



SCHEDULE A

CONDITIONS OF APPROVAL

DEVELOPMENT PERMIT No.: PL20210505

LAND USE DISTRICT: MHR – Residential

APPROVED USE(S): Residential Addition

APPROVED VARIANCE(S): Maximum Building Height

MUNICIPAL ADDRESS: 302 Larch Place

LEGAL ADDRESS: Lot 29 Block - Plan 7810778

APPROVED VARIANCES

1. 7.9% variance to maximum building height to accommodate passive house addition (maximum building height of 6.8m instead of the required 6.3m using the building envelope model).

STANDARD CONDITIONS:

1. All construction associated with the approval of this Development Permit shall comply with the regulations of the Land Use Bylaw (LUB) 2018-22, unless otherwise stated under the approved variances section of this document.
2. All construction associated with the approval of this Development Permit shall comply with the Town of Canmore Engineering requirements as outlined in the Engineering Design and Construction Guidelines (EDCG).
3. All construction associated with the approval of this Development Permit shall comply with the Tree Protection Bylaw and ensure all tree protection measure are appropriately put in place prior to the development of the site, where determined necessary by the Town of Canmore Parks Department.
4. All construction, landscaping and exterior finishing materials are to be as shown on the approved plans and other supporting material submitted with the application.
5. Any trees, shrubs or other plant material installed as part of the landscaping plan which may die or are blown over, shall be replaced on an ongoing basis, prior to receipt by the developer of a Development Completion Certificate.
6. Access to the site for emergency vehicles shall be to the satisfaction of the Manager of Emergency Services.
7. **No occupancy** shall be permitted until an Occupancy Certificate has been issued by the Town of Canmore.



Planning & Development Department

Town of Canmore
902 - 7th Avenue
Canmore, AB, T1W 3K1
www.canmore.ca

SPECIFIC CONDITIONS:

1. None

DocuSigned by:

Graham Lock

5B6E3F40C9924EE

Signature

Development Authority

5/9/2022 | 10:58 AM PDT

Date

IS A NOTICE POSTING REQUIRED:

YES

NO