



**TOWN OF CANMORE
RECORD OF WRITTEN SUBMISSIONS
Public Hearing**

Council Chamber at the Canmore Civic Centre, 902 – 7 Avenue
Tuesday, May 6, 2025 at 9:00 a.m.

This document contains the written submissions received in response to the notice of public hearing for the following bylaw:

**Silvertip Block 9 Residential Development Bylaw Amendments
2024-39, 2024-40, and 2024-20**

Submissions are sorted in alphabetical order.

This record of written submissions was compiled by Ben Stiver, Municipal Clerk, on May 6, 2025.

May 1, 2025

To the Mayor, and the Councillors of the Town of Canmore

Re: Bylaws 2024-20, 2024-39, and 2024-40 - Silvertip Block 9 Residential Development

I have owned property in Silvertip since 2000 and I have lived here full-time since 2013.

With respect to the specific three bylaws, I do not object greatly to the redrawn boundaries. However, over the years I have seen many deer and elk sheltering in the low area where the development is taking place. The redrawn boundaries will almost certainly affect their ability to migrate through and shelter in their winter habitat. However, the development itself will likely affect the winter habitat of the animals more than the redrawn boundaries.

I do object to the increased height of the proposed buildings. That change is not in keeping with the original design and character of Silvertip. I view it as the thin edge of the wedge with respect to approvals of future high-rise buildings in Silvertip.

My main objection to the three bylaws, however, is a general objection relating to the implementation of the Silvertip Area Structure Plan (the ASP) dated October 2007.

I object to all further concessions to Stone Creek Resorts, the developer in Silvertip, until such time as the developer begins a meaningful implementation of the Silvertip Area Structure Plan dated October 2007.

In 2018, Stone Creek applied to develop residential Block 10. The Town refused the application, and Stone Creek appealed to the SDAB. The SDAB rejected the appeal by Stone Creek in 2018.

The developer applied again in 2020 to develop not only not only Block 10 but also part of Block 3. On January 30th, 2020, I made a submission to the Planning Department urging the Town to reject the application by Stone Creek. This is what I said 5 years ago:

QUOTE from my Submission to The Town on January 30,2020

In October 2007, Stone Creek Properties and the Town of Canmore reached an agreement called the Silvertip Area Structure Plan (ASP). *“The ASP seeks to guide future development in the Silvertip area, based around the construction of a world class, year round resort village, comprised of 1,290 resort accommodation units, together with associated commercial uses such as spas, health clubs, swimming pools, fitness centres, meeting/conference facilities, eating and drinking establishments, retail stores, and a world class 18 hole golf course running throughout the Plan Area. In addition to the resort facilities, exclusive resort residential development with high architectural controls is proposed in a number of development cells, with a maximum of 750 dwelling units of a variety of types.*

This is a map of the proposed Resort Village Area (Block 3) in brown located to the NE of Juniper Ridge and Blue Grouse Ridge:



For several years after 2007, Stone Creek advertised in newspapers, on websites, and even on large billboards, that they were going to build an Italian style village at Silvertip. Do they still intend to build the village? Do they have a timetable? When will it start? Most of the advertising has long since disappeared, however, a Google search for “Silvertip Village”, results in:

<https://silvertipvillage.com/project-info/>

This is a diagram of the Master Plan:



Many owners in Silvertip purchased their properties on the basis that a Resort Village would be constructed within the timeframe agreed to in the Silvertip ASP. That would have included 551 Resort

and Visitor Accommodation Units, and 170 residential units within the first 5 years (that is about 3 visitor units for every 1 residential unit).

Crucially, the ASP states that *“As of October 2007, further residential development within the Plan Area shall not proceed until commercial development within the resort village area has commenced.”*

Well, 12 years later, Stone Creek has not developed any new *“spas, health clubs, swimming pools, fitness centres, meeting/conference facilities, eating and drinking establishments, retail stores”*, other than the minimal facilities and 18-hole golf course that were already present when the ASP was agreed in October 2007.

Property values in Silvertip, and the Town’s tax base, would undoubtedly be significantly higher if a genuine Resort Village had been built at Silvertip.

Stone Creek now proposes to develop “19 lots, for semi detached tourist housing and a resort amenity lot” in the Resort Village Area (Block 3). The Stone Creek proposal SB2019-010 is completely bereft of any details of this resort amenity lot. What is intended? It appears to me that nothing of the type of commercial development envisioned in the ASP will be built. The ASP also states *“The development of and the uses within the Resort Village Area are intended to complement existing and future commercial uses within the Town and to service the day-to-day needs of visitors to Silvertip”*

The Town of Canmore has an objective of creating centres of activity outside of the Town core to reduce traffic within the core and along Bow Valley Trail. To that end, Silvertip and Spring Creek should develop full tourist facilities at their respective locations. That is what the Silvertip ASP envisioned.

The Malcolm Hotel was recently built in Spring Creek. A similar standard of hotel is needed in Silvertip.

In mid 2018 Stone Creek applied to the Town to develop about 59 residential lots in Block 10. The Town refused the application because Stone Creek had not begun any commercial development in the Village Centre as clearly required by the 2007 Silvertip ASP. Stone Creek appealed, but the SDAB upheld the Town’s decision in November 2018. In May 2019, according to the local newspaper, Stone Creek threatened to appeal this decision to the courts. And here we are today.

During the November 2018 SDAB hearing, legal counsel for Stone Creek suggested that the requirement for commercial development at the Resort Village could be satisfied by building a 7-11 convenience store. Is that the plan for the proposed resort amenity lot referred to in SB2019-010?

Have we really gone from a *“world class, year round resort village, comprised of 1,290 resort accommodation units, together with associated commercial uses such as spas, health clubs, swimming pools, fitness centres, meeting/conference facilities, eating and drinking establishments, retail stores, and a world class 18 hole golf course”* to an 18 hole golf course and a 7-11 convenience store? I hope not!!

The current application appears to be a transparent attempt by Stone Creek to build numerous residential lots in Block 10, and now possibly Block 3, without providing even one of the stated amenities in the Resort Village Centre that it agreed to 12 long years ago. This is contrary to the phasing agreed to in the Silvertip ASP. Stone Creek is apparently reluctant to begin the development of the Resort Village, despite record high stock markets and even though other developers have built several large new hotels in the Bow Valley in the past few years.

If the Town approves these two applications, the likelihood of any amenities ever being built in the Resort Village diminishes considerably. Silvertip will probably never develop a Resort Village.

Perhaps the Town should renegotiate the Silvertip Area Structure Plan with goals and timelines that the developer is more likely to achieve, rather than to ignore the Silvertip ASP altogether.

I urge the Town to reject these two development applications, until such time as Stone Creek Properties begins a legitimate commercial development in the Resort Village Centre.

END QUOTE

Never-the-less, in 2020 the Town approved Stone Creek's application to develop Block 3 and Block 10. The Council was concerned in 2000 that Stone Creek might start new residential development before any commercial development, thereby violating the Silvertip ASP. The Town Administration stated at the hearing that Stone Creek must complete servicing on Block 3 before selling any lots in Block 10. And Block 3 is where the first commercial development in the "Silvertip Village" was supposed to begin.

Now, 5 years later, servicing is complete on Block 10 and a section of Block 3. Stone Creek has sold many lots in Block 10, but I haven't seen any ads for lots for sale in Block 3. The "Resort Amenity" in Block 3 remains an empty promise after 5 years.

Stone Creek has not built any amenities in the "Village". In fact, you now see only a blank page when you navigate to <https://silvertipvillage.com/>

A Google search for Silvertip Village yields no home page. And the Stone Creek Resorts official website <https://silvertipresort.com/> makes no mention of the "Village".

Maybe I've missed something. Has the "Silvertip Village" officially been cancelled?

I will give the developer credit for his skill at trying to obfuscate his obligations under the approved 2007 Silvertip ASP by suggesting that he now needs significant prior residential development, and a gondola up to Mt. Lady MacDonald and a casino to make the "Village" viable. The Silvertip ASP makes no reference to either a gondola, or a casino.

And I chuckle when I see the misleading signs on the Trans-Canada highway advertising "Silvertip Resort" – which is at best a seasonal golf course, a couple of restaurants, a tiny market (not even close to a 7-11), and a bunch of old ATCO trailers for staff accommodation that have been in place for what seems like 20 years. And it would be laughable if Stone Creek tried to imply that their tiny market qualifies as the start of their commercial development of the Village.

Meanwhile, hotels are popping up like baby rabbits in Spring Creek, and commercial development in Three Sisters continues apace.

I said this in 2020, and I'll say it again:

"If the Town approves these two applications, the likelihood of any amenities ever being built in the Resort Village diminishes considerably. Silvertip will probably never develop a Resort Village."

Perhaps the Town could explain what is going on. What is the quid-pro-quo for approving Bylaws 2024-20, 2024-39, and 2024-40. For example, if these bylaws are approved:

- has the developer agreed on a firm timeline to begin construction of a hotel or other major amenities in the Village, or
- will the developer build the Resort Amenity (whatever it is) on Block 3 that was promised 5 years ago, or even to build a 7-11 in the Village, or
- will the developer replace the old ATCO trailers with decent staff accommodation, or
- will the developer agree to drop all legal action against the Town regarding the Base Camp spa at the bottom of Silvertip Trail.

If there is no quid-pro-quo then perhaps the Town should table these three bylaws until such time as the developer makes a meaningful effort to begin commercial development in the “Village”. The residents of Silvertip and the Town of Canmore have waited long enough.

And the public deserves to know what the Town has negotiated with the developer with respect to the ASP.

Is the Silvertip ASP still applicable or is the Town flying blind and approving proposals from Stone Creek at random, and without regard to the ASP. That appears to be the case.

Once again, I urge the Town to reject any applications by Stone Creek Resorts for any further residential development and/or residential development concessions in Silvertip.

The Town should demand firm timelines from the developer regarding the 2007 Silvertip ASP schedule for building the “Village” before agreeing to any more development concessions in Silvertip.

Sincerely,

Dennis Best
Canmore, AB

To Mayor Sean Krausert and Canmore Town Council members;

My wife and I stand opposed to the bylaw amendment for increased . building height changes at Silvertip.

In addition to the reasons posted below, we are concerned about the precedent that these proposed bylaw changes set for future developments.

The reasons for our opposition are the following:

- A possible Trojan Horse for a future gondola to the former teahouse on Mt. Lady Macdonald via the mountain's SSE ridge?
- Request to increase building height to 5 storeys (~50 feet) – height which might potentially (awaiting confirmation of height of Banff Gondola towers) facilitate the possible construction of a gondola line from the Palliser Lands beside the TCH, up the mountainside to the currently cleared utility corridor that runs roughly perpendicularly off to the right as you ascend Silvertip Trail (the main Silvertip roadway from The Shrine Church of Our Lady of the Rockies to the Silvertip Golf Course), straight into Silvertip's new Mountain Tranquility Place/Gate neighbourhood. There, a gondola line might be able to be angled left up to the SSE ridge of Lady Mac straight to the location of the former teahouse at treeline in the exceptionally fragile alpine ecosystem above.
- Along the way, such a gondola route would go through Bow Valley Wildland Provincial Park across an active wildlife corridor and necessitate clearcutting a swath of trees ~50 metres wide and ~3 kms long over an altitude gain of ~1,000 vertical metres.
- Thus, the public hearing on Tues. May 6 could affect not only the downtown area, but the rest of the town as well, and with potentially far-reaching effects on the town's skyline 100s of metres above the valley floor.
- Translation: While this gondola route may be speculation, even the possibility of it suggests to me that we'd be wise to push back hard against any height limits above those currently approved.
- On the plus side: All that needs to be done is to sow doubt and concern into the Mayor and Council that this issue warrants further and far more careful examination.

Kind regards,

Martin and Kathy Davies

[REDACTED]

Canmore [REDACTED]

[REDACTED]

[REDACTED]

To: Mayor and Council, Town of Canmore

From: Jacob Herrero

Address/Contact: [REDACTED]

Date: May 4, 2025

Subject: Written Submission Regarding 300 Mountain Tranquility Gate, Silvertip

Dear Mayor Krausert and Councillors,

I am writing to express my strong opposition to the proposed Land Use Bylaw amendment concerning the property at 300 Mountain Tranquility Gate, specifically regarding the requested increase in maximum building height within the STR-2 Silvertip Comprehensive Residential District. This item is scheduled for a public hearing on May 6th.

The proposal seeks to increase the maximum allowable building height from 12.0 metres (approximately 3 storeys) to 22.32 metres (potentially accommodating 5 storeys). This represents an increase of over 10 metres, or approximately 86% over the current permitted height limit. I believe this dramatic increase is excessive without clear public benefit.

Canmore is facing a critical need for affordable housing. While the applicant's preliminary plans suggest increased density, there is no mention of mandated non-market, affordable housing units within the proposal itself that would justify such a substantial deviation from current height norms.

I believe the existing maximum height of three storeys (12.0m) is appropriate for this site. Should Council consider allowing up to four storeys, it should only be permitted if a significant and legally secured component of below-market, permanently affordable housing is included as a community benefit directly within this project. A height of five storeys (up to 22.32m) is simply too tall for this location and should not be permitted.

Approving this amendment without substantial modification would signal that significant height increases are negotiable without commensurate community benefits like affordable housing, potentially altering Canmore's built form in ways that many residents do not support.

Thank you for considering my perspective during the public hearing.

Sincerely,

Jacob Herrero

May 2, 2025

VIA Email: municipal.clerk@canmore.ca

Town of Canmore
902 7 Ave
Canmore AB T1W 3K1
403.678.1500
Attention: Municipal Clerk

William M. Katz
Lawyer, Litigation
Direct Line: [REDACTED]
E-mail: [REDACTED]

Olia Kaluhina
Advocacy Legal Assistant
Direct Line: [REDACTED]
E-mail: [REDACTED]

Re: Adjournment Request – May 6, 2025
Stone Creek Properties Inc.'s Bylaw Amendment Application for Bylaw Nos.
2024-20, 2024-39, and 2024-40 for Silvertip Block 9 Residential Development
(the "Bylaw Amendments")

Adjournment Request

We are counsel to a group of homeowners in the Silvertip community (collectively, the "**Ownership Group**"). The Ownership Group is impacted by the above-noted Bylaw Amendments and we ask that the Second Reading of the Bylaw Amendments, currently scheduled to heard on May 6, 2025, at the Canmore Civic Centre Council Chamber at 9:05 AM (the "**Public Hearing**") be adjourned to the next Regular Meeting of Council scheduled for June 3, 2025 (collectively, the "**Adjournment**").

The Ownership Group consists of affected persons within the meaning of the *Municipal Government Act*, RSA 2000, c M-26 (the "**MGA**") as each member owns and lives in the community of Silvertip ("**Silvertip**") with some residents owning in the area since just after its inception and some with properties located less than 100 meters from the proposed Bylaw Amendments.

As outlined in greater detail below, the Adjournment is sought on the basis that the information provided by the Applicant, Stone Creek Properties Inc. ("**Stone Creek**" or the "**Applicant**") with respect to the Bylaw Amendments is sparse and particularly so with respect to the significant increase to the maximum allowable building height in Silvertip from 12.0m to 22.32m (the "**Height Variance**") while simultaneously removing the 9.5 maximum eaveline height requirement (the "**Eaveline Requirement**").

Both the Height Variance and the removal of the Eaveline Requirement are a significant departure from the Silvertip Area Structure Plan – initially passed by Council on October 9, 2007 (the "**Silvertip ASP**") which has been complied with by each and every member of the Ownership Group in the development of their own properties in Silvertip.

The Silvertip ASP and its Bylaws have provided a strong and long-standing framework for the development of Silvertip and should not be deviated from without more careful consideration as to the potential future impacts that may arise. Additionally, members of the Ownership Group, who are not able to attend the Public Hearing, but wish to speak to the Bylaw Amendments, respectfully request the Adjournment which will also afford Stone Creek, as Applicant, with the

opportunity to speak to and potentially address to the Key Concerns (as defined below). In the event that the Adjournment is not granted, William M. Katz (as counsel to the Ownership Group) and Jeff Bales (Ownership Group member) wish to speak in opposition to the proposed Bylaw Amendments (5 minutes each). Other members of the Ownership Group in attendance may also wish to speak briefly to their concerns.

We thank you in advance for your consideration and we look forward to hearing from you at your earliest convenience.

Concerns with Bylaw Amendments as Proposed

1. The Proposed Amendments

As outlined by the Applicant, the scope of Bylaws 2024-20, 2024-39, and 2024-40 generally fall into two categories:

1. Map Amendments to:

- a. Land Use Bylaw,
- b. Silvertip Area Structure Plan, and
- c. Municipal Development,

(collectively, the “**Map Amendments**”); and

2. Text Amendments to the STR-2 Silvertip Comprehensive Residential District of the Land Use Bylaw (the “**Silvertip LUB**”) and collectively referred to as the “**Text Amendments**”.

For ease of reference, the Text Amendments, as proposed, read as follows:

- 3.17.3.5 The maximum building height for an Apartment Building, Townhouse, and Townhouse, Stacked development is ~~12.0 m~~ **22.32m, with a minimum 5:12 slope not exceeding 9.5 m at any eaveline**. The building height shall be measured from the main floor of the apartment to the roof peak, with a maximum of up to 1.2 m allowed below the main floor and the ground elevation **for basements or underground parking structures**.

In its written and oral submissions at the First Reading held at the Council Meeting on April 1, 2025 (the “**First Reading**”), the Applicant submitted considerable materials and explanation with respect to the Map Amendments and their justification for seeking those amendments but provided little to no explanation as to the Text Amendments, the significant Height Variance (almost double the current limits), or the removal of the Eaveline Requirement.

At the First Reading, the Administration, represented by Jennica Collette, Development Planner

(the “**Administration**”) expressly stated that the:¹

“Administration acknowledges that the applicant has requested a significant increase in building height.”

But provided little not no justification as to:

1. what the purpose of the “significant increase” is;
2. why such a “significant increase” is necessary;
3. why such a “significant increase” is justified;
4. what alternatives to the “significant increase” may be; or
5. what the future impacts of the “significant increase” may have on Silvertip.

The Administration simply outlined that “given the sloping terrain on Block 9, administration is satisfied that the change in height will not impact views from nearby low density residential properties”² (collectively, the “**Sightlines Issue**”). As articulated in greater detail below, the Sightlines Issue is not the Key Concern of the Ownership Group.

Purported Stakeholder Engagement

It is acknowledged that the Applicant held a public information session on Wednesday December 18, 2024, at the Silvertip Resort with approximately 30-35 attendees (the “**Community Engagement**”). The majority of those in attendance were members or representatives of the Ownership Group, including the undersigned.

Once again, the focus of the Community Engagement was on the Map Amendments and not the Height Variance or Eaveline Requirement and, in response to most questions pertaining to the future or intended development of the area, the response of, “given the slope, the sightlines shouldn’t be impacted” was often given.

The Ownership Group is predominantly concerned with what such a “significant increase” in Height Variance will have on future developments in Silvertip as well as its impact on Silvertip’s members, its community, and its culture. It remains unclear why such a drastic increase is necessary or required or why a smaller increase is not also feasible. To date, little information has been provided to address the Key Concerns (as defined below).

Key Stakeholder Concerns

At the First Reading, the Administration suggested that following the Community Engagement,

¹ Request for Decision submitted April 1, 2025, Agenda Item #G2 at page 3 of 7 (the “**Request for Decision**”)

² Request for Decision at page 3 of 7

the concerns raised were with respect to: Parking Requirements, Sightlines, Residential Density, and Wildlife Corridors but these concerns are not of paramount concern to the Ownership Group. What are the key concerns with the Bylaw Amendments can be summarized as follows:

- erosion of community;
- irrevocable change in development landscape;
- significant deviation in character of the residential developments in Silvertip; and
- what protections are in place to ensure a precedent isn't set here?

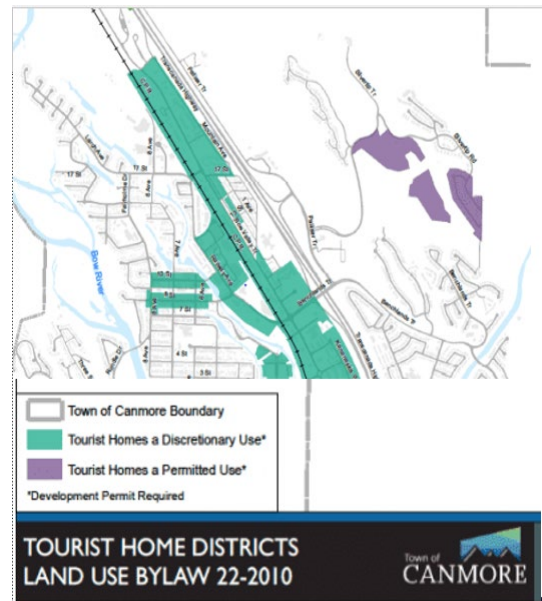
(collectively, the “**Key Concerns**”)

Both the Height Variance and the removal of the Eave Line Requirement are a significant departure from the Silvertip ASP and its Bylaws which have, with respect to height restrictions, been complied with since their inception. It remains unclear why a deviation as drastic as the one sought by the Applicant is necessary and further information is sought by the Ownership Group as to what impacts may arise and what protections are in place to ensure all of Silvertip is not impacted.

Short-Term-Rentals in Canmore

Formerly BYLAW 22-2010, “Short-Term-Rentals in Canmore” are described as buildings within the permitted use area that have a blanket acceptance for short term rentals. These areas have been further described as: “ideal locations to purchase in Canmore because you don't really have to jump through any hoops with the town”³ (“**Tourist Homes**”). With respect to Tourist homes, the Town of Canmore on its website has recently outlined that: “As one of our steps to address the housing crisis in Canmore, we are limiting the growth of Tourist Homes in our community.”⁴

Going further to add that “few residential districts allow tourist homes today with only the two Silvertip residential districts.” [emphasis added]



Given that the Town of Canmore is limiting the growth of Tourist Homes in the community and the only remaining residential districts allowing for Tourist Homes are “only the two Silvertip”

³ Understanding Zoning before you buy a short-term-rental in Canmore: <https://robintuck.com/canmore-airbnb-zoning-rules/>

⁴ Town of Canmore: “Accommodation Types”: <https://www.canmore.ca/your-community/residential-services/taxes/tourist-homes>

residential districts," it is reasonable for the Ownership Group to be concerned as to how doubling the height of structures within Silvertip with such a "significant increase" may impact the future of the community and future developments.

Attached to these written submissions are a number of additional letters outlining areas of concern as raised by members of the Ownership Group.⁵

Conclusion

That Applicant has stated: "It is worth noting that this text amendment only applies to properties within the STR-2 Silvertip Comprehensive Residential District" but there is no structure remotely like the proposed developments currently in Silvertip and no assurances or protections for residents that future requests analogous to the Height Variance and Eaveline Requirement will not be sought in other districts in Silvertip using this increase as a precedent.

The Silvertip ASP and its Bylaws have provided a strong and long-standing framework for the development of Silvertip and should not be deviated from without more careful consideration as to the potential future impacts that may arise. Additionally, members of the Ownership Group, who are not able to attend the Public Hearing, but wish to speak to the Bylaw Amendments, respectfully request the Adjournment which will also afford Stone Creek, as Applicant, with the opportunity to speak to and potentially address the Key Concerns as articulated above.

We thank you in advance for your consideration and we look forward to hearing from you at your earliest convenience.

Yours Truly,
MLT AIKINS LLP



William M. Katz
WMK:ok

c. Jonathan Bouchier, MLT Aikins LLP (*via email*)

⁵ Letters of concern from members of the Ownership Group [TAB 1]

TAB 1

April 15, 2025

Town of Canmore
902 7th Avenue
Canmore, AB
T1K 3K1

To: Members of Council

Stone Creek Properties Inc. is requesting an amendment to the STR-2 Silvertip Compressive Residential District to allow for an increase in the maximum allowable height for apartment buildings, townhouses and stacked townhouses from 12 meters to 22.32 meters.

I wish to be on record at the Town of Canmore that I oppose the proposed bylaw amendment that would allow for the height increase described in the paragraph above. Permitting the change of allowable height from 12 meters to 22.32 meters is a dangerous precedent that can lead to further requests for changes to height restrictions for other developments. All the residential properties in the Silvertip district, including STR-2, should have the same bylaw requirements.

During the presentation that Stone Creek gave to Council on April 1, 2025, they spoke of the site lines, but only discussed the houses along Silvertip Pointe. There is also a concern with the proposed building height along Silvertip Road.

Thank you,

Jeff Bales

[REDACTED]

Canmore

To: Canmore Town Council
Re: Bylaw 2024-20, 2024-39, 2024-40
Silvertip Block 9 Residential Development
From: Robert G. Simon & Gilles DeVoe (Joint Owners of 509 Silvertip Pointe since 2002)
Date: April 16, 2025

We understand Stone Creek's legal right to develop the subject property in accordance with the Silvertip Master Plan approved by the town in 2007. Our concern is that the changes now being requested by Stone Creek are of such a material nature that, if permitted, the character of Silvertip as a tranquil and environmentally sensitive neighborhood will be fundamentally altered. This will harm the current homeowners who have made substantial financial investments based on the promises of Stone Creek to develop a special community "designed for people in harmony with the environment" (Silvertip Construction Master Plan dated 6/18/03). Those of us who built our houses were required by Stone Creek to follow detailed and meticulous rules to assure that our homes respected this beautiful and environmentally important part of Canmore and the Bow Valley. What's going on now with Stone Creek feels like a bait and switch.

We are concerned that Stone Creek is asking to rezone one acre of old growth forested land from a golf course to a residential designation but with no legal stipulation that the land will remain in its current state. What precedent is being set if Stone Creek is permitted to take golf course land and develop it? What other parts of the golf course might Stone Creek think of developing? Potential buyers could look at this as detrimental and a deterrent to purchasing a home in Silvertip, thus hurting our property values.

We are concerned that Stone Creek is requesting an 86% height increase for the proposed buildings as compared to the height approved by the town in the 2007 Master Plan (12m v. 22.3m). While the 2007 Master Plan is clear as to the number of units Stone Creek can build (210-285 units), the mass and scale of a 12 meter building is radically different than that of a 22.3 meter building, a height that is unprecedented in Silvertip. The scale of the buildings Stone Creek is contemplating would change the character of Silvertip and violate what the current owners of expensive residential homes thought they were purchasing. More specifically, the area subject to development has been approved for short term rentals. A 22.3 high building with these kinds of rentals is basically a hotel. With this kind of development directly below some of the most expensive homes in Canmore (and attendant high tax assessments thus important tax revenue for the town), noise (sound moves uphill), light pollution and crowds of people could hurt real estate values.

We are concerned that no specific building plan has been made available for neighbors to consider. While Stone Creek has the right to construct 12m high buildings, if they are granted the right to build 22.3m buildings does the design plan take into account the steep slope of the subject property such that a taller building at the base of the slope would have a different impact than the same building higher up the slope (an area many neighbors can see)?

In conclusion, the Silvertip Master Plan of 2007 gives Stone Creek the opportunity for major and profitable development. Let them continue on this path, but not on their new idea of developing golf course land and constructing buildings of unprecedented height in Silvertip. An age-old rule of real estate is that preserving character preserves and enhances value. Let Silvertip and the Town of Canmore thrive in the future, as well as Stone Creek, but only permit them to execute on the carefully thought through Master Plan of 2007 and no more.

Scott and Lan Davis

April 15, 2025

To: Town of Canmore

Subject: Stone Creek Proposal to increase maximum building height from 12m to 22.32m


To whom that it may concern,

As current residents of the Silvertip Resort we are adamantly opposed to this proposal. We believe a height increase of this magnitude significantly harms the ambience of the residential development in this area of Silvertip. The developer has pitched the proposed increase on the basis of cutting down fewer trees for the build site while not impeding the view of homeowners from Silvertip Point. We believe the most important consideration should be the visual impact of much taller buildings versus the overall architectural motif of the existing community particularly in lieu of its location on a major traffic artery for Silvertip. It is not being hidden away at the end of a cul de sac. This area of the resort is primarily single family or duplex homes. To allow a building height increase of 10m is just architecturally out of proportion with the surrounding development and it will be a visual eyesore.

We have invested a significant amount of money in building our dream home based on our understanding of what the future of Silvertip should look like according to the development plans. We realize minor modifications will be necessary from time to time but a wholesale change of this magnitude is very unfair to the residents who have already built here. For this area of Silvertip, three storey buildings should be more than adequate and we implore the Town to stay the course with the plan and keep the ambience of Silvertip as originally envisioned.

Scott and Lan Davis

Rob Duguid


Canmore, Alberta

April 15, 2025

To Whom it May Concern:

My primary concern with the proposed revision of the building height restriction in Silvertip is related to the reliability and credibility of the zoning and development processes of the Town. Silvertip residents have invested (in some individual cases millions of dollars) in their community with the understanding of the current height restrictions, and the promise of unobstructed views. It is unfair to then allow these criteria and promises to be altered or broken.

H. Truderung,
[REDACTED]

Objections to Silvertip Block 9 Development

I object to the proposed height increase from approximately 3 stories to 5 stories. This would enable a higher standard for a residential area in which we were kept within strict previous height limits when we built our house. This new height standard would allow multistory, apartment type buildings capable of introducing commercial and rental unsuitable for residential neighbourhoods. The single family nature of Silvertip neighbourhoods which attracted us to build would be jeopardized.

I object to the transfer of land from golf course zoning to residential zoning. The Silvertip golf course lands were inviolably to be retrained as such. This zoning change sets a precedent for more of the same. Who does this zoning change benefit because the residents and the golf community are excluded from any benefits.

The proposed development includes a multistory apartment style high density building which when combined with the short term rentals to be allowed in Block 9 would increase traffic, noise and security concerns in this traditional single family neighbourhood. This will not solve Canmore's housing needs. We built in Silvertip for it's beauty and peaceful character not to have it destroyed for commercial profits and incremental taxes.

April 17/25

Town of Canmore

We never bought into Silvertip with
the idea of looking into 72' buildings.

If 72' is O.K. for Silvertip residents
it must be O.K. for downtown residents,
too?

Please keep the vision of Canmore
for All.

L.R. J. Robertson

Lauren Robertson
Jeri-Lynn Robertson

[REDACTED]
CANMORE, AB.
[REDACTED]

Town of Canmore

Re: Proposed Silvertip By-Law Amendments

From: Michael Mezei and Andrea Hopps [REDACTED]

We are writing to convey our personal experience and perspective as a permanent resident of Silvertip.

Sightlines: The report by the Town concludes that:

“Given the sloping terrain on Block 9, administration is satisfied that the change in height will not impact views from nearby low density residential properties which have been developed at higher grade elevations.”

This is not accurate and is based on incomplete and inaccurate information from Stone Creek that only focuses on Silvertip Pt. and greatly exaggerates the impact of the bluff in blocking an up to 5 storey condo block at 1465 metres.

We live on Silvertip Ridge. The proposed height increase to 22 metres would have a significant impact on sightlines from Silvertip Ridge which is completely left out of Stone Creek (and the Town's) analysis and conclusions. Our house at 105 Silvertip Ridge (2nd in from Stonecreek Road) sits at 1460 metres and has a view that looks South/SouthWest over the 7th hole green adjacent to Silvertip Road (which forms the top of the bluff) – A condo block at 1465 metres would significantly change sightlines from the current forest foreground and mountain backdrop, to the upper floors and roofline of a large block building. This is not what we were expecting for the low rise 'residential' part of Silvertip as set out in the ASP when we bought in 2017. We are only one of many homes on Silvertip Ridge, most of which are lower than ours as the road gradually slopes down to the west.

We would also strongly encourage the Town and Council to do its own measurements and walk the area as Stone Creek has vastly exaggerated the impact of the bluff in blocking the condo from views of current residents. The maximum height of the bluff from the base of the small hill where the condo would be located is 15 metres (sources: Gaia, Apple Compass based on walking the area), considerably less than the 22 metres proposed for condo block. The bluff also reduces in height from 15 metres to only a few metres along Silvertip Road, and will do little if anything to block the condo building from the sightlines of residents along Silvertip Ridge to the west.

Why Change the ASP when there is plenty of scope to develop within it?

1. The 2007 ASP gives plenty of scope for higher buildings in the Resort Village and at the bottom of the hill, the residential area is for lower height residential

dwelling. There is no reason to change the height of buildings to include condo blocks in the residential areas when Stone Creek has plenty of scope for more development (1) in the residential areas within the current height restrictions, and (2) for higher buildings in Resort Village and bottom of the hill, in accordance with the current ASP.

2. These units are billed as “luxury condos and grand villas”, doing nothing towards pursuing important public policy goals such as adding housing inventory for locals that is affordable, or employee housing, both of which were included in the original 2007 ASP and none to our knowledge which has been pursued by Stone Creek.

Thank you for your consideration.

Michael Mezei and Andrea Hopps

To: Canmore Town Council

From: Herman and Judy Cooper, [REDACTED]

Re: proposed amendment to the SRT-2 Silvertip Comprehensive Residential District to allow for an increase in maximum allowable height for apartment buildings, townhouses, and stacked townhouses from 12m to 22.32m.

The property in question is located in a tourist home designation zone, having a blanket acceptance for short term rentals. The requested allowable height increase will result in a significant increase in the already large number of short term rental units in the Silvertip residential area, resulting in increased traffic, parking issues, and noise as well as significantly changing the nature of the current residential community.

Respectfully submitted,

Judy and Herman Cooper