floor Area
- Residential buildings shall not exceed .35 FAR.
- For the purpose of this regulation only, habitable space in basement areas with a ceiling less than 1.5 m above grade are excluded from the calculation of GFA as defined in Section 13.
- 14.40.14.9 Accessory Buildings
- Up to two (2) Accessory Buildings shall be permitted on a lot.
 - Maximum Height shall be 5 m.
- ~~14.40.14.10 Accessory Dwelling Unit, Attached~~
- ~~Shall be lessor of 40% of the total GFA of the building within which it is contained and a maximum GFA of 110 m²~~

- ~~b. Shall have an entrance that is secondary to and separate from the principal residential use, either from a common landing or directly from the exterior of the structure.~~

~~14.40.14.11~~ **Accessory Dwelling Unit, Detached**

- ~~a. May be provided in a one-storey or one-storey plus loft form and may be located above a detached garage.~~
- ~~b. Shall have a maximum total GFA of 110 m²~~
- ~~c. Shall have a minimum rear yard setback of 1.5 m.~~
- ~~d. Shall have a minimum side yard setback of 1.0 m.~~
- ~~e. Shall have a maximum height of 9.5 m.~~
- ~~f. May have a private outdoor amenity space~~
- ~~g. The upper (loft) storey of an Accessory Dwelling Unit, Detached:~~
 - ~~i. Shall not exceed a maximum GFA of 110 m²~~
 - ~~ii. Shall not be larger than 80% of the GFA of the lower storey; and~~
 - ~~iii. Shall have a maximum loft floor height of 2.5 m as measured from the floor to the lowest point of the ceiling of the top floor.~~

~~14.40.14.12~~ **Shared Bridge**

~~The bridge will be a clear span design across Spring Creek that will adhere to environmental best management practices to avoid effects on Spring Creek.~~

14.40.14.13 **Shared Driveway**

The maximum width of a shared driveway at the property line shall be 5 m, and no maximum length.

14.40.15 Sub-district D Provisions | Residential and Agriculture

14.40.16 Purpose

To provide for one Residential Detached Dwelling unit ~~with provision for one Accessory Dwelling unit~~ and other compatible residential uses and to provide for agricultural pursuits consistent with single-family use and other compatible agricultural uses.

14.40.17 Permitted Uses

Accessory Building
~~Accessory Dwelling Unit, Attached~~
~~Accessory Dwelling Unit, Detached~~
Detached Dwelling
Agriculture, Extensive
Home Occupation – Class 1
Public Utility

14.40.18 Discretionary Uses

Agricultural, Intensive
Public Building

14.40.19 Sub-district D Regulations

- 14.40.19.1 The minimum lot area shall be 3.9 hectares.
- 14.40.19.2 The minimum site width shall be 91.0 m.
- 14.40.19.3 The minimum setbacks for all yards shall be 15 m.
- 14.40.19.4 The maximum site coverage for all buildings and structures shall be 900 m²
- 14.40.19.5 The maximum building height shall be ~~12~~^{9.5} m., and there is no maximum number of stories.
- 14.40.19.6 The minimum setback for buildings and structures backing onto Spring Creek or Policeman Creek shall be 20 m. from top of bank.
- 14.40.19.7 Accessory Buildings
- Up to two (2) Accessory Buildings shall be permitted on a lot.
 - Maximum Height shall be 7 m.
- ~~14.40.19.8 Accessory Dwelling Unit, Attached~~
- ~~Shall be lessor of 40% of the total GFA of the building within which it is contained and a maximum GFA of 140 m²~~
 - ~~Shall have an entrance that is secondary to and separate from the principal residential use, either from a common landing or directly from the exterior of the structure.~~
- ~~14.40.19.9 Accessory Dwelling Unit, Detached~~
- ~~May be provided in a one storey or one storey plus loft form and may be located above a detached garage.~~

- ~~b. Shall have a maximum total GFA of 140 m²~~
- ~~e. Shall have a minimum rear yard setback of 1.5 m~~
- ~~d. Shall have a minimum side yard setback of 1.0 m;~~
- ~~e. Shall have a maximum height of 9.5 m;~~
- ~~f. May have a private outdoor amenity space~~
- ~~g. The upper (loft) storey of an Accessory Dwelling Unit, Detached:~~
 - ~~i. Shall not exceed a maximum GFA of 140 m²~~
 - ~~ii. Shall not be larger than 80% of the GFA of the lower storey; and~~
 - ~~iii. Shall have a maximum loft floor height of 2.5 m as measured from the floor to the lowest point of the ceiling of the top floor.~~

14.40.19.10 **Special Amenity**

The principal Dwelling unit in Sub-district D is permitted to have two (2) kitchens. A second kitchen is permitted where the occupants of the dwelling unit live as part of the same tenancy and have freedom of access throughout the dwelling unit.

14.40.20 Additional Requirements for All Sub-districts

14.40.21 General Regulations and Design Standards

All developments shall conform to Section 2, General Regulations and Section 11, Community Architectural and Urban Design Standards unless otherwise stated in this DC District.

14.40.22 Valley Bottom Flood Hazard Protection

Developments in this District shall conform to the regulations and use prohibitions described in Section 7.2 Valley Bottom Flood Hazard Overlay of this bylaw.

14.40.23 High Groundwater Area Protection

Developments in this District shall conform to the regulations and use prohibitions described in Section 7.3 High Groundwater Area Overlay of this bylaw.

14.40.24 Sustainable Screening Report

A Sustainability Screening Report (SSR) is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

~~**14.40.25 Construction Environmental Management Plan**~~

~~All construction shall be proceeded by a Construction Environmental Management Plan (CEMP) that is based on information provided in the Environmental Impact Statement (EIS). At a minimum the CEMP shall include the construction management mitigation measures (including an erosion and sediment control plan, spill response plan, and wildlife management plan) as described in the EIS for the site. Specifically, the CEMP should include the recommended mitigation measures presented in the EIS.~~

~~**14.40.26 Environmental Reserve Easement**~~

~~An environmental reserve easement will be provided at the time of subdivision and will include the following:~~

- ~~- 6m minimum along the top of bank along the creeks~~
- ~~- Shrubby swamp as identified in the EIS~~
- ~~- 10m minimum buffer along the shrubby swamp edge~~
- ~~- Pockets of land in the north and northeast section of the site~~

14.40.27 Development Authority

The approving authority shall be designated as the Development Officer for the Municipality.

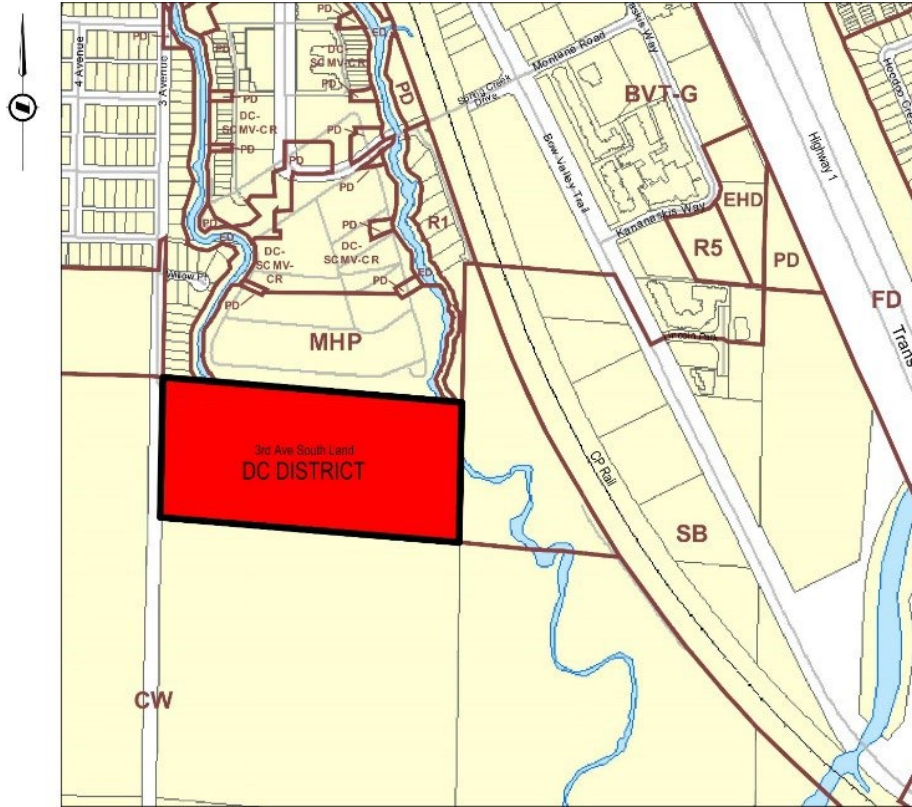
14.40.28 Schedules

Schedule "A" shows the location of the District.

Schedule A: 3rd Ave South Land Direct Control District

Legal Description: S. ½ of L.S.D. 13, QTR NW, Sec 28, TWP 24, Range 10 Town of Canmore

Municipal Address: 800 3rd Avenue Town of Canmore





Request for Decision

DATE OF MEETING: May 3, 2022 **Agenda #:** G-3

TO: Council

SUBJECT: Property Tax Bylaw 2022-12 and Supplementary Property Tax Bylaw 2022-13

SUBMITTED BY: Chelsey Richardson, Manager of Finance

RECOMMENDATION:

1. That Council give first, second, and third reading to Property Tax Rate Bylaw 2022-12.
2. That Council give first, second, and third reading to Supplementary Property Tax Rate Bylaw 2022-13.

EXECUTIVE SUMMARY

Each year administration recommends municipal tax rates for the various residential sub-classes and non-residential class properties based upon assessed property values, the budgeted tax requirement, professional judgment, and other direction provided by Council. In order to calculate taxes, a tax rate is established which reflects the amount of taxes to be paid for every \$1,000 of assessed property value (also known as the mill rate).

The proposed supplementary property tax rate bylaw authorizes administration to use the same mill rates for supplementary tax assessments in 2022 as are used for property tax calculations.

RELEVANT COUNCIL DIRECTION, POLICY, OR BYLAWS

Municipal Government Act (MGA) subsection 353(1) requires a Council to pass a property tax bylaw annually, section 354 speaks to the tax rates set by the Property Tax Bylaw, and subsection 203(2) stipulates that a Council may not delegate its power to pass bylaws.

At its December 15, 2015 meeting, Council approved the Property Tax Policy via Resolution 364-2015.

On December 14, 2021, Council approved the 2022 Operating Budget via Resolution 269-2021. The 2022 municipal tax requirement to satisfy this budget is a total of \$28,130,186 in municipal tax revenue, including \$450,000 for Vital Homes, plus \$25,000 in supplemental property tax.

At the Finance Committee meeting on April 26, 2022, the Finance Committee directed administration to prepare the property tax bylaw for 2022 to increase the tourist home class mill rate to equal the non-residential class mill rate via Resolution 9-2022FIN.

DISCUSSION

The Town of Canmore collects only enough property taxes to satisfy the approved budget requirements. This is done by first calculating how much of the total taxes are to be collected from residential property owners and how much from non-residential ones. This is referred to as the split, and is currently at 65% residential

and 35% non-residential, in alignment with neighbouring and competitor municipalities. Then these amounts are divided by the total assessed value for each property classification in order to determine the rate of tax for each \$1,000 of assessed value. The tax rate is then applied to each property's assessment to determine the municipal taxes to be charged for that particular property.

The Town's Assessor has provided the assessment values used to calculate the proposed tax rates for 2022. Property assessments completed by the assessor are performed in accordance with provincial legislation and regulations. While the Town appoints the designated assessor, the work of the assessor is outside of the control of the Town and proceeds in accordance with the assessment process and the related provincial legislation and regulations. The total taxable assessment base in 2022 is \$8.7B, an increase of \$627.5M (7.8%) over the previous year, broken down as follows:

Real Growth

(net new properties): + \$146.4M (+\$126.5M Residential, +\$19.9M Non-residential)

Market Inflation

(net increase to existing): + \$481.1M (+\$352.1M Residential, + \$129.0M Non-residential)
\$627.5M

The Table below outlines the total year over year assessment increase (or decrease) per property class. An increase in the overall assessment does not automatically mean more taxes are collected, since the total amount of taxes collected is determined based of the cost of services, as approved in the annual budget.

Classification	2021	2022	Total Assessment
Residential	\$6,497,186,240	\$6,931,738,140	6.7%
Tourist Home*	\$242,075,330	\$290,571,240	20.0%
Tourist Home – Personal Use*	\$66,566,000	\$62,488,000	-6.1%
Vacant, Serviced	\$54,827,000	\$53,190,000	-3.0%
Non-Residential	\$1,178,745,080	\$1,327,574,460	12.6%
Machinery & Equipment incl. Linear	\$50,190,740	\$51,520,120	2.6%
Total	\$8,089,590,390	\$8,717,081,960	7.8%

* The difference between the Tourist Home and Tourist Home – Personal Use assessment categories as shown above are determined by the filing of the appropriate declaration form for the year in question.

The preliminary changes in median assessed value from 2021 to 2022 for the residential property types are listed below. It is important to note that those properties with assessment changes above or below the average will see higher or lower taxation increases.

Classification	Median Assessment		% Change in Median Assessment
	2021	2022	
Residential	\$772,000	\$800,000	3.6%
Tourist Home	\$460,000	\$534,000	16.1%
Tourist Home – Personal Use	\$457,000	\$534,000	16.8%
Vacant, Serviced	\$642,000	\$691,000	7.6%

The residential classifications can also be broken down by property type for more meaningful comparative purposes:

Classification	Median Assessment		% Change in Median Assessment
	2021	2022	
Single-Family Units*	\$950,000	\$997,000	4.9%
Residential Condominiums	\$677,000	\$720,000	6.4%

*Includes non-condo duplex, triplex, and fourplexes

On the non-residential side, there is a significant amount of variation between property types, which makes median values less meaningful as a reference point. For municipal taxes only, on non-residential properties, for each \$100,000 in assessed value, the decrease over the prior year will be approximately \$41.

The 2022 municipal tax requirement is a total of \$28,130,186 in municipal tax revenue, including \$450,000 for Vital Homes. A total of \$18.2M is proposed to be collected from residential properties and \$9.9M from non-residential ones. In addition, the Town is required to collect Provincial education tax, seniors housing requisition, and linear and industrial assessment requisitions on behalf of the Province and the Bow Valley Regional Housing Authority (BVRH).

Annually, the province calculates the amount each municipality is required to contribute towards the public education system. This calculation is based on assessment value. While in the 2022-23 year, the province will increase its requisition by 1.3%, due to Canmore's changes in assessed values compared to the rest of municipalities in the province, our portion of the requisition has increased by significantly more than that.

The education tax requisition set by the Province is \$23,899,698, a \$1,561,845 increase over the 2021 requisition. Additionally, there is an adjustment of \$3,372 to be accounted for remaining from 2021. Typically, each year the Province sends a preliminary education property tax requisition for use when setting the annual tax rates. Later in the year a final requisition is received that is often different from the preliminary one, resulting in under or over levies that are to be adjusted for in the subsequent year.

The Seniors Requisition for 2022 is determined by the BVRH. For the Town of Canmore, the 2022 net requisition is \$1,484,761. This is a decrease of \$76,638 from the 2021 net requisition. The 2021 requisition included a significant increase related to fiscal planning for the 2021 Covid-19 response and Phase 2 of the Canmore Seniors Lodge expansion capital and start up costs. As with education taxes, over and under levies of the Seniors Requisition are due to assessment changes made after the tax rates are set.

As specified in the MGA, the Province assesses Canmore's linear and designated industrial property. As a result, municipalities are expected to collect a Provincial requisition for these assessment costs from industrial and linear properties. The 2022 costs are \$4,050.

In compliance with the Property Tax Policy, the proposed property tax rates contained in Bylaw 2022-12, Property Tax Rate Bylaw (Attachment #2) were calculated on the following basis:

1. the residential/non-residential tax split will be 65/35 respectively; the split used last year and one that is still in line with comparator and neighbouring communities,
2. properties classified as Tourist Home – Personal Use will be taxed at a rate equal to the residential rate, and
3. properties classified as Vacant Land – Residential will be taxed at a rate equal to the residential rate.

Per the Finance Committee motion from April 26, 2022, rather than the historic multiplier of 2.9 times the residential rate for Tourist Home properties, the mill rate for Tourist Homes will be increased to equal the non-residential class mill rate.

Section 3.4 of the Property Tax Policy requires that “indicators of tax rate ratios and residential taxes per capita in neighbouring and comparator municipalities will be monitored on an ongoing basis, with an intention to target a residential/non-residential tax share split in line with the average of these findings.” Starting in 2017 administration began providing per dwelling figures rather than per capita, as with Canmore’s non-permanent population and the challenges of determining their numbers, the per capita calculation was difficult and did not result in a clear comparison. Please see Attachment #1 for a summary of this 2021 information.

It is important to note that these ratios and per dwelling amounts fluctuate annually and the Property Tax Task Force report recommended that annual taxes be set with a split in line with the averages and not at the exact averages. Given that the averages are in line with the 65/35 residential/non-residential split used in 2021, this split was also used to calculate the 2022 rates. Canmore’s 2021 tax per dwelling unit is in line with both competitor and neighbouring communities. The 2022 mill rates calculated in accordance with the Property Tax Policy are as follows:

Classification	Municipal Tax Rate	Municipal Tax Ratio (class: residential)	Vital Homes Req. Rate	Senior Req. Rate
Residential	2.26132	1:1	0.03066	0.17052
Tourist Home	7.01860	3.1:1	0.03066	0.17052
Tourist Home – Personal Use	2.26132	1:1	0.03066	0.17052
Vacant, Serviced	2.26132	1:1	0.03066	0.17052
Non-Residential	7.01860	3.1:1	0.16294	0.17052
Machinery & Equipment + Electrical Generation	7.01860	3.1:1	0.16294	0.17052

Properties are assessed and subsequently taxed based on economic conditions on July 1 and their condition as at December 31, of the previous year, in this case 2021. During the tax year some properties under construction are completed, thus increasing their value. In order to collect property taxes on the improved value of these properties, the Town issues supplementary assessment and tax notices to those properties completed before October 1. Attachment #3 contains the proposed Bylaw 2022-13 Supplementary Property Tax Rate Bylaw, which sets supplementary tax mill rates equal to the Bylaw 2022-12, Property Tax Rate Bylaw rates. The 2022 budget includes \$25,000 in supplementary tax.

ANALYSIS OF ALTERNATIVES

Options for Council to reduce the tax requirement for 2022 were included as part of the budget deliberation process. Further reductions are not recommended at this time.

Given the direction at the Finance Committee to increase the Tourist Home class mill rate to equal the Non-Residential class mill rate for 2022, Council may want to direct Administration to bring an update that reflects this increase in the Property Tax Policy (FIN 005) before the 2023 Property Tax Bylaw is approved.

Alternatively, Council could direct Administration to include budget for a Property Tax Taskforce in the 2023 budget. The Taskforce would be charged with a review of the Tourist Home class mill rate along with the entire Property Tax Policy.

FINANCIAL IMPACTS

A total of \$28,130,186 in municipal tax revenue, including \$450,000 for Vital Homes, needs to be collected. Overall, this represents a \$1.7M (6.6%) increase over 2021. Real growth will represent \$457K in net new taxes which will reduce the 2022 increase year over year, net of growth, to 5.1%.

While Council sets the municipal budget, and the resulting municipal property tax mill rates, the Property Tax Bylaw must include rates for the Seniors' Requisition (100% of which stays in Canmore to fund seniors' housing) and Provincial Education Taxes (only a portion of which funds education in Canmore). The anticipated impact of the seniors' requisition, education, and total taxes **per \$100,000 of assessed value** is:

Classification	Impact per \$100,000 of Assessed Value			
	Municipal	Seniors'	Education	Total
Residential	\$229	\$17	\$258	\$504
Tourist Home	\$705	\$17	\$258	\$980
Vacant Serviced	\$229	\$17	\$258	\$504
Non-Residential	\$718	\$17	\$365	\$1,100
Machinery & Equipment and Electrical Generation*	\$718	\$17	N/A	\$735

*These properties do not pay the education requisition.

In addition, linear and designated industrial properties will be assessed the Designated Industrial Property Tax requisition at a rate of \$7.66/\$100,000 of assessed value.

The 2022 budget for Supplementary Tax revenue is \$25,000, which can only be collected if a Supplementary Assessment and then Supplementary Property Tax Rate Bylaw is passed. Council passed the Supplementary Assessment Bylaw 2022-05 at its April 5th meeting. A Council that passes a bylaw for property tax must use the same rates if supplementary tax rates are to be imposed (MGA 369).

STAKEHOLDER ENGAGEMENT

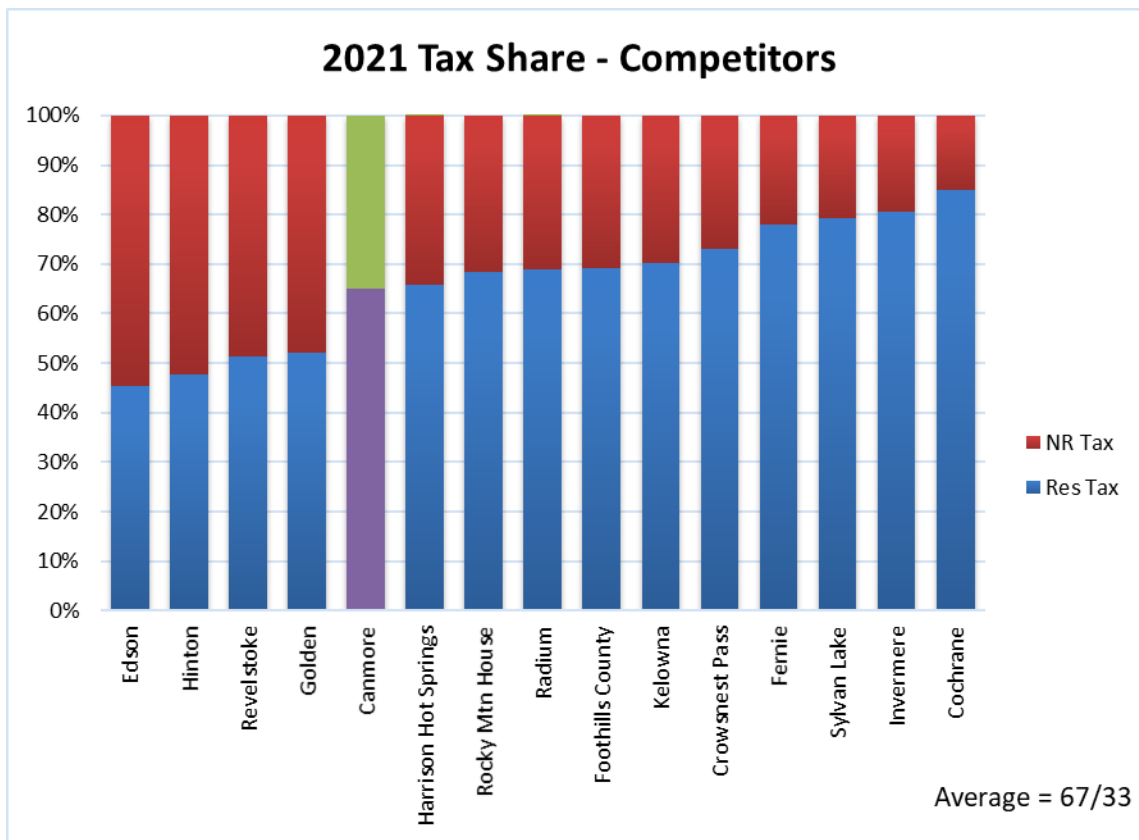
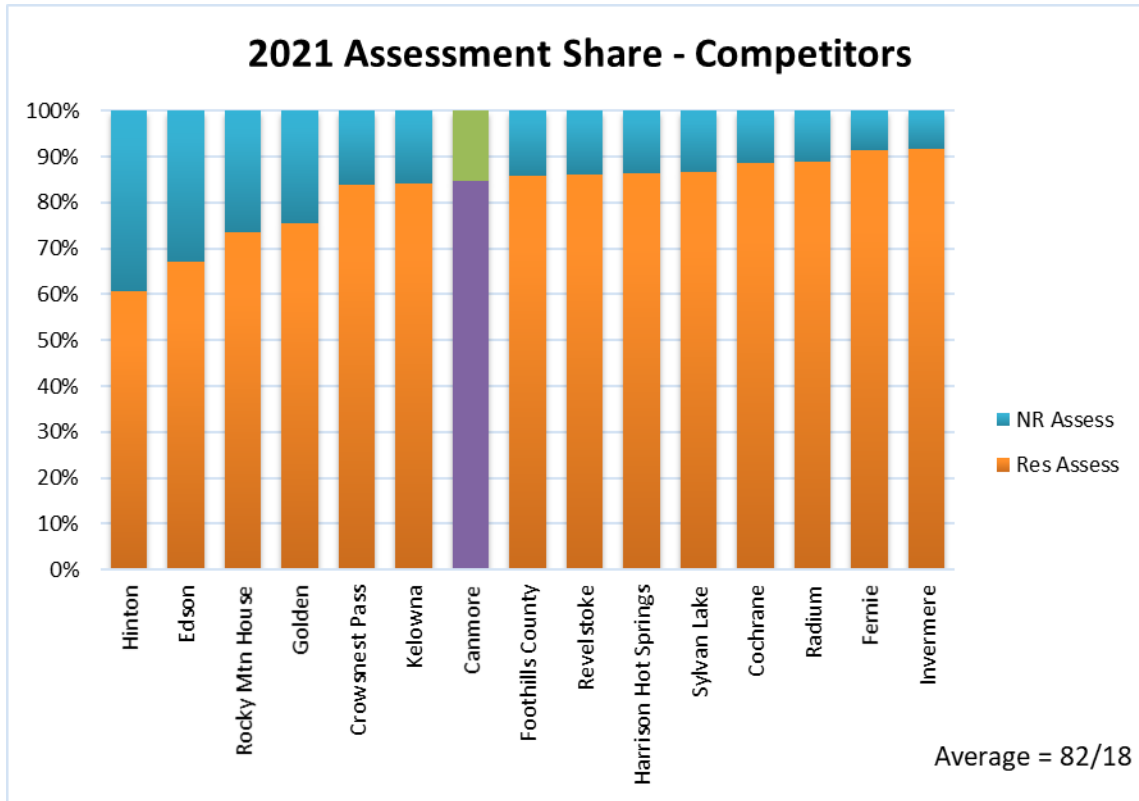
None.

ATTACHMENTS

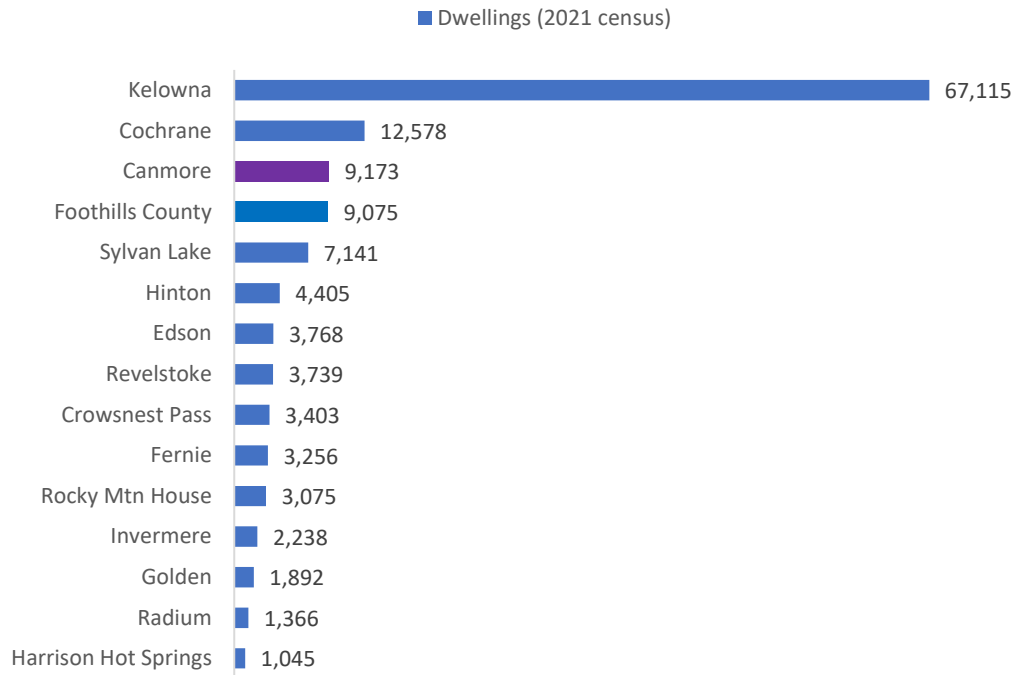
- 1. 2021 Tax Split Comparisons
- 2. Bylaw 2022-12 Property Tax Rate Bylaw
- 3. Bylaw 2022-13 Supplementary Property Tax Rate Bylaw

AUTHORIZATION

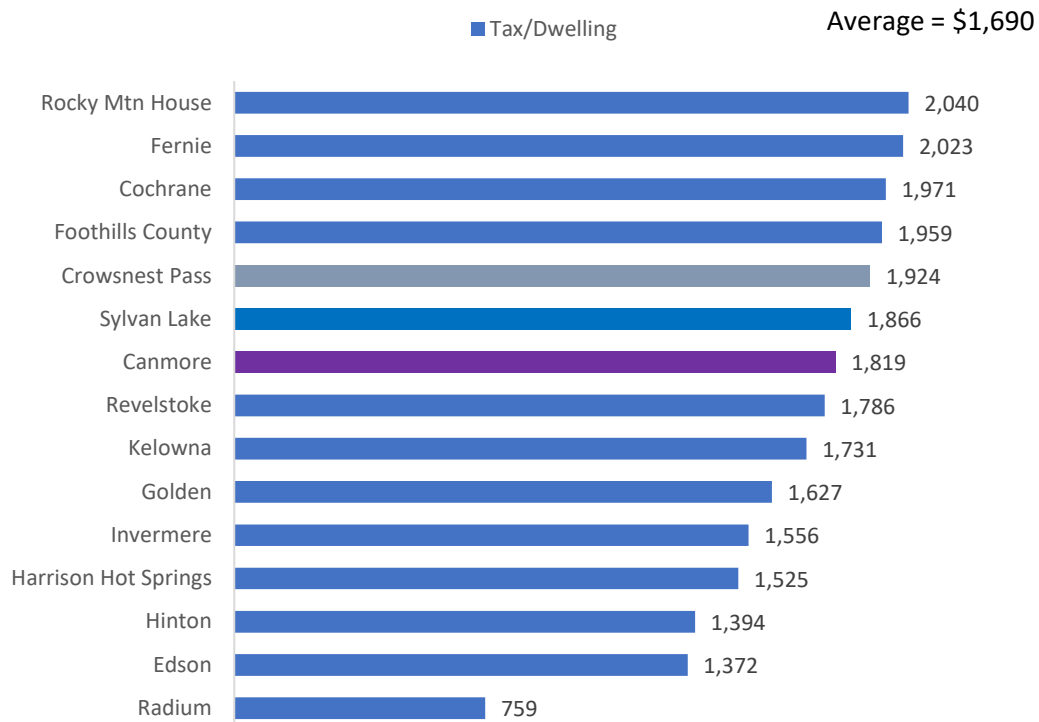
Submitted by:	Chelsey Richardson Manager of Financial Services	Date:	<u>April 14, 2022</u>
Approved by:	Therese Rogers GM of Corporate Services	Date:	<u>April 14, 2022</u>
Approved by:	Sally Caudill Chief Administrative Officer	Date:	<u>April 27, 2022</u>

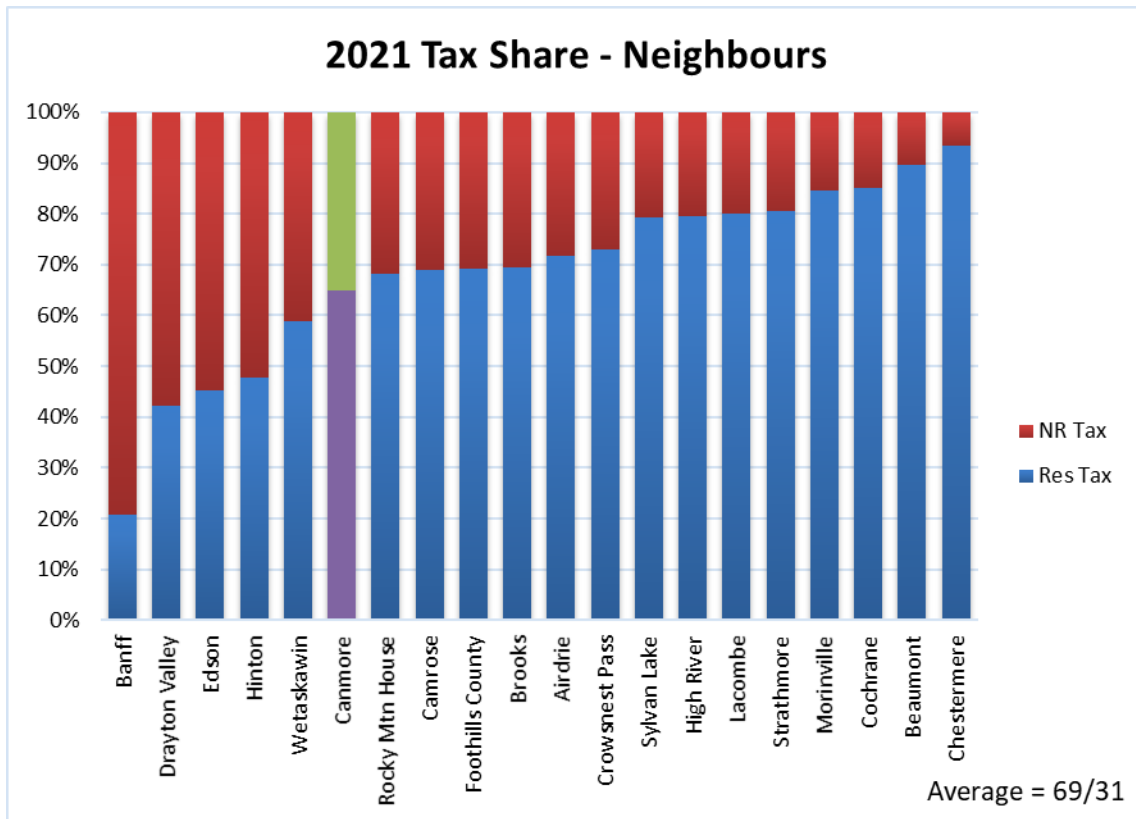
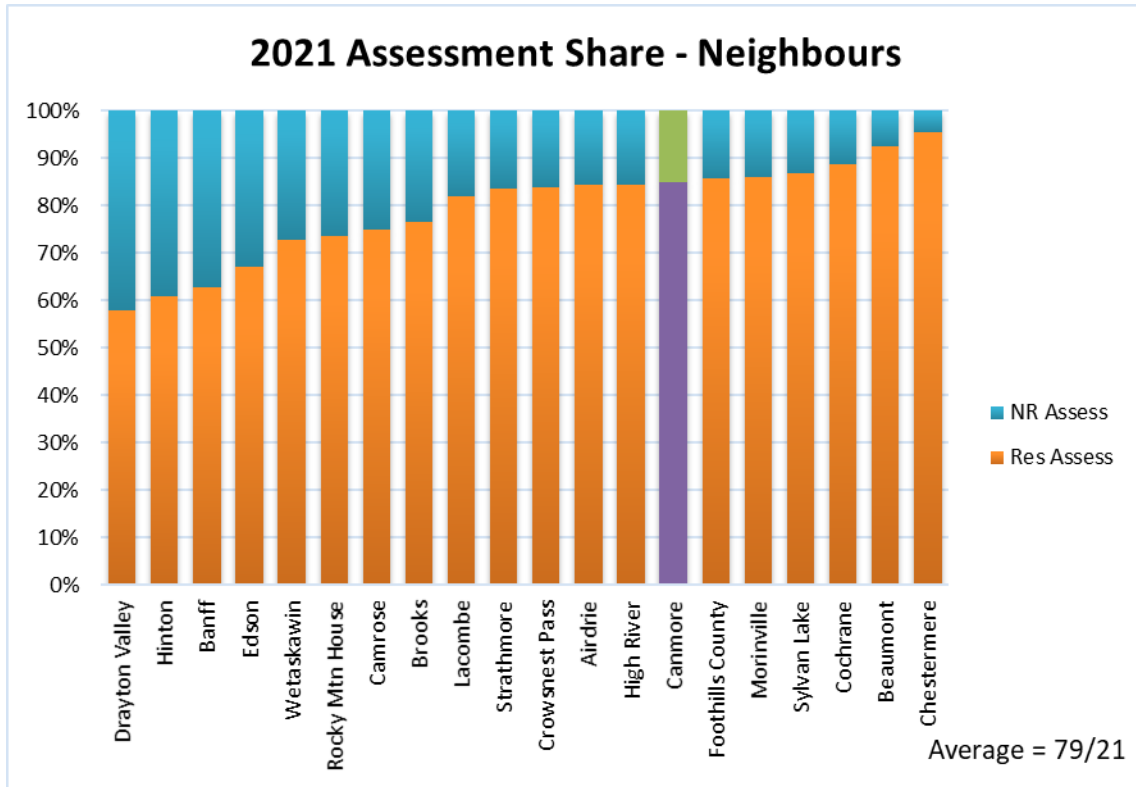


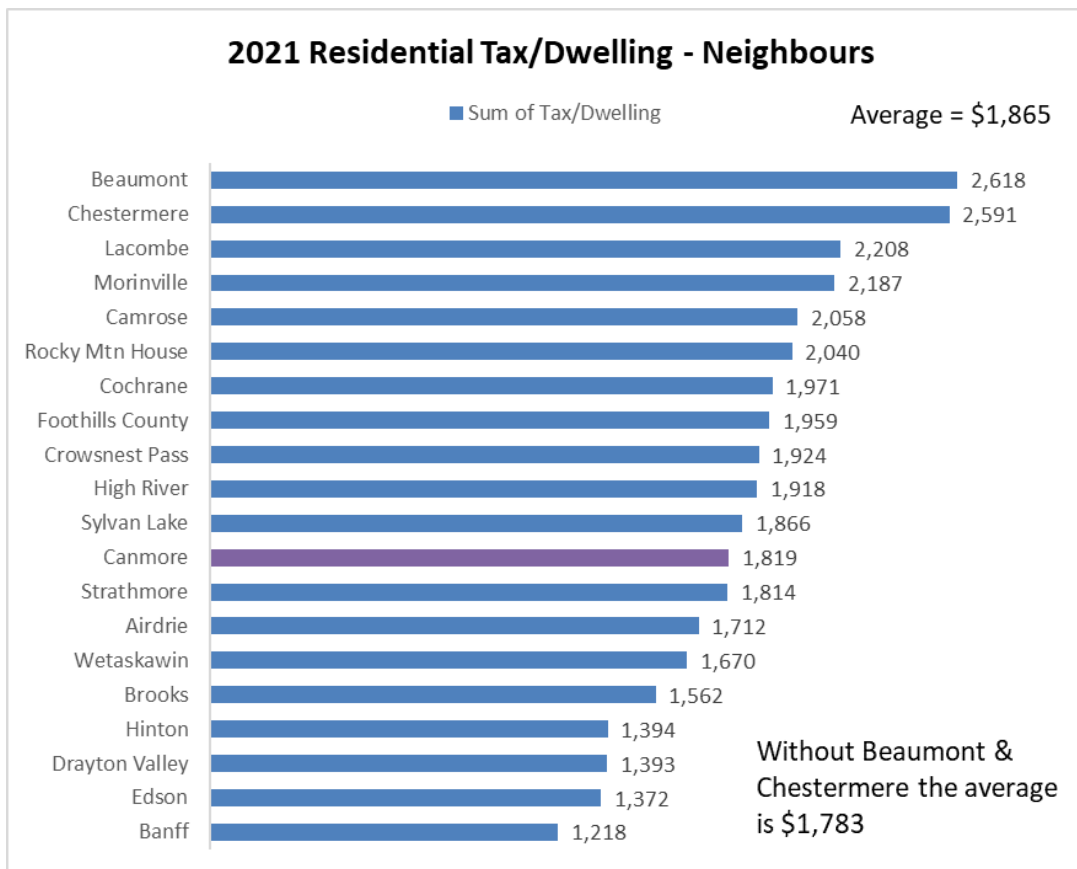
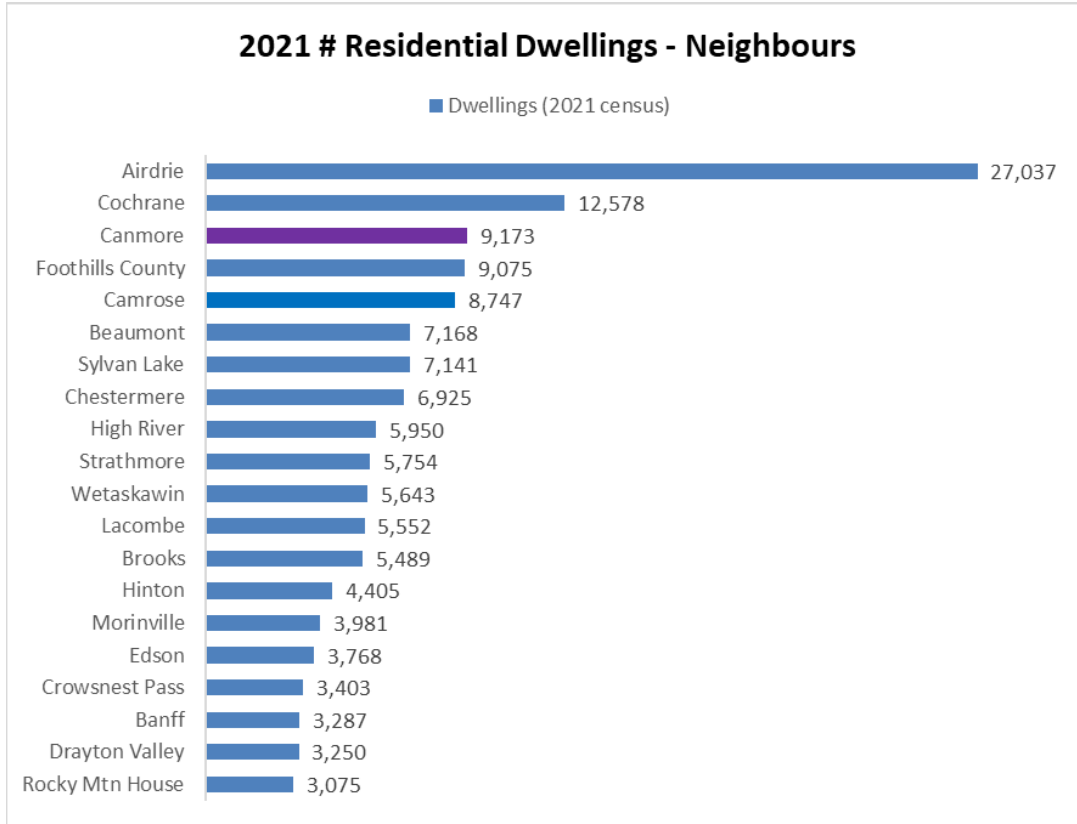
2021 # Residential Dwellings - Competitors



2021 Residential Tax/Dwelling - Competitors







BYLAW 2022-12

**A BYLAW OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA,
TO IMPOSE A TAX IN RESPECT OF PROPERTY IN THE TOWN OF CANMORE
IN THE YEAR 2022**

WHEREAS the estimated municipal expenditures and transfers set out in the budget for the Town of Canmore for 2022 total \$61,468,459;

AND WHEREAS the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$33,338,273, and the balance of \$28,130,186, which amount includes \$27,655,186 for General Municipal, \$25,000 for supplementary property tax, and \$450,000 for Vital Homes, is to be raised by general municipal taxation;

AND WHEREAS the requisitions are:

Alberta School Foundation Fund (ASFF)	\$23,111,881
Residential	\$18,228,968
Non-Residential	\$4,882,913
Christ the Redeemer Catholic School Division (CRCSD)	\$791,189
Residential	\$723,649
Non-Residential	\$67,540
Bow Valley Regional Housing	\$ 1,484,761
Designated Industrial Property Tax Requisition	\$ 4,050

AND WHEREAS the assessed value of all taxable property in the Town of Canmore, as shown on the assessment roll is:

Residential/Tourist Home – Personal Use	\$6,994,226,140
Tourist Home	\$290,571,240
Vacant, Serviced	\$53,190,000
Non-Residential	\$1,327,574,460
Machinery & Equipment	\$391,230
Linear (not incl. Electrical Generation)	\$40,215,840
Electrical Generation	\$10,913,050
Total	\$8,717,081,960

NOW THEREFORE the Council of the Town of Canmore, in the Province of Alberta, duly assembled, enacts as follows:

TITLE

1. This bylaw shall be known as the Property Tax Rate 2022 Bylaw.

AUTHORIZATION

2. Council is authorized to impose a tax in respect of the property in Canmore to raise revenue toward the payment of:

- (a) the expenditures and transfers set out in the Town of Canmore budget, and
- (b) the requisitions.

3. Tax rates imposed under the bylaw are:

	Tax Levy	Assessment	Tax Rate (in mills)
General Municipal	27,655,187	8,717,081,960	
Residential/Tourist Home – Personal Use	15,816,188	6,994,226,140	2.26132
Tourist Home	2,039,404	290,571,240	7.01860
Vacant, Serviced	120,280	53,190,000	2.26132
Non-Residential	9,599,975	1,367,790,300	7.01860
Machinery & Equipment incl. Electrical Generation	79,340	11,304,280	7.01860
Alberta School Foundation Fund (ASFF)	23,111,881	8,397,183,390	
Residential	18,228,968	7,058,423,230	2.58258
Non-Residential	4,882,913	1,338,760,160	3.64734
Christ the Redeemer Catholic School Division (CRCSD)	791,189	298,720,900	
Residential	723,649	280,203,350	2.58258
Non-Residential	67,540	18,517,550	3.64734
Vital Homes, formerly Perpetually Affordable Housing	450,000	8,719,531,160	
Residential	225,000	7,338,626,580	0.03066
Non-Residential	225,000	1,380,904,580	0.16294
Bow Valley Regional Housing	1,484,761	8,707,208,570	0.17052
Designated Industrial Property Tax Requisition	4,050	52,870,650	0.07660

ENACTMENT/TRANSITION

4. If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.
5. Bylaw 2021-13 is repealed.
6. This bylaw comes into force on the date it is passed.

FIRST READING:

SECOND READING:

THIRD READING:

Bylaw approved by: _____

Page 2 of 3

Approved on behalf of the Town of Canmore:

Sean Krausert
Mayor

Date

Cheryl Hyde
Municipal Clerk

Date

BYLAW 2022-13

**A BYLAW OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA,
TO IMPOSE A SUPPLEMENTARY TAX IN 2022**

The Council of the Town of Canmore, in the Province of Alberta, duly assembled, enacts as follows:

TITLE

1. This bylaw shall be known as the Supplementary Tax Rate 2022 Bylaw.

SUPPLEMENTARY TAX

2. Council is authorized to impose a supplementary property tax, in accordance with Municipal Government Act Section 369, on all properties for which a supplementary assessment has been prepared in accordance with Supplementary Assessment 2022 Bylaw 2022-05.
3. The supplementary property tax rates for 2022 are the same as the property tax rates set by the Property Tax Rate 2022 Bylaw.

ENACTMENT/TRANSITION

4. If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.
5. Bylaw 2021-14 is repealed.
6. This bylaw comes into force on the date it is passed.

FIRST READING:

SECOND READING:

THIRD READING:

Approved on behalf of the Town of Canmore:

Sean Krausert
Mayor

Date

Cheryl Hyde
Municipal Clerk

Date



Request for Decision

DATE OF MEETING: May 3, 2022 **Agenda #:** H-1

TO: Council

SUBJECT: 2021 Surplus Allocation – Current Year Usage

SUBMITTED BY: Chelsey Richardson, Manager of Finance

RECOMMENDATION: That Council:

1. Approve additional market adjustments for staff of \$275,000 to be funded from the General Municipal Operating Reserve.
2. Approve additional contracted resources within HR in 2022 for \$40,000 to be funded from the General Municipal Operating Reserve.
3. Approve an additional development resource within each of the Planning and Engineering departments in 2022 for a total of \$220,000 to be funded from the Development Application Reserve.
4. Approve a scope and budget increase to capital project 7231 Civic Centre Hybrid Workspaces from \$50,000 to \$150,000, funded by \$100,000 from the General Municipal Capital Reserve.

EXECUTIVE SUMMARY

At the April 26, 2022 Finance Committee meeting, the committee allocated the 2021 surplus to the reserves. From these allocations, there were needs identified within the current 2022 year that would require Council authorization to be spent.

RELEVANT COUNCIL DIRECTION, POLICY, OR BYLAWS

Under MGA Section 248(1) A municipality may only make an expenditure that is (a) included in an operating budget, interim operating budget or capital budget or otherwise authorized by the council, (b) for an emergency, or (c) legally required to be paid.

At the April 26, 2022 Finance Committee meeting, the Finance Committee recommended that Council approve these items.

DISCUSSION

Any desired usages in the current 2022 year from the reserve contributions made as part of the 2021 surplus allocation need to be approved by Council under section 248(1) of the MGA. Since the time of the budget approval, additional needs have been identified. These were included in the report to the Finance Committee, as they pertained to decisions about where the surplus should be allocated, but the authority to approve these usages resides with Council.

The first recommended item is additional market adjustments for staff, based on salary surveys completed by HR. The \$200,000 included in the 2022 budget was not sufficient to address all the salary market adjustments that have been identified, particularly given the impacts on staff of COVID over the last two years, combined with the limited increases over that same period provided to staff due to desires to keep taxes low. As such, \$275,000 was recommended to go to the General Municipal Operating Reserve and then be used to fund these adjustments. This change would have an additional impact on future budget years, as this would increase the Salaries, Wages and Benefits base for 2023 onwards.

In addition to the market adjustments, the number of position vacancies the HR team is currently dealing with is extremely high. These vacancies and the resultant time it is taking to hire and fill these roles is having widespread impacts across the organization and impacting the ability of key work to continue. A further \$40,000 was recommended to go to the General Municipal Operating Reserve, to be spent on contracted resources to help address the current HR challenges in this area.

In addition to the two uses from the General Municipal Operating reserve for the two HR items described above, due to the continued high volume of development applications, there is also request by the Engineering and Planning departments to fund an additional staff resource in each area to respond to development work for a total of \$220,000. These resources will be funded from the Development Application reserve.

On the capital side, scope and budget amendments are recommended for capital project #7231 Civic Centre Hybrid Workspaces. Work has begun on the Civic Centre Hybrid Workspaces, and with the current budget of \$50,000, the scope of the work undertaken will be limited. There is now a recommendation to increase the scope and budget of the project by an additional \$100,000 in order to include office furniture related to the redesign for the hybrid workspaces, and noise reduction measures which have been identified as a current challenge in some areas.

ANALYSIS OF ALTERNATIVES N/A

FINANCIAL IMPACTS

Of the items included above, only the additional market adjustments for staff would have impacts on future budget years by raising the Salaries, Wages, and Benefits base for those years. Independent of any other changes, this would take the tax increase net of growth for 2023 from 6.2% to 6.9%. However, as the preliminary planning for the upcoming budget cycle has only just begun, many other changes will be required, and the final tax increase percentage cannot be known at this point.

STAKEHOLDER ENGAGEMENT None.

ATTACHMENTS N/A

AUTHORIZATION

Submitted by:	Chelsey Richardson Manager of Financial Services	Date:	<u>April 14, 2022</u>
Approved by:	Therese Rogers GM of Corporate Services	Date:	<u>April 14, 2022</u>
Approved by:	Sally Caudill Chief Administrative Officer	Date:	<u>April 26, 2022</u>



Request for Decision

DATE OF MEETING: May 3, 2022 **Agenda #:** H-2

TO: Council

SUBJECT: Automated Traffic Enforcement Review

SUBMITTED BY: Caitlin Miller, Manager of Protective Services

RECOMMENDATION: That Council direct administration to issue an RFP for the provision of automated traffic enforcement services (speed only) for a three-year term with two one-year options to extend for a total of 5 years.

EXECUTIVE SUMMARY

Automated traffic enforcement (ATE) was first approved for use in Canmore in 2007. The program enhances road and community safety by providing a balanced approach with other traffic and community safety initiatives and programs. If Council supports the philosophy that automated traffic enforcement is an appropriate speed enforcement tool that has contributed to community safety, then Administration is recommending issuing an RFP for a three-year contract to provide photo radar services to the community with the possibility of two, one-year extensions.

RELEVANT COUNCIL DIRECTION, POLICY, OR BYLAWS

103-2018 Moved by Mayor Borrowman that Council direct administration to issue an RFP for the provision of automated traffic enforcement services (speed only) for a four-year term.

Reserves Policy FIN-007 includes the Photo Radar Reserve. The stated purpose of the reserve is “To fund expenses related to policing or traffic safety initiatives and community safety initiatives and programs.”

DISCUSSION

Automated traffic enforcement is one tool used in Canmore to address speeding and enhance traffic and community safety. With the updated provincial guidelines and continued focus on zones that have historically seen a large number of speeding violations, such as school and playground zones, automated traffic enforcement will continue to support the Town’s traffic safety priorities. Encouraging safe speeds is important to creating safe streets and livable communities because slowing down gives everyone more time to react to the unexpected, avoid collisions, and lower the severity of collision-related injuries.

Automated traffic enforcement in Canmore is contracted out as a full “turnkey” operation. The contractor supplies fully trained Community Peace Officers (separate from Town of Canmore Community Peace Officers), equipment (both vehicles and photo enforcement technology), ticket processing, court time, advertising, signage, statistics (monthly, quarterly, and annual) and a call centre. Automated traffic enforcement has been contracted since it was implemented in Canmore and the current contract expires on August 31, 2022. The Manager of Protective Services oversees the administration of the automated traffic enforcement contract and program details, and the Canmore RCMP is responsible for oversight of the

operations and approval of zones. Canmore's program has been audited three times by the Solicitor General and Public Safety department (2009, 2014, and 2017). In all three audits, the Town's program was found to be compliant with the provincial guidelines that relate to automated traffic enforcement.

In December 2019, the provincial government initiated a review of the automated traffic enforcement program in Alberta. New photo radar guidelines were implemented in December 2021 to help implement changes to enhance clarity and improve photo radar site locations and revenue streams.

These guidelines are based on 4 guiding principles:

1. Transportation safety, not revenue generation, must be the objective of Automated Traffic Enforcement (ATE) programs in the province.
2. Police services, in collaboration with municipalities, are responsible to ensure ATE programs are used to improve traffic safety outcomes.
3. Ongoing evaluation of ATE programs will ensure they improve traffic safety outcomes.
4. Public transparency is paramount for the success of photo radar programs.

The Town of Canmore has started submitting quarterly reports to Alberta Justice and Solicitor General to be compliant with new guidelines that began in January 2022. Prior to this, only an annual report was required to be submitted. Further changes to be implemented throughout 2022 are as follows:

Beginning April 1, 2022, the Town of Canmore complied with the new provincial guidelines by:

- Adopting a new definition of transition zones that includes areas that have rapid changes in speed, such as highway on and off ramps and highway exits.
- Removing the Bridge Road location to address prohibition of photo radar on residential streets with speeds less than 50 km/h, unless they are school and playground zones or construction zones.
- Restricting the issuance of additional ticket(s) if the notices were received within 5 minutes of each other – only the most serious infraction will be issued a notice.

Several changes will be implemented to the Town of Canmore photo radar program to ensure we comply with legislation.

Effective June 2022, the Town of Canmore will:

- No longer authorize or use sites where public concern or the replacement of the use of conventional enforcement was used as site selection criteria rationale.
- Restrict the use of ATE in school zones to when school is in session, and the speed restriction is in effect, as per local municipal bylaws.

By December 2022, the Town of Canmore will:

- Reassess all existing locations using new location criteria and data and, in conjunction with the RCMP, consider implementing other safety tools, such as engineered traffic calming measures and education, to change behaviour before considering photo radar at a new location.
- Have placards at the front and back of mobile ATE vehicles to make them more visible to drivers.
- Continue to advertise new and existing photo radar sites online and through social media.
- Through existing road rehabilitation or transportation capital projects, change the nature of roadways to match travel speeds to desired speed limits.

- Propose future capital projects to specifically address roadway safety and traffic calming to utilize lower cost interventions in road design to reduce speeding.

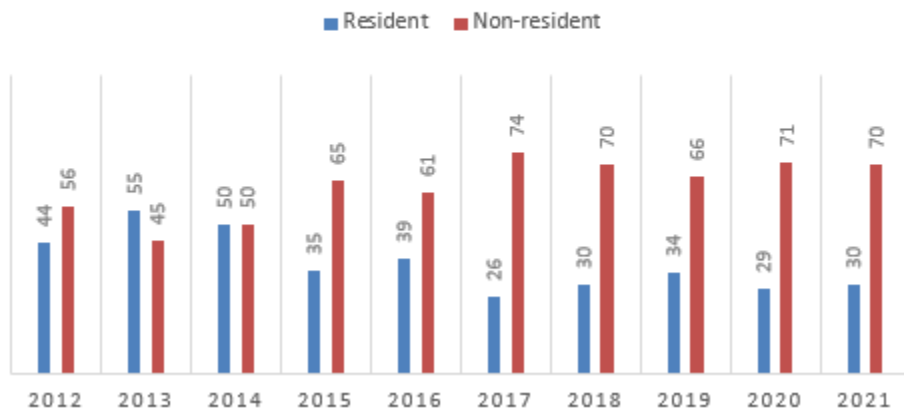
Currently photo radar is deployed in 36 zones in town. These sites are not selected randomly and include one or more of the following criteria:

- Playground and school zones
- Areas with an identifiable, documented history of speeding problems

Though sites can also include construction zones, photo radar has not been used in construction zones in Canmore to date.

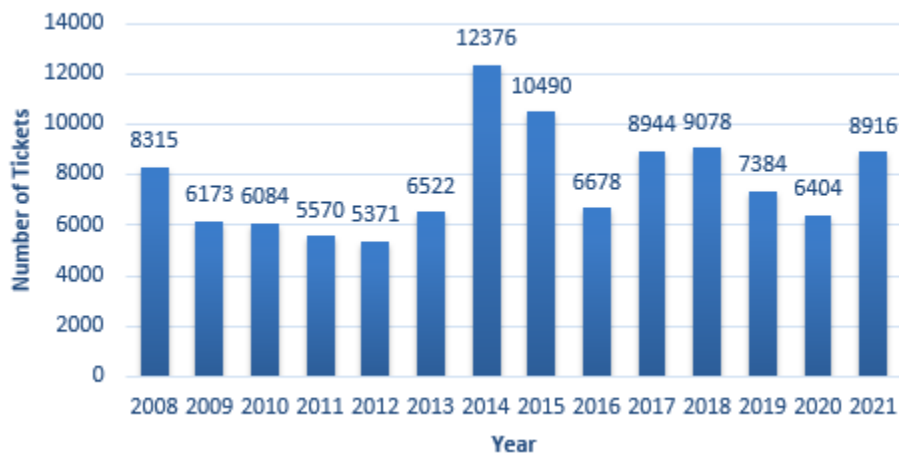
In 2022, two zones were removed from Canmore’s automated traffic enforcement program. This included the zone along Bridge Road and the zone along Palliser Trail. The Bridge Road zone no longer meets the requirements of the program due to the speed under 30km/hr and it does not qualify as a playground or school zone. After a speed study was conducted in January 2022, the zone along Palliser Trail was found to have a very low frequency of vehicles committing speed violations. It was removed as an ATE zone as the road has been engineered in a manner that significantly decreases the ability for vehicles to go over the 50km/hr speed limit.

RESIDENT VS NON-RESIDENT TICKETS ISSUED (%)



Since its implementation, there has been a noticeable decrease to the percentage of tickets issued to vehicles registered in Canmore (residents). One can infer that with ongoing enforcement and public awareness the program is having a positive effect on reducing the number of speeding violations issued to residents and therefore creating a safer community. Overall, there has been a decrease in speeding tickets from automated traffic enforcement and the number of zones has been decreasing since 2016.

Total Photo Radar Violations 2008-2021



The statistics for total number of violations issued shows no discernable pattern for an increase or decrease in speed violations issued. It is important to note that the annual statistics are not a true like for like comparison. There are several factors that influence tickets issued including but not limited to changes in road design and road construction, signage, number of visitors, and the number and locations of photo radar sites (which are reviewed annually). Canmore has taken a holistic approach of conducting education, enhancing traffic and community safety, improving road engineering, and proper enforcement which all contribute to the improved safety on roads, rather than just revenue generation.

ANALYSIS OF ALTERNATIVES

Three options were evaluated for alternatives. Should Council wish to discuss option two or three, the discussion will need to move In Camera to protect third party business interests and economic interests.

1. Discontinue automated traffic enforcement when the current contract ends on August 31, 2022.

Disadvantages:

- Speeding violations may increase, and this could negatively impact safety.
- Loss of revenues will impact the holistic approach of improving safety in the community.
- Funding for 1.5 RCMP positions are paid for with photo radar revenues will need to be accounted for through taxes in the operating budget or the number of RCMP officers reduced.

Advantages:

- Administrations (both town staff and the RCMP) time spent managing the program will be freed up (approximately 40-60 hours/year).

2. Develop an in-house photo radar program managed and staffed through the Municipal Enforcement department.

Disadvantages:

- Since December 1, 2019, there has been a freeze on purchasing photo radar equipment. Municipalities cannot install new photo radar equipment, update existing devices, or add new locations. This freeze will likely last until December 2022.
- Administration could not administer the program with current resources. Additional staff would need to be hired to run the program. Given some of the staffing challenges in the Bow Valley, relying on hiring new staff may put the ability to run the program in jeopardy.
- There would be capital costs associated with starting the program. If the automated enforcement program is cancelled or changed either in Alberta or due to a future council direction, the town would end up owning equipment that is no longer useful and with depreciation would likely be sold at a loss.

Advantages:

- There is the possibility of the program generating more revenue than through a contracted service.
- Hours can be more easily increased/decreased than through a contract.

3. Discontinue photo radar when the current contract ends on August 31, 2022 and create a traffic enforcement unit consisting of Community Peace Officers (CPO), RCMP members or both.

Disadvantages:

- Additional staff and capital equipment (patrol vehicle, radar, etc.) would be required. There is very little capacity within the existing municipal enforcement department structure to add these duties and meet the current level of speed enforcement that is done through the ATE program. Though CPOs will soon be trained to address moving vehicle violations, at this time the department is not in a position to be able to take on this level of work.
- With increased enforcement, there is increased risk of a CPO being involved in a health and safety incident.
- The cost of funding RCMP officers is substantial compared to CPOs.
- Increased policing costs to offset the 1.5 FTEs funded from the photo radar reserves.

Advantages:

- A traffic unit could focus on more than just speeding (stop signs, red lights, distracted driving, impaired driving, cycling infractions, etc.).
- Tickets issued by officers would include demerit points, which in turn has a further learning and financial deterrent.
- Officers may discover other safety infractions that are unrelated to speeding, such as improper use of car seats.

To avoid disrupting the program, a contract extension would be required for Options 2 or 3 to bridge between the current photo radar service and bringing it in house.

FINANCIAL IMPACTS

The outflow of the net revenues from photo radar is prescribed by Reserve Policy FIN-007: “To fund expenses related to policing or traffic safety initiatives and community safety initiatives and programs.” Net revenues (2007-2021) from photo radar totaled \$8.9M for an average of \$598k/year. From 2018-2021, the net revenues were \$2.4M for an average of \$610k/year. The average net revenue per year is expected to decrease due to the change in the Alberta photo radar guidelines and the new traffic calming measures in zones that previously had high volumes of violations. The balance of the reserve at the end of 2021 was \$539k.

Net revenues from photo radar have funded the following (2007-2021):

Policing (\$2.1M): In 2008 an additional RCMP officer was added and funded from the photo radar reserve. Since 2011, the contracted costs of the equivalent of 1.5 RCMP officers was offset by photo radar revenues. In 2021, photo radar revenues covered \$196k of RCMP funding.

Funding for initiatives and programs for Traffic Safety and Community Safety from 2012-2021 totaled \$2.3M and included the following:

- Traffic Safety Initiatives:
 - Radar speed trailer
 - Traffic study
 - Vehicle activated traffic calming signals
 - Enhancement to the Bow River Bridge Corridor
 - Mobile message and emergency sign trailers
 - Pedestrian and cycling infrastructure
- Community Safety Initiatives and Programs:
 - Enhancements to the Bow Valley Trail CPR Crossing
 - Cougar Creek Parking and Pathway Improvements
 - Multi band radios for Bylaw Services Community Peace Officers
 - I Drive Safely Program
 - New Driver Rebate Program
 - Law Enforcement Bursary
 - Municipal Enforcement hybrid vehicle

STAKEHOLDER ENGAGEMENT

Administration’s recommendation was reviewed with the RCMP Staff Sergeant who is supportive of continuing with automated traffic enforcement in Canmore.

ATTACHMENTS

- 1) Alternatives Comparison (distributed to Council only to prevent disclosure of third party business information in accordance with section 16(1) of the Freedom of Information and Protection of Privacy Act)

AUTHORIZATION

Submitted by:	Caitlin Miller Manager of Protective Services	Date:	<u>April 14, 2022</u>
Approved by:	Chelsey Richardson Manager of Financial Services	Date:	<u>April 14, 2022</u>
Approved by:	Scott McKay Acting General Manager of Municipal Services	Date:	<u>April 14, 2022</u>
Approved by:	Sally Caudill Chief Administrative Officer	Date:	<u>April 14, 2022</u>



Request for Decision

DATE OF MEETING: May 3, 2022 **Agenda #:** H-3

TO: Council

SUBJECT: Council 2023-2026 Strategic Plan

SUBMITTED BY: Sally Caudill

RECOMMENDATION: That Council approve the 2023-2026 Strategic Plan.

EXECUTIVE SUMMARY

To identify their goals and priorities, Council participated in facilitated planning sessions with the intention of setting the direction for the community of Canmore. With the future of the town’s citizens and business in mind, Council has prepared this strategic plan to guide them for the next four years.

This plan is a key reference tool for administration in guiding decision making, providing useful information for budgeting, and communicating strategic priorities to the community.

RELEVANT COUNCIL DIRECTION, POLICY, OR BYLAWS

Strategic planning is part of our integrated planning cycle to provide a link to the annual business plan and budget.

DISCUSSION

In addition to providing high quality services to the residents of Canmore, the Town also looks to the future to think strategically about our community and the lives of our residents and visitors.

In February and March of 2022, Council participated in facilitated planning sessions, including a look back at Canmore’s history to assess challenges and successes. Council developed a vision by articulating their ideal community of the future. While balancing factors and trends that impact their role, during the facilitated sessions Council was able to articulate meaningful and relevant goals that will move the Town of Canmore towards the community vision. By answering the question “How will we know if we have achieved the goal?” council was able to identify specific, measurable results that will be used to track our progress toward each goal and ultimately, the vision.

The integrated planning cycle is the Town of Canmore’s holistic approach to strategic planning that links the vision, goals, and results to the annual business plan and budget. The vision and goals are long range aspirations that are meant to last at least 10-15 years. The results are shorter, generally three to five years in length, with an annual business plan and budget which identifies implementation efforts to move the needle on those priorities.

The business planning cycle repeats itself annually throughout the life of the strategic plan. At the start of the year, administration reports to Council on the performance of the past year. Council and administration then work together to affirm or amend the goals and results of the community for the next year.

A multi-year strategic plan enables longer term planning, higher level thinking, and prioritization of issues and projects. The strategic plan encompasses the three remaining years of this Council’s term, plus one year after the 2025 municipal election. While the plan has been crafted to endure this timespan, Council will review it annually and make changes if the priorities of the community change significantly during this time. In 2026, the newly Council elected at that time will craft the subsequent multi-year strategic plan in response to the evolving priorities of the community.

This strategic plan clearly articulates Council’s priorities for the 2023- 2026 planning horizon. However, it is not a list of everything the Town will be doing over the next four years. There are programs, services, and tasks that are delivered through regular, routine municipal operations.

Ultimately, our success as an organization and a community is measured by how well the whole organization provides service and moves us towards our vision:

Canmore is authentic and resilient. Through bold, innovative leadership, we will thrive as a vibrant, livable, and diverse mountain community.

The goals and results Council has identified for this term focus on Livability, Environment, and Relationships.

GOALS	RESULTS
Livability Goal - Canmore is a place where all residents can thrive	<ul style="list-style-type: none"> • Municipal initiatives and services are designed to increase affordability • Emergency management communication is effective and adopted across our community • Municipal programs, facilities, and services help to attract and retain families and support community diversity • Employment opportunities that provide residents with a dignified and reasonable standard of living are widely available
Environment Goal - Canmore is a recognized leader in managing human impact on our environment	<ul style="list-style-type: none"> • Wildlife encounters within Canmore’s urban footprint are reduced and unauthorized human use in wildlife corridors is similarly reduced • Canmore as a community collaborates to reduce our impact on climate change and prepare for climate adaptation • The community is aware of the Town of Canmore’s environmental leadership • Safe multi-modal transportation shift is advanced
Relationships Goal - Respectful, authentic relationships are the foundation on which our future success is built	<ul style="list-style-type: none"> • Right Relations with the Stoney Nakoda Nation and members of Treaty 7 and Metis Region 3 are advanced • Inter-governmental, business, and not-for-profit relationships result in mutually beneficial outcomes

GOALS	RESULTS
	<ul style="list-style-type: none"> • Meaningful, two-way public engagement and communication is civil, substantive, and productive • The community understands the value of a strong and healthy Public Service

ANALYSIS OF ALTERNATIVES

N/A

FINANCIAL IMPACTS

It is important to note that to achieve the goals - and ultimately, the vision – a strong organization is needed. Three key pillars of good governance form the foundation of this strategic plan:

1. Financial Stewardship
2. Human Resources
3. Community Engagement

Dedicating resources to ensure these key pillars have the capacity to support the strategic plan is vital to our success as an organization and as a community.

Once the business plan is created to achieve the goals and results, budget requirements associated with those actions will be presented to the finance committee for discussion and eventual review by Council.

STAKEHOLDER ENGAGEMENT

The goal of strategic planning is the development of a vision, goals, and results that act as a reference for administration in guiding decision making and setting priorities, provides useful information at budget time, and is a tool to clearly articulate strategic priorities to the community.

This strategic plan was developed with the collaboration and co-operation of Council, administration, and community input. During the fall 2021 election, Council listened to the issues raised by citizens and brought those issues forward as part of the strategic planning process. In 2021 the town conducted a citizen satisfaction survey to understand the needs and perceptions of residents, determine satisfaction with municipal services, identify spending priorities, identify areas for improvement, and overall quality of life in Canmore. These results were also reviewed as part of the strategic planning process.

ATTACHMENTS

- 1) Council 2023-2026 Strategic Plan

AUTHORIZATION

Submitted by: Sally Caudill
 Chief Administrative Officer
 Date: 11 April 2022



TOWN OF CANMORE STRATEGIC PLAN

2023-2026





2023-2026 STRATEGIC PLAN

COUNCIL STRATEGIC PLAN

Canmore Town Council Left to Right: Councillor Joanna McCallum, Councillor Tanya Foubert, Councillor Wade Graham, Mayor Sean Krausert, Councillor Jeff Hilstad, Councillor Jeff Mah, Councillor Karen Marra.

Introduction

To identify their goals and priorities for 2023 through 2026, Town Council participated in facilitated planning sessions in early 2022 with the intention of setting the direction for the community of Canmore. With the future of the town's citizens and businesses in mind, Council has prepared this strategic plan to guide them for the next four years.

This plan is a key reference tool for administration in guiding decision making, providing useful information for business planning and budgeting, and communicating strategic priorities to the community.

A multi-year strategic plan enables longer term planning, higher level thinking, and prioritization of issues and projects. The strategic plan encompasses the three remaining years of this Council's term, plus one year after the 2025 municipal election. While the plan has been crafted to endure this timespan, Council will review it annually and make changes if the priorities of the community change significantly during this time. In 2026, the Council elected at that time will craft the next multi-year strategic plan in response to the evolving priorities of the community.

Council works collaboratively, with the benefit of individual knowledge, experience, and community connections, to make balanced decisions to sustain and uphold the public's values for the betterment of the community as a whole.



2023-2026 STRATEGIC PLAN

OUR COMMUNITY VISION



Canmore is authentic and resilient. Through bold, innovative leadership we will thrive as a vibrant, livable, and diverse mountain community.

Our vision speaks to the ways in which our community will thrive in an ever-changing environment; we aspire to progress and prosper despite any situation we may encounter.

We recognize that old ways of addressing problems will not get us to the future we aspire to. We are committed to being

brave and leading in unique ways, including seeking out new opportunities and creating strong partnerships.

We strive to protect and defend our picturesque landscape and natural environment, while fostering an inclusive community with a quality of life for our residents that is unrivalled.



2023-2026 STRATEGIC PLAN GOALS

To get us closer towards the vision of our community, Council articulated three equally important goals.



Livability

Canmore is a place where all residents can thrive.



Environment

Canmore is a recognized leader in managing human impact on our environment.



Relationships

Respectful, authentic relationships are the foundation on which our future success is built.



2023-2026 STRATEGIC PLAN

LIVABILITY



Livability Goal

Canmore is a place where all residents can thrive.

Results:

- Municipal initiatives and services are designed to increase affordability
- Emergency management communication is effective and adopted across our community
- Municipal programs, facilities, and services help to attract and retain families and support community diversity
- Employment opportunities that provide residents with a dignified and reasonable standard of living are widely available

A thriving and strong community supports the fundamental needs of individuals and families, while promoting inclusive neighbourhoods. The Town of Canmore believes in the health of these individual members, as well as the community as a whole.

The provision of affordable and accessible services is vital to our community. This includes a commitment to a range of underserved housing options, a focus on increasing affordable and convenient options to encourage more trips by fare-free transit, foot, or bicycle, and support of meaningful employment opportunities so our residents can flourish. The provision of these basic necessities is complemented by our commitment to cultural and social activities.

We are committed to keeping our community safe. We will foster an environment of safety and the protection of people and property.



2023-2026 STRATEGIC PLAN

ENVIRONMENT



Environment Goal

Canmore is a recognized leader in managing human impact on our environment.

Results:

- Wildlife encounters within Canmore's urban footprint are reduced, and unauthorized human use in wildlife corridors is similarly reduced
- Canmore as a community collaborates to reduce our impact on climate change and prepare for climate adaptation
- The community is aware of the Town of Canmore's environmental leadership
- Safe multi-modal transportation shift is advanced

The Town of Canmore commits to protect and preserve our natural environment and to live sustainably. We will work to combat climate change and prepare for climate adaptation through our programs and initiatives, especially through transitioning to clean energy, advocating for net zero building standards, and supporting alternate modes of transportation in and around the community.

As a community known for its scenery, outdoor activities, and wildlife, the promotion and protection of our natural environment is integrated into every aspect of civic life, guiding our decisions and policy. We recognize that being good stewards of our land and natural resources is a shared responsibility, and we will work tirelessly in our stewardship efforts.



2023-2026 STRATEGIC PLAN

RELATIONSHIPS



Relationships Goal

Respectful, authentic relationships are the foundation on which our future success is built.

Results:

- Right Relations with the Stoney Nakoda Nation and members of Treaty 7 and Metis Region 3 are advanced
- Inter-governmental, business, and not-for-profit relationships result in mutually beneficial outcomes
- Meaningful, two-way public engagement and communication is civil, substantive, and productive
- The community understands the value of a strong and healthy Public Service

Strong relationships are fundamental to a thriving and prosperous community. The Town of Canmore will build partnerships within the region, community, and with other orders of government based on mutual respect and shared goals to achieve long-term well-being for all.

Our focus is also on strengthening relationships with residents by increasing satisfaction with public engagement processes. Additionally, the relationship between Council and administration is of central importance to ensure that our residents are served efficiently and effectively through trusted and respected relationships.



2023-2026 STRATEGIC PLAN

FOUNDATIONAL PILLARS

To achieve the goals and results – and ultimately, the community vision – a strong organization is needed.

Maintaining a healthy organization requires a commitment to implementing best practices and good governance.

The three key pillars of good governance form the foundation of this strategic plan:

Financial Stewardship

We protect and plan for the long-term interests of residents by managing assets and financial resources equitably and sustainably.

Human Resources

People and culture are our strongest assets. We are inclusive and connected.

Community Engagement

We meaningfully engage with citizens for effective decision making.





2023-2026 STRATEGIC PLAN

MOVING TOWARD THE VISION

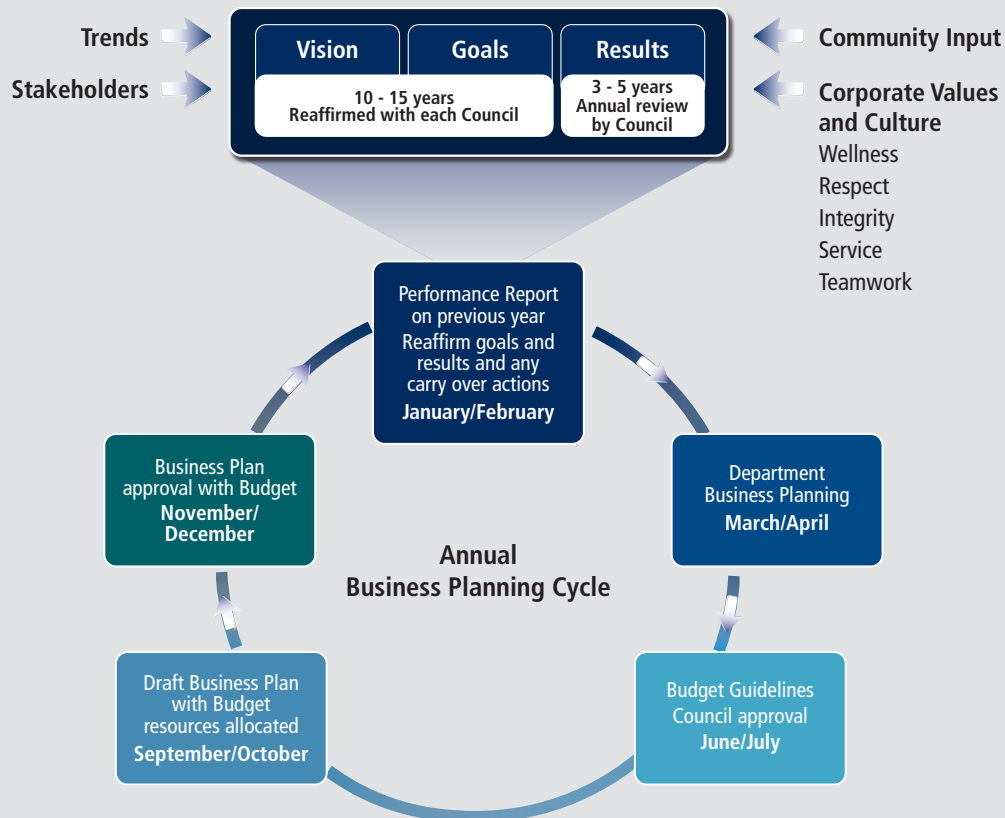
This strategic plan articulates Council’s goals and desired results for the planning horizon to 2026. They will be used to create priority-based business plans, which will in turn inform departmental budgets, where specific actions are identified that will be taken each year.

Integrated Planning Cycle

This integrated planning cycle is a holistic approach to strategic planning that links the vision, goals, and desired results to the annual business plan and budget. The vision and goals are long range aspirations meant to last 10-15 years. The results

are shorter, generally three to five years in length, with an annual business plan that identifies implementation efforts to move the needle towards the goals. At the start of the year, administration reports to Council on the performance of the past year. Council and administration then work together to affirm or amend the desired results of the community for the next year.

Ultimately, our success as an organization and a community is measured by how well the whole organization provides service and moves us towards the vision.





Briefing

DATE OF MEETING: May 3, 2022 **Agenda #:** I-1

To: Council

SUBJECT: Paid Parking Monthly Passes

SUBMITTED BY: Danielle Liwanag, Paid Parking Coordinator

PURPOSE: To provide Council with an update on the implementation of monthly passes as part of the Paid Parking Program.

EXECUTIVE SUMMARY

A monthly parking pass pilot for designated lots in the Town Centre is being implemented as a solution that allows residents to park in designated lots in the Town Centre, for more than three hours, for a fee. Data on usage, number of permits, and revenues will be collected, and pricing and availability of passes will be evaluated annually to ensure the fundamental goals of the paid parking program and the Integrated Parking Management Plan (IPMP) are being met.

BACKGROUND/HISTORY

As part of the 2022 paid parking program, those who utilize public parking will be required to pay an hourly rate between \$2 and \$5, dependent on the time of year and location. Businesses and Town Centre residents have made business and personal decisions based on the availability of abundant and free parking in the Town Centre. Administration has received requests from these parking users, and from the BIA, to allow for continued all-day parking use.

All-day parking by employees is considered an intensive and lower value use of parking in the Integrated Parking Management Plan, approved by Council in 2018.

DISCUSSION

In order to facilitate a transition from abundant, free parking, to a paid parking system, a monthly parking pass program will be implemented with the launch of Town Centre paid parking for the outlined lots in Attachment 1.

The passes will be available to those who are eligible for a resident pass, as an add-on option. This will allow pass holders to park in these lots for up to 72 hours, in accordance with the Traffic and Road Use Bylaw.

Those who choose to utilize the monthly pass option will not be required to register their license plate for individual parking sessions. Instead, this will work similarly to the Resident Parking Permits. Enforcement Officers will be able to view the monthly pass through license plate recognition software and determine that they have both purchased the appropriate pass and are parked in the appropriate zone.

Additionally, it is important to note that purchasing a monthly pass does not guarantee a parking spot in one of the designated lots.

Much like the justification for resident permits, monthly passes will not be available to those who are not residents of Canmore. Parking is expensive, including costs for land, infrastructure, maintenance, and enforcement. Costs of parking are funded through taxes by residents and businesses. Canmore taxes are invested in infrastructure and services to encourage and enable our residents and visitors to walk, cycle, and use local and regional transit. Pay parking allows for a portion of the high costs of parking and transportation infrastructure to be shared by those arriving by car. Reduced rates for monthly passes are being provided to residents who contribute to the larger infrastructure investment. There are several locations within close proximity to the Town Centre that allow for free parking. This includes parking along 7th Ave, Fairholme Drive, and along the panhandle at Elevation Place.

FINANCIAL IMPACTS

It is currently unclear what the financial impact of a monthly pass would be on the overall paid parking revenue, as there is no data to indicate what the demand is for both monthly passes and for hourly paid stalls.

Pricing for monthly passes is proposed to be based on operational costs that include maintenance, lifecycle rehabilitation, enforcement and administration costs of the paid parking program. The monthly passes will be priced at a shared rate of \$83.00/month from May 1st through October 31st, and \$41.50/month from November 1st through April 30th. The seasonality of the rates reflects the higher demand for parking, ease of travel and convenience of free parking locations in the summer months.

Moreover, a \$1.25/pass processing fee from the parking services vendor will be added on to the price, in order to allow for cost recovery.

The pricing and availability of the pilot monthly pass program will be assessed annually with fee increases phased in over time in support of program and IPMP goals.

STAKEHOLDER ENGAGEMENT

Administration developed a Public Participation Plan that was rolled out in Q4 2021, that assisted in ensuring the final paid parking plan aligns with both community feedback and parking management goals.

At the April 5, 2022 Council meeting, a delegation from the BIA presented their request to council for a monthly parking pass for Town Centre to accommodate their employees. Their request for a monthly parking pass was to include both residents and non-residents due to some businesses employing individuals who do not live within the Town of Canmore and would not qualify for a residential parking permit.

Monthly passes for residents have been discussed and developed with the Engineering, Finance, Economic Development, and Protective Services departments.

ATTACHMENTS

- 1) Attachment 1: Map of paid parking zones with proposed lots outlined in red.

AUTHORIZATION

Submitted by: Danielle Liwanag
Paid Parking Coordinator Date: April 11, 2022

Approved by: Chelsey Richardson
Manager of Financial Services Date: April 14, 2022

Approved by: Caitlin Miller
Manager of Protective Services Date: April 14, 2022

Approved by: Scott McKay
Acting General Manager of Municipal Services Date: April 14, 2022

Approved by: Sally Caudill
Chief Administrative Officer Date: April 14, 2022

Attachment 1: Map of paid parking zones with proposed lots outlined in red

