



**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
of the Town of Banff in the Province of Alberta
Wednesday, March 24, 2021 at 9:00 a.m.**

COMMISSION MEMBERS PRESENT

Brian Smythe	Public Representative (Chairperson)
Scott McElhone	Public Representative
Dana Humbert	Public Representative
Corrie DiManno	Council Representative
Chip Olver	Council Representative
Bryan Howie	Parks Canada Representative

COMMISSION MEMBERS ABSENT

Barbara Pelham	Public Representative (Vice Chairperson)
Jean Macpherson	Public Representative

ADMINISTRATION PRESENT

Darren Enns	Director, Planning and Development
Dave Michaels	Manager, Planning and Development
Emma Sanborn	Development Planner
Eric Bjorge	Development & Heritage Planner
Kerry MacInnis	Administrative Assistant, Planning and Development (MPC Recorder)

PLEASE NOTE: Due to the extraordinary circumstances and measures being taken to slow the spread of COVID-19, this meeting will be held **electronically** and will be **live streamed** on www.banff.ca/live
All Members of MPC will be participating remotely.

1.0 CALL TO ORDER

The Chair called the March 24, 2021 Municipal Planning Commission meeting to order at 9:20a.m.

2.0 APPROVAL OF AGENDA

2.1. Approval of the Municipal Planning Commission agenda for March 24, 2021

MPC21-1 **Moved by** Councillor Olver

That the agenda for the March 24, 2021 meeting of the Municipal Planning Commission be approved.

Minutes approved by: _____



For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Humbert, Commissioner Howie, Councillor Olver and Councillor DiManno

MOTION CARRIED

2.2. Declaration of Conflicts

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

No conflicts were declared.

3.0 ADOPTION OF PREVIOUS COMMISSION MINUTES

3.1 Minutes of the March 10, 2021 meeting of the Municipal Planning Commission

MPC21-2 **Moved by** Commissioner Humbert

That the minutes of the March 10, 2021 meeting of the Municipal Planning Commission be adopted.

For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Humbert, Commissioner Howie, Councillor Olver and Councillor DiManno

MOTION CARRIED

4.0 UNFINISHED BUSINESS

4.1 Draft Proposed Bylaw 455 – Land Use Bylaw Amending Bylaw – A Bylaw to Encourage Housing Development

- i. Staff Presentation
Administration provided a presentation and overview on the proposal as included in the agenda package.



MPC21-3 Moved by Councillor DiManno

That MPC recommend that Council proceed with Land Use Bylaw amendments regarding entry conditions as per draft Amending Bylaw 455.

For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Humbert, Commissioner Howie, Councillor Olver and Councillor DiManno

MOTION CARRIED

MPC21-4 Moved by Councillor DiManno

That MPC recommend that Council proceed with Land Use Bylaw amendments regarding parking stall locations as per draft Amending Bylaw 455.

For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Humbert, Commissioner Howie, Councillor Olver and Councillor DiManno

MOTION CARRIED

MPC21-5 Moved by Councillor DiManno

That MPC recommend that Council proceed with Land Use Bylaw amendments regarding accessory dwelling site coverage as per draft Amending Bylaw 455.

For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Humbert, Commissioner Howie, Councillor Olver and Councillor DiManno

MOTION CARRIED

MPC21-6 Moved by Councillor DiManno

That MPC recommend that Council proceed with Land Use Bylaw amendments regarding accessory dwelling configuration as per draft Amending Bylaw 455.



For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Humbert, Commissioner Howie, Councillor Olver and Councillor DiManno

MOTION CARRIED

MPC21-7 **Moved by** Councillor Olver

That MPC recommend that Council proceed with Land Use Bylaw amendments regarding accessory dwelling parking as per draft Amending Bylaw 433 with the following amendment:

That two parking stalls be required for an accessory dwelling with three (3) or more bedrooms.

For: (5): Commissioner Smythe, Commissioner McElhone, Commissioner Humbert, Councillor Olver and Councillor DiManno

MOTION CARRIED
Commissioner Howie Opposed

MPC21-8 **Moved by** Commissioner Howie

That MPC recommend that Council proceed with Land Use Bylaw amendments regarding environmental site assessment for apartment housing in the CS District as per draft Amending Bylaw 455 with the following amendment:

That a Phase 2 Environmental Site Assessment be completed if recommended by the Phase 1 Environmental Site Assessment.

For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Humbert, Commissioner Howie, Councillor Olver and Councillor DiManno

MOTION CARRIED

MPC21-9 **Moved by** Commissioner Humbert

That MPC recommend that Council proceed with Land Use Bylaw amendments regarding condominium subdivisions as per draft Amending Bylaw 455.



For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Humbert, Commissioner Howie, Councillor Olver and Councillor DiManno

MOTION CARRIED

MPC21-10 Moved by Commissioner McElhone

That MPC recommend that Council proceed with Land Use Bylaw amendments regarding parking standards in the RCN – Cougar North District as per draft Amending Bylaw 455.

For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Humbert, Commissioner Howie, Councillor Olver and Councillor DiManno

MOTION CARRIED

MPC21-11 Moved by Commissioner Humbert

That MPC recommend that Council proceed with Land Use Bylaw amendments regarding measurement of maximum height as per draft Amending Bylaw 455.

For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Humbert, Commissioner Howie, Councillor Olver and Councillor DiManno

MOTION CARRIED

MPC21-12 Moved by Commissioner Howie

That MPC recommend that Council proceed with Land Use Bylaw amendments regarding building and premises separation as per draft Amending Bylaw 455.

For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Humbert, Commissioner Howie, Councillor Olver and Councillor DiManno

MOTION CARRIED

MPC21-13 Moved by Councillor DiManno

That MPC recommend that Council proceed with Land Use Bylaw amendments regarding amenity areas as per draft Amending Bylaw 455.



For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Humbert, Commissioner Howie, Councillor Olver and Councillor DiManno

MOTION CARRIED

5.0 REPORTS

There were no reports for this meeting.

6.0 CORRESPONDENCE

There was no correspondence for this meeting.

7.0 NEW BUSINESS

There was no new business for this meeting.

8.0 INQUIRIES

There were no inquiries for this meeting.

9.0 DATE OF NEXT MEETING and ADJOURNMENT

The next scheduled meeting of the Municipal Planning Commission is scheduled for **Wednesday, April 14, 2021 at 9:00 a.m.**

Moved by Commissioner Howie that this Municipal Planning Commission adjourn at 11:30 a.m.

For: (6): Commissioner Smythe, Commissioner McElhone, Commissioner Humbert, Commissioner Howie, Councillor Olver and Councillor DiManno

MOTION CARRIED

Brian Smythe
Chairperson

Kerry MacInnis
Planning and Development

Minutes approved by: _____