



NOTICE OF DECISION

THIS IS NOT A DEVELOPMENT PERMIT

DEVELOPMENT PERMIT No.: PL20230379

APPLICANT NAME: SPRING CREEK MOUNTAIN VILLAGE

MUNICIPAL ADDRESS: 300 SPRING CREEK DRIVE

LEGAL ADDRESS: PLAN1810013; BLOCK 9; UNIT 2

LAND USE DISTRICT: SCMV-C SPRING CREEK MOUNTAIN VILLAGE
VISITOR ACCOMMODATION DC DISTRICT

APPROVED USE(S): HEALTH, WELLNESS AND SPA FACILITIES (1 UNIT)
VISITOR ACCOMMODATION (45 UNITS)


DATE OF DECISION: JUNE 19, 2024

APPROVED BY: CANMORE PLANNING COMMISSION

DATE ISSUED:

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

This application was deemed complete on: February 9, 2024

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SIGNATURE

6/21/2024 | 4:26 PM MDT

Date

Chair,
Canmore Planning Commission

A decision of the Development Authority on a development permit application may be appealed by serving a written Notice of Appeal to the Secretary of the Subdivision and Development Appeal Board within twenty-one (21) days of the date that the applicant is notified of the decision in writing.

Should you have any questions or require information regarding any of the above please contact the Development Officer as noted in this document.



Planning & Development Department

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SCHEDULE A

CONDITIONS OF APPROVAL

DEVELOPMENT PERMIT No.: PL20230379

LAND USE DISTRICT: DC-SCMV-C

APPROVED USE(S):

- HEALTH, WELLNESS AND SPA FACILITIES (1 UNIT)
- VISITOR ACCOMMODATION (45 UNITS)

APPROVED VARIANCE(S):

- LOADING STALL MANEUVERING
- PERMITTED WALL MATERIALS
- MAXIMUM BUILDING HEIGHT

MUNICIPAL ADDRESS: 300 SPRING CREEK DIVE

LEGAL ADDRESS: PLAN1810013; BLOCK 9; UNIT 2

APPROVED VARIANCES

1. To Section 2.7.3.2 of Land Use Bylaw 2018-22, that requires that all automobiles can be parked and maneuvered entirely within the bounds of the site.
2. To Section 11.5.7.1 of Land Use Bylaw 2018-22, to allow for weathered steel as a wall material.
3. To Section 14.19.5.7 of Land Use Bylaw 2018-22, to allow for 5% of the roof to be up to 20% over height and 17% of the roof to be 10% over height, as identified on the approved plans.

STANDARD CONDITIONS

1. Prior to the release of the Development Permit, the applicant shall enter into a Development Agreement with the Town of Canmore to do the following:
 - a. Construct or pay for the construction of the municipal improvements, infrastructure and services required by the development, which may include but shall not be limited to:
 - Transportation;
 - Water;
 - Sanitary;
 - Storm; and
 - Fire
 - b. Pay the off-site levies imposed by the Off-Site Levy Bylaw (Bylaw 2020-27), as amended or replaced from time to time; and
 - c. Provide security in accordance with the Engineering Design and Construction Guidelines (EDCG) to ensure the terms of the Development Agreement are carried out.



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2. All construction associated with the approval of this Development Permit shall comply with the regulations of the Land Use Bylaw (LUB) 2018-22, unless otherwise stated under the approved variances section of this document.
3. All construction associated with the approval of this Development Permit shall comply with the Town of Canmore Engineering requirements outlined in the Engineering Design and Construction Guidelines (EDCG) in effect at the time of approval.
4. All construction associated with the approval of this Development Permit shall comply with the Tree Protection Bylaw (Bylaw 2019-10), as amended or replaced from time to time, and ensure all tree protection measures are appropriately put in place prior to development of the site, where determined necessary by the Town of Canmore's Public Works Department.
5. Should the developer intend or wish, to subdivide the property or building at some point in the future, a water meter and scan pad ('puck') shall be required for each new title created and registered at the land Titles Office, to be installed where the main water service enters the property, in accordance with the Town of Canmore Water Works Bylaw (8-98), as amended from time to time.
6. All construction, landscaping and exterior finishing materials shall be as shown on the approved plans and other supporting material submitted with the application.
7. Any trees, shrubs or other plant material installed as part of the landscaping plan which may die or are blown over, shall be replaced on an ongoing basis, prior to receipt by the developer of a Development Completion Certificate.
8. Any roof top mechanical apparatus, including chimneys and vents, shall be screened to the satisfaction of the Development Authority.
9. Access to the site for emergency vehicles shall be to the satisfaction of the Fire Chief.
10. All signs shall require a separate development permit.
11. **No occupancy** shall be permitted until an Occupancy Certificate has been issued by the Town of Canmore.

SPECIFIC CONDITIONS

12. The Developer shall provide security to the Town of Canmore to ensure the completion of the project, in the form of cash or an irrevocable Letter of Credit. The amount should be equal to or no less than:
 - a. 125% of the estimated project costs for the project for on-site and off-site landscaping, and;
 - b. 115% of the estimated project costs for all off-site hard surfacing, paving and site servicing, and;
 - c. 25% of the estimated project costs for all on-site hard surfacing, paving and site servicing

all to the satisfaction of the Town. The Letter of Credit shall be supplied at the time of the signing of the Development Agreement and shall be in a format acceptable to the Town of Canmore.



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13. The Developer shall pay off site levies according to the approved bylaw adopted by Council at the time of the signing of the Development Agreement. The Development Agreement shall specify the manner of the payment of these monies and all other relevant fees and contributions as determined by approved Town of Canmore policy(ies).
14. The Developer shall follow their approved Construction Management Plan. The construction management plan submitted shall be followed through all stages of construction. If any problems arise where the Town Bylaws are being violated, a Stop Work Order will be delivered without warning and all construction shall cease until all problems have been rectified to the satisfaction of the Town of Canmore.
15. Access to the site for the purpose of construction shall be from Bow Valley Trail and not from Main Street. Any access from Main Street shall result in an immediate Stop Work Order from the Town.
16. The Developer is required to provide a minimum of 63 parking stalls, 1 loading bay / bus parking stall, and 13 covered bike parking stalls, as shown in the approved plans, according to the following:

Method of Calculation

Automobile Parking

Required:

Visitor Accommodation = 1 stall/1 unit * 45 units = 45 stalls

Spa = 1 stall/46m * 862m² = 18 stalls (rounded down)

Total Required = 63 stalls

Provided:

1 Bus Stall = 15 Parking Stalls

Underground = 40 Parking Stalls

Street (pursuant to LUB) = 8 Stalls (1 further down the street)

Total Provided = 63 stalls

Bike Parking

Required:

Covered Bicycle Parking = 1 stall/per 5 vehicle stalls = 63/5 = 13 Stalls

Total Required = 13 covered stalls

Total Provided = 14 covered stalls

Loading Bays

The Developer shall provide 1 loading bay in the location indicated in the approved plans.

Total Provided Loading Bays = 1

17. All on-site parking stalls and loading spaces shall be graded and paved to dispose of drainage to the satisfaction of the Development Officer.



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18. The Developer shall provide landscaping in accordance with the approved landscaping plan.
19. The Developer agrees to obtain Built Green (Gold) Certification.
20. The Developer agrees to install a geo-exchange system in the building.
21. Commitments expressed in the Developer's Sustainability Screening Report become conditions of approval upon the signing of this Schedule A and will be included in the development agreement.
22. Unless permission is granted by the Town of Canmore, snow clearing shall be handled on-site. No snow shall be pushed onto public land.
23. The Developer shall implement all recommendations by the acoustic and noise control consultant as outlined in their report.
24. The operating hours of the Health, Wellness, and Spa Facilities shall be between 8:00 a.m. and 9:00 p.m.
25. Based on their employment study, the Developer shall provide housing accommodations for no less than ten (10) employees, either on-site or off-site. At the time of this approval, these accommodations are approved to be located at 500 Bow Valley Trail. Prior to relocating this housing, the Developer shall provide notification to and obtain approval from the Town of Canmore to the Town's sole satisfaction.
26. The proposed retaining walls shall not encumber utility access in inside the adjacent 3.5m wide URW.
27. All stormwater from the pool areas shall be managed on site and directed to the sanitary system due to contaminants associated with pool maintenance.
28. The Developer shall implement all of the proposed traffic hazard mitigations listed in the letter titled "Alexander Hotel – 300 Spring Creek Drive" dated June 6th, 2024. The proposed mitigations shall be provided the satisfaction of the Municipal Engineer and implemented in perpetuity.

PRIOR TO THE RELEASE OF THE DEVELOPMENT PERMIT CONDITIONS

29. Prior to the release of the Development Permit, the Developer shall pay the following variance fees:
 - Three (3) approved variances:
 - Discretion limited in Land Use Bylaw 1@ \$390.00 = \$390.00
 - Discretion not limited in Land Use Bylaw 2@ \$210.00 = \$420.00
 - TOTAL FEES PAYABLE: \$810.00**
30. Prior to the release of the Development Permit or at the discretion of the Development Officer, prior to commencement of construction, the Developer shall provide a pre-construction energy report estimating the energy efficiency of the development using the current NECB.



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- 31. Prior to release of the Development Permit, the applicant shall provide drawings signed and stamped by a professional engineer, for retaining walls that are higher than 1.0m or a series of retaining walls where the combined slope is steeper than 3H:1V.

PRIOR TO THE ISSUANCE OF AN OCCUPANCY CERTIFICATE OR CONDOMINIUM ENDORSEMENT CONDITIONS

- 32. Prior to condominium endorsement or occupancy, the Developer shall update the Easement Agreement registered on title as instrument 181 001 521 to allow for the encroachments shown on the plan, to the satisfaction of the Development Officer.
- 33. Prior to condominium endorsement or occupancy, the Developer shall update any URW agreements registered on title to reflect the proposed infrastructure in the right or way, to the satisfaction of the relevant utility provider.
- 34. Prior to condominium endorsement or occupancy, the Developer shall subdivide the property, generally as shown on the Plot Plan, to the Satisfaction of the Development Officer.
- 35. Prior to occupancy, signage is to be installed for the loading zone to the satisfaction of the Development Authority.
- 36. Prior to occupancy, the Developer shall provide evidence that Built Green GOLD certification (or equivalent to the satisfaction of the Development Officer) has been achieved. A preliminary notification of compliance provided by the third party shall suffice in this regard, with the official copy of final certification required within 90 days of occupancy of the building or, as applicable, the final unit.
- 37. Prior to occupancy, the Developer shall provide evidence that there are three streams of waste flow as proposed in their Sustainability Screening Report to the satisfaction of the Town of Canmore.
- 38. Prior to occupancy, the Developer shall register an access easement on Lot 1, Block 8, Plan 181 0013.
- 39. Prior to occupancy, Construction Completion Certificates (CCC) for on-site and off-site Sanitary and Water shall be submitted to the Municipal Engineer by Developer's Consulting Engineer.

ADVISORY COMMENTS

- 40. In accordance with the agreement between the Town of Canmore and Spring Creek Mountain Village, waste and recycling will be privately serviced for this and other developments within and Spring Creek Mountain Village.

DocuSigned by:
Whitney Smithers
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SIGNATURE

6/21/2024 | 4:26 PM MDT

DATE

CHAIR, CANMORE PLANNING COMMISSION

IS A NOTICE POSTING REQUIRED: **YES** **NO**