



**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
of the Town of Banff in the Province of Alberta
Town Hall Council Chamber
Wednesday, February 26, 2020 at 9:00 a.m.**

COMMISSION MEMBERS PRESENT

Brian Smythe	Public Representative (Chairperson)
Scott McElhone	Public Representative
Amber Wanless	Public Representative (Vice Chairperson)
Barbara Pelham	Public Representative
Daniel Trundle	Public Representative
Corrie DiManno	Council Representative

COMMISSION MEMBERS ABSENT

Bryan Howie	Parks Canada Representative
Chip Olver	Council Representative

ADMINISTRATION PRESENT

Darren Enns	Director, Planning and Development
Emma Sanborn	Planner, Planning and Development
Eric Bjorge	Development and Heritage Planner
Kerry MacInnis	Administrative Assistant, Planning and Development (MPC Recorder)

1.0 CALL TO ORDER

Chairperson Smythe called the February 26, 2020 Municipal Planning Commission meeting to order at 9:00a.m.

2.0 APPROVAL OF AGENDA

2.1. Approval of the Municipal Planning Commission agenda for February 26, 2020

MPC20-14 **Moved by** Commissioner Wanless

That the agenda for the February 26, 2020 meeting of the Municipal Planning Commission be approved.

For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Wanless, Commissioner Pelham, Commissioner Trundle and Councillor DiManno

MOTION CARRIED

Minutes approved by: On Original On Original



2.2. Declaration of Conflicts

Chairperson Smythe asked if any members of the Municipal Planning Commission would be declaring a conflict of interest in hearing today's meeting.

There were no conflicts declared.

3.0 ADOPTION OF PREVIOUS COMMISSION MINUTES

3.1 Minutes of the February 12, 2020 meeting of the Municipal Planning Commission

MPC20-15 **Moved by** Commissioner Pelham

That the minutes of the February 12, 2020 meeting of the Municipal Planning Commission be adopted.

For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Wanless, Commissioner Pelham, Commissioner Trundle and Councillor DiManno

MOTION CARRIED

4.0 UNFINISHED BUSINESS

There was no unfinished business schedule for this meeting.

5.0 CORRESPONDENCE

5.1 Bed and Breakfast Working Group

The Bed and Breakfast Working Group report to Council was presented to the Municipal Planning Commission by Mr. Ken McMurdo, Chair of the Bed and Breakfast Working Group and Mrs. Leslie Taylor, Facilitator of the Bed and Breakfast Working Group.

The Bed and Breakfast Working Group report was received as information by MPC and will be brought forth at the March MPC meeting.



6.0 REPORTS

- 6.1 Proposed Accessory Development for existing Bed and Breakfast Home at 347 Grizzly Street - 19DP83
- i. Staff Presentation
Administration provided a presentation and overview on the proposal as included in the agenda package.
 - ii. Public input
There was no public input.
 - iii. Applicant input
Mrs. Edwina Handley addressed the Commission and answered questions.

MPC20-16 **Moved by** Councillor DiManno

That the Municipal Planning Commission approve Development Permit application 19DP83 for an Accessory Development containing two (2) additional Commercial Accommodation Units, at an existing Bed and Breakfast Home, located at 347 Grizzly Street, subject to the conditions of approval attached as Appendix 'A'.

For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Wanless, Commissioner Pelham, Commissioner Trundle and Councillor DiManno

MOTION CARRIED

Appendix 'A' – Conditions of Approval – 19DP83

- 1) Conditions to be met prior to issuance of the Development Permit
- (a) Submit a Statutory Declaration, to the satisfaction of the Development Officer, confirming that:
 - i. The owner resides at 347 Grizzly Street as their primary residence;
 - ii. The Bed and Breakfast Home will be managed and operated exclusively by the Live-in Owner;
 - iii. The Live-in Owner will not operate any of the Commercial Accommodation Units while not in residence at the property; and,
 - iv. The Live-in Owner is aware that any non-conformance with the conditions of approval or non-compliance with the Land Use Bylaw will result in the revocation of the Development Permit;

Minutes approved by: On Original On Original



- (b) Enter into a Restrictive Covenant with the Town of Banff to be registered against the Certificate of Title for the property for the purposes of prohibiting the operation more than four (4) Commercial Accommodation Units and prohibiting the use of any Commercial Accommodation Units while the owner is not residing at the property. The terms and wording of the Agreement shall be to the satisfaction of the Development Officer. Pay the Town of Banff the Legal Agreement Surcharge of \$600 as established by Town of Banff Development Fee Schedule 'G';
- (c) Submit a Landscape Plan for review and approval by the Development Officer, that is in conformance with the Land Use Bylaw and Banff Design Guidelines and that includes: details of existing trees to be removed; replacement trees proposed; details of landscaping materials; hardsurfacing materials of driveway and parking stall surfaces; and, planting materials;
- (d) Submit, for review and approval by the Director of Engineering, stamped civil drawings showing site servicing including:
 - i. connection to existing water service and sanitary sewer;
 - ii. details of pipe material(s) and size(s); and
 - iii. storm water management plan;
- (e) Submit an Exterior Lighting Plan showing numbers, types, locations and technical specifications for individual light fixtures in conformance with s.8.22.0 of the Land Use Bylaw for review and approval by the Development Officer;
- (f) Submit a materials sample board and colour board indicating conformance with the Banff Design Guidelines for the review and approval by the Development Officer;
- (g) Submit a Construction Site Plan and provide description of soil and erosion control mitigations that will be used during construction for review and approval by the Development Officer;
- (h) Submit a Site De-Watering Plan for review and approval of the Director of Engineering and Parks Canada Environmental Assessment Office;
- (i) Submit a Construction Hoarding Plan, for review and approval by the Development Officer, for the perimeter of the site including proposed height, colour, location of access points and any off-site encroachments associated with the required construction hoarding. All existing trees to be retained shall be protected by fencing set at the outer canopy (drip line) of the tree during demolition, excavation and construction;
- (j) Submit a proposed Truck Route and Traffic Plan for construction vehicles. Show locations of all on-site storage (e.g. material, equipment, etc.) during construction;



- (k) Submit a detailed cost estimate, as determined by the Landscape Architect, for all on and off-site landscaping specifying all plant materials, their size, numbers, location and species. Provide an irrevocable letter of credit in the amount of 125% of the cost of landscaping to secure completion of this work;
 - (l) Submit a detailed cost estimate, as determined by the contractor or Landscape Architect, for all on-site hard-surfaced areas (driveway, parking area, walkways, patios) and repair of off-site surfaces (roadway, sidewalk, curb/gutter, driveway crossing) specifying type of materials and finishes. Provide an irrevocable letter of credit in the amount of 125% of the cost of finishing and repairing all hard surfaced areas to secure completion of this work;
 - (m) Submit a completed Subcontractor Information Sheet to Town of Banff Business Licensing, Corporate Services Department, providing a list of the sub-contractors to be employed in the construction of the development;
 - (n) Submit confirmation, to the satisfaction of the Development Officer, that the Easement for Access and Right-of-way has been registered against the Land Titles for Lot: 6, Block: 25, Plan: 5739 HQ and Lot: 7, Block: 25, Plan: 5739 HQ; and,
 - (o) Submit written confirmation from the Parks Canada Environmental Assessment Office, to the satisfaction of the Development Officer that a determination has been made with regards to an Environmental Impact Analysis. The Banff National Park Environmental Assessment Office can be contacted directly on 403-431-1242 or tim.coles@canada.ca.
- 2) Bed and Breakfast Conditions:
- (a) This approval permits an accessory development containing two (2) additional commercial accommodation unit at an existing Bed and Breakfast Home. A total of four (4) commercial accommodation units are permitted at this property;
 - (b) Update Business License from the Town of Banff for the operation of a Bed & Breakfast Home;
 - (c) The Development Permit is valid for a period not to exceed the term of the Business License, one (1) year from the date of issuance or until transfer/change in ownership of the subject property, whichever first occurs;
 - (d) On-site parking shall conform to the approved site plan. No parking of guest vehicles is permitted on adjacent public roadways;



- (e) The Easement for Access and Right-of-way shall be registered against the Land Titles for Lot: 6, Block: 25, Plan: 5739 HQ and Lot: 7, Block: 25, Plan: 5739 HQ. Operation of the Bed and Breakfast shall immediately cease upon discharge of either Easement for Access and Right-of-way. Confirmation that the Easements for Access and Right-of-way are registered against the titles may be required at time of Development Permit renewal and/or Business License renewal;
 - (f) A copy of the Development Permit shall be posted in a prominent and visible place in the home and in each approved guest bedroom at all times;
 - (g) The Bed and Breakfast Home shall be operated exclusively by the live-in owner as an accessory use. The Bed and Breakfast Home shall not change the principal residential character, use or external appearance of the dwelling;
 - (h) Vehicular traffic generated by the Bed and Breakfast Home shall not be in excess of what which is characteristic of the neighbourhood in which it is located;
 - (i) The owner will maintain a daily guest registry which will include rooms occupied and vehicle license plate information. If a complaint is received, the owner, upon request from the Town shall provide the daily guest registry for inspection and shall provide license plate numbers of permanent resident vehicles. The Town may request this at any time between the hours of 8:00 a.m. and 8:00 p.m.;
 - (j) The owner shall be responsible for ensuring that each guest is advised that they must park in the areas designated on the application and not on a public roadway;
 - (k) The owner shall be responsible for complying with the Alberta Fire Code; and,
 - (l) Non-compliance with any conditions of the Development Permit will result in revocation of the 'Bed and Breakfast Home' permit.
- 3) General Conditions:
- (a) The project proponent shall ensure that any hazardous materials discovered during excavation are immediately reported to Parks Canada and properly disposed of according to current regulations;
 - (b) Town of Banff requires all developers to collect all waste, separate into appropriate categories on-site and store appropriately. Trade waste may be disposed of at the Bow Valley Waste Management Commission's Class III landfill (Francis Cook) and garbage to the Waste Transfer Station. Ensure that materials and waste being transported are covered with tarps or equivalent material. Please review the Town of Banff How-to Guide to Construction Waste Management;



- (c) Apply for a Street Use Permit from the Director of Engineering at least 48 hours prior to any work on Town streets, lanes or sidewalks. Enter into a Temporary Encroachment Agreement with the Town of Banff for the use of municipal property during construction, if necessary;
- (d) Planting with a low or very low flammability rating is encouraged and mature conifers within 5m of any structure shall be limbed to 3m and all standing dead shall be removed;
- (e) All signs require a separate Development Permit in accordance with the Town of Banff Land Use Bylaw;
- (f) Prior to backfill of new services and the termination of redundant services, please contact the Town of Banff Utilities Department at 403.762.1240 to confirm if an inspection is required. All installations shall conform to the standards of the City of Calgary;
 - a) All exposed metal flashing, mechanical equipment and flues shall be coordinated to match the building colour;
 - b) No satellite dishes, antennas or other rooftop communication equipment shall be installed without prior written permission of the Development Officer;
 - c) Protect all existing services, including landscaping, on adjacent roadways and properties during construction. Assume responsibility and repair all damages to any existing services and landscaping on adjacent roadways and properties;
 - d) All existing trees to be retained shall be protected by fencing set at the outer canopy (drip line) of the trees during demolition, excavation and construction;
 - e) Install hoarding around the perimeter of the site, in accordance with the approved plans, prior to commencing excavation and construction;
 - f) Provide dust suppression (spraying) of site during demolition activities. A hydrant meter can be obtained from the Town of Banff Operations Department by telephone at 403.762.1240;
 - g) Protect undisturbed land by only stockpiling materials on heavy canvas or polypropylene tarpaulins to protect native vegetation. All materials will be stored within the confines of the work site. All fuels, oils, lubricants, and other petrochemical products shall not be stored within 100m of any waterbody;
 - h) Confine “noise” activities to hours set out in Town of Banff Community Standards Bylaw 260;



- i) The applicant shall arrange to have the landscaping completed by no later than one year from the date of issuance of the Development Permit. If in the event that this work is not completed by this date, the Town shall cash the Letter of Credit and arrange for the completion of this work at the expense of the owner;
- j) The applicant shall arrange to have all of the driveway and hard surfaced areas completed, including repairs to off-site areas (roadway), by no later than one year from the date of issuance of the Development Permit. If in the event that this work is not completed by this date, the Town shall cash the Letter of Credit and arrange the completion of this work at the expense of the owner;
- k) Minimize the idling of construction vehicle engines at all times in accordance with Town of Banff Traffic Bylaw 16-7;
- l) Ensure that all garbage and food waste is stored in bear-proof bins as per Town of Banff Waste Bylaw 18-4. Construction sites must undergo thorough clean-up, including removal of general litter at project completion;
- m) Obtain all permits required in accordance with the *Province of Alberta Safety Codes Act Revised Statutes of Alberta, Chapter S-1*. The Act requires that all property owners and contractors working in Alberta obtain permits prior to commencing work on buildings covered by the Alberta Building Code or prior to conducting work governed by the regulations of the Canadian Electrical Code, the Alberta Gas Code or the Alberta Plumbing Code; and,
- n) Pay the cost of the following, as may be required, in accordance with municipal standards and to the satisfaction of the Development Officer:
 - i. Construction of new sanitary sewer, storm sewer and water connections, which shall include the cutting off of any redundant connection(s); and,
 - ii. Construction, repair and rehabilitation of street surfacing.



- 6.2 Proposed Building Addition containing Bed and Breakfast Home and Accessory Dwelling at 220 Otter Street - 19DP86
- i. Staff Presentation
Administration provided a presentation and overview on the proposal as included in the agenda package.
 - ii. Public input
Correspondence was received from Mrs. Anne-Marie Puccini and added to these meeting minutes.
 - iii. Applicant input
Mr. Mike Waite and Mrs. Caroline Allard addressed the Commission and answered questions.

MPC20-17 **Moved by** Commissioner Pelham

That the Municipal Planning Commission approve Development Permit application 19DP86 for:

- An Accessory Dwelling in association with a Single Detached Home; and,
- An addition to the existing building containing two (2) Commercial Accommodation Units, associated with a Bed and Breakfast Home,

Located at 220 Otter Street, with a variance to Section 8.16.28 of the Land Use Bylaw to allow the driveway off the lane to be wider than 60% of the rear lot line, subject to the conditions of approval attached as Appendix 'A'.

For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Wanless, Commissioner Pelham, Commissioner Trundle and Councillor DiManno

MOTION CARRIED



MPC20-18 **Moved by** Commissioner Smythe

That the Municipal Planning Commission amend the conditions of approval condition 1 (i) of Development Permit 19DP86 as follows:

Submit a revised front elevation plan replacing raked windows with rectangular windows as per as per s.4.3(e) of the Banff Design Guidelines; and revising the front elevation to reduce visual symmetry.

For: (1): Commissioner Smythe

Against (5): Commissioner McElhone, Commissioner Wanless, Commissioner Pelham, Commissioner Trundle and Councillor DiManno

MOTION DEFEATED

Appendix 'A' – Conditions of Approval – 19DP86

- 1) Conditions to be met prior to issuance of the Development Permit
 - (a) Pay the Town of Banff the outstanding Municipal Planning Commission Surcharge in the amount of \$125;
 - (b) Pay to the Town of Banff \$125.00 for a new Address Assignment (\$125/dwelling rate) as established by Town of Banff Land Use Bylaw;
 - (c) Submit a Statutory Declaration, to the satisfaction of the Development Officer, confirming that:
 - i. The owner resides at 220 Otter Street as their primary residence;
 - ii. The Bed and Breakfast Home will be managed and operated exclusively by the Live-in Owner;
 - iii. The Live-in Owner will not operate any of the Commercial Accommodation Units while not in residence at the property; and,
 - iv. The Live-in Owner is aware that any non-conformance with the conditions of approval or non-compliance with the Land Use Bylaw will result in the revocation of the Development Permit;



- (d) Enter into a Restrictive Covenant with the Town of Banff to be registered against the Certificate of Title for the property for the purposes of prohibiting the operation more than two (2) Commercial Accommodation Units and prohibiting the use of any Commercial Accommodation Units while the owner is not residing at the property. The terms and wording of the Agreement shall be to the satisfaction of the Development Officer. Pay the Town of Banff the Legal Agreement Surcharge of \$600 as established by Town of Banff Development Fee Schedule 'G';
- (e) Submit a revised Parking Plan for review and approval by the Development Officer, that is in conformance with the Land Use Bylaw;
- (f) Submit, for review and approval by the Director of Engineering, civil drawings showing site servicing including:
 - i. connection to existing water service and sanitary sewer;
 - ii. details of pipe material(s) and size(s); and
 - iii. storm water management plan;
- (g) Submit written confirmation that the existing Deep Utilities (water and sewer service) servicing the property are adequate for the proposed development, to the satisfaction of the Director of Engineering. A camera inspection of the existing sewer service is recommended. Should the Director of Engineering determine that the Deep Utilities are not adequate to service the proposed development, new services, to the Town of Banff Engineering Standards, shall be required;
- (h) Submit an Exterior Lighting Plan showing numbers, types, locations and technical specifications for individual light fixtures in conformance with s.8.22.0 of the Land Use Bylaw for review and approval by the Development Officer;
- (i) Submit a revised front elevation plan replacing raked windows with rectangular windows as per s.4.3(e) of the Banff Design Guidelines;
- (j) Submit a materials sample board and colour board indicating conformance with the Banff Design Guidelines for the review and approval by the Development Officer;
- (k) Submit a Construction Site Plan and provide description of soil and erosion control mitigations that will be used during construction for review and approval by the Development Officer;
- (l) Submit a Site De-Watering Plan for review and approval of the Director of Engineering and Parks Canada Environmental Assessment Office;



- (m) Submit a Construction Hoarding Plan, for review and approval by the Development Officer, for the perimeter of the site including proposed height, colour, location of access points and any off-site encroachments associated with the required construction hoarding. All existing trees to be retained shall be protected by fencing set at the outer canopy (drip line) of the tree during demolition, excavation and construction;
 - (n) Submit a proposed Truck Route and Traffic Plan for construction vehicles. Show locations of all on-site storage (e.g. material, equipment, etc.) during construction;
 - (o) Submit a detailed cost estimate, as determined by the Landscape Architect, for all on and off-site landscaping specifying all plant materials, their size, numbers, location and species. Provide an irrevocable letter of credit in the amount of 125% of the cost of landscaping to secure completion of this work;
 - (p) Submit a detailed cost estimate, as determined by the contractor or Landscape Architect, for all on-site hard-surfaced areas (driveway, parking area, walkways, patios) and repair of off-site surfaces (roadway, sidewalk, curb/gutter, driveway crossing) specifying type of materials and finishes. Provide an irrevocable letter of credit in the amount of 125% of the cost of finishing and repairing all hard surfaced areas to secure completion of this work;
 - (q) Submit a completed Subcontractor Information Sheet to Town of Banff Business Licensing, Corporate Services Department, providing a list of the sub-contractors to be employed in the construction of the development;
 - (r) Submit a current complete land title for Lot: 8, Block: 26, LTO: 6719BC, for review and approval by the Development Officer; and,
 - (s) Submit written confirmation from the Parks Canada Environmental Assessment Office, to the satisfaction of the Development Officer that a determination has been made with regards to an Environmental Impact Analysis. The Banff National Park Environmental Assessment Office can be contacted directly on 403-431-1242 or tim.coles@canada.ca.
- 2) Specific Conditions:
- (a) This approval provides for the Change of Use of the residential property from 'Duplex Housing' to 'Single-Detached Housing', an Accessory Dwelling and addition to the existing building. Any future changes to the subject dwelling shall require a valid Development Permit.
- 3) Bed and Breakfast Conditions:
- (a) This approval permits two (2) commercial accommodation units only;



- (b) A valid Business License from the Town of Banff for the operation of a Bed & Breakfast Home is required;
 - (c) The Development Permit is valid for a period not to exceed the term of the Business License, one (1) year from the date of issuance or until transfer/change in ownership of the subject property, whichever first occurs;
 - (d) On-site parking shall conform to the approved site plan. No parking of guest vehicles is permitted on adjacent public roadways;
 - (e) A copy of the Development Permit shall be posted in a prominent and visible place in the home and in each approved guest bedroom at all times;
 - (f) The Bed and Breakfast Home shall be operated exclusively by the live-in owner as an accessory use. The Bed and Breakfast Home shall not change the principal residential character, use or external appearance of the dwelling;
 - (g) Vehicular traffic generated by the Bed and Breakfast Home shall not be in excess of what which is characteristic of the neighbourhood in which it is located;
 - (h) The owner will maintain a daily guest registry which will include rooms occupied and vehicle license plate information. If a complaint is received, the owner, upon request from the Town shall provide the daily guest registry for inspection and shall provide license plate numbers of permanent resident vehicles. The Town may request this at any time between the hours of 8:00 a.m. and 8:00 p.m.;
 - (i) The owner shall be responsible for ensuring that each guest is advised that they must park in the areas designated on the application and not on a public roadway;
 - (j) The owner shall be responsible for complying with the Alberta Fire Code; and,
 - (k) Non-compliance with any conditions of the Development Permit will result in revocation of the 'Bed and Breakfast Home' permit.
- 4) General Conditions:
- (g) The project proponent shall ensure that any hazardous materials discovered during excavation are immediately reported to Parks Canada and properly disposed of according to current regulations;



- (h) Town of Banff requires all developers to collect all waste, separate into appropriate categories on-site and store appropriately. Trade waste may be disposed of at the Bow Valley Waste Management Commission's Class III landfill (Francis Cook) and garbage to the Waste Transfer Station. Ensure that materials and waste being transported are covered with tarps or equivalent material. Please review the Town of Banff How-to Guide to Construction Waste Management;
- (i) Apply for a Street Use Permit from the Director of Engineering at least 48 hours prior to any work on Town streets, lanes or sidewalks. Enter into a Temporary Encroachment Agreement with the Town of Banff for the use of municipal property during construction, if necessary;
- (j) Planting with a low or very low flammability rating is encouraged and mature conifers within 5m of any structure shall be limbed to 3m and all standing dead shall be removed;
- (k) All signs require a separate Development Permit in accordance with the Town of Banff Land Use Bylaw;
- (l) Prior to backfill of new services and the termination of redundant services, please contact the Town of Banff Utilities Department at 403.762.1240 to confirm if an inspection is required. All installations shall conform to the standards of the City of Calgary;
- o) All exposed metal flashing, mechanical equipment and flues shall be coordinated to match the building colour;
- p) No satellite dishes, antennas or other rooftop communication equipment shall be installed without prior written permission of the Development Officer;
- q) Protect all existing services, including landscaping, on adjacent roadways and properties during construction. Assume responsibility and repair all damages to any existing services and landscaping on adjacent roadways and properties;
- r) All existing trees to be retained shall be protected by fencing set at the outer canopy (drip line) of the trees during demolition, excavation and construction;
- s) Install hoarding around the perimeter of the site, in accordance with the approved plans, prior to commencing excavation and construction;
- t) Provide dust suppression (spraying) of site during demolition activities. A hydrant meter can be obtained from the Town of Banff Operations Department by telephone at 403.762.1240;
- u) Protect undisturbed land by only stockpiling materials on heavy canvas or polypropylene tarpaulins to protect native vegetation. All materials will be stored within the confines of the work site. All fuels, oils, lubricants, and other petrochemical products shall not be stored within 100m of any waterbody;



- v) Confine “noise” activities to hours set out in Town of Banff Community Standards Bylaw 260;
- w) The applicant shall arrange to have the landscaping completed by no later than one year from the date of issuance of the Development Permit. If in the event that this work is not completed by this date, the Town shall cash the Letter of Credit and arrange for the completion of this work at the expense of the owner;
- x) The applicant shall arrange to have all of the driveway and hard surfaced areas completed, including repairs to off-site areas (roadway), by no later than one year from the date of issuance of the Development Permit. If in the event that this work is not completed by this date, the Town shall cash the Letter of Credit and arrange the completion of this work at the expense of the owner;
- y) Minimize the idling of construction vehicle engines at all times in accordance with Town of Banff Traffic Bylaw 16-7;
- z) Ensure that all garbage and food waste is stored in bear-proof bins as per Town of Banff Waste Bylaw 18-4. Construction sites must undergo thorough clean-up, including removal of general litter at project completion;
- aa) Obtain all permits required in accordance with the *Province of Alberta Safety Codes Act Revised Statutes of Alberta, Chapter S-1*. The Act requires that all property owners and contractors working in Alberta obtain permits prior to commencing work on buildings covered by the Alberta Building Code or prior to conducting work governed by the regulations of the Canadian Electrical Code, the Alberta Gas Code or the Alberta Plumbing Code; and,
- bb) Pay the cost of the following, as may be required, in accordance with municipal standards and to the satisfaction of the Development Officer:
 - i. Construction of new sanitary sewer, storm sewer and water connections, which shall include the cutting off of any redundant connection(s); and,
 - ii. Construction, repair and rehabilitation of street surfacing.



6.3 Home Occupation Type 2 Renewals

- i. Staff Presentation
Administration provided a presentation and overview on the proposal as included in the agenda package.
- ii. Public input
There was no public input.
- iii. Applicant input
There was no applicant input.

MPC20-19 Moved by Councillor DiManno that the Municipal Planning Commission renew all Development Permits for Home Occupations (Type 2) listed in Appendix 'A' as amended for a 1-year term through 2020, subject to the original conditions of approval.

For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Wanless, Commissioner Pelham, Commissioner Trundle and Councillor DiManno

MOTION CARRIED

Appendix 'A' (as amended)

DP #	LOCATION OF BUSINESS	TYPE OF BUSINESS
04DP68	201 SPRINGS CRESCENT	LEADERSHIP DEVELOPMENT CONSULTANT
10DP18	337 OTTER STREET	GENERAL CONTRACTOR CONSULTANT
16DP08	349 MUSKRAT STREET	OUTDOOR EQUIPMENT SEWING SERVICE
06DP71	514 BUFFALO STREET	VIOLIN WORKSHOP
12DP16	218 JASPER WAY	GENERAL CONTRACTOR CONSULTANT
TOTAL: 5		

7.0 NEW/URGENT BUSINESS

No new/urgent business was added to this meeting.

8.0 INQUIRIES

No inquiries were added to this meeting.



9.0 DATE OF NEXT MEETING and ADJOURNMENT

The next scheduled meeting of the Municipal Planning Commission is scheduled for **Wednesday, March 12, 2020 at 9:00 a.m.**

MPC20-20 **Moved by** Commissioner Pelham

That this Municipal Planning Commission adjourn at 11:25 a.m.

For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Wanless, Commissioner Pelham, Commissioner Trundle and Councillor DiManno

MOTION CARRIED

Brian Smythe
Chairperson

Kerry MacInnis
Planning and Development

From: Anne-Marie Puccini [<mailto:am.puccini@gmail.com>]

Sent: February 25, 2020 2:06 PM

To: Michaels, Dave <Dave.Michaels@banff.ca>; MacInnis, Kerry <kerry.macinnis@banff.ca>; Enns, Darren <darren.enns@banff.ca>; Peter Clarke <suncanoe@gmail.com>; Sorensen, Karen <karen.sorensen@banff.ca>; Olver, Chip <chip.olver@banff.ca>; DiManno, Corrie <Corrie.DiManno@banff.ca>

Subject: Development Permit: 19DP86-220 Otter Street for MPC Feb.26, 2020

Hello Town Planning and MPC commissioners,

I realize that we have missed your cut-off for the meeting package last week but perhaps you could forward this email to the commissioners. Thanks!

I am opposed to the above application for the very simple reason that both of the proposed uses under review are discretionary in this district (North Central-RNC). Discretionary uses are NOT permitted uses.

If an additional accessory dwelling (a discretionary use) is permitted, it will further enhance the look of an extremely oversized three ring circus on this lot with no cohesion, no green space or esthetic contrary to the Banff Design Guidelines.

Both bed and breakfast homes and inns are also discretionary uses in this district. Thereby creating a discretionary use within a discretionary use. Two wrongs do not make a right.

In summation, there already exists 2 discretionary structures on this site. By proposing yet another discretionary use (the accessory dwelling) and using it as a B & B (discretionary use), the number of discretionary uses on one lot doubles.

I understand that this district has evolved over time and that Planning has already set the precedent for approving monstrosities with no green space only 2 doors down, which btw, is still sitting vacant after being completed last summer. 220 Otter Street also boasts a horrific alley frontage with no green space, 2 garages and 2 cars always sitting outside the garages hanging into alley traffic.

The precedents that the Town has set completely negate green space in a national park setting. It is time to start to follow the clear municipal legislation and regulations as set out by the Canada National Parks Act.

I would be curious as to whether or not this district has reached its maximum number of b & b's. Would you please advise?

Thank you,

Anne-Marie Puccini
213A Grizzly Street
Banff, AB