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

SCHEDULE A
CONDITIONS OF APPROVAL

DEVELOPMENT PERMIT No.:	PL20220286
LAND USE DISTRICT:	R2A – Residential Low Density District
APPROVED USE(S):	Duplex with Two Attached Accessory Dwelling Units
APPROVED VARIANCE(S):	Waterbody setback, front yard setback, rear yard setback, maximum building envelope, minimum driveway length, ADU parking access.
MUNICIPAL ADDRESS:	634 7th Street
LEGAL ADDRESS:	Lot 9 Block 71 Plan 1095F

APPROVED VARIANCES

1. To section 2.5.1.2 to allow a waterbody setback of 2.4m instead of the required 20m.
2. To section 3.8.3.2 to allow a front yard setback of 3.05m instead of the required 6.0m
3. To section 3.8.3.4 to allow a rear yard setback of 3.0m instead of the required 7.5m
4. To section 2.3.0.3 to allow the usable length of a driveway to a front property line to be 3.05m instead of the required 6.0m.
5. To section 2.8.4.1 to allow portions of the building to extend up to 1.2m beyond the maximum building envelope.
6. To section 8.4.1.1.h to allow parking for an Accessory Dwelling Unit to be accessed from the front street.

STANDARD CONDITIONS

1. **Prior to the release of the Development Permit**, the applicant shall enter into a Development Agreement with the Town of Canmore to do the following:
    a. Pay the off-site levies imposed by the Off-Site Levy Bylaw.
    b. Pay any additional fees in accordance with the Master Fee Schedule.
2. All construction associated with the approval of this Development Permit shall comply with the regulations of the Land Use Bylaw (LUB) 2018-22, unless otherwise stated under the approved variances section of this document.
3. All construction associated with the approval of this Development Permit shall comply with the Town of Canmore Engineering requirements outlined in the Engineering Design and Construction

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Guidelines (EDCG).

4. All construction associated with the approval of this Development Permit shall comply with the Tree Protection Bylaw and ensure all tree protection measures are appropriately put in place prior to development of the site, where determined necessary by the Town of Canmore Parks Department.

5. All construction, landscaping and exterior finishing materials are to be as shown on the approved plans and other supporting material submitted with the application.

6. 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.

SPECIFIC CONDITIONS

1. **Prior to the release of the Development Permit**, a Tree Protection Plan Agreement shall be executed to the satisfaction of the Parks Department.

2. **Prior to the release of the Development Permit,** the recommended mitigation measures contained within section 7 of the Environmental Impact Assessment (EIA) prepared by McElhanney dated January 3rd, 2023, shall be submitted which include:

   a. A Landscaping Plan prepared by a landscape architect, to the Development Officer's satisfaction, which addresses the retention/replanting of any vegetation which is required to be removed to accommodate the proposed development.

   b. A letter of engagement confirming a qualified environmental monitor has been retained by the applicant/owner to ensure the mitigations detailed in table 5 will been installed and monitored for use and effectiveness during construction.

3. **Prior to Occupancy being granted**, a final report shall be submitted to the Development Officer which confirms the mitigation strategies implemented during construction have been effective with no impacts to Spring Creek.

4. **Prior to the release of the Development Permit**, a revised Landscape Plan shall be submitted to the Development Officer's satisfaction, showing landscape elements which clearly delineates the property line from public right-of-way. This could be a combination of fencing, soft landscaping, or similar.

5. **Prior to the release of the Development Permit**, documentation shall be submitted to the Development Officer's which confirms Alberta Environment and Parks consent to proceed with the project.

6. The main floor and all electrical, heating, air conditioning, or other mechanical equipment shall be located at or above the 1:100 design flood elevation.

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7. All new sewer and water services are to be installed at the owner's expense. If the existing lot services are of inadequate quality to be reused for this build, you may apply for a service replacement exemption through the Town Engineering Department.

8. **Prior to release of the Development Permit**, submit a report completed by a qualified professional to the satisfaction of the Municipal Engineer, which addresses any potential impacts to neighbouring properties with respect to groundwater and soil stability which may result from the removal of existing structures, and construction of new buildings and structures on the property as proposed. Any recommendations of this study shall be incorporated into the design and amended plans submitted as required.

ADVISORY COMMENTS

1. Fencing is limited to a maximum height of 1m in the front yard, and 1.8m in the rear and side yard.

2. Air conditioning units shall not be located within the required yard setbacks and must be screened from adjacent properties.

3. A separate Subdivision application is required to individually title each unit.

4. A Building Permit is required to be obtained prior to commencing construction.

5. A Demolition Permit is required prior to removing the existing structure.

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Signature

7/26/2023 | 2:49 PM MDT
Date