



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

Council Chamber at the Canmore Civic Centre, 902 – 7 Avenue  
Tuesday, November 5, 2024 at 9:00 a.m.

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

**Revised Land Use Bylaw Amendment 2024-22 - Wildlife Exclusion Fencing**

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 Ben Stiver, Municipal Clerk, on November 1, 2024.

**From:** [Jerry Auld](#)  
**To:** [Shared.MunicipalClerk](#); [Wade Graham](#); [Jeff Mah](#)  
**Subject:** Bylaw 2024-22 OPPOSED  
**Date:** November 1, 2024 6:36:31 AM

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Attn: Municipal Clerk, Town Of Canmore Council

I am writing to express my opposition to passing of Bylaw 2024-22.

I believe it is important to keep the approval of the placement of the wildlife corridor fencing under one agency (currently the Town of Canmore) to ensure the integrity and proper development of this barrier, in that it is not moved or changed to benefit acts of development. The priority of the development of the wildlife fencing should be, first and foremost, that it protects wildlife and in no way interferes with free movement of that wildlife.

Allowing the province or the developer, or any other agency than the Town, to undertake the fencing development without Town approval risks permitting the fencing to be primarily placed at the benefit of human development, and not to the benefit of wildlife.

Sincerely,  
Jerry Auld

**From:** [Sean Krausert](#)  
**To:** [dave dalman](#)  
**Cc:** [Council](#); [Shared.MunicipalClerk](#)  
**Subject:** Re: ByLaw 2024-22 to Amend Revised Land Use Bylaw 2018-22  
**Date:** November 1, 2024 8:56:42 AM

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On Oct 31, 2024, at 8:12 PM, dave dalman [REDACTED] > wrote:

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Dear Mayor and Council:

I am opposed to Bylaw 2024-22 as presented.

In recognition of the continental and international significance of the wildlife corridors in Canmore, Alberta, the Town of Canmore and no other authority, must remain the approving authority for Wildlife Exclusion Fences. Furthermore, with the Town's approach to Living With Wildlife and having set out requirements for the corridors and fences, the Town is best positioned and the only authority that could be exempt from development permits for the construction and development of wildlife exclusion fences.

Therefore please remove from the proposed bylaw in clause 'w'. "or under the jurisdiction of the Province of Alberta".

Thankyou for your consideration.

Dave Dalman,  
Canmore, AB

## SUBMISSION TO CANMORE TOWN COUNCIL ON LAND USE BYLAW 2024-22

### Bow Corridor Organization for Responsible Development (BowCORD)

Tuesday, November 5, 2024

Dear Mayor Krausert, and Councillors Foubert, Graham, Hilstad, Mah, Marra and McCallum:

**BowCORD is opposed to this Bylaw for the following reasons:**

**FIRST:** It is important that the Town continues to remain the only approving agency that is exempt from requiring a development permit for projects within the Town's municipal limits, where the land is publicly owned or controlled by the Town, including wildlife exclusion fences through Section 1.9.0.1 (j) of the 2018 Land Use Bylaw.

In our view, this exemption does not, and should not, extend to cover infrastructure approved by the Province of Alberta, as the wildlife exclusion fence is to be established on municipal land.

Since these exclusion fences are to be built within the Town's municipal boundary, and will expand as required, they are subject to Town of Canmore policies, and to the terms of the 2007 conservation easement on the 35-metre corridor buffer of the Three Sisters Along Valley Corridor and the terms of the 2015 conservation easement on the Stewart Creek Golf Course.

It is essential that this wildlife exclusion fence does not interfere with the free movement of wildlife within these two conservation easements.

**SECOND:** Wildlife fencing must not interfere with the functionality of the Three Sisters Along Valley Wildlife Corridor, including those areas protected by conservation easement agreements that provide land buffering this corridor (as in the Village Area) or the free movement of wildlife over a golf course out of season (as in the Stewart Creek Area).

**What is at stake in the Village Area:** In the approved October 2023 ASP text and mapping there is **no acknowledgment of the already established** 2007 Conservation Agreement between the Town and TSMV on the 35-metre corridor buffer that lies outside the development boundary, as in earlier TSMV mapping. (SEE MAP 1: Three Sisters 'Background' Map)

**What is at stake in the Stewart Creek Area:**

**NOTE THAT THE 2015 'Conservation Easement Stewart Creek Golf Course' HAS ALREADY BEEN REGISTERED WITH THE PROVINCE ON 2015/12/16, (REGISTERED AS 151327770; ORDER NUMBER 29836841)**

Needless to say, there is no statement in the 2004 Stewart Creek ASP that the 2015 Provincial Conservation Easement on the developer's Stewart Creek Golf Course is already registered to protect the free movement of wildlife when the golf season is over, thereby extending the area of the Three Sisters Along Valley Corridor in the late fall, winter and early spring, as confirmed in Clause 3.3. below, i.e..

**3.3 The Easement Area shall not be used for any other purpose than a golf course, and shall be maintained and operated in a manner which ensures that wildlife may freely access, be on and pass through the Easement Area as has occurred to the date of this Conservation Easement. (SEE MAP 2: 2015 Stewart Creek Conservation Easement on the Stewart Creek Golf Course)**

NOTE: The registered 2015 'Stewart Creek Conservation Easement on the Stewart Creek Golf Course' protects a total area of 95.94 hectares of land, where over 60% is comprised of wildlife corridors (approximately 58% lying in the Along Valley Wildlife Corridor and approximately 2% lying in the Stewart Creek Across Valley Corridor).

About 1/3 of the CE (32.9 hectares) was made up of Crown/public lands which lie almost entirely in the Along Valley Wildlife Corridor, and which TSMV now holds title to in exchange for permanent protection of the corridors and adjacent lands within the easement.

THIRD: Registration of conservation easement(s) and location of fence(s):

**The only reference to conservation easement(s) in the September 21, 2004 Stewart Creek ASP, is in Policies 8.2.2 d) and e):**

d) *The appropriate conservation easement(s) required in association with the Stewart Creek Wildlife Corridor shall be registered prior to registration of the final subdivision phase within the Plan Area.*

e) *The requirements and responsibilities for long term management of the integrated along-valley and cross-valley wildlife corridors adjacent to the plan area shall be governed by the relevant provisions and definitions of the Wildlife Act, or other relevant regulatory documents, and relevant regulations, terms and conditions of applicable Conservation Easement Agreement(s) and an approved Wildlife/Human Interaction Prevention Plan. TSMV shall administer its obligations as outlined by the approved WHIPP Plan, for the time period as required by the Province.*

It is clear in this 2004 ASP that TSMV expects that the Along Valley Wildlife Corridor Section in Stewart Creek will be 'adjacent' to the development area, rather than ON the golf course out of season. (SEE Policy 8.2.2.e above) and

**Policy 8.2.1 Objectives**, i.e., *Recognize wildlife corridors adjacent to the Plan Area and ensure such corridors are integrated into the wildlife travel corridors and connect to habitat patches outside the Plan Area.*

There is no mention that the location of the fence must not interfere with wildlife movement when golf is no longer in play, or that golf is the only permitted land use, with no other recreational activities. Out of season, the golf course becomes an extension of the Three Sisters Along Valley Wildlife Corridor. (SEE Clause 3.3 of 2015 Stewart Creek Conservation Easement above)

**FOURTH: Timing of the wildlife exclusion fence**

**Construction of the wildlife fence is planned to come at the first phase of development**, i.e.,

*The wildlife fence construction shall be initiated at the time of construction of the **first Phase** of the development in the Plan Area. (Policy 1a, Chapter 11, page 104, Implementation, Village ASP/EIS)*

**And conservation easements(s) will not be registered until the final subdivision phase of the Plan Area**, i.e.,

*The appropriate conservation easement(s) required in association with the Stewart Creek Wildlife Corridor shall be registered **prior to registration of the final subdivision phase within the Plan Area.**" (Stewart Creek ASP, Policy 8.2.2 d) page 62)*

**The above statement was made BEFORE the 2015 Stewart Creek Conservation Easement was registered on 2015/12/16.**

**FIFTH: Flexibility**

Under 10.5 Wildlife Fence, a) (Page 101, 2023 Village ASP) it is stated that:

*A wildlife fence shall be erected along the perimeter of the Plan Area and east through Stewart Creek Golf Course to the west side of the Stewart Creek Across Valley Corridor in accordance with the Three Sisters Village EIS.*

1. There is no issue with the permanent placement of the wildlife exclusion fence in the Village area as long as it lies between the perimeter of the development and the 35-meter corridor buffer protected under the already established 2007 Conservation Easement.

2. However there IS an issue as to the placement of the wildlife fence in the Stewart Creek Area, since in the off-golf season the golf course is to function as an extension of the Along Valley Corridor. (SEE Clause 3.3, 2015 'Conservation Easement Stewart Creek Golf Course' above.)

**This would suggest that any wildlife exclusion fence installed in the Stewart Creek Area will need to be moveable so that:**

- **When golf is in season the fence will lie at the outward boundary of the Stewart Creek Golf Course to exclude wildlife when golf is in play, but**
- **When golf is out of season, the exclusion fence can be moved just outside the golf club buildings and leave the Stewart Creek Golf Course free so that it *“ensures that wildlife may freely access, be on and pass through the Easement Area as has occurred to the date of this Conservation Easement.”* (2014 Stewart Creek Conservation Easement Agreement, Clause 3.3), where the golf course becomes a seasonal extension of the Stewart Creek Section of the Three Sisters Along Valley Corridor.**

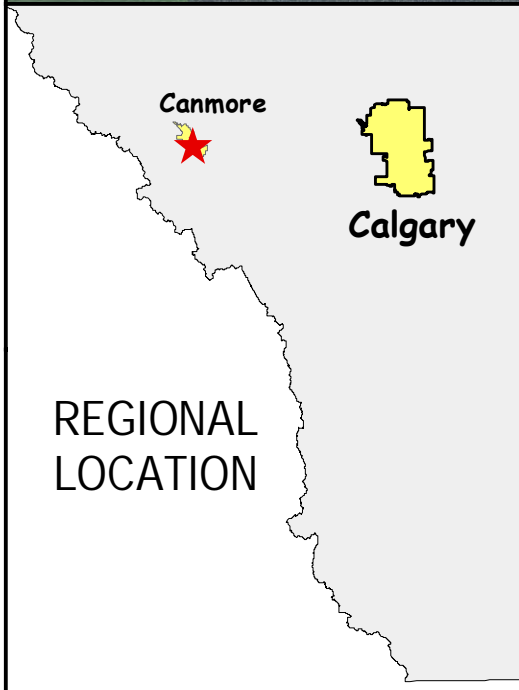
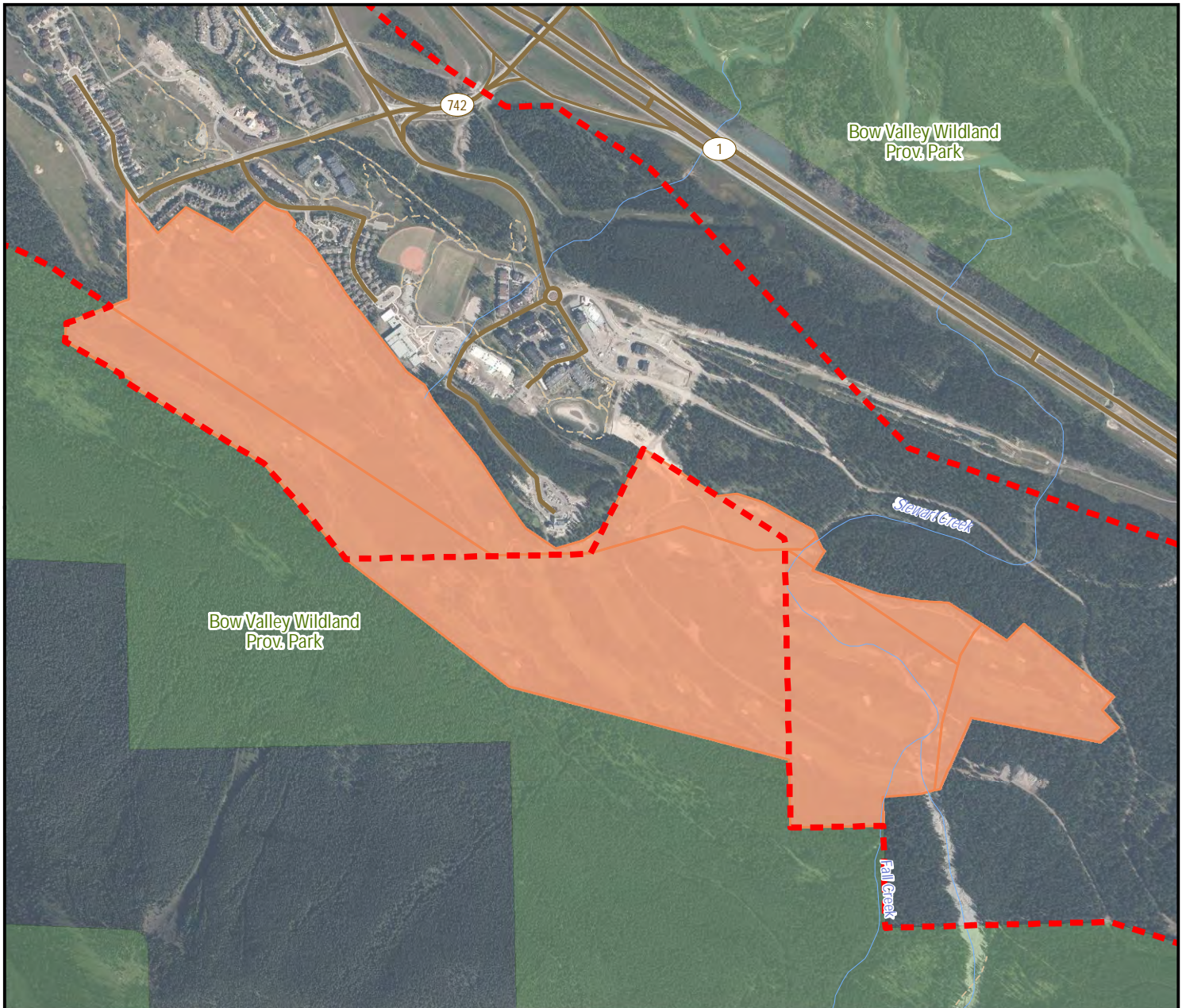
Thank you for your kind consideration.

Sincerely,



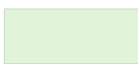
Heather MacFadyen, PhD

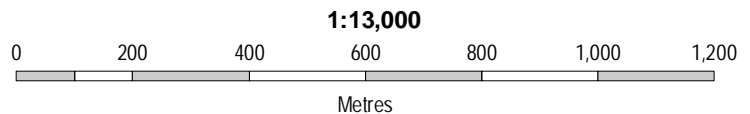
Chair, Bow Corridor Organization for Responsible Development

An intervener in the 1992 NRCB hearings on Three Sisters Golf Resorts Inc.



### Proposed Stewart Creek Conservation Easement

-  Proposed Stewart Creek Conservation Easement (ESRD/TSMV)
-  TSMV Property Boundary
-  Parks & Protected Areas



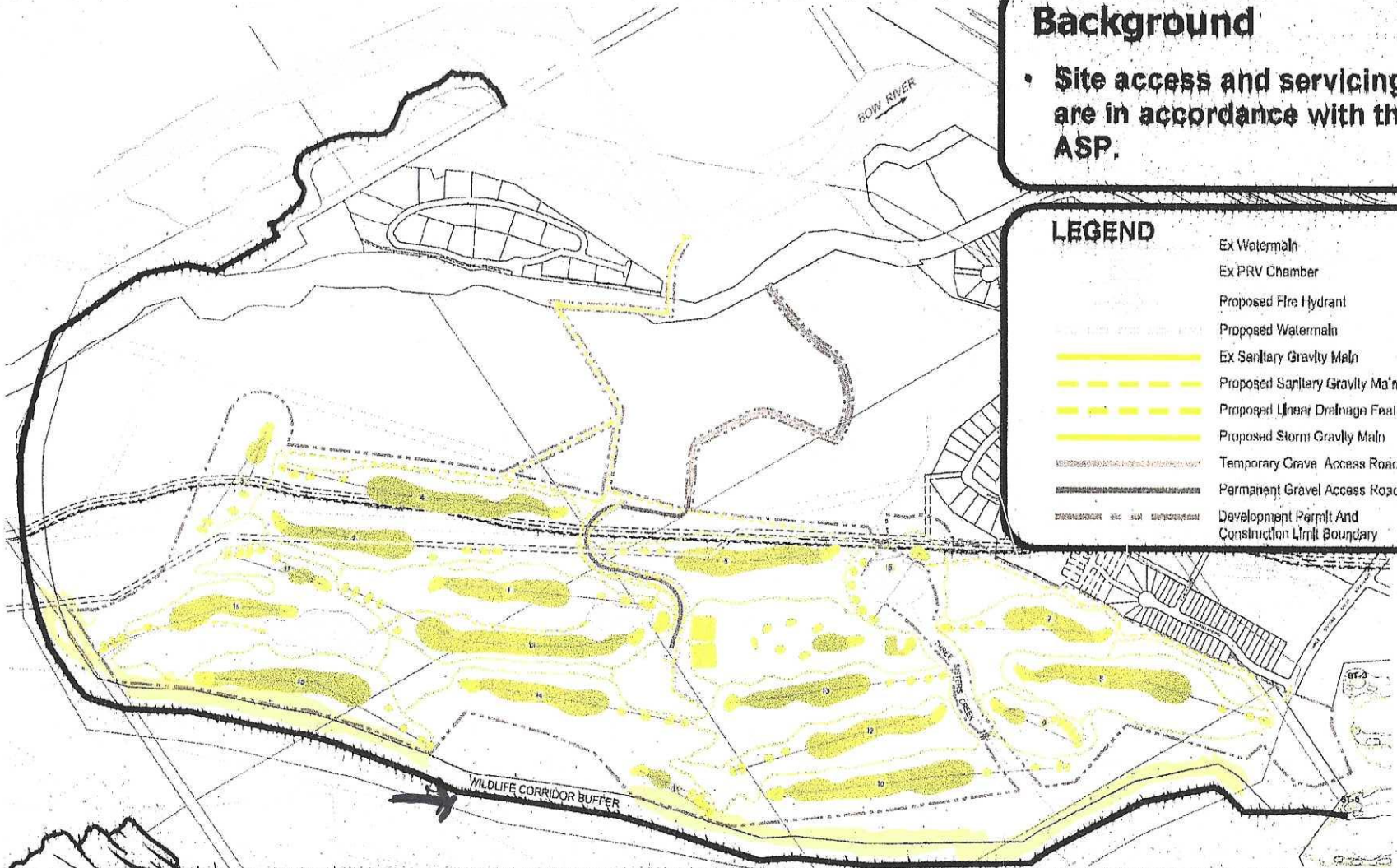
NAD\_1983\_UTM\_Zone\_11N  
Imagery: 2013 Post Flood Color Ortho



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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: Environment & Parks, South Saskatchewan Region, Regional Informatics Unit - Calgary.

PROJECT: U:\workspace\Landuse\3SistersWildlifeCorridors\ProjectFiles\2015\Prpsd\_StewartCr\_ConserveEasement\_2015Aug08.mxd  
PLOT: U:\workspace\Landuse\3SistersWildlifeCorridors\PlotFiles\2015\Prpsd\_StewartCr\_ConserveEasement\_2015Aug08.pdf





**Background**

- Site access and servicing are in accordance with the ASP.

**LEGEND**

|  |  |
|--|--|
|  | Ex Watermain                                       |
|  | Ex PRV Chamber                                     |
|  | Proposed Fire Hydrant                              |
|  | Proposed Watermain                                 |
|  | Ex Sanitary Gravelly Main                          |
|  | Proposed Sanitary Gravelly Ma'n                    |
|  | Proposed Linear Drainage Feature                   |
|  | Proposed Storm Gravelly Main                       |
|  | Temporary Gravel Access Road                       |
|  | Permanent Gravel Access Road                       |
|  | Development Permit And Construction Limit Boundary |



**From:** [randall.sargent](#)  
**To:** [Shared.MunicipalClerk](#)  
**Subject:** PUBLIC HEARING ON BYLAW 2024-22: THIS TUESDAY NOV 5 AT 9AM ON Wildlife Exclusion Fence  
**Date:** November 4, 2024 7:50:37 PM

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Municipal Clerk:  
Members of Council:

ALERT ON Wildlife Exclusion Fence and Alberta Government holdings

## **PUBLIC HEARING ON BYLAW 2024-22: THIS TUESDAY NOV 5 AT 9AM**

I am not in favour of the by-law as it stands

It in my opinion it is unacceptable to allow an easement to be granted on town of Canmore or Alberta Government land without the specific and recognized approval of the Council per view of this town. No exception needs to apply to AB government land, we need to have control over the effect of easements on the wildlife movements in this aspect of the Bow Valley.

### **The Issue:**

**THE ITEM TO AMEND REVISED LAND USE BYLAW 2018-22 SO TSMVPL IS EXEMPT FROM REQUIRING A DEVELOPMENT PERMIT FOR BUILDING A WILDLIFE EXCLUSION**

### **WHY IS THIS IMPORTANT?**

**IT IS IMPORTANT THAT THE TOWN REMAINS THE ONLY APPROVING AGENCY THAT IS EXEMPT FROM REQUIRING A DEVELOPMENT PERMIT FOR PROJECTS WITHIN THE TOWN'S MUNICIPAL LIMITS**

**– IT IS ESSENTIAL THAT THIS FENCE IN NO WAY INTERFERES WITH THE FREE MOVEMENT OF WILDLIFE ON THE PRIMARY THREE SISTERS WILDLIFE CORRIDOR.**

**1. IN THE VILLAGE AREA: THE FENCE NEEDS TO LIE BETWEEN THE DEVELOPMENT AND THE 2007 35 METRE CONSERVATION**

## **EASEMENT ON THE CORRIDOR.**

**2. IN THE STEWART CREEK AREA: THE FENCE NEEDS TO LIE ADJACENT TO THE CLUB HOUSE & BUILDINGS SO WILDLIFE CAN MOVE FREELY ON THE GOLF COURSE, AS REQUIRED BY THE 2014 STEWART CREEK CONSERVATION EASEMENT.**

Thank you for adding my view to your considerations

I am not in favour of this AB Gov't position and support related amendment to disallow AB Government easement interference

Randall Sargent  
Tax roll member  
Canmore, AB

Sent from my iPhone

Sent from my iPhone

Town of Canmore

Mayor and Council

LUB Amending Bylaw to add Exclusion Fencing

Public Hearing November 5, 2024

My items of interest:

1. Exclusion fencing is for both the safety of wildlife and humans. Human use of wildlife corridors is meant to be restricted. Wildlife restriction occurs for roads safety. I suggest a name change to "Exclusion Fencing" or "Human, Wildlife Exclusion Fencing"
2. Will the bylaw be followed by changes to the engineering guidelines and will a building permit be required?
3. The design of fencing may very well be situationally dependent. Will professional wildlife experts be included in the fencing review.

Sincerely,

Audrey Rogers

[REDACTED]

**VIA email:** [REDACTED]