

TOWN OF CANMORE

AGENDA

Subdivision & Development Appeal Board Meeting
Council Chambers at the Civic Centre, 902 – 7 Avenue
Thursday, January 19, 2024 10:45 a.m.

- A. CALL TO ORDER AND APPROVAL OF AGENDA**
 - 1. Call to Order
 - 2. Approval of the Agenda for the January 19, 2024 Subdivision and Development Appeal Board Hearing

- B. APPROVAL OF RECORD OF PROCEEDINGS**
 - 1. Record of Proceedings of the December 14, 2023 Subdivision and Development Appeal Board Hearing

- C. NEW BUSINESS**
 - 1. Election of Chair and Vice Chairs for the 2024 Term (no written report)

- D. CONCLUSION**

**TOWN OF CANMORE
RECORD OF PROCEEDINGS**

Subdivision and Development Appeal Board Hearing
Council Chamber at the Canmore Civic Centre, 902 – 7 Avenue
December 14, 2023 at 1:30 p.m.

BOARD MEMBERS PRESENT

Andre Giannandrea	Chair
John McClure	Vice-Chair
Christoph Braier	Member
Karen Marra	Council Representative

ADMINISTRATION PRESENT

Cheryl Hyde	SDAB Clerk
Sara Jones	SDAB Clerk
Lauren Miller	Manager of Planning and Development
Harry Shnider	Senior Development Planner

A video recording of this hearing is published on the Town's website, www.canmore.ca.

A. CALL TO ORDER AND APPROVAL OF AGENDA

Chairperson Giannandrea called the December 14, 2023 Subdivision and Development Appeal Board hearing to order at 1:30 p.m.

- 1. Board and Administration Introductions**
- 2. Approval of the Agenda for the December 14, 2023 Subdivision & Development Appeal Board Hearing**

Moved by Chairperson Giannandrea that the Board approve the agenda for the December 14, 2023 Subdivision and Development Appeal Board hearing as presented.

CARRIED UNANIMOUSLY

B. APPROVAL OF MINUTES

- 1. Approval of the September 7, 2023 Subdivision & Development Appeal Board Hearing Minutes**

Moved by Chairperson Giannandrea that the Board approve the minutes of the September 7, 2023 Subdivision and Development Appeal Board hearing as presented.

CARRIED UNANIMOUSLY

C. APPEAL HEARING

- 1. PL20230189
Development Permit – Change of Use to Employee Housing – General Industrial District
Unit 1 Plan 0010470
200 – 130 Bow Meadows Crescent
Appeal against a refusal by the Development Officer**

(1) Introduction of Applicant

Jill Hofer, Senior Planner, was present on behalf of the applicant, McElhanney Ltd., who is also the appellant for this appeal.

The applicant had no objection to any Board members present hearing the appeal.

No other person present had an objection to any Board members present hearing the appeal.

The applicant had no objection to the hearing process as described by the Chair.

No other person present had an objection to the hearing process as described by the Chair.

(2) Development Authority Presentation

Harry Shnider, Senior Development Officer, spoke on behalf of the Development Authority to a written presentation circulated in the agenda package for this hearing and answered questions from the Board.

(3) Applicant Presentation

Jill Hofer, Senior Planner, McElhanney Ltd., spoke to a written presentation circulated in the agenda package for this hearing and answered questions from the Board.

Darren Johnson, the owner of 200 – 130 Bow Meadows Crescent, was allowed by the Board to answer a question directed to the applicant.

(4) Public Verbal Submissions

In support of the appeal:

- Amanda Winston, owner of Take a Hike Market, personally connected to the location through employees who are currently residing at 200 – 130 Bow Meadows Crescent.
- Cy Johnson, Canmore resident
- Derek Johnson, the owner of 200 – 130 Bow Meadows Crescent

In opposition to the appeal: None

Neither in support of nor in opposition to the appeal:

- Rolly Godbout, Competition Concrete, neighbour of the applicant property.

(5) Public Written Submissions

The Clerk read into the record the names of those who provided written submissions.

In support of the appeal:

- Steve Ashton, President and CEO of Ashton Construction Services, property owner at 113 Bow Meadows Crescent,

- Amanda Winston, owner of Take a Hike Market, personally connected to the location through employees who are currently residing at 200 – 130 Bow Meadows Crescent.
- Kris Charchun, CanGlass, adjacent property owner
- Janet Morrison, Controller, All Board Drywall, Inc, neighbour of the applicant
- Jeff Von Rotz, Director of Production and Wholesale Operations, Valbella Gourmet Foods, neighbour of the applicant

In opposition to the appeal:

- Nicole Tremblay, Owner of Fireweed Glass Studio Ltd. and Nicole Tremblay Blown Glass Ltd., neighbour of the applicant.

Neither in support of nor in opposition to the appeal: None

(6) Questions for Clarification

There were no questions asked.

(7) Closing Comments

Closing comments were provided by:

- Harry Shnider, Senior Development Officer
- Derek Johnson, the owner of 200 – 130 Bow Meadows Crescent

D. CONCLUSION

All persons who made representations today agreed they had a fair hearing.

Moved by Chairperson Giannandrea that the Board conclude the December 14, 2023 hearing at 2:38 p.m.

CARRIED

Andre Giannandrea
Meeting Chair

Cheryl Hyde
SDAB Clerk