



CANMORE

MUNICIPAL DEVELOPMENT PLAN

Bylaw 2016-03

Town of
CANMORE



BYLAWS AMENDING BYLAW 2016-03

THE TOWN OF CANMORE

MUNICIPAL DEVELOPMENT PLAN

OFFICE CONSOLIDATION

2016-26	Adopted 13 February 2017
2018-16	Adopted 2 October 2018
2018-27	Adopted 16 January 2020

**A BYLAW OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA, TO
ADOPT THE MUNICIPAL DEVELOPMENT PLAN**

Pursuant to section 632(1) of the Municipal Government Act, RSA, Chapter M-26 as amended, the Council of a municipality with a population of 3500 or more must, by bylaw, adopt a municipal development plan.

The Council of the Town of Canmore, in the Province of Alberta, duly assembled, enacts as follows:

1: TITLE

1.1. This bylaw shall be known as the "Town of Canmore Municipal Development Plan."

2: PROVISIONS

2.1. The Town of Canmore Municipal Development Plan being Schedule "A" as attached to and forming part of this Bylaw shall be deemed to be a Municipal Development Plan pursuant to section 632(1) of the Municipal Government Act.

3: ENACTMENT/TRANSITION

3.1. The Town of Canmore Municipal Development Plan being Schedule "A" as attached to and forming part of this Bylaw, is hereby adopted.

3.2. Bylaw 30-98 and all amendments thereto are hereby repealed.

3.3. This bylaw comes into force on the date it is passed.

FIRST READING: February 22, 2016

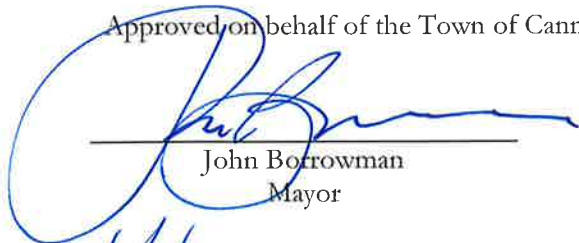
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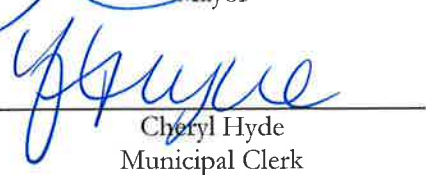
SECOND PUBLIC HEARING: June 29, 2016

THIRD READING: September 13, 2016

Approved on behalf of the Town of Canmore:



John Borrowman
Mayor




Cheryl Hyde
Municipal Clerk



Date



Date

Bylaw approved by: 

CONTENTS

1. INTRODUCTION	1
1.1 BACKGROUND	1
1.2 VISION	1
1.3 FOUNDATIONAL VALUES	2
1.4 GUIDING PRINCIPLES AND STRATEGIES TO ACHIEVE THE VISION	2
1.5 ROLE OF THE PLAN AND PLAN ORGANIZATION	4
1.6 INTERPRETATION	4
1.7 RELATIONSHIP TO RELEVANT SENIOR LEGISLATION AND DECISIONS	5
1.8 RESOURCES	5
2. GROWTH MANAGEMENT	6
2.1 GROWTH BOUNDARY	7
2.2 PATTERN OF GROWTH	8
2.3 GROWTH PHASING	9
2.4 FUTURE PLANNING	11
3. HAZARD LANDS & DEVELOPMENT CONSTRAINTS	12
3.1 STEEP SLOPES	13
3.2 WELLHEAD PROTECTION	13
3.3 HIGH GROUNDWATER	13
3.4 FLOOD RISK AREAS	13
3.5 STEEP CREEKS [2018-27]	13
3.6 WILDFIRE	17
3.7 UNDERMINING	17
3.8 SETBACKS TO WASTE FACILITIES	17
3.9 AIRPORT VICINITY PROTECTION	18
3.10 RAILWAYS	18
3.11 SOUR GAS FACILITIES	18
4. ENVIRONMENTAL STEWARDSHIP	19
4.1 CONSERVATION	20
4.2 ENVIRONMENTALLY SENSITIVE AREAS	20
4.3 ENVIRONMENTAL RESERVE DEDICATION	24
4.4 ENVIRONMENTAL PRACTICES	24
4.5 GREEN BUILDING AND DEVELOPMENT	25

5. AFFORDABLE HOUSING	28
5.1 GENERAL AFFORDABLE HOUSING POLICIES	29
5.2 NON-MARKET AFFORDABLE HOUSING	29
5.3 MARKET AFFORDABLE HOUSING	30
6. NEIGHBOURHOOD RESIDENTIAL	32
6.1 NEIGHBOURHOOD RESIDENTIAL	33
6.2 ACCESSORY RESIDENTIAL	35
7. COMMUNITY OPEN SPACE, RECREATION AND SCHOOLS	36
7.1 COMMUNITY OPEN SPACES AND RECREATION LANDS	37
7.2 MUNICIPAL RESERVE DEDICATION	38
7.3 SCHOOL SITES	39
8. PRIVATE RECREATION	40
8.1 PRIVATE RECREATION	41
9. ECONOMIC DEVELOPMENT	42
9.1 ECONOMIC DEVELOPMENT STRATEGY	43
10. COMMERCIAL AND MIXED USE	45
10.1 GENERAL COMMERCIAL POLICIES	46
10.2 TOWN CENTRE	47
10.3 MIXED-USE/GATEWAY COMMERCIAL	48
10.4 TOURIST/SERVICE COMMERCIAL	49
10.5 LOCAL/NEIGHBOURHOOD COMMERCIAL	49
11. RESORT CENTRE	50
11.1 RESORT CENTRES	51
12. INDUSTRIAL	53
12.1 GENERAL INDUSTRIAL POLICIES	54
12.2 LIGHT INDUSTRIAL	55
12.3 BUSINESS INDUSTRIAL	55
13. URBAN DESIGN AND HISTORIC RESOURCES	56
13.1 URBAN DESIGN	57
13.2 HISTORIC RESOURCES	58
14. INFRASTRUCTURE AND SERVICES	59
14.1 GENERAL INFRASTRUCTURE POLICIES	60
14.2 UTILITIES	61

14.3	TRANSPORTATION	62
15.	COMMUNITY SERVICES	65
15.1	COMMUNITY SERVICES	66
15.2	COMMUNITY SPACES	68
16.	MUNICIPAL FINANCES	70
16.1	MUNICIPAL SERVICES	71
17.	CIVIC ENGAGEMENT AND COOPERATION	72
17.1	PUBLIC ENGAGEMENT	73
17.2	PUBLIC COMMUNICATION AND EDUCATION	73
17.3	REGIONAL COOPERATION	73
18.	IMPLEMENTATION AND MONITORING	76
18.1	RESPONSIBILITIES FOR IMPLEMENTATION	77
18.2	PLAN IMPLEMENTATION	77
18.3	RECOMMENDED STUDIES, REPORTS AND GUIDELINES	80
18.4	MEASURING AND MONITORING	82
19.	MAPS	84
20.	APPENDICES	90
20.1	DEFINITIONS	90
20.2	COMMONLY USED ACRONYMS	93
20.3	TOWN REFERENCED POLICIES AND GUIDELINES	93
20.4	STEEP CREEK DEVELOPMENT FLOW CHART	94



1. INTRODUCTION

1.1 BACKGROUND

The Municipal Development Plan (MDP) guides the community on its path toward greater sustainability by integrating the community's vision with municipal planning and decision making. The MDP addresses environmental, economic, social, cultural and governance aspects of the community from a land use and development perspective, and applies equally to both private and municipal lands and interests. The MDP sets the Town's overall policy direction for community land use decisions, and all planning documents such as area structure plans and the land use bylaw are aligned with it. The MDP also provides direction to Town Council to help prioritize initiatives for capital projects, strategic planning and budgeting.

The Town of Canmore formally adopted a community-based vision titled *Mining the Future* (MTF) in 2006. After extensive public involvement with the residents of Canmore, Council adopted *Signposts to Sustainability* (S2S) in 2010. The *Signposts to Sustainability* document builds upon the values and principles of the *Mining the Future* vision and identifies strategic directions to guide community change and development in Canmore to meet current and future needs. This history and commitment to continued public engagement, combined with a long-standing community responsibility to protecting the environment and encouraging strategic growth, has led to the creation of this MDP.

The key elements that form the framework of this MDP include the community vision statement, foundational values, guiding principles and supporting key strategies.

1.2 VISION

Canmore is a resilient and vibrant community socially, economically, and environmentally. Its strength is in its resourceful and engaged citizens, who thrive together on the strength of the community's heritage, long-term commitment to the diversity of its people, and health of the mountain landscape.

This vision results in a future Canmore that is:

- » A place defined by its character and distinct identity anchored in the mountain surroundings

and mining history.

- » An accessible, welcoming and inclusive community that supports its diverse population with a variety of housing opportunities.
- » A place that supports an array of social services, and abundant open space and opportunities for recreation and artistic expression.
- » A community that acknowledges and works within the limits imposed by its geography and ecologic capacity, and that supports a built environment that respects the natural environment.
- » A leader in social, economic and environmental initiatives that work towards ensuring future generations enjoy the same opportunities and quality of life.
- » A community that builds off its economic strengths as an attractive tourist destination and through diversification creates a resilient economy.
- » A community that is continuously evolving and adapting to a changing world while maintaining its distinct identity.

1.3 FOUNDATIONAL VALUES

The community of Canmore aspires to a future that fully expresses our foundational values developed through the *Mining the Future* process, which includes:

<p>SUSTAINABILITY as a community we integrate our social, economic and environmental activities in ways that will enable us to meet the needs to the current generations without compromising the ability of future generations to meet their own needs.</p>	<p>DIVERSITY managing our community in ways that attract, include, retain, and celebrate a wide range of people, perspectives and lifestyles.</p>	<p>CONNECTEDNESS managing our community in ways that foster a shared sense of belonging among all citizens. A sense of belonging allows individuals to take responsibility for themselves while bearing in mind they are part of a larger community.</p>
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1.4 GUIDING PRINCIPLES AND STRATEGIES TO ACHIEVE THE VISION

The following guiding principles and strategies are not listed in any order of priority, and each principle or strategy will be considered by the Town in making land use decisions. In making individual decisions, one or more principles or strategies may take higher priority over the others. The cumulative results of these decisions will guide the community towards achieving the vision.

1. **Social Fabric:** Recognize and strengthen Canmore as a diverse, inclusive community, integrating residents of all ages, income levels, and skills.
 - » Attract and retain a population that is demographically diverse and meaningfully employed in the community.
 - » Increase the supply of affordable accommodation to attract and retain residents.
 - » Develop and maintain spaces to facilitate community gathering and engagement.
 - » Provide quality opportunities to age in place.
2. **Identity:** Understand, cherish and maintain the diverse nature of Canmore's landscape, heritage and people.
 - » The architectural style of buildings evolves over time, yet maintains the mountain town character and distinct identity anchored in the mountain surroundings and mining history.
 - » Provide a residential density and mix of land uses to achieve more sustainable building forms and an efficient use of land that maintain the mountain town character.
 - » Maintain the town centre as the focal point of the community.
3. **Environmental Stewardship:** Exercise leadership and environmental excellence through innovation and creativity.
 - » Continue to support and lead environmental programs and initiatives.
 - » Enhance pedestrian and cycling infrastructure to encourage multi-modal transportation options.
 - » Strengthen policies and initiatives regarding management of human use of wildlife corridors and habitat patches and how development can be better designed to protect the needs of wildlife.
 - » Promote environmental sustainability through development design and density, efficient use of infrastructure and the built form.
 - » Utilize current science and best practices in the identification and protection of wildlife corridors and habitat patches as well as maintaining the functionality of wildlife corridors.
 - » Support programs and initiatives that minimize our contribution to or mitigate the impacts of climate change.
4. **Economic Sustainability:** Build a strong and vibrant local economy and business base that is resilient to changes in any one sector.
 - » Attract, retain and support essential community and commercial services that meet the basic needs of residents and visitors.
 - » Achieve economic strength and resiliency to maintain a balanced socioeconomic population and workforce in accordance with an economic development strategic plan.
5. **Civic Engagement and Leadership:** Nurture a well-informed and broad-based

electorate that is empowered to vote, to be involved in community decisions, and to make a positive contribution to the community.

- » Provide diverse opportunities for residents and local community groups to participate in municipal decision making in a meaningful way.
- » Involve the community in neighbourhood redevelopment initiatives.

1.5 ROLE OF THE PLAN AND PLAN ORGANIZATION

The MDP is a statutory plan adopted by bylaw under the provisions of the *Municipal Government Act* and functions as the principal long-range land use planning document for the Town. It represents the “big picture” concerning the direction and management of growth and sets overall policy direction for the community, and all planning documents and strategies. It is intended to provide direction and guidance for the Town’s decision making authorities. Tensions between policies naturally exist within this MDP. However, it is intended to provide guidance to municipal decision makers when considering the specific issues relating to a development proposal.

The result is a comprehensive strategic document that provides the Town of Canmore with direction and guidelines on matters of social, economic and environmental sustainability. The MDP is designed and intended to be read and used in a comprehensive manner. Sections and policies are closely connected to each other, and need to be read in context and not in isolation from each other.

The MDP is a highly integrated plan intended to:

- » consider identified community concerns;
- » provide policy direction;
- » provide a mechanism for the public to engage in future decisions; and
- » align land use decision-making processes with the Town’s commitment to sustainability.

This plan is organized into sections. The background information within each section is to guide policy interpretation, but is not meant to be interpreted as policy statements. Each section of the plan is uniformly organized and includes an introductory statement, goals and policies. The appendix of the plan contains definitions and commonly used acronyms which are essential to policy interpretation and should be referred to where required.

1.6 INTERPRETATION

Policies are written in the active tense using “shall”, “must”, “will”, “should” or “may” statements and are intended to be interpreted as follows:

Where “shall” or “must” or “will” is used in a policy, the policy is considered mandatory, usually in relation to a statement of action, legislative direction or situation where a desired result is required.

Where “should” is used in a policy, the intent is that the policy is strongly encouraged.

Alternatives can be proposed where the policy is not reasonable or practical in a given situation, or where unique or unforeseen circumstances provide for courses of action that would satisfy the general intent of the policy. However, the general intent is for compliance.

Where “may” is used in a policy, it means there is a choice in applying the policy and denotes discretionary compliance or the ability to alter the requirements as presented.

1.7 RELATIONSHIP TO RELEVANT SENIOR LEGISLATION AND DECISIONS

The Provincial Land Use Framework requires that municipal development plans align with regional plans. The town of Canmore lies within the *South Saskatchewan Regional Plan* area (SSRP). This plan aligns with the SSRP.

Policies within this plan are statutory policy statements and will be implemented with due respect for the requirements of relevant Provincial and Federal legislation or decisions, including the NRCB Decision (Application # 9103).

In addition to the policies of this MDP, all users are responsible to ensure that all applicable Provincial and Federal legislation is referred and adhered to in all planning, land use and development activities.

1.8 RESOURCES

It is unlikely that the Town could implement all of the policies in the short-term. Section 18 Implementation and Monitoring provides guidance for implementation of the land use policies over time.

Many policy initiatives in this plan will require municipal staffing resources and may be costly, and so will only be undertaken when deemed financially prudent by Council, notwithstanding strong policy commitment. Implementation over time will ensure that financial impacts are transferred to the community in a responsible manner. As a living document, the MDP will need to respond to the evolving nature of the community.



2. GROWTH MANAGEMENT

GOALS

- 1 To direct responsible and sustainable development within the growth boundary.
- 2 To manage growth at a level that can be integrated into and sustained by the town's social and physical infrastructure.
- 3 To maintain Canmore's mountain town character and distinct identity through growth management strategies.

In order to achieve the community's vision, growth within the community must be strategically managed. As a result of past approvals, some of which were Provincial, Canmore will continue to grow over the next 20-30 years. In that time, the limits for outward expansion ("greenfield" development) may have been reached resulting in an increased pressure of growth towards existing built up areas. Recognizing limits to growth, as well as mitigating the impact of growth and change are therefore a clear concern of the community.

Growth brings opportunities and inevitable change. Additional residents, businesses, hotels and visitors will put additional pressure on the landscape. Growth also provides opportunities to address challenges faced by the community, and therefore any increase to approved development must demonstrate a benefit to the community as a whole. The overall goal is to develop a healthy and connected community and to plan for and manage these changes as a result of development over time.

Policies in this section of the MDP address the “quantitative” aspects of growth management, including the location, timing and pattern of growth. Policies in the remaining sections of the MDP support the key “qualitative” principles of growth management for ensuring that growth and change support a high quality of life for town residents and visitors, while maintaining Canmore’s character. These policies include, but are not limited to:

- » Environmental protection, including wildlife corridors and habitat patches,
- » Support for the town centre, local businesses and tourism,
- » Appropriate land use composition, balance and density,
- » Provision of affordable housing and housing for employees,
- » Variety of transportation choices,
- » Provision of community services and facilities, and
- » Urban design and the built form.

POLICIES

2.1 GROWTH BOUNDARY

A growth boundary is a planning tool used to promote more efficient growth management by excluding areas of land that are not ready for, or are not suitable for, urban development. In this section, urban development refers to development that is characteristic of a city or town environment, such as residential neighbourhoods and commercial areas that have access to municipal utility services.

Despite the total area of land within Canmore’s municipal boundary, there is a limited amount of land available for development. The Growth Boundary provides a more accurate reflection of land that is available for urban development. Given Canmore’s geographic setting and that Canmore is largely surrounded by Provincial and National Parks, the opportunities for annexation or expanding the Growth Boundary are limited. Therefore, it is important for the Town to make land use and development decisions within the boundary that meets the community vision.

Development opportunities on land within the Growth Boundary may be restricted by development constraints and hazards including but not limited to flooding, steep creek hazards and undermining, and subject to other policies contained within this MDP.

Development within the Growth Boundary

- 2.1.1 All new urban residential, commercial, industrial and institutional development will be limited to those areas within the Growth Boundary as shown in Map I.
- 2.1.2 Development proposals within the Growth Boundary will be evaluated for their ability to meet the policies contained within this plan, other adopted statutory plans and any other required approvals.
- 2.1.3 Delineation of the location and extent of the ‘Area to be Determined’ as shown on

Map I shall be determined through an area structure plan process and the identification and protection of wildlife corridors. It does not confirm that development will occur in the entire area identified in Map I.

Development Outside of the Growth Boundary

2.1.4 Development that is considered to be urban in nature will not be allowed outside of the Growth Boundary. Development proposals outside of the Growth Boundary that may be considered are those that conform to the Conservation land use policies in Section 4.1.

Moving the Growth Boundary

- 2.1.5 The Growth Boundary should not be expanded beyond the area shown in Map I, except where:
- a. a community benefit is achieved, and
 - b. a net positive fiscal or socio-economic impacts are achieved, and
 - c. the proposed development can be connected to municipal infrastructure in a fiscally and environmentally responsible manner, and
 - d. the proposed development does not result in unacceptable environmental impacts.
- 2.1.6 The submission of an Environmental Impact Statement (EIS) shall be required by the Town for a proposed expansion of the Growth Boundary. The EIS shall identify acceptable mitigation of any potential impacts.

2.2 PATTERN OF GROWTH

The Conceptual Land Use map (Map 2) identifies the general long term pattern of land use within Canmore. The map shows the general intent for future development, recognizing that more detailed boundaries and land uses will be determined or specified through area structure or redevelopment plans and the *Land Use Bylaw*. The general land use categories include:

Future Planning – The areas shown as Future Planning identify lands for future development where an area structure plan is required to be prepared and approved to determine the development potential of the land. (Section 2.4)

Conservation – the areas shown as Conservation areas identify lands that are not designated for urban development and may contain Environmentally Sensitive Areas such as wildlife corridors and habitat patches and waterbodies. (Section 4.1)

Neighbourhood Residential - The areas shown as Neighbourhood Residential identify the lands for current and future neighbourhood development of which the primary use is residential. These areas may also contain neighbourhood supporting developments such as local commercial, parks, utilities, and institutional uses. (Section 6)

Community Open Space and Recreation – The areas shown as Open Spaces identify lands that function as large areas for public outdoor recreation, public spaces, trails and key meeting places for the community. The primary focus of open spaces is for human use. (Section 7)

Private Recreation – The areas shown as Private Recreation identify large areas of privately owned lands intended for commercial recreational and open space uses such as golf courses and ranches. (Section 8)

Commercial and Mixed Use – The areas shown as Commercial and Mixed use identify the lands for current commercial and mixed use development and future opportunities. This development is intended to foster the local economy and add to the quality of life for residents by providing neighbourhood level commercial services. Any residential uses are ancillary to the primary commercial functions of these areas. (Section 10)

Resort Centre – The areas shown as Resort Centre identify lands for proposed major resort areas within Silvertip and Three Sisters Mountain Village. These lands accommodate large scale commercial developments to provide commercial services as well as short-term stays for visitors and resort accommodation. Non-accommodation commercial uses in Resort Centres diversify the local economic base and support increased occupancy within the Resort Centre area. (Section 11)

Industrial – The areas shown as Industrial identify the lands for current and future industrial development. Industrial development is important to the local economy and the limited industrial land base is protected from inappropriate commercial or residential development. Any residential or commercial uses are ancillary to the primary industrial function of these areas. (Section 12)

2.3 GROWTH PHASING

Growth phasing is a tool used to manage when and where growth or change happens. The purpose of growth phasing is to allow for orderly growth at a pace and manner that can be integrated into the community's social and physical infrastructure, while considering the long-term fiscal implications. Growth phasing not only considers how and when new “greenfield” areas of town are developed, but how and when growth or change happens in existing built up areas. The growth phasing policies in this section are not intended to exclude any types of development, but to provide a set of criteria for decision makers to evaluate a development proposal for its ability to address the needs of the community and to provide direction for responding to change as it naturally occurs over time.

Canmore's neighbourhoods have experienced change over time and they will continue to evolve into the future. This natural evolution occurs as buildings age and are replaced, through demographic and market shifts, and as a result of the rising costs of land and construction. In residential neighbourhoods, infill and redevelopment have helped residents find new housing opportunities. Infill and redevelopment can also support the ongoing vitality of commercial and mixed use areas, local business development and community amenities. With the increasing popularity of a diversity of housing types, including smaller units, attached housing units and suites, along with the need for more affordable and creative forms of housing, infill and redevelopment are important for supporting vibrant and resilient neighbourhoods. However, the opportunities that may be realized from infill and redevelopment are not without challenges because of the changes that can occur in existing neighbourhoods. Growth and pace of change in existing neighbourhoods needs to be managed so that the opportunities and benefits of infill

and redevelopment can be achieved while maintaining our unique mountain town community character.

Affordable Housing

- 2.3.1 The development and construction of affordable market and non-market housing opportunities within existing and new neighbourhoods is supported in order to ensure Canmore remains an inclusive and diverse community.

Infill and Redevelopment

- 2.3.2 Within existing areas, infill and redevelopment will be considered as a means for accommodating growth. Factors that are important to consider include:
- a. the new development is in context with or provides an appropriate transition from existing development,
 - b. adequate utility services and infrastructure can support the development,
 - c. amenities and services that support the development are or will be provided nearby, and
 - d. the new development contributes to the supply of needed market housing or affordable housing.
- 2.3.3 Where significant redevelopment of an existing neighbourhood or large area of town is being proposed, an area redevelopment plan shall be prepared. In this context, significant redevelopment generally means that amendments to the *Land Use Bylaw* are required to accommodate an increased density of the area or neighbourhood, or that major upgrades to municipal infrastructure are required.

Efficient Use of Infrastructure and Services

- 2.3.4 Development that utilizes existing infrastructure efficiently and minimizes financial impact on the Town will be encouraged.
- 2.3.5 Development of lands will be encouraged adjacent to built up areas and where capacity exists in community facilities such as schools, emergency services and recreation facilities.

Future Planning Areas

- 2.3.6 Development within the Future Planning area should occur after the development of other vacant lands adjacent to existing built up areas. The Town may consider earlier development of the Future Planning area where all of the following criteria are met:
- a. development enhances the proportion of non-residential assessment or a fiscal analysis is completed and shows the impact on the Town is acceptable, and
 - b. the development provides or broadens amenities, types of housing, commercial services or other economic diversification, and
 - c. infrastructure such as utilities and roads are readily available to service the development.

Land Use Changes and Timing of Growth

- 2.3.7 *Land Use Bylaw* changes to accommodate contiguous new growth may be approved where the supply of land available for development is demonstrated as necessary within the next three to five years. This provides the Town and the community with opportunities to respond to current and changing circumstances, but restricts rezoning of lands identified for longer term development.
- 2.3.8 Notwithstanding section 2.3.7, new growth that is non-contiguous may be considered if there will be a net community benefit from the type of development proposal.

2.4 FUTURE PLANNING

The Future Planning area is a conceptual land use category that includes lands within the town that can accommodate new urban development. The details of the Future Planning area will be determined through planning processes such as the creation of an area structure plan, land use amendment and subdivision applications. Recognizing the 1992 NRCB Decision, the landowners and the Town may desire to embark on a visioning process for the Future Planning area.

- 2.4.1 The general location of the Future Planning area is shown in Map 2 - Conceptual Land Use. The exact boundaries of Future Planning area shall be determined through an area structure plan process and through the designation of wildlife corridors by the Province. It does not confirm that development will occur in the entire area identified in Map 2.
- 2.4.2 Prior to land use amendment, subdivision or development approval, an area structure plan shall be prepared and approved for the Future Planning Area.

****The MDP is designed and intended to be read and used in a comprehensive manner. Sections and policies are closely connected to each other, and need to be read in context and not in isolation from each other. Section 18 Implementation and Monitoring provides details for how policies from each section are implemented through land use decisions.****



3. HAZARD LANDS & DEVELOPMENT CONSTRAINTS

GOALS

1 To manage development to reduce impacts of natural hazards on people and property, recognizing these hazards may worsen with climate change impacts that are already occurring or are anticipated to occur.

2 To identify and manage constraints on development, including high groundwater levels, sour gas facilities, undermining, and railway and aviation operations.

3 To facilitate mitigation measures to reduce the risk of loss of life, property damage, and economic impacts from natural hazards, including flood, debris flood, and wildfire.

The presence of steep slopes, steep creeks, flood risk areas, high groundwater levels and forested lands combined with occasional extreme weather activity make some areas of the town susceptible to natural hazards including landslide, debris flow, flood and wildfire. Development in areas prone to natural hazards requires special consideration due to concerns for personal safety and risk of property damage as well as potential impacts to the natural environment.

The Town has integrated a risk-based approach into managing development within steep creek hazard areas. The Town may consider expanding this risk-based approach for the management of other known hazards as required, or where new hazards are identified.

In Alberta, climate change is anticipated to result in changes such as increased temperatures, droughts, increased precipitation, and more extreme weather events. Impacts to the community from natural hazards and events resulting from the effects of climate change may become increasingly important considerations in the future.

In addition to natural hazards, man-made hazards also exist within the town and need to be considered as potential constraints on future development. These hazards and constraints include protection of the Town's wellheads for drinking water supply, sour gas facilities, undermining, railways and airports.

POLICIES

3.1 STEEP SLOPES

- 3.1.1 To encourage development that is sensitive to the natural mountainous landscape and to create safe development, proposals on lands with a slope of 15% or greater or adjacent to an escarpment should align with the Town's *Guidelines for Subdivision and Development in Mountainous Terrain*.

3.2 WELLHEAD PROTECTION

- 3.2.1 In order to protect the Town's municipal drinking water source, uses that could cause groundwater contamination will be prohibited or regulated.

3.3 HIGH GROUNDWATER

- 3.3.1 To protect development from high groundwater levels, habitable floor spaces will be prohibited below the 1:100 year groundwater table elevation.
- 3.3.2 At the area structure plan or area redevelopment plan stage, areas with potential groundwater concerns shall be identified.

3.4 FLOOD RISK AREAS

Due to Canmore's location in the Bow River floodplain, portions of the town are subject to flooding and have been designated as flood hazard areas based on a 100-year flood, as calculated by the Alberta Environment and Parks Flood Hazard Mapping Identification Program. Provincial regulations for development in floodways are currently being developed and may supersede municipal regulations.

- 3.4.1 Development within the areas identified as floodway, flood fringe and overland flow areas shall be designed to protect buildings and habitable spaces in addition to protecting the natural function of waterbodies.
- 3.4.2 Development within the floodway will be limited to uses such as natural parks, trails and essential utilities that do not materially impede the natural function of the floodway.
- 3.4.3 The Town will work with, and advocate to, the Province to maintain appropriate mitigation for the Bow River relative to the risks.

3.5 STEEP CREEKS [2018-27]

The Town has established an approach to the management of steep creeks that integrates both hazard and risk considerations. Risk tolerance criteria are intended to set out the maximum levels of tolerable risks to life for both existing and new development. The two metrics used to measure safety risk include group risk and individual risk.

Group Risk – is the potential for multiple deaths in a single event.

Individual Risk – is the potential for the death of an individual on a specific property in any given year, and is referred to as the Annual Probability of Death of an Individual (PDI).

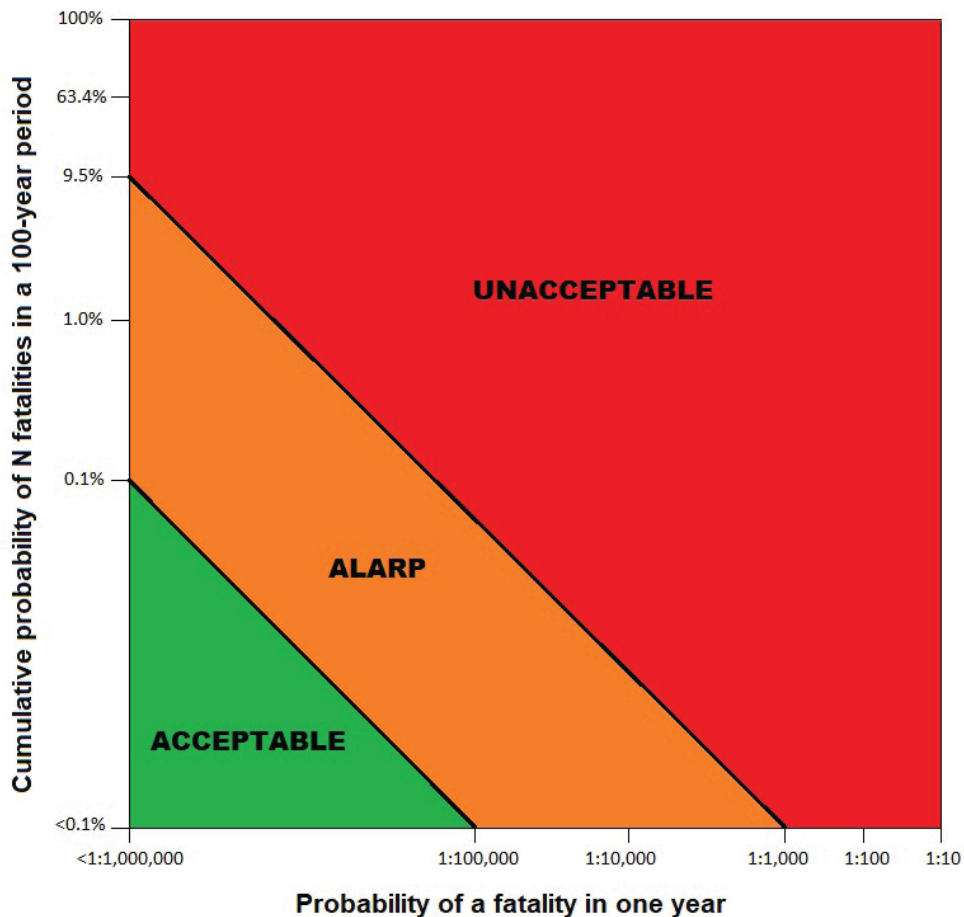
The Town’s objective is to avoid new risk associated with steep creek hazards exceeding these thresholds and reduce existing risk to within these thresholds over time. Steep Creek Study Areas, Development Hold Zones, and Hazard Zones have been established by the Town in order to achieve this.

Safety Risk Tolerance

3.5.1 Canmore’s safety risk tolerance criteria for development impacted by steep creek hazards are established as follows:

- a. Group risk is within an acceptable or As Low As Reasonably Practicable (ALARP) range as shown in Figure 1; and
- b. For new development, the individual risk (PDI) shall not exceed 1:100,000, and
- c. For existing development, the individual risk (PDI) shall not exceed 1:10,000.

Figure 1



Economic Risk Tolerance

- 3.5.2 Specific economic risk tolerance criteria have not been established for economic risk thresholds as each development proposal will provide unique social and economic benefits. Economic risk assessments will be used to provide context for considering these benefits and to support decision making.

Hazard and Risk Assessment

- 3.5.3 Where Steep Creek hazard and risk is required to be assessed the appropriate method of assessment and level of effort shall be determined by a qualified professional in accordance with the Town's *Engineering Design and Construction Guidelines*, and Provincial regulations or guidelines where they exist. The assessment shall be specific to the type of hazard, the proposed development and local site conditions.

Steep Creek Risk Reduction

- 3.5.4 For new development, passive mitigation such as the avoidance of steep creek hazard areas should be the principal approach employed to avoid or reduce risk. Off-site hazard mitigation may be allowed as an approach to reduce risk to within acceptable thresholds where it is determined that the use of the land provides a net positive community benefit after consideration of residual risk, long term maintenance and replacement of mitigation, and the capital cost of mitigation is borne by the developer.
- 3.5.5 In cases where mitigation constructed for new development is to the benefit of other parties, cost sharing and other funding mechanisms will be explored and considered, in prior consultation with the other parties.

Development Proposals

- 3.5.6 The flow chart in Appendix 20.4 (Figure 2) shows the process for evaluating development proposals within a Steep Creek Study Area, Development Hold Zone and Hazard Zone.
- 3.5.7 A development or steep creek hazard mitigation shall not cause any material adverse impact on other properties without written consent of the landowner.
- 3.5.8 Mitigation, whether active or passive, local or off-site, must be designed and constructed in accordance with the Town's *Engineering Design and Construction Guidelines*.

STEEP CREEK STUDY AREA

A Steep Creek Study Area is the area in and around steep creeks for which a hazard and risk assessment has not been completed and for which it can be reasonably expected that a hazard exists.

Development in a Steep Creek Study Area

- 3.5.9 For development proposals within a Steep Creek Study Area, a comprehensive hazard and risk assessment must be completed and a hazard map shall be prepared. Upon acceptance of the hazard and risk assessments, development will be managed in accordance with the policies and regulations of Steep Creek Hazard Zones.

Infrastructure

- 3.5.10 The development of municipal infrastructure by a private developer shall not be allowed in a Steep Creek Study Area prior to the completion and acceptance of a hazard assessment.

DEVELOPMENT HOLD ZONE

A Development Hold Zone is an area where a steep creek hazard and risk assessment has been completed and accepted by the Town, and the level of group risk is determined to be Unacceptable in accordance with the established risk tolerance level in section 3.5.1.

- 3.5.11 Where mitigation has been constructed and an updated hazard and risk assessment determines that the risk is within an Acceptable or ALARP range for group risk, the Development Hold Zone shall be removed. Development will be regulated in accordance with the policies and regulations of Steep Creek Hazard Zones for any post-mitigation hazard that remains.

STEEP CREEK HAZARD ZONE

Steep Creek Hazard Zones are areas characterized by varying intensities of a steep creek hazard based on the outcomes of a hazard and risk assessment. The level of group risk in Steep Creek Hazard Zones is within the Acceptable or As Low As Reasonably Practicable (ALARP) range as established in section 3.5.1. Steep Creek Hazard Zones include:

Extreme/High – means an area characterized by very fast flowing and deep water and debris which can cause severe building structural damage, severe sediment and water damage, and is dangerous to people in buildings, on foot or in vehicles.

Moderate – means an area characterized by fast flowing but mostly shallow water and debris which can cause moderate building structural damage and a high likelihood of major sediment and/or water damage. Can be potentially dangerous to people of the first floor or the basement of buildings, on foot or in vehicles.

Low – means an area characterized by slow flowing shallow or deep water with little or no debris in which there is a high likelihood of water damage to buildings. In areas with higher water depths, can be potentially dangerous to people in buildings, on foot or in vehicles.

Critical Facilities

- 3.5.12 Critical facilities such as schools, hospitals, emergency services or essential municipal utilities should not be located within Steep Creek Hazard Zones.

Infrastructure

- 3.5.13 Municipal infrastructure in Steep Creek Hazard Zones must be designed by a qualified professional and constructed in accordance with the Town's *Engineering Design and Construction Guidelines*.

Emergency Access and Egress

- 3.5.14 Subdivision and development proposals within a Steep Creek Hazard Zone shall ensure adequate access and egress to all affected properties in the event of a debris flood or flow.

3.6 WILDFIRE

The Town recognizes the threats of wildfire to development and has undertaken the *Bow Valley Wildland/Urban Interface Plan (2000)* and the updated *FireSmart Mitigation Strategy (2010)*. These plans identify the wildfire hazard and risk in and adjacent to Canmore, and provides mitigation options for development based on FireSmart principles.

- 3.6.1 An applicant for a subdivision or development proposal within or adjacent to high and moderate wildfire hazard areas may be required to undertake a wildfire risk assessment, prepared by a qualified professional.
- 3.6.2 A wildfire risk assessment shall include, but not be limited to the following:
- a. the present wildfire hazard assessment,
 - b. proposed structural, vegetation management and infrastructure development standards, and
 - c. recommendations to reduce the wildfire hazard to development.
- 3.6.3 Subdivision and development proposals considered to be located within or adjacent to a high wildfire hazard area should align with *FireSmart: Protecting Your Community from Wildfire* design principles. Approvals of such proposals may include conditions that require the implementation of FireSmart principles and fire prevention measures.

3.7 UNDERMINING

- 3.7.1 Development on undermined lands within the Three Sisters Resorts NRCB decision area as shown on Map 3 – Undermining Regulation Area is covered by the *Canmore Undermining Review Regulation 114/1997*. All third party liability issues with development in these areas accrue to the Province in accordance with the *Canmore Undermining Exemption from Liability Regulation 113/1997* and the Town is indemnified pursuant to the *Canmore Undermining Indemnity Regulation 112/97*.
- 3.7.2 Unacceptable undermining risk or liability outside of these designated lands as shown on Map 3, including unacceptable risks on municipal infrastructure, will not be allowed or assumed by the Town unless the developer provides an undermining report prepared by a qualified professional, and any recommended mitigation is undertaken, to the satisfaction of the Town.

3.8 SETBACKS TO WASTE FACILITIES

- 3.8.1 Development shall be set back from waste facilities in accordance with the *Provincial Subdivision and Development Regulation 43/2002*, as amended from time to time.

3.9 AIRPORT VICINITY PROTECTION

- 3.9.1 Development adjacent to the heliport should be regulated to acknowledge the on-going emergency response and tourism services and should be designed to minimize impacts of airport operations. In the absence of Provincial regulations, the Town may consider updating regulations in this area.

3.10 RAILWAYS

- 3.10.1 Development proposals adjacent to the railway should have regard for the *Guidelines for New Development in Proximity to Railway Operations* (2013), prepared for the Federation of Canadian Municipalities and the Railway Association of Canada, and as amended from time to time.
- 3.10.2 Where the guidelines cannot be met, a qualified professional may be engaged by the developer to propose mitigation measures that reduce the level of risk and nuisance to an acceptable standard.

3.11 SOUR GAS FACILITIES

- 3.11.1 Development near a sour gas facility or an oil and gas well shall be, at a minimum, in accordance with the Provincial *Subdivision and Development Regulation 43/2002*, as amended from time to time. The Town may establish greater setbacks to address safety and nuisance concerns.

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4. ENVIRONMENTAL STEWARDSHIP

GOALS

1 To identify and protect environmentally sensitive areas, including locally and regionally significant wildlife movement corridors and habitat patches.

2 To support initiatives that minimize the impact of the built environment on the natural environment.

3 To be a municipal leader in environmental sustainability, to continuously improve the Town's corporate environmental performance, and to support grassroots and community sustainability initiatives.

4 To design a community that is energy efficient and adapts to a changing climate.

The Town is committed to engaging in land use and development practices that respect the municipality's unique location. Canmore is located in an extraordinary environmental setting and a special place in the Rocky Mountains. The Bow Valley is recognized as a critical component of the Rocky Mountain ecosystem which is essential to the connectivity of wildlife habitat in the region. The Town's boundary contains important montane habitat that supports diverse animal and plant species.

In addition to our status as a gateway community to Banff National Park, a UNESCO World Heritage Site, Canmore is surrounded by and contains land within a number of Provincial Parks. This includes the Bow Valley Wildlands Provincial Park and the Canmore Nordic Centre Provincial Park.

This section of the MDP includes goals and policies intended to facilitate environmental stewardship. In addition to protecting the natural landscapes and wildlife, the Town is committed to being a leader in environmentally sustainable practices.

POLICIES

4.1 CONSERVATION

Conservation areas are a conceptual land use category and generally consist of lands that are outside of the Growth Boundary. A substantial portion of land within the Town's boundary has been identified as Conservation areas. One of the primary objectives of Conservation areas is to minimize development to protect natural features and ecosystem functions and the majority of this area is protected through designation as Provincial Park.

Development in Conservation Areas

- 4.1.1 Conservation areas are generally accommodated in those areas identified on Map 2 – Conceptual Land Use.
- 4.1.2 Development in Conservation areas should be limited to recreational use, agricultural uses, infrastructure and utilities, and will be subject to any additional restrictions on these activities contained in the MDP including Environmentally Sensitive Areas policies contained in Section 4.2.
- 4.1.3 Notwithstanding 4.1.2, existing development in Conservation areas will be permitted to continue.
- 4.1.4 Changes in zoning for lands within Conservation areas that would allow new or additional development of those lands shall be discouraged unless exceptional community benefit can be demonstrated. Should an application for amendment be considered, an EIS will be required to be prepared and potential impacts of the development are addressed and mitigated.

4.2 ENVIRONMENTALLY SENSITIVE AREAS

Environmentally Sensitive Areas (ESA) are areas of land established for the protection of sensitive natural features and ecologic functions and diversity, primarily for the protection of wildlife and waterbodies. They are not intended to provide for intensive human use and will be managed to ensure that the natural functions of these areas remain intact. The Town does not currently have a complete inventory of Environmentally Sensitive Areas, as such these natural features and functions will be identified through land use planning and development proposals.

Environmentally Sensitive Areas

- 4.2.1 Development and human activity should be strictly limited in an ESA to ensure the protection of the natural ecological functions.
- 4.2.2 The identification of, or confirmation of a boundary of an ESA for an application for an area structure plan, land use amendment, subdivision application or development permit application will be required.

Protection of Environmentally Sensitive Areas

- 4.2.3 Lands identified as an ESA should be conserved or protected through the dedication of

reserve lands or through the use of other conservation tools, including:

- a. Protection and management under Provincial Parks legislation,
- b. Dedication of reserves pursuant to the *Municipal Government Act*,
- c. Registration of conservation easements,
- d. Land donations, acquisition or transfers, and
- e. Transfer of development credits pursuant to the *Alberta Land Stewardship Act*.

4.2.4 The Town may consider acting as a qualified organization to hold conservation easements in accordance with a conservation easement policy.

4.2.5 Pursuant to Section 4.2.3, the Town may develop a transfer of development credit policy pursuant to the *Alberta Land Stewardship Act*. This policy would prohibit development of an Environmentally Sensitive Area (sending parcel) and transfer the development potential to a more appropriate site (receiving parcel).

WILDLIFE CORRIDORS AND HABITAT PATCHES

Wildlife corridors and habitat patches have been identified as areas that are critical for the long-term success of wildlife in the Bow Valley and also essential to the functioning of the greater Yellowstone to Yukon mountain ecosystem.

Wildlife corridors and habitat patches, along with criteria for evaluating the design of wildlife corridors and habitat patches, were first identified by the multi-jurisdictional Bow Corridor Ecosystem Advisory Group (BCEAG) in 1998 in the *Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley* (recently updated in 2012). One area of the wildlife corridor system in Canmore is currently under review by the Province near Wind Valley, and other smaller boundary adjustments may occur over time as new science and data becomes available.

Some of the identified corridors and habitat patches are protected through Provincial Park legislation or by conservation easements on private lands, while others are recognized through municipal land use districts. The Town recognizes that in order to protect these areas in perpetuity, these critical wildlife areas require permanent legal forms of protection beyond municipal land use designation.

Pursuant to the 1992 NRCB decision, wildlife corridor identification for Three Sisters lands is under the exclusive jurisdiction of the Province. In the remainder of the municipal boundaries, the Town has limited ability to completely manage wildlife corridors and wildlife management issues, and it will be essential that the Town and the Province continue to consult and collaborate on these matters where there is overlapping jurisdiction.

Wildlife Corridor and Habitat Patch Location and Design

4.2.6 Wildlife corridors and habitat patches are established as generally shown on Map 4 - Wildlife Corridors and Habitat Patches.

4.2.7 Within the 'Area Under Review' identified on Map 4, the Province will approve the location and design of the corridor pursuant to the NRCB decision. Map 4 will be updated to show the approved wildlife corridor locations in this area.

Protection of Wildlife Corridors and Habitat Patches

4.2.8 The protection of functional wildlife corridors and habitat patches is primarily a Provincial responsibility, in particular for Three Sister's lands pursuant to the 1992 NRCB Decision. However, it is also a valid and important land use planning consideration for the Town of Canmore. Where it has jurisdiction, the Town will work with landowners in the protection of wildlife corridor and habitat patches through land use districts, reserve designations where appropriate, or conservation easements.

Existing Development Within Wildlife Corridors and Habitat Patches

4.2.9 Existing development and uses accessory to the existing development in wildlife corridors and habitat patches will be allowed to continue, however, expansion of development footprint or intensification will be discouraged.

4.2.10 Where expansion of development footprint or intensification of an existing use within a wildlife corridor or habitat patch is considered, the Town will require an EIS to be prepared.

New Development Within or Adjacent to Wildlife Corridors and Habitat Patches

4.2.11 No new development shall be allowed within a habitat patch or corridor, excepting:

- a. infrastructure and utilities may be allowed to be located within or to cross a habitat patch or corridor in the least intrusive manner possible, and
- b. non-intensive, trail-based recreational uses may be allowed.

4.2.12 Where new development is considered pursuant to 4.2.11, an EIS shall be required by the Town where it has the authority.

4.2.13 Development proposals within or adjacent to a wildlife corridor or habitat patch shall have regard for the BCEAG *Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley* (2012) and most recent principles of wildlife conservation to ensure the values and function of the corridor or habitat patch are not compromised.

4.2.14 For the purposes of this section, the Town will determine adjacency consistent with the BCEAG *Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley* (2012). Not all proposals deemed adjacent will require an EIS – the requirement for an EIS will be evaluated based on the nature and scope of the proposed development, including the type of land use and the intensity of the development, as well the potential for adverse environmental impacts.

Development Exempted from BCEAG

4.2.15 For development proposals which have been exempted from the BCEAG *Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley* (2012), development shall be in accordance with an accepted EIS or an area structure plan, as amended from time to time.

Wildlife Sensitive Design

- 4.2.16 Developments should be designed to minimize impacts on any adjacent wildlife habitat patch or corridor. Design elements that should be addressed include, but are not limited to, placement of buildings, lighting, landscaping and fencing, educational signage and location of trails and trail heads.
- 4.2.17 Where possible, utilities, trails or roads that cross wildlife corridors or habitat patches should be designed and located to be perpendicular to and within a single right-of-way, and be managed on an ongoing basis to minimize impacts on the corridor or habitat patch.

Human Use in Corridors and Habitat Patches

- 4.2.18 Trail development and recreational use of wildlife corridors will only be allowed where such development and use does not compromise the functionality of wildlife corridors. Trail development will be consistent with Provincial guidelines, criteria in the BCEAG guideline documents, including the *Guidelines for Human Use Within Wildlife Corridors and Habitat Patches in the Bow Valley (1999)* or other adopted reports.

Human Use Management Initiatives

- 4.2.19 Initiatives to address the community-wide issue of human use in wildlife corridors and habitat patches will continue to be implemented by the Town.

Responsibilities for Wildlife Management

- 4.2.20 All policies relating to wildlife corridors and habitat patches will be coordinated with the Provincial land management agency and any affected private land owners. Discussions with the Province and private landowners to determine roles, responsibilities and accountabilities regarding the management of wildlife corridors and habitat patches will be initiated by the Town.
- 4.2.21 Provincial agencies and land developers will be encouraged to establish appropriate and consistent monitoring criteria of human use in corridors and habitat patches to assess the impact of new and ongoing programs.

Enforcement

- 4.2.22 Cooperation with Provincial land management agencies to develop and enforce both municipal bylaws and provincial legislation that restrict inappropriate human use, including off leash dogs in wildlife corridors and habitat patches, will be continued.

WATERBODIES

Setbacks for New Development

- 4.2.23 Setbacks from waterbodies shall be established at the area structure plan, land use bylaw amendment or subdivision phase to ensure that:
 - a. Land adjacent to a waterbody is dedicated as Environmental Reserve pursuant to Section 4.3,

- b. Riparian areas, the waterbody and watershed processes are maintained in a natural state,
- c. Public access is provided where desirable, and
- d. Fish and wildlife habitat is protected.

4.2.24 The Provincial guidelines *Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta's Settled Region* (2012) should be used as a guideline for the identification of riparian areas and development of management options to determine waterbody setback distances.

Existing Development Adjacent to a Waterbody

4.2.25 Renovation or expansion of existing buildings located on a lot adjacent to a waterbody, or further encroachment into the required waterbody setback, may be allowed provided the development proposal does not negatively impact the waterbody. The submission of an EIS by a qualified professional that provides an evaluation of the impacts of the development proposal and recommends mitigation or enhancements may be required.

4.3 ENVIRONMENTAL RESERVE DEDICATION

At the time of subdivision, lands required to be dedicated as Environmental Reserve (ER) is in accordance with the *Municipal Government Act* and the following policies.

Environmental Reserves

- 4.3.1 Lands that qualify as Environmental Reserves shall be dedicated at subdivision. The width of the ER will vary depending on the geotechnical stability, riparian habitat, flood hazard area, but shall not be less than 6 metres in width.
- 4.3.2 Public access to Environmental Reserve may be provided where environmental protection concerns can be adequately addressed or mitigated. Land along waterbodies and escarpments should be incorporated into the open space system where possible.

Environmental Reserve Easements

- 4.3.3 The registration of Environmental Reserve Easements should be accepted by the Town when dedication of Environmental Reserve is impractical and public access is neither appropriate nor possible.

4.4 ENVIRONMENTAL PRACTICES

The Town, as well as individual residents of Canmore, are encouraged to become leaders in a variety of environmental practices. This section describes environmental practices for the Town and its residents. In order for the community to achieve its environmental sustainability goals, significant resident initiative and participation will be required.

Ongoing Sustainability Initiatives

- 4.4.1 The following existing sustainability initiatives should continue to be encouraged and

implemented by the Town, including:

- a. Green building requirements,
- b. Water management and reduction,
- c. Energy management and reduction, including alignment with the Province of Alberta's *Climate Leadership Plan*,
- d. Solid waste management and reduction,
- e. Construction and demolition waste reduction and recycling,
- f. Vegetation and weed management,
- g. Herbicide and pesticide management,
- h. Anti-idling program,
- i. Tools to evaluate the impact of development, and
- j. Managing human use in wildlife corridors and habitat patches.

New Sustainability Initiatives

- 4.4.2 The planning and implementation of new sustainability initiatives will be encouraged. The initiatives may involve local interest groups, and include, but are not limited to:
- a. Including organics composting as a component of solid waste management,
 - b. Building and promoting active transportation alternatives to reduce reliance on cars,
 - c. Bike and car share programs, and
 - d. Climate change resiliency and adaptation planning.

Grassroots Sustainability Initiatives

- 4.4.3 Grassroots environmental initiatives that seek to move the community as a whole towards sustainability will be encouraged and facilitated through incentives or legislation. These initiatives may include:
- a. Increased energy efficiency,
 - b. Reduced water consumption,
 - c. Climate change mitigation and adaptation,
 - d. Eliminating the use of cosmetic pesticides and herbicides, and
 - e. Food security and food systems planning.

4.5 GREEN BUILDING AND DEVELOPMENT

Green building and development practices focus on the design, construction and operation of developments and buildings in an environmentally sensitive manner. The community has expressed a desire to be a leader in green building and development and municipalities have

the ability to create regulations in areas that are not addressed or regulated by the *Alberta Safety Codes Act* and the *Building Code*. It is therefore practicable for municipalities to pursue the following green building requirements including, but not limited to, the energy efficiency of buildings, the efficiency of water and energy using devices, energy generation requirements, water use and disposal, waste generation and disposal and energy labelling requirements.

Development Techniques

4.5.1 Development proposals should:

- a. Be designed and constructed to conform to the natural topography and drainage patterns,
- b. Preserve natural features and vegetation that contribute to the natural visual quality and provide screening of the development,
- c. Incorporate best management practices for water and energy conservation,
- d. Reduce construction waste and maximize materials recycling and reuse, and
- e. Be planned with more compact building forms.

Landscaping Techniques

4.5.2 Landscaping techniques that enhance the natural environment and reduce water consumption will be supported. Such landscaping techniques include:

- a. Prohibiting noxious weeds and invasive plants,
- b. Discouraging, and where necessary, prohibiting wildlife attractant vegetation,
- c. Encouraging plant materials that are hardy and native to the region,
- d. Encouraging drought-tolerant species in combination with permeable or pervious surface materials, and
- e. Discouraging landscaping which requires irrigation, cosmetic pesticides or fertilizers.

Green Building Standards

4.5.3 To ensure fair and equitable application of green building objectives, all new buildings shall be required to meet minimum standards for green buildings.

4.5.4 Incentives for developments that significantly exceed the minimum green building standards should be provided.

4.5.5 Standards for green buildings should periodically be reviewed to monitor their effectiveness for achieving sustainability objectives and respond to changes in the *Building Code*. The standards should be amended in consultation with the community and the building and development industry.

Construction Management Plans

4.5.6 New multi-unit developments, large subdivisions, recreational developments or developments in or adjacent to an environmentally sensitive area may be required to

prepare and submit a Construction Management Plan which addresses:

- a. Erosion control and vegetation protection,
- b. Pesticide and herbicide control,
- c. Environmental mitigation and monitoring measures to be undertaken by the developer during construction,
- d. Reclamation and re-vegetation plans, and
- e. Waste management.

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5. AFFORDABLE HOUSING

GOALS

1 To encourage the provision of affordable housing in various types, tenures and densities to meet the demands of an inclusive community.

2 To provide access to a range of safe and secure affordable housing that allows for both ownership and rental opportunities.

3 To integrate affordable housing throughout the town.

4 To cooperate with local businesses and the construction and development industry in finding innovative solutions to provide affordable housing for employees.

5 To remove barriers and facilitate development of affordable housing according to needs and demand.

One of the most complex and challenging issues facing Canmore's desire to sustain a population of diverse residents is housing, both the availability and affordability of adequate housing. The socio-economic diversity required to sustain a healthy community will not be achieved without intervention in the housing market.

Current trends could result in a number of negative impacts including a deficiency of employees required to keep businesses open or the need for employees to travel from outside of the Bow Valley. The Town must work with residents, the business community and the development/construction industry to create housing opportunities, in order to be successful.

The Town influences the provision of non-market affordable housing for rent or for purchase to residents of Canmore through its involvement with Canmore Community Housing Corporation (CCHC) and Bow Valley Regional Housing Authority (BVRHA). The Town continues to seek for new and expanded opportunities to provide affordable housing.

POLICIES

5.1 GENERAL AFFORDABLE HOUSING POLICIES

Housing Variety

- 5.1.1 Land use policies and other initiatives that encourage a wide range of affordable housing types, tenures and densities should be supported.
- 5.1.2 Affordable housing should be integrated and distributed throughout Canmore's neighbourhoods, with preference given to locations within reasonable walking area of the Town Centre, commercial and mixed use areas, or transit stops.

Alternate Standards and Variances

- 5.1.3 Alternate or less stringent architectural design standards for affordable housing will be allowed where the development remains complementary to the neighbourhood in which it is located.

Public-Private Partnerships

- 5.1.4 Negotiations with third party construction contractors, non- profit organizations and private sector builders that result in the provision of affordable housing will be supported and encouraged.

5.2 NON-MARKET AFFORDABLE HOUSING

Target

- 5.2.1 An action plan that targets 20% of residential growth as non-market affordable housing developed concurrently with market residential growth will be created and maintained.

Non-Market Affordable Housing Incentives

- 5.2.2 Opportunities for density bonusing will be provided where non-market affordable housing units are constructed, pursuant to density bonusing regulations.
- 5.2.3 Additional variances beyond density bonusing should be considered for developments that include non-market affordable housing units, including but not limited to floor area ratio (FAR), parking, building height, architectural design and landscaping.
- 5.2.4 In addition to the density bonus regulations and additional variance powers of an approval authority, other regulations or land use districts that incentivize the provision of non-market affordable housing units shall be implemented.
- 5.2.5 Where non-market affordable housing units are constructed, Municipal Reserve (MR) dedication requirements specified in 7.2.1 may be reduced provided the Town deems the open space and/or school land dedication sufficient.

Non-Market Accessory Suite Incentives

- 5.2.6 An incentive program should be developed to encourage homeowners to construct

secondary and garden suites which may include a grant program, tax incentives, application fee reductions, or variances to land use bylaw requirements.

Provincially Subsidized Housing

- 5.2.7 The Town shall continue to cooperate with senior government and private agencies to assist in providing housing to meet the needs of seniors and physically or mentally disadvantaged residents.

5.3 MARKET AFFORDABLE HOUSING

Housing for Employees

- 5.3.1 Conversion of spaces in the upper floors of existing buildings in industrial areas which are marginally useful for industrial purposes into housing for employees and live-work spaces may be allowed. The residential conversion should not compromise the primary industrial use of the area.
- 5.3.2 Development or conversion of upper floors of mixed-use or commercial buildings or main floor spaces that do not function well for commercial frontage into housing for employees and live-work spaces may be allowed. Variances to land use bylaw regulations, such as parking, may be approved to facilitate such development.
- 5.3.3 A strategy for housing employees should be implemented by the Town in partnership with an affordable housing agent, developers, business owners and economic development partners.
- 5.3.4 Private initiatives to create additional seasonal and permanent employee housing opportunities should be supported by the Town.
- 5.3.5 The management and administration of housing for employees shall be the responsibility of the businesses or commercial accommodation developers that are required to build and maintain the housing. Such housing will be required to be operated in such a manner that the Town can monitor and verify that any employee housing obligations are being satisfied.

Market Accessory Suites and Incentives

- 5.3.6 Provision of secondary and garden suites in new and existing neighbourhoods should be encouraged.
- 5.3.7 The Town shall encourage or incentivize homeowners to design and construct single family detached dwellings in such a manner as to allow the potential for future suite development with minimal modification and expenditures.

Alternate Residential Designs

- 5.3.8 The Town shall encourage and work with developers to facilitate the construction of new housing developments that achieve affordability or utilize innovative and alternative designs, including but not limited to:

- a. Small and narrow lot subdivisions,
- b. Modular and manufactured homes,
- c. Grow homes,
- d. Next homes, and
- e. Micro and tiny homes.

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6. NEIGHBOURHOOD RESIDENTIAL

GOALS

1 To minimize capital and operating infrastructure costs through the promotion of efficient patterns and density of residential development.

2 To allow for the gradual redevelopment and change of established neighbourhoods to provide more housing variety, support the natural evolution of neighbourhoods and enhance the potential of residents to remain in their homes.

3 To encourage small business by allowing opportunities for residents to carry out limited business on their property.

The limited land base in Canmore gives rise to tensions between the need to expand the supply of housing, the need to protect valuable natural areas, and the desire to manage the impact of change on existing neighbourhoods from redevelopment activities.

Maintaining the character of existing neighbourhoods is important to many residents. However, as Canmore's neighbourhoods continue to evolve over time to adapt to housing needs, desires and trends, it can be expected that residents will experience change. The Town will work to manage the rate of change by ensuring new development in existing neighbourhoods fits with the scale, look and feel of the neighbourhood.

Canmore is home to a mix of permanent and semi-permanent residents. The policies contained within this section for good neighbourhood design and development focus on ways to cultivate a sense of community and encourage support of local businesses and services such as transit.

In new neighbourhoods, creating a compact built form and a mix of uses will decrease the costs of providing and operating infrastructure for these neighbourhoods, decrease the reliance on private cars and improve the mix and affordability of housing opportunities.

POLICIES

6.1 NEIGHBOURHOOD RESIDENTIAL

Residential Uses

6.1.1 Residential uses are generally accommodated in the Neighbourhood Residential areas identified on the Map 2 - Conceptual Land Use. In addition to these areas, residential uses may be accommodated within commercial and mixed-use areas subject to relevant policies.

Neighbourhood Design

6.1.2 Residential neighbourhood design should contribute to the mountain town character of Canmore. Key elements of neighbourhood design that reflect the mountain town character include:

- a. Retention of natural vegetation and landscape,
- b. Provision of a safe pedestrian and cycling environment,
- c. Neighbourhood nodes or activity centres to encourage community interaction and engagement and facilitate future local transit,
- d. A range and mix of housing types to meet a broad range of lifestyles and incomes,
- e. Use of slope-adaptive housing designs,
- f. Building design that incorporates local natural materials such as timber and rock as well as building articulation and massing characteristic of mountain towns, and
- g. Integration of parking that enhances the overall streetscape and site design.

6.1.3 All residential areas should be integrated with the municipal commuter pathway system and connected to the trail system. Trails or pathways on private property that are intended for public use shall be protected by rights-of-way or easements that grant public access.

6.1.4 In order to promote sustainable housing design and to limit the impacts of housing massing in existing neighbourhoods, the Town may adopt a maximum dwelling unit size in residential neighbourhoods, utilizing land use zoning best practices such as limiting lot sizes, providing appropriate setback requirements and limiting the height of buildings.

Housing Variety

6.1.5 Multiple-unit residential developments should generally be dispersed throughout neighbourhoods to provide for a mix of housing types in all areas.

6.1.6 Integrating alternative lot designs and sizes is encouraged, including small and narrow lots, in order to provide increased options for affordable housing and varying housing types.

6.1.7 Provision of secondary and garden suites in all new neighbourhood residential areas

where single-family detached dwellings are proposed will be encouraged by the Town. At a minimum, all land use districts for new residential areas should allow secondary suites as a permitted use.

Long-term Rental Accommodation

6.1.8 The provision of long-term rental accommodation will be encouraged and supported in all neighbourhoods including allowing secondary and garden suites.

Existing Neighbourhoods

6.1.9 In order to allow for the natural evolution of neighbourhoods and to meet the goals of this MDP, infill and redevelopment within existing neighbourhoods should be considered in accordance with Section 2. Priority areas for infill and redevelopment within existing neighbourhoods include areas:

- a. with adequate infrastructure and services that can accommodate growth and minimize costs,
- b. in need of infrastructure upgrades,
- c. within walking distance to the Town Centre or commercial services,
- d. with access to existing or planned transit services, and
- e. with aging housing stock.

6.1.10 Where significant redevelopment is being proposed throughout an existing neighbourhood or area of town which would result in, for example, amendments to the *Land Use Bylaw* to accommodate an increased density or upgrades to municipal infrastructure, an area redevelopment plan should be prepared at the direction of Council.

6.1.11 Redevelopment plans and land use bylaw amendments in existing neighbourhoods will be evaluated to ensure there are net benefits to the neighbourhood or the town as a whole. The following will be considered:

- a. Development is sensitive to the density, scale and character of the neighbourhood, including height, massing and design,
- b. Environmental impacts,
- c. Affordable housing opportunities or flexible spaces, including secondary and garden suites and live-work spaces,
- d. Provision of quality public gathering, open spaces or other amenities,
- e. Capacity of the infrastructure to accommodate increased densification,
- f. Small-scale, local commercial opportunities to serve the neighborhood, where appropriate,
- g. Provision of essential community services,
- h. Provision of transit and pedestrian infrastructure, and

i. Management of on-site parking and traffic volumes on local roads.

6.1.12 A proposal for an area redevelopment plan or land use bylaw amendment of an existing residential neighbourhood may be required to provide an evaluation of the social, economic and environmental impacts.

6.1.13 Secondary suites and garden suites should be allowed in existing single-family residential dwellings. The Town will explore opportunities for secondary suites in other housing forms such as duplexes, townhouses, and manufactured homes.

Neighbourhood-Serving Uses

6.1.14 Neighbourhood-serving uses such as childcare facilities and other community and support services within predominantly residential areas are important. Local commercial uses that provide goods and services for residents in the area should also be considered within neighbourhoods in appropriate locations.

Open Spaces, Recreation and Schools

6.1.15 Public open spaces, recreation and schools are important components of residential neighbourhoods. Policies related to community open spaces, recreation and schools are contained within Section 7 of this Plan.

6.2 ACCESSORY RESIDENTIAL

Home Occupations

6.2.1 Appropriately scaled home occupations as a means to support economic sustainability and to promote small businesses while maintaining the character of residential neighbourhoods are encouraged.

Day Homes

6.2.2 Day homes in residential neighbourhoods are supported as a means to increase childcare spaces and opportunities for small business operations.

Bed and Breakfasts

6.2.3 Bed and Breakfast establishments are supported as a means to provide a variety of commercial accommodation types and to promote opportunities for small business operations.

Short-term Commercial Accommodation Rental

6.2.4 Rental of residential dwelling units for short-term commercial accommodation may be allowed in areas identified within an area structure plan intended for resort residential.

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7. COMMUNITY OPEN SPACE, RECREATION AND SCHOOLS

GOALS

1 To develop an open space and trail network, including recreational facilities, historical resources and natural areas to provide a diverse range of community amenities and recreational opportunities.

2 To provide alternative opportunities for recreational users that will reduce human use of Environmentally Sensitive Areas.

3 To ensure that Municipal Reserve dedication meets the recreational and open space needs of the Town.

4 To allow for the allocation of land for future school sites and to develop schools that are well located and designed.

A key component of good neighbourhood design and development is the provision of community amenities, including access to parks, open spaces, trails and schools.

Having plentiful access to public open spaces and a well-connected trail network is important to enable residents and visitors to enjoy and be inspired by our mountain setting. Over time, Canmore's trails and open spaces are serving an increasing number of users and careful management of these resources is more essential than ever.

The importance of ensuring the health of our mountain ecosystem confers significant environmental responsibilities. Integrating the needs of both humans and wildlife is essential in determining the use of the natural landscape. The Town recognizes that maintenance and support of regional connectivity for wildlife will be more effectively achieved by providing recreational opportunities in areas that are more appropriate for human use.

POLICIES

7.1 COMMUNITY OPEN SPACES AND RECREATION LANDS

Community open spaces and recreational areas function as public spaces and key informal meeting places for the community and are a foundational part of our town. These spaces are primarily for human use and differ from Environmentally Sensitive Areas where the focus is on the needs of wildlife, ecosystem processes and significant environmental elements.

Open Spaces

- 7.1.1 Community open spaces and recreational lands are generally accommodated in those areas as identified on Map 2 - Conceptual Land Use.
- 7.1.2 As new areas are planned and developed, community open spaces should be provided and linked with the Town's trail system.
- 7.1.3 Open spaces may include a number of community amenities such as playgrounds, trailheads, public art, and community gardens.

Trails

- 7.1.4 A comprehensive trail and pathway network will be developed and maintained by the Town that:
 - a. Links existing and planned regional trails to local trails,
 - b. Provides efficient routing and points of connection for non-recreational use,
 - c. Minimizes potential conflict with motorized traffic,
 - d. Connects residential neighbourhoods, commercial areas, recreational facilities and open space areas, and
 - e. Provides effective wayfinding and signage.
- 7.1.5 Trails will be designed and constructed in accordance with the Town's *Engineering Design and Construction Guidelines* and the *Open Space and Trails Plan*.

Bow River

- 7.1.6 The Bow River linear natural area may be used for passive, low intensity recreational activities that maintain the natural qualities of the area. The Town may improve and extend the trail system in this area, provided that concerns about Environmentally Sensitive Areas are addressed and adequately mitigated.

Open Space and Trails Plan

- 7.1.7 Open space and trail needs will be planned and managed by the Town in accordance with the *Open Space and Trails Plan*.

Human Use Management

- 7.1.8 Managing human use to maintain the integrity of wildlife habitat and the functioning of

wildlife corridors should be a key consideration when developing and managing open spaces and trails.

- 7.1.9 Off-leash dogs in inappropriate areas can lead to conflict and stress for wildlife. In order to encourage the use of off-leash dog parks, it is desirable for more off-leash areas to be available throughout town within walking range of neighbourhoods. Opportunities for off-leash dog parks should be investigated by the Town according to need, and suitable locations should be identified in new and existing areas.

Recreation Master Plan

- 7.1.10 Recreation facilities and spaces shall be planned and managed in accordance with the Town's *Recreation Master Plan*.

7.2 MUNICIPAL RESERVE DEDICATION

At the time of subdivision, lands to be dedicated as Municipal Reserve (MR) in accordance with the *Municipal Government Act* will be required.

Municipal Reserve Dedication

- 7.2.1 A maximum of ten percent (10%) of the area of a parcel of land to be subdivided shall be required to be dedicated MR. The Town prefers MR dedication to be provided as land and where this is not in alignment with the Town's municipal reserve priorities or criteria, as cash- in-lieu.
- 7.2.2 Additional lands for open space, recreational use or environmental protection which do not meet the Town's Municipal Reserve priorities or criteria may be accepted by the Town in addition to the maximum MR dedication.

Municipal Reserve Priorities

- 7.2.3 The location and distribution of MR land will generally be determined at the area structure plan, conceptual scheme or subdivision stage. The MR priorities may vary on a site specific basis, but the following will be considered:
- a. Community wide requirements for school sites and maintained parkland,
 - b. Local neighbourhood requirements for maintained parkland,
 - c. Requirements for linear parks and trails,
 - d. Protection of Environmentally Sensitive Areas that do not qualify as Environmental Reserve, and
 - e. Community wide requirements for athletic parks and other recreational facilities, arenas and festival sites.

Municipal Reserve Criteria

- 7.2.4 The Town shall not accept as part of a required MR dedication:
- a. Local walkways or road islands that can be accommodated within a right-of-way or

- utility lot,
- b. Remnants of land or steeply sloped lands that do not serve a community purpose,
- c. Land that is legally encumbered that limits effective use of lands for MR purposes,
- d. Undermined lands, unless mitigated to the satisfaction of the Town, or
- e. Contaminated lands, unless mitigated to the satisfaction of the Town.

Location of Municipal Reserve

- 7.2.5 In locations where municipal reserve dedications to be provided as land are not desirable, the Town may allow municipal reserve requirements to be transferred to more appropriate locations, such as residential neighbourhoods. This shall be addressed at the area structure plan phase or through deferred reserve caveats.

Disposal of Municipal Reserves

- 7.2.6 MR lands may be disposed of for development purposes only where there is a clear community-wide benefit that outweighs any negative effect on an individual neighbourhood.

7.3 SCHOOL SITES

The planning and development of school sites is a shared responsibility between the development community, the Town, the Province and the school authorities.

Future School Sites

- 7.3.1 The location of school sites will be determined by mutual agreement between the Town and a school authority.
- 7.3.2 At the time of area structure plan development, the Town will work with the school authorities to determine, based on growth and life-cycle enrolment projections, the need for additional school sites and the amount of MR to be set aside for school reserves.
- 7.3.3 Ownership of lands of reserve sites shall be retained by the Town until such time that a site is required for construction of a school.

School Site Design

- 7.3.4 New school sites should be designed and located in a manner which optimizes the use of the reserve land and provides for shared lands and facilities between the school authority and the Town.

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8. PRIVATE RECREATION

GOALS

1 To allow opportunities for private recreational and tourism amenities that support the Town's economic development goals.

In addition to publicly owned open and recreational spaces, there are also recreational lands in the town that are privately owned, such as golf courses and ranches. While access to these lands may be limited or restricted by the landowner, these lands play an important part in the character of the town and provide recreational and tourism opportunities for residents and visitors.

POLICIES

8.1 PRIVATE RECREATION

- 8.1.1 Private Recreation lands are generally accommodated in those areas as identified on Map 2 - Conceptual Land Use.
- 8.1.2 To support the expansion and diversification of tourism and recreational opportunities, recreational development on private lands will be supported, such as golf courses, ranches and other uses within an approved area structure plan, provided that:
- a. The intensity and scale of development is appropriate for the site,
 - b. Uses are sensitive to the natural landscape on and adjacent to the site,
 - c. Potential impacts on the environment and adjacent uses can be mitigated appropriately, including the functionality of adjacent wildlife corridors or habitat patches, and
 - d. The development aligns with the Town's economic development goals.

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GOALS

- 1 To support continual economic growth across targeted sectors for a balanced economy.
- 2 To support growth of the economy that is true to Canmore's identity, and builds upon existing assets.
- 3 To be a business friendly environment where barriers to opportunity are diminished.
- 4 Canmore residents can earn a living enabling them to live locally.

Canmore's economic heritage was originally founded upon the railway and coal mining industries. Over the years, economic drivers have shifted towards recreation and destination tourism, including second home ownership and amenity migration. The residents of Canmore have exceptional skills and experience that are an untapped resource for economic diversification. These and other avenues of economic development should build on the strengths and character of the community.

The Town is committed to supporting a diverse economy resilient to change, that builds upon existing assets and successes. This means the Town will work with economic development partners to achieve growth across targeted sectors that is authentic to Canmore's character; to promote ease in conducting business and resiliency to market fluctuations; and to provide a variety of meaningful employment opportunities to help address affordability within the community.

Economic development is influenced by a variety of factors, many of which are beyond municipal control. The role of the Town in economic development is to work with all stakeholders and partners to ensure municipal processes and requirements do not create unnecessary barriers to business, but still align with the long-term vision and goals of the community.

While the natural environment and the recreational

opportunities within and surrounding Canmore will continue to be a primary economic driver for the community and a competitive advantage of the town, it must not come at the expense of the environment, including wildlife.

POLICIES

9.1 ECONOMIC DEVELOPMENT STRATEGY

Economic Development

- 9.1.1 Through land use planning activities and strategic business planning, the Town will establish an environment that retains existing and attracts new businesses and investment.
- 9.1.2 Opportunities to maintain the mountain town character and Town Centre as the commercial and cultural heart of Canmore will be identified and implemented. Strategies may include urban design and architectural standards and encouraging retail uses within the Town Centre.
- 9.1.3 Economic development strategies should support the Town Centre as the primary commercial focal point and cultural heart of the community.

Economic Development Strategy

- 9.1.4 The Town and its economic development partners will share economic development goals that are aligned with the goals stated in this section and have clear targets, rationale, and the ability to measure progress against the targets.
- 9.1.5 The Town will work with its economic development partners towards developing and implementing an economic development strategy. Strategies should support the Town's values of sustainability, diversity and connectedness.
- 9.1.6 An economic development strategy should address the following fundamental principles:
 - a. Economic stability,
 - b. Growth of a diverse and resilient economy,
 - c. Creating and maintaining a business-friendly environment,
 - d. Enabling Canmore residents to obtain meaningful employment and, at a minimum, a living wage, and
 - e. Maintaining and improving infrastructure to support economic growth.

Business Attraction and Retention

- 9.1.7 The Town supports working with businesses and property owners to determine the temporary use of properties for events and pop-up retail to encourage the use of vacant or underused properties.
- 9.1.8 The Town will regularly review the commercial and industrial land use districts of the

Land Use Bylaw to ensure the districts continue to provide an appropriate range of uses to support economic development initiatives.

- 9.1.9 The Town will regularly review its municipal processes to remove barriers and create business incentives to promote Canmore as a welcoming and easy place to do business.

Essential Commercial Services

- 9.1.10 The provision of essential commercial services shall be supported by the Town, with a focus on the Town Centre and mixed-use areas, to strengthen local retail opportunities, encouraging local retail purchases of products and services, while reducing leakage of local and visitor dollars into surrounding economies.

Amenities and Infrastructure

- 9.1.11 Development of amenities and infrastructure that enhance the character of the community and promote economic development initiatives, including tourism, should be supported by the Town, which may include:
- a. affordable housing,
 - b. trails, sidewalks, and pathways,
 - c. wayfinding signage,
 - d. spaces for community gatherings and events,
 - e. open spaces and recreational opportunities,
 - f. the natural environment, and
 - g. broadband capacity.

Impacts of Economic Development

- 9.1.12 Strategies that balance the impacts of economic development on the day-to-day life of residents, including traffic management, affordability, community events and access to services should be explored and supported by the Town.

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10. COMMERCIAL AND MIXED USE

GOALS

- 1 To recognize and emphasize the role of Canmore's Town Centre as the commercial heart of the community.
- 2 To strengthen and support Canmore's external identity as a walkable, authentic, and independent retail destination.
- 3 To build strong connections between Canmore's retail and service commercial nodes, and to seamlessly integrate these nodes with existing and future destinations.
- 4 To provide a complete retail and service commercial environment that meets a broad range of daily lifestyle needs.

A target of 2/3 residential and 1/3 non-residential assessment split will be pursued. To promote the continued growth of the non-residential sector, the Town will need to ensure that land, zoning, utilities and infrastructure are available or planned for.

A key principle of sustainable development is the need to re-introduce a mix of uses within key areas of a municipality. Clearly defined commercial/residential land use separations do not result in lively and sustainable commercial areas. Introducing appropriate mixed uses to select areas of town will facilitate having neighbourhood level commercial services within walking distance and foster the mountain town character. Commercial areas should complement the Town Centre to ensure maintenance of the Town Centre as the primary commercial centre and the cultural heart of Canmore.

The unique mountain town character of Canmore should be maintained and promoted in all commercial and mixed use areas.

POLICIES

10.1 GENERAL COMMERCIAL POLICIES

Commercial Areas

10.1.1 Commercial uses will generally be accommodated in those areas identified on Map 2 - Conceptual Land Use.

10.1.2 The Town will accommodate and regulate through land use districting a variety of forms of commercial development as shown on Map 5 - Commercial and Industrial Land Use, including the following:

Town Centre is the dominant commercial node and the primary focal point for the town. The Town Centre has a pedestrian-oriented, mixed use form and accommodates a range of commercial, residential, entertainment and cultural uses.

Mixed-use/Gateway commercial areas will develop as mixed-use areas with medium format retail uses that require large surface parking areas and vehicle access.

Tourist/Service commercial areas will function primarily as tourism and service-oriented areas and provide hotel developments and a variety of retail and service uses.

Local/Neighbourhood commercial areas are intended to provide small-scale retail and service uses that meet the daily needs of local residents. Local/neighbourhood commercial areas are included within the Neighbourhood Residential areas as generally shown on Map 2 - Conceptual Land Use.

Building Orientation and Massing

10.1.3 Buildings will front toward and address the public street, and provide quality spaces that contribute to the public realm. The design of commercial developments should support and encourage pedestrian use of the area.

10.1.4 Front yard parking areas are discouraged, but may be accommodated on a site-specific basis.

10.1.5 Construction of single-storey buildings in the Town Centre, Mixed-use/Gateway and Tourist/Service commercial areas will be discouraged.

Retail Size Limitations

10.1.6 In order to preserve the unique character and vitality of the Town Centre, the size of new retail unit development in other commercial areas may be limited.

10.1.7 Large format retail stores, internally-oriented shopping malls and large multi-store retail centres designed primarily to provide convenient automobile access will be discouraged within commercial areas.

Pedestrian Connections

10.1.8 Pedestrian infrastructure shall be provided to increase connectivity between

neighbourhoods, the Town Centre and other commercial areas.

- 10.1.9 The design of public systems, including roads, sidewalks, parks, pathways, lighting, landscaping and street furniture, should support and encourage pedestrian and bicycle modes of transportation for accessing the Town Centre and other commercial areas.

Bicycle Parking

- 10.1.10 Bicycle parking facilities should be included in new commercial and mixed-use developments.

Visual Impact

- 10.1.11 To reduce the visual impact of commercial development from the Trans-Canada Highway, architectural and landscaping controls will be implemented to ensure that buildings achieve a harmony of form and materials with the surrounding environment and are framed by natural landscaping.

- 10.1.12 A visual impact assessment may be required to be submitted to support new commercial and mixed-use development proposals.

Social and Economic Impact

- 10.1.13 A social and economic impact assessment, including impacts on municipal finances, may be required to be submitted to support significant commercial and mixed-use development proposals.

Residential Development

- 10.1.14 In order to support a vibrant urban environment and to encourage the efficient use of land and infrastructure, a mix of commercial and residential uses may be allowed in commercial areas. Residential development is encouraged to be located in the upper levels of commercial buildings.

Staff/Employee Housing

- 10.1.15 A proposal for a commercial development may be required to estimate employment generation and address employee housing issues.

10.2 TOWN CENTRE

- 10.2.1 The Town Centre is the primary focal point of commerce and cultural activity. This will be maintained and enhanced by:

- a. Considering the effects of new commercial development proposals, commercial land allocations and transportation priorities on the Town Centre while balancing commercial needs throughout the community,
- b. Promoting the Town Centre as the preferred location for arts, cultural and entertainment facilities,
- c. Accommodating innovations that create activity and draw residents and visitors to

- the Town Centre,
- d. Providing an engaging and comfortable pedestrian environment,
 - e. Providing effective pedestrian and vehicular connections and user-friendly wayfinding signage that directs visitors to the Town Centre, and
 - f. Maintaining and implementing urban design guidelines that reflect the mountain town character through its natural evolution.

Town Centre Plan

- 10.2.2** The Town will create and implement a vision and conceptual plan to guide development in the Town Centre that:
- a. Supports a mix of land uses, including a range of residential types,
 - b. Promotes increases in density, while respecting the mountain town character through regulations for building height, massing, setbacks and floor area ratio (FAR),
 - c. Provides architectural and signage controls that reflect the mountain town character,
 - d. Protects important views,
 - e. Manages various modes of transportation, including pedestrians, traffic and parking, and
 - f. Creates public spaces for events and gatherings.

Town Centre Entry

- 10.2.3** Development on key sites approaching the Town Centre will be required to provide a high quality of site and building design due to their high visibility.

Town Centre Parking

- 10.2.4** New commercial development within the Town Centre will be encouraged to provide cash-in-lieu of parking.
- 10.2.5** Where parking in the Town Centre is provided on-site, the Town will encourage the provision of underground and structured parking areas.

10.3 MIXED-USE/GATEWAY COMMERCIAL

- 10.3.1** Mixed-use/gateway commercial areas are intended to accommodate a mix of retail, office, service, tourist and residential uses.
- 10.3.2** Uses requiring large surface parking areas and vehicle access may be allowed, however mixed-use commercial areas shall have a strong pedestrian oriented design with good connections to pathways and sidewalks.
- 10.3.3** Developments should include a high-quality design such as landscaping treatments, gathering places, and street furniture.

10.4 TOURIST/SERVICE COMMERCIAL

- 10.4.1 Tourist/Service commercial areas should provide commercial accommodation developments and a variety of limited size retail and service uses that serve visitors and residents.
- 10.4.2 A minimum commercial floor space in Tourist/Service commercial land use districts may be implemented by the Town to preserve the commercial nature of the area and to increase the non-residential tax assessment base.
- 10.4.3 Mixed-use developments will be allowed in appropriate locations.

10.5 LOCAL/NEIGHBOURHOOD COMMERCIAL

- 10.5.1 Development of small, neighbourhood-scale commercial areas will be encouraged by the Town to provide retail and service uses that meet the daily needs of neighbourhood residents, where the design and operation of these businesses does not unduly affect the residential intent of the neighbourhood.
- 10.5.2 Local/neighbourhood commercial areas should be centrally located and adjacent to primary road systems, and designed to be pedestrian accessible.

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11. RESORT CENTRE

GOALS

- 1 To provide a range of commercial and recreational services and amenities for residents and visitors.
- 2 To create year-round resort destinations that build on Canmore's mountain destination lifestyle.
- 3 To provide increased opportunities for economic development and the amount of non-residential tax assessment.

Three Sisters Mountain Village and Silvertip are the major resort areas in Canmore and have existing approvals under area structure plans, and the 1992 NRCB Decision for Three Sisters Mountain Village was centered on the construction of a major resort. These large-scale resort developments, which are geographically separated from the main area of town, will provide short-term accommodation for visitors, recreational properties for semi-permanent residents and housing for permanent residents in a resort setting.

Resort Centres are the heart of resort developments, and are intended to provide a variety of commercial, entertainment, recreational, accommodation and employee housing uses. Resort Centres function as a destination attraction for visitors and residents of the Bow Valley.

POLICIES

11.1 RESORT CENTRES

Resort Centre Areas

- 11.1.1 Resort Centres shall generally be located in those areas as identified on Map 2 - Conceptual Land Use and Map 5 – Commercial and Industrial Land Use.

Resort Centre Commercial

- 11.1.2 In addition to hotels and other accommodations, Resort Centres should provide a range of other commercial uses, such as retail, health and wellness or convention facilities. The proportion and general location of these commercial uses will be determined at the area structure plan or land use amendment stage.
- 11.1.3 Resort Centres will be designed to maximize flexibility in the provision of accommodation uses and will not be regulated on minimum or maximum occupancy periods.

Impact Assessment

- 11.1.4 At the area structure plan or land use amendment phase, the Town may require submission of an evaluation of the impact of the Resort Centre, such as visual, social and economic impacts.
- 11.1.5 Where the Town has accepted an impact assessment as part of a statutory plan or land use bylaw amendment, a new impact statement is generally not required at a later stage in the approval process unless the planning or development proposal changes significantly.

Residential in the Resort Centre

- 11.1.6 Resort Centres are intended to be predominantly commercial; however, residential uses may be allowed to create opportunities for permanent residents in a resort setting in accordance with area structure plan policies.

Employee Housing for Resort Centres

- 11.1.7 Visitor and resort accommodation developments shall provide employee housing units within the resort or within reasonable accessibility of the resort.

Transportation Connections

- 11.1.8 In order to minimize the need for transportation by private automobiles between a Resort Centre and the Town Centre, resorts will be encouraged to incorporate shuttle bus services or accommodate public transportation and include other pedestrian and bicycle infrastructure in their design and operation.

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12. INDUSTRIAL

GOALS

- 1 To support diversification of the economy.
- 2 To accommodate a range of industries that provide economic opportunities and services to residents, tourists and the business community.
- 3 To conserve and protect the limited industrial land base and identify opportunities for new industrial lands.

Industrial development within Canmore serves existing economic sectors, supports diversification of the local economy, and contributes to the success of the economic development strategy. The limited industrial land base will be protected from inappropriate commercial or residential development which would interfere with or displace industrial businesses.

Given the environmental sensitivity of lands and the unique mountain town character of Canmore, it is important to the Town to appropriately manage industrial development.

POLICIES

12.1 GENERAL INDUSTRIAL POLICIES

Industrial Areas

- 12.1.1 Industrial uses are generally accommodated in the Industrial areas identified on Map 2 - Conceptual Land Use.
- 12.1.2 Through land use districting, the Town will accommodate and regulate a variety of light industrial and business industrial areas as shown on Map 5 - Commercial and Industrial Land Use.
- 12.1.3 Industrial lands shall be protected from adjacent uses that could impact the continued operation of industrial uses. This may include strategies such as buffering with open spaces or a gradual transition from industrial to commercial to residential uses.

Efficient Use of Land

- 12.1.4 Intensification and effective use of industrial lands will be encouraged.

Impact Mitigation

- 12.1.5 Visual screening, including fencing and landscaping, of industrial developments may be required in high visibility locations or adjacent to other non-industrial uses.
- 12.1.6 A development proposal may be required to demonstrate that impacts such as noise, dust, vibration and visual clutter are contained within the boundary of the site.
- 12.1.7 Industrial developments should utilize best environmental and health and safety practices in managing solid and liquid waste storage, handling and disposal.

Housing for Employees and PAH

- 12.1.8 Where residential development is proposed in industrial areas, the Town should consider the following issues:
 - a. Residential uses are limited to housing for employees,
 - b. Impacts from industrial uses are sufficiently small to make residential uses appropriate,
 - c. Residential uses will not displace or inhibit the operation of existing or future industrial uses, and
 - d. Residential units are subordinate to the industrial uses.

Natural Resource Extraction

- 12.1.9 Because of the environmental sensitivity of lands within the Town of Canmore, the establishment of new, or the expansion of existing natural resource extraction operations will be discouraged.

Reclamation

- 12.1.10 Reclamation of disturbed land used for industrial or resource extraction and processing purposes shall be required by the Town in accordance with any applicable legislation or bylaw. Where there are no Federal or Provincial requirements, the Town should require a satisfactory plan and guarantee for reclamation or future development of the site once the industrial use is completed.

12.2 LIGHT INDUSTRIAL

- 12.2.1 The focus of general industrial activity will be directed to light industrial areas which will support businesses that directly relate to manufacturing, contractor services and similar light industrial operations. Ground floors of light industrial developments should be retained for industrial uses.
- 12.2.2 Retail and similar commercial uses will not be allowed in light industrial areas, except where as an accessory to the primary industrial use or where wholesale in nature and must comprise only a small portion of the overall floor area.
- 12.2.3 Offices and similar uses that are consistent with the industrial nature of the area may be allowed to be located on upper floors of light industrial developments.
- 12.2.4 Buildings in high visibility locations may be required to be designed consistent with the mountain town architectural character.

12.3 BUSINESS INDUSTRIAL

- 12.3.1 Business industrial areas may be allowed to be located adjacent to mixed-use commercial areas or residential neighbourhoods.
- 12.3.2 Business industrial areas should be composed of clean, light and small service industrial, including warehouse-style retail and trades shops, with minimal off-site impacts and minimal outdoor storage requirements.
- 12.3.3 General retail sales should not generally be considered. Retail sales should be directed to more appropriate areas such as the Town Centre, mixed-use commercial and tourist/service commercial areas.
- 12.3.4 Buildings should be designed consistent with the mountain town architectural character.

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GOALS

1 To develop our community in a way that provides an intimate human scale, a distinct sense of place and retains its heritage buildings.

2 To create a built environment with a diversity of architecture that reflects the mountain character of Canmore.

3 To provide a built environment that enhances public spaces through high quality urban design.

The mountain character of Canmore is expressed through the historical and modern architecture of its buildings, and the relationship between buildings and the natural environment. The interface between buildings, public spaces and natural areas is important to manage the influence on creating a sense of place and an appropriate human-scale that reflects the mountain town character.

The Town recognizes there may be trade-offs between urban design and the demands for sustainable development and affordable housing. Additionally, the mountain architectural character will evolve over time. These considerations require urban design standards that are intended to maintain the town's unique sense of place while allowing for flexibility to accommodate varying needs and changing preferences.

POLICIES

13.1 URBAN DESIGN

Site and Building Design

13.1.1 Through strategic plans and the Land Use Bylaw, the Town shall require a high quality of site and building design to ensure that private development enhances public spaces such as streets and roads. The implementation of these requirements should recognize the impact of such features on development costs. Key elements of mountain architectural character and site design include:

- a. Walkable and bikeable neighbourhoods,
- b. Maintaining key views of the surrounding mountains,
- c. Working with natural site grades and landscape features,
- d. Slope-adaptive building designs,
- e. Landscaping with natural and indigenous vegetation,
- f. Building massing that minimizes the visual impact of the building or has the appearance of creating smaller building volumes,
- g. Incorporating locally and regionally sourced natural materials such as rock and timber,
- h. Building design characteristics of mountain towns,
- i. Lighting that is Dark Sky compliant,
- j. Well-designed public spaces,
- k. A comfortable pedestrian environment, and
- l. Integration of parking that enhances the overall streetscape and design.

Town Standards

13.1.2 Architectural and site design controls set out in the *Land Use Bylaw* for commercial, mixed-use and multi-family developments are intended to be user-friendly and provide flexibility to achieve unique building and site designs that are consistent with the evolving mountain town character.

Subdivision Design

13.1.3 The following elements should be incorporated into subdivision proposals to support good urban design:

- a. Maintenance of natural features for storm water conveyance, treatment and ponding,
- b. Retention of natural grades and vegetation,
- c. Separation of vehicular traffic from pedestrians and bicycles,

- d. Limited direct driveway access onto arterial roads and major traffic routes,
- e. Pedestrian connections linking with the Town pathway and trail system, schools, recreation areas and commercial activity centres,
- f. Local parks within walking distance,
- g. Local commercial nodes within walking distance, and
- h. Transit stops or planned locations for future transit stops.

Visual Impact Assessments

- 13.1.4 A visual impact assessment may be required to be prepared for area structure plan applications and major development proposals.

Mountain Views

- 13.1.5 Critical mountain views from key public spaces in the Town Centre shall be protected, particularly at the intersections of major streets, through restrictions on buildings heights and massing.

13.2 HISTORIC RESOURCES

Historic Resource Preservation

- 13.2.1 Preservation of significant historical and archaeological resources will be encouraged by the Town. Initiatives that the Town may support include:
- a. Assisting property owners to apply for provincial historic resources designation,
 - b. Creating incentives for a property owner to apply for a municipal historic resources designation,
 - c. Cooperating with other levels of government, organizations or individuals to protect historical resources, and
 - d. Regulating development on sites adjacent to significant historical or archaeological resources to reduce potential impact.

Impact Assessment

- 13.2.2 A historical resource impact assessment may be required by the Town where development is proposed on sites containing provincially or municipally designated historic resources.

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14. INFRASTRUCTURE AND SERVICES

GOALS

- 1 To provide, operate and maintain municipal infrastructure required to support growth, using the best available practices in design and construction.
- 2 To minimize capital expenditures on municipal infrastructure through the promotion of efficient patterns of development and effective infrastructure management.
- 3 To implement a Complete Streets approach to develop a multi-modal transportation network that accommodates multiple street functions and active forms of transportation.
- 4 To promote land use and development patterns that support walkability and transit.
- 5 To ensure community and land use planning concerns are identified and conveyed in telecommunications approval processes.

The operation and maintenance of municipal utility infrastructure is a significant responsibility for the Town, with the potential for large environmental and economic impacts. To meet Canmore's goals to be a sustainable community, the Town will utilize best practices to limit the materials, energy and land required for infrastructure, and will increase efficiencies to minimize capital and operating costs associated with utility servicing.

Canmore's unique sense of place as a mountain town will be supported by favoring a compact built form that facilitates and encourages all modes of transportation. The transportation network will not only provide movement to and from destinations but also be livable, providing places to be and to gather. The transportation network will provide capacity for the movement of people through seamlessly connected active transportation links, as well as Complete Streets, that prioritize sustainable modes including walking, cycling and transit.

Industry Canada has the ultimate authority for the approval of telecommunication, radio and antenna facilities. Local municipalities have the ability to guide the antenna system siting process by communicating their local land-use preferences to proponents, by developing design guidelines for antenna systems, and by establishing a community consultation process.

POLICIES

14.1 GENERAL INFRASTRUCTURE POLICIES

Infrastructure Design Standards

- 14.1.1 All municipal infrastructure shall meet, and is encouraged to exceed, leading industry guidelines and standards as well as the Town's *Engineering Design and Construction Guidelines*. Infrastructure designers are encouraged to think creatively and harness any local or site specific advantages.

Sensitive Design

- 14.1.2 Municipal infrastructure should be designed and installed in a manner that minimizes the impact on the natural terrain.

Efficient Infrastructure Expenditures

- 14.1.3 Installation, maintenance and operational costs related to infrastructure should be minimized through limiting the amount of linear infrastructure by promoting efficient patterns of development.
- 14.1.4 An ongoing process to assess the condition, capacity and long-term performance of the Town's municipal infrastructure should be continued in order to develop sustainable business plans for rehabilitation, replacement and expansion.

Infrastructure Master Plans

- 14.1.5 Infrastructure master plans should be prepared and maintained by the Town to identify the existing capacity, the short-term upgrading requirements and the long-term upgrading requirements of municipal infrastructure.
- 14.1.6 In accordance with Town infrastructure master plans, the Town will:
- a. Monitor the capacity of infrastructure systems to ensure adequate service to meet domestic, commercial, industrial and emergency requirements,
 - b. Optimize the use of existing infrastructure systems prior to expansion or extension, and
 - c. Ensure the sizing of infrastructure extensions is based on the ultimate pattern of future growth and extensions are appropriate to the staging of development.
- 14.1.7 Preparation of infrastructure master plans by a development proponent may be required to identify the existing capacity, the short-term upgrading requirements, and the long-term viability of municipal infrastructure. These plans are typically prepared at the area structure plan phase, but may be required for large developments constructed in multiple phases where a plan has not been previously prepared and accepted to the Town's satisfaction.

Servicing Cost

- 14.1.8 Developers shall be responsible for the construction, installation or oversizing of infrastructure and utility systems to municipal standards for a proposed subdivision or development. The Town should endeavor to assist in cost recovery where applicable for oversized infrastructure.
- 14.1.9 Future maintenance requirements and costs will be considered in the design of all infrastructure. Components of all infrastructure systems will be addressed in terms of lifecycle costs and replacement.

Servicing Agreement

- 14.1.10 The Town may require a developer to enter into a subdivision servicing or development agreement that specifies the construction standards, maintenance, liability and provision of security with regards to the installation of any municipal transportation or utility infrastructure required for a proposed subdivision or development. Such agreements will remain in effect until such time that the infrastructure is satisfactorily completed and the Town assumes responsibility.

Regional Infrastructure and Services

- 14.1.11 The Town will continue to work collaboratively with adjacent jurisdictions and other levels of government to provide efficient and sustainable infrastructure and services.

14.2 UTILITIES

Water

- 14.2.1 Development shall connect to the municipal water system. **[2018-27]**

Wastewater

- 14.2.2 Development shall connect to the municipal sanitary sewer system. **[2018-27]**

Stormwater

- 14.2.3 Stormwater infrastructure should be designed using low impact development principles with a goal of maintaining the pre-development hydrologic system within the development site and adjacent areas.

Permits and Licenses

- 14.2.4 The Town may require any permits, licenses or reports issued by Provincial authorities with respect to water, wastewater or stormwater to be submitted prior to, or as a condition of, an approval.

Electrical, Natural Gas and other Utilities

- 14.2.5 The Town should work with utility companies to encourage the improvement of existing infrastructure for residents and businesses.

14.2.6 Utility and utility right-of-way locations should be coordinated between the Town and the respective utility company. Utility companies are required to obtain line assignment approvals from the Town.

Telecommunications Letter of Concurrence

14.2.7 Applications for telecommunication facilities shall be referred to Council. Following the public consultation process, Council may issue a letter of concurrence or non-concurrence for the proposed facilities.

Telecommunications Siting Considerations

- 14.2.8 In determining a site for Telecommunications infrastructure, the following should be considered:
- a. Design and location,
 - b. Public notification,
 - c. Public consultation requirements and dispute resolution,
 - d. Screening, signage and lighting, and
 - e. Opportunities for co-location.

14.3 TRANSPORTATION

To be recognized as Alberta's premier walking and cycling community, the Town is focused on creating a multi-modal transportation network through Complete Streets and a trail network that prioritizes and encourages walking, cycling, and transit while accommodating the private automobile within a reasonable capacity. Where additional capacity is required, new active transportation and other multi-modal connections will be favoured over adding vehicle lanes to existing corridors. The envisioned transportation network places added emphasis on streetscaping and the public realm to nurture Canmore's unique sense of place.

Street Design and Planning

- 14.3.1 The *Integrated Transportation Plan* and other Town transportation planning documents, concepts, functional plans and studies should be used to direct future improvements to the existing transportation network and in the planning of new streets and developments. Complete Streets and the active transportation network should address accessibility and connectivity for all ages and skill levels for each season of the year.
- 14.3.2 The movement of pedestrians and bicycles should be integral in the design and reconstruction of the transportation network.
- 14.3.3 In addition to the provisions in the Town's *Integrated Transportation Plan* or *Engineering Design and Construction Guidelines*, the following should be considered in the design of new streets:
- a. Provision for the safe and efficient movement of emergency and protective services,

- b. Provision of secondary emergency access and egress in the case of an event from identified hazards such as a wildfire or debris flood,
- c. Layout of sidewalks and pathways that reduces walking distances and provides direct connections,
- d. Provision of bicycle lanes, with separated bicycle lanes on high traffic streets,
- e. Snow clearing, maintenance and construction activities will not impact the ability to use the street for walking, cycling or transit,
- f. Adequate marking and spacing of crosswalks to provide a safe pedestrian environment,
- g. Designs that encourage appropriate speeds for drivers and cyclists,
- h. Provision of multi-modal connections between neighbourhoods and places of interest,
- i. Creation of aesthetically pleasing and inviting destinations as well as corridors for movement,
- j. Can be constructed and maintained in a responsible and sustainable manner.

Safety

- 14.3.4** The transportation system will be planned, operated and maintained in a manner that promotes safety for all modes of transportation in all seasons.

Traffic Impact Assessment

- 14.3.5** Traffic Impact Assessments may be required to be submitted for development proposals, including area structure plans, land use bylaw amendments, and subdivision and large development permit applications.
- 14.3.6** Walking, cycling and transit should be key considerations in all traffic impact assessments.

Public Transit

- 14.3.7** Operation of regional and local public transit systems that serve visitors and residents will be supported by the Town.
- 14.3.8** Facilities to accommodate expansion of the public transit system should be considered in new development proposals.

Town Centre Parking

- 14.3.9** Initiatives and strategies the Town may support to address growing pressure on parking in the Town Centre include:
- a. Promoting walking, cycling, and transit use through education, incentives, and quality infrastructure and services,
 - b. Implementing time restricted parking or other initiatives throughout the Town

- Centre to encourage higher parking turnover,
- c. Optimizing existing parking by improving layout of parking lots and formalizing angle and or perpendicular parking where practical,
 - d. Planning, designing, and constructing intercept parking lots or structured parking with consideration for integrated community amenity space, and
 - e. Continuing the *Cash-in-Lieu Policy*.

14.3.10 A parkade in the Town Centre should include retail or other commercial spaces to achieve the Town's urban design goals of interesting and walkable streets.

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15. COMMUNITY SERVICES

GOALS

- 1 To provide adequate and accessible municipal services that fit the community's needs.
- 2 To maximize the levels of use of public facilities.
- 3 To act as advocates for adequate and accessible Provincially mandated services.
- 4 To establish and maintain an inclusive, engaged and connected population through ongoing community participation in and support for arts and culture, community special events, sports and physical activity and community education.
- 5 To provide an appropriate level of public emergency services.
- 6 To integrate semi-permanent residents into the established community.
- 7 To create and maintain quality community spaces throughout Canmore that function to bring residents together and strengthen social connections.

In order to provide a high quality of life for Canmore residents and to support a healthy community, the Town places a high priority on the provision of a broad range of services. These services include safety, cultural, educational and social services. The strong pressure for the development of tourism and visitor-oriented services requires the Town to ensure there is a corresponding focus in services for the permanent residents and families that form the core of the Canmore community. Policies that enhance community connections need to engage both permanent and semi-permanent members of the Canmore community.

POLICIES

15.1 COMMUNITY SERVICES

Through providing community services, programs and facilities, the Town responds to the aspirations of residents and visitors, regardless of age, skills, lifestyle or income. Canmore is dynamic, with full-time, part-time and seasonal residents who all contribute to creating new and innovative opportunities. Community sustainability depends on municipal support that ensures residents have access to services that meet their needs.

Essential Community Services

- 15.1.1 Essential community services provided by the Town for the needs of local residents, such as bylaw services and fire and disaster services, will be retained and enhanced.
- 15.1.2 Continuation of services provided by others, such as health care and police services, will be supported by the Town.

Community Facilities

- 15.1.3 Existing community recreational and cultural facilities and the community's needs and demands for such services will be periodically evaluated by the Town. Enhancements should be considered when needed and can be developed within a sustainable business plan.
- 15.1.4 Town policies and decisions with respect to community facilities and programs should seek to maximize the level of use, operate within a sustainable business plan that considers revenues generated by visitors and the economic benefit on the business community, and be subject to Council approved financial planning and budgeting.
- 15.1.5 New facilities or enhancements shall be included in major capital budgeting plans and may be provided where there is demonstrable community support for the major new facility, as determined through public consultation.

Third Party Community Services

- 15.1.6 The Town will collaborate with the relevant government agencies and service providers to endeavor to reach and maintain the following areas at appropriate levels of service, including:
 - a. Accommodation and extended care for senior citizens,
 - b. Childcare (daycare),
 - c. Special needs facilities and programs,
 - d. Public education,
 - e. Publicly available health services, and
 - f. Emergency Medical Service (ambulance).

Community Volunteerism

- 15.1.7 Recruitment, support and appreciation to community volunteers through volunteer development and recognition programs should continue to be provided by the Town. These programs should recognize that many of Canmore's social support programs rely on volunteer work.

Arts and Culture

- 15.1.8 The Town will cooperate with the community, arts and culture organizations and individuals to:
- a. Provide support for arts and culture programs through the *Public Art Policy*,
 - b. Provide support for cultural facilities, such as a cultural centre, a public art gallery or museum,
 - c. Raise awareness of arts and culture events by disseminating information through appropriate Town communications, and
 - d. Provide recognition and awards in arts and culture.

Community and Continuing Education

- 15.1.9 The Town should work with local public school boards and delivery agencies for community and continuing education to seek opportunities for provincial and federal funds in order to provide education and training for residents. This may include new employee education and online learning opportunities, and community learning centre and post-secondary education programs.
- 15.1.10 The Town should work with local schools to seek out opportunities for flexible use of existing facilities as virtual distance learning campuses for lifelong education programs.

Youth Recreational and Cultural Programs

- 15.1.11 The Town should facilitate the development of facilities and programs that provide opportunities for youth to participate in formal and informal cultural, sporting and other recreational activities, with the intent of promoting social interaction, healthy activity and lifestyles. This should be a collaborative multi-agency and community process that reflects the *Young Adult Needs Assessment* and identifies, promotes and evaluates new and existing teen services and programs.
- 15.1.12 A venue for public movie presentations should continue to be supported by the Town, particularly in a shared facility with other uses.

Seniors Recreational and Cultural Programs

- 15.1.13 Development of facilities and programs that provide opportunities for seniors to participate in formal and informal recreational cultural activities should be facilitated by the Town.

Other Community Service Contributors

- 15.1.14 The Town shall cooperate with other community contributors, such as faith based/ spiritual organizations, land developers, philanthropic foundations, businesses and individuals, to facilitate the provision of community services such as daycares, youth centres, emergency services and cultural, recreational and art facilities.

15.2 COMMUNITY SPACES

Community spaces in both the natural and built environment act as a catalyst for social interaction. They serve to maintain our sense of community and provide venues for community programs and events. Continued opportunities for public places and spaces will be developed, particularly in the Town Centre.

Community Spaces

- 15.2.1 Quality indoor and outdoor public gathering spaces throughout the community should be created or facilitated by the Town, in particular in the Town Centre. Such gathering spaces may include a farmers' market, community gardens, recreation areas, parks and plazas.

Community Spaces Design

- 15.2.2 The Town's *Architectural and Urban Design Guidelines* shall be applied in the provision and design of community spaces, which should facilitate:
- a. Opportunities to bring residents together,
 - b. Year-round use,
 - c. Venues for community events,
 - d. Venues for intergenerational activities,
 - e. Pleasant and effective pedestrian movement, and
 - f. Accessibility.

Town Centre Plaza

- 15.2.3 Provision of a plaza/public space within the Town Centre will be considered or facilitated to act as a focal point for community and social events.
- 15.2.4 The 9th Street public lands between Policeman's Creek and 8th Avenue should be protected as a critical community space. Should development on these lands be approved, public access will be maintained.

Joint Use Agreements with Public School Boards

- 15.2.5 The Town should continue to enter into agreements with public school boards regarding the shared or joint use of municipal school sites and school facilities for school and community programs and activities.

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16. MUNICIPAL FINANCES

GOALS

- 1 To maintain a financially sustainable community.
- 2 To equitably allocate the costs of new infrastructure and the operating costs of public services and facilities.
- 3 To achieve an optimal balance between the residential and commercial land assessment ratio.

In order to be a healthy community and to maintain Canmore as a desirable place to live, the municipal finances of the Town must be viable. The Town manages a range of administrative services, including public works, waste management, parks and recreation, fire protection, municipal enforcement, planning and permitting. The ability of the Town to provide these services is dependent upon revenue generation and management of municipal finances.

The major revenue sources for the Town are property taxes, user fees and sales of goods. Revenues are also received from grants, utility fees, rents, levies, and subsidies. The Town strives to continue to provide efficient municipal services at rates that are reasonable, equitable and predictable. The Town also seeks to manage land use and growth in an effective manner that minimizes financial challenges and burdens in providing infrastructure and services.

POLICIES

16.1 MUNICIPAL SERVICES

New Funding Sources

16.1.1 The Town should work with senior governments to identify and request increased sources of funding for infrastructure, community facilities and programming. In particular, the Town should seek recognition from the Provincial government for the extraordinary cost associated with providing services for a substantial semi-permanent resident population and for tourism destination funding.

Infrastructure and Servicing Costs

16.1.2 The costs of infrastructure in new development areas shall be borne by the development proponent.

16.1.3 In addition to grants, reserves and taxes, the Town may use off-site or local improvement levies, special taxes or differential utility rates to recover infrastructure related capital costs as provided for in the *Municipal Government Act*.

16.1.4 The Town will continue to collaborate with the development industry in the voluntary contribution of capital funds towards municipal recreation facilities that result from new development.

Operating Costs

16.1.5 The Town should consider the operating costs associated with new infrastructure and services with a goal of minimizing the financial impact on the Town and the community.

Asset Management

16.1.6 An inventory and assessment of its tangible capital assets will be conducted by the Town. Reserves will be built to manage, maintain and replace these assets in a long-term, financially sustainable manner.

Financial Performance

16.1.7 The Town will endeavor to meet or exceed provincial guidelines for municipal financial performance.

Assessment Split

16.1.8 The Town will endeavor to develop lands in a manner that strives towards achieving an assessment split of 2/3 residential and 1/3 non-residential.

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17. CIVIC ENGAGEMENT AND COOPERATION

GOALS

- 1 To make decisions in a transparent and accountable manner.
- 2 To build opportunities for meaningful engagement of the public through ongoing dialogue and a collaborative sharing of perspectives, ideas and generation of solutions.
- 3 To work towards consistency in land use, economic development and environmental protection policies between the Town and adjacent jurisdictions.
- 4 To be a leader in promoting cooperation, consultation and information sharing with adjacent jurisdictions and the region.

Key aspects of good governance in land use planning and decision-making include public engagement, public communication and education and cooperation. All three are required to build a strong and trusting relationship between community leaders, residents and neighbouring jurisdictions, and to develop an informed and involved community.

Over the years, extensive, ongoing public engagement has led to a substantial learning for both community residents and leaders. It has built the capacity of residents to share perspectives, to participate in dialogue and to be actively involved in the planning and governance of the community in a constructive manner. The community will likely continue to expect this level of involvement in the future, and the Town is committed to continuing in this tradition.

POLICIES

17.1 PUBLIC ENGAGEMENT

Public Engagement Techniques

- 17.1.1 Public engagement will be carried out in accordance with the Town's *Community Engagement and Information Policy* and should be targeted to reach permanent, semi-permanent, and seasonal residents.

Public Hearings

- 17.1.2 A public hearing process will be employed that facilitates and encourages public participation by reducing opportunities for conflict and creating an environment that is conducive to participation and sharing of opinions.

Engagement Prior to Public Hearing

- 17.1.3 Initiation of public engagement prior to the formal public hearing process will be encouraged for development proposals, including for statutory plans and land use bylaw amendments.

Notification of Capital Projects

- 17.1.4 Advance notification or other public engagement opportunities will be provided before major capital projects commence.

Boards and Committees

- 17.1.5 A variety of boards and committees will continue to be used as ongoing, knowledgeable sources of information and recommendations for the Town's land use planning and decision-making processes.

17.2 PUBLIC COMMUNICATION AND EDUCATION

Comprehensive Strategy

- 17.2.1 In order to better inform residents about issues, proposals, decision-making processes and initiatives, the Town will develop and implement communication and education strategies that are focused on land use planning and decision-making.

Education on Affordable Housing Initiatives

- 17.2.2 An education program on affordability initiatives should be undertaken by the Town.

17.3 REGIONAL COOPERATION

Land Use

- 17.3.1 The Town will communicate with the MD of Bighorn and the Provincial government regarding long-term land use policies for existing and proposed future development adjacent to shared municipal boundaries.

17.3.2 The Town will align with broader regional planning initiatives, such as the *Calgary Metropolitan Plan*, and will refer to such plans in making planning and land use decisions in order to achieve shared regional goals.

Referral Area

17.3.3 The Town will communicate with adjacent jurisdictions to refer for review land use and development applications in close proximity to the Town's municipal boundary.

Inter-municipal Planning

17.3.4 The Town encourages the implementation of inter-municipal development plans with the MD of Bighorn to facilitate long-term comprehensive planning within the Bow Valley.

Utilities

17.3.5 Regional connections to municipal utilities will be considered provided such development aligns with the objectives and policies of the Town, supports development that is sensitive to the environment and other development constraints, and is appropriate in the regional context.

Waste Management

17.3.6 Long-term, regionally-based, and environmentally and fiscally sound solutions to solid waste management issues should continue to be examined and supported.

Emergency Services

17.3.7 Regional fire, disaster and emergency services will be supported as required and based on negotiated inter-municipal agreements.

Recreation

17.3.8 Recreational opportunities should continue to be shared with the residents of adjacent municipalities based on negotiated inter-municipal agreements.

Regional Housing

17.3.9 Coordinated initiatives to provide community family and seniors housing within the Bow Corridor should be implemented by the Town working with other regional jurisdictions and housing providers.

Regional Transportation

17.3.10 The Town will continue to work with adjacent jurisdictions, the Calgary Regional Partnership, regional tourism agencies and potential service providers to establish and maintain effective regional transportation systems that serves residents of and visitors to the Bow Valley.

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18. IMPLEMENTATION AND MONITORING

GOALS

1 To implement the community's long term vision through the MDP in a coordinated and cost effective manner.

2 To build resident's understanding and commitment to the implementation of the MDP.

3 To ensure the MDP remains effective and responsive for municipal land use decision making and policy purposes.

This section of the MDP provides tasks and direction for implementation of land use policies over time. Responsibility for implementation not only involves Town Council and staff, and its advisory boards and committees, but the residents of Canmore through public engagement opportunities. Decisions with respect to other municipal plans, policies, land use, subdivision and development permits must conform with the policies in this MDP.

Implementation will require:

- » Corporate and resident commitment,
- » Staff training and awareness raising,
- » Public engagement,
- » Strategic budgeting, and
- » Policy alignment and integration.

The MDP must be monitored and reviewed regularly to ensure the plan remains relevant, reflects the goals and aspirations of the community and effectively guides municipal decision-making. It is incumbent upon members of Council and Senior Administration to review the Municipal Development Plan prior to establishing a strategic vision or business plan.

POLICIES

18.1 RESPONSIBILITIES FOR IMPLEMENTATION

Public Role

- 18.1.1 Public participation for implementation of this plan will be conducted in accordance with the *Community Engagement and Information Policy*. Council will consider input from all residents and interest groups in its decision making processes.

Town of Canmore Council Role

- 18.1.2 The Town will, subject to budget decisions, initiate and oversee implementation of policies and recommendations within this plan. All planning processes, programs and committees necessary for achieving the goals of this plan will be directed by Council.

Town of Canmore Staff Role

- 18.1.3 The Town's Planning and Development Department will implement this plan in consultation with Council and other municipal departments.
- 18.1.4 The Town's Planning and Development Department shall be responsible for receiving and providing the initial review of land use, subdivision and development proposals. Prior to submitting the application to the appropriate approval authority for decision, the department staff will ensure that all municipal departments, government agencies and relevant stakeholders are involved in the review process.

18.2 PLAN IMPLEMENTATION

Funding Decisions

- 18.2.1 This MDP recommends expenditures on behalf of the Town to ensure successful implementation; however, it is not the intention to commit Council to funding decisions. Any funding decisions shall be considered by Council through the regular budgeting process and any public consultation Council deems necessary in its decision.

Land Use Planning

- 18.2.2 The policies within this plan will be implemented further through detailed planning processes including the adoption and implementation of area structure and redevelopment plans and the *Land Use Bylaw*.
- 18.2.3 In order to support sustainability initiatives, the Town shall work with the community and the development industry to identify creative solutions that enhance the social, environmental and economic goals of the community. The Town should explore mechanisms, including an incentives program in the *Land Use Bylaw*, which promote these community goals, including the provision of affordable housing.

Innovation

- 18.2.4 Initiatives for social, environmental and economic innovation are encouraged to be

explored and implemented in development proposals. Based on available resources the Town should seek to reward innovation.

Area Structure Plans

- 18.2.5** Prior to the consideration of an application for a significant land use amendment or subdivision, the Town may require the preparation and approval of an area structure or area redevelopment plan.
- 18.2.6** In addition to the requirements of the MGA, an area structure plan may be required to consider the following:
- a. Recommendations and mitigations outlined in an EIS or other supporting studies,
 - b. A visual impact assessment,
 - c. A social impact assessment,
 - d. Site suitability, hazards and constraints, including but not limited to wildfire, steep creeks and other geohazards,
 - e. The provision and location of reserve lands,
 - f. Fiscal impact of the proposed development on municipal finances,
 - g. The provision of commercial lands that support economic development goals and community needs, and
 - h. Affordable housing.

Conceptual Schemes

- 18.2.7** The Town may require the preparation and approval by Council of a detailed conceptual scheme concurrent with the consideration of an application for land use amendment or subdivision.
- 18.2.8** Conceptual schemes may be used on a site or area specific basis as an intermediate plan between a statutory plan, typically an area structure plan, and a land use amendment or subdivision application to illustrate how the proposal for the site relates to future development phases. A concept plan may also be acceptable where the size of a proposal or the level of information required is not sufficient to warrant the preparation of an area structure plan.
- 18.2.9** Conceptual schemes may be required to provide detailed information regarding:
- a. the proposed land uses,
 - b. the proposed density and intensity of those land uses,
 - c. the sequence or phasing of development,
 - d. physical and environmental features of the site,
 - e. the location and design of infrastructure and utilities, and
 - f. the location of open spaces, recreation areas and trails.

Social Impact Assessment

18.2.10 A social impact assessment should address:

- a. Temporary and permanent employment,
- b. Government revenues and costs,
- c. Identification and description of unquantifiable costs and benefits,
- d. Social, educational, and health care service requirements,
- e. Proposed mitigation measures, and
- f. Public participation in the assessment process.

Visual Impact Assessment

18.2.11 A visual impact assessment may be required to provide photo simulations, cross section drawings, landscape design and screening plans to illustrate the impact of the proposed development. The assessment should also consider how much of the development will be visible from the surrounding lands.

Environmental Impact Statements

18.2.12 An EIS must be prepared for:

- a. Moving the Growth Boundary,
- b. Development proposals within an identified wildlife corridor or habitat patch,
- c. A new ASP or ARP, and
- d. Amending an ASP or ARP.

18.2.13 Notwithstanding 18.2.12d, Council may determine that an EIS is not required to be prepared for an application to amend an ASP or ARP based on the nature and scope of the amendment and the potential for adverse environmental impacts.

18.2.14 An EIS may be required to be prepared for any development proposal presented to a decision-making authority of the Town, including Council, the development authority, and the subdivision authority. In order to help determine whether an EIS will be required, key criteria that may be considered include, but are not limited to, the magnitude, geographic extent, timing, frequency, duration and reversibility of the potential adverse environmental impacts.

18.2.15 The preparation, scope, content and review of an EIS shall be in accordance with the Town's EIS Policy. Whenever an EIS is prepared, the Town will contract a qualified professional(s) to conduct an independent third party review of the EIS. Notwithstanding the above, the requirement for an independent third party review of an EIS does not apply to any EIS prepared by or on behalf of the Town. [2018-16]

18.2.16 Where an EIS has been prepared and accepted as part of a statutory plan, land use bylaw or development approval, a new EIS is generally not required at a later stage in the approval process unless the planning or development proposal changes significantly.

18.3 RECOMMENDED STUDIES, REPORTS AND GUIDELINES

Preparation of the following studies, reports and guidelines will assist with the implementation of this plan and are recommended to be undertaken subject to Council priorities and budget decisions.

Wellhead Protection Zone

- 18.3.1 To best ensure groundwater protection for existing and new development, the Town should undertake a study to better delineate the wellhead protection area boundaries and should review the groundwater protection regulations in the *Land Use Bylaw*.

Steep Creek Engineering Guidelines

- 18.3.2 Engineering guidelines for development within Steep Creek hazard areas should be developed and implemented, which may include but are not limited to standards for habitable floor level, foundation construction, building openings, retaining walls and deflection walls.

Environmental Impact Statement Policy

- 18.3.3 An EIS Policy will be created to detail the preparation, scope and review of an EIS, including creation of the Terms of Reference for the EIS.

Wildlife Site Design Guidelines

- 18.3.4 Site Design Guidelines for new development adjacent to wildlife corridors and habitat patches should be created. The site design guidelines will include such things as placement of amenities, landscaping, hours of operation, lighting standards and building setbacks.

Municipal Lands Strategy

- 18.3.5 A municipal lands strategy should be created to identify Town-owned lands that are suitable for affordable housing opportunities. The Town should work with affordable housing agents or other similar partners for development of those lands to achieve the goals contained within the *Comprehensive Housing Action Plan*.

Market Accessory Suites and Incentives

- 18.3.6 The *Land Use Bylaw* should be updated to encourage the provision of secondary and garden suites in existing neighbourhoods and amended to remove over-restrictive regulatory barriers, while ensuring that provisions are established to protect the integrity of the neighbourhood.

Employee Housing Strategy

- 18.3.7 The Town should work with its partners, including an affordable housing agent, developers, business owners and economic development partners, towards creating and implementing a strategy for housing employees.

Short-term Commercial Accommodation Rental

- 18.3.8** Should the Town consider allowing the short-term rental of residential dwelling units for commercial accommodation purposes, a public engagement process shall be undertaken to determine which land use districts may be appropriate and to create regulations to ensure the residential character of neighbourhoods is maintained.

Infrastructure Design Guidelines

- 18.3.9** The Town's *Engineering Design and Construction Guidelines* should be reviewed and updated as required to incorporate the latest in innovation and progressive utility design.

Telecommunications Protocol

- 18.3.10** A telecommunications protocol should be developed to establish a process for working with proponents through the siting process to ensure the installation is sensitive to the needs of the community. The protocol should include the following considerations:
- a. Application requirements,
 - b. Siting, design and location,
 - c. Public notification requirements including what should be included in a notification package and who should be notified,
 - d. Public consultation requirements and dispute resolution,
 - e. Screening, signage and lighting, and
 - f. Opportunities for co-location.

Community Events Policy

- 18.3.11** A policy that outlines the criteria for which community events are supported, and in what form the support will be provided, shall be developed by the Town. An annual budget for providing such support will be maintained. This policy should determine, at a minimum, the appropriate levels of Town support. Support for community events may not imply direct fiscal support, and may be provided in non-fiscal means, including:
- a. Promotion of events in Town communications,
 - b. Provision of "in-kind" goods and services,
 - c. Continued access to municipal facilities,
 - d. Maintenance of facilities used by events, and
 - e. Collaboration in the planning of improvements to facilities used by events.

The policy should include criteria for assessing the social, economic, and environmental impacts of proposed events.

18.4 MEASURING AND MONITORING

Implementation of this plan can be best evaluated if there are measures and reports by which progress can be determined. Any monitoring process should carefully use existing measures where possible and not create a need for significant additional resources.

Plan Monitoring

18.4.1 Where available, the following mechanisms will be used to monitor the policies within this plan:

- a. Canmore Community Monitoring Report,
- b. Citizen Satisfaction Surveys, **[2018-27]**
- c. Environmental, Social and Economic Impact Statements, and
- d. Report to the Community. **[2018-27]**

18.4.2 A list of indicators and measures should be created for which the Town can quantify the progress towards reaching the goals of this plan and can evaluate the plan for its effectiveness. There will be an annual report made public providing the progress as shown in the results of the indicators and measures list.

Plan Review and Updates

18.4.3 This plan should be reviewed at 5 year intervals to ensure the goals and policies remain current and effective. A comprehensive update of this plan should occur when deemed warranted.



Map 1 – Growth Boundary

Map 2 – Conceptual Land Use

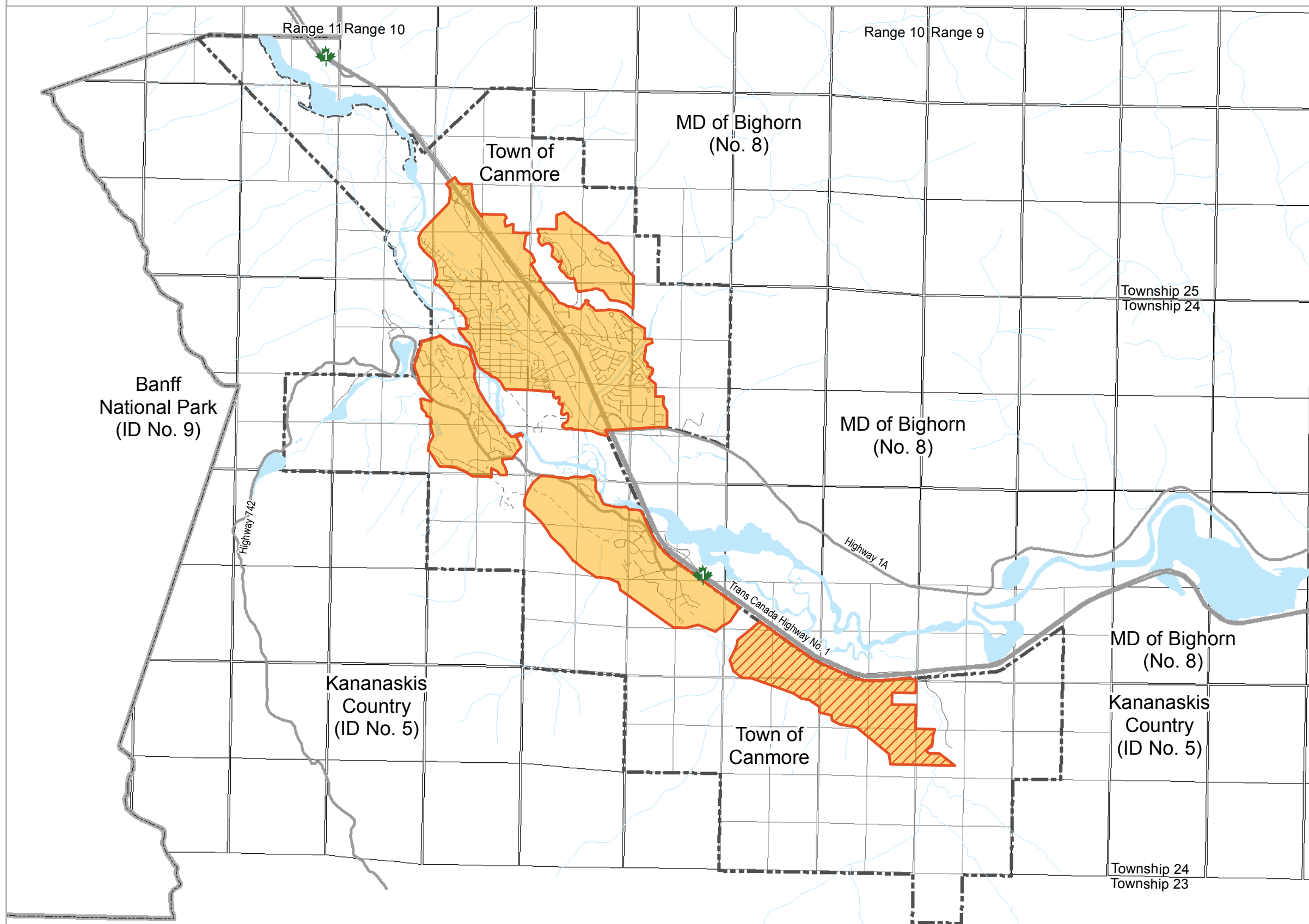
Map 3 – Undermining Regulation Area

Map 4 – Wildlife Corridors and Habitat Patches

Map 5 – Commercial and Industrial Land Use

Municipal Development Plan 2016

MAP I GROWTH BOUNDARY

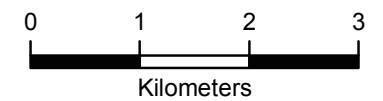


Legend

- Growth Boundary
- Area To Be Determined
- Town Boundary

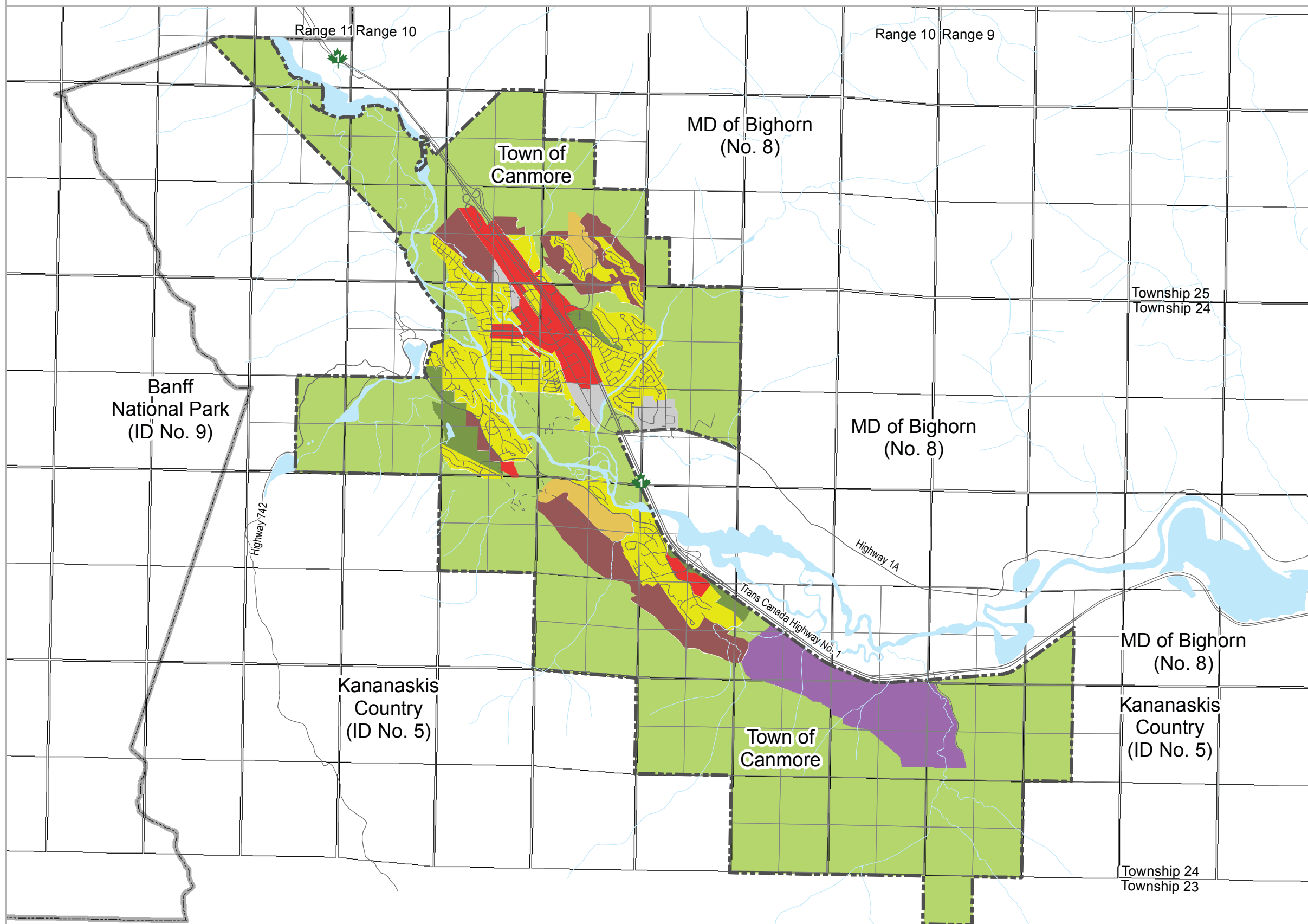
Disclaimer:

The Town of Canmore provides this information in good faith but it provides no warranty, nor accepts any liability arising from any incorrect, incomplete or misleading information or its improper use. Unless otherwise specified within the MDP, the boundaries or locations of any symbols or areas shown on a map are approximate only, not absolute and will be interpreted as such. They are not intended to define exact locations or the extent of areas or influences. Precise location of areas, influences or boundaries, for the purpose of evaluating development proposals, will need to be confirmed before any development decisions are made or will be determined by Town Administration at the time of application.



Municipal Development Plan 2016

MAP 2 CONCEPTUAL LAND USE

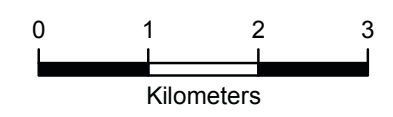


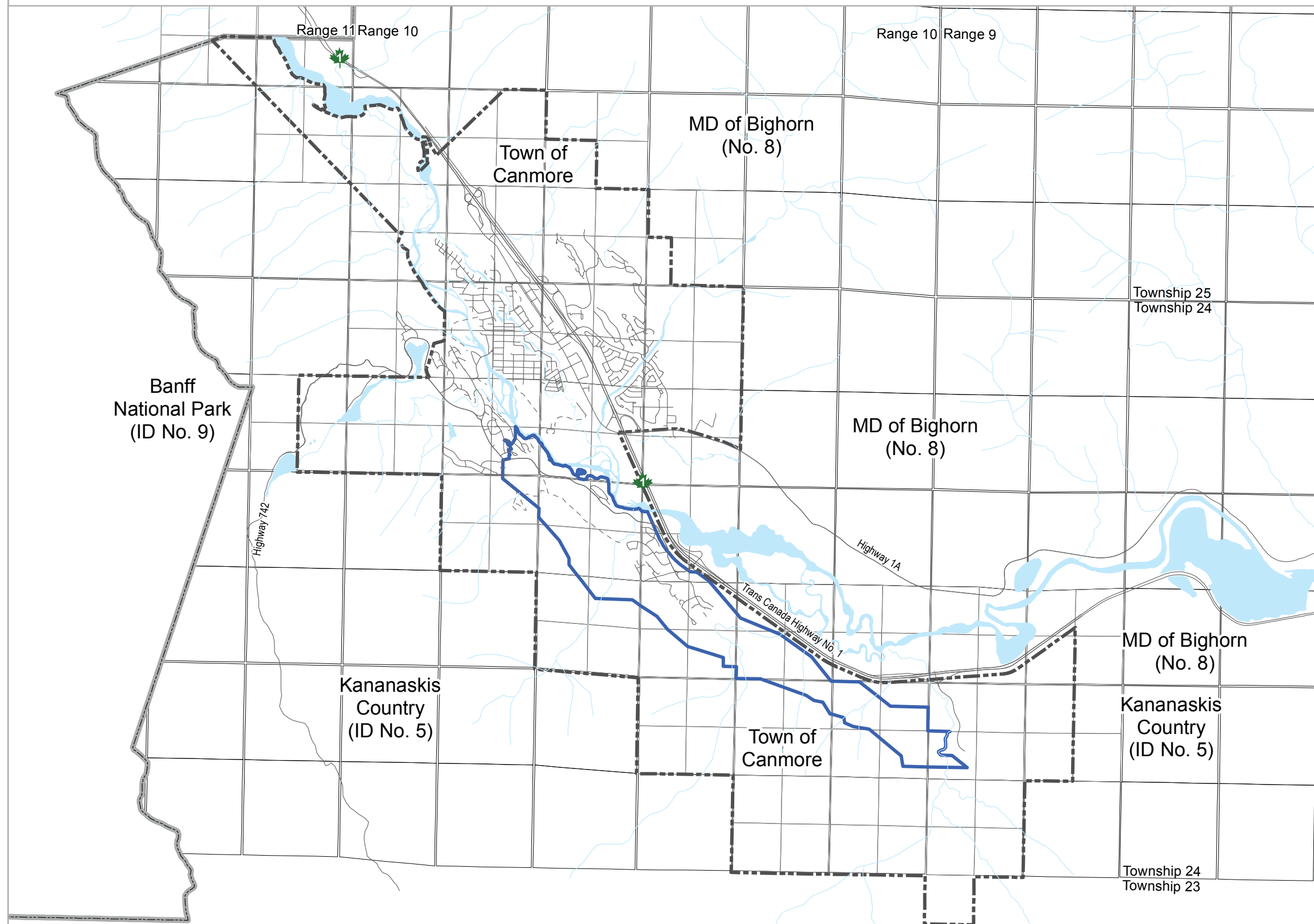
Legend

- Neighbourhood Residential
- Commercial and Mixed Use
- Industrial
- Resort Centre
- Future Planning
(Area To Be Determined)
- Conservation
- Community Open Space
And Recreation
- Private Recreation
- Town Boundary

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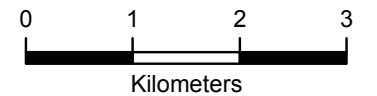


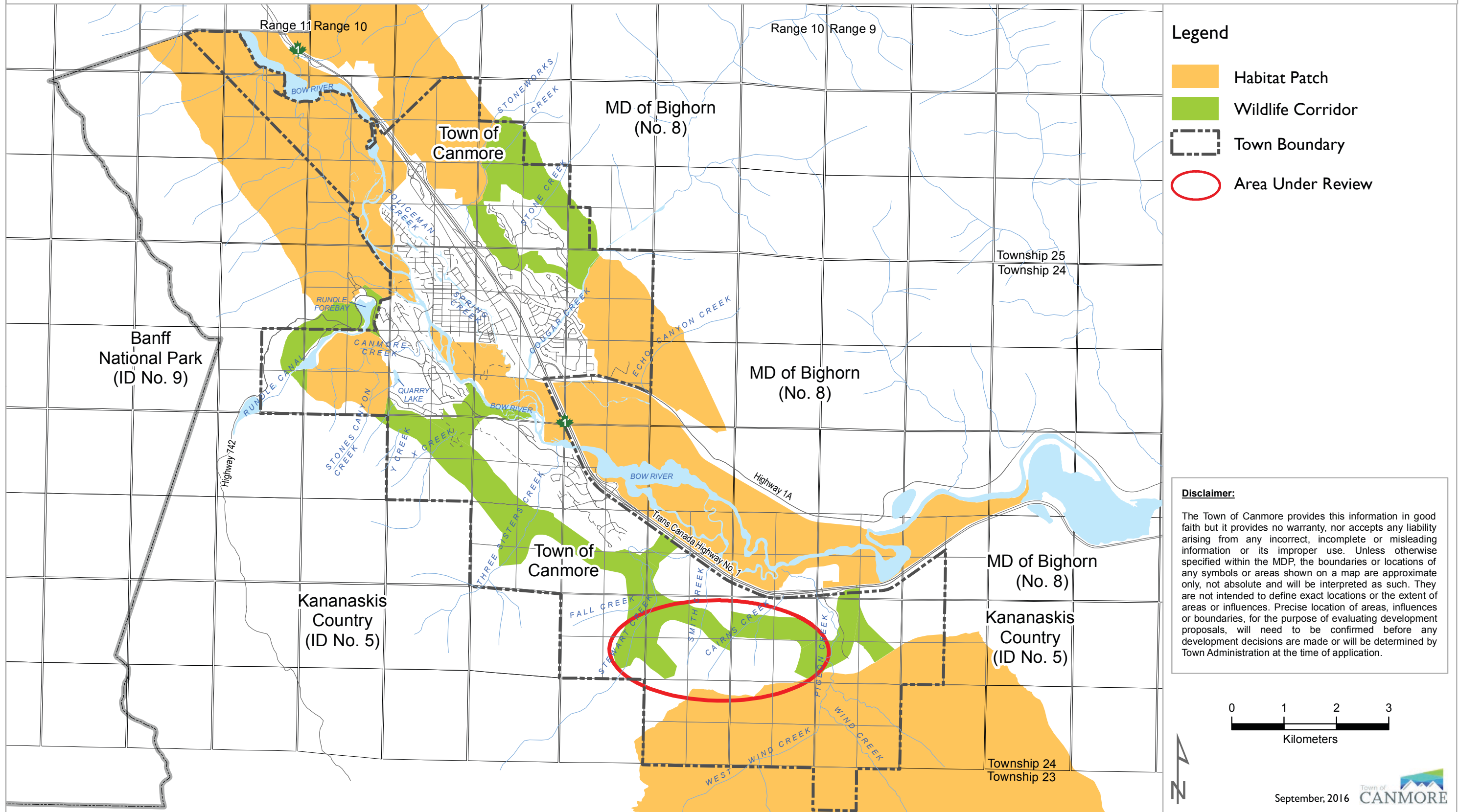
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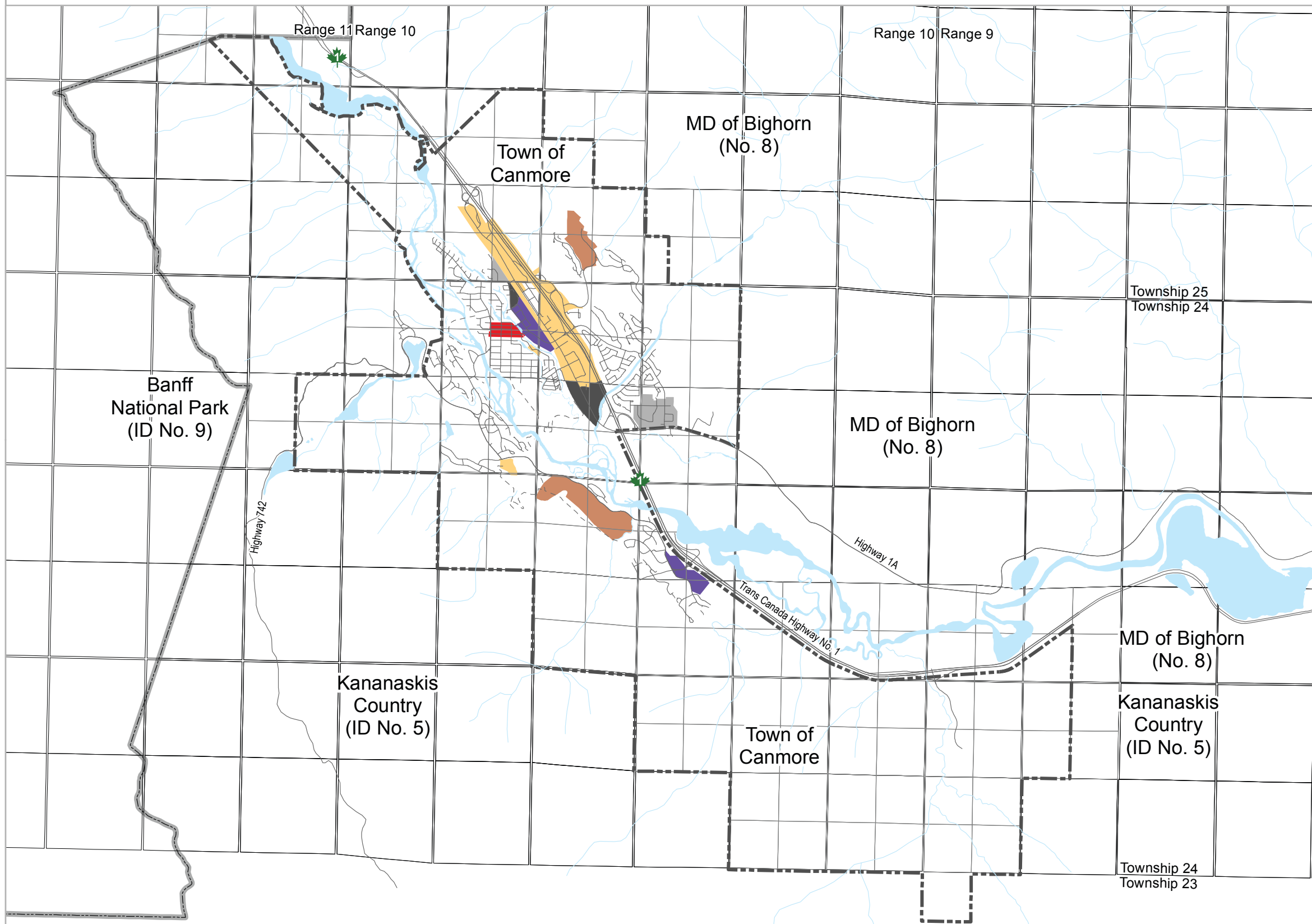
- Provincial Undermining Regulation Boundary
- Town Boundary

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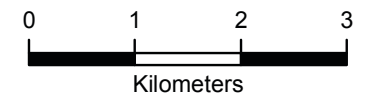


Legend

- Commercial and Mixed Use
 - Gateway Mixed Use
 - Tourist Service
 - Town Centre
- Resort Centre
 - Resort Centre
- Industrial
 - Light Industrial
 - Business Industrial
- Town Boundary

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20. APPENDICES

20.1 DEFINITIONS

As Low As Reasonably Practicable (ALARP) – the principle that the residual risk has been reduced as low as reasonably possible. ALARP balances the risk and the benefits to society, whereby the cost of reducing the risk further is not unreasonably disproportionate to the benefit gained.

Affordable housing agent – an affordable housing provider authorized by the Town of Canmore or the Province.

Affordable housing – is a term used to describe a range of non-market and market housing types, as generally shown below.

Non-market housing					Market housing	
Provincial/subsidized housing			Municipal/not-for-profit housing			
Emergency shelters	Transitional housing	Community family/seniors housing	Affordable rental housing	Affordable home ownership	Affordable rental housing	Affordable home ownership

Affordable housing, non-market – housing that has a purchase price or rental rate below the market rate of equivalent units which is controlled by government or an affordable housing agent. Examples of non-market affordable housing are units developed under Canmore Community Housing Corporation Perpetually Affordable Housing program, and Bow Valley Regional Housing Authority Community Family Housing.

Affordable housing, market – a variety of housing types where affordability is achieved through means other than price control, such as location, size, or design. Examples of market affordable housing include accessory suites, entry level homes.

Affordable housing, perpetually – refers to both equity and rental housing units that, through a variety of restrictions such as those imposed through a Restrictive Covenant, Option to Purchase, a land lease, or other document, in favour of an affordable housing agent, is removed from the influence of the open real estate market.

Character – the unique attributes of the natural and the built environment which establish a sense of place. It includes elements such as street width, street amenities, intensity of development, types of land use, environmental features, configuration of lots, community gathering spaces and building architecture.

Conservation easement – a private, legal agreement whereby a landowner voluntarily restricts certain rights or opportunities related to their land use in favour of a qualified organization (i.e. land trust or government agency) in order to support identified conservation goals. The agreement is registered on title, and binds all future landowners.

Critical facilities – structures or buildings from which essential services or functions are performed. Typical critical facilities include hospitals, fire stations, police stations, storage of critical records, government facilities and utilities.

Economic development agent – a provider of economic development services authorized by the Town of Canmore.

Environmental Impact Statement (EIS) – a study that assesses the potential impact of a development proposal which is prepared by qualified professionals, such as an environmental consultant, ecologist, wildlife biologist, or hydrogeologist. An EIS provides a technical assessment of a development proposal explaining if and to what extent the proposed development might impact the biological and physical characteristics and functions of an area. An EIS identifies potential adverse impacts of a proposal and recommends ways to avoid, minimize or mitigate these impacts and, if possible, enhance the natural area.

Environmentally Sensitive Area (ESA) – areas of land containing sensitive or significant environmental attributes that are established with the intent to protect natural features and functions, including but not limited to wildlife and waterbodies.

Essential Community Services – services that are provided for the safe and healthy functioning of a community, and includes bylaw services and fire and disaster services.

Grow home – an affordable housing form where the interior can be adjusted or modified incrementally to match the space requirements and financial situation of the homeowners.

Infill – the development of vacant or mostly vacant land within built-up areas of existing neighbourhoods, where infrastructure is readily available.

Intensification – means the development of a property, site or area at a higher density than currently exists through redevelopment or infill development.

Next home – an affordable housing form whereby a single structure is built and can be used as a single family dwelling, a duplex or a triplex.

Micro home – an affordable housing form where the floor area of the dwelling is substantially reduced.

Mixed-use – allowing more than one type of use in a building or a set of buildings. This can result in a combination of residential, commercial, industrial, office, or institutional uses.

Pop-up retail – use of a retail commercial space for temporary or seasonal retail businesses.

Redevelopment – replacement, remodeling, or adaptive reuse of existing structures or lands to accommodate new development.

Social fabric – refers to a concept developed through the Mining the Future process. The essence of Social Fabric is described as the heart and soul of the community and includes the connectedness between people, a feeling of belonging and embracing diversity.

Study area – means the geographic area that contains the largest credible area affected by a geomorphic or other hazard.

Sustainable – means whereby as a community we integrate our social, economic, and environmental activities in ways that will enable us to meet the needs of the current generation without compromising the ability of future generations to meet their own needs.

20.2 COMMONLY USED ACRONYMS

ASP	Area Structure Plan
ARP	Area Redevelopment Plan
BCEAG	Bow Corridor Ecosystem Advisory Group
CHAP	Comprehensive Housing Action Plan
CRP	Calgary Regional Partnership
EIS	Environmental Impact Statement
ESA	Environmentally Sensitive Area
MDP	Municipal Development Plan
MGA	Municipal Government Act
MTF	Mining the Future
NRCB	Natural Resources Conservation Board
PAH	Perpetually Affordable Housing
S2S	Signposts to Sustainability

20.3 TOWN REFERENCED POLICIES AND GUIDELINES

Bow Valley Wildland/Urban Interface Plan

Cash-in-Lieu Policy

Community Engagement and Information Policy

Comprehensive Housing Action Plan

Engineering Design and Construction Guidelines

FireSmart Mitigation Strategy

Guidelines for Subdivision and Development in Mountainous Terrain

Integrated Transportation Plan

Mining the Future

Open Spaces and Trails Plan

Public Art Policy

Recreation Master Plan

Signposts to Sustainability

Steep Creek Hazard and Risk Policy

An Assessment of the Needs of Young Adults Living in the Bow Valley: Challenges of the Resort Town Experience

20.4 STEEP CREEK DEVELOPMENT FLOW CHART

