

MINUTES OF THE MUNICIPAL PLANNING COMMISSION
of the Town of Banff in the Province of Alberta
Town Hall Council Chamber
Wednesday, June 15, 2011 at 9:00 a.m.

COMMISSION MEMBERS PRESENT

Bill Squarebriggs	Public Representative – Chair
David Bayne	Public Representative – Vice Chair
Ted Christensen	Public Representative
Jay Harris	Public Representative
Anne-Marie Puccini	Minister of the Environment Representative
Grant Canning	Council Representative

COMMISSION MEMBERS ABSENT

Yannis Karlos	Public Representative
Brian Standish	Council Representative
Vacancy	Administration (non-voting)

ADMINISTRATION PRESENT

Randall McKay	Manager of Planning and Development
Darren Enns	Senior Planner
Claire Wilkinson	Planner
Keith Batstone	Planner/Development Officer
Chad Townsend	Environmental Services Coordinator
Kerry MacInnis	Administrative Assistant (Recorder)

1.0 CALL TO ORDER

The Chair called the regular meeting of the 2011 Municipal Planning Commission to order at 9:00 a.m.

2.0 APPROVAL OF AGENDA

MPC11-20 Moved by Christensen to approve the 2011 Municipal Planning Commission agenda with the following additions:

- 5.3 Update on the appeal going to Development Appeal Board of the home occupation type 1 (photography business) on Springs Crescent.

CARRIED

3.0 ADOPTION OF PREVIOUS COMMISSION MINUTES

3.1. May 11, 2011 Meeting Minutes

MPC11-21 Moved by Harris to approve the minutes of the May 11, 2011 meeting of the Municipal Planning Commission with the following amendment: under item 5.2 correct John Logan's name to John Bowden.

CARRIED

4.0 UNFINISHED BUSINESS

4.1. No unfinished business was discussed.

5.0 REPORTS

5.1. Community Greenhouse

Administration provided the following verbal update on the Banff Community Greenhouse:

Minutes approved by: _____

- Construction has been completed and the Greenhouse is in full use by the community.

5.2. Bed and Breakfast (11DP32) 222 Glen Crescent

Administration spoke to a written report distributed in the agenda package for this meeting. The applicants were present in the gallery to answer questions from the commission. The applicants provided letters of support from their immediate neighbour, immediate adjacent Bed and Breakfast owner and the Banff Bed and Breakfast Association. The Commission accepted the documents and they have been added to the agenda package for this meeting.

MPC11-22 Moved by Puccini to go in camera at 9:25 a.m.

CARRIED

MPC11-23 Moved by Canning to return to the public meeting at 9:46 a.m.

CARRIED

MPC11-24 Moved by Canning to approve Development permit application 11DP32 for a bed and breakfast home (one guest room) at 222 Glen Crescent, subject to the following conditions of approval and with variances to the following sections of Land Use Bylaw 31-3:

1. Section 10.3.2 to vary the permitted location of bed and breakfast homes from single detached housing to an accessory dwelling.
2. Section 10.3.8 to vary the minimum separation between bed & breakfast homes from 75m to 22.5m.

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

- (a) Pay to the Town of Banff the Municipal Planning Commission processing fee of \$125.00 in accordance with *Town of Banff Development Permit Fee Bylaw 308*;
- (b) Submit to the Town of Banff, the Development Permit Application fee of \$450.00 (\$350 plus \$100/ guest room) in accordance with *Town of Banff Development Permit Fee Bylaw 308*;
- (c) Pay to the Town of Banff a variance fee in the amount of \$550.00 (\$275.00 / variance) in accordance with *Town of Banff Development Permit Fee Bylaw 308*.

(2) General Conditions:

- (a) Obtain a Business Licence from the Town of Banff for the operation of a Bed & Breakfast Home. The number of commercial accommodation units shall be restricted to one and the number of pillows to two;
- (b) The Development Permit is valid for a period not to exceed the term of the Business Licence or two (2) years from the date of issuance, whichever first occurs;
- (c) No parking of guest vehicles is permitted on adjacent public roadways. On-site parking shall conform to the approved site plan;
- (d) All signs require a separate Development Permit in accordance with the Land Use Bylaw;
- (e) The Bed and Breakfast Home shall be operated exclusively by the live-in owner as an accessory use. The Bed & Breakfast Home shall not change the principal residential character, use or external appearance of the dwelling;
- (f) Vehicular traffic generated by the Bed and Breakfast Home shall not be in excess of that which is characteristic of the neighbourhood in which it is located;
- (g) Contact the Calgary Health Region at 762-2990 regarding Alberta Health *Guidelines for Bed and Breakfast Establishments* and to arrange an inspection of the property prior to operation;

Minutes approved by: _____

- (h) Contact the Calgary Health Region at 762-2990 to obtain a food establishment permit prior to operating the bed and breakfast;
- (i) Maintain compliance with all applicable requirements of the Alberta Building Code and Alberta Fire Code.

CARRIED

Opposed by Christensen

5.3 Verbal update by Administration on the appeal of the home occupation type 1 (photography) on Springs Crescent. Appeal will be brought to the Development Appeal Board on June 24, 2011.

6.0 CORRESPONDENCE

6.1. None to present.

7.0 NEW BUSINESS

7.1. No new business.

8.0 INQUIRIES

8.1. No inquiries.

9.0 DATE OF NEXT MEETING/ADJOURNMENT

The next regular meeting of the Municipal Planning Commission is scheduled for Wednesday, July 13, 2011 at 9:00 a.m.

MPC11-25 Moved by Christensen to adjourn the meeting at 10:00 a.m.

CARRIED

Bill Squarebriggs
Chair

Kerry MacInnis
Recording Secretary

Minutes approved by: _____