

MINUTES OF THE MUNICIPAL PLANNING COMMISSION
of the Town of Banff in the Province of Alberta
Town Hall Council Chamber
Wednesday, August 14, 2019 at 9:00 a.m.

COMMISSION MEMBERS PRESENT

Scott McElhone	Public Representative
Brian Smythe	Public Representative (Chairperson)
Amber Wanless	Public Representative (Vice Chairperson)
Richard Church	Public Representative
Adriana Calvo-Matos	Public Representative
Corrie DiManno	Council Representative
Chip Olver	Council Representative

COMMISSION MEMBERS ABSENT

Bryan Howie	Parks Canada Representative
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ADMINISTRATION PRESENT

Randall McKay	Interim Town Manager
Darren Enns	Director, Planning and Development
Dave Michaels	Manager of Development Services
Jennifer Laforest	Planner
Emma Sanborn	Planner
Katarina Graves	Planning and Development Intern (MPC Recorder)

1.0 CALL TO ORDER

The Chair called the August 14, 2019 Municipal Planning Commission meeting to order at 9:02a.m.

2.0 APPROVAL OF AGENDA

MPC19-69 Moved by Smythe to approve the agenda of the August 14, 2019 meeting of the Municipal Planning Commission agenda as amended;

Add 7.0 New Business – staff update – verbal update by Enns

CARRIED

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

No conflict was declared.

Minutes approved by: _____

3.0 ADOPTION OF PREVIOUS COMMISSION MINUTES

MPC19-70 Moved by DiManno to approve the minutes of the July 10, 2019 meeting of the Municipal Planning Commission as presented.

CARRIED

4.0 UNFINISHED BUSINESS

There was no unfinished business.

5.0 REPORTS

5.1 Proposed Duplex Dwelling at 516 Banff Avenue – 19DP50

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.

Moved by Oliver that the Municipal Planning Commission approve development permit application 19DP50 for a proposed duplex dwelling at 516 Banff Avenue, subject to the conditions of approval attached as Appendix 'A' with a variance to section 12.11.7 (c) of the Land Use Bylaw.

MPC19-71 Moved by Oliver to amend the conditions of approval to add the following condition to section 1(e)(iv): 'the applicant submit a revised front elevation for the detached garage to match the proposed changes to the duplex façade.'

CARRIED

MPC19-72 Moved by Oliver that the Municipal Planning Commission approve development permit application 19DP50 for a proposed duplex dwelling at 516 Banff Avenue, subject to the amended conditions of approval attached as Appendix 'A' with a variance to section 12.11.7 (c) of the Land Use Bylaw.

CARRIED

Appendix 'A' - Conditions of Approval – 19DP50

(1) **Conditions to be met prior to the issuance of the Development Permit:**

(a) Pay to the Town of Banff \$400.⁰⁰ Municipal Planning Commission Surcharge as established by *Schedule G*

Minutes approved by: _____

of the Town of Banff Land Use Bylaw;

- (b) Pay to the Town of Banff \$950.⁰⁰ in-lieu of On-Site Garbage Facilities (\$950/dwelling rate) as established by *Town of Banff Waste Bylaw 18-4*;
- (c) Pay to the Town of Banff the Address Assignment Fee of \$250.⁰⁰ (\$125/Unit) as per Schedule G of the Town of Banff Land Use Bylaw;
- (d) Submit to Parks Canada confirmation as to whether or not the owner will undertake a subdivision of the property for the development of a duplex (as this follows a different process) or have the duplex ownership structured as each side having an undivided 1/2 interest as tenants in common under one lease for Block 29, Lot 4 LTO#6719BC. Depending on the outcome of the confirmation, further Lease implications and requirements may be issued by Parks Canada;
- (e) Submit Revised Plans for the review and approval by the Development Officer, including:
 - i. An Exterior Lighting Plan showing numbers, types, and locations and technical specifications for individual light fixtures in conformance with Section 8.22.0;
 - ii. A Summary of Technical Specifications demonstrating how New Housing shall conform with the Environmental Design Standards of Section 8.3.3 – Energy Conservation Techniques, Energy Star-certified Window Glazing, Wall and Roof Insulation R-values, Water Efficient Plumbing Fixtures; and,
 - iii. The removal of the Shared Rear Entry to the proposed Duplex Development.
 - iv. The applicant submit a Revised Front Elevation for the detached garage to match the proposed changes to the duplex façade
- (f) Submit a Materials Sample Board and colour board indicating conformance with the *Banff Design Guidelines* for the final review and approval by the Development Officer;
- (g) The applicant may pursue opportunities with the Development Officer for Integrating Solar Energy within the development;
- (h) Submit a Construction Site Plan for 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. Construction fence shall be installed in accordance with the requirements of the *Town of Banff Construction Site Hoarding Policy C3000*;
- (i) Submit a Site Servicing Plan for the review and approval by the Director of Engineering or designate;

- (j) Submit a detailed Landscaping Cost Estimate for all on and off-site landscaping prepared by a Landscape Architect, specifying all plant new materials, their size, numbers, location and species;
- (k) Provide a Letter of Credit in the amount of 125% of the value of the cost estimate of the landscaping to secure completion of work; and,
- (l) Submit a completed Subcontractor Information Sheet to Town of Banff Business Licensing Clerk with the Planning and Development Department providing a list of the sub-contractors to be employed in the construction of the development.

(2) Specific Conditions:

- (a) This notice provides the decision of the Municipal Planning Commission regarding the application for a Duplex Development at 516 Banff Avenue. The development permit will not be released until the conditions 1(a)-(l) have been met to the satisfaction of the Development Officer;
- (b) Approval of accessory dwelling(s) on site will require a separate permit approval;
- (c) Mature trees, with a high flammability rating, located within 10m of any structure should have all branches within 3m of the ground removed;
- (d) In moderate or high wildfire risk zones, spark arrestors with maximum 12mm mesh openings shall be securely attached to all chimneys or stovepipes. Chimney outlets shall be at least 0.6m higher than adjacent sections of the roof (within 3m) and kept free from any obstructions or branches within 3m of the chimney in these areas;
- (e) The detached garage is considered a legally non-conforming building as it is built within the required side yard (south). Structural alterations and/or building modifications to the detached garage may require that the non-conforming building be brought into compliance with the Land Use Bylaw;
- (f) The applicant is encouraged to either remove building corner (detached garage) located 0.04m into Lot 5 or obtain an encroachment agreement with the leaseholder;
- (g) All renovations must comply with the Minimum Housing and Health Standards pursuant to the Alberta Housing Regulation. If used for a rental property, ensure there are no more than 8 people sharing each set of kitchen areas / bathroom fixtures (number of beds in some of the bedrooms not specified). Bedroom windows must be in compliance with egress requirements unless duplex will be sprinklered and,

- (h) Upon occupancy of the dwellings, the applicant is required to submit an updated Statutory Declaration listing each occupant of 516 A&B (Block 29 Lots 4, LTO#6719BC) are 'eligible residents' as defined under the National Parks of Canada Lease and Licence of Occupation Regulations.

(3) General Conditions:

- (a) Any further changes to the approved plans or building shall be submitted for review and approval of the Development Officer prior to implementation on-site;
- (b) Town of Banff requires all developers to collect all waste, separate into appropriate categories on-site and store appropriately. Dispose trade waste at the Bow Valley Waste Management Commission's Class III landfill (Francis Cooke) 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) Disturbance of public roadways and installation of utility trenches shall be inspected and approved in writing by the Manager of Engineering prior to backfill. Please contact Town of Banff Engineering at 403.762.1210 to arrange for an inspection. All installations shall conform to the standards of the City of Calgary;
- (e) Installation of new services and the termination of redundant services shall be inspected and approved in writing by the Town of Banff Utilities Department prior to backfill. Please contact the Town of Banff Utilities Department at 403.762.1240 to arrange for an inspection. All installations shall conform to the standards of the City of Calgary;
- (f) Management of all uncontaminated (clean) soil excavated from the site shall be arranged through Parks Canada. Contractors must obtain a *Restricted Activity Permit* in order to dispose of clean fill. Further direction and information about permit approval may be obtained by contacting Banff National Park Dispatch at 403.762.1470;
- (g) All site drainage is to be contained on site. No connection of weeping tile to storm sewer is permitted;
- (h) A water meter and remote reading device shall be installed at each dwelling prior to issuance of an Occupancy Permit. Property owners shall provide free and convenient access to the premises and building at all reasonable times for the purpose of reading meters. The installation of the water meter shall be inspected by the Town of Banff Utilities Department, please call 403.762.1240 to arrange for an inspection;

- (i) All exposed metal flashing, mechanical equipment and flues shall be coordinated to match the building colour;
- (j) No satellite dishes, antennas or other rooftop communication equipment shall be installed without prior written permission of the Development Officer;
- (k) 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;
- (l) 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;
- (m) 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 will not be stored within 100m of any waterbody;
- (n) Confine “noise” activities to hours set out in *Town of Banff Community Standards Bylaw 260*;
- (o) 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;
- (p) 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;
- (q) Minimize the idling of construction vehicle engines at all times in accordance with *Town of Banff Traffic Bylaw 16-7*;
- (r) 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;
- (s) 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,

- (t) Pay the cost of the following, as may be required, in accordance with municipal standards and to the satisfaction of the Development Officer:
- i. Rehabilitation and closing of existing and redundant driveway crossing, concrete sidewalk, curb and gutter, including repair/replacement of all adjacent surfaces;
 - ii. Construction, repair and rehabilitation of street surfacing.

5.2 Proposed Cannabis Retail at 119 Banff Avenue – 19DP55

- 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.

MPC19-73 Moved by Oliver to amend the conditions of approval to add the following condition (3)(i): ‘to work with the property owner and applicant for maintenance improvements to the rear elevation.’

CARRIED

MPC19-74 Moved by DiManno that the Municipal Planning Commission approve development permit application 19DP55 for a proposed change of use to storefront cannabis retail at 119 Banff Avenue, subject to the amended conditions of approval attached as Appendix ‘A’.

CARRIED

Appendix ‘A’ - Conditions of Approval – 19DP55

(1) Conditions to be met prior to the issuance of the Development Permit:

- (a) Pay the Town of Banff the outstanding Municipal Planning Commission Surcharge in the amount of \$650; and,
- (b) Submit confirmation, to the satisfaction of the Development Officer, that elevation changes have been completed resulting in no windows facing a lane in accordance with section 10.6.3 of the Land Use Bylaw.

(2) Specific Conditions:

Minutes approved by: _____

- (a) Issuance of this Development Permit allows for the conversion of previously-approved General Retail (30.7 m²) to Storefront Cannabis Retail; and,
- (b) This Development Permit shall expire ninety (90) days after cancellation or expiry of a Cannabis Store Licence issued by AGLC unless a new Cannabis Store Licence is issued by AGLC for the same premises, on essentially the same terms and conditions. On expiration of this Development Permit then the approved use for the premises shall convert to General Retail and a new development permit application is required to change the use back to Storefront Cannabis Retail.

(3) General Conditions:

- (a) Any changes to the approved plans shall be submitted for review and final approval of the Development Officer prior to implementation on-site;
- (b) A Sign Permit is required for any new signs or replacement of existing signs on the building;
- (c) 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's *How-to guide to construction waste management*;
- (d) Confine "noise" activities to hours set out in *Town of Banff Community Standards Bylaw 260*;
- (e) Any future change of use will require a Development Permit and shall be subject to the provisions of the *Town of Banff Land Use Bylaw*;
- (f) Ensure that all garbage and food waste is stored in bear-proof bins as per *Town of Banff Waste Bylaw 18-4*;
- (g) The applicant or future tenant shall obtain, and maintain, a valid Business Licence from the Town, which shall reflect the use approved by this Development Permit; and,
- (h) 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*.
- (i) To work with the property owner and applicant for maintenance improvements to the rear elevation.

- 5.3 Proposed Hotel Redevelopment (Marmot Hotel) at 600 Banff Avenue - 18DP12
- i. Staff Presentation
Administration provided a presentation and overview on the proposal as included in the agenda package.
 - ii. Public input
Joe Lunn, 17 Antelope Lane, asked for clarification on the difference between the current and proposed roof elevation. Lunn made comments on the proposed development vehicle flow and congestion.
 - iii. Applicant input
Shawn Birch, representing Banff Caribou Properties/applicant, spoke to the timeline of the proposed redevelopment, the possibility of a public art installation at the proposed site and other aesthetic features, vehicle flow, and the overall necessity of reinvestment.

MPC19-75 Moved by DiManno that the Municipal Planning Commission approve development permit application 18DP12 for a proposed hotel redevelopment at 600 Banff Avenue with a variance to Section 8.6.1(b) of the Land Use Bylaw to allow a portion of the eaves and cantilevered balconies adjacent to Marmot Street to project over 0.6m into required side yard, subject to the conditions of approval attached as Appendix 'A'.

CARRIED

Appendix 'A' - Conditions of Approval – 18DP12

(1) Conditions to be met prior to issuance of the Development Permit:

- (a) Pay to the Town of Banff the Variance fee in the amount of \$750.00 as established in the *Land Use Bylaw*;
- (b) Pay to the Town of Banff the Address Assignment fee in the amount of \$120.00 as established in the *Land Use Bylaw*;
- (c) Pay to the Town of Banff off-site levies in the amount of \$153,853.44 as established by *Town of Banff Off-Site Levy Bylaw 378* ($\$22.08/\text{m}^2 \times 6,968 \text{ m}^2$ gross floor area);
- (d) Submit revised plans, for review and approval by the Development Officer, that show further consideration of the building design, relative to the Banff Design Guidelines regarding a *distinct base, middle and top*, as well as *emphasis on structural expression and attention to detail*;

Minutes approved by: _____

- (e) Submit an Off-site Improvement Plan for review and approval by the Director of Engineering, that includes:
 - i. Removal of the structures that encroach onto the public right-of-way;
 - ii. Rehabilitation, including soft landscaping, of the areas that encroach onto the public right-of-way;
 - iii. Additional landscaping and tree planting within the boulevard adjacent to Marmot Street;
 - iv. Proposed sidewalk and driveway finishes to Town of Banff Municipal Standards along Marmot Street; and,
 - v. Restoration of on street parking along Marmot Street.

- (f) Submit a Landscape Plan for review and approval by the Development Officer, that includes, among other things:
 - i. The location and species of any trees to be removed;
 - ii. The location and species of new planting materials in conformance with the Banff Design Guidelines with a minimum 1-1 replacement for trees that have been removed in accordance with s.8.4.3 of the *Land Use Bylaw*;
 - iii. The location and material of proposed hard landscaping elements;
 - iv. Enhanced planting of white spruce in the front yard setback in accordance with s.12.1.7(c) of the CA District design regulations which states that *new development shall supplement existing mature white spruce trees with new trees to ensure the preservation of this important landscape element*; and,
 - v. Enhanced landscaping along Marmot Street and at the rear of the property in order to provide screening to minimize the visual impact to abutting residential areas in accordance with section 12.1.7(i).

- (g) 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;

- (h) Submit written information, to the satisfaction of Parks Canada, of how the development conforms with the Banff National Park of Canada Management Plan which requires that all new development and redevelopment incorporate high quality environmental design;

- (i) Enter into a Development Agreement with the Town of Banff to be registered to the Certificate of Title for the property – the terms and wording of the Agreement shall be to the satisfaction of the Development Officer. Pay the cost of registering the Agreement with Alberta Land Titles Office and pay to the Town of Banff the Legal Agreement Surcharge of \$600.00 as established by Town of Banff Development Fee Schedule Bylaw 308;

- (j) Submit, for review and approval by the Director of Engineering, a detailed Deep Utilities Servicing Plan, designed and stamped by a qualified engineer, to the City of Calgary Standards, showing:
 - (i) connection to existing water service and sanitary sewer;

- (ii) details of pipe material(s) and size(s);
 - (iii) locations of water meter(s), backflow prevention device(s) and grease trap(s); and,
 - (iv) locations of existing services to be removed.
- (k) Submit, for review and approval by the Director of Engineering, a detailed Shallow Utilities Servicing Plan showing:
- (i) location(s) of underground lines for gas, power and communications; and
 - (ii) location(s) of any existing services to be removed.
- (l) Submit a storm water management plan to the satisfaction of the Director of Engineering. The storm water management plan must be prepared by a qualified engineer and adhere to the City of Calgary *Storm Water Management and Design Manual* as well as Alberta Environmental Protection *Standards and Guidelines for Municipal Water, Waste Water and Storm Drainage Systems*. The plan must show drainage details for the subject property, abutting properties and public rights-of-way so as to ensure compatible drainage, and to show thereon all existing and proposed connections to the municipal storm system;
- (m) Submit confirmation of all proposed external materials and finishes that are in conformance with the *Banff Design Guidelines* for the review and approval by the Development Officer;
- (n) Submit written confirmation from the Parks Canada Environmental Assessment Office, to the satisfaction of the Development Officer, that a Determination of Environmental Impacts indicating the project is not likely to have significant adverse environmental effects, has been issued. The Banff National Park Environmental Assessment Office can be contacted directly on 403.762.1416 or dani.mcintosh@pc.gc.ca;
- (o) 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;
- (p) Submit a Site De-Watering Plan for review and approval of the Director of Engineering and Parks Canada Environmental Assessment Office;
- (q) Submit a Construction Hoarding Plan for the site including proposed height, colour, location of access points and any off-site encroachments associated with the required construction hoarding, in accordance with the Town of Banff Policy C3000, for review and approval by the Development Officer. For further information see <http://www.banff.ca/DocumentCenter/View/5911>. 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;
- (r) 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;

- (s) Submit one large scale print (minimum A0 or A1 paper format), to a metric scale, of all approved drawings to the satisfaction of the Development Officer;
- (t) 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;
- (u) 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; and,
- (v) Submit a completed *Subcontractor Information Sheet* to Town of Banff Business Licensing providing a list of the sub-contractors to be employed in the construction of the development.

(2) **Specific Conditions:**

- (a) Any further changes to the approved plans or building shall be submitted for review and approval of the Development Officer prior to implementation on-site;
- (b) This development utilizes Commercial Development Allotments from 04CDA06 and 13CDA07 in their entirety in the amount of 2,532 m². This development also utilizes existing commercial floor area resulting from the demolition of existing structures on site. This includes an additional 1,983.23 m² of unallocated Commercial Floor Area resulting from 17DP98. This development results in a total of 130 m² of unallocated Commercial Floor Area only, on site which may be used for future development on site, or may be transferred in accordance with s.9.5.0 of the *Land Use Bylaw*. The future use of this floor area shall require a separate Development Permit application;
- (c) This development has a housing requirement of 51.65 bedrooms. A credit of 32.35 bedrooms from development 17DP98 and a credit of 5.4 bedrooms from the existing structures to be demolished results in a requirement of 13.9 bedrooms. The requirement to provide these 14 bedrooms has been satisfied through Development Permit 13DP42 in accordance with *Housing Policy C012*;
- (d) It is the responsibility of the project proponent to ensure that all mitigation measures identified in the Parks Canada's BCS Environmental Screening Determination Using a Class Screening Report and the guidelines identified in the Environmental Guidelines for Development Projects in Banff National Park (Directive 17) are implemented during construction. 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;

- (e) The project proponent shall ensure that any hazardous materials discovered during any excavation are immediately reported to Parks Canada and properly disposed of according to current regulations;
- (f) The Town of Banff requires contractors to collect and separate all on-site waste into appropriate categories and store appropriately. Trade waste may be disposed at the Francis Cooke Regional Class III Landfill and garbage to the Town of Banff Waste Transfer Station at 160 Hawk Avenue. For further information please see <http://bvwaste.ca/landfill/> and the Town of Banff *How-to Guide to Construction Waste Management* at <https://banff.ca/DocumentCenter/View/769>;
- (g) 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. For further information and a copy of the application form see www.banff.ca/index.aspx?NID=782;
- (h) Installation of new services and the termination of redundant services shall be inspected and approved in writing by the Town of Banff Utilities Department prior to backfill. Please contact the Town of Banff Utilities Department at 403.762.1240 to arrange for an inspection. All installations shall conform to the standards of the City of Calgary;
- (i) The backflow prevention device shall be inspected annually and the device and inspection recorded with the Town of Banff Utilities Department. Please call 403.762.1240 to record the device and inspection;
- (j) Management of all uncontaminated (clean) soil excavated from the site shall be confirmed with Parks Canada;
- (k) Hot tap of any new water service is required. Contact the Town of Banff Utilities Department at 403.762.1240 to arrange for an inspection;
- (l) All rooftop mechanical equipment must be screened from view or integrated into the profile of the building, to the satisfaction of the Development Officer. This includes any exposed flues, HVAC or other rooftop mechanical equipment. Exposed metal flashing, mechanical equipment and flues shall be coordinated to match the building colour(s);
- (m) No satellite dishes, antennas or other rooftop communication equipment shall be installed without prior written permission of the Development Officer;
- (n) 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;

- (o) 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;
- (p) Install hoarding around the perimeter of the site, in accordance with the approved plans, prior to commencing excavation and construction;
- (q) 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;
- (r) 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;
- (s) 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;
- (t) Minimize the idling of construction vehicle engines at all times in accordance with *Town of Banff Traffic Bylaw 16-7*;
- (u) 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;
- (v) 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,
- (w) 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.

6.0 CORRESPONDENCE

There was no correspondence.

7.0 NEW BUSINESS

7.1 Staff Update

Enns provided a verbal update on the staff changes within the Planning and Development department.

8.0 INQUIRIES

There were no inquiries.

9.0 DATE OF NEXT MEETINGS/ADJOURNMENT

The next scheduled meeting of the Municipal Planning Commission is scheduled for Wednesday, September 11, 2019 at 9:00 a.m.

MPC19-76 Moved by Wanless to adjourn the meeting at 10:59a.m.

CARRIED

Brian Smythe
Chair

Katarina Graves
Planning and Development

Minutes approved by: _____