

BYLAW 2025-06

**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 2025-06 – Moustache Lands Direct Control District”.

INTERPRETATION

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

PROVISIONS

- 3 Revised Land Use Bylaw 2018-22 is amended by this bylaw.
- 4 Following Section 14.43, insert Section 14.44 Moustache Lands Direct Control District as described in Schedule A of this bylaw.

ENACTMENT/TRANSITION

- 5 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.
- 6 Schedule A forms part of this bylaw.
- 7 This bylaw comes into force on the date it is passed.

FIRST READING: May 6, 2025

PUBLIC HEARING:

SECOND READING:

THIRD READING:

Approved on behalf of the Town of Canmore:

Sean Krausert
Mayor

Date

Cheryl Hyde
Manager, Municipal Clerk’s Office

Date

Schedule A

14.44 Moustache Lands Direct Control District

14.44.1 Purpose

To develop affordable housing and commercial activities for both mixed-used and residential buildings up to six storeys on Site 7 as described in the Palliser Trail Area Structure Plan.

14.44.2 Compliance with Bylaw 2018-22

Except as specifically modified by this Direct Control Bylaw, the provisions of the Land Use Bylaw 2018-22 including but not limited to section 2 - General Regulations, and Section 11, Community Architectural & Urban Design Standards, shall apply. Variances to these regulations may be granted where deemed appropriate by the Development Authority.

14.44.3 Permitted Uses

Accessory Building
Apartment Building
Multi-Family Residential Development with a Rental Tenure Requirement
Convenience Store
Day Care Facilities
Eating Establishments
Employee Housing
Home Occupations – Class 1
Live/Work Studios
Offices
Open Space
Parks and Playgrounds
Personal Service Business
Public Utilities
Retail Stores
Small Scale Retail

14.44.4 Discretionary Uses

Administrative Office
Common Amenity Housing
Home Occupations – Class 2
Liquor Stores (maximum 150 m²)
Parking Structure

14.44.5 Regulations

- 14.44.5.1 The minimum lot area shall be 2,300 m².
- 14.44.5.2 The maximum floor area ratio shall be 1.5.
- 14.44.5.3 The minimum landscaped area shall be 25%.
- 14.44.5.4 The minimum front yard setback shall be 3.0 m on Palliser Trail.
- 14.44.5.5 The minimum side yard setback shall be 9.0 m on the Trans Canada Ramp.
- 14.44.5.6 The minimum rear yard setback shall be 9.0 m on the Trans Canada Highway.
- 14.44.5.7 The maximum building height shall be 26 m.

14.44.6 Variances

- 14.44.6.1 Where the Development Authority is satisfied that the architectural integrity of a building could be enhanced, a variance may be granted to allow 10% of the building to exceed the maximum building height and maximum eave line height by up to 10%.
- 14.44.6.2 Where the Development Authority is satisfied that the sustainability of the development could be enhanced through a relaxation of Section 11, Community Architectural & Urban Design Standards without compromising the architectural integrity of the building, a variance may be granted to Section 11.

14.44.7 Parking Requirements

- 14.44.7.1 Multi-Family Residential Development with a Rental Tenure Requirement development shall be exempt from providing a minimum number of automobile parking stalls per unit. Automobile parking stalls, including visitor parking stalls shall be provided at the discretion of the Development Authority.
- 14.44.7.2 Multi-Family Residential Development with a Rental Tenure Bicycle Parking requirements:
 - a. Minimum number of long-term Bicycle Parking stalls: 1.5 stalls per dwelling unit.
 - b. Minimum number of short-term Bicycle Parking stalls: 2.0 stalls per 100 m² of GFA of non-residential uses

14.44.8 Design Requirements

- 14.44.8.1 A building energy modelling report that achieves the policy framework of section 4.3 of the Palliser Trail Area Structure Plan shall be submitted to the Development Authority at the time of building permit application.

- 14.44.8.2 Signage: signage shall not be oriented to or be legible from the Trans-Canada Highway.
- 14.44.8.3 Landscaping: in addition to the requirements of section 11.4.3, a minimum 9.0 m wide strip of land adjacent to the Trans-Canada Highway and off-ramp shall be landscaped.
- 14.44.8.4 Site Design: A pedestrian-oriented site design shall be established to allow for, or encourage, pedestrian and cycling movement throughout the development. These pedestrian connections must link to the Town of Canmore's existing and future trail networks surrounding the development.
- 14.44.8.5 25% of on-grade parking stalls shall be roughed-in for level 2 EV charging which requires that wall and floor penetrations, or conduit, be completed as required to accommodate future level 2 EV charging.

14.44.9 Definitions

- 14.44.9.1 Multi-Family Residential Development with a Rental Tenure Requirement means a building or group of buildings on a parcel of land that are designed and managed as rental affordable housing. Such buildings may have a built form of apartment buildings, townhomes, or stacked townhouses.

14.44.10 Development Authority

- 14.44.10.1 The Development Authority shall be the Development Officer.
- 14.44.10.2 The provisions of sections 1.13, 1.14, and 1.19 shall apply to this Direct Control District.

14.44.11 Schedules

- 14.43.11.1 Schedule "A" shows the location of this Direct Control District, and forms part of this Bylaw.

Schedule A: Bylaw 2025-06

The map displays the Moustache Lands area, bounded by Mountain Avenue to the west and Trans Canada Highway (W) to the south. A large, irregularly shaped area is highlighted in orange, indicating a proposed re-designation from FD (Forest District) to DC-2023-36 (Direct Control District). This area is situated between Palliser Lane and Palliser Trail. Surrounding areas are labeled with various land use districts: DC-04(Z)2009, DC-03(Z)2008, DC-2016-23, TPT-CR, and PD. The map also shows existing roads, including Trans Canada Highway (E) and Trans Canada Highway (W), and various lot numbers. A scale bar indicates distances up to 200 metres, and a north arrow is present in the top left corner.

Legend

- Current Land Use Districts
- Proposed Land Use Re-designation
- From FD to Moustache Lands Direct Control District Bylaw 2025-06

Date: 4/14/2025 Name: PL2025-004_PalliserMustache_LUD_Ammendment Map produced by Town of Canmore GIS Services