

BYLAW 2025-22

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 2025-22 – Vital Homes.”

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 Section 12 is amended by:
 - a) striking out “Density Bonus” and substituting “Perpetually Affordable Housing”.
 - b) adding “(PAH)” after “Perpetually Affordable Housing”.
 - c) striking out “Guiding Principles”
 - d) striking out “developer/builder” and substituting “applicant”.
 - e) striking out “The ratios outlined in this section and the number of units that result are intended to be reviewed from time to time to ensure this section is functioning as intended. PAH units should be physically constructed on-site or provided off-site. Cash in lieu contributions shall not be accepted as part of this section. The Town’s Planning and Development Department shall consult with the development industry and the Canmore Community Housing Corporation (CCHC) on both the review and implementation of this section. Goal. To provide up to 10 PAH units annually associated with new developments. This number will be revisited annually and will be affected by demand and rates of development.”
- 5 Section 12.1 is repealed.
- 6 Section 12.2 is amended by:
 - a) repealing Section 12.2.0.4, Section 12.2.0.8, Section 12.2.0.11, and Sections 12.2.0.14 – 12.2.0.25
 - b) inserting “General Requirements”, “Density Bonusing Ratios”, “Off-Site PAH Unit Requirements”, and “Variance Power of the Development Authority” in accordance with Schedule A.

c) renumbering and reordering the subsequent subsections in accordance with Schedule A.

- 7 Section 13 is amended by striking out the definitions of “PAH (Perpetually Affordable Housing)” and “PAH” and substituting “PAH (Perpetually Affordable Housing) refers to both equity and rental housing units administered by an organization authorized by the Town through a funding, agency or other agreement, that through a variety of restrictions such as those imposed through a restrictive covenant, option to purchase, a land lease, or other document, is removed from the influence of the open real estate market. PAH units are not offered at market rates when ownership or tenancy changes but remain at levels lower than the market would dictate. This means PAH units are controlled in such a way to make them perpetually affordable over a long period of time, or in perpetuity.”

ENACTMENT/TRANSITION

- 8 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.
- 9 Schedule A forms part of this bylaw.
- 10 This bylaw comes into force on the date it is passed.

FIRST READING: June 3, 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

SECTION 12 PERPETUALLY AFFORDABLE HOUSING ~~DENSITY BONUS~~ REGULATIONS

Purpose

To increase the number of Perpetually Affordable Housing (PAH) units constructed and available within comprehensive developments, primarily in new areas of town.

The provision of PAH units is optional and voluntary; the provision of PAH units under this section shall be at the option of the applicant.

12.2 REGULATIONS

General Requirements

- 12.2.0.1 A confirmation of agreement between the developer and the housing provider must be in place regarding the terms and conditions of the transfer of the PAH units as a condition of approval of a Development Permit.

Density Bonusing Ratios

- 12.2.0.2 Unless specified otherwise in an area structure or redevelopment plan encompassing the site, for each PAH unit provided on-site, there will be three (3) bonus/additional market units permitted on the site.
- 12.2.0.3 Unless specified otherwise in an area structure or redevelopment plan encompassing the site, for each PAH unit provided off-site, there will be two (2) bonus/additional market units permitted on the site.
- 12.2.0.4 The Development Authority may accept a different ratio where the applicant can demonstrate that the “bonus” is resulting in a fair benefit to the community through provision of PAH housing.
- 12.2.0.5 Both the PAH units and the additional units constructed as part of the “density bonus” or variance shall be in addition to the total allowed density or unit restrictions contained in the Land Use Bylaw.

Off-Site PAH Unit Requirements

- 12.2.0.6 PAH units may be provided off-site from the development they are associated with.
- 12.2.0.7 Off-site PAH units may not be purchased in existing Employee Housing developments.

Variance Powers of the Development Authority

- 12.2.0.8 The Canmore Planning Commission may approve variances beyond those allowed for in Subsection 1.14 when an applicant proposes to provide PAH units in accordance with this Bylaw.
- 12.2.0.9 The maximum variance granted shall be up to 30% when granted by the Canmore Planning Commission.

SECTION 13 DEFINITIONS

PAH (Perpetually Affordable Housing) refers to both equity and rental housing units administered by an organization authorized by the Town through a funding, agency or other agreement, that through a variety of restrictions such as those imposed through a restrictive covenant, option to purchase, a land lease, or other document, is removed from the influence of the open real estate market. PAH units are not offered at market rates when ownership or tenancy changes, but remain at levels lower than the market would dictate. This means PAH units are controlled in such a way to make them perpetually affordable over a long period of time, or in perpetuity.