

MINUTES OF THE MUNICIPAL PLANNING COMMISSION
of the Town of Banff in the Province of Alberta
Town Hall Council Chamber
Wednesday, September 11, 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
Corrie DiManno	Council Representative
Bryan Howie	Parks Canada Representative

COMMISSION MEMBERS ABSENT

Adriana Calvo-Matos	Public Representative
Chip Olver	Council Representative

ADMINISTRATION PRESENT

Darren Enns	Director, Planning and Development
Dave Michaels	Manager of Development Services
Kerry MacInnis	Administrative Assistant, Planning and Development (MPC Recorder)

1.0 CALL TO ORDER

The Chair called the September 11, 2019 Municipal Planning Commission meeting to order at 9:00a.m.

2.0 APPROVAL OF AGENDA

MPC19-77 Moved by Church to approve the agenda of the September 11, 2019 meeting of the Municipal Planning Commission agenda as presented.

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.

3.0 ADOPTION OF PREVIOUS COMMISSION MINUTES

MPC19-78 Moved by Wanless to approve the minutes of the August 14, 2019 meeting of the Municipal Planning Commission as amended. MPC19-76 – correct the spelling of Wanless.

CARRIED

Minutes approved by: _____

4.0 UNFINISHED BUSINESS

There was no unfinished business.

5.0 REPORTS

- 5.1 Proposed Relocation of the Town of Banff Recreation Grounds Cabin at 101 Birch Drive – 19DP57
- 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.

MPC19-79 Moved by McElhone that the Municipal Planning Commission approve development permit application 19DP57 for proposed relocation of the Rundle Campground Service Building #2 from the Recreation Grounds (North East corner) to Birch Avenue, subject to the conditions of approval attached as Appendix 'A'.

CARRIED

Appendix 'A' - Conditions of Approval – 19DP57

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

- (a) Submit written confirmation that the Lessee has signed a Letter of Undertaking in order to amend the existing land use agreements to the satisfaction of Parks Canada; and,
- (b) 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.

(2) Specific Conditions:

- (a) Issuance of this Development Permit allows for the relocation of the Rundle Campground Service Building #2.

(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;

Minutes approved by: _____

- (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's *How-to guide to construction waste management*;
- (c) Confine "noise" activities to hours set out in *Town of Banff Community Standards Bylaw 260*;
- (d) 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*;
- (e) Ensure that all garbage and food waste is stored in bear-proof bins as per *Town of Banff Waste Bylaw 18-4*;
- (f) 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*.

6.0 CORRESPONDENCE

There was no correspondence.

7.0 NEW BUSINESS

There was no new business.

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, October 9, 2019 at 9:00 a.m.

MPC19-80 Moved by Wanless to adjourn the meeting at 9:15a.m.

CARRIED

Brian Smythe
Chair

Kerry MacInnis
Planning and Development

Minutes approved by: _____