



**TOWN OF CANMORE
RECORD OF WRITTEN SUBMISSIONS
Public Hearing**

Council Chamber at the Canmore Civic Centre, 902 – 7 Avenue
Tuesday, September 5, 2023

This document contains the written submissions received in response to the notice of public hearing for the following bylaw:

Land Use Bylaw Amendment 2023-24 – 205 Stewart Creek Rise

Submissions are sorted in alphabetical order. If you are viewing the electronic version, please use the bookmarks feature to scroll through the document.

This record of written submissions was compiled by Cheryl Hyde, Municipal Clerk, on September 5, 2023.

From: [Sean Cavanagh](#)
To: [Shared.MunicipalClerk](#); [Nathan Grivell](#); [Sean Krausert](#)
Subject: Bylaw 2023-24 205 Stewart Creek Rise
Date: September 2, 2023 3:36:40 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Municipal Clerk
Hello Mayor

My apologies for not submitting before the September 1 deadline on this matter; however I do wish to be heard regarding 2023-24.

I object to the re-zoning of 205 Stewart Creek Rise for the following reasons,

The laneway between my property [REDACTED] 1200 Three Sisters Parkway and the proposed development is too narrow for any street parking, creating Congestion for pedestrians and motorists, Poor safety children dogs and traffic
No sidewalks or a lack of
A lack of space expected for noise and privacy and maneuver of personal motor vehicles from driveways to street/alleyways

The green space should stay as such, it should be a small park for children to play, dogs to walk and people to enjoy fresh air, this should never be a compromise

The small green space offers the buffer needed with the urban development which is too tight and congested already

None of the streets around the proposed development will support the parking space that is needed. Too many condos in the area have been built without proper guest, and overflow parking, creating unnecessary congestion of cars parked on the streets. Many families require 2 cars, have RVs and this small plot will not decrease or mitigate congestion problems

1200 Three Sisters Parkway has a series of many steep stairs 3 stories high, packing in public housing will surely make the stair access on private property a short cut for pedestrians causing privacy concerns and insurance liability to the condo owners like myself. Unnecessary and unwanted foot traffic on private property will become a problem for residents of the Slopes development.

When the area owners purchased or built their homes, zoning was the status quo, changing to a higher density zone with so many units, no parking, no sidewalks in the alleyway and low income housing was not part of the plan and not a consideration of risk of devaluation, unfortunately a zoning change will without question threaten the market value of surrounding properties impacted by such a poorly planned development.

With low income housing comes low income problems. Theft, vandalism, graffiti and general crime. When the current residents paid good money for their property low income problems were not a factor, there was little risk of a devaluation in property values.

The housing enterprise that purchased the property did so knowing fully that their

development plans were not within a proper zone. This entity now wishes to cram in too many low income units, to the detriment of the current residents. This housing enterprise took the risk of buying property not intended for such purposes and should not be asking residents to devalue their properties for their own poorly thought out plans.

Should the town decide to re-zone this area, I for one will be joining a group that is organizing a class action lawsuit against the town of Canmore, should the zoning be changed.

Thank you for your time and consideration,

I appreciate being afforded the opportunity to speak to this matter.

Regards,

Sean Cavanagh

From: [Lawrence Hill](#)
To: [Shared.MunicipalClerk](#)
Subject: Land Use Bylaw Amendment 2023-24
Date: September 4, 2023 4:30:24 PM

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I am definitely in favour of the re-designation of this parcel (Lot 29) from PD to R2A-SC. In 2017 after Council changed the purpose of this lot, they should have followed up then to change the zoning such there could already be +/-18 affordable homes there for those in need and on the CCH wait list.

Cheers,

LH

Lawrence Hill P.Eng.



Hillcroft Developments Ltd.
NuAlpinehomes.ca

From: [Genya](#)
To: [Shared.MunicipalClerk](#)
Subject: Rezoning feedback - 205 Stewart Creek Rise
Date: August 29, 2023 6:57:21 PM
Attachments: [B SC3 S1 2018-11-20 Tentative Condominium Plan.pdf](#)

You don't often get email from genya.hyrina@gmail.com. [Learn why this is important](#)

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Town of Canmore
902 7th Avenue, Canmore, ABT1W3K1
Nathan Grivell, Development Planner
Via email: nathan.grivell@canmore.ca

August 29, 2023

Dear Town of Canmore Council,

I am writing to express my strong opposition to 205 Stewart Creek Rise, the proposed rezoning of the green space from PD zone to R2A-SC between Stewart Creek Rise and Three Sisters Parkway. I believe it is essential to preserve this open green space. This unexpected rezoning request from Canmore Community Housing is attempting to put too much into a relatively small tract of land and will cause traffic and safety problems and permanently damage the lifestyle of the residents which could have enjoyed the green space for years to come. Please see some recent photos of the green space taken from my driveway which visually demonstrate the outlined issues.

Traffic congestion is a major area of concern. There is a tight corner next to the PD zone which already creates traffic bottlenecks entering onto and exiting from Stewart Creek Rise. If successful, this proposed rezoning change would significantly increase the number of units/homes allowed on the property. This will only exaggerate the problem with the available street parking.

The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing Three Sisters Parkway garages (there are over 40 parking spaces in the Slopes complex alone, all exiting at the PD zone onto Stewart Creek Rise). The traffic surge during morning rush hours will also negatively impact safety for children since students walk to school in the mornings. As well as increase traffic surge will impact the playground area in the near vicinity of the PD zone. In general, the area traffic is continuing to increase with ongoing new builds, and heavy traffic is already common at times on Three Sisters Parkway, which may not have been anticipated during the site development.

When I purchased my property at the Slopes complex in June 2019, I had expected to enjoy the green space for years to come which has provided me with the original incentive to invest in this particular property in the first place. Please see attached the original

Tentative Condominium Plan provided as part of my purchase documents indicating the green space as the LOT 28MR -Natural Reserve. As per **Town of Canmore Open Space Development Guidelines (Note 1)**, “Land allocated to the community’s open space system should ... Meet the identified recreational needs of residents and visitors, and... Provide for the visual enhancement of the community.” Clearly the potential rezoning and destruction of the green space without mitigating the impact to the residents contradicts the fundamental goals of the Canmore’s Municipal Development Plan.

As per **Municipal Government Act RSA 2000 Chapter M-6 of the Town Of Canmore BYLAW 2020-03 (Note 2)**, council is authorized to “pass bylaws for municipal purposes respecting the safety, health and welfare of people and the protection of people and property; people, activities and things in, on or near a public place or place that is open to the public; and transport and transportation systems”. This raises questions about lack of adherence to the current laws if a rezoning of the PD zone to occur.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Genya Hyrina
Owner [REDACTED] Three Sisters Parkway
Canmore (AB) T1W 0M5
Email: [REDACTED]
Phone: [REDACTED]

The documents can be found here:

Note 1:

<https://canmore.ca/documents/guiding-documents/2879-open-space-development-guidelines-2005/file>

Note 2:

<https://canmore.ca/documents/bylaws/5-parks-bylaw-2019-09>





THE BEYEMAN COLLECTION
The Ridgepole

Genie S-95
K1
400 743 8877

TENTATIVE CONDOMINIUM PLAN

The Slopes at Stewart Creek
Canmore, Alberta

Canmore, Alberta

| UNIT FACTOR TABLE | | |
|-------------------|-------------|-----------------------------|
| UNIT NUMBER | UNIT FACTOR | UNIT AREA (m ²) |
| 1 | 116 | 73 |
| 2 | 116 | 73 |
| 3 | 407 | 204 |
| 4 | 401 | 204 |
| 5 | 211 | 107 |
| 6 | 116 | 73 |
| 7 | 116 | 73 |
| 8 | 405 | 206 |
| 9 | 401 | 204 |
| 10 | 211 | 107 |
| 11 | 116 | 73 |
| 12 | 116 | 73 |
| 13 | 405 | 206 |
| 14 | 402 | 204 |
| 15 | 211 | 107 |
| 16 | 116 | 73 |
| 17 | 116 | 73 |
| 18 | 405 | 206 |
| 19 | 402 | 204 |
| 20 | 211 | 107 |
| 21 | 116 | 73 |
| 22 | 116 | 73 |
| 23 | 402 | 204 |
| 24 | 405 | 206 |
| 25 | 211 | 107 |
| 26 | 116 | 73 |
| 27 | 116 | 73 |
| 28 | 402 | 204 |
| 29 | 405 | 206 |
| 30 | 211 | 107 |
| 31 | 116 | 73 |
| 32 | 116 | 73 |
| 33 | 401 | 204 |
| 34 | 405 | 206 |
| 35 | 211 | 107 |
| 36 | 116 | 73 |
| 37 | 116 | 73 |
| 38 | 401 | 204 |
| 39 | 407 | 207 |
| 40 | 211 | 107 |
| TOTAL | 10000 | 5306 |

NOTE:
FOR ANY ENDORSEMENT, REGISTRATION MEMORANDUM, NOTIFICATION OR OTHER ENTRY THAT IS TO BE MADE UPON THE PLAN, PLEASE SEE THE CONDOMINIUM ADDITIONAL SHEET (CS) WHICH IS ADDED TO THIS PLAN PURSUANT TO THE CONDOMINIUM PROPERTY REGULATION.

LAND TITLES OFFICE

PLAN NO. _____
ENTERED AND REGISTERED
ON _____
INSTRUMENT NO.: _____
A.D. REGISTRAR

PHASES 1 TO 4 - SHEET 1 OF 2

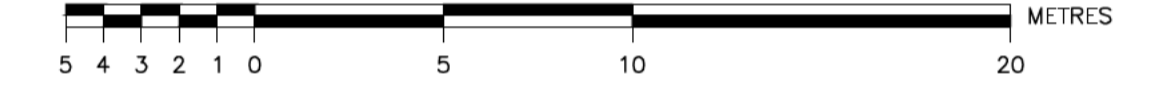
CANMORE, ALBERTA

PRELIMINARY CONDOMINIUM PLAN
SHOWING
PHASED DEVELOPMENT

OF
BLOCK 21, PLAN 161 1360
WITHIN THE
N.W.1/4 SEC.14, TWP.24, RGE.10, W.5M.

BY: WARREN LIPPITT, A.L.S., 2018

SCALE = 1:200



LEGEND:

- STATUTORY IRON POSTS FOUND SHOWN THIS: ● F.d.1 188
- POSITIONS WHERE STATUTORY IRON POSTS ARE TO BE PLACED PURSUANT TO SECTION 47 OF THE SURVEYS ACT: ○
- POSITIONS WHERE STATUTORY IRON POSTS ARE TO BE PLACED BY SUBDIVISION PLAN 161 1360 AND UR/W PLAN 181 PURSUANT TO SECTION 47 OF THE SURVEYS ACT: ○
- CURVE CENTRE COORDINATES ARE SHOWN THIS: [Symbol]
- FOUND NO MARK: [Symbol]
- MUNICIPAL RESERVE: [Symbol]
- UTILITY RIGHT OF WAY: [Symbol]
- RIGHT OF WAY: [Symbol]
- SECTION: [Symbol]
- TOWNSHIP: [Symbol]
- RANGE: [Symbol]
- MERIDIAN: [Symbol]
- HECTARE: [Symbol]
- SQUARE METRES: [Symbol]
- GO-REFERENCE POINT: [Symbol]
- PARKING FOR PERSONS WITH DISABILITIES: [Symbol]

NOTES:

- DISTANCES SHOWN ARE IN METRES AND DECIMALS THEREOF AND ARE BETWEEN SURVEY MONUMENTS UNLESS SHOWN OTHERWISE.
- BEARINGS ARE GRID AND ARE DERIVED FROM PLAN 161 1360.
- A COMBINED SCALE FACTOR OF 0.999793 CAN BE APPLIED TO REDUCE DISTANCES TO MEAN SEA LEVEL AND THE PROJECTION PLANE FOR CALCULATION OF 3TM COORDINATES.
- STATUTORY IRON POSTS PLANTED MARKED "P279".
- CONDOMINIUM UNIT NUMBERS ARE SHOWN THIS: [Symbol] UNIT 1
- CONDOMINIUM UNIT BOUNDARIES ARE SHOWN THIS: [Symbol] UNIT 1
- EXCLUSIVE USE AREAS ARE DESIGNATED THIS: [Symbol] EU-1
- EXCLUSIVE USE AREAS ARE SHOWN THIS: [Symbol] EU-1
- PARKING STALLS ARE SHOWN THIS: [Symbol]
- UNIT DIMENSIONS AND AREAS EXTEND TO UNIT BOUNDARIES AND ARE DERIVED FROM ASBUILT MEASUREMENTS TAKEN BETWEEN [Symbol] AND [Symbol].
- DIMENSIONS SHOWN ON THE SITE PLAN ARE TAKEN TO THE EXTERIOR SURFACE OF CONCRETE FOUNDATION WALLS AT GROUND LEVEL.
- DISTANCES FROM THE BUILDING TO PROPERTY LINES ARE PERPENDICULAR TO PROPERTY LINES UNLESS SHOWN OTHERWISE.
- THE BOUNDARIES OF UNITS 1 TO 40 INCLUSIVE ARE AS DEFINED BY SEC.9(1) OF THE CONDOMINIUM PROPERTY ACT WHERE WALLS EXIST AND WHERE NO WALLS EXIST BY THE VERTICAL PLANE DEFINED BY THE DISTANCES SHOWN.
- COMMON PROPERTY INCLUDES ALL THAT PORTION NOT CONTAINED WITHIN UNITS 1 TO 40 INCLUSIVE AND IS ALSO DEFINED BY THE POSITION OF THE STATUTORY IRON POSTS FOUND AND PLACED PURSUANT TO THE SURVEYS ACT.
- AREA AFFECTED BY THE REGISTRATION OF THIS PLAN SHOWN BOUNDED THIS: [Symbol] AND CONTAINS 0.669 ha.

SURVEYOR:

NAME: WARREN LIPPITT, A.L.S.
SURVEYED BETWEEN THE DATES OF _____ AND _____
IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.



REGISTERED OWNERS:

SC3 SITE 1 INC.

SUBDIVISION AUTHORITY:

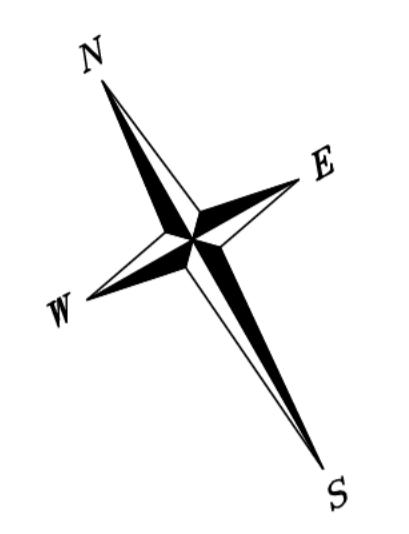
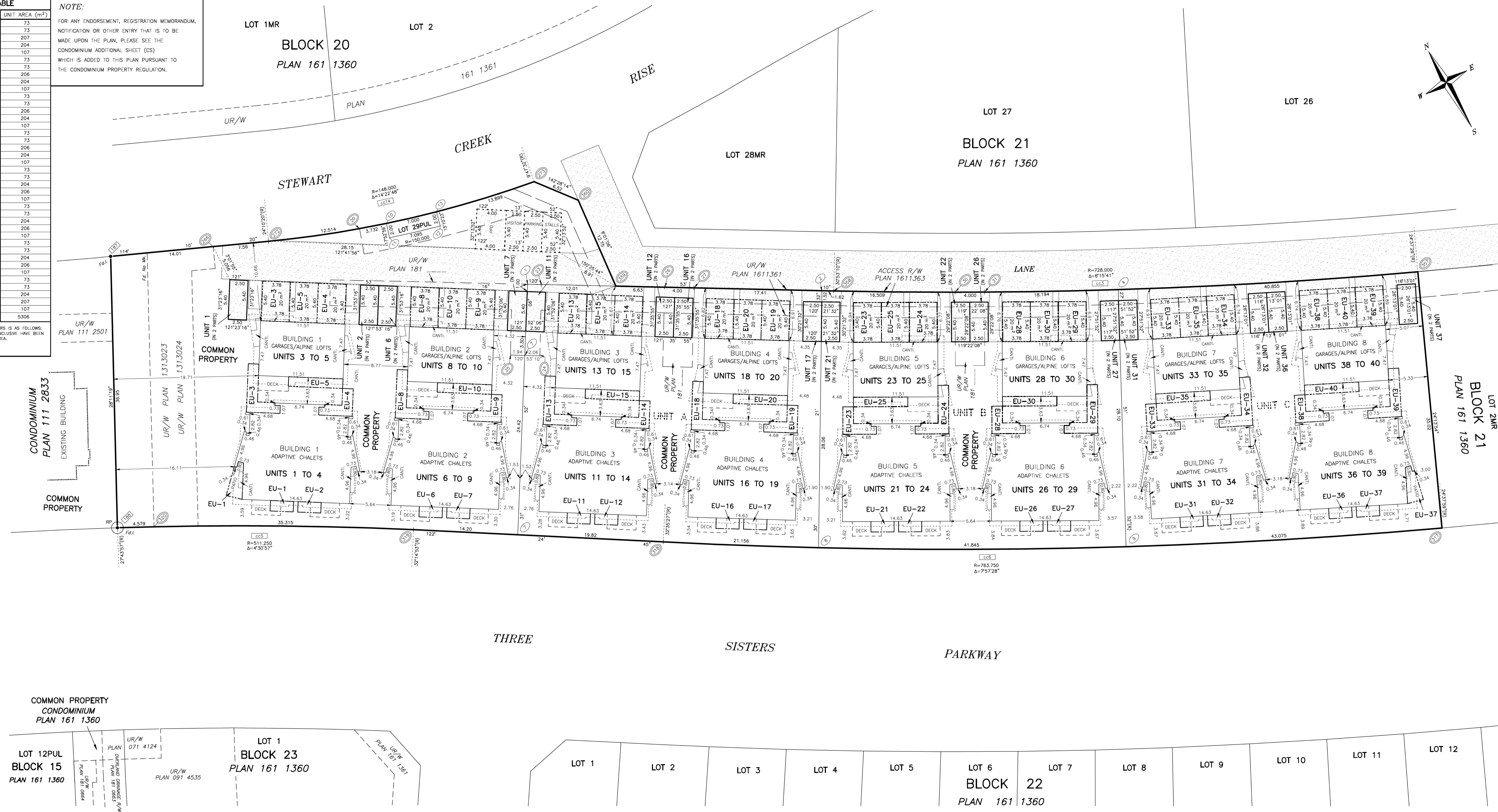
NAME: TOWN OF CANMORE
FILE NO.: SB _____

ADDRESS OF CONDOMINIUM CORPORATION:

c/o JOSHUA I. SELBY
MILLER THOMPSON LLP
3000, 700 - 9th AVENUE S.W.
CALGARY, ALBERTA
T2P 3V4

McElhanney

203 - 502 BOW VALLEY TRAIL, CANMORE AB, T1W 1N9
PH (403) 678-6363; FAX (855) 407-3895
FILE: 18-007 18-007CP1-COMBINED.DWG
DRAWN BY: C.T.B. DATE PLOTTED: NOV/20/2018



THE BASIS FOR DETERMINING UNIT FACTORS IS AS FOLLOWS:
UNIT FACTORS FOR UNITS 1 TO 40 INCLUSIVE HAVE BEEN ASSIGNED IN PROPORTION TO UNIT AREA.

CONDOMINIUM
PLAN 111 2833
EXISTING BUILDING

COMMON
PROPERTY

COMMON PROPERTY
CONDOMINIUM
PLAN 161 1360

LOT 12PUL
BLOCK 15
PLAN 161 1360

LOT 1
BLOCK 23
PLAN 161 1360

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

BLOCK 22
PLAN 161 1360

PLAN NO. _____

ENTERED AND REGISTERED

ON _____

INSTRUMENT NO : _____

A.D. REGISTRAR

PHASES 1 TO 4 - SHEET 2 OF 2

CANMORE, ALBERTA

PRELIMINARY CONDOMINIUM PLAN

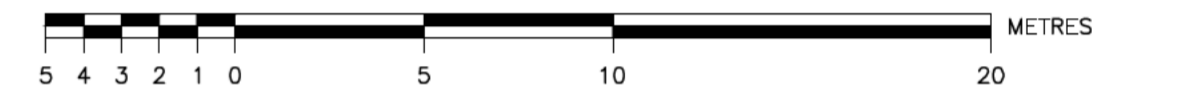
SHOWING PHASED DEVELOPMENT

OF BLOCK 21, PLAN 161 1360

WITHIN THE N.W.1/4 SEC.14, TWP.24, RGE.10, W.5M.

BY: WARREN LIPPITT, A.L.S., 2018

SCALE = 1:200



LEGEND:

| | |
|-------------------|----------------|
| SQUARE METRES | m ² |
| SECTION | SEC. |
| TOWNSHIP | TWP. |
| RANGE | RGE. |
| MERIDIAN | M. |
| MUNICIPAL ADDRESS | |

NOTES:

DISTANCES SHOWN ARE IN METRES AND DECIMALS THEREOF.
 CONDOMINIUM UNIT NUMBERS ARE SHOWN THUS UNIT 1
 CONDOMINIUM UNIT BOUNDARIES ARE SHOWN THUS
 EXCLUSIVE USE AREAS ARE DESIGNATED THUS EU-1
 EXCLUSIVE USE AREAS ARE SHOWN THUS
 THE BOUNDARIES OF UNITS 1 TO 40 INCLUSIVE ARE AS DEFINED BY SEC.8(1) OF THE CONDOMINIUM PROPERTY ACT WHERE WALLS EXIST AND WHERE NO WALLS EXIST, BY THE VERTICAL PLANE DEFINED BY THE DISTANCES SHOWN.
 UNIT DIMENSIONS AND AREAS EXTEND TO UNIT BOUNDARIES AND ARE DERIVED FROM ASBUILT MEASUREMENTS TAKEN BETWEEN
 COMMON PROPERTY INCLUDES ALL THAT PORTION NOT CONTAINED WITHIN UNITS 1 TO 40 INCLUSIVE AND IS ALSO DEFINED BY THE POSITION OF THE STATUTORY IRON POSTS FOUND AND PLACED PURSUANT TO THE SURVEYS ACT.

SURVEYOR:

NAME: WARREN LIPPITT, A.L.S.
 SURVEYED BETWEEN THE DATES OF AND
 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.



REGISTERED OWNERS:

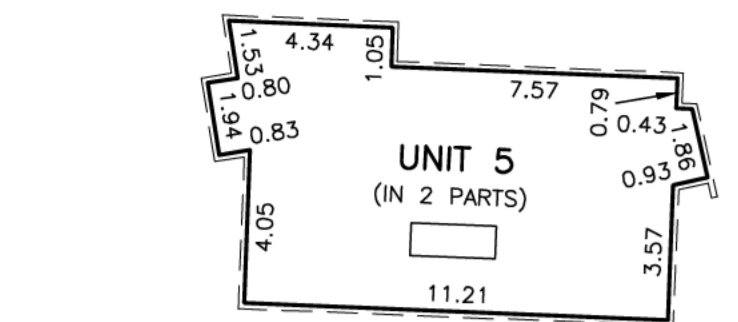
SC3 SITE 1 INC.

LOCAL AUTHORITY:

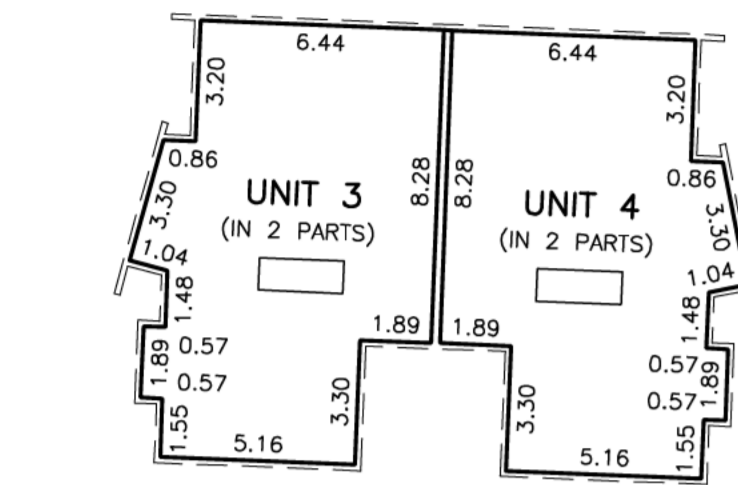
NAME: TOWN OF CANMORE
FILE NO.: SB

ADDRESS OF CONDOMINIUM CORPORATION:

c/o JOSHUA I. SELBY
 MILLER THOMPSON LLP
 3000, 700 - 9th AVENUE S.W.
 CALGARY, ALBERTA
 T2P 3V4

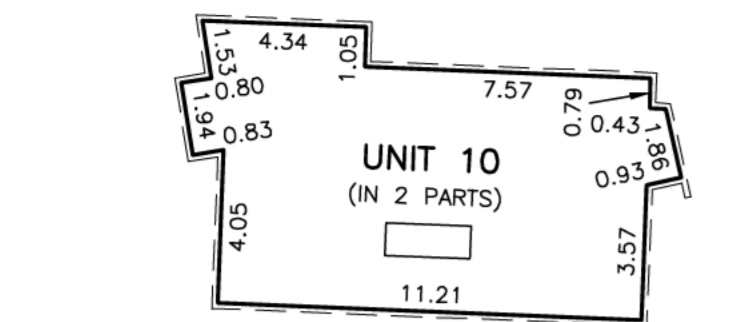


COMMON PROPERTY

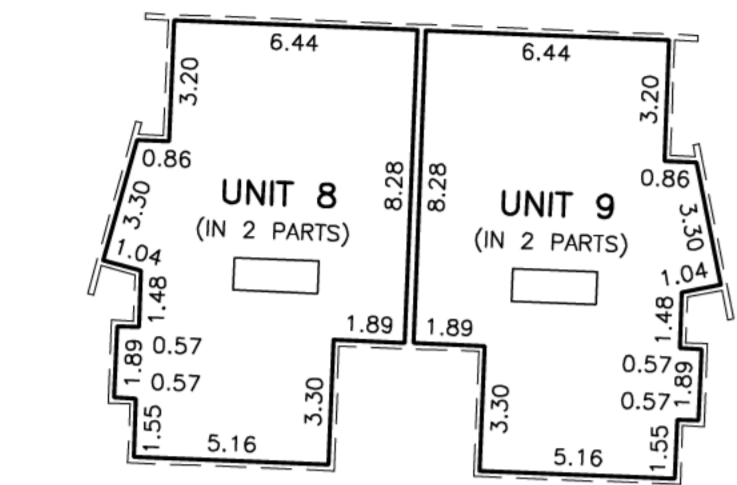


UPPER FLOOR PLAN

(UNITS 3 TO 5)

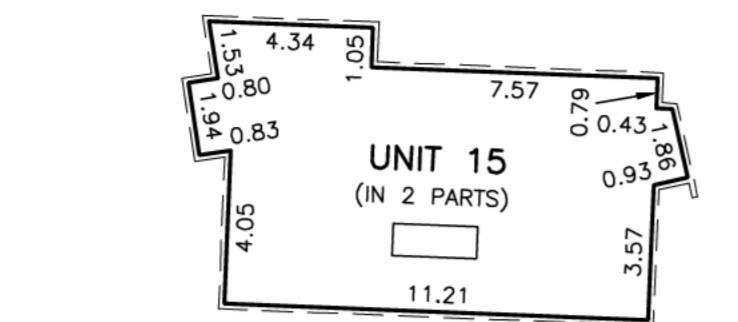


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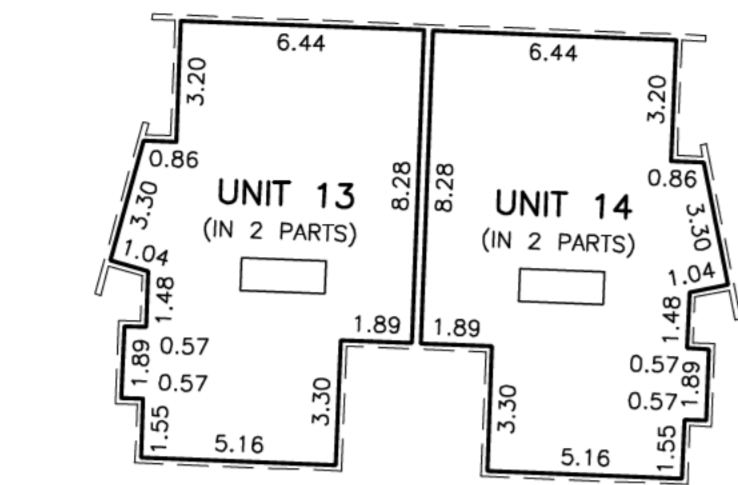


UPPER FLOOR PLAN

(UNITS 8 TO 10)

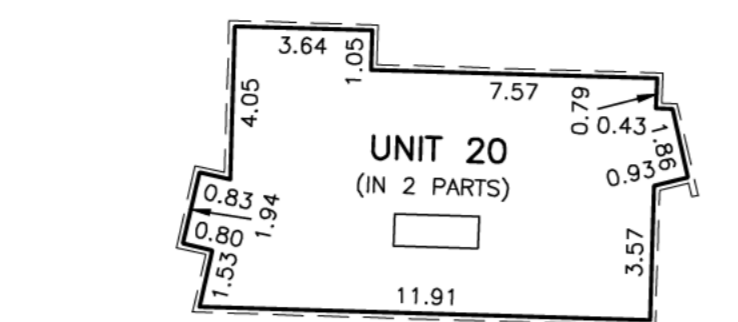


COMMON PROPERTY

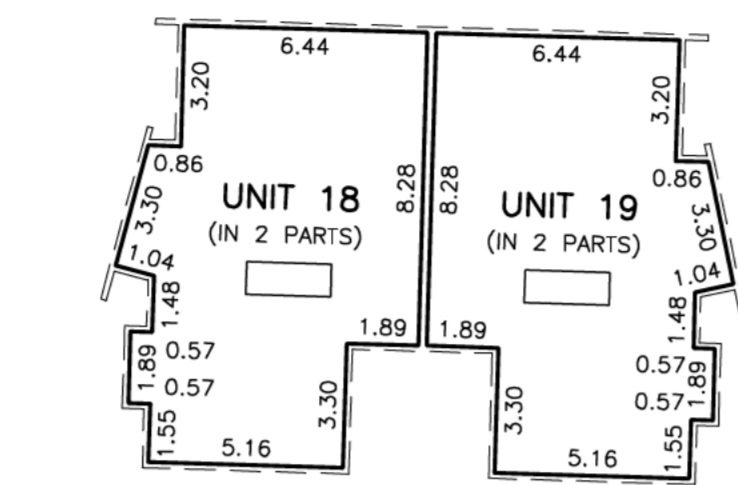


UPPER FLOOR PLAN

(UNITS 13 TO 15)

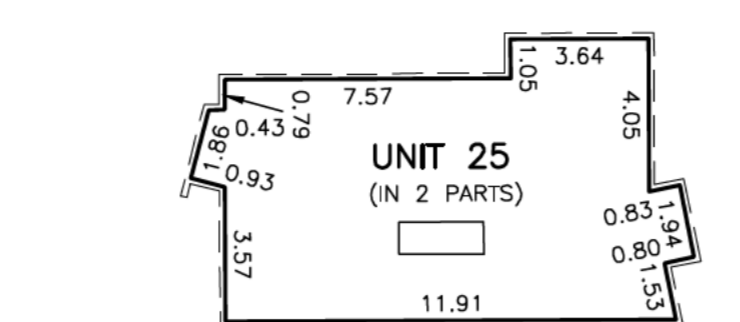


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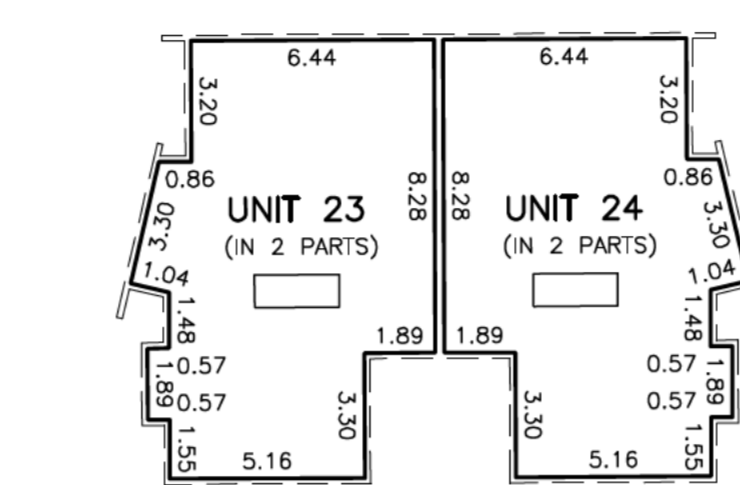


UPPER FLOOR PLAN

(UNITS 18 TO 20)

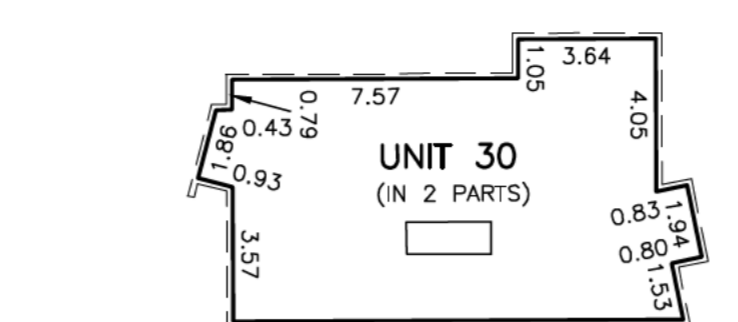


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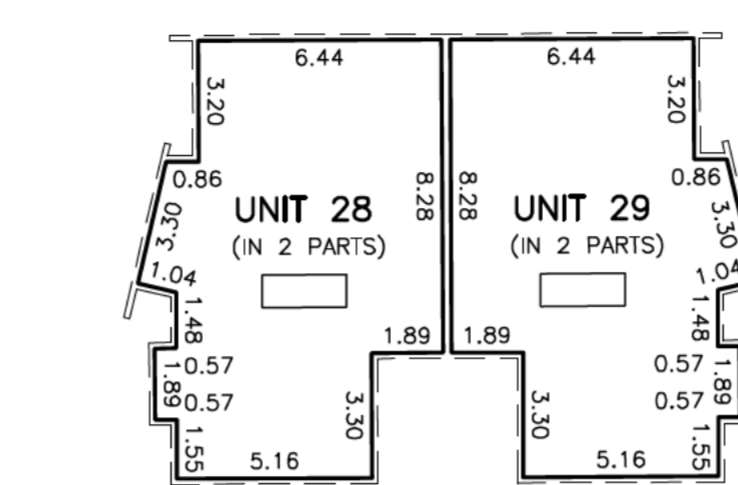


UPPER FLOOR PLAN

(UNITS 23 TO 25)

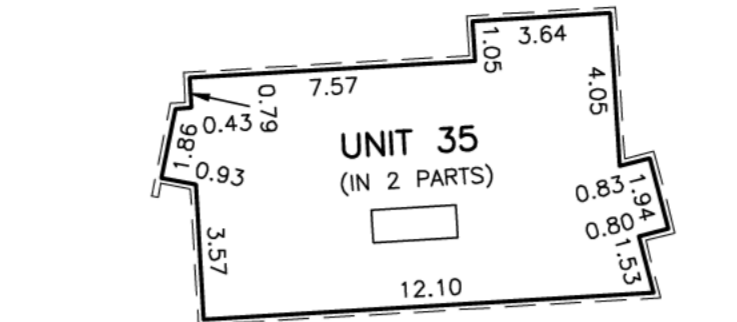


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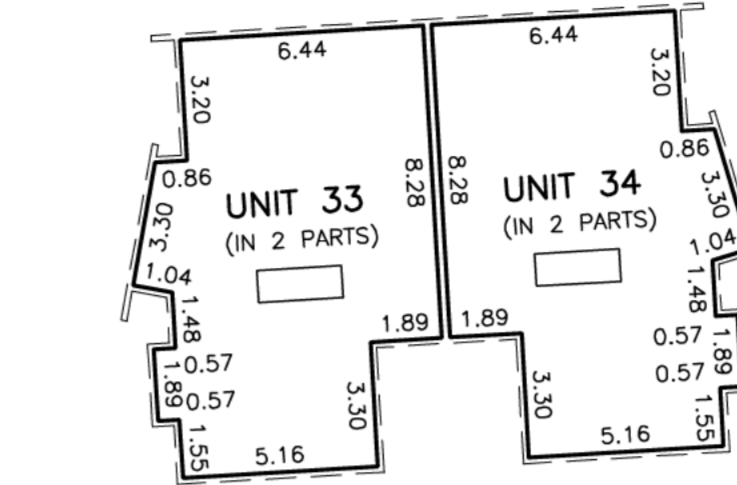


UPPER FLOOR PLAN

(UNITS 28 TO 30)

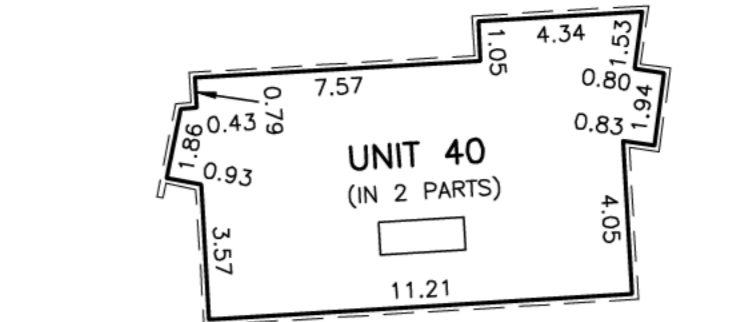


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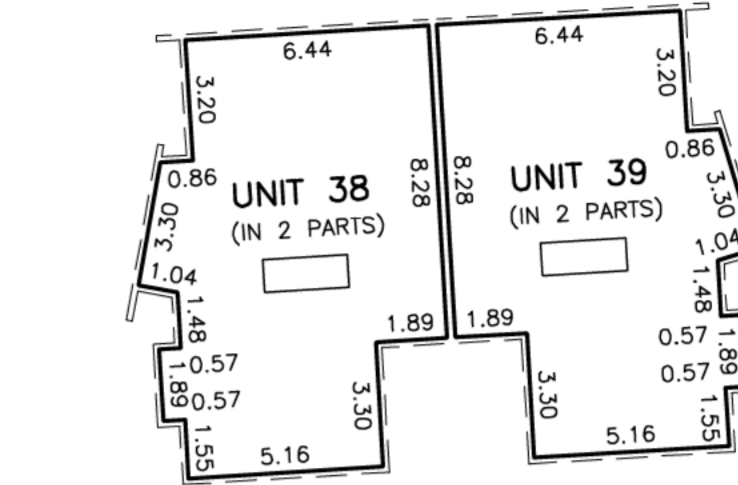


UPPER FLOOR PLAN

(UNITS 33 TO 35)

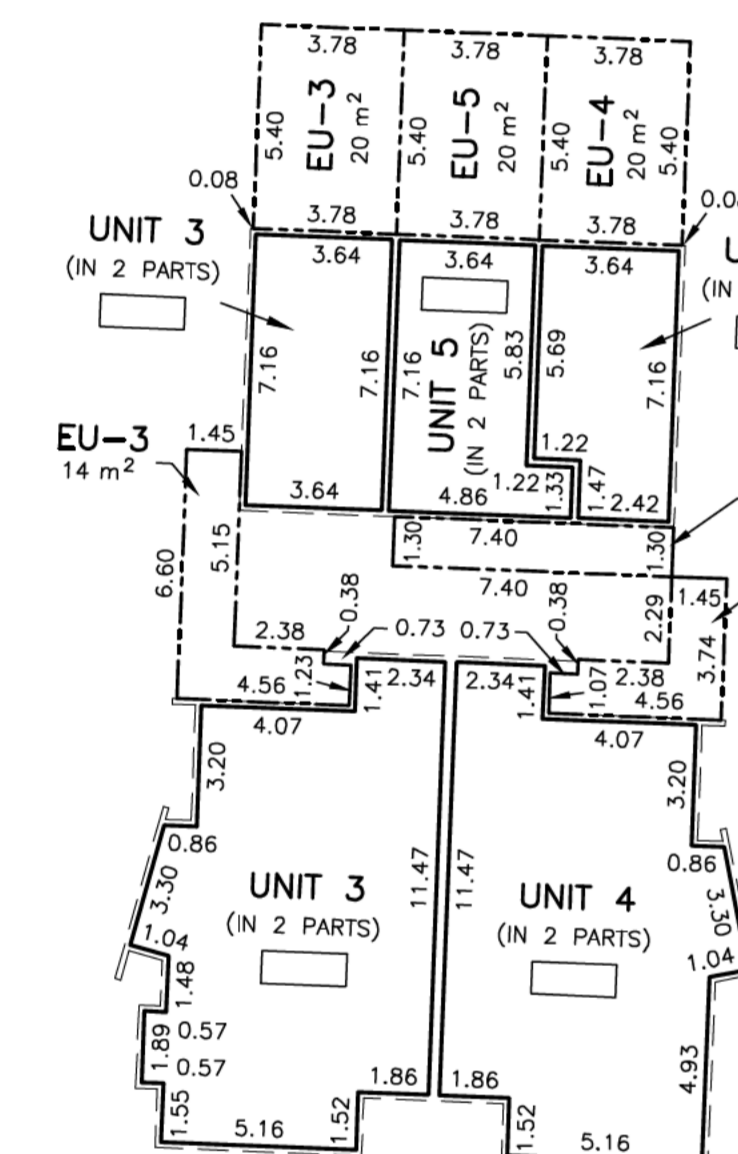


COMMON PROPERTY



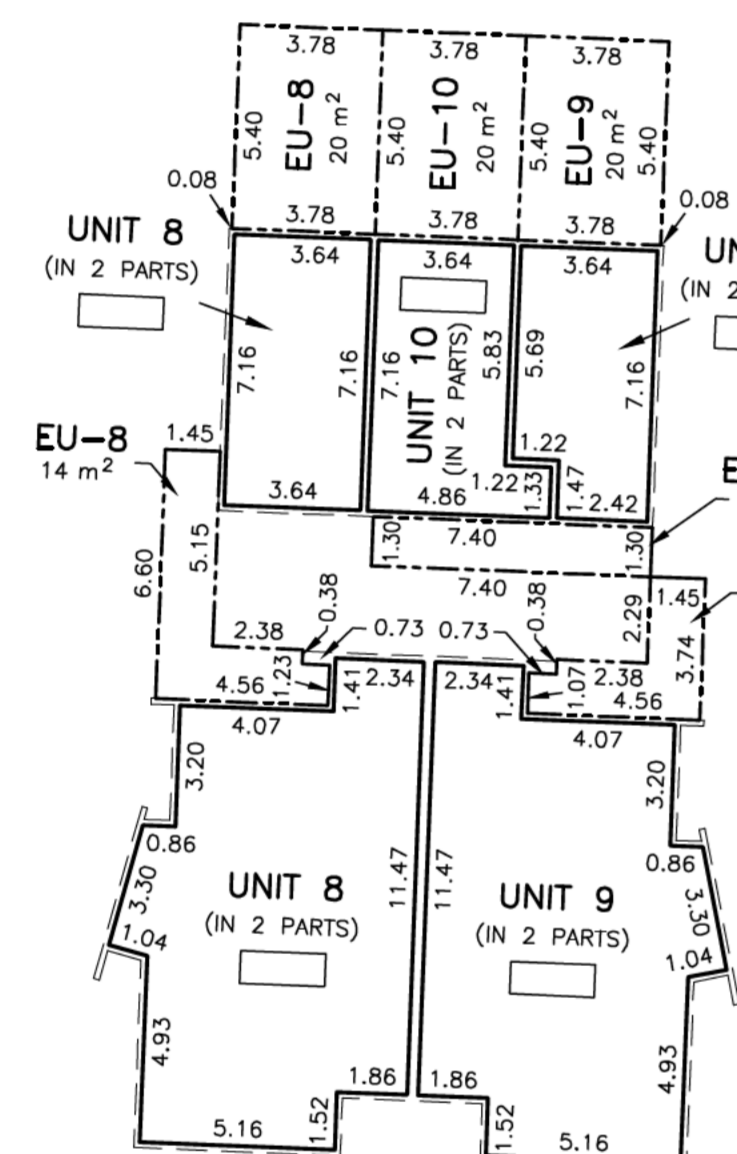
UPPER FLOOR PLAN

(UNITS 38 TO 40)



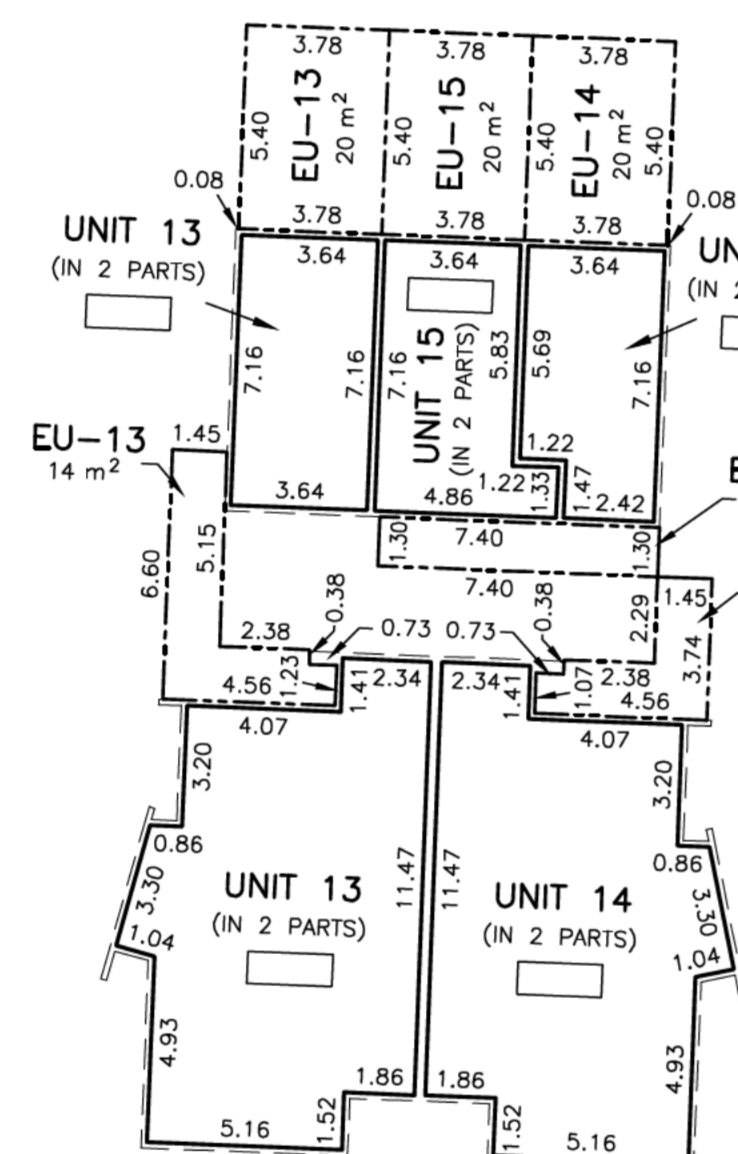
MAIN FLOOR PLAN

(UNITS 3 TO 5)



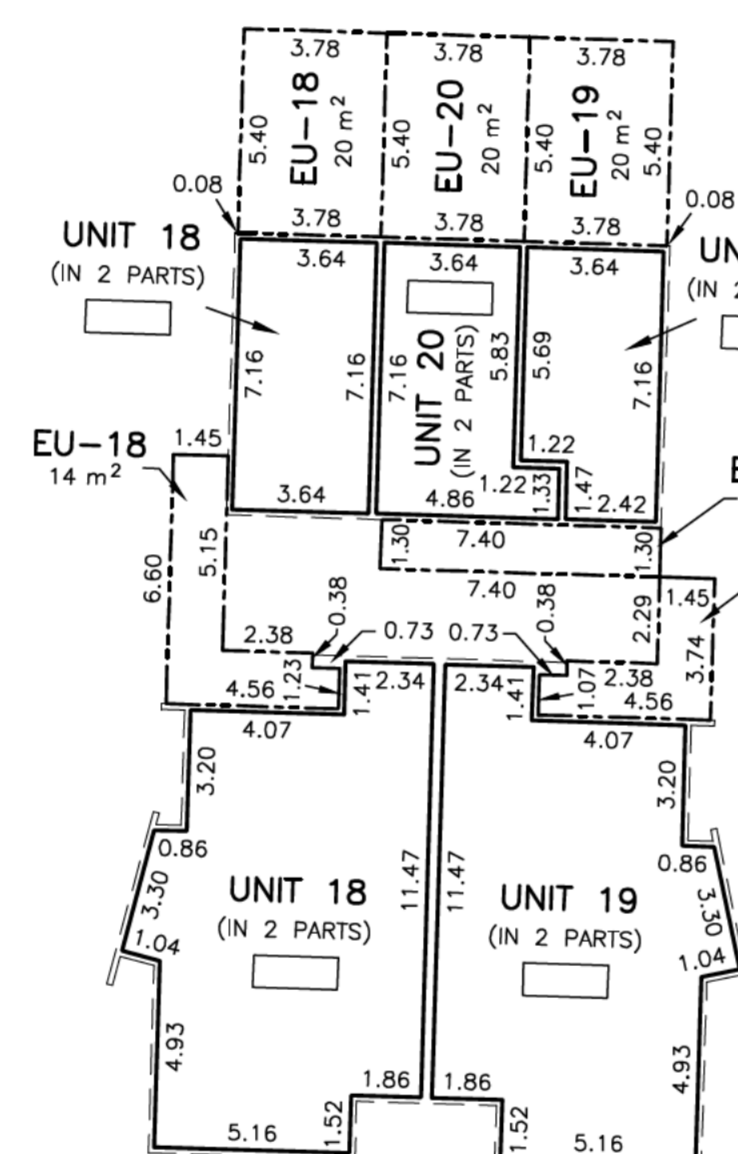
MAIN FLOOR PLAN

(UNITS 8 TO 10)



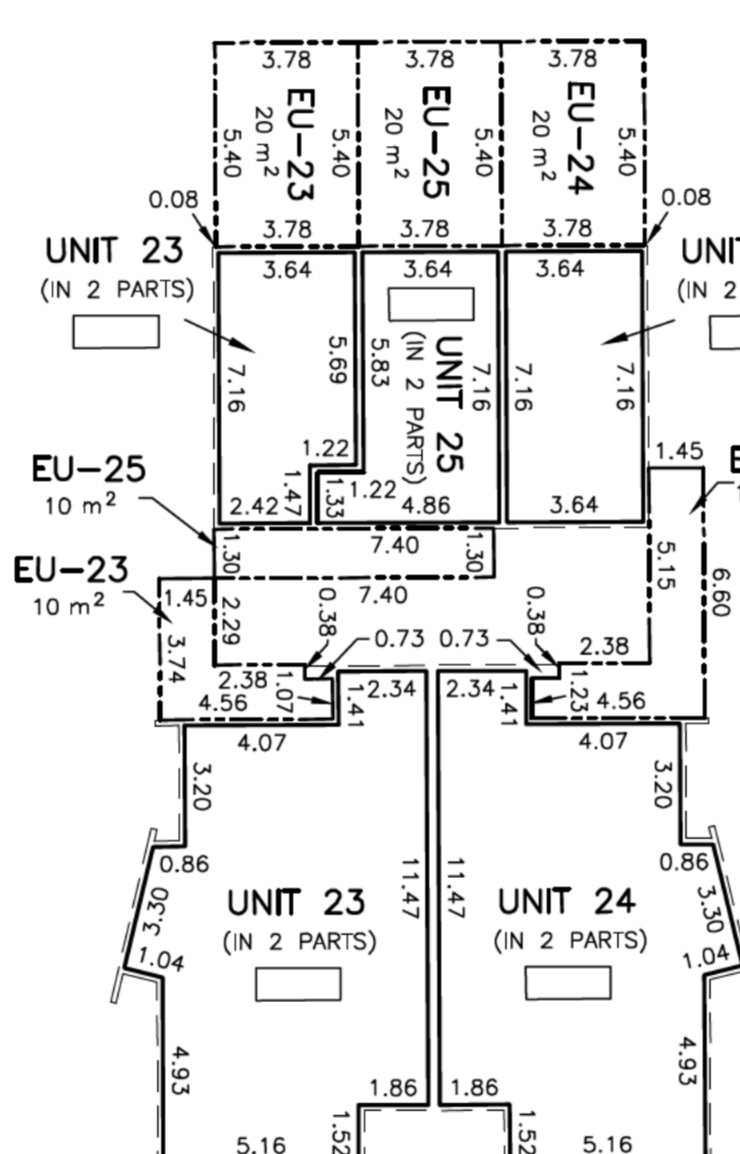
MAIN FLOOR PLAN

(UNITS 13 TO 15)



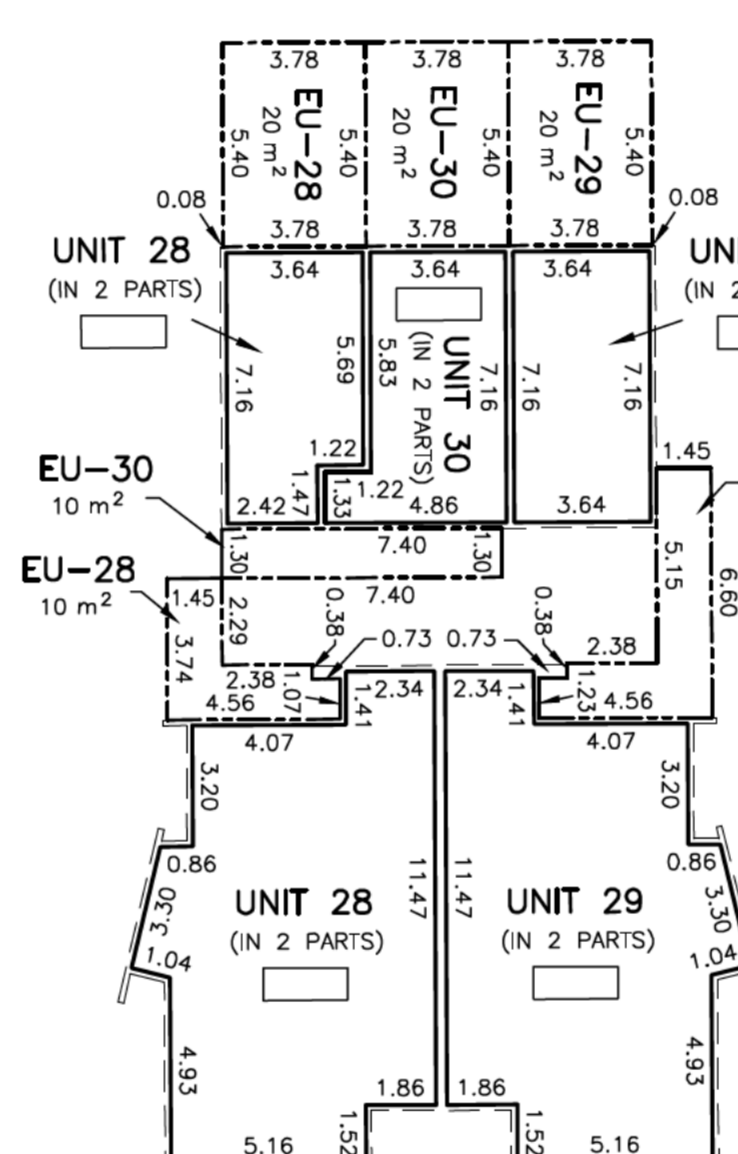
MAIN FLOOR PLAN

(UNITS 18 TO 20)



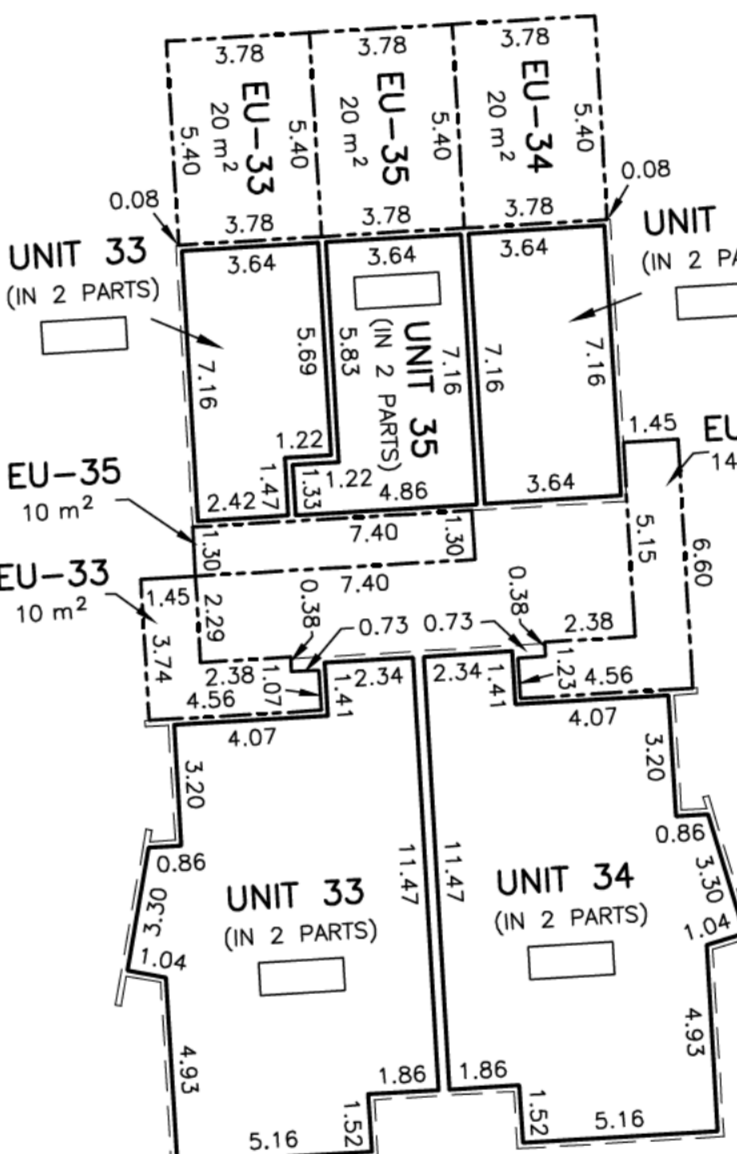
MAIN FLOOR PLAN

(UNITS 23 TO 25)



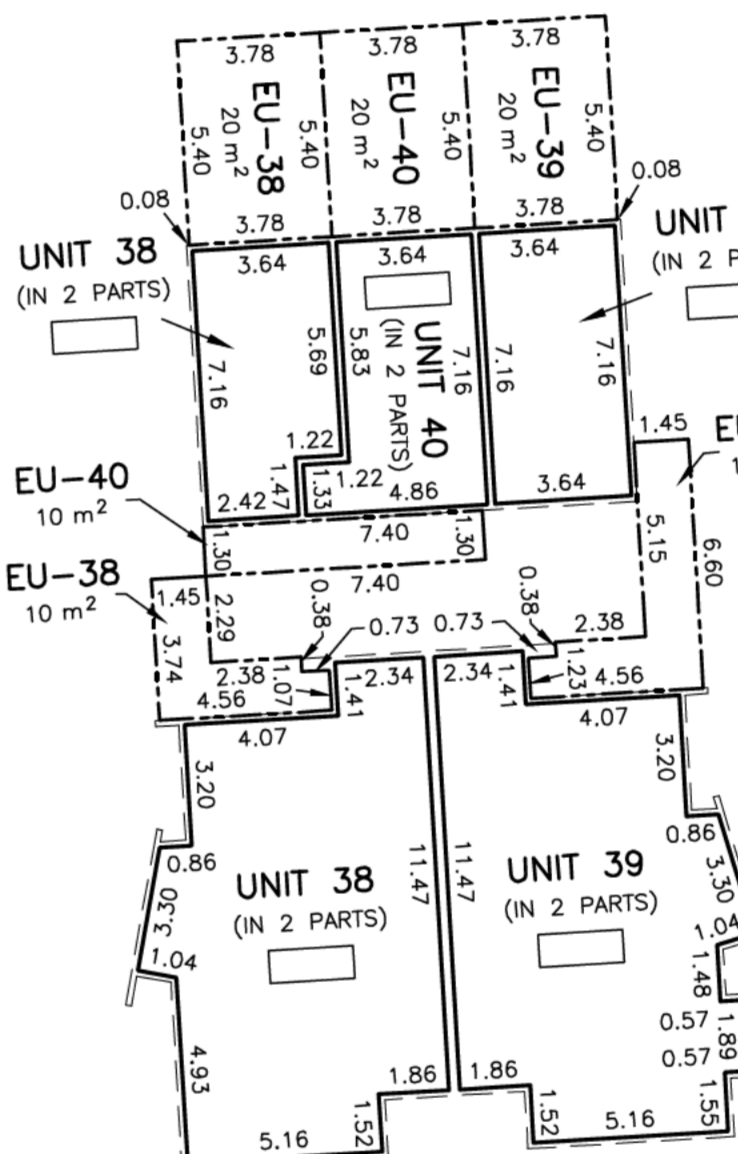
MAIN FLOOR PLAN

(UNITS 28 TO 30)



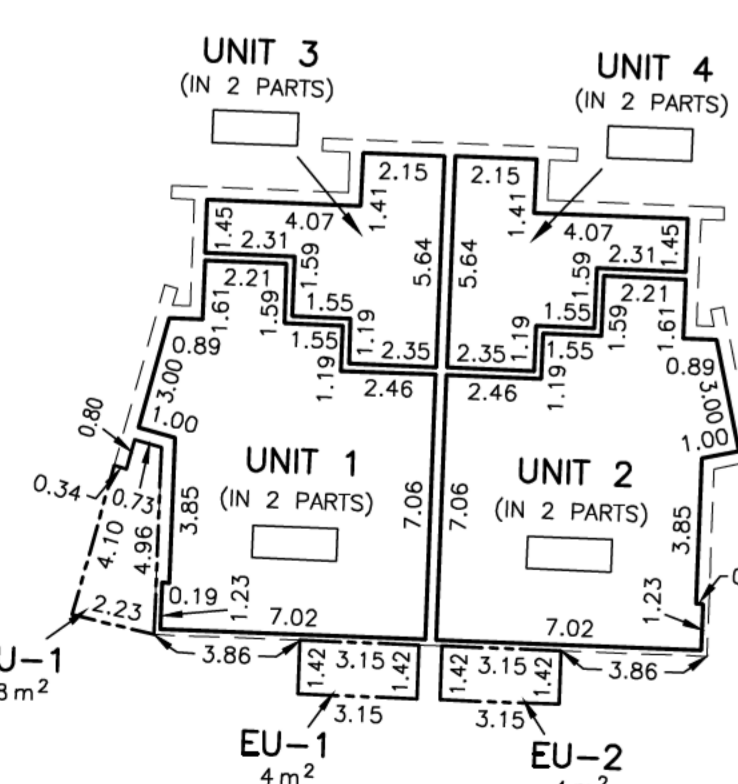
MAIN FLOOR PLAN

(UNITS 33 TO 35)



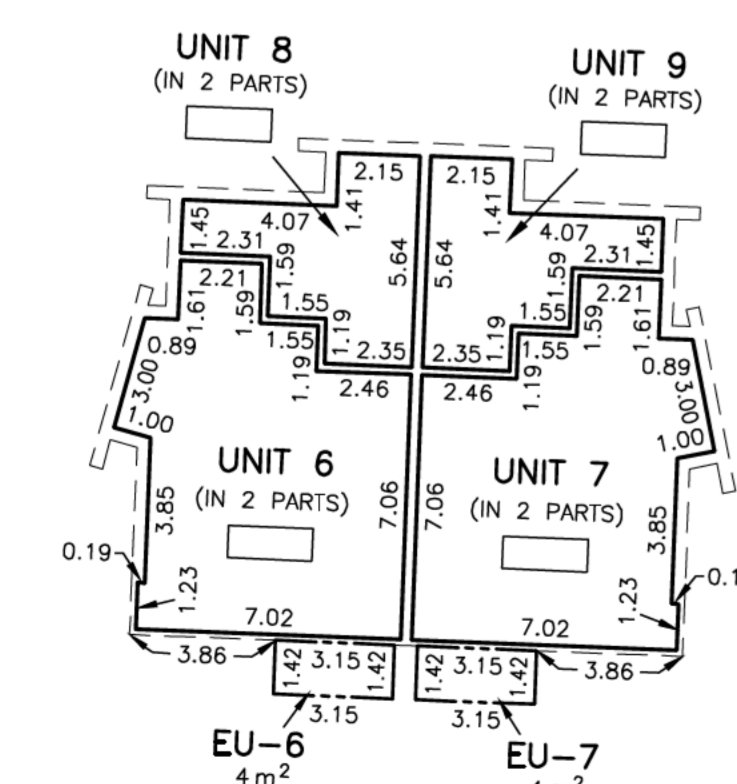
MAIN FLOOR PLAN

(UNITS 38 TO 40)



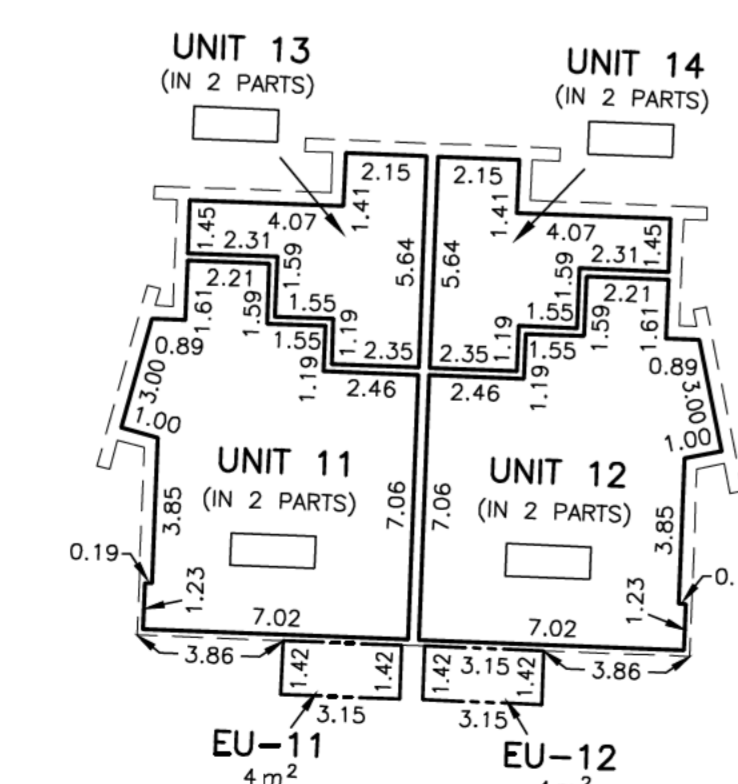
LOWER FLOOR PLAN

(UNITS 1 TO 4)



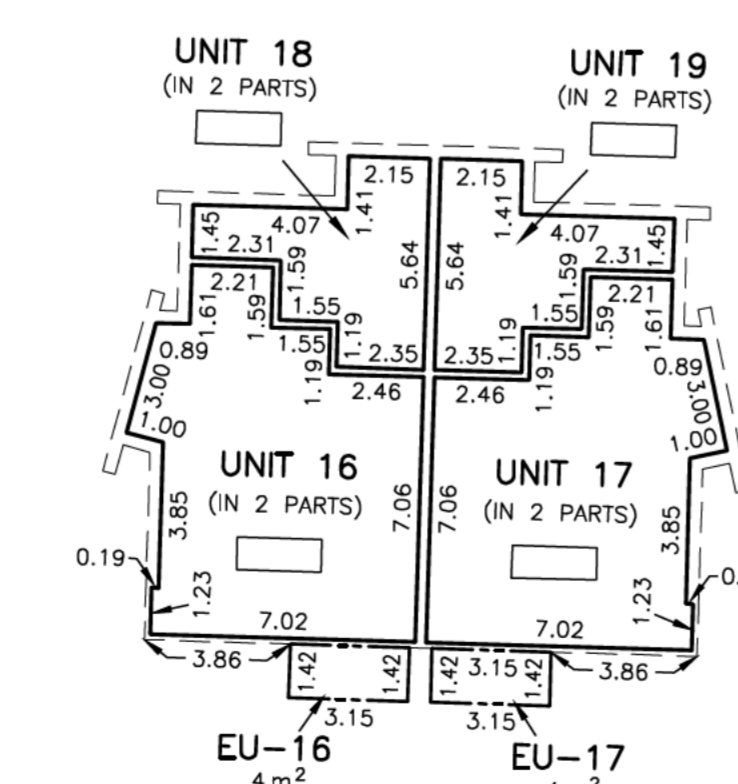
LOWER FLOOR PLAN

(UNITS 6 TO 9)



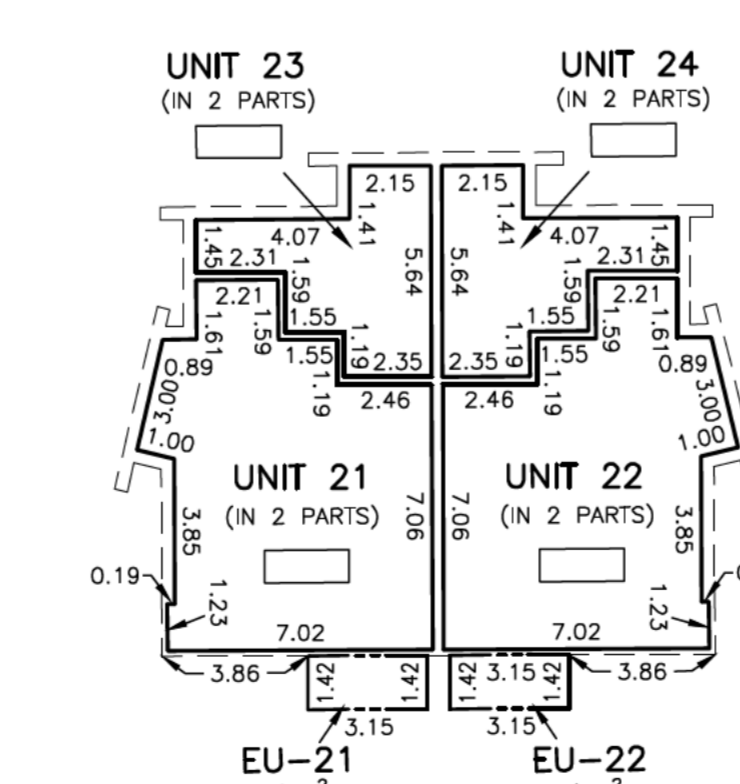
LOWER FLOOR PLAN

(UNITS 11 TO 14)



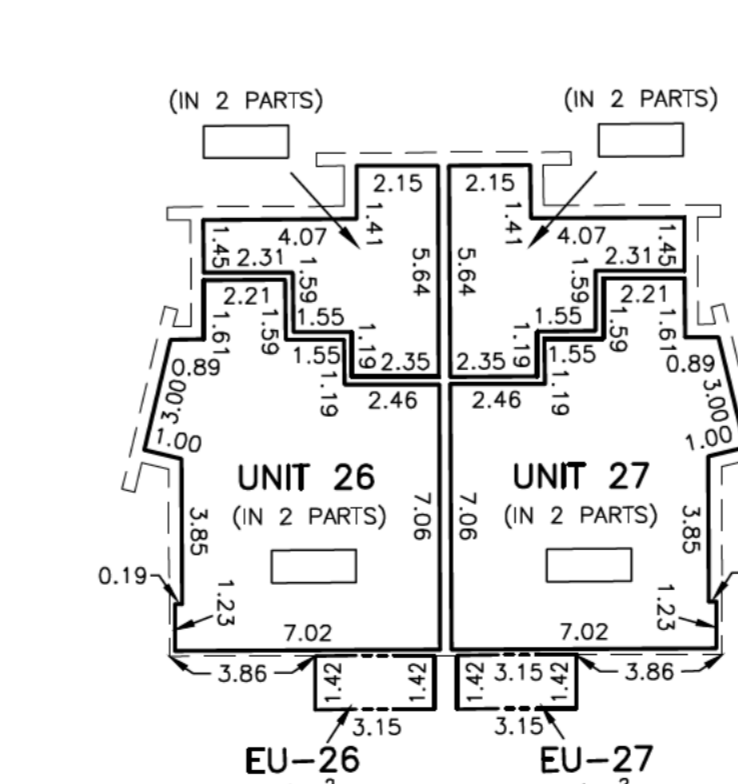
LOWER FLOOR PLAN

(UNITS 16 TO 19)



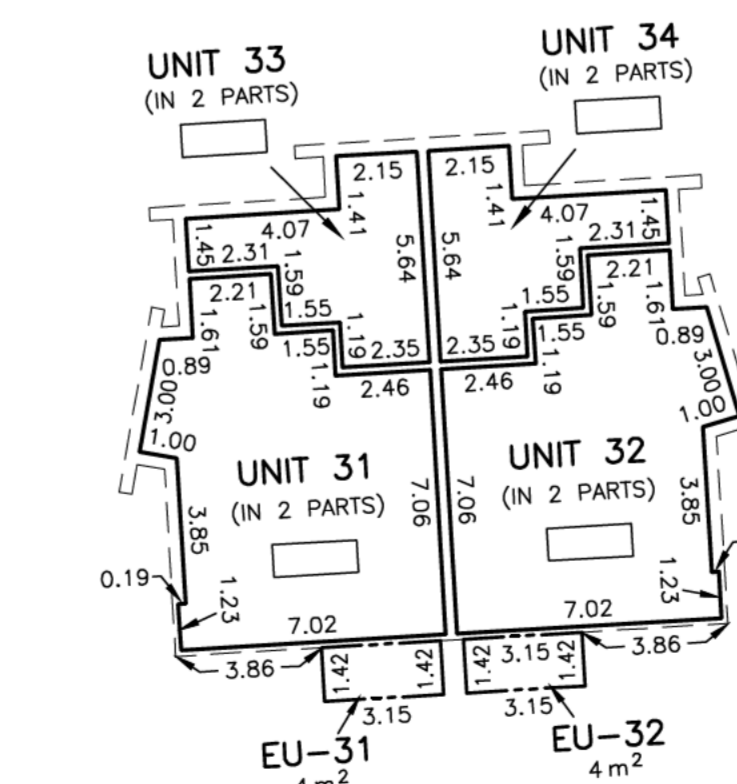
LOWER FLOOR PLAN

(UNITS 21 TO 24)



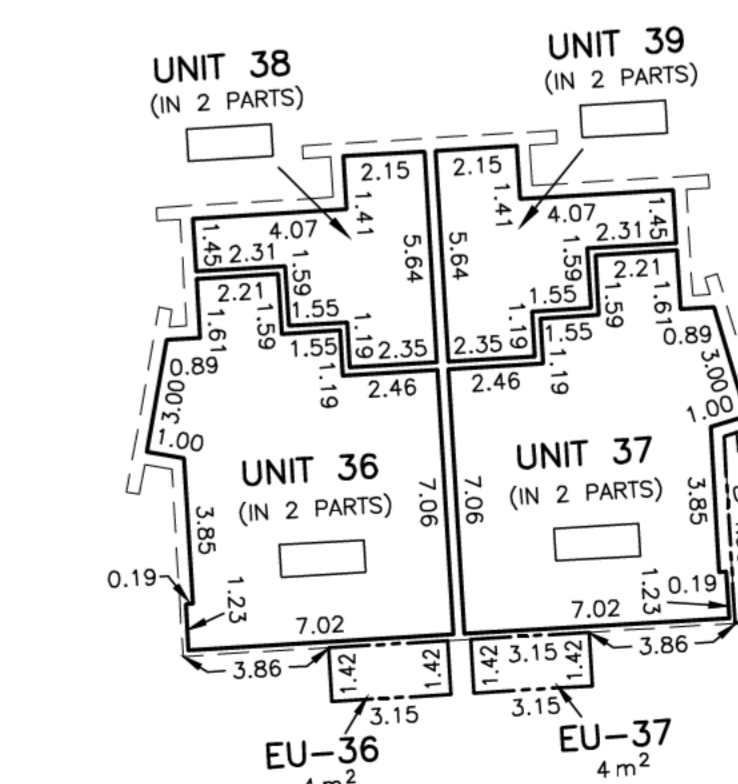
LOWER FLOOR PLAN

(UNITS 26 TO 29)



LOWER FLOOR PLAN

(UNITS 31 TO 34)



LOWER FLOOR PLAN

(UNITS 36 TO 39)

| UNIT FACTOR TABLE | | |
|-------------------|-------------|-----------------------------|
| UNIT NUMBER | UNIT FACTOR | UNIT AREA (m ²) |
| 1 | 116 | 73 |
| 2 | 116 | 73 |
| 3 | 407 | 207 |
| 4 | 401 | 204 |
| 5 | 211 | 107 |
| 6 | 116 | 73 |
| 7 | 116 | 73 |
| 8 | 405 | 206 |
| 9 | 401 | 204 |
| 10 | 211 | 107 |
| A | 2500 | 1403 |
| B | 2500 | 1438 |
| C | 2500 | 1469 |
| TOTAL | 10000 | 5637 |

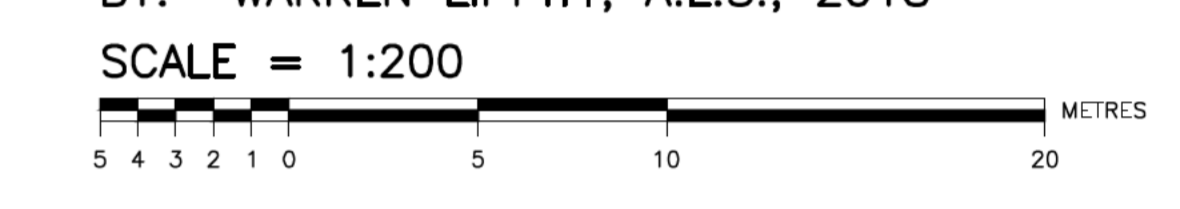
THE BASIS FOR DETERMINING UNIT FACTORS IS AS FOLLOWS:
 UNIT FACTORS FOR UNITS 1 TO 10 INCLUSIVE HAVE BEEN ASSIGNED IN PROPORTION TO UNIT AREA.
 BARE LAND UNITS A, B, AND C WERE ASSIGNED SUFFICIENT UNIT FACTORS TO ALLOW FOR A SIMILAR DISTRIBUTION FOR FUTURE PHASES.

NOTE:
 FOR ANY ENDORSEMENT, REGISTRATION MEMORANDUM, NOTIFICATION OR OTHER ENTRY THAT IS TO BE MADE UPON THE PLAN, PLEASE SEE THE CONDOMINIUM ADDITIONAL SHEET (CS) WHICH IS ADDED TO THIS PLAN PURSUANT TO THE CONDOMINIUM PROPERTY REGULATION.

LAND TITLES OFFICE
 PLAN NO. _____
 ENTERED AND REGISTERED
 ON _____
 INSTRUMENT NO.: _____
 A.D. REGISTRAR

PHASE 1 - SHEET 1 OF 2

CANMORE, ALBERTA
 PRELIMINARY CONDOMINIUM PLAN
 SHOWING
 PHASED DEVELOPMENT
 OF
 BLOCK 21, PLAN 161 1360
 WITHIN THE
 N.W.1/4 SEC.14, TWP.24, RGE.10, W.5M.
 BY: WARREN LIPPITT, A.L.S., 2018



- LEGEND:**
- STATUTORY IRON POSTS FOUND SHOWN THUS (Symbol)
 - POSITIONS WHERE STATUTORY IRON POSTS ARE TO BE PLACED PURSUANT TO SECTION 47 OF THE SURVEYS ACT (Symbol)
 - POSITIONS WHERE STATUTORY IRON POSTS ARE TO BE PLACED BY SUBDIVISION PLAN 161 1360 AND UR/W PLAN 181 PURSUANT TO SECTION 47 OF THE SURVEYS ACT (Symbol)
 - CURVE CENTRE COORDINATES ARE SHOWN THUS (Symbol)
 - FOUND NO MARK (Symbol)
 - MUNICIPAL RESERVE (Symbol)
 - UTILITY RIGHT OF WAY (Symbol)
 - RIGHT OF WAY (Symbol)
 - SECTION (Symbol)
 - TOWNSHIP (Symbol)
 - RANGE (Symbol)
 - MERIDIAN (Symbol)
 - HECTARE (Symbol)
 - SQUARE METRES (Symbol)
 - GEO-REFERENCE POINT (Symbol)
 - PARKING FOR PERSONS WITH DISABILITIES (Symbol)

NOTES:

DISTANCES SHOWN ARE IN METRES AND DECIMALS THEREOF AND ARE BETWEEN SURVEY MONUMENTS UNLESS SHOWN OTHERWISE.

BEARINGS ARE GRID AND ARE DERIVED FROM PLAN 161 1360.

A COMBINED SCALE FACTOR OF 0.999793 CAN BE APPLIED TO REDUCE DISTANCES TO MEAN SEA LEVEL AND THE PROJECTION PLANE FOR CALCULATION OF 3TM COORDINATES.

STATUTORY IRON POSTS PLANTED MARKED "P279".

CONDOMINIUM UNIT NUMBERS ARE SHOWN THUS UNIT 1

CONDOMINIUM UNIT BOUNDARIES ARE SHOWN THUS (Symbol)

EXCLUSIVE USE AREAS ARE DESIGNATED THUS EU-1

EXCLUSIVE USE AREAS ARE SHOWN THUS (Symbol)

PARKING STALLS ARE SHOWN THUS (Symbol)

UNIT DIMENSIONS AND AREAS EXTEND TO UNIT BOUNDARIES AND ARE DERIVED FROM ASBLUT MEASUREMENTS TAKEN BETWEEN AND

DIMENSIONS SHOWN ON THE SITE PLAN ARE TAKEN TO THE EXTERIOR SURFACE OF CONCRETE FOUNDATION WALLS AT GROUND LEVEL.

DISTANCES FROM THE BUILDING TO PROPERTY LINES ARE PERPENDICULAR TO PROPERTY LINES UNLESS SHOWN OTHERWISE.

THE BOUNDARIES OF UNITS 1 TO 10 INCLUSIVE ARE AS DEFINED BY SEC.9(1) OF THE CONDOMINIUM PROPERTY ACT WHERE WALLS EXIST AND WHERE NO WALLS EXIST, BY THE VERTICAL PLANE DEFINED BY THE DISTANCES SHOWN.

COMMON PROPERTY INCLUDES ALL THAT PORTION NOT CONTAINED WITHIN UNITS 1 TO 10 INCLUSIVE AND UNITS A, B, AND C, AND IS COINCIDENTAL TO THE BOUNDARIES OF UNITS A, AND 1 TO 6 INCLUSIVE AND IS ALSO DEFINED BY THE POSITION OF THE STATUTORY IRON POSTS FOUND AND PLACED PURSUANT TO THE SURVEYS ACT.

UNITS A TO C INCLUSIVE ARE BARE LAND UNITS AND ARE DEFINED BY MONUMENTS PLACED PURSUANT TO THE SURVEYS ACT.

AREA AFFECTED BY THE REGISTRATION OF THIS PLAN SHOWN BOUNDED THUS: AND CONTAINS 0.669 ha.

SURVEYOR:
 NAME: WARREN LIPPITT, A.L.S.
 SURVEYED BETWEEN THE DATES OF _____ AND _____
 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.



REGISTERED OWNERS:
 SC3 SITE 1 INC.

SUBDIVISION AUTHORITY:
 NAME: TOWN OF CANMORE
 FILE NO.: SB _____

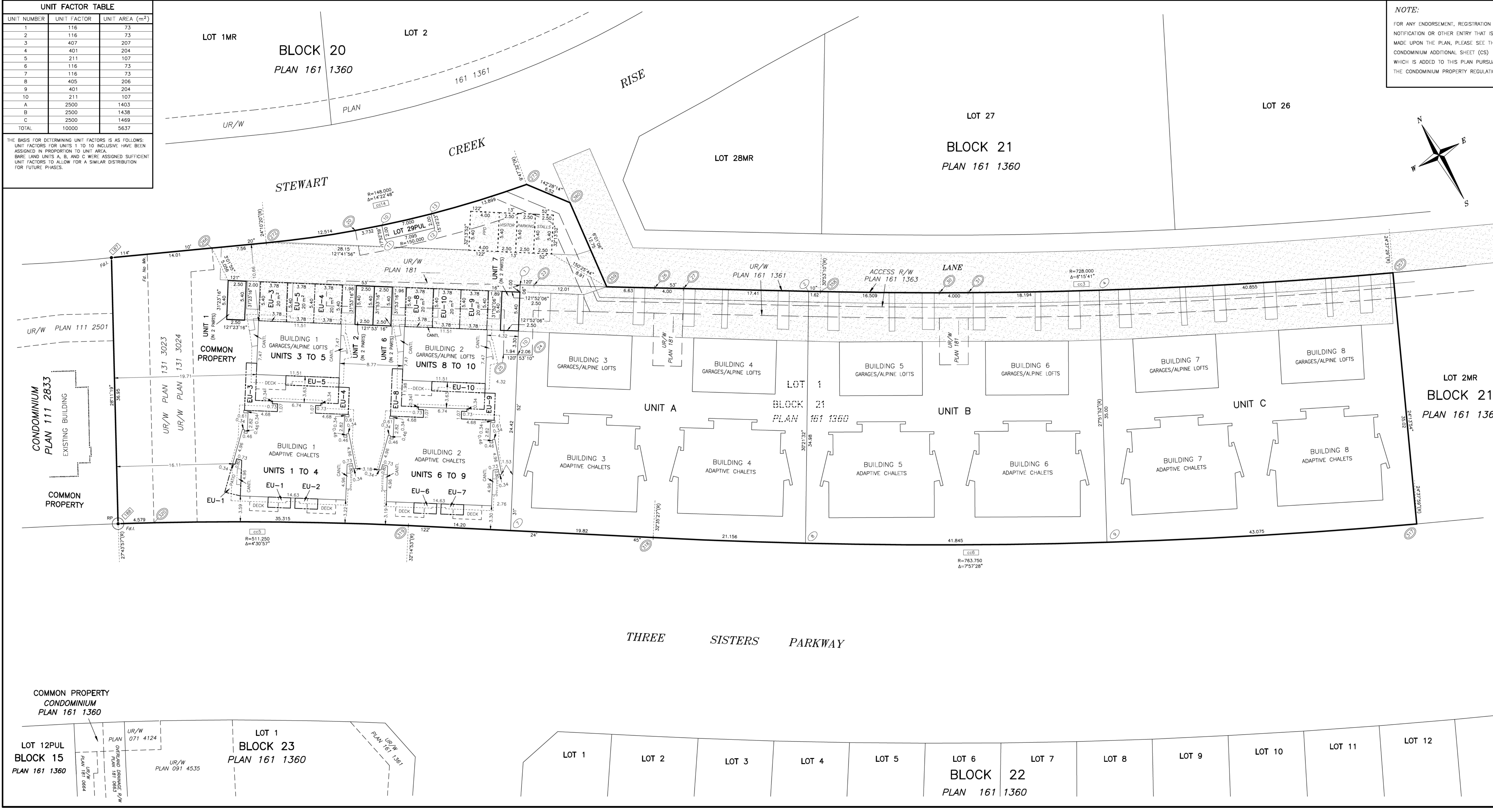
ADDRESS OF CONDOMINIUM CORPORATION:

c/o JOSHUA I. SELBY
 MILLER THOMPSON LLP
 3000, 700 - 8th AVENUE S.W.
 CALGARY, ALBERTA
 T2P 3V4

McElhanney

203 - 502 BOV VALLEY TRAIL, CANMORE, AB, T1W 1N9
 PH (403) 678-6363; FAX (855) 407-3895

FILE: 18-007 18-007CP1-PH1.DWG
 DRAWN BY: C.T.B. DATE PLOTTED: NOV/20/2018



Written submission to the Public Hearing on LUB Amendment 2023-24

To Mayor and Councillors,

As a long-term resident and business owner/operator in the community and a current Board member of Canmore Community Housing, I am in **full support** of this LUB amendment.

Given the unique and challenging shape of these two lots, combining them and changing the designation to R2A-SC will allow the properties to maximize the number of Vita Homes that can be realized.

Given where we are at in the housing crisis in Canmore and across the country, the value in creating a broad spectrum of different housing types in our community with price and resident restrictions attached to these Vita Homes units, will help future-proof our communities housing stock from market forces.

Thank you for your time and consideration of this LUB amendment,

Todd Kunst
403-678-7313