



NOTICE OF DECISION

THIS IS NOT A DEVELOPMENT PERMIT

DEVELOPMENT PERMIT No.: PL20240068

APPLICANT NAME: MONTANE ARCHITECTURE

MUNICIPAL ADDRESS: 105 HARVIE HEIGHTS ROAD, CANMORE, AB

LEGAL ADDRESS: LOT A; PLAN 8610642

LAND USE DISTRICT: TRINITY BIBLE CHURCH DIRECT CONTROL DISTRICT

APPROVED USE(S): CULTURAL ESTABLISHMENT

DATE OF DECISION: JUNE 19, 2024

APPROVED BY: CANMORE PLANNING COMMISSION

DATE ISSUED:

It has been decided that the application be **APPROVED** subject to the conditions noted in the attached **Schedule A – Conditions Of Approval**.

This application was deemed complete on: March 27, 2024

DocuSigned by:

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signature

6/21/2024 | 4:25 PM MDT

Date

Chair,
Canmore Planning Commission

A decision of the Development Authority on a development permit application may be appealed by serving a written Notice of Appeal to the Secretary of the Subdivision and Development Appeal Board within twenty-one (21) days of the date that the applicant is notified of the decision in writing.

Should you have any questions or require information regarding any of the above please contact the Development Officer as noted in this document.



Planning & Development Department

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902 - 7th Avenue
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SCHEDULE A

CONDITIONS OF APPROVAL

DEVELOPMENT PERMIT No.: PL20240068

LAND USE DISTRICT: TRINITY BIBLE CHURCH DIRECT CONTROL DISTRICT

APPROVED USE(S): CULTURAL ESTABLISHMENT

APPROVED VARIANCE(S): NUMBER OF TREES

MUNICIPAL ADDRESS: 105 HARVIE HEIGHTS ROAD, CANMORE, AB

LEGAL ADDRESS: LOT A; PLAN 8610642

APPROVED VARIANCES

1. To Section 11.4.3.6 of Land Use Bylaw 2018-22, to allow for 62 trees instead of the required 100 trees.

STANDARD CONDITIONS

1. Prior to the release of the Development Permit, the Developer shall enter into a Development Agreement with the Town of Canmore to do the following:
 - a. Construct or pay for the construction of the municipal improvements, infrastructure and services required by the development, which may include but shall not be limited to:
 - Transportation;
 - Water;
 - Sanitary;
 - Storm; and
 - Fire
 - b. Pay the off-site levies imposed by the Off-Site Levy Bylaw (Bylaw 2020-27), as amended or replaced from time to time; and
 - c. Provide security in accordance with the Engineering Design and Construction Guidelines (EDCG) to ensure the terms of the Development Agreement are carried out.
2. All construction associated with the approval of this Development Permit shall comply with the regulations of the Land Use Bylaw (LUB) 2018-22, unless otherwise stated under the approved variances section of this document.
3. All construction associated with the approval of this Development Permit shall comply with the Town of Canmore Engineering requirements outlined in the Engineering Design and Construction Guidelines (EDCG) in effect at the time of approval.
4. All construction associated with the approval of this Development Permit shall comply with the Tree Protection Bylaw (Bylaw 2019-10), as amended or replaced from time to time, and ensure all tree protection measures are appropriately put in place prior to development of the site, where determined necessary by the Town of Canmore's Public Works Department.



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5. Should the developer intend or wish, to subdivide the property or building at some point in the future, a water meter and scan pad ('puck') shall be required for each new title created and registered at the land Titles Office, to be installed where the main water service enters the property, in accordance with the Town of Canmore Water Works Bylaw (8-98), as amended from time to time.
6. All construction, landscaping and exterior finishing materials are to be as shown on the approved plans and other supporting material submitted with the application.
7. 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.
8. Any roof top mechanical apparatus, including chimneys and vents, shall be screened to the satisfaction of the Development Authority.
9. Access to the site for emergency vehicles shall be to the satisfaction of the Fire Chief.
10. All signs shall require a separate development permit.
11. **No occupancy** shall be permitted until an Occupancy Certificate has been issued by the Town of Canmore.

SPECIFIC CONDITIONS

12. The Developer shall provide security to the Town of Canmore to ensure the completion of the project, in the form of cash or an irrevocable Letter of Credit. The amount should be equal to or no less than:
 - a. 125% of the estimated project costs for the project for on-site and off-site landscaping, and;
 - b. 115% of the estimated project costs for all off-site hard surfacing, paving and site servicing, and;
 - c. 25% of the estimated project costs for all on-site hard surfacing, paving and site servicingall to the satisfaction of the Town. The Letter of Credit shall be supplied at the time of the signing of the Development Agreement and shall be in a format acceptable to the Town of Canmore.
13. The Developer shall pay off site levies according to the approved bylaw adopted by Council at the time of the signing of the Development Agreement. The Development Agreement shall specify the manner of the payment of these monies and all other relevant fees and contributions as determined by approved Town of Canmore policy(ies).
14. The Developer shall follow their approved Construction Management Plan. The construction management plan submitted shall be followed through all stages of construction. If any problems arise where the Town Bylaws are being violated, a Stop Work Order will be delivered without warning and all construction shall cease until all problems have been rectified to the satisfaction of the Town of Canmore.



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15. The developer is responsible for dust management for all driving surfaces on their property in perpetuity. Dust management shall be provided in accordance with industry best practices.
16. The Developer shall provide landscaping in accordance with the approved landscaping plan.
17. The Developer is required to provide a minimum of 60 parking stalls, 0 loading bay, 22 short-term and 1 long-term bike parking stalls, as shown in the approved plans. All on-site parking stalls and loading spaces shall be graded and paved to dispose of drainage to the satisfaction of the Development Officer.
18. The Developer shall provide and maintain in perpetuity wheel stops for all vehicle parking stalls to the satisfaction of the Development Officer.
19. The Developer shall provide and maintain page wire fencing and informational signage discouraging entry into the habitat patch as shown on the approved plans, in perpetuity.
20. The Developer shall ensure that the development achieves 1-10% better than NECB (current edition).

PRIOR TO THE RELEASE OF THE DEVELOPMENT PERMIT CONDITIONS

21. Prior to the release of the Development Permit, the Developer shall pay the following variance fees:
 - One (1) approved variances:
 - Discretion not limited in Land Use Bylaw 1 @ \$210.00 = \$210.00
 - TOTAL FEES PAYABLE: \$210.00**
22. Prior to the release of the Development Permit, The Developer shall provide a revised Landscaping Plan that does not include any wildlife attractants, to the satisfaction of the Development Officer.
23. Prior to the release of the Development Permit or at the discretion of the Development Officer, prior to commencement of construction, the Developer shall provide a pre-construction energy report estimating the energy efficiency of the development using the current NECB.
24. Prior to the release of the development permit, the Developer shall submit revised civil engineering drawings with following revisions incorporated to the satisfaction of the development authority, to the satisfaction of the Municipal Engineer:
 - a. Add a 2.0m wide, gravel turnout for the proposed public fire hydrant;
 - b. Add a thermoplastic pedestrian crosswalk at the intersection of the shared use path, and the paved access road.
25. Prior to the release of the development permit, the Developer shall submit a waste management plan in accordance with the Town of Canmore Waste Management Strategy, to the satisfaction of the Municipal Engineer.



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PRIOR TO COMMENCEMENT OF CONSTRUCTION CONDITIONS

26. Prior to construction, the Developer shall submit a roadway structure design for the paved public access road along the development parcel frontage to the satisfaction of the Municipal Engineer.

PRIOR TO THE ISSUANCE OF AN OCCUPANCY CERTIFICATE CONDITIONS

27. Prior to issuance of an Occupancy Certificate, the developer shall design and construct the paved roadway access along the development parcel frontage at their own cost, in accordance with the approved design, to the satisfaction of the Municipal Engineer.
28. Prior to issuance of an Occupancy Certificate, Construction Completion Certificates (CCC) for on-site and off-site Sanitary and Water shall be submitted to the Municipal Engineer by Developer's Consulting Engineer.

ADVISORY COMMENTS

29. None.

DocuSigned by:
Whitney Smithers
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SIGNATURE

CHAIR, CANMORE PLANNING COMMISSION

6/21/2024 | 4:25 PM MDT

DATE

IS A NOTICE POSTING REQUIRED:

YES

NO