

**BYLAW 2023-36**

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

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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 “Land Use Bylaw Amendment 2023-36 Palliser Lane Perpetual Affordable Housing DC 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 15 is amended by redesignating (Lot 7 Block 5 Plan 0814538) 100 Palliser Lane from DC03(Z)2008 Palliser Perpetually Affordable Housing Residential Apartment Direct Control District to DC2023-36 Palliser Lane Perpetually Affordable Housing Direct Control District in accordance with Schedule A of this bylaw.
- 5 Section 14 is amended by adding subsection 14.43 Palliser Lane Perpetually Affordable Housing Direct Control District in accordance with Schedule B of this bylaw.

**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 and Schedule B form part of this bylaw.
- 8 This bylaw comes into force on the date it is passed.

FIRST READING: April 2, 2024

PUBLIC HEARING:

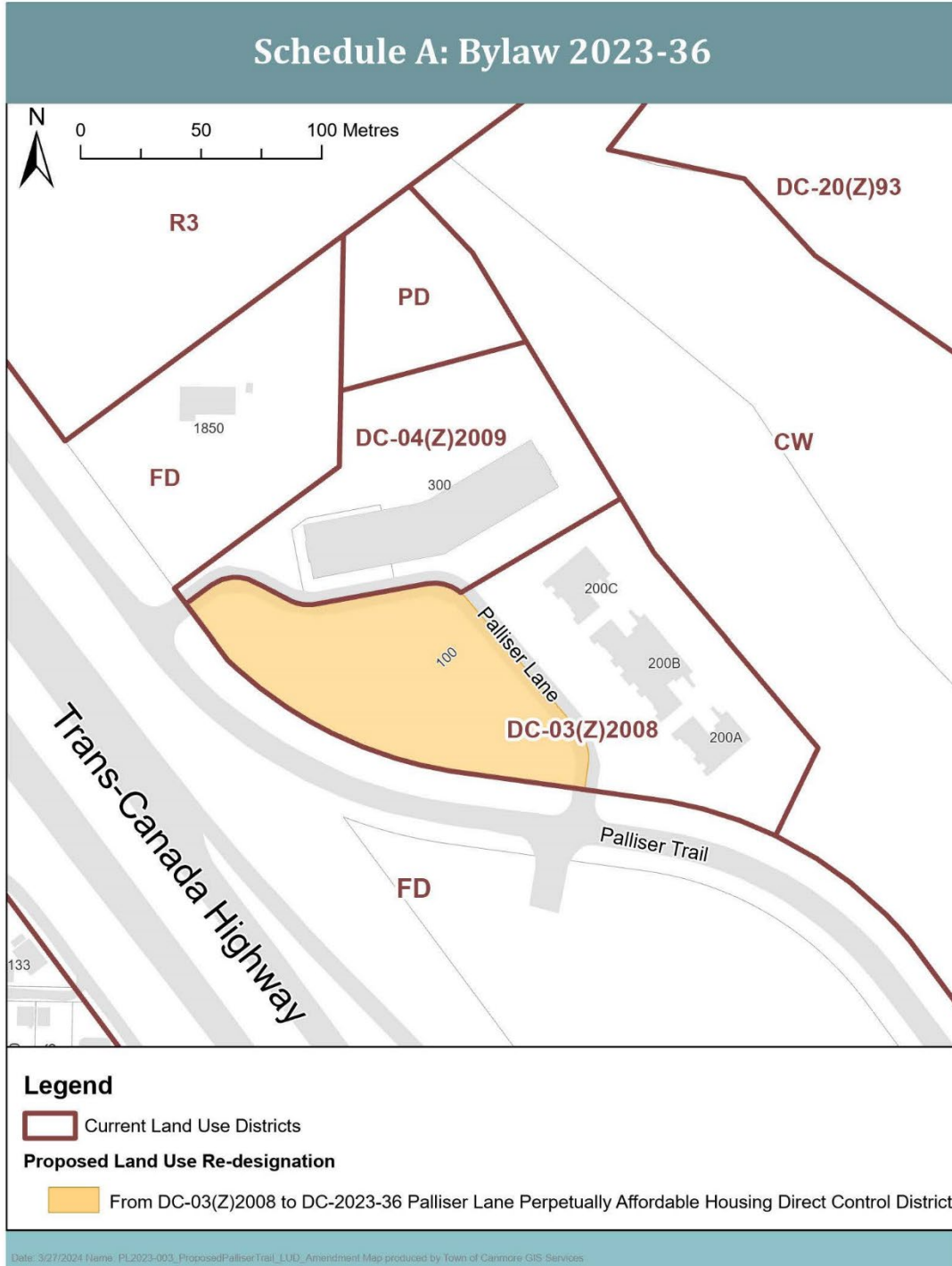
SECOND READING:

THIRD READING:

**SCHEDULE A: Redesignation to Palliser Lane Perpetually Affordable Housing Direct Control District**

Legal Description: Plan 0814538; Block 5; Lot 7

Municipal Address: 100 Palliser Lane



Schedule B: Palliser Lane Perpetually Affordable Housing Direct Control District

**14.43 PALLISER LANE PERPETUALLY AFFORDABLE HOUSING DIRECT CONTROL DISTRICT**

**14.43.1 Purpose**

To develop affordable housing on Area 5 as described in the Palliser Trail Area Structure Plan in the form of multi-unit development up to six storeys.

**14.43.2 Compliance with Bylaw 2018-22**

14.43.2.1 Except as specifically modified by this Direct Control Bylaw, the provisions of the Land Use Bylaw 2018-22 including but not limited to Section 2, General Regulations, and Section 11, Community Architectural & Urban Design Standards, shall apply. Variances to these regulations may be granted where deemed appropriate by the Development Authority.

**14.43.3 Development Authority**

14.43.3.1 The Development Authority shall be the Development Officer.

**14.43.4 Permitted Uses**

- Accessory Building
- Apartment Building
- Employee Housing
- Home Occupation - Class 1
- Open Space
- Perpetually Affordable Housing (Vital Homes)
- Public Utility

**14.43.5 Discretionary Uses**

- Administrative/Sales Office
- Common Amenity Housing

**14.43.6 Regulations**

- 14.43.6.1 The minimum lot area shall be 8,407 m<sup>2</sup>.
- 14.43.6.2 The maximum floor area ratio shall be 1.5.
- 14.43.6.3 The minimum landscaped area shall be 25%.
- 14.43.6.4 The minimum front yard setback shall be 3.0 m.
- 14.43.6.5 The minimum side yard setback shall be 3.0 m.
- 14.43.6.6 The minimum rear yard setback shall be 12.0 m on Palliser Trail.
- 14.43.6.7 The maximum building height shall be 26 m.

**14.43.7 Variances**

- 14.43.7.1 Where the Development Authority is satisfied that the architectural integrity of a building would be enhanced, variance may be granted to allow 10% of the building to exceed the maximum building height and maximum eaveline height by up to 10%.
- 14.43.7.2 100% of above and below grade parking stalls shall be roughed in for Level 2 EV charging which requires that wall and floor penetrations, or conduit, be completed as

required to accommodate future Level 2 EV charging.

**14.43.8 Parking Requirements**

14.43.8.1 Perpetually Affordable Housing shall be exempt from providing a minimum number of automobile parking stalls. Visitor parking stalls shall be provided at the discretion of the Development Authority.

14.43.8.2 Perpetually Affordable Housing bicycle parking stall requirements:

a) Minimum number of Short-Term Bicycle Parking Stalls: 0.25 stalls per dwelling unit.

b) Minimum number of Long-Term Bicycle Parking Stalls: 1.5 stalls per dwelling unit.

**14.43.9 Design Requirements**

14.43.9.1 A building energy modelling report that achieves the policy framework of Section 4.3 of the Palliser Trail Area Structure Plan shall be submitted to the Development Authority at the time of building permit application.

14.43.9.2 Signage: Signage shall not be oriented to or be legible from the Trans-Canada Highway.

14.43.9.3 Landscaping: in addition to the requirements of Section 11.4.3, a minimum 12.0m wide strip of land adjacent to the Trans-Canada Highway and off-ramp shall be landscaped.

14.43.9.4 Site Design: A pedestrian-oriented site design shall be established to allow for or encourage pedestrian traffic throughout the development. These pedestrian connections must link to the Town's existing and future trail networks surrounding the development.

**14.43.9 Schedules**

14.43.9.1 Schedule "A" shows the location of this Direct Control District, and forms part of this Bylaw.

### SCCHEDULE A: Palliser Lane Perpetually Affordable Housing Direct Control District

Legal Description: Plan 0814538; Block 5; Lot 7

Municipal Address: 100 Palliser Lane

