

The Town of Canmore

Serving the community to enhance our quality of life.

Land Use Bylaw Open House and Review

A comprehensive review of the Town's Land Use Bylaw is being done by Town Council. This review is in conjunction with Canmore's ongoing development of a Community Sustainability Plan and is part of the implementation of the Mining the Future Vision for Canmore.

The public open house for Rollout #1 (Administration, General Regulations, and Subdivision) will be held on **Wednesday, November 4, 2009 from 5:30-8:30** in Council Chambers in the Civic Centre. Drafts of these parts of the Land Use Bylaw are posted on the Town's website and can be accessed at: [Canmore.ca/TownDepartments/Planning & Development/Comprehensive Land Use Bylaw review](http://Canmore.ca/TownDepartments/Planning&Development/ComprehensiveLandUseBylawreview).

What is a Land Use Bylaw?

A Land Use Bylaw is a set of regulations that developers, businesses and residents are required to follow when properties are developed or buildings are constructed or renovated. Regulations in the Land Use Bylaw include architectural guidelines, portions of a site where buildings may be located, number of dwelling units allowed on a lot, and the types of activities (commercial, industrial, residential) that can take place on a property. Specific site requirements such as signage, landscaping, parking, accessory suites and building heights are also regulated through the Land Use Bylaw.

What will the process be?

The Bylaw revisions will be done during 2009 and 2010. During this period the Town of Canmore will be researching new policies to include in the Land Use Bylaw to implement the directions described above.

Rollout #2 (Land use districts, Green building requirements, Urban & Architectural guidelines, Signage regulations, Density bonusing, and Groundwater & Flood protection) is tentatively scheduled for **January and February 2010**. Rollout #3 (Growth management, Sustainability screening report requirements, Maps, and Interpretive Clauses) is tentatively scheduled for **March and April 2010**. The first reading of the Land Use Bylaw is tentatively scheduled for **June 2010** with a final public hearing and second and third readings for **Summer and Fall of 2010**.

The process provides ongoing opportunities for public input during advertised open houses as well as via e-mail to: planning@canmore.ca.

Contact Steve de Keijzer, Planner, at 403.678.1531 (sdekeijzer@canmore.ca) with questions or for additional information.

Sustainability Screening Reports (SSR)

The SSR process asks developers to describe how their proposed project will provide a net social, environmental, and economic benefit to the Canmore community. The public is welcome to attend the presentation and to ask questions or make comments.

These SSRs are tentatively scheduled for **October 27, 2009 at 6:00pm** in Council Chambers at the Civic Centre:

SSR2009-012 - Development Permit for a 32 unit residential townhouse development at 105 Stewart Creek Rise - This SSR proposes a 32 unit row townhouse development and concurrent construction of a five unit townhouse in a downtown location, three units of which will be PAH housing.

SSR2009-013 - Land Use Bylaw amendment to add Retail Food Store to the Town Centre District- This SSR proposes to correct an oversight in the Land Use Bylaw to allow Retail Food Stores as a Discretionary Use in the Town Centre District.

SSR 2009-011 - BYLAW TO ALLOW SUITES IN EXISTING SINGLE-FAMILY RESIDENTIAL AREAS - The proposed amendment to the Land Use Bylaw (27(Z)2008) would allow for the construction and regulation of secondary suites, garden suites, and garage suites in all existing single-family land use districts in the Town of Canmore.

The amendment has been initiated by Town of Canmore Administration in response to one of the recommendations in the Comprehensive Housing Action Plan (CHAP) approved by Council in June 2008. CHAP recommendation #5 states, in part: "...implement municipal legislation that facilitates the creation of new [owner-occupied] accessory suites... in most if not all residential land use districts."

To review copies of Sustainability Screening reports or the CHAP, visit the town's website and look under Town Departments/Planning & Development/Municipal Planning Reference Materials/Planning and Development Reference Materials. Call Planning & Development at 403.678.1543 or 403.678.7141 if you have questions.

Notice of 17th Street Road Closure

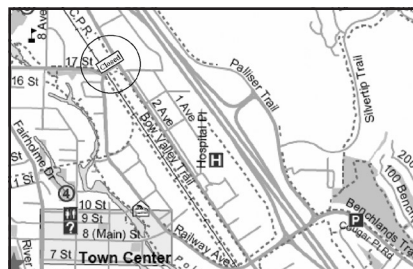
CPR (Canadian Pacific Railway) improvements to 17th Street railway crossing.

17th Street (at Railway Avenue) will be closed **9:00AM on Tuesday, October 27th through to 7:00PM on Wednesday, October 28th, 2009** for a total crossing rebuild.

Traffic will be re-directed to the south entrance of Railway Avenue (at Benchlands Trail). Detour routes will be provided on these days.

Contact: Don Staple, Streets & Roads Supervisor. Phone: 403.678.1588. Email: dstaple@canmore.ca

Owner - Canadian Pacific Railway



Development Permits

Take notice that the following Development Permits for the proposed uses listed below have been approved by the Development Officer and/or Canmore Planning Commission in accordance with Bylaw No. 09-99, as amended (The Land Use Bylaw) of the Town of Canmore.

Home Occupation - Desk & Telephone - Cleaning Services 5 Grotto Close

Home Occupation - Desk & Telephone - Real Estate Appraiser 224, 104 Kananaskis Way

Home Occupation - Desk & Telephone - Drafting & Woodworking Services 58 Riverstone Road

Home Occupation - Small Business - Painting Contractor/Christmas Lights Set-Up 458 Eagle Heights

Home Occupation - Small Business - Masonry & Landscaping Services 333 Eagle Heights

Bed & Breakfast Establishment - Renewal - Rental of Two Guest Rooms 918 Main Street DP2009-264

Bed & Breakfast Establishment - Renewal - Rental of Two Guest Rooms 506 2nd Street

Bed & Breakfast Establishment - Renewal - Rental of Two Guest Rooms 407 Canyon Close

Change Of Use - Industrial Operation To Kennel 3, 106 Elk Run Boulevard

Change Of Use - Industrial Operation To Automobile and Equipment Repair Shop 12, 105 Bow Meadows Crescent

62 Stacked Townhouse Development - Variances to Site Density, Height, Front and Rear Yard Combined Setback, Roof Pitch 101 Stewart Creek Rise

DP2009-259

DP2009-226

DP2009-259

DP2009-257

DP2009-260

DP2009-265

DP2009-269

DP2009-263

DP2009-267

DP2009-268

The above mentioned permits shall not be valid until 14 days from the date this ad is displayed. Further information regarding these applications may be obtained from the Building and Development Department at 902 - 7th Avenue. Any persons wishing to appeal any of the above decisions must do so by filing a "NOTICE OF APPEAL" application obtained from the Development Appeal Board Secretary, 902 - 7th Avenue, **no later than 4:30 p.m. November 04, 2009**. Planning & Development Department 403.678.1543

www.canmore.ca

Administration is located at the Canmore Civic Centre
902 - 7th Avenue, Canmore, Alberta T1W 3K1
General inquiries/switchboard 403.678.1500 Fax: 403.678.1534



community corner

Get on the List!

Looking to Rent?

Get more value for your rental dollar at The Hector at Palliser Village. Final Phase now renting.

Select suites open for viewing at 1750 Palliser Trail:
1pm to 4:30pm Tuesday, Oct 27
9am to 12pm Wednesday, Oct 28

Looking to Buy?

There are affordable housing options in Canmore, and we may have one for you!

Perpetually Affordable Housing by CCHC
8,100 Rundle Drive open for viewing:
1pm to 4:30pm Wednesday, Oct 28
9am to 12pm Thursday, Oct 29

The CCHC office is closed October 26 - 30th, 2009 for renovations, but Jennifer and Diana will still be available to assist you with your housing needs. Call 403.609.9983 or email info@canmorehousing.ca, or visit us at the PAH locations listed!

Did you know...

that the Town of Canmore FCSS department has an amazing group of volunteers that help to deliver some very important programs to seniors and people with disabilities in our community? Volunteer Snow Shovelers clear snow to help avoid slip and fall accidents, Meals On Wheels deliver hot and nutritious meals to people in their homes every week day to ensure health and wellness. If you would like to be involved in your community in this way, please give us a call for more information. Contact Mavis Sautner at 403.678.7129

Civic Centre Closure

The Canmore Civic Centre will be closed from 11:45-1:30 on Thursday, October 29th for an all staff general assembly. We apologize in advance for any inconvenience this causes.

Road Closure

Please note that the following roads will be closed or affected on the morning of Saturday, October 24th - Main Street (from 6th Avenue to 8th Avenue) and Riverview Place (from 8th Avenue to River Road).

For any additional information, please contact:
Nathan Grivell at 403.678.0808 ext 322

