

























































































# TEXT FOR DISCUSSION

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- 2.1.14 Deleting the words “~~or 2 ½ storeys~~” from the following sections:
- 12.12.6.d, 12.13.6.f, 12.14.6.e, 12.15.6.d, 12.16.6.e, 12.17.6.d, 12.18.6.d, 12.19.6.d, 12.20.6.d, 12.22.7.e, 12.23.6.d, 12.24.6.d, 12.25.6.d, 12.26.6.d, 12.28.6.d, 12.29.6.d, 12.30.6.d, 12.32.6.d.

- 2.1.15 Deleting the words “~~or 2 storeys~~” from the following section:
- 12.27.6.d

- 2.1.16 Deleting the words “~~or 3 storeys~~” from the following sections:
- 12.11.6.d, 12.14.6.d, 12.16.6.d, 12.17.6.d, 12.20.6.d, 12.21.6.d, 12.24.6.d, 12.31.6.d, 12.33.6.d.

- 2.1.17 Deleting the words “~~or 3 ½ storeys~~” from the following section:
- 12.12.6.d

- 2.1.18 Amending section 8.21 Building and Premises Separation by deleting the following sections

~~8.21.1 A minimum distance of 3.6 m shall separate habitable residential buildings that abut on the side, or, between the windows of habitable rooms.~~

~~8.21.2 In the case where two buildings abut, there shall be a minimum 9.0 m separation between windows of habitable rooms, when one or both of those rooms is the principal living room, and the window is the main or largest window or glazed area of that living room.~~

- 2.1.19 Amending section 8.20 “Amenity Area” by deleting the words in ~~strikeout~~ and adding the words and/or sections in underline:

8.20.1 Where required in a district, a residential development shall include amenity areas in accordance with the district regulations, and as follows:

a. ~~Amenity areas may be provided for individual dwellings or communally Each amenity area shall be designed for the occupants of a specific dwelling,~~ and shall be provided ~~immediately adjacent to,~~ and with ~~direct or indirect~~ access from, the dwellings ~~it is they are~~ to serve;

b. Amenity areas shall be screened to maintain privacy from adjacent ~~dwellings sites~~ and public roadways and from adjacent dwellings when amenity areas for individual dwellings;

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## 3.0 SEVERABILITY

- 3.1 If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.

## 4.0 ENACTMENT

- 4.1 This bylaw comes into force after the date of final passing, upon approval and execution by the Superintendent, Banff National Park, for the Minister of the Environment.

- 4.2 The Town Manager is authorized to consolidate Town of Banff Land Use Bylaw.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

Pursuant to the Municipal Government Act (Alberta), a PUBLIC HEARING was held this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

SIGNED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Karen Sorensen  
Mayor

\_\_\_\_\_  
Kelly Gibson  
Town Manager

APPROVED by the Minister of the Environment, by his delegate this \_\_\_ day of \_\_\_\_\_, 2021:

\_\_\_\_\_  
Minister of the Environment/Delegate