



## 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.:** PL20250283

**APPLICANT NAME:** T.I. STUDIOS ARCHITECTURE

**MUNICIPAL ADDRESS:** UNIT A, 1 INDUSTRIAL PLACE

**LEGAL ADDRESS:** UNIT A, PLAN 2211103

**LAND USE DISTRICT:** TID DISTRICT

**APPROVED USE(S):** PHASE 2 SITE AND BUILDING AMENDMENTS  
TO DP2018-298 (AS AMENDED BY  
PL20220317)

**DATE OF DECISION:** AUGUST 27, 2025

**APPROVED BY:** CANMORE PLANNING COMMISSION

**DATE ISSUED:** AUGUST 27, 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: August 18, 2025**

Signed by:

*Florian Jungen*

26CB75EB147B476

Signature

Vice Chair, Canmore Planning Commission

8/28/2025 | 7:41 PM 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.



## Planning & Development Department

Town of Canmore  
902 - 7th Avenue  
Canmore, AB, T1W 3K1  
[www.canmore.ca](http://www.canmore.ca)

# SCHEDULE A

## CONDITIONS OF APPROVAL

**DEVELOPMENT PERMIT No.:** PL20250258

**LAND USE DISTRICT:** RIN-M RESIDENTIAL MORaine ROAD DETACHED  
NARROW LOT  
DISTRICT

**APPROVED USE(S):** Renovation to Detached Dwelling - Prefabricated Energy  
Efficiency Retrofit (PEER)

**APPROVED VARIANCE(S):** Side and Front Yard Setback

**MUNICIPAL ADDRESS:** 183 MORaine ROAD, Canmore, AB

**LEGAL ADDRESS:** Lot 6 Block 11 Plan 9411497

---

### APPROVED VARIANCES

1. To section 3.3.3.4 of the LUB, to allow for a 0.97M side setback rather than the permitted 1.2M, reducing it by 0.23M or 19%.
2. To section 3.3.3.3 of the LUB, to allow for a 5.77M front setback rather than the permitted 6M, reducing it by 0.23M or 4%.

### 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. Access to the site for emergency vehicles shall be to the satisfaction of the Fire Chief.



## Planning & Development Department

Town of Canmore  
902 - 7th Avenue  
Canmore, AB, T1W 3K1  
[www.canmore.ca](http://www.canmore.ca)

# SCHEDULE A

## CONDITIONS OF APPROVAL

**DEVELOPMENT PERMIT No.:** PL20250283

**LAND USE DISTRICT:** TID DISTRICT

**APPROVED USE(S):** SITE AND BUILDING AMENDMENTS TO PHASE 2

**APPROVED VARIANCE(S):**

1. TO MAXIMUM ROOF HEIGHT
2. TO DESIGN REQUIREMENTS FOR CORNER DESIGN

**MUNICIPAL ADDRESS:** UNIT A, 1 INDUSTRIAL PLACE

**LEGAL ADDRESS:** UNIT A, PLAN 2211103

---

### APPROVED VARIANCES

1. To Section 5.1.3.4 of Land Use Bylaw 2018-22, to allow for a maximum roof height of 12.65m instead of 11m.
2. To Section 11.5.1.6 of Land Use Bylaw 2018-22, to allow for the development not to address the corner.

### STANDARD CONDITIONS

1. Prior to the release of the Development Permit, the applicant shall enter into a Development Agreement with the Town of Canmore to do the following:
  - a. Construct or pay for the construction of the municipal improvements, infrastructure and services required by the development, which may include but shall not be limited to:
    - Transportation;
    - Water;
    - Sanitary;
    - Storm; and
    - Fire
  - b. Pay the off-site levies imposed by the Off-Site Levy 2020 Bylaw (Bylaw 2020-27), as amended or replaced from time to time; and
  - c. Provide security in accordance with the Engineering Design and Construction Guidelines (EDCG) to ensure the terms of the Development Agreement are carried out.
2. 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.
3. 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



## Planning & Development Department

Town of Canmore  
902 - 7th Avenue  
Canmore, AB, T1W 3K1  
[www.canmore.ca](http://www.canmore.ca)

### Guidelines (EDCG).

4. 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.
5. All construction, landscaping and exterior finishing materials are to be as shown on the approved plans and other supporting material submitted with the application.
6. 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.
7. Any roof top mechanical apparatus, including chimneys and vents, shall be screened to the satisfaction of the Development Authority.
8. Access to the site for emergency vehicles shall be to the satisfaction of the Fire Chief.
9. All signs shall require a separate development permit.
10. **No occupancy** shall be permitted until an Occupancy Certificate has been issued by the Town of Canmore.

### SPECIFIC CONDITIONS

11. Unless already satisfied to the Town's satisfaction or replaced by a condition in this Schedule A, the conditions of approval from Development Permits DP2018-298 and PL20220317 will continue to apply to this Development Permit.
12. **Prior to the release of the Development Permit**, the applicant is required to pay, in accordance with the Town's Fee Schedule, a fee for two variances. Note: One variance fee has already been paid. Therefore, only one additional variance fee is still outstanding and must be paid
13. **Prior to the release of the development permit**, all references to the elevator overrun, or similar language, shall be removed from the plans to the satisfaction of the Development Officer.
14. All building signage requires approval through a separate Development Permit. Signage along the building frontage facing 17 Street will only be approved if the associated units have provided a functional customer entrance on that frontage.

Signed by:

*Florian Jungen*

26CB75EB147B476  
SIGNATURE

8/28/2025 | 7:42 PM MDT

DATE

VICE CHAIR, CANMORE PLANNING COMMISSION

IS A NOTICE POSTING REQUIRED: YES



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.:	PL20250258
APPLICANT NAME:	Raphael Spinner (HSS Design Build)
MUNICIPAL ADDRESS:	183 MORaine ROAD, Canmore, AB
LEGAL ADDRESS:	Lot 6 Block 11 Plan 9411497
LAND USE DISTRICT:	R1N-M RESIDENTIAL MORaine ROAD DETACHED NARROW LOT DISTRICT
APPROVED USE(S):	Prefabricated Energy Efficiency Retrofit (PEER)
DATE OF DECISION:	
APPROVED BY:	Canmore Planning Commission
DATE ISSUED:	

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:** July 03, 2025

Signed by:  
  
26CB75EB1A7B476  
Signature

8/28/2025 | 7:43 PM MDT  
Date

Vice Chair, Canmore Planning Commission

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.



## Planning & Development Department

Town of Canmore  
902 - 7th Avenue  
Canmore, AB, T1W 3K1  
[www.canmore.ca](http://www.canmore.ca)

# SCHEDULE A

## CONDITIONS OF APPROVAL

**DEVELOPMENT PERMIT No.:** PL20250258

**LAND USE DISTRICT:** RIN-M RESIDENTIAL MORaine ROAD DETACHED  
NARROW LOT  
DISTRICT

**APPROVED USE(S):** Renovation to Detached Dwelling - Prefabricated Energy  
Efficiency Retrofit (PEER)

**APPROVED VARIANCE(S):** Side and Front Yard Setback

**MUNICIPAL ADDRESS:** 183 MORaine ROAD, Canmore, AB

**LEGAL ADDRESS:** Lot 6 Block 11 Plan 9411497

---

### APPROVED VARIANCES

1. To section 3.3.3.4 of the LUB, to allow for a 0.97M side setback rather than the permitted 1.2M, reducing it by 0.23M or 19%.
2. To section 3.3.3.3 of the LUB, to allow for a 5.77M front setback rather than the permitted 6M, reducing it by 0.23M or 4%.

### 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. Access to the site for emergency vehicles shall be to the satisfaction of the Fire Chief.



## Planning & Development Department

Town of Canmore  
902 - 7th Avenue  
Canmore, AB, T1W 3K1  
[www.canmore.ca](http://www.canmore.ca)

### SPECIFIC CONDITIONS

6. Upon completion of the project, the applicant/owner shall submit documentation from a Certified Energy Advisor confirming that the proposed development achieves an EnerGuide Rating of at least 20% lower than the Reference House. Failure to provide proof of compliance shall result in the imposition of a penalty in accordance with Section 10.5 of the Land Use Bylaw.

### ADVISORY COMMENTS

7. It is the applicant's responsibility to ensure that Building Permit applications and construction are entirely consistent with the approved Development Permit plans. The Town does not review Building Permit applications for consistency with the Development Permit. In the event of any conflict between the Development Permit and the Building Permit approvals, the Development Permit shall take precedence.
8. It is the applicant's responsibility to apply for any other applicable licenses and permits, including required building permits.

Signed by:

*Florian Jungen*

26CB75EB147B476...

Signature

8/28/2025 | 7:43 PM MDT

Date

Vice Chair, Canmore Planning Commission

IS A NOTICE POSTING REQUIRED:

☒ YES

☐ NO