



**MINUTES OF THE REGULAR MEETING OF
THE GOVERNANCE AND FINANCE COMMITTEE MEETING
of the Town of Banff in the Province of Alberta
Tuesday, May 23, 2023, 9:00 a.m.**

MEMBERS PRESENT

Corrie DiManno	Mayor
Chip Olver	Councillor and Deputy Mayor
Barb Pelham	Councillor and Acting Mayor
Grant Canning	Councillor
Ted Christensen	Councillor
Kaylee Ram	Councillor
Hugh Pettigrew	Councillor

MEMBERS ABSENT

None

ADMINISTRATION PRESENT

Kelly Gibson	Town Manager	
Silvio Adamo	Director, Protective Services, and Fire Chief	
Jason Darrah	Director, Communications and Marketing	
Darren Enns	Director, Planning and Development	
Adrian Field	Director, Engineering	(Remote Participation)
Alison Gerrits	Director, Community Services	
Paul Godfrey	Director, Operations	
Chris Hughes	Director, Corporate Services	
Barbara King	Director, Human Resources	(Remote Participation)
Emma Sanborn	Development Planning	
Renée Lavergne	Information Governance Coordinator	(Remote Participation)
Lisa Lee	Executive Assistant, Mayor's Office	(Remote Participation)
Kiersten McDonald	Legislative Advisor	
Libbey McDougall	Municipal Clerk	



Regular Meeting of the Governance and Finance Committee
May 23, 2023

Correct and Approved June 12, 2023

1.0 CALL TO ORDER

Present In Chamber: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

Mayor DiManno called the May 23, 2023, Regular Meeting of the Governance and Finance Committee to order at 9:02 a.m.

Councillor Pettigrew provided a land acknowledgment at today's meeting.

2.0 APPROVAL OF AGENDA

2.1 Agenda for the May 23, 2023, Regular Meeting of the Governance and Finance Committee

FIN23-79 **Moved by** Councillor Olver

That the Agenda for the May 23, 2023, Regular Meeting of the Governance and Finance Committee be approved.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

MOTION CARRIED

3.0 CONFIRMATION OF PREVIOUS GOVERNANCE AND FINANCE COMMITTEE MINUTES

3.1 Minutes of the May 08, 2023, Regular Meeting of the Governance and Finance Committee

FIN23-80 **Moved by** Councillor Ram

That Minutes of the May 08, 2023, Regular Meeting of the Governance and Finance Committee be confirmed.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

MOTION CARRIED

Minutes approved by: On Original On Original



4.0 DELEGATIONS

4.1 Banff Bears Rugby Club, represented by Lee Garrett

FIN23-81 **Moved by** Councillor Christensen

That with respect to Item 4.1, Banff Bears Rugby Club, represented by Lee Garrett, the following be approved:

That the Governance and Finance Committee recommend that Council direct Administration to return to a future meeting of Council, no later than June 2023, with options for adjusting Town of Banff recreational facility and rental fees for non-profit organizations.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

MOTION CARRIED

5.0 PUBLIC INPUT ON APPROVED AGENDA ITEMS

5.1 Written Submissions

Committee, by unanimous consent, received the following Written Submissions for the Corporate Record:

5.1.1 Dan Peiris: Public Submission Form, received May 17, 2023 (Item 7.2, Request for Direction: Required Housing and Housing Policy C012)

5.1.2 Beth Woolley Monod: Email Re: Vacancy Tax, received May 18, 2023 (Item 7.2, Request for Direction: Required Housing and Housing Policy C012)

5.2 Verbal Submissions

No Verbal Submissions were provided as part of this meeting.



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6.0 UNFINISHED BUSINESS

No Unfinished Business was scheduled as part of this meeting.

7.0 ADMINISTRATIVE REPORTS

7.1 Request for Direction: Regional Emergency Management Bylaw

FIN23-82 **Moved by** Mayor DiManno

That with respect to Item 7.1, Request for Direction: Regional Emergency Management Bylaw, the following be approved:

That The Governance and Finance Committee recommend that Council give three readings to the proposed Bylaw for the creation of a Bow Valley Regional Emergency Management Advisory Committee and a Bow Valley Regional Emergency Management Agency.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

MOTION CARRIED

Committee, by unanimous consent, recessed at 10:10 a.m. to reconvene at 10:20 a.m.

Committee reconvened at 10:22 a.m. with Mayor DiManno in the chair.

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7.2 Request for Direction: Required Housing and Housing Policy C012

FIN23-83 **Moved by** Mayor DiManno

That with respect to Item 7.2, Request for Direction: Required Housing and Housing Policy C012, the following be approved:

That the Governance and Finance Committee direct Administration to a future meeting of the Governance and Finance Committee with a Housing Policy C012 amendment and/or a Text for Discussion Document for an amending bylaw to the Land Use Bylaw to remove the expiration clause on housing that has been built by the applicant.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

MOTION CARRIED

FIN23-84 **Moved by** Mayor DiManno

That with respect to Item 7.2, Request for Direction: Required Housing and Housing Policy C012, the following be approved:

That Governance and Finance Committee direct Administration to maintain the current cash in lieu rate as outline in Council Policy C012, Housing Policy.

Against: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

MOTION DEFEATED

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FIN23-85 **Moved by** Mayor DiManno

That with respect to Item 7.2, Request for Direction: Required Housing and Housing Policy C012, the following be approved:

That Governance and Finance Committee direct Administration to return to a future meeting of the Governance and Finance Committee with a policy amendment to Council Policy C012, Housing Policy, representing a cash in lieu rate that reflects the real cost of building a bedroom in Banff.

For: (4) Mayor DiManno, Councillor Olver, Councillor Pettigrew, and Councillor Ram
Against: (3): Councillor Canning, Councillor Christensen, and Councillor Pelham

MOTION CARRIED

FIN23-86 **Moved by** Mayor DiManno

That with respect to Item 7.2, Request for Direction: Required Housing and Housing Policy C012, the following be approved:

That Governance and Finance Committee direct Administration to return to a future meeting of the Governance and Finance Committee with a policy amendment to Council Policy C012, Housing Policy, mandating payment of cash-in-lieu if housing is not being built.

For: (5) Mayor DiManno, Councillor Canning, Councillor Olver, Councillor Pettigrew, and Councillor Ram
Against: (2): Councillor Christensen and Councillor Pelham

MOTION CARRIED

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FIN23-87 **Moved by** Mayor DiManno

That with respect to Item 7.2, Request for Direction: Required Housing and Housing Policy C012, the following be approved:

That Governance and Finance Committee direct Administration to return to a future meeting of the Governance and Finance Committee with a policy amendment to Council Policy C012, Housing Policy, removing cash-in-lieu as a housing policy option.

For: (3): Councillor Christensen, Councillor Pelham, and Councillor Pettigrew

Against: (4) Mayor DiManno, Councillor Canning, Councillor Olver, and Councillor Ram

MOTION DEFEATED

FIN23-88 **Moved by** Mayor DiManno

That with respect to Item 7.2, Request for Direction: Required Housing and Housing Policy C012, the following be approved:

That Governance and Finance Committee direct Administration to return to a future meeting of the Governance and Finance Committee with a policy amendment to Council Policy C012, Housing Policy that would remove the option to purchase third-party bedroom credits.

For: (6) Mayor DiManno, Councillor Canning, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

Against: (1): Councillor Christensen

MOTION CARRIED

Minutes approved by: On Original On Original



FIN23-89 **Moved by** Councillor Christensen

That with respect to Item 7.2, Request for Direction: Required Housing and Housing Policy C012, the following be approved:

That Governance and Finance Committee direct Administration to return to a future meeting of the Governance and Finance Committee with a policy amendment to Council Policy C012, Housing Policy, and a Text for Discussion Document for an amending bylaw to the Land Use Bylaw that would require review by the Municipal Planning Commission of the third-party credit purchase.

For: (2): Councillor Christensen and Councillor Pettigrew

Against: (5): Mayor DiManno, Councillor Canning, Councillor Olver, Councillor Pelham, and Councillor Ram

MOTION DEFEATED

FIN23-90 **Moved by** Councillor Pettigrew

That with respect to Item 7.2, Request for Direction: Required Housing and Housing Policy C012, the following be approved:

That Governance and Finance Committee direct Administration to return to a future meeting of the Governance and Finance Committee with a policy amendment to Council Policy C012, Housing Policy that would includes stricter requirements for the purchase of third-party bedroom credits.

For: (2): Councillor Christensen and Councillor Pettigrew

Against: (5): Mayor DiManno, Councillor Canning, Councillor Olver, Councillor Pelham, and Councillor Ram

MOTION DEFEATED



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FIN23-91 **Moved by** Councillor Pelham

That with respect to Item 7.2, Request for Direction: Required Housing and Housing Policy C012, the following be approved, **after amendment**:

That Governance and Finance Committee direct Administration to return to Council, **no later than July 2023**, with an option to conduct a community-wide housing ratio study.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

MOTION CARRIED

FIN23-92 **Moved by** Councillor Ram

That with respect to Item 7.2, Request for Direction: Required Housing and Housing Policy C012, the following be approved:

That Governance and Finance Committee direct Administration to return to a future meeting of the Governance and Finance Committee with a Text for Discussion Document for an amending bylaw the Land Use Bylaw that would outline size and quality of required housing in line with the 2019 Bow Valley Region Housing Needs Assessment and other relevant information.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

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FIN23-93 **Moved by Mayor DiManno**

That Governance and Finance Committee postpone the following to the June 12, 2023, Regular Meeting of the Governance and Finance Committee, to be considered as Unfinished Business:

- The remainder of the discussions relating to Item 7.2, Request for Direction: Required Housing and Housing Policy C012; and
- Item 7.3, Request for Direction: Required Parking and Parking Cash-In-Lieu Policy C17

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

MOTION CARRIED

7.3 Request for Direction: Required Parking and Parking Cash-In-Lieu Policy C17

Note: This Item was postponed to the June 12, 2023, Regular Meeting of the Governance and Finance Committee Meeting as Unfinished Business by way of Motion FIN23-94.

8.0 NEW / URGENT BUSINESS

No New/ Urgent Business was scheduled as part of this meeting.

9.0 CONFIDENTIAL ITEMS

No Confidential Items were scheduled as part of this meeting.

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10.0 ADJOURNMENT

FIN23-94 **Moved by** Councillor Pelham

That this meeting adjourn at 12:52 p.m.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

MOTION CARRIED

On Original

Corrie DiManno
Mayor

On Original

Libbey McDougall
Municipal Clerk

Minutes approved by: On Original On Original