



# NOTICE OF DECISION

**\*THIS IS NOT A DEVELOPMENT PERMIT\***

**DEVELOPMENT PERMIT No.:** PL20240362

**APPLICANT NAME:** METAFOR

**MUNICIPAL ADDRESS:** 1 Silvertip Trail

**LEGAL ADDRESS:** Lot 1      Block 17      Plan 971 1512

**LAND USE DISTRICT:** Silvertip Trail Direct Control District

**APPROVED USE(S):** Accessory Use and Accessory Buildings  
(Accessory Nordic Spa Amenity)

**DATE OF DECISION:** November 28, 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:** September 26, 2024

Signed by:

*Whitney Smithers*

198E9D7FBCAB494...

Signature

11/29/2024 | 10:36 AM MST

Date

Whitney Smithers  
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

Town of Canmore  
902 - 7th Avenue  
Canmore, AB, T1W 3K1  
[www.canmore.ca](http://www.canmore.ca)

# SCHEDULE A

## CONDITIONS OF APPROVAL

**DEVELOPMENT PERMIT No.:** PL20240362

**LAND USE DISTRICT:** Silvertip Trail Direct Control District [Bylaw 09-99]

**APPROVED USE(S):** Accessory Use and Accessory Buildings (Accessory Nordic Spa Amenity)

**APPROVED VARIANCE(S):** Fence Height (1.8 m to 2.15 m)

**MUNICIPAL ADDRESS:** 1 Silvertip Trail

**LEGAL ADDRESS:** Lot 1      Block 17      Plan 971 1512

---

### APPROVED VARIANCE

1. Variance to Section 2.13.0.1 of the Land Use Bylaw, to allow a maximum fence height of 2.15 m instead of 1.8 m.

### 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. Provide security in accordance with the Engineering Design and Construction Guidelines (EDCG) to ensure the terms of the Development Agreement are carried out.
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).
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.



## Planning & Development Department

Town of Canmore  
902 - 7th Avenue  
Canmore, AB, T1W 3K1  
[www.canmore.ca](http://www.canmore.ca)

5. All construction, landscaping and exterior finishing materials are to be as shown on the approved plans and other supporting material submitted with the application.
6. 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.
7. Any rooftop mechanical apparatus, including chimneys and vents, shall be screened to the satisfaction of the Development Authority.
8. Access to the site for emergency vehicles shall be to the satisfaction of the Fire Chief.
9. All signs shall require a separate development permit.
10. **No occupancy** shall be permitted until an Occupancy Certificate has been issued by the Town of Canmore.

### SPECIFIC CONDITIONS

11. An access gate to the AltaLink right-of-way is required on fence on south side of property. The location and size of the gate is to be determined prior to commencement of construction.
12. Prior to the release of the Development Permit, the Developer shall pay the current Canmore Planning Commission decision making authority fee of \$560.00.
13. Prior to the release of the Development Permit, the Developer shall pay the following variance fees:  
One (1) approved variances:  
Discretion not limited in Land Use Bylaw 1@ \$210.00 = \$210.00  
TOTAL FEES PAYABLE: \$210.00
14. Prior to commencement of construction, the Developer shall submit a Tree Protection Plan to the Town of Canmore Parks Department for approval.
15. The Developer shall submit and 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.
16. Unless permission is granted by the Town of Canmore, snow clearing shall be handled on-site. No snow shall be pushed onto public land.
17. The developer shall submit a comprehensive set of record drawings (including any approved offsites) within 90 days of CCC acceptance.
18. Prior to issuance of the Development Permit PL20240362, file PL20230037 will be cancelled and the associated Development Agreement for PL20230037 discharged.



## Planning & Development Department

Town of Canmore  
902 - 7th Avenue  
Canmore, AB, T1W 3K1  
[www.canmore.ca](http://www.canmore.ca)

19. The Development Agreement with the Town shall require the Developer to pay for the construction of a pathway to connect its Development to the pathway system that serves or is proposed to serve an adjacent development, by the Town's authority under section 650(1)(b)(ii) of the MGA. This requirement may be subject to the alignment of the pathway being approved by the Town by:
  - a. its delegated authority under section 13(1)(a) of the Traffic Safety Act to make bylaws governing the use of highways under its direction, control and management and section 100(f) of the Town's Traffic and Road Use Bylaw 2020-03, and the general authority conferred by section 18(1) of the MGA, or
  - b. as necessary, by its delegated authority under section 22 of the MGA to close a portion of a road by bylaw, or
  - c. both (a) and (b).
  
20. The Town shall require the Developer to provide an access easement to accommodate the pathway.
  
21. The fence shall be screened by natural landscaping along Silvertip Trail in keeping with the context.
  
22. The emergency access shall be used for emergency access only and shall not otherwise be open to the public or any other users of the hotel and other related uses.
  
23. The spa is for hotel guest use only. Should the applicant wish to allow public access to the spa accessory use, a further development permit application will be required.

### ADVISORY COMMENTS

1. None.

Signed by:  
  
 Signature  
 Chair, Canmore Planning Commission

11/29/2024 | 10:30 AM MST  
 Date

IS A NOTICE POSTING REQUIRED:     YES     NO