

**Town of Banff Class Screening Project Report Form A-1**  
**Sub-Class 1: Buildings**

**COMPLETING A CLASS SCREENING PROJECT REPORT FORM**

Forms can be obtained at Environmental Services at the Town of Banff Town Hall or at the Environmental Assessment Office at Banff National Park Warden’s Office. Once completed, forms should be returned to one of these offices.

If you have questions about completing the form or the assessment process you should call the Environmental Assessment Office. The addresses and phone numbers for both the Town of Banff and Parks Canada’s Environmental Assessment Office are provided below. Incomplete or improperly completed forms will be returned. In some cases you may be asked to supply additional information or to do an individual environmental assessment.

Parks Canada’s Environmental Assessment Office will complete a review of the form within 14 days of its submission, and the proponent will be informed of the decision. If approved, a signed document, called the “Environmental Screening Approval Report” will be mailed or faxed to you. A Town of Banff Development Permit may be required once the environmental assessment has been approved.

Certain projects may not need an environmental assessment. Other projects may require a more detailed individual environmental assessment. Such projects are usually those that are located near environmentally sensitive areas, are excluded from the MCSR or those where unproven mitigations are to be used. If your project requires an individual environmental assessment, you will be advised. An individual environmental assessment may need to be prepared by an individual or firm with experience in environmental assessment.

The Environmental Assessment Office Banff Warden’s Office 238 Hawk St, Industrial Compound P.O. Box 900 Banff, Alberta T1L 1K2 Tel. (403) 762-1416	Environmental Services Banff Town Hall 110 Bear St. P.O. Box 1260 Banff, Alberta T1L 1A1 Tel. (403) 762-1215
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This CSPR form is to be completed by the project proponent or the proponent’s authorized agent for proposed building development activities within the Town of Banff or areas adjacent to the town. It is the responsibility of the proponent to ensure that all information provided in this form is accurate and correct. Incomplete or inaccurate forms will be returned. To assist you in the preparation of the form, the following attachments have been provided:

- **Attachment 1:** Mitigation Information for Building Projects (Table 4.3)
- **Attachment 2:** Maps of Wildlife Corridors, Ecosites, Archaeology and Land Use Districts (Figures 4.1 and 4.2)
- **Attachment 3:** Potentially Sensitive Sites in the Class Screening Area (Appendix B)

## SUB-CLASS 1: BUILDINGS

Projects in Sub-Class 1 include construction, operation, modification, maintenance or repair and decommissioning and abandonment of a building, including Heritage buildings, within allowable Development Regulations outlined in the Town of Banff Land Use Bylaw and Banff National Parks Development Guidelines.

### SECTION 1: DESCRIPTION OF THE PROJECT

*This section is designed to determine whether you have a project as defined in the Canadian Environmental Assessment Act that requires an environmental screening.*

1. Please provide a **summary description of your project** on a separate sheet and attach, including a site plan showing the proposed development. A one-page site plan is acceptable.
  - a. Does your project involve (check all of the following that apply)?
    - i. The construction of a new structure  YES  NO
    - ii. The demolition of an existing structure(s)  YES  NO
    - iii. The modification of an existing structure(s)  YES  NO
    - iv. The issuing of a new lease  YES  NO
    - v. Geotechnical investigation  YES  NO
  - b. If your project is the modification of an existing structure what, if any, will be the percentage increase in the footprint and/ or the height of the new structure?
    - i. Percentage increase of footprint \_\_\_\_\_ %
    - ii. Percentage increase in height \_\_\_\_\_ %
  - c. If your project requires excavation will it be (check all that apply)
    - i. For geotechnical investigation?  YES  NO
    - ii. For a building foundation?  YES  NO
    - iii. For post or footing holes only?  YES  NO
    - iv. Outside the footprint of an existing building?  YES  NO
    - v. Will the excavated material be re-used on site?  YES  NO
    - vi. What is the total quantity of material to be excavated? (specify units) \_\_\_\_\_
  - d. Will a new lease be required to accommodate your project?  YES  NO
  - e. If a lease is required, will the building use remain the same?  YES  NO
  - f. Are you contemplating any of the following changes to the existing buildings:
    - i. Increasing the footprint by greater than 10%, or  YES  NO
    - ii. Redevelopment, or a change of use?  YES  NO

## SECTION 2: LOCATION OF PROJECT

*This section is designed to determine if your projects fits into Sub-Class 1 (Buildings) of the Model Class Screening Report (MCSR).*

If your project is located:

2.

a. *Within* the town of Banff please provide:

Street Address:

Town zoning (initials and name, *e.g.*, CA-Banff Avenue. Refer to Attachment 2):

Ecosite (initials and name, *e.g.*, Norquay  $\frac{NY3}{8}$  Refer to Attachment 2)

- i. Will a variance to any town bylaw or bylaws be required to accommodate your project?  YES  NO
- ii. If a variance is required does it involve site coverage or floor area ratio (FAR)  YES  NO
- b. *Outside* the town of Banff:
- i. If your project is located on the periphery of the town in one of the areas listed below, please circle it:
- |                                |                    |
|--------------------------------|--------------------|
| • Banff Rocky Mountain Resorts | • Timberline Lodge |
| • Rimrock Inn                  | • Cave and Basin   |
| • Upper Hot Springs            | • Banff Gondola    |
- ii. If your project is the modification of an **existing structure** located in one of the peripheral areas mentioned above, will there be:
- |  |                              |                             |
|--|------------------------------|-----------------------------|
| A change in the method of sewage disposal?                                     | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| An increase in the amount of sewage other wastes or emissions?                 | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Any excavation outside the footprint of the existing building?                 | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| A need created for additional facilities, <i>e.g.</i> , parking, garbage bins? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |



**SECTION 3: *Continued***

- e. Are any historic or archaeological resources directly or indirectly affected by your project (see Attachment 2)?  YES  NO  UNSURE
- f. Are any of the buildings on site listed in the Town of Banff Registry of Heritage Resources? Please contact the Town of Banff if you are not sure.  YES  NO
- g. Is a federally or provincially designated heritage building or site affected by your project?  YES  NO
- h. Will your project cause any impacts to the environmental or cultural/heritage setting that have not been identified below in Table SC-1?  YES  NO
- i. If you answered **YES**, briefly describe those impacts not already identified. Please attach a separate sheet to this form.

Table SC-1: Potential environmental effects from building projects

• Dust production	• Habitat loss, fragmentation
• Decrease in air quality	• Wildlife sensory disturbance
• Runoff/sedimentation of waterbodies	• Encroachment on wildlife movement corridors
• Soil and water contamination	• Increased traffic
• Soil compaction and erosion	• Risk to public safety
• Slope failure	• Waste production
• Loss of topsoil	• Hazardous materials
• Damage/loss of vegetation	• Use of resources
• Changes in noise/visual quality	• Impact to historical or archaeological resources

## SECTION 4: MITIGATIONS

*This section is designed to identify what mitigations will be used to remove or reduce the potential impacts identified above, and to determine the potential for impacts to remain after the mitigations are implemented.*

- 4.
- a. Will Standard MCSR mitigations as described in Attachment 1 be used?  YES  NO  UNSURE
- b. Will any environmental mitigations be undertaken *other than or in addition to* those listed in Attachment 1?  YES  NO  UNSURE

If you answer **YES** or **UNSURE** to 4(b), please submit detailed information on your proposed mitigations on a separate sheet along with this form.

- c. Will your project involve blasting, dredging, surface or groundwater dewatering, excavation of contaminated soil or disposal of any hazardous materials? If so, please specify on a separate sheet.  YES  NO
- d. Will your project require geo-technical investigation - drilling, soil sampling, - to determine soil capacity, contamination, groundwater depth etc?  YES  NO
- e. If you answer **YES** to 3(h), and you identified additional potential impacts in 3 (i), please describe additional mitigations to be followed to address those impacts. Please attach a separate sheet if necessary.

## SECTION 5: COMPLIANCE MONITORING

*This section is designed to determine how you will ensure mitigations will be followed during your project.*

- 5.
- a. Will an environmental monitor be available on site during construction to ensure the mitigation measures described in Attachment 1 and Section 4 are implemented?  YES  NO
- b. Please indicate those groups/individuals you have informed about your project.

**SECTION 6: APPLICATION SIGNATURE**

*As the developer of the proposed project or his/her authorized agent, I guarantee that to the best of my knowledge all information provided here is complete, correct and accurate.*

Signature:	Date:
Name:	Phone:
Address:	

**SECTION 7: FOLLOW-UP PROGRAM**

*(Parks Canada to complete)*

7. a. Is a follow-up program required for this project?  YES  NO

If you answered **YES**, describe any project specific follow-up activities that are warranted to verify the environmental effects or the effectiveness of mitigation measures. Describe responsibilities for follow-up activities.

**SECTION 8: SIGNIFICANCE**

*(Parks Canada to complete)*

8. a. Is the project likely to cause significant environmental effects if all of the mitigations are followed?
- NEGLIGIBLE       LOW       MED       HIGH

**Note:** This form is to be attached to the Banff National Park Environmental Screening Approval Report Form.

Attachment 1 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects

Activity	Potential Impacts	Mitigation Measures
<b>Pre-planning</b>		
Site investigation, including geotechnical investigation	Sensory disturbance, disturbance of archaeological resources, slope failure, sedimentation	<ul style="list-style-type: none"> <li>• Conduct Phase I Environmental Site Assessment, if not already completed for the site, and additional site surveys, test pits, bore holes etc. if necessary.</li> <li>• Minimize the time boreholes remain open in order to reduce small terrestrial wildlife mortality. Properly seal boreholes and fit PVC pipes.</li> <li>• Use existing roadways or disturbed areas for site access and travel within the site.</li> <li>• Follow appropriate excavation mitigation measures for geotechnical investigation (see mitigations for “Trenching”).</li> </ul>
General planning activities specific to all building projects.	Runoff / sedimentation; soil contamination	<ul style="list-style-type: none"> <li>• Prepare an Emergency Response Plan for the worst case, i.e., heavy rainfall and runoff events, high winds, spills, fires, etc.</li> <li>• In the event of emergency operations (as defined in Section 4.11 of the MCSR), call 911. The Warden Dispatch can also be contacted (available 24 hours/day) at (403) 762-4506 or the Wardens Office at (403) 762-1470 to notify of any emergency procedures required.</li> <li>• Ensure all activities are conducted at least 30 m from waterbodies.</li> </ul>
	Dust production	<ul style="list-style-type: none"> <li>• Have a water source available to wet down exposed soil and dry areas.</li> </ul>
	Wind and water erosion	<ul style="list-style-type: none"> <li>• Prepare a satisfactory Sediment and Erosion Control Plan covering all construction and restoration periods.</li> <li>• Acquire necessary sediment control equipment (i.e., straw bales, landscaping fabric, sediment fences, etc.) and install prior to construction.</li> <li>• Extra planning should be used for areas with silty deposits (VL3 and VL4) and sloped areas with sandy deposits (see Figure 4.2).</li> </ul>
	Compaction of soils	<ul style="list-style-type: none"> <li>• Identify soils susceptible to compaction (fine textured and organic soils).</li> <li>• In sensitive areas, use equipment of low bearing weight, low PSI tires, or tracked vehicles.</li> </ul>
	Slope failure	<ul style="list-style-type: none"> <li>• Assess slope stability (based on slope length, soil texture, steepness, soil depth) and adjust activities to avoid these areas if possible. Use appropriate setbacks.</li> <li>• Pay particular attention when planning for slopes of Class 6 (15-30%) or greater, especially where soils are shallow and likely to move with disturbance.</li> </ul>
	Habitat loss and fragmentation; or encroachment on wildlife movement corridor	<ul style="list-style-type: none"> <li>• Identify wildlife habitat that may be impacted by activities and avoid sensitive areas, including wetlands.</li> <li>• Ensure only necessary vegetation is removed and delineate areas to be avoided with biodegradable flagging tape and/or temporary fences.</li> </ul>

Attachment 1 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects -  
*Continued*

Activity	Potential Impacts	Mitigation Measures
General planning activities (continued)	Sensory disturbance and mortality of wildlife	<p>When working adjacent to natural areas:</p> <ul style="list-style-type: none"> <li>• According to the wildlife that may be present, schedule high noise level activities and other intrusive construction activities to avoid critical life stages (breeding, nesting, rearing, migration). Consult with Parks Canada (403-762-1416) to discuss any localized wildlife concerns.</li> <li>• Confine “noise” activities to hours set out in Town of Banff Noise Bylaw.</li> <li>• Consider posting wildlife signs to reduce vehicle speeds and increase driver awareness near construction areas where wildlife mortality has or is likely to occur.</li> <li>• Educate workers to not harass or attract wildlife, keep the site free of food scraps, and dispose of garbage in bear proof containers.</li> </ul>
	Disturbance of archaeological resources	<ul style="list-style-type: none"> <li>• Consult with Parks Canada (403-762-1416) to discuss if consultation with the Park’s archaeologist is required (see Figure 4.1).</li> <li>• If it is deemed that potential archaeological sites may be subject to ground disturbance activities should be adapted to avoid them.</li> <li>• Educate workers to notify site supervisor upon finding any archaeological artefacts and to stop work immediately.</li> </ul>
	Increased water and energy consumption	<ul style="list-style-type: none"> <li>• Identify water and energy conservation opportunities for building design (e.g., low flow fixtures, low energy heating and lighting) and outdoor requirements (e.g., yard lighting, drip irrigation systems).</li> </ul>
	Public safety	<ul style="list-style-type: none"> <li>• Outline traffic control measures and assess the need for flagging personnel.</li> <li>• Call utility line companies to identify infrastructure locations (Alberta OneCall: 1-800-242-3447).</li> </ul>
	Reduced aesthetics (noise and visual)	<ul style="list-style-type: none"> <li>• Evaluate the site layout, access routes and construction activities to minimize their visual impact.</li> <li>• Plan work schedule to confine “noise” activities to hours set out in Town of Banff Noise Bylaw and, if possible, periods of low visitation.</li> </ul>

Attachment 1 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects -  
*Continued*

Activity	Potential Impacts	Mitigation Measures
<b>Site Preparation</b>		
Clearing of vegetation	Dust production	<ul style="list-style-type: none"> <li>• Wet down dry, exposed soils, particularly during windy periods.</li> <li>• Ensure materials being stored or transported are covered with tarps or equivalent material.</li> </ul>
	Runoff / sedimentation	<ul style="list-style-type: none"> <li>• Halt construction activity on exposed soil during events of high rainfall intensity and runoff and refer to the Sediment and Erosion Control Plan. Periodically inspect erosion control structures for effectiveness.</li> </ul>
	Wind and water erosion	<p>Particularly in areas with silty deposits (VL3 and VL4) and sloped areas with sandy deposits (Figure 4.2):</p> <ul style="list-style-type: none"> <li>• Protect exposed soils with coarse granular materials, mulches, straw, or landscaping fabric along drainage pathways.</li> <li>• Minimize grubbing.</li> </ul>
	Damage to adjacent vegetation, loss of native vegetation	<p>To protect undeveloped areas adjacent to development site:</p> <ul style="list-style-type: none"> <li>• Minimize area cleared. Clearly mark area to be cleared with biodegradable flagging tape and/or temporary fences.</li> <li>• Ensure vertical (Rocky Mountain) juniper, Douglas fir and limber pine are protected.</li> <li>• For every tree removed, two native trees must be planted.</li> <li>• Hoarding around trees to be retained must be installed beyond the tree's drip line prior to commencement of site work.</li> <li>• A development permit from the Town of Banff Planning and Development Division (403-762-1215) is required before removing any trees.</li> <li>• Ensure excavated material does not damage or bury plant material that is to be retained on the site or in adjacent areas.</li> <li>• Trees are to be cut so that they fall inside the cleared perimeters.</li> <li>• Care must be taken during grubbing and stripping to ensure that trees and roots on the edge of the cleared area are not disturbed.</li> <li>• Grubbing and stripping may not be permitted on steep slopes to reduce the potential for erosion.</li> </ul>
	Wildlife habitat loss and fragmentation; or encroachment on wildlife movement corridor	<p>When working adjacent to all undeveloped areas and areas bordering natural habitat, especially wildlife movement corridors and natural wetlands:</p> <ul style="list-style-type: none"> <li>• Clear only the minimum area required for construction activities.</li> <li>• Retain vegetation barriers where possible, especially trees and shrubbery.</li> </ul>

Attachment 1 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects -  
*Continued*

Activity	Potential Impacts	Mitigation Measures
Clearing of vegetation (continued)	Reduced aesthetics	<ul style="list-style-type: none"> <li>• Transport stockpiled material offsite immediately or stockpile cleared vegetation in an area out of view from public until it can be disposed of appropriately (see mitigations for “Disposal of cleared material”).</li> <li>• Dispose of cleared vegetation as soon as possible.</li> </ul>
Grading and excavation	Dust production / aesthetics	<ul style="list-style-type: none"> <li>• Wet down dry, exposed soils.</li> <li>• Ensure materials being stored or transported are covered with tarps or equivalent material.</li> <li>• Minimize grading and excavation on windy days to limit dust production.</li> </ul>
	Runoff / sedimentation	<p>Halt construction activity on exposed soil during events of high rainfall intensity and runoff.</p> <ul style="list-style-type: none"> <li>• All excavations will remain free of water (see mitigations for “Dewatering”).</li> <li>• Cover stockpiles of soil with polyethylene sheeting, tarps, or vegetative cover.</li> </ul> <p>Sites close to waterbodies, but not closer than 30 m:</p> <ul style="list-style-type: none"> <li>• To ensure that site run-off is minimized, control overland flow up gradient and down gradient of excavated areas by use of effective diversion ditches, bales, vegetation filter strips, or sediment traps.</li> </ul>
	Wind and water erosion	<ul style="list-style-type: none"> <li>• Particularly in areas with silty deposits (VL3 and VL4 - see Figure 4.2), and sloped areas with sandy deposits:</li> <li>• Protect exposed soils with coarse granular materials, mulches, or straw.</li> <li>• Cover stockpiles of soil with polyethylene sheeting, tarps, or vegetative cover.</li> </ul>
	Loss of topsoil and/or topsoil-subsoil mixing	<ul style="list-style-type: none"> <li>• Use separate lifts and storage of topsoil and subsoil horizons, replacing them in the same order after completion of activity, wherever practical.</li> <li>• Topsoil will be stored away from any slopes, subsoils, spoil material, construction activities and day-to-day operations.</li> </ul>
	Slope failure	<ul style="list-style-type: none"> <li>• Avoid work on steep slopes unless absolutely necessary.</li> </ul> <p>Areas with slopes of Class 6 (15-30%) or greater, especially where shallow soils overlie bedrock:</p> <ul style="list-style-type: none"> <li>• Use appropriate geo-technical control measures to stabilize slopes. Consult occupational health and safety guidelines.</li> </ul>
Disposal of cleared material	Dust production	<ul style="list-style-type: none"> <li>• Ensure cleared vegetation being stored or transported is covered with tarps or equivalent material.</li> </ul>

Attachment 1 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects -  
Continued

Activity	Potential Impacts	Mitigation Measures
Disposal of cleared material (continued)	Reduced aesthetics (visual)	<ul style="list-style-type: none"> <li>• Minimize the time cleared vegetation remains at the work site.</li> <li>• Large timber (trees larger than 15 cm DBH) shall be cut into blocks not to exceed 35 cm and stockpiled for re-use as firewood.</li> <li>• Smaller trees and other woody material may be chipped and sent to the Cascade pit, or burned, if a burning permit is obtained. Dispose of diseased vegetation by burning.</li> <li>• Dispose of trade waste at the Bow Valley Waste Management Commission's Class III landfill.</li> </ul>
<b>Construction</b>		
Dewatering	Sedimentation; Erosion; Damage to vegetation	<ul style="list-style-type: none"> <li>• Dewatering is not permitted into any waterbody, including the Bow River and Whiskey Creek.</li> </ul> <p>Dewatering is permitted across previously disturbed vegetation or natural vegetation if the following conditions are met:</p> <ul style="list-style-type: none"> <li>• Sediment controls are used (i.e., silt fences, silt bags, etc.).</li> <li>• Water velocity is controlled to dissipate energy, prevent soil erosion and allow for infiltration.</li> <li>• Dewatering structures are continuously monitored to ensure no damage is being done to soil or vegetation.</li> <li>• As an interim measure, the Town may allow silty water to be pumped into the sanitary system. A permit is required (403-762-1215).</li> <li>• Parks Canada does not allow dewatering into storm sewers unless it can be demonstrated that the proponent has the methods and equipment to limit sediment entering the receiving waterbody.</li> <li>• Sediment from the traps may be used as fill on the construction site.</li> </ul>
	Damage to adjacent vegetation	<ul style="list-style-type: none"> <li>• For undeveloped areas adjacent to development site, ensure water and sediment is directed away from natural areas.</li> </ul>
	Sensory disturbance and mortality of wildlife	<p>When working adjacent to natural areas:</p> <ul style="list-style-type: none"> <li>• According to the wildlife that may be present, schedule, high noise level activities and other intrusive construction activities to avoid critical life stages (breeding, nesting, rearing, migration). Consult with Parks Canada (403-762-1416) to discuss any localized wildlife concerns.</li> <li>• Confine "noise" activities to hours set out in Town of Banff Noise Bylaw.</li> <li>• Consider posting wildlife signs to reduce vehicle speeds and increase driver awareness near construction areas where wildlife mortality has or is likely to occur.</li> <li>• Educate workers to not harass or attract wildlife.</li> </ul>

Attachment 1 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects -  
*Continued*

Activity	Potential Impacts	Mitigation Measures
Construction (sandblasting)	Dust production (sand blasting)	<ul style="list-style-type: none"> <li>• Minimize sandblasting.</li> <li>• Confine activity to days with little or no wind and use physical barriers (e.g., shrouds, scaffold canopies) to contain dust.</li> <li>• Sandblasting should only remove loose paint to provide a clean surface for the new paint to adhere to. To reduce the amount of old paint needed to be removed, the new paint to be used should be as similar in colour as possible to the existing painted surface.</li> </ul>
Construction (painting and paint stripping)	Contamination of soil and water from accidental spill of paint, stripping compounds, or thinner	<ul style="list-style-type: none"> <li>• Prepare an appropriate Spill Response Plan and ensure that spill contingency equipment and measures are in place before work begins.</li> <li>• Ensure paint is stored appropriately to prevent spillage.</li> <li>• In the event of emergency operations (as defined in Section 4.11 of the MCSR), call 911. The Warden Dispatch can also be contacted (available 24 hours/day) at (403) 762-4506 or the Wardens Office at (403) 762-1470 to notify of any emergency procedures required.</li> <li>• Waste oil based paints must be transported out of the Park in accordance with the Federal and Provincial <i>Transportation of Dangerous Goods Act</i> and Regulations.</li> <li>• Dispose of contaminated materials at provincially certified disposal sites outside of the Park. No treatment of contaminated soils (e.g., bioremediation) is allowed in the Park. All applicable documentation demonstrating proper disposal should be obtained. Alternatively, use the paint exchange program in Banff.</li> </ul>
<b>Site Servicing (Subsurface)</b>		
Trenching, Utilities excavation and removal	Runoff / sedimentation	<ul style="list-style-type: none"> <li>• To ensure that site run-off is minimized at times of heavy rainfall, control overland flow up gradient and down gradient of exposed areas by use of effective diversion ditches, bales, vegetation filter strips, or sediment traps.</li> </ul>
	Wind and water erosion	<p>Particularly in areas with silty deposits (VL3 and VL4) and sloped areas with sandy deposits (see Figure 4.2):</p> <ul style="list-style-type: none"> <li>• Use interceptor ditches or berms (bales) up-gradient of excavation to divert overland flow around exposed soils</li> <li>• Line steep ditches with filter fabric, rock or polyethylene lining to prevent channel erosion.</li> </ul>
	Wildlife mortality	<ul style="list-style-type: none"> <li>• Fence trench if it is to be left unattended overnight.</li> </ul>

Attachment 1 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects -  
*Continued*

Activity	Potential Impacts	Mitigation Measures
Trenching; Utilities excavation and removal (continued)	Loss of topsoil and/or topsoil-subsoil mixing	<ul style="list-style-type: none"> <li>• Wherever possible, use separate lifts and storage of topsoil and subsoil horizons, replacing them in the same order after completion of activity.</li> <li>• Minimize the amount of time that the trench remains open.</li> <li>• Soils will be stored away from any steep slopes, subsoils, spoil material, construction activities and day-to-day operations.</li> </ul>
	Slope failure	<ul style="list-style-type: none"> <li>• Avoid work on steep slopes unless absolutely necessary. Areas with slopes of Class 6 (15-30%) or greater, especially where soils are shallow:</li> <li>• Use appropriate geo-technical control measures to stabilize slopes. Consult occupational health and safety guidelines.</li> </ul>
<b><i>Decommissioning and Abandonment</i></b>		
Demolition activities / foundation removal	Dust production	<ul style="list-style-type: none"> <li>• Wet down dry, exposed soils.</li> <li>• Ensure fine materials being stored or transported are covered with tarps or equivalent material.</li> </ul>
	Discovery of existing soil contamination	<ul style="list-style-type: none"> <li>• If any contamination is found, cease work immediately. Inform the building site supervisor and, if necessary, implement Emergency Response Plan.</li> </ul>
	Loss of topsoil and/or topsoil-subsoil mixing	<ul style="list-style-type: none"> <li>• Wherever possible, use separate lifts and storage of topsoil and subsoil horizons, replacing them in the same order after completion of activity.</li> <li>• Soils will be stored away from any grades, subsoils, spoil material, construction activities and day-to-day operations.</li> </ul>
<b><i>Site Reclamation or Restoration</i></b>		
Grading	Dust production	<ul style="list-style-type: none"> <li>• Wet down dry, exposed soils.</li> <li>• Ensure materials being stored or transported are covered with tarps or equivalent material.</li> </ul>
	Runoff / sedimentation	<ul style="list-style-type: none"> <li>• Halt grading on exposed soil during events of high rainfall intensity and runoff. Consult the Sediment and Erosion Control Plan.</li> <li>• Cover stockpiles of soil with polyethylene sheeting, tarps, or vegetative cover. Where possible, establishment containment structures to trap runoff.</li> </ul>
	Wind and water erosion	<p>Particularly in areas with silty deposits (VL3 and VL4) and sloped areas with sandy deposits (see Figure 4.2):</p> <ul style="list-style-type: none"> <li>• Protect exposed soils with coarse granular materials, mulches, or straw along drainage pathways.</li> <li>• Recontour slopes to pre-disturbance conditions.</li> </ul>
Revegetation	Runoff / sedimentation / erosion	<ul style="list-style-type: none"> <li>• Initiate replanting of disturbed areas immediately after construction is completed.</li> </ul>

Attachment 1 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects -  
*Continued*

Activity	Potential Impacts	Mitigation Measures
Revegetation (continued)	Compaction of soils	<ul style="list-style-type: none"> <li>• Cultivate affected areas before reclaiming, especially areas with fine textured or organic soils.</li> </ul>
	Weed invasion	<ul style="list-style-type: none"> <li>• Revegetate exposed areas at first opportunity.</li> <li>• Ensure topsoil is clean and weed free. If clean fill is unavailable, check on weeds or treat as needed for 3 years following landscaping and revegetation.</li> <li>• Revegetate with Parks Canada approved grass seed mix or the Town seed mix for landscape rehabilitation (see Appendix C).</li> <li>• Monitor the site to ensure appropriate weed control for two years following landscaping (applicable to construction crews only).</li> <li>• Follow Parks Canada Integrated Pest Management Plan 2.4.1 for weed control.</li> </ul>
Herbicide/fertilizer use	Contamination of soil or water	<ul style="list-style-type: none"> <li>• Accurately assess the need for chemicals during site revegetation. Use products and methods identified in Parks Canada Management Directive 2.4.1 (1985).</li> <li>• Do not use fertilizers and herbicides in areas where residue or run-off may enter a waterbody or drainage pathway.</li> <li>• Do not over water.</li> </ul>
Paving	Dust production	<ul style="list-style-type: none"> <li>• Wet down dry, exposed soils.</li> <li>• Ensure fine materials being stored or transported are covered with tarps or equivalent material.</li> </ul>
	Contamination of soil or water	<ul style="list-style-type: none"> <li>• Prepare an appropriate Spill Response Plan. In the event of emergency operations (as defined in Section 4.11 of the MCSR), call 911. The Warden Dispatch can also be contacted (available 24 hours/day) at (403) 762-4506 or the Wardens Office at (403) 762-1470 to notify of any emergency procedures required.</li> <li>• Use an environmentally friendly tack coat and do not apply if rain is in the forecast.</li> </ul>
	Noise disturbance and mortality of wildlife due to increased traffic	<p>Adjacent to natural areas.</p> <ul style="list-style-type: none"> <li>• According to the wildlife that may be present, schedule high noise level activities and other intrusive construction activities to avoid critical life stages (breeding, nesting, rearing, migration). Consult with Parks Canada (403-762-1416) to discuss any localized wildlife concerns.</li> <li>• If wildlife mortality is likely to increase due to traffic, post signs to reduce vehicle speeds and increase driver awareness.</li> <li>• Educate workers to not harass or attract wildlife.</li> </ul>

Attachment 1 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects -  
Continued

Activity	Potential Impacts	Mitigation Measures
<b>General Activities</b>		
Materials handling / storage	Dust production	<ul style="list-style-type: none"> <li>• Wet down dry, exposed soils or cover with tarps.</li> <li>• Ensure materials being stored or transported are covered with tarps or equivalent material.</li> </ul>
	Damage to adjacent vegetation	<ul style="list-style-type: none"> <li>• Excavated material will not be permitted to damage or bury plant material that is to be retained on the site or in adjacent areas.</li> <li>• Protect undisturbed land by only stockpiling materials on heavy canvas or polypropylene tarpaulins to protect native vegetation. Excavated material should not be permitted to damage or bury plant material that is to be retained on the construction site or in adjacent areas.</li> </ul>
	Decreased aesthetics (visual) and public safety	<ul style="list-style-type: none"> <li>• Materials will be stored within the confines of the work site.</li> </ul>
Equipment operation and maintenance	Decrease in ambient air quality due to emissions	<ul style="list-style-type: none"> <li>• Ensure all equipment is properly tuned, free of leaks, in good operating order, and fitted with standard air emission control devices.</li> <li>• Minimize idling of engines at all times.</li> </ul>
	Dust production	<ul style="list-style-type: none"> <li>• Wet down dry and dusty roads.</li> <li>• Do not use oil-based dust suppressants.</li> <li>• Reduce speeds.</li> <li>• Ensure fine materials being stored or transported are covered with tarps or equivalent material.</li> </ul>
	Contamination of soil and water from accidental spill	<ul style="list-style-type: none"> <li>• Prepare an appropriate Spill Response Plan. In the event of emergency operations (as defined in Section 4.11 of the MCSR), call 911. The Warden Dispatch can also be contacted (available 24 hours/day) at (403) 762-4506 or the Wardens Office at (403) 762-1470 to notify of any emergency procedures required.</li> <li>• Avoid work in high risk areas, particularly in areas of high water table, steep slopes or in close proximity to streams.</li> <li>• Have spill containment equipment on-hand and ensure that all personnel are trained in their use.</li> <li>• Ensure all construction equipment is free of leaks from oil, fuel or hydraulic fuels.</li> <li>• The crossing of any waterbody (including wetlands) by construction equipment, or the use of such equipment within waterbodies is strictly prohibited unless prior approval has been confirmed.</li> </ul>

Attachment 1 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects -  
*Continued*

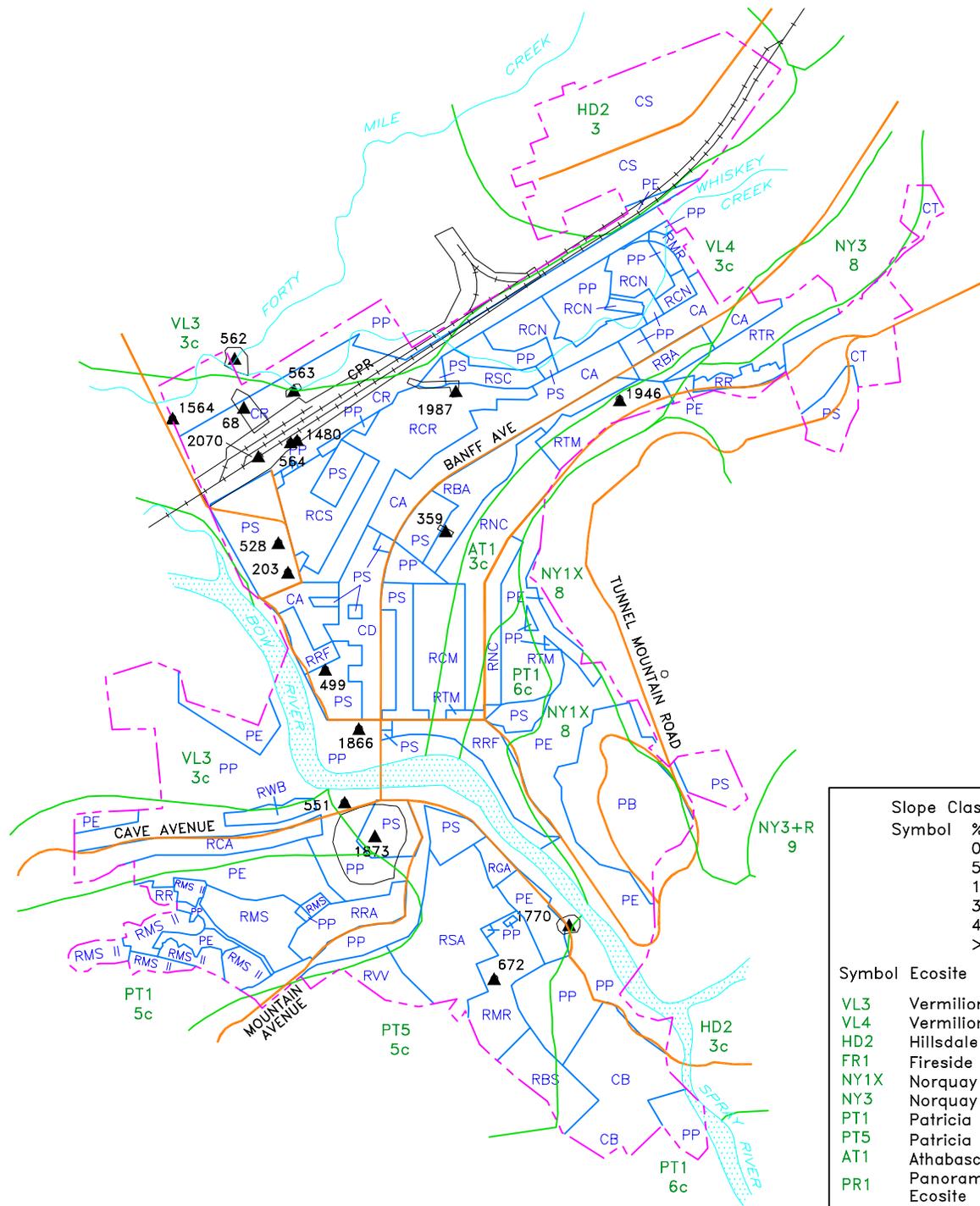
Activity	Potential Impacts	Mitigation Measures
Equipment operation and maintenance (continued)	Contamination of soil and water from accidental spill	<ul style="list-style-type: none"> <li>Designate refuelling areas at least 100 m away from any water body. Refuelling sites will be bermed with an impermeable liner to contain 125% of the anticipated fuel quantity. Any contaminated rainwater will be moved out of the park.</li> </ul>
	Contamination of soil and water from accidental spill	<ul style="list-style-type: none"> <li>Refuelling activities should not be conducted where run-off could carry contaminants into drainage pathways (including storm sewers).</li> <li>Dispose of contaminated materials at provincially certified disposal sites outside of the Park. No treatment of contaminated soils (e.g., bioremediation) is allowed in the Park. All applicable documentation demonstrating proper disposal should be obtained.</li> </ul>
	Compaction of soils	<ul style="list-style-type: none"> <li>Restrict vehicular travel and other equipment operation to the construction site and approved access routes.</li> <li>Vehicle parking will be restricted to specialized areas on the construction site.</li> <li>Minimize or halt construction traffic during wet conditions when the soil shows signs of ponding or rutting.</li> <li>In sensitive areas, if possible, use equipment which minimizes surface disturbance including low ground pressure tracks/tires, blade shoes and brush rake attachments.</li> </ul>
	Damage to adjacent vegetation	<p>Undeveloped areas adjacent to development site:</p> <ul style="list-style-type: none"> <li>Careful machine operation is required to ensure that damage to surrounding vegetation does not occur.</li> <li>Excavated material must not be permitted to bury plant material that is to be retained. Snow fences may be used to prevent excavated material escaping into the surrounding forest.</li> <li>Hoarding around trees to be retained must be installed beyond the tree's drip line prior to commencement of site work.</li> </ul>
	Weed invasion	<ul style="list-style-type: none"> <li>All construction equipment from outside Banff National Park will be steam cleaned prior to arrival to minimize the risk of introducing weeds.</li> <li>Construction equipment from outside the Park will not be washed while in the Park.</li> </ul>

Attachment 1 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects -  
*Continued*

Activity	Potential Impacts	Mitigation Measures
Equipment operation and maintenance (continued)	Sensory disturbance to wildlife	<ul style="list-style-type: none"> <li>• All undeveloped areas and areas bordering natural habitat, especially wildlife movement corridors and natural wetlands:</li> <li>• Use existing roadways, pathways and previously disturbed areas for site access and travel within the site.</li> <li>• Educate workers not to enter wildlife corridors.</li> <li>• Confine “noise” activities to hours set out in Town of Banff Noise Bylaw.</li> </ul>
	Increased traffic levels	<ul style="list-style-type: none"> <li>• Time construction activities to minimize vehicle conflicts on access roads and/or use flagging personnel.</li> </ul>
Waste management (general)	Contamination of soil and water from accidental spill or improper disposal	<ul style="list-style-type: none"> <li>• No rock, silt, cement, grout, asphalt, petroleum product, lumber, vegetation, domestic waste, or any deleterious substance shall be placed or allowed to disperse into any stream, river, pond, sewer, or other water course.</li> </ul>
	Aesthetics (visual and smell)	<ul style="list-style-type: none"> <li>• Collect all waste, store appropriately and dispose trade waste at the Bow Valley Waste Management Commission’s Class III landfill, and garbage at the Waste Transfer Station.</li> <li>• All garbage and food must be stored in bear-proof bins as per the Banff Waste Bylaw.</li> <li>• Construction sites must undergo thorough clean-up, including removal of general litter, survey stakes and flagging tape at project completion.</li> </ul>
Hazardous materials collection and handling	Contamination of soil or water	<ul style="list-style-type: none"> <li>• Prepare an appropriate Spill Response Plan. In the event of emergency operations (as defined in Section 4.11 of the MCSR), call 911. The Warden Dispatch can also be contacted (available 24 hours/day) at (403) 762-4506 or the Wardens Office at (403) 762-1470 to notify of any emergency procedures required.</li> <li>• All toxic/hazardous materials will be identified during demolition and will be handled as required under the Canadian Environmental Protection Act, Transportation of Dangerous Goods Act and Workplace Hazardous Materials Information Service.</li> <li>• Dispose of contaminated materials at provincially certified disposal sites outside of the Park. No treatment of contaminated soils (e.g., bioremediation) is allowed in the Park. All applicable documentation demonstrating proper disposal should be obtained. Alternatively, use the paint exchange program in Banff.</li> <li>• All hazardous materials and wastes will be clearly labelled with WHMIS labels and information.</li> <li>• Spill contingency plans, equipment and supplies will be present on-site at all times and employees trained in their use.</li> </ul>

Attachment 1 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects -  
*Continued*

<b>Activity</b>	<b>Potential Impacts</b>	<b>Mitigation Measures</b>
Hazardous materials collection and handling (continued)	Contamination of soil or water	<ul style="list-style-type: none"> <li>• All fuels, oils, lubricants and other petrochemical products will not be stored within 100 meters of any waterbody (including wetlands).</li> <li>• Do not store fuels, lubricants, solvents, paints, and other chemicals on site overnight except within construction trailers secured with lock and key. Storage should be on a bermed, impervious site (secondary containment). Permits are required from Banff National Park or Town of Banff.</li> <li>• No rock, silt, cement, grout, asphalt, petroleum product, lumber, vegetation, domestic waste, or any deleterious substance shall be placed or allowed to disperse into any stream, river, pond, storm or sanitary sewer, or other water course.</li> </ul>



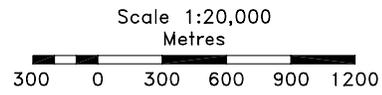
Slope Class	
Symbol	% Slope
	0-5
	5-15
	15-30
	30-45
	45-70
	>70

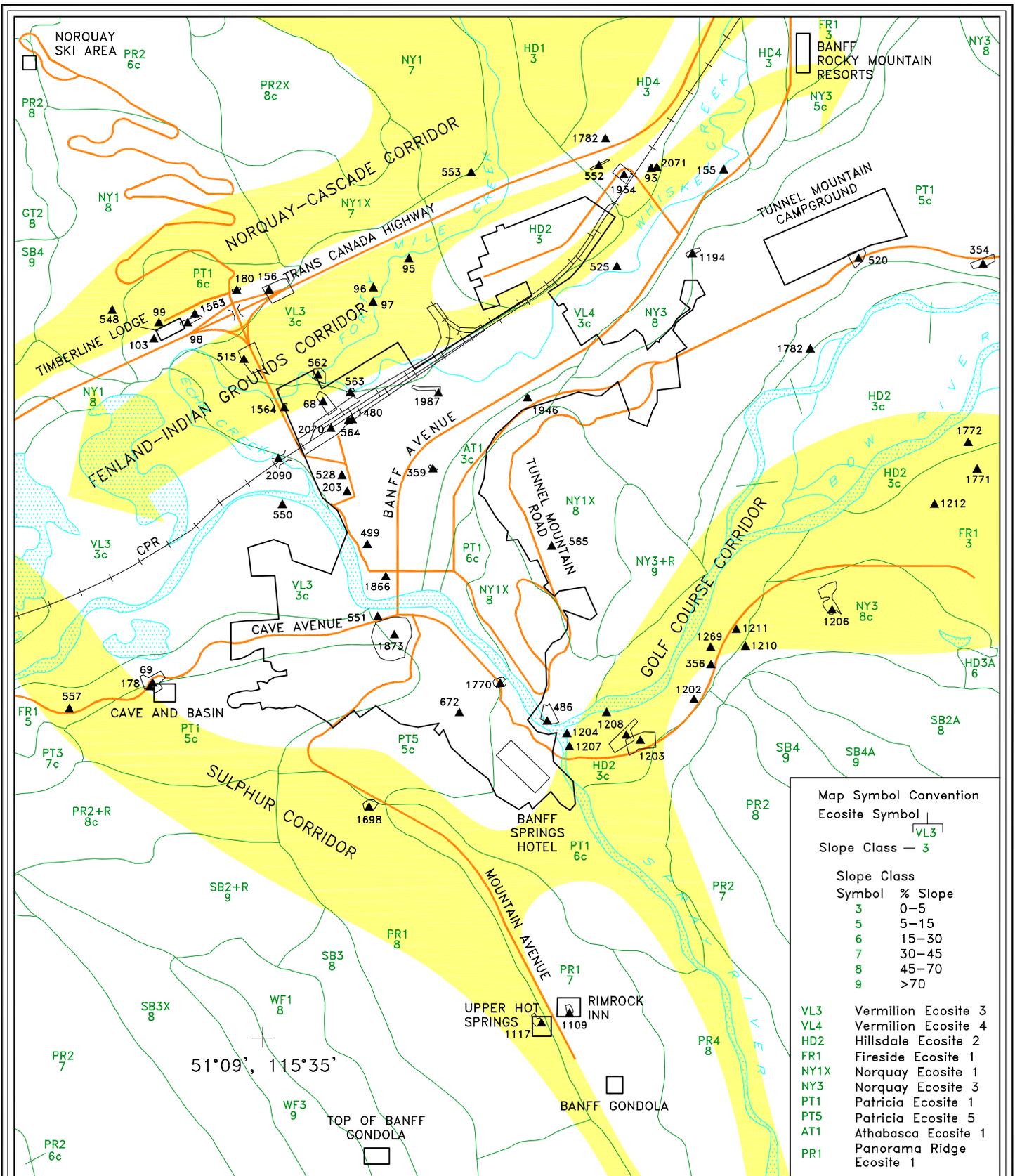
  

Symbol	Ecosite
VL3	Vermilion Ecosite 3
VL4	Vermilion Ecosite 4
HD2	Hillsdale Ecosite 2
FR1	Fireside Ecosite 1
NY1X	Norquay Ecosite 1
NY3	Norquay Ecosite 3
PT1	Patricia Ecosite 1
PT5	Patricia Ecosite 5
AT1	Athabasca Ecosite 1
PR1	Panorama Ridge Ecosite 1

LEGEND		
Banff Land-Use Bylaw Districts		
	Town Boundary	
	Road	
	Railroad	
	Land Use Districts	
	Ecosites	
	Archaeology Site	
	Map Symbol Convention	
	Ecosite Symbol	
	Slope Class	
	Commercial	
	Banff Avenue	
	Banff Springs Hotel	
	Downtown	
	Railway Lands	
	Commercial Service	
	Tunnel Mountain	
	Public/Institutional	
	Banff Centre	
	Environmental Protection	
	Parkland	
	Public Service	
	Reserve	
	Residential Reserve	
	Residential	
	Banff Avenue	
	Banff Springs	
	Cave Avenue	
	Residential	
	Central Muskrat	
	Cougar North	
	Cougar Rabbit	
	Marmot Rundle	
	Middle Springs	
	Middle Springs II	
	Glen Avenue	
	North Central	
	Rainbow Avenue	
	River Front	
	Spray Avenue	
	Squirrel Cougar	
	Tunnel Mountain	
	Tatanga Ridge	
	Valley View	
	West Birch	

## Attachment 2 Ecosites, Archaeological Sites and Land Use Districts Within the Town of Banff





**Map Symbol Convention**

Ecosite Symbol 

Slope Class — 3

Slope Class	
Symbol	% Slope
3	0-5
5	5-15
6	15-30
7	30-45
8	45-70
9	>70

VL3	Vermilion Ecosite 3
VL4	Vermilion Ecosite 4
HD2	Hillsdale Ecosite 2
FR1	Fireside Ecosite 1
NY1X	Norquay Ecosite 1
NY3	Norquay Ecosite 3
PT1	Patricia Ecosite 1
PT5	Patricia Ecosite 5
AT1	Athabasca Ecosite 1
PR1	Panorama Ridge Ecosite 1

**LEGEND**

	Local Study Area (Town of Banff and Outlying Areas)
	Road
	Railroad
	Available Wildlife Corridors
	Ecosites
	Archaeological Site and Sensitive Area

**Attachment 2**  
**Ecological Information within the Class Screening Area (Sub-Class 1)**

SOURCE: POPE (2001)

Scale 1:30,000  
 Metres





### **Attachment 3**

#### **Potentially Sensitive Sites in the Class Screening Area**

The following represents sites that are potentially sensitive to disturbance. Considerations of these sensitivities should be included in future development plans.

#### **1. General Wetlands and Riparian Habitats**

Whiskey Creek and associated springs. Middle Springs Creek and associated springs, Bow River, Forty Mile Creek, Forty Mile/Echo/Whiskey Creek/CPR 'Y' Wetlands, Discharge zones along the toe of Sulphur Mountain, Stables Wetlands (Recreation grounds to Cave and Basin).

#### **2. Sand Dune and Beach Ridges**

Fenland, Recreation Centre lands, lands including the train station and extending into residential areas SE of the station into downtown blocks past Rundle Church. Rocky Mountain Resort/new corrals/Brewster Doughnut Area.

#### **3. Stream Levees**

Bow River, Forty Mile/Echo Creek

#### **4. Fish Spawning Sites**

Forty Mile Creek, Bow River, Whiskey Creek, CPR 'Y'

#### **5. Waterfowl Habitat**

Whiskey Creek behind Cougar Street, Bow River, Forty Mile/Echo/Whiskey Creek/CPR 'Y' Wetlands, Stable Wetlands.

#### **6. Beaver Habitat**

Potential beaver habitat should be identified and projects designed to minimize the disruption of habitat. Potential sites include the CPR 'Y' and associated lands, Whiskey Creek, Fenlands, Bow River Levees, Horse Bams/Cave and Basin Wetlands.

#### **7. Avifauna**

Some parts of the class screening area are used by breeding and migrating birds. The most significant bird habitat is the shrub/wetland area on the Bow River flood plain adjacent to the Recreation Area (Edwards 1988). Other sites should also be reviewed.

#### **8. Vegetation**

Disturbance of the following species should be avoided whenever possible:

- Limber Pine: Tunnel Mountain, Hoodoos.
- Douglas Maple: North slope of Tunnel Mountain.
- Douglas Fir: most dry forested sites.

- Aspen: various locations.
- Balsam Poplar: various locations, especially in the vicinity of stable wetlands.

## **9. Viewpoints/Viewscapes**

Surprise Corner, Bow River views, views from the Banff Springs Hotel, Mt. Norquay and Tunnel Mountain Drive.

## **10. Incidentals**

- Fossils: sites should be surveyed for the presence of fossils; known and potential sites include Norquay Road, Bow Falls outcrops. Tunnel Mountain trail, Mt. Rundle talus rocks near the climbing practice rock and the landscaping rock in the recreation grounds play areas. Any exposure/application of "Rundle Rock" should be examined for fossils.
- Glacial Deposits: evidence of glacial and periglacial activity should be preserved as interpretive features. Features include: flutings along upper Tunnel Mountain Trail; till and outwash exposure at Grizzly Street; and outwash gravels at Compound Road turnoff from Banff Avenue.
- Bedrock Exposures offer an opportunity to interpret the geologic history of Banff National Park. Potential sites include: Bow Falls areas. Tunnel Mountain, Drive rock cuts; Buffalo Street; Norquay Road; and. Vermilion Lakes Drive older stone fences.
- Historical features sites should be reviewed for potential historical/archaeological features.