

Policy Framework

MUNICIPAL DEVELOPMENT PLAN BYLAW 2016-03

The table below showcases MDP policies that are of relevance to this application:

Table 1: MDP Policy Context

MDP Policy		Response
<p>1.4 GUIDING PRINCIPLES AND STRATEGIES TO ACHIEVE THE VISION</p> <p>1.4.1. Social Fabric</p>	<p>Recognize and strengthen Canmore as a diverse, inclusive community, integrating residents of all ages, income levels, and skills.</p>	<p>A donation of approximately 2 acres to the Palliative Care Society of the Bow Valley will reduce the burden of fundraising for a community-based charity and provide a site in proximity to Town amenities that otherwise would not be available.</p>
	<p>Attract and retain a population that is demographically diverse and meaningfully employed in the community.</p> <p>Develop and maintain spaces to facilitate community gathering and engagement.</p> <p>Provide quality opportunities to age in place.</p>	<p>The proposed development will strengthen the community by providing local access to all Bow Valley residents requiring hospice care who would otherwise need to leave the Bow Valley for hospice care in Calgary or other urban locations.</p> <p>The palliative care hospice will provide space for community gathering and engagement for people facing terminal illness with their family and friends for mutual support and palliative care day programming provided to them by staff and volunteers of the PCSBV.</p> <p>A palliative care hospice and the programs associated with the provision of end of life care will provide an exceptional benefit to the community and retain a population and create permanent employment in sectors other than tourism and construction.</p> <p>Over the construction phase of 24-30 months, there will be 50-60 full time jobs which will be contracted positions with various local contractors and sub-contractors. Given the nature of the Hospice facility, the estimated economic impact is in the range of \$4 million annually. Once the hospice is fully operational, there will be 21 Full Time Employees.</p> <p>Terminal illness does not differentiate based on ethnicity. The PCSBV Palliative Care programming and service delivery will be sensitive to diverse cultural practices in end of life care. PCSBV has consulted with the Stoney Nakoda First Nations Morley on many occasions to ensure alignment with their specific cultural needs are met.</p>

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<p>1.4 GUIDING PRINCIPLES AND STRATEGIES TO ACHIEVE THE VISION</p> <p>1.5 1.4.2 Identity</p> <p>The architectural style of buildings evolves over time, yet maintains the mountain town character and distinct identity anchored in the mountain surroundings and mining history.</p> <p>Provide a residential density and mix of land uses to achieve more sustainable building forms and an efficient use of land that maintain the mountain town character.</p> <p>Maintain the town centre as the focal point of the community</p>	<p>The proposed development will maintain the character of the Town by using architectural guidelines in keeping with a mountain atmosphere and with Town of Canmore guidelines.</p> <p>Residential density and the mix of land uses were chosen with consideration for the form and character of the surrounding environment. The proposed development is adjacent to existing development and is in proximity to the town center, the focal point of the community.</p>
<p>1.4 GUIDING PRINCIPLES AND STRATEGIES TO ACHIEVE THE VISION</p> <p>1.4.3 Environmental Stewardship</p> <p>Continue to support and lead environmental programs and initiatives.</p> <p>Strengthen policies and initiatives regarding management of human use of wildlife corridors and habitat patches and how development can be better designed to protect the needs of wildlife. Promote environmental sustainability through development design and density, efficient use of infrastructure and the built form.</p> <p>Utilize current science and best practices in the identification and protection of wildlife corridors and habitat patches as well as maintaining the functionality of wildlife corridors.</p> <p>Support programs and initiatives that minimize our contribution to or mitigate the impacts of climate change.</p>	<p>The unique features of the land were used to determine the most efficient use and location of development pieces for achieving efficiency of land use. Buildings were sited and oriented to completely avoid sensitive features such as Spring Creek and a shrubby swamp.</p> <p>Following requirements in the Town's MDP, the proposed development is located completely outside of the riparian corridor for Spring Creek, except for a small portion required for a bridge to provide access to Subdistrict C. The proposed development will not affect existing designated trail networks.</p> <p>The proposed development is within 800 meters of basic community services and other residential developments and with its proximity to such services and dwellings, supports enhanced use of pedestrian and cycling modes of transportation resulting in reduction of less environmentally friendly modes of transportation.</p> <p>Policies and initiatives regarding management of human use of local habitat patch guidelines and co-existence of humans and wildlife were used in the development of the concept plan. Management of human use of habitat patches has been recognized in site design choosing low density residential uses, and providing an intact, uninterrupted parcel of natural land sufficient in size for use by those types of wildlife using the area for forage, resting, security and thermal regulation.</p> <p>Building locations concentrate human access and impact to contiguous residential areas. Building siting creates a mix of open spaces, buffers and barriers between wildlife and human use of trails, and buildings are oriented in a manner consistent with existing linear features.</p> <p>The proposed subdivisions are all accessed from 3rd Avenue to avoid unnecessary disturbance on the land. All buildings are sited and oriented in a manner that</p>

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	<p>facilitates wildlife movement and reduces wildlife conflict by maintaining good sightlines and escape routes.</p> <p>Buildings are intentionally situated along the boundary of existing high-density residential development to reduce further fragmentation of the SCLHP.</p> <p>The impact to the size of the South Canmore Local Habitat Patch is less than 1%.</p> <p>The site design provides efficient use of existing infrastructure, such as siting all access to originate from 3rd Avenue to avoid or reduce effects on the natural environment.</p> <p>An Environmental Impact Statement (EIS) was completed to ensure current science and best practices were considered in the relationship of environmental features of the land and the proposed development, including but not limited to soil and terrain, vegetation, wetlands, wildlife, and waterbodies. The Terms of Reference were prepared jointly by the Town of Canmore and a Third-Party Reviewer, a reviewer selected by the Town of Canmore.</p> <p>The EIS concluded that the effect of the proposed development on the natural environment is negligible to low and the functionality of the wildlife local habitat patch will not be significantly altered from its current function. The effect on the natural environment, although negligible to low, will be avoided, reduced, or offset following mitigation measures proposed in the EIS. In particular, the development of a Construction Environmental Management Plan, to be administered by a qualified environmental monitor, will ensure the mitigation measures outlined in the EIS are appropriately implemented and functioning during construction and into occupation of the land.</p> <p>The proposed development will minimize the use of resources in its construction and operation of buildings by using green building initiatives. The proposed development will incorporate best practices for water and energy conservation, reduce construction waste and maximize materials recycling and reuse, and preserve natural features and vegetation that will maintain the visual esthetics of the property.</p> <p>Offsetting is proposed that will improve the erosion and flood resiliency of Spring Creek in the face of Climate Change, while also improving fish and wildlife habitat along the creek.</p> <p>The proposed development will reduce the amount of human use on the property. Currently realized effects on the local habitat patch will be reduced by creating buffers between the heavily used existing, trails and the</p>

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		<p>open, undisturbed area on the property. Further, the cluster site design concentrates human impact to a location adjacent to existing, high density residential dwellings and to heavily used trails.</p>
<p>1.4 GUIDING PRINCIPLES AND STRATEGIES TO ACHIEVE THE VISION</p> <p>1.4.4 Economic Sustainability</p>	<p>Attract, retain, and support essential community and commercial services that meet the basic needs of residents and visitors.</p> <p>Achieve economic strength and resiliency to maintain a balanced socioeconomic population and workforce in accordance with an economic development strategic plan</p>	<p>The proposed development will provide essential community services for people and their families going through the end of life journey, which can be a very stressful and cause unnecessary financial burden. Terminal illness affects people in all walks of life. PCSBV will provide services to terminally ill patients regardless of age, income level, or gender in the form of providing hospice palliative care, end of life programs and support for terminally ill patients and their families and friends.</p> <p>The proposed development will create new employment in the palliative care health care sector with 21 full time employees and a variety of volunteer opportunities for many Bow Valley Residents.</p> <p>The hospice will provide long term employment above median salary ranges and outside of the traditional Canmore hospitality and tourism sectors. Rural Palliative Hospice care is an expanding sector because of the aging population and the desire for local population to spend their last days close to home. Further the proposed development will increase the residential assessment base for property taxes and provide resiliency in the event of changes to other sectors.</p> <p>The proposed development aligns well with the economic and social objectives of the Town of Canmore because of the nature of the services the hospice will provide. Hospice Bow valley is all about compassionate care for families, being a good neighbour, providing rural hospice care and being sensitive to environmental issues.</p>

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<p>2 GROWTH MANAGEMENT GROWTH BOUNDARY</p>	<p>A growth boundary is a planning tool used to promote more efficient growth management by excluding</p>	<p>The subject property is currently not in the Growth boundary, however, the MDP Amendment Application proposes to expand the Growth Boundary to encompass the subject site and facilitate a future</p>
<p>3 Development Within the Growth Boundary 2.1.1</p>	<p>areas of land that are not ready for, or are not suitable for, urban development. In this section, urban development refers to development that is characteristic of a city or town environment, such as residential neighbourhoods and commercial areas that have access to municipal utility services.</p> <p>All new urban residential, commercial, industrial, and institutional development will be limited to those areas within the Growth Boundary as shown in Map 1.</p>	<p>application to allow a development of a maximum of 6 homes and a palliative care hospice.</p> <p>The land is currently classified as Future Development (FD) under the Land Use Bylaw (LUB), and with that, the future of the land is suitable for development as envisioned in efficient growth management. The purpose of FD is to designate land that is potentially suited for future urban uses including subdivision and development.</p> <p>There is a limited amount of available land near the Town Centre making the subject land suitable for development.</p> <p>The types of urban development in the proposed development are consistent with the characteristic of the town environment and to the characteristic of residential neighbourhoods that have access to municipal utility services.</p> <p>The land is also currently classified and taxed as 'Residential', a characteristic consistent with urban development. The land is adjacent to a development with high density uses and near the Town Center.</p>

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<p>Moving the Growth Boundary 4 2.1.5</p>	<p>The Growth Boundary should not be expanded beyond the area shown in Map 1, except where:</p> <ul style="list-style-type: none"> a. a community benefit* is achieved, and b. a net positive fiscal or socio-economic impacts are achieved, and c. the proposed development can be connected to municipal infrastructure in a fiscally and environmentally responsible manner, and <p>the proposed development does not result in unacceptable environmental impacts.</p>	<p>Exceptional Community benefit is achieved with this development because of the uniqueness of having a rural hospice located in Canmore for all residents of the Bow Valley. Currently, there are no rural hospices anywhere in Alberta. PCSBV has consulted with many community stakeholders regarding rural hospice care in the Bow Valley, including health care workers, medical practitioners, and other allied health care professionals to ascertain where the gaps in palliative care lie. Without exception, all spoke of the need for a residential hospice facility to avoid unnecessary hardship on families struggling with end of life issues by having to travel to Calgary or other urban centres for hospice care. Having the hospice located in Canmore addresses an enormous gap in services and will only increase as the population ages.</p> <p>The land for the hospice will be donated by the landowners. This is a significant benefit to the community as it eases the financial burden of the PCSBV who will be seeking financial support for the hospice construction and it's operations. PCSBV has consulted with the Town of Canmore and real estate agents regarding other land purchases. This process failed to provide a suitable property. The prospect of a 2-acre lot donation for the hospice is an opportunity that has mutual benefit for not only the Town of Canmore but also for the PCSBV. This is a most extraordinary and transformational gift for community benefit.</p> <p>A net positive fiscal or socio- economic impact is achieved by strengthening the social fabric of the community, retaining a diverse, meaningfully employed population, providing spaces to facilitate community engagement, and providing opportunities to age in place.</p> <p>The Engineering Technical study confirms that Municipal infrastructure can be connected in a fiscally and environmentally responsible manner Appendix C.</p> <p>The EIS concluded that the proposed development does not result in unacceptable environmental impacts on biophysical resources. Mitigation measures are expected to be successful and avoid, reduce and compensate for effects of the proposed development.</p> <p>The EIS concluded that the impact to the land was negligible to low. Mitigation measures were recommended to avoid, reduce, and compensate for potential effects during and after construction. Each of these measures are common environmental protection measures, achievable, and feasible.</p>

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2.1.6	<p>The submission of an Environmental Impact Statement (EIS) shall be required by the Town for a proposed expansion of the Growth Boundary. The EIS shall identify acceptable mitigation of any potential impacts.</p>	<p>The EIS concluded that any potential residual effects, or any effect that will remain once all mitigation, restoration, and compensation is completed, are negligible to low overall.</p>
2.2 PATTERN OF GROWTH	<p>The Conceptual Land Use map (Map 2) identifies the general long term pattern of land use within Canmore. The map shows the general intent for future development, recognizing that more detailed boundaries and land uses will be determined or specified through area structure or redevelopment plans and the Land Use Bylaw. The general land use categories include:</p> <p>Conservation – the areas shown as Conservation areas identify lands that are not designated for urban development and may contain Environmentally Sensitive Areas such as wildlife corridors and habitat patches and waterbodies. (Section 4.1)</p>	<p>The land is currently classified on the Conceptual Land Use map as conservation and at the same time classified in the Land Use Bylaw as Future Development suitable for urban development including subdivision.</p> <p>Industrial and residential uses in conservation areas exist in the Town of Canmore and the area of the proposed development is similarly classified as conservation on the Conceptual Land Use Map.</p> <p>Currently there are industrial and residential uses in 'conservation' areas such as the Waster Water Plant, Waste Transfer Station, Materials Handling Facility, and the residential, industrial, and commercial uses in the Spray Valley Direct Control District, known as the TransAlta site. The proposed development will not impact the land to the same degree as existing uses in conservation areas. Large industrial-purposed trucks traverse the South Canmore Local Habitat Patch throughout the day and regularly disturb wildlife. The proposed development will result in very little traffic in comparison. Further, the EIS determined the proposed development has negligible to low impacts to the environment.</p>

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<p>GROWTH PHASING 2.3.4 and 2.3.5</p>	<p>Development that utilizes existing infrastructure efficiently and minimizes financial impact on the Town will be encouraged.</p> <p>Development of lands will be encouraged adjacent to built up areas and where capacity exists in community facilities such as schools, emergency services and recreation facilities.</p>	<p>The proposed development utilizes existing infrastructure efficiently and minimizes financial impact on the town.</p> <p>The proposed development is adjacent to existing high-density developments-in-progress and capacity exists for minimized, incremental impact to community facilities.</p> <p>The proposed development is near services and amenities in the Downtown area as well as near schools and recreational areas.</p> <p>Access is from 3rd Avenue and a minor road extension improvement may contribute positively to emergency services needs.</p>
<p>4. ENVIRONMENTAL STEWARDSHIP CONSERVATION</p>	<p>To support initiatives that minimize the impact of the built environment on the natural environment.</p> <p>One of the primary objectives of Conservation areas is to minimize development to protect natural features and ecosystem functions and the majority of this area is protected through designation as Provincial Park.</p>	<p>The land is privately held and not protected through designation as a Provincial Park. Environmentally Sensitive Areas have been mapped as part of an EIS that was developed for the proposed development. The proposed development completely avoids the ESAs and recommends offsetting to compensate for residual effects, which may result in a net positive impact on the property.</p> <p>The proposed development achieves the objective of minimizing development by selecting low impact uses, few uses in number and placing impacts contiguous to existing residential developments while protecting a significant portion of the land as undisturbed natural setting. The impact of the proposed development to the total area of the SCLHP is less than 1%.</p> <p>The proposed development balances private ownership and environmental land stewardship using a combination of low impact uses and undisturbed parcels of land. Further, Environmental Reserve Easements with the Town of Canmore are proposed for areas around waterbodies over and above the minimum reserve required.</p>

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<p>DEVELOPMENT IN CONSERVATION AREAS</p> <p>5. 4.1.2</p>	<p>Development in Conservation areas should be limited to recreational use, agricultural uses, infrastructure and utilities, and will be subject to any additional restrictions on these activities contained in the MDP including Environmentally Sensitive Areas policies contained in Section 4.2.</p>	<p>A substantial portion of the proposed development is in keeping with agricultural uses.</p>
<p>4.1.4</p>	<p>Changes in zoning for lands within Conservation areas that would allow new or additional development of those lands shall be discouraged unless exceptional community benefit can be demonstrated. Should an application for amendment be considered, an EIS will be required to be prepared and potential impacts of the development are addressed and mitigated.</p>	<p>The proposed development brings exceptional benefit to the community.</p> <p>The proposal will strengthen the community by including all residents who otherwise would need to leave the community for end-of-life care.</p> <p>A palliative care hospice and the programs associated with the provision of end-of-life care will retain a population and create permanent employment in sectors other than tourism and construction. A palliative care hospice will eliminate the need to travel outside the Bow Valley for end-of-life care.</p> <p>The palliative care hospice will provide space for community gathering and engagement primarily focused on assistance to those making end of life decisions.</p> <p>A donation of approximately 0.8 ha (2 ac) to the Palliative Care Society of the Bow Valley will reduce the burden of fundraising for a community-based society and provide a site in proximity to Town amenities that otherwise is not available. The proposed development will provide community services and opportunities to age in place with programs assisting those who wish to stay at home.</p> <p>The EIS concluded that the impact to the land was low to negligible. Several mitigation measures were recommended during and after construction and each of these measures are achievable and feasible.</p>

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<p>ENVIRONMENTAL LYSENSITIVE AREAS 4.2</p>	<p>Environmentally Sensitive Areas (ESA) are areas of land established for the protection of sensitive natural features and ecologic functions and diversity, primarily for the protection of wildlife and waterbodies. They are not intended to provide for intensive human use and will be managed to ensure that the natural functions of these areas remain intact.</p>	<p>Although the Town has not formally identified all ESAs within the municipality, ESAs were mapped during the EIS and the entire project avoids ESAs on the property. The land provides habitat for certain species of wildlife and contains waterbodies (i.e., Spring Creek). The proposed development ensures a significant portion of the land remains intact and without intensive human uses. Low density residential units that are few in number and a Palliative Care hospice that is a community service with low human activity are uses that do not result in intensive human use.</p> <p>The proposed development is designed to constrain and limit human use to contiguous developments with similar uses and to retain a large portion of the land as an intact undisturbed natural setting for the protection of wildlife. The proposed development will protect Spring Creek and Policeman Creek using Environmental Reserve Easements with the Town of Canmore.</p> <p>A net reduction of human use will occur due to the concentration and placement of the buildings in an area with existing high human use and the presence of landowners protecting land from unauthorized human disturbance.</p> <p>The Land Use Bylaw uses <i>Wildlife Corridors</i> and <i>Wildlife Habitat Patches</i> as defined terms in Permitted and Discretionary Uses of a land use district. Although the MDP map identifies the land as part of a Wildlife Habitat Patch, the Land Use Bylaw does not.</p>
<p>4.2.1 & 4.2.2</p>	<p>4.2.1 Development and human activity should be strictly limited in an ESA to ensure the protection of the natural ecological functions.</p> <p>The identification of, or confirmation of a boundary of an ESA for an application for an area structure plan, land use amendment, subdivision application or development permit application will be required.</p>	<p>The proposed development is designed to constrain and limit human use to contiguous developments with similar uses and to retain a large portion of the land as an intact undisturbed natural setting for the protection of wildlife. The proposed development will protect waterbodies using Environmental Reserve Easements with the Town of Canmore.</p> <p>Environmentally Sensitive Areas, ESA, will be identified through land use planning and development proposals. The EIS has identified certain biophysical features that qualify as ESAs. Mitigation measures recommended in the EIS avoid any effects on those ESAs, such as the wetland and riparian areas. Planting trees and shrubs will improve the climate change and erosion resiliency of Spring Creek.</p>

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<p>Protection of Environmentally Sensitive Areas</p> <p>4.2.3</p>	<p>Lands identified as an ESA should be conserved or protected through the dedication of reserve lands or through the use of other conservation tools, including:</p> <ul style="list-style-type: none"> a Protection and management under Provincial Parks legislation, b Dedication of reserves pursuant to the Municipal Government Act, c Registration of conservation easements, d Land donations, acquisition or transfers, and <p>4.2.2 Transfer of development credits pursuant to the Alberta Land Stewardship Act.</p>	<p>The proposed development will include dedicating Environmental Reserve Easements with the Town of Canmore.</p> <p>Avoidance and offsetting are proposed that will improve the erosion and flood resiliency of Spring Creek in the face of Climate Change, while also improving fish and wildlife habitat along the creek. Buildings are setback 20 meters from creek beds.</p>

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<p>Protection of Environmentally Sensitive Areas</p> <p>4.2.3</p>	<p>Lands identified as an ESA should be conserved or protected through the dedication of reserve lands or through the use of other conservation tools, including:</p> <ul style="list-style-type: none">e Protection and management under Provincial Parks legislation,f Dedication of reserves pursuant to the Municipal Government Act,g Registration of conservation easements,h Land donations, acquisition or transfers, andi Transfer of development credits pursuant to the Alberta Land Stewardship Act.	<p>The proposed development will include dedicating Environmental Reserve Easements with the Town of Canmore.</p> <p>Avoidance and offsetting are proposed that will improve the erosion and flood resiliency of Spring Creek in the face of Climate Change, while also improving fish and wildlife habitat along the creek. Buildings are setback 20 meters from creek beds.</p>

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<p>Wildlife Corridors and Habitat Patch Location and Design 4.2.6</p>	<p>Wildlife corridors and habitat patches are established as generally show on Map 4 – Wildlife Corridors and Habitat Patches.</p>	<p>A portion of the privately owned subject site is in a Local Habitat Patch.</p> <p>A guiding principle in the MDP is described as:</p> <ul style="list-style-type: none">• Utilize current science and best practices in the identification and protection of wildlife corridors and habitat patches as well as maintaining the functionality of wildlife corridors. <p>The BCEAG (updated in 2012) states that the Tipple Wildlife Corridor, the wildlife corridor linking to the South Canmore Local Habitat Patch, is not functioning as intended given the level of development and human activity.</p> <p>In addition, and irrespective of the limitations of the Tipple Wildlife Corridor, the SCLHP fails to meet minimum science-based standards of a local habitat patch. Although suitable habitat exists for certain wildlife species in the SCLHP, the dead-end and highly disturbed nature renders the SCLHP functionally ineffective. The purpose of a local habitat patch is to meet the food, rest, and water needs for a short period of time while they negotiate a corridor network towards a larger, regional habitat patch at its end, in this instance the Bow Flats Habitat Patch, a habitat patch that is accessed by crossing the Trans Canada Highway. The BCEAG considers the crossing as a <i>Conceptual Wildlife Corridor</i>.</p> <p>One of the underlying studies in the BCEAG, Jacques Whitford AXYS Limited (2008c), found that deer and elk used the Tipple Wildlife Corridor and use by carnivores was low. It further stated that the Tipple Wildlife Corridor appears to be the portion of the corridor network that is the least functional. Additional studies, such as Herrero, J and S Jevons. 2000 also stated that the South Canmore Region fails to meet the minimum standards for a functional, viable corridor as set by BCEAG.</p> <p>In addition to the work done by the BCEAG, the EIS for the proposed development (2020) concluded that the proposed development will have a negligible to low residual effect on wildlife and their use of habitat. Offsetting measures proposed in the EIS are expected to result in a net positive impact for wildlife. Ungulates, such as deer or elk, are well documented in research and local knowledge as users of the SCLHP. Large carnivores, such as grizzly bears, wolves, black bears, or cougars have been found to be less likely to use the SCLHP due to the amount of existing, frequent disturbance. Although suitable habitat exists in the SCLHP for large carnivores, their specific life-history and habitat requirements restrict them from spending any significant amount of time in the SCLHP (i.e., they may occur, but they likely only pass through). The proposed development will not affect the current use of the SCLHP by large carnivores.</p>
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		<p>The proposed development does not reduce the suitability of use by ungulates for forage, resting, security and thermal regulation. Many of the ungulates are resident elk that are habituated to human disturbance. The proposed development recognizes and continues to protect the natural features of the land sought after by species of wildlife.</p>
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<p>New Development Within or Adjacent to Wildlife Corridors and Habitat Patches 4.2.11</p>	<p>No new development shall be allowed within a habitat patch or corridor, excepting:</p> <p>a infrastructure and utilities may be allowed to be located within or to cross a habitat patch or corridor in the least intrusive manner possible, and</p> <p>non-intensive, trail-based recreational uses may be allowed.</p>	<p>The proposed development is expected to have negligible effect on wildlife movement. Habitat avoidance will likely be temporary (i.e. for the duration of construction) and will not result in unacceptable environmental impacts.</p> <p>Less than 1% of the natural ecosystem of the total local habitat patch will be disturbed with much of the area in Subdistrict D remaining as wildlife-friendly, agricultural land left in a natural state. The proposed development is designed to constrain and limit human use to adjacent developments.</p> <p>The proposed development does not reduce the suitability of use by ungulates for forage, resting, security and thermal regulation. Many of the ungulates are resident elk that are habituated to human disturbance and are thought to use high-human use areas for security from predators. The proposed development recognizes and continues to protect the natural features of the land sought after by many species of wildlife.</p> <p>The proposed design was developed with the SCLHP in mind. The siting of the buildings reduces the potential for wildlife-human conflict by maintaining good sightlines and escape opportunities if wildlife wander into the residential areas. No wildlife exclusion fences are proposed which will maintain wildlife permeability of the parcel, including access to water along Spring and Policeman Creek.</p>
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<p>4.2.12</p>	<p>Where new development is considered pursuant to 4.2.11, an EIS shall be required by the Town where it has the authority.</p>	<p>The EIS for the subject site is provided in Appendix B.</p>
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<p>4.2.13, 4.2.16, & 4.2.17</p>	<p>Development proposals within or adjacent to a wildlife corridor or habitat patch shall have regard for the BCEAG Wildlife Corridor and Habitat Patch Guidelines for the Bow Valley (2012) and most recent principles of wildlife conservation to ensure the values and function of the corridor or habitat patch are not compromised.</p>	<p>The proposed development has regard for the Step-Wise Approach in the BCEAG report.</p> <p>Step 1: Shape or Area. The proposed development does not change the shape of the SCLHP, an adjustment to the area of the habitat patch is not critical design adjustment given its impact is less than 1% and it is not reducing the likelihood of use for wildlife known to seasonally frequent the area.</p> <p>Step 2: Length and Width of Wildlife Corridors. The proposed development is not within a Wildlife Corridor.</p> <p>Step 3: Topography. The proposed development does not contain nor is between a ridge, ravine or bench requiring an adjustment or buffer. The proposed development is not located between a wildlife corridor requiring additional vegetation and hiding cover.</p> <p>Step 4: Vegetation Hiding Cover. The proposed development does not require an adjustment to the habitat patch for vegetation hiding cover as buildings will be sited to avoid foresters areas to the extent possible. The proposed development will follow Wildlife Site Design Guidelines in 18.3.4 such as placement of amenities, landscaping, lighting standards and building setbacks.</p> <p>The proposed development locates buildings adjacent to trails and berms and contiguous to residential developments and uses similar in nature to neighbours.</p>
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<p>Environmental Reserve Easements 4.3.3</p>	<p>The registration of Environmental Reserve Easements should be accepted by the Town when dedication of Environmental Reserve is impractical and public access is neither appropriate nor possible.</p>	<p>The proposed development will include dedicating Environment Reserve Easements with the Town of Canmore around Spring Creek and Policeman Creek.</p>
<p>5 AFFORDABLE HOUSING Market Accessory Suites and Incentives 5.3.7</p>	<p>The Town shall encourage or incentivize homeowners to design and construct single family detached dwellings in such a manner as to allow the potential for future suite development with minimal modification and expenditures.</p>	<p>The option for accessory dwelling units within the proposed maximum of six (6) single-family homes will increase the housing stock opportunities by supplying additional housing into the community which is needed all over the community and are not site specific driven.</p> <p>With the addition of the option for accessory dwelling units, it is a net benefit on their own terms, by giving the homeowners themselves the options of accessory dwelling units which has the potential to be utilized by a full range of people throughout the community.</p> <p>The development of a maximum of six (6) single family homes with the potential of accessory dwelling units will increase the already limited housing stock of Canmore</p>

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<p>Housing Variety 6.1.7</p>	<p>Provision of secondary and garden suites in all new neighbourhood residential areas where single-family detached dwellings are proposed will be encouraged by the Town. At a minimum, all land use districts for new residential areas should allow secondary suites as a permitted use.</p>	<p>Attached and Detached accessory dwelling units are permitted in the 6 (max) single family homes under the proposed LUB amendment application.</p>
<p>9 ECONOMIC DEVELOPMENT 9.1 ECONOMIC DEVELOPMENT STRATEGY Economic Development 9.1.1</p>	<p>Through land use planning activities and strategic business planning, the Town will establish an environment that retains existing and attracts new businesses and investment.</p>	<p>Over the construction phase of 24-30 months, there will be 50-60 full time jobs which will be contracted positions with various local contractors and sub-contractors. Given the nature of the Hospice facility, the estimated economic impact is in the range of \$4 million annually. Once the hospice is fully operational, there will be 21 Full Time Employees.</p> <p>The hospice will provide long term employment above median salary ranges and outside of the traditional Canmore hospitality and tourism sectors. Rural Palliative Hospice care is an expanding sector because of the aging population and the desire for local population to spend their last days close to home.</p> <p>Further the proposed development will increase the residential assessment base for property taxes and provide resiliency in the event of changes to other sectors.</p> <p>The proposed development aligns well with the economic and social objectives of the Town of Canmore because of the nature of the services the hospice will provide. Hospice Bow valley is all about compassionate care for families, being a good neighbour, providing rural hospice care and being sensitive to environmental issues.</p> <p>Employees of the PSCBV typically are well educated professionals who will live in Canmore and bring up their families. Consequently, they will contribute significantly to the social fabric and economic activity in the Bow Valley.</p> <p>Terminal illness doesn't differentiate based on ethnicity. The PCSBV Palliative Care programming and service delivery will be sensitive to diverse cultural practices in end of life care. PCSBV has consulted with the Stoney Nakoda First Nations Morley on many occasions to ensure alignment with their specific cultural needs are met.</p>

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<p>14.3 TRANSPORTATION Street Design and Planning 10 14.3.3</p>	<p>In addition to the provisions in the Town's Integrated Transportation Plan or Engineering Design and Construction Guidelines, the following should be considered in the design of new streets:</p> <p>a. Provision for the safe and efficient movement of emergency and protective services,</p> <p>Provision of secondary emergency access and egress in the case of an event from identified hazards such as a wildfire or debris flood.</p>	
<p>15. COMMUNITY SERVICES Third Party Community Services 15.1.6</p>	<p>The Town will collaborate with the relevant government agencies and service providers to endeavor to reach and maintain the following areas at appropriate levels of service, including:</p> <p>a. Accommodation and extended care for senior citizens,</p> <p>c. Special needs facilities and programs,</p> <p>e. Publicly available health services,</p>	<p>PCSBV has consulted with many community stakeholders regarding rural hospice care in the Bow Valley, including health care workers, medical practitioners, and other allied health care professionals to ascertain where the gaps in palliative care lie. Without exception, all spoke of the need for a residential hospice facility to avoid unnecessary hardship on families struggling with end of life issues by having to travel to Calgary or other urban centres for hospice care. Having the hospice located in Canmore addresses an enormous gap in services and will only increase as the population ages.</p> <p>Terminal illness does not differentiate based on ethnicity. The PCSBV Palliative Care programming and service delivery will be sensitive to diverse cultural practices in end of life care. PCSBV has consulted with the Stoney Nakoda First Nations Morley on many occasions to ensure alignment with their specific cultural needs are met.</p>

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4.1. LAND USE BYLAW NO. 2018-22

According to the Town of Canmore Land Use Bylaw No. 2018-22, the subject site is currently designated as Future Development District (FD), with the purpose of designating land that is potentially suited for future urban uses including subdivision and development. As the subject site has unique characteristics, a more detailed consideration of the design and impact of the development requires a creation of a new Direct Control District (DC). The proposal aligns with the design criteria guidelines set out in Section 11: Community Architectural and Urban Design Standards of the Land Use Bylaw, that will make the proposed development unique and aesthetically pleasing addition to the urban fabric of the Town of Canmore.

Table 2: LUB Policy Context

LUB Policy		Response
11.4.1 Building Placement 11.4.1.5	Reduce stormwater runoff volumes on site by minimizing the amount of impervious surfaces. Some methods include designing a smaller building footprint, installing green roofs, collecting rainwater, and paving with pervious materials.	Approximately 0.35 ha of natural ecosystem in Subdistrict D will be disturbed to accommodate a residence, outbuilding and gravel access road. The remaining 5.57 ha of Subdistrict D will remain unaltered. Approximately 0.47 ha of natural ecosystem in Subdistricts A to C will be disturbed to accommodate residences and driveways. In total, the Project will have an affect on 0.81 ha of the 8.45 ha Project Area (i.e., the property) and much of that land will remain functionally connected to the rest of the South Canmore Local Habitat Patch, resulting in a negligible to low effect on the environment. Appendix A + B
11.4.2 Vehicle Access, Parking and Utilities 11.4.2.3	Driveways should be located at the edge of a parcel rather than in the centre of the parcel, and shared where possible.	The proposed maximum of 6 homes on the subject site will have driveways at the western edge of the parcel or a shared driveway on the northern edge of the parcel.