

BYLAW 2024-08

**A BYLAW OF THE TOWN OF CANMORE, IN THE PROVINCE OF ALBERTA, TO
AMEND REVISED LAND USE BYLAW 2018-22**

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

TITLE

- 1 This bylaw shall be known as “Revised Land Use Bylaw Amendment 2024-08 – Removal of Employee Housing from Industrial Districts.”

INTERPRETATION

- 2 Words defined in Bylaw 2018-22 shall have the same meaning when used in this bylaw.

AMENDS BYLAW 2018-22

- 3 Revised Land Use Bylaw 2018-22 is amended by this bylaw.
- 4 Section 5.1 Purpose is amended by adding “Residential uses may be allowed in accordance with the list of “discretionary uses” when such uses are compatible with the light industrial purpose of the District.”
- 5 Section 5.1.2 is amended by striking out “Employee Housing (above the ground floor) and inserting “Dwelling Unit (above the ground floor)”.
- 6 Section 5.1.5 is amended by striking out “Employee Housing” and substituting “Dwelling Unit”.
- 7 Section 5.1.5.1 is repealed and the following is substituted:

5.1.5.1 Dwelling Units shall meet the following maximum unit size criteria:

- a. Bachelor - 37.0 m²
- b. One bedroom - 51.0 m²
- c. Two bedroom - 65.0 m²
- d. Three bedroom - 84.0 m²

5.1.5.2 Dwelling Units shall be located above the ground floor.

5.1.5.3 Dwelling Units shall be integrated into the development.

5.1.5.4 A maximum of 30% of the total GFA of the building(s) on site may be used for Dwelling Unit purposes.

5.1.5.5 Dwelling Units shall be designed to reduce exterior noise and vibration from adjacent uses. All Dwelling Units shall be designed so that noise levels from adjacent uses do not exceed 35dBA (Leq) in bedrooms and 40dBA (Leq) in all other living spaces. Development Permit

applications shall include a professionally prepared acoustical report to confirm compliance with this requirement.

- 8 Section 5.2.2 is amended by striking out “Employee Housing (above the ground floor)”.
- 9 Section 5.2.4.1 be amended by striking out “Employee Housing units and”.
- 10 Section 5.2.5 and section 5.2.5.1 are repealed.
- 11 Section 5.3.2 is amended by striking out “Employee Housing”.
- 12 Section 5.3.6 and section 5.3.6.1 are repealed.
- 13 Section 5.4 Purpose is amended by striking out “To be a gateway to the community and provide for a range of Light Manufacturing and other light industrial uses.” and substituting ““To be a gateway to the community and provide for a range of commercial and light industrial uses. Residential uses may be allowed in accordance with the list of discretionary uses, when such uses are compatible with the purpose of the District.”
- 14 Section 5.4.2 is amended by striking out “Employee Housing and by inserting “Dwelling Unit (above the ground floor)”.
- 15 Section 5.4.6 is amended by striking out “Employee Housing” and substituting “Dwelling Unit”.
- 16 Section 5.4.6.1 is repealed and the following is substituted:
 - 5.4.6.1 Dwelling Units shall meet the following maximum unit size criteria:
 - a. Bachelor - 37.0 m²
 - b. One bedroom - 51.0 m²
 - c. Two bedroom - 65.0 m²
 - d. Three bedroom - 84.0 m²”
- 17 Section 5.4.6.2 is repealed and the following is substituted:
 - 5.4.6.2 Dwelling Units shall be located above the ground floor.
- 18 5.4.6.3 is repealed and the following is substituted:
 - 5.4.6.3 Dwelling Units shall be integrated into the development.
- 19 Section 5.4.6.4 is repealed and the following is substituted:
 - 5.4.6.4 A maximum of 30% of the total GFA of the building(s) on site may be used for Dwelling Unit purposes.

20 Section 5.4.6.5 is repealed and the following is substituted:

5.4.6.5 Dwelling Units shall be designed to reduce exterior noise and vibration from adjacent uses. All Dwelling Units shall be designed so that noise levels from adjacent uses do not exceed 35dBA (Leq) in bedrooms and 40dBA (Leq) in all other living spaces. Development Permit applications shall include a professionally prepared acoustical report to confirm compliance with this requirement.”

ENACTMENT/TRANSITION

21 If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.

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

FIRST READING: July 2, 2024

PUBLIC HEARING: September 3, 2024

SECOND READING:

THIRD READING:

Approved on behalf of the Town of Canmore:

Sean Krausert
Mayor

Date

Cheryl Hyde
Manager, Municipal Clerk’s Office

Date