



Planning & Development Department

Town of Canmore  
902 - 7th Avenue  
Canmore, AB, T1W 3K1


NOTICE OF DECISION

\*THIS IS NOT A DEVELOPMENT PERMIT\*

DEVELOPMENT PERMIT No.:	PL20250172
APPLICANT NAME:	METAFOR Architecture Inc.
MUNICIPAL ADDRESS:	500 Cascade Drive
LEGAL ADDRESS:	Lot 6, Block 24 Plan 241 0460
LAND USE DISTRICT:	R3 SC1 Residential Comprehensive Multiple Unit, Stewart Creek District
APPROVED USE(S):	AMENDMENT TO PL20230350 (AMENITY AREA)
DATE OF DECISION:	May 21, 2025
APPROVED BY:	Canmore Planning Commission
DATE ISSUED:	May 23, 2025

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: **April 30, 2025**

Signed by:  
  
26CB75EB147B476...  
Signature

Vice-Chair, Canmore Planning Commission

5/23/2025 | 9:49 AM MDT  
Date

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.



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[www.canmore.ca](http://www.canmore.ca)

# SCHEDULE A

## CONDITIONS OF APPROVAL

**DEVELOPMENT PERMIT No.:** PL20250172

**LAND USE DISTRICT:** R3 SC1 Residential Comprehensive Multiple Unit,  
Stewart Creek District

**APPROVED USE(S):** AMENDMENT TO PL20230350  
(AMENITY AREA)

**APPROVED VARIANCE(S):** NONE

**MUNICIPAL ADDRESS:** 500 Cascade Drive

**LEGAL ADDRESS:** LOT 6, BLOCK 24, PLAN 241 0460

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### APPROVED VARIANCES

1. None.

### STANDARD CONDITIONS

1. 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.
2. 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).
3. 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.
4. All construction, landscaping and exterior finishing materials are to be as shown on the approved plans and other supporting material submitted with the application.
5. 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.
6. Access to the site for emergency vehicles shall be to the satisfaction of the Fire Chief.
7. **No occupancy** shall be permitted until an Occupancy Certificate has been issued by the Town of Canmore.



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### SPECIFIC CONDITIONS

1. All Conditions of Approval for PL20230350 shall remain in effect.

### PRIOR TO RELEASE OF DEVELOPMENT PERMIT

1. Prior to the release of the Development Permit, the developer shall provide a landscape plan that provides the final tree and shrub count for the development. The provided tree and shrub count shall comply with Land Use Bylaw 2018-22.
2. Prior to the release of the Development Permit, the developer shall provide a Civil Design Narrative, Stormwater Management Plan (SWMP) and Stormwater Management drawing. The SWMP intent could be satisfied with a brief description in the civil design narrative describing the intent and impacts to stormwater design. This shall be completed to the satisfaction of the Development Authority.

Signed by:

*Florian Jungen*

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Signature

Vice-Chair, Canmore Planning Commission

5/23/2025 | 9:48 AM MDT

Date

IS A NOTICE POSTING REQUIRED:

☐ YES

☒ NO