

REQUEST FOR DECISION

Subject: Proposed Bylaw 484 – A Bylaw to Amend the Land Use Bylaw to Amend Residential Land Use Districts



Presented to: Council

Date: March 11, 2024

Submitted by: Kathleen Gallagher,
Development Planner

Item #: 7.2

ADMINISTRATIVE RECOMMENDATION

That Council:

1. Give first reading to Proposed Bylaw 484 – A Bylaw to Amend the Land Use Bylaw to Amend Residential Land Use Districts (Attachment 1); and,
2. Direct Administration to schedule a Public Hearing for Proposed Bylaw 484, in accordance with the *Municipal Government Act*.

BACKGROUND

Reason for Report

The Governance and Finance Committee directed Administration to draft Land Use Bylaw amendments that standardize and simplify development regulations to create high, medium and low-density scenarios, applying the same regulations for each density scenario to the existing Land Use Districts (FIN23-210).

FIN23-210 Moved by Mayor DiManno

That with respect to Item 7.1, Residential Density, regarding Development Regulations- Options to simplify, the following be approved: That the Governance and Finance Committee direct administration to draft Land Use Bylaw amendments that standardize and simplify development regulations to create high, medium, and low density scenarios which includes:

- *Applying the same regulations for each density scenario to the existing Land Use Districts*

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

MOTION CARRIED

Following that motion, the Governance and Finance Committee directed administration to amend Land Use Districts regulations to encourage the provision of housing and adjust the Land Use District boundaries so that like residential areas would be placed together within districts (FIN23-212).

FIN23-212 Moved by Mayor DiManno

That with respect to Item 7.1, Residential Density, regarding Options for Amending the Boundaries of Existing Residential Land Use Districts, the following be approved:

That the Governance and Finance Committee direct administration to draft amendments to the Land Use Districts boundaries and their associated regulations as outlined in this section of the report for the following districts: RCN: Cougar North RMR: Marmot/Rundle RRA: Rainbow Avenue RRF: River Front RSA: Spray Avenue RTM: Tunnel Mountain RVV: Valley View

For: (6): Mayor DiManno, Councillor Pelham, Councillor Canning, Councillor Olver, Councillor Ram, and Councillor Pettigrew Against: (1): Councillor Christensen

MOTION CARRIED

This report addresses the direction to amend Land Use District boundaries, while the direction to amend the Land Use District regulations will be presented with a separate Land Use Bylaw amendment, expected to be before Council at the March 25, 2024 regular meeting.

In addition, the Town's successful application for the Canadian Mortgage and Housing Corporation Housing Accelerator Fund requires that the five housing initiatives outlined in the funding agreement are actioned. The five approved initiatives are:

1. Land Use Bylaw amendments to increase residential density;
2. Land Use Bylaw amendments to reduce minimum parking requirements for residential development;
3. Introduce an Accessory Dwelling Unit Incentive Program;
4. Introduce an e-permitting solution; and,
5. Introduce financial tools and tactics to incentivize residential development.

This proposed bylaw is tied to action initiative 1 - *Land Use Bylaw amendments to increase residential density*. Receiving funds from the Housing Accelerator Fund is directly tied to achieving the five initiatives, as well as permitting a total of 240 new homes in Banff by January 29, 2027.

Summary of Issue

As outlined in the report *Request for Decision – Residential Density*, item 7.1 presented to the Governance and Finance Committee on November 29, 2023, the existing land use districts within the Land Use Bylaw can be grouped into high, medium and lower density categories, based on their district development regulations.

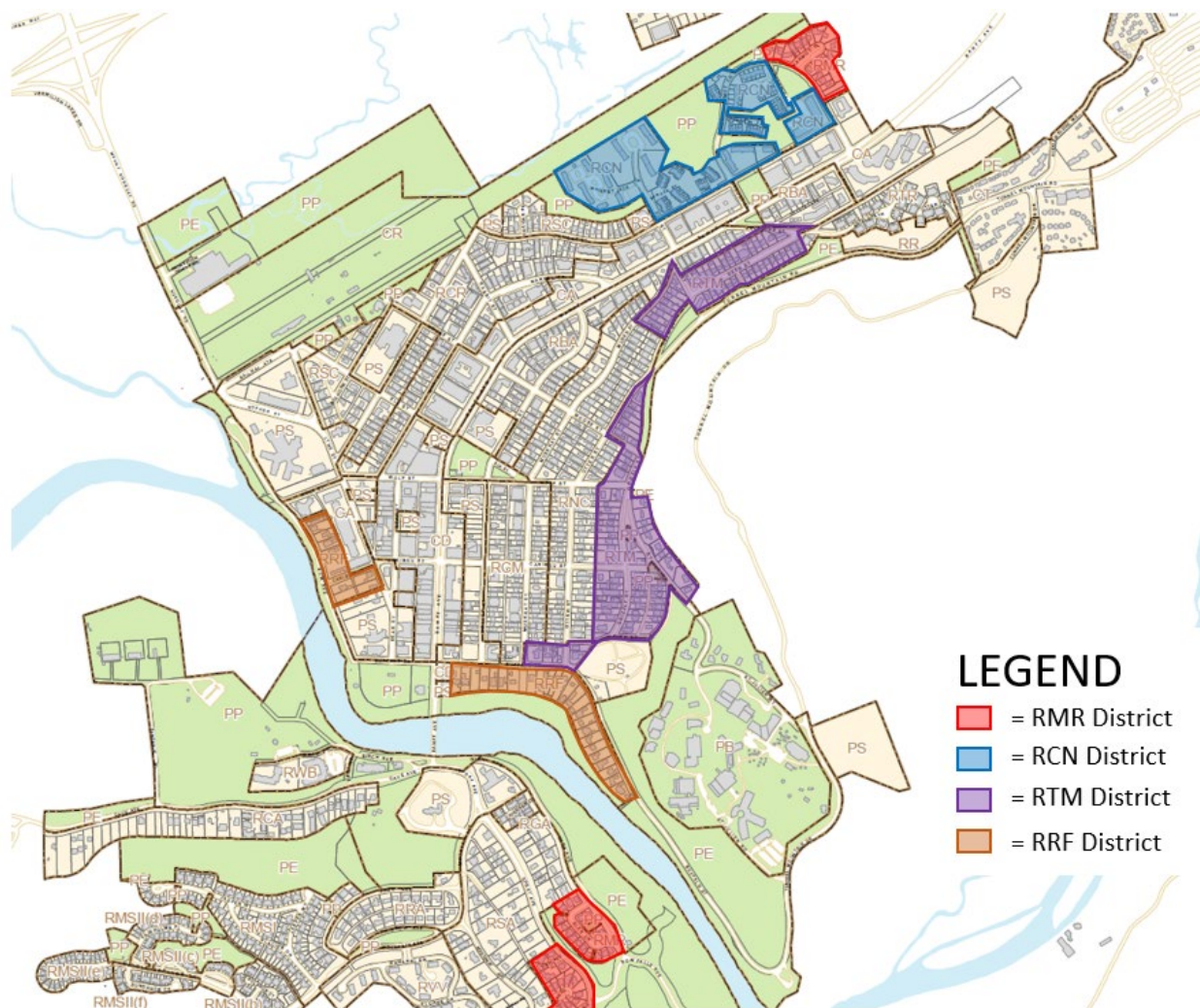
In some cases, there are areas within districts that have a different character or redevelopment potential from other parts of the district and are better suited to being placed in another district. The Governance and Finance Committee directed administration to adjust district boundaries to group like areas together within an appropriate district.

Table 1 summarizes the land use districts approved to have a boundary change at the November 29, 2023 Governance and Finance Committee meeting:

<u>Land Use District</u>	<u>Existing Density Category</u>	<u>New Density Categories</u>
RCN: Cougar North District	Medium	Medium (Partial) High (Partial)
RMR: Marmot/Rundle District	Low	Low (Partial) High (Partial)
RRF: River Front District	Low	Low (Partial) Medium (Partial)
RTM: Tunnel Mountain District	Low	Low (Partial) Medium (Partial)

Table 1: Land Use Districts with boundary change approved by the Governance and Finance Committee through FIN23-212

These districts are also highlighted in *Map 1*:



Map 1: Land Use Districts with boundary change approved by the Governance and Finance Committee through FIN23-212

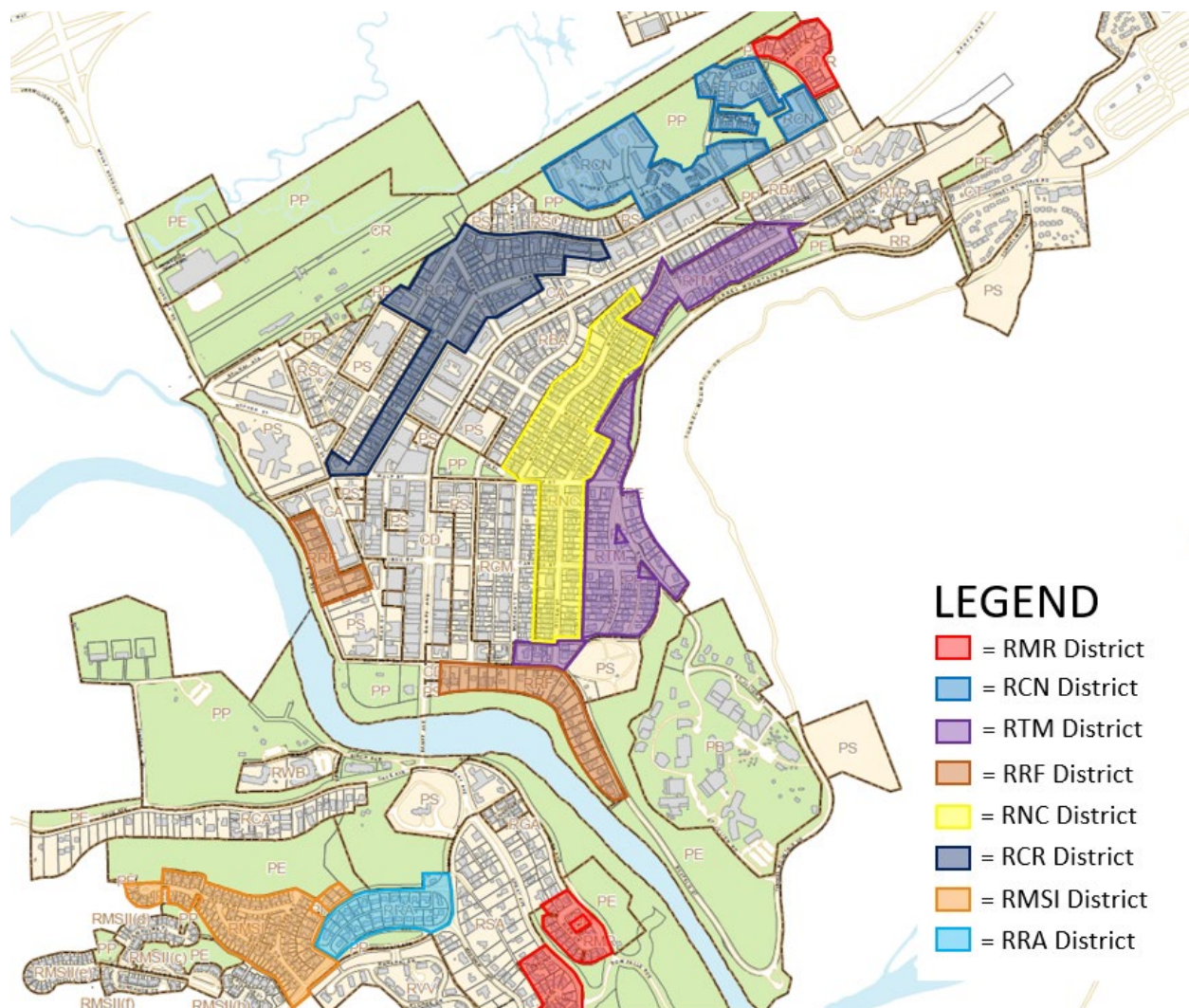
Administration looked at each district in the above table to review where the district could be split and in which district the newly created portions could be placed. Further, upon conducting a review of the Land Use District boundaries, administration noted that a portion of the RMSI: Middle Springs I District has similar characteristics to the RRA: Rainbow Avenue District. The portion with civic addresses 127 – 143 Park Avenue is situated along the same street (Park Avenue) as parts of the RRA district, the transportation connectivity for all modes is high and there are large lots with future development potential. Administration is thus recommending that the RMSI: Middle Springs I District also be split with the Park Avenue portion added to the RRA (Rainbow Avenue) land use district.

Table 2 summarizes the results of administration’s Land Use District boundary analysis:

<u>Land Use District proposed to be split</u>	<u>New Land Use District to which the portion to be split from existing could be added</u>
RCN: Cougar North District	RCR: Cougar/Rabbit District
RMR: Marmot/Rundle District	RCR: Cougar/Rabbit District
RRF: River Front District	RTM: Tunnel Mountain District
RTM: Tunnel Mountain District	RNC: North Central District
RMSI: Middle Springs I District	RRA: Rainbow Avenue District

Table 2: Land Use Districts proposed to be split

The boundary adjustments for eight Land Use Districts, which are proposed either because parts of the district are more suitable to be placed in another Land Use District due to their similar character and redevelopment potential, or because the boundary will change to encompass the addition of a part of another district, are summarized in *Map 2* and in *Table 3* as well as the subsequent sections of this report.



Map 2: Land Use Districts with boundary change proposed through Administration's analysis

<u>Land Use District</u>	<u>Summary of proposed changes</u>	<u>Summary of areas not proposed to change</u>
RCN: Cougar North District	- Portion abutting the corner of Cougar Street and the north leg of Marmot Crescent to be added to RCR - Portion abutting the corner of Cougar Street and the south leg of Marmot Crescent to be added to RCR - Portion along Cougar Street between south leg of Marmot Crescent and Fox Street to be added to RCR	- Portion of RCN with civic addresses of 163 - 181 Marmot Crescent, 143 - 161 Pika Place and 183 - 205 Porcupine Place to remain RCN

	- Portion in the 100, 200, 300 and 400 blocks of Whiskey Jack Crescent to be added to RCR	
RMR: Marmot/Rundle District	- Portion of RMR with civic addresses from 234 – 242 Marmot Crescent to be added to RCR.	- Portion of RMR with civic addresses of 206 – 210 Marmot Crescent and those along Marmot Place to remain RMR - Portions south of the Bow River to remain RMR
RRF: River Front District	- Portion of RRF with civic addresses from 517 – 565 Buffalo Street to be added to RTM.	- Portion of RRF with civic addresses of 301 – 513 Buffalo Street to remain RRF - Portion of RRF on the west side of town along Bow Ave and Lynx Street to remain RRF
RTM: Tunnel Mountain District	- Portion of RRF with civic addresses from 517 – 565 Buffalo Street to be added to RTM. - Portion of RTM along Deer Street, Muskrat Street, Otter Street, Grizzly Street, Wolverine Street, and portion with civic addresses 504 – 514 Buffalo Street to be added to RNC	- Portion of RTM with civic addresses from 132 – 226 St. Julien Road to remain RTM
RCR: Cougar/Rabbit District	- Portion of RCN abutting the corner of Cougar Street and the north leg of Marmot Crescent to be added to RCR - Portion of RCN abutting the corner of Cougar Street and the south leg of Marmot Crescent to be added to RCR - Portion of RCN along Cougar Street between south leg of Marmot Crescent and Fox Street to be added to RCR - Portion of RCN in the 100, 200, 300 and 400 blocks of Whiskey Jack Crescent to be added to RCR	- Entire existing RCR district to remain RCR

RNC: North Central District	- Portion of RTM along Deer Street, Muskrat Street, Otter Street, Grizzly Street, Wolverine Street, and portion with civic addresses 504 – 514 Buffalo Street to be added to RNC	- Entire existing RNC district to remain RNC
RMSI: Middle Springs I District	- Portion of RMSI along Park Avenue with civic addresses 127 – 143 Park Avenue to be added to RRA	- Portion of RMSI along Glacier Drive with civic addresses of 100 – 146 Glacier Drive to remain RMSI - Portion of RMSI along Jasper Way with civic addresses of 200 – 271 Jasper Way to remain RMSI
RRA: Rainbow Avenue District	- Portion of RMSI along Park Avenue with civic addresses 127 – 143 Park Avenue to be added to RRA	- Entire existing RRA district to remain RRA

Table 3: Land Use Districts with boundary change proposed through Administration's analysis

These changes are further described and illustrated below.

RCN: Cougar North District, RMR: Marmot/Rundle District and RCR: Cougar/Rabbit District

As approved through the report *Request for Decision – Residential Density*, item 7.1 presented to the Governance and Finance Committee on November 29, 2023, portions of the RCN: Cougar North District and the RMR: Marmot/Rundle District should be included in the High Density grouping. Although a smaller portion of RCN was approved by the Governance and Finance Committee to be transitioned to the High Density grouping, upon further analysis, administration recommends that the 100, 200, 300 and 400 blocks of Whiskey Jack Crescent portion of RCN also be shifted to the High Density grouping. The rationale for this is as follows:

- existing uses include a mix of higher density housing;
- close proximity to employment opportunities;
- transportation connectivity for all modes is high;
- areas of underutilized land with large parcel size and the ability to intensify; and,
- this area was zoned for multi-family dwellings, which included apartments, prior to Incorporation.

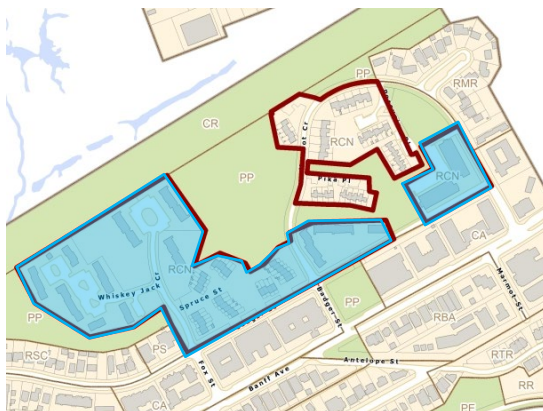
As identified in the *Request for Decision – Residential Density* the rationale for changes to RCN and RMR are as follows:

- existing uses include 3-storey apartment housing (RCN);
- close proximity to employment opportunities (RCN and RMR);
- transportation connectivity for all modes is high (RCN and RMR);
- areas of underutilized land with the ability to intensify (RCN);

- strong mix of densities already provided so permitted densities could be brought up to be more consistent across the district (RCN); and,
- this area was zoned for apartments prior to Incorporation (RCN).

It is recommended that these portions join the RCR district, because these portions would be contiguous with the current RCR district allowing for a smooth transition and continuity within the neighbourhoods on the west side of Banff Avenue. They are also similar in character and redevelopment potential to the current RCR district.

Maps 3 – 8 below show the existing and proposed Land Use District boundaries for the RCN: Cougar North District, RMR: Marmot/Rundle District and RCR: Cougar/Rabbit District. Note that although the RMR district also has a part of the district that is south of the Bow River, only the portion that is north of the Bow River is shown on the maps below for brevity and practicality as it is the only portion proposed to change.



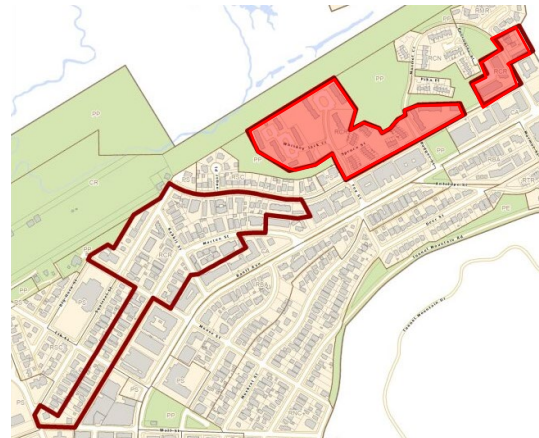
Map 3: Existing RCN Land Use District.
Blue areas to be added to RCR.



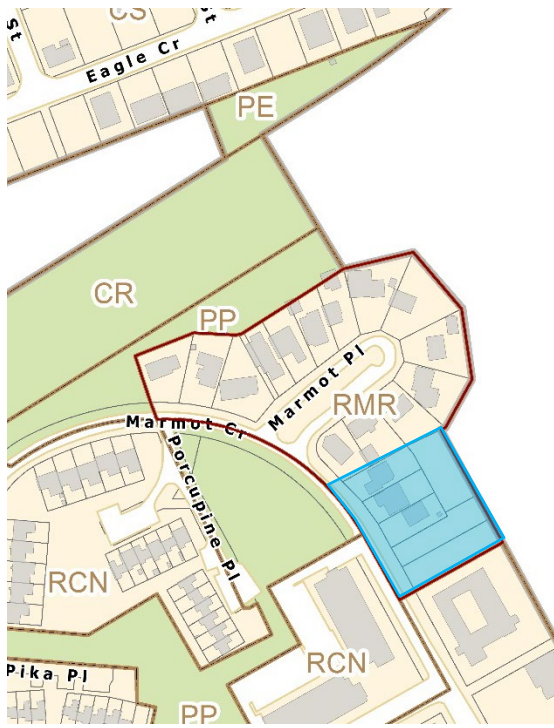
Map 4: Proposed RCN Land Use District



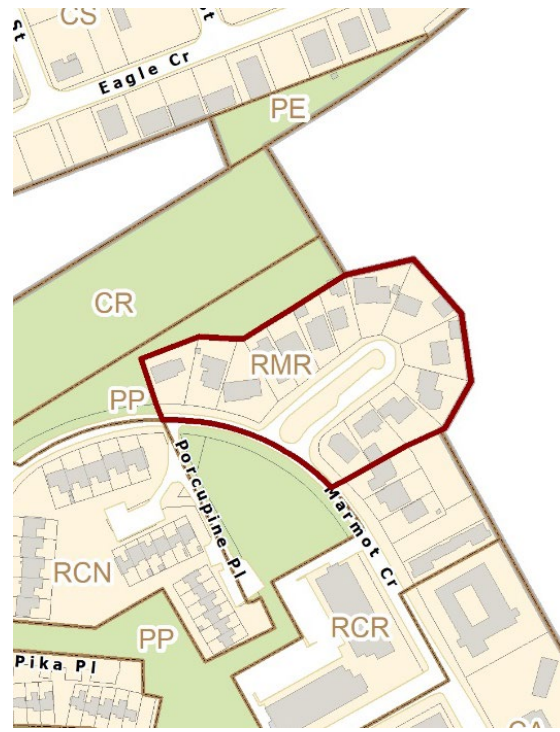
Map 5: Existing RCR Land Use District



Map 6: Proposed RCR Land Use District
Additions (from RMR and RCN) shown in red.



Map 7: Existing RMR Land Use District (portion north of the Bow River). Blue area to be added to RCR.



Map 8: Proposed RMR Land Use District (portion north of the Bow River).

RRF: River Front District, RTM: Tunnel Mountain District and RNC: North Central District

As approved through the report *Request for Decision – Residential Density*, portions of the RRF: River Front District and portions of the RTM: Tunnel Mountain District should be included in the Medium Density grouping. For the portions of RRF that are transitioning to the Medium Density category, administration analyzed which Land Use District they should join. Administration found that a more appropriate approach would be if the portions recommended to be Medium Density remain as RRF, and the portions that are suitable to remain lower density transition to the RTM district. The RRF continues to be a satisfactory district for those medium density portions because they are alike in their riverfront context and development history.

Administration is proposing that the RTM remain a lower density district that transitions between medium density districts such as the RNC, and the town boundary and natural areas on Tunnel Mountain. For the portions of RTM that are transitioning to the Medium Density category, administration's recommendation is that they join the RNC district. This is because they have similar characteristics to the RNC district, in both cases having been marked by single detached or duplex housing on the lower slopes of Tunnel Mountain, and encompassing early residential housing in Banff.

Portions of the RRF: River Front District and RTM: Tunnel Mountain District were included in the Medium Density grouping per *Request for Decision – Residential Density*, as they:

- currently contain multiple examples of medium density housing forms such as fourplexes and row homes (RTM);
- are close to public, commercial and institutional services (RTM and RRF);
- are in close proximity to employment opportunities (RTM and RRF);

- currently experience an abrupt transition between land use districts (RTM and RRF);
- have large lots with future development potential (RRF);
- demonstrate high connectivity for all transportation modes (RTM and RRF); and,
- are similar to other districts which are already in a higher density grouping (RCN, RCM, RTR).

A portion of each of RRF and RTM are not proposed to be grouped into the Medium Density category, which means that the districts will be split. For the portions of RRF and RTM not proposed to be in the Medium Density category they will stay as part of the Lower Density category, as a transition between Medium Density districts such as the RNC, and the town boundary and natural areas on Tunnel Mountain.

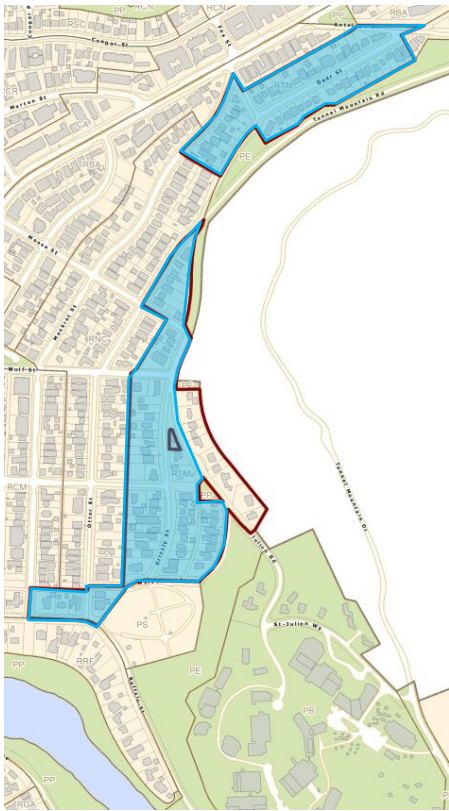
Maps 9 – 14 below show the existing and proposed Land Use District boundaries for the RRF: River Front District, the RTM: Tunnel Mountain District and the RNC: North Central District. Note that although the RRF district also has a portion of the district that is west of Banff Avenue and another portion south of the Bow River, only the portion that is east of Banff Avenue is shown below for brevity and practicality as it is the only portion proposed to change.



Map 9: Existing northeast portion of RRF Land Use District. Blue area to be added to RTM.



Map 10: Proposed northeast portion of RRF Land Use District



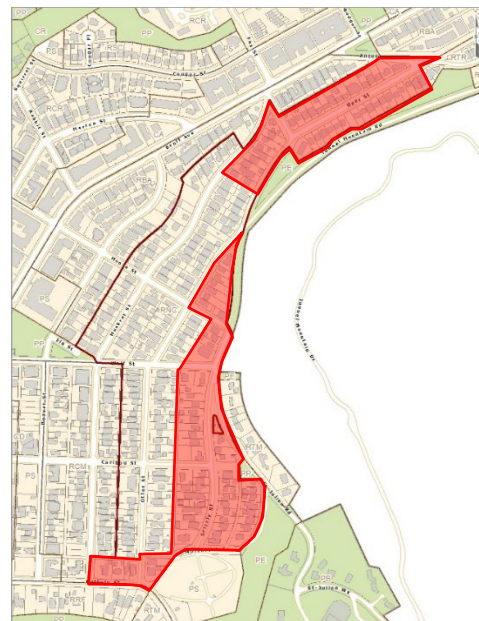
*Map 11: Existing RTM Land Use District
Blue area to be added to RNC.*



*Map 12: Proposed RTM Land Use District
Addition (from RRF) shown in red.*



Map 13: Existing RNC Land Use District

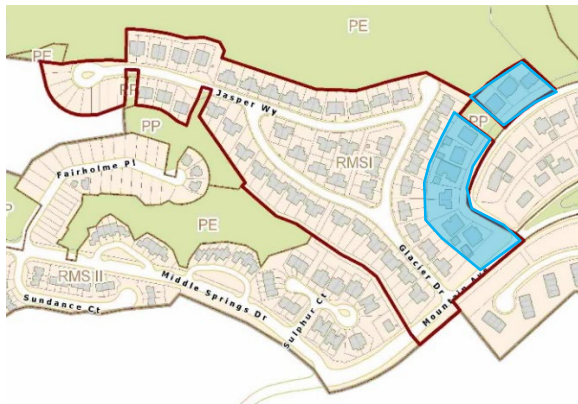


*Map 14: Proposed RNC Land Use District
Additions (from RTM) shown in red.*

RMSI: Middle Springs I District and RRA: Rainbow Avenue District

Further review of the Land Use District boundaries in preparation for this report revealed that the portion of the RMSI: Middle Springs I District along Park Avenue would be more appropriately suited for Medium Density and grouped with the RRA: Rainbow Avenue District. This is because it is situated along Park Avenue (consistent with other parts of the Rainbow Avenue District), the transportation connectivity for all modes is high and there are large lots with future development potential.

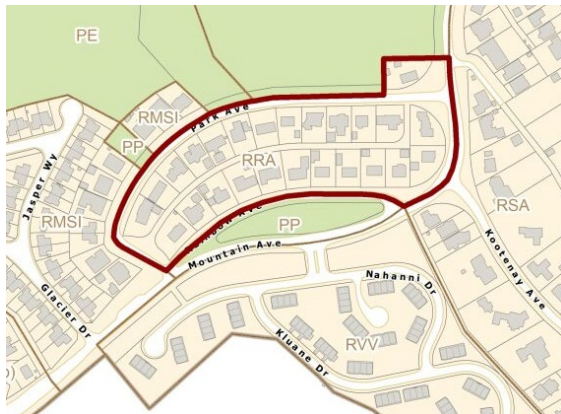
Maps 15 – 18 below show the existing and proposed Land Use District boundaries for the RMSI: Middle Springs I District and the RRA: Rainbow Avenue District.



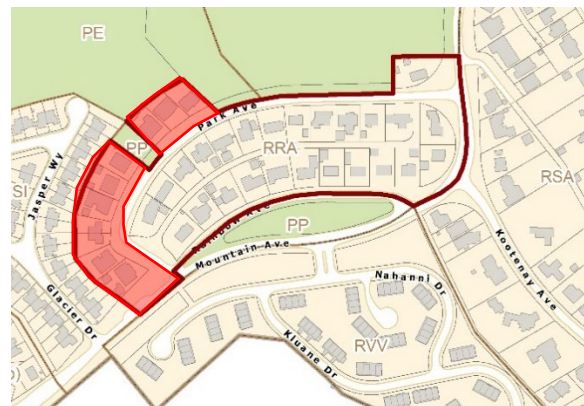
*Map 15: Existing RMSI Land Use District
Blue area to be added to RRA.*



Map 16: Proposed RMSI Land Use District



Map 17: Existing RRA Land Use District



*Map 18: Proposed RRA Land Use District
Additions (from RMSI) shown in red.*

The maps of each district with proposed new boundaries, as they will appear once amended, are included attached to this report in Attachment 3.

Bylaw 437 – designation of 514 Deer Street parcel as PP: Parkland District

Bylaw 437 was passed by Council on August 8, 2022. It amended the designation of 514 Deer Street, legally described as Lot 14, block 32, Plan 21553, from RTM: Tunnel Mountain District to PP: Parkland District, which resulted in a new Schedule A of the Land Use Bylaw. This Bylaw was forwarded to Parks Canada for final approval in August 2022. To date, this amending bylaw has not been approved by Parks Canada. Correspondence with Parks Canada has indicated that they *are not in a position to recommend Minister approval of the zoning change from residential to parkland as the proposed use of the lot does not appear to demonstrate conformance with the purpose of the Parkland District as described in the Town of Banff's Land Use Bylaw and, rezoning a portion of a residential district to parkland does not appear to align with the numerous efforts to address the community's top issue of housing.*

As such, Bylaw 484 proposes that 514 Deer Street continues to be within a residential Land Use District (RNC: North Central District instead of the previous RTM: Tunnel Mountain District), rather than showing the Council approved change to PP: Parkland District.

Administration recommends proceeding with the changes to Schedule A of the Land Use Bylaw that retain 514 Deer Street in a residential district, as Bylaw 484 is critical to enabling housing to be built in Banff, completing the key milestones and receiving the anticipated funds from the Canadian Mortgage and Housing Corporation Housing Accelerator Fund. As Bylaw 437 showing the parcel 514 Deer Street as PP: Parkland District has not been approved by Parks Canada, it is anticipated that Parks Canada may continue to have concerns with the re-designation of this parcel as PP: Parkland District, which could impact the speed and likelihood of the proposed *Bylaw 484 - A Bylaw to amend the Land Use Bylaw to amend residential land use districts* being approved by Parks Canada.

Response Options

Council may consider any of the following response options:

- Give first reading to amending Bylaw 484, as presented, and schedule a Public Hearing;
- Deny first reading of amending Bylaw 484, provide direction to Administration on alternate Land Use Bylaw district boundary amendments and direct Administration to return to Council with an alternate proposed Schedule A of the Land Use Bylaw; or
- Deny first reading of amending Bylaw 484 and take no further action at this time.

Note that if Council would like to make changes to amending Bylaw 484, administration's recommended process would be to grant first reading, then proceed with the public hearing, then introduce any preferred changes at the time of second reading.

OTHER INFORMATION

Budget

In order to receive the funds from the Canadian Mortgage and Housing Corporation Housing Accelerator Fund, the Town must provide evidence of completing milestones that relate to the 5 key initiatives that were included in the submitted Housing Action Plan. Amending the boundaries of the Land Use Districts to adjust areas that should be moved up into a higher density district grouping will incentivize the creation of new accessory dwelling units and meet one of the noted milestones. In addition to meeting milestones related to the initiatives, funding is also directly related to the number of new dwellings that have been approved because of changes within a 3-year period.

Specific budget allocations for Housing are embedded in a number of service areas (see “Internal Resources”). There are no budget implications for Land Use Bylaw amendments.

Internal Resources

Housing as a Service Area is addressed in multiple departmental functions. The housing working team includes administrative staff from Community Services, Planning and Environment, Engineering, and Corporate Services. The recommendations would be predominantly administered through Planning and Environment, with the Communications department providing support and input as to the communication strategy relating to all proposed housing amendments.

Communication

A communication strategy is under development for all the proposed Bylaw amendments relating to housing. Before giving second reading to a proposed bylaw amending the Land Use Bylaw, a Council must hold a public hearing per Section 692(1) of the Municipal Government Act and advertise the amendment and the public hearing per Section 606. The public hearing required for Land Use Bylaw amendments will be advertised in the Rocky Mountain Outlook as well as through www.banff.ca and social media.

The requirements for advertising a bylaw amendment and public hearing are that notice must be:

- published at least once a week for 2 consecutive weeks in at least one newspaper or other publication circulating in the area to which the proposed bylaw, resolution or other thing relates, or in which the meeting or hearing is to be held, and
- mailed or delivered to every residence in the area to which the proposed bylaw, resolution or other thing relates, or in which the meeting or hearing is to be held.

The notice must be advertised before second reading and before it is voted on by council, at least 5 days before the meeting, public hearing or thing occurs.

In the case of an amendment to a Land Use Bylaw to change the district designation of a parcel of land, in addition to the requirements listed above, the municipality must include:

- The municipal address, if any, and the legal address of a parcel of land, and
- A map showing the location of the parcel of land.

The municipality must give written notice to the assessed owner of that parcel of land as well as each owner of adjacent land, at the name and address listed on the assessment roll of the municipality.

Banff Community Plan

Social

Housing goals:

- *To supply a mix of affordable housing options to ensure those working in Banff live in Banff.*
- *Ensure high standards for architecture, landscape architecture, environmental and urban design in residential development and redevelopment.*
- *Respect neighbourhood character that personifies and reinforces Banff's sense of place.*

Housing objectives:

- *Monitor and adjust the densities in residential areas to provide for a sufficient number of dwellings to satisfy the community need.*
- *Review guidelines for infill housing in high density residential neighborhoods.*
- *Continue to mandate the provision of required housing in all new commercial developments.*
- *Ensure new housing developments provide community amenities, public space and parks.*
- *Review guidelines for infill housing in high density residential neighborhoods.*

Character and heritage goal:

- *Ensure all new development and redevelopment incorporates the highest quality architecture, landscape architecture, environmental and urban design that is complimentary to its location and surrounding context.*

Council Strategic Priorities

Better Banff For Residents – Addressing affordability and Livability in Banff

Banff is vibrant and connected community with a mandate as a service centre for Banff National Park visitors. As we continue to welcome the world, we will focus on enhancing quality of life for those who call Banff home.

- *Create the conditions that will provide a mix of affordable housing options to ensure those working in Banff can live in Banff.*
- *Stimulate accessibility and affordability initiatives for residents.*

Legislation/Policy

Banff National Park of Canada Management Plan (2022)

Key Strategy 9: Park Communities: Housing for eligible residents is a challenge in both communities. While it is not anticipated that all of the housing requirements will be addressed within the two communities, providing affordable housing for eligible residents—supported by sustainable land use and transportation planning—will continue to be a priority.

7. Management Areas – 7.1 Town of Banff: Over the next decade, areas of attention for the Town of Banff include: achieving housing for eligible residents whose needs are not currently being met through the market;

Objective 7.1.1 – Targets: To ensure the available space and character of residential land use districts is maximized for use as housing by eligible residents:

- *where commercial use (e.g. a bed and breakfast inn, eating and drinking establishment or service station) is the principal use of a site in a residential land use district, any increases in the gross floor area are prohibited, as is relocation, assignment or transfer of these commercial uses to another parcel not located in a commercial land use district;*
- *a maximum number of home occupation businesses that will be permitted (including bed and breakfast homes and bed and breakfast inns) in residential land use districts is established by the municipal government; and*

- *bed and breakfast inns that were not in operation and continuously licensed by Parks Canada for a period of not less than five consecutive years prior to January 2, 1990, are not permitted, nor are those that have had a cessation of 12 months or more in their operation and/or licensing.*

ATTACHMENTS

Attachment 1 – Proposed Bylaw 484 - A Bylaw to Amend the Land Use Bylaw to Amend Residential Land Use Districts

Attachment 2 – Existing Schedule A of the Land Use Bylaw

Attachment 3 – Detailed Maps of Land Use Districts with Boundaries that are Proposed to Change

Circulation date: February 29, 2024

Submitted By: Kathleen Gallagher
Development Planner, Planning and
Environment

Reviewed By: Kelly Gibson
Town Manager

TOWN OF BANFF

BYLAW 484

A BYLAW TO AMEND SCHEDULE A OF THE TOWN OF BANFF LAND USE BYLAW; LAND USE BYLAW TO AMEND RESIDENTIAL LAND USE DISTRICTS

The Council of the Town of Banff, in the Province of Alberta, duly assembled, ENACTS AS FOLLOWS:

1.0 CITATION

- 1.1 This Bylaw may be cited as “Land Use Bylaw to amend residential Land Use Districts”.

2.0 PROVISIONS

- 2.1 Repeal approved Bylaw 437, which was the re-designation of 514 Deer Street, legally described as Lot 14, block 32, Plan 21553, from RTM: Tunnel Mountain District to PP: Parkland District, which resulted in a new Schedule A of the Land Use Bylaw;
- 2.2 The Town of Banff Land Use Bylaw, as amended, is further amended as follows:
- i. Land Use Bylaw; Schedule A is repealed and replaced with Schedule A – Town of Banff – Land Use Districts, attached to and forming part of this bylaw, by effect changing the boundaries of the following Land Use Districts: RCN: Cougar North, RMR: Marmot/Rundle, RRF: River Front, RTM: Tunnel Mountain, RCR: Cougar/Rabbit, RNC: North Central, RMS I: Middle Springs I and RRA: Rainbow Avenue.

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, as amended.

READ A FIRST TIME this 11th day of March, 2024.

Pursuant to the Municipal Government Act (Alberta), a PUBLIC HEARING was held this XX day of XX, 2024.

READ A SECOND TIME this xx day of month, 2024.

READ A THIRD TIME this xx day of month, 2024.

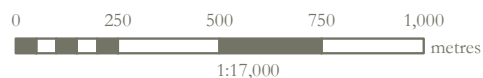
SIGNED AND PASSED this _____ day of _____, 2024.

Corrie DiManno
Mayor

Kelly Gibson
Town Manager

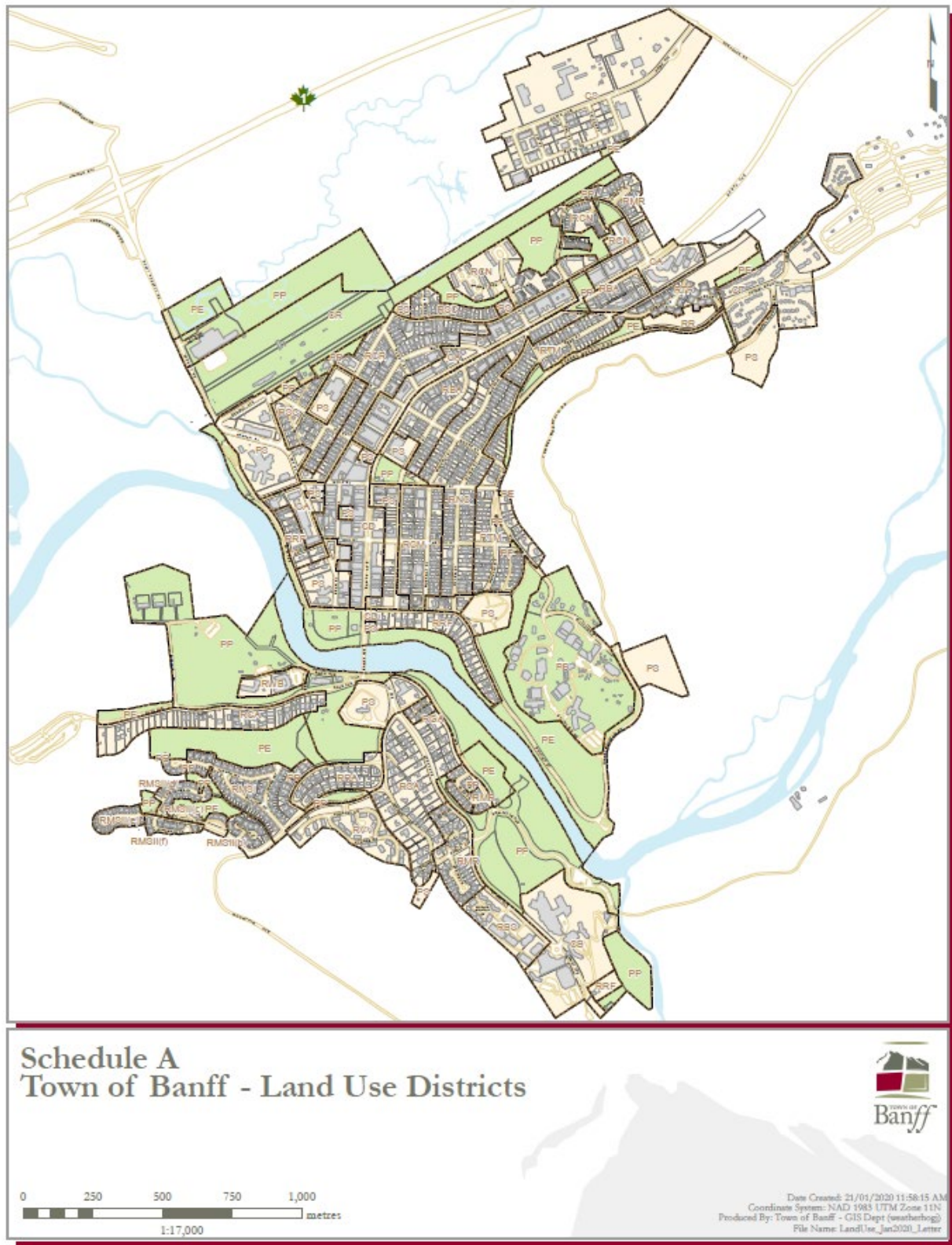
APPROVED by the Minister of the Environment, by his/her delegate this ____ day of _____, 2024:

Minister of the Environment/Delegate



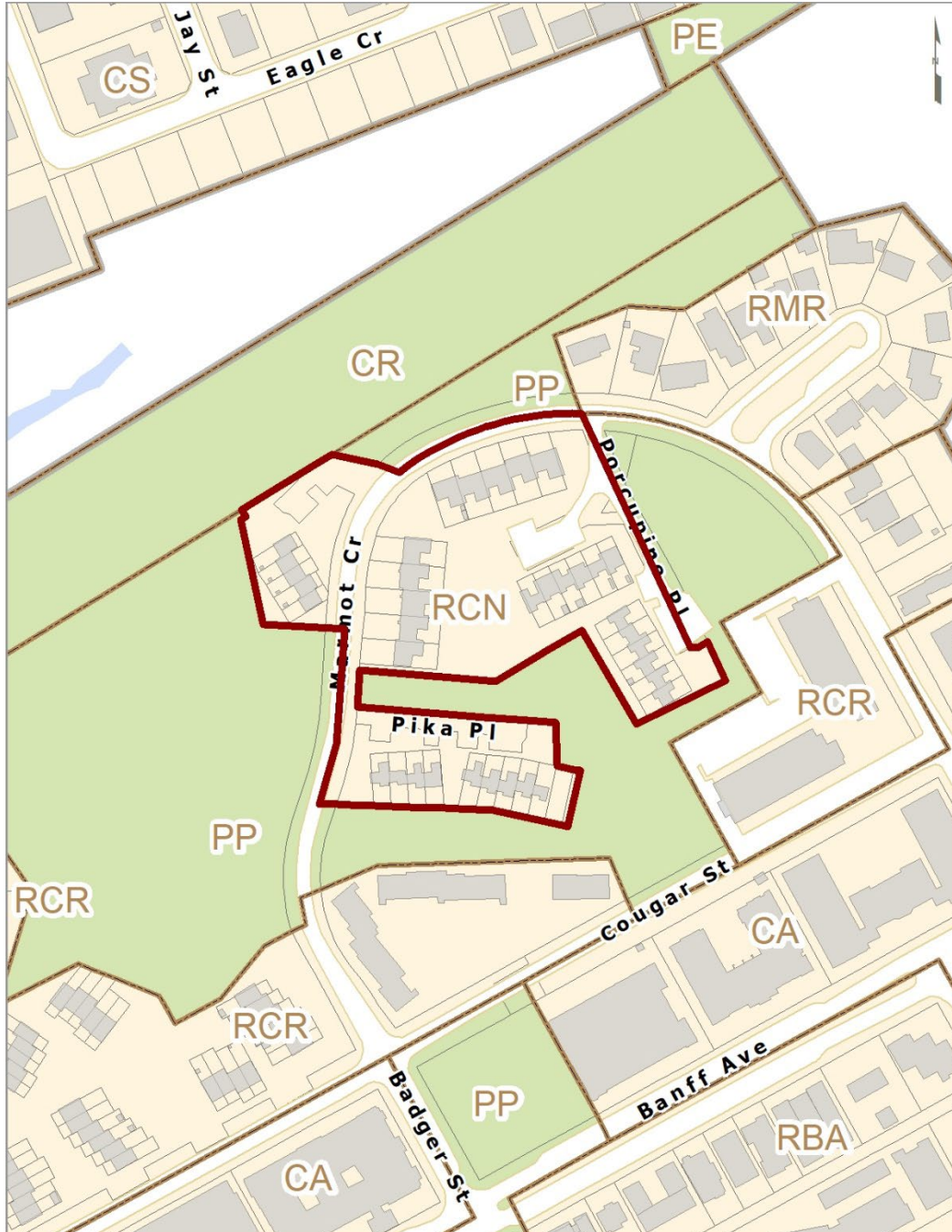
File Name: LandUse_Feb2024_Letter
Date Created: February 28, 2024 1:58:00 PM
Coordinate System: NAD 1983 UTM Zone 11N
Produced By: Town of Banff - GIS Dept (zhanga)

Attachment 2 – Existing Schedule A of the Land Use Bylaw



Attachment 3 – Detailed maps of Land Use Districts with boundaries that are proposed to change

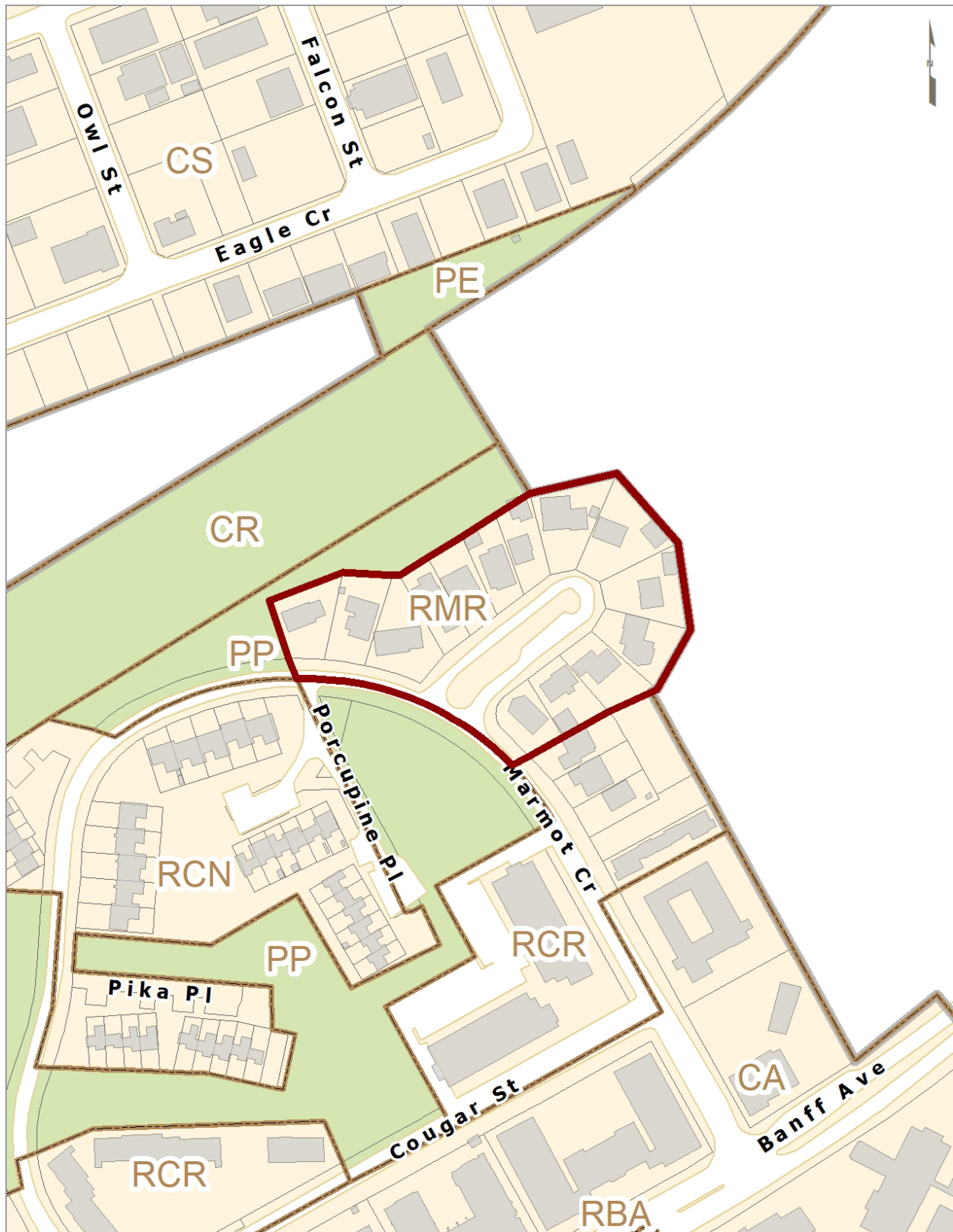
Proposed RCN: Cougar North District

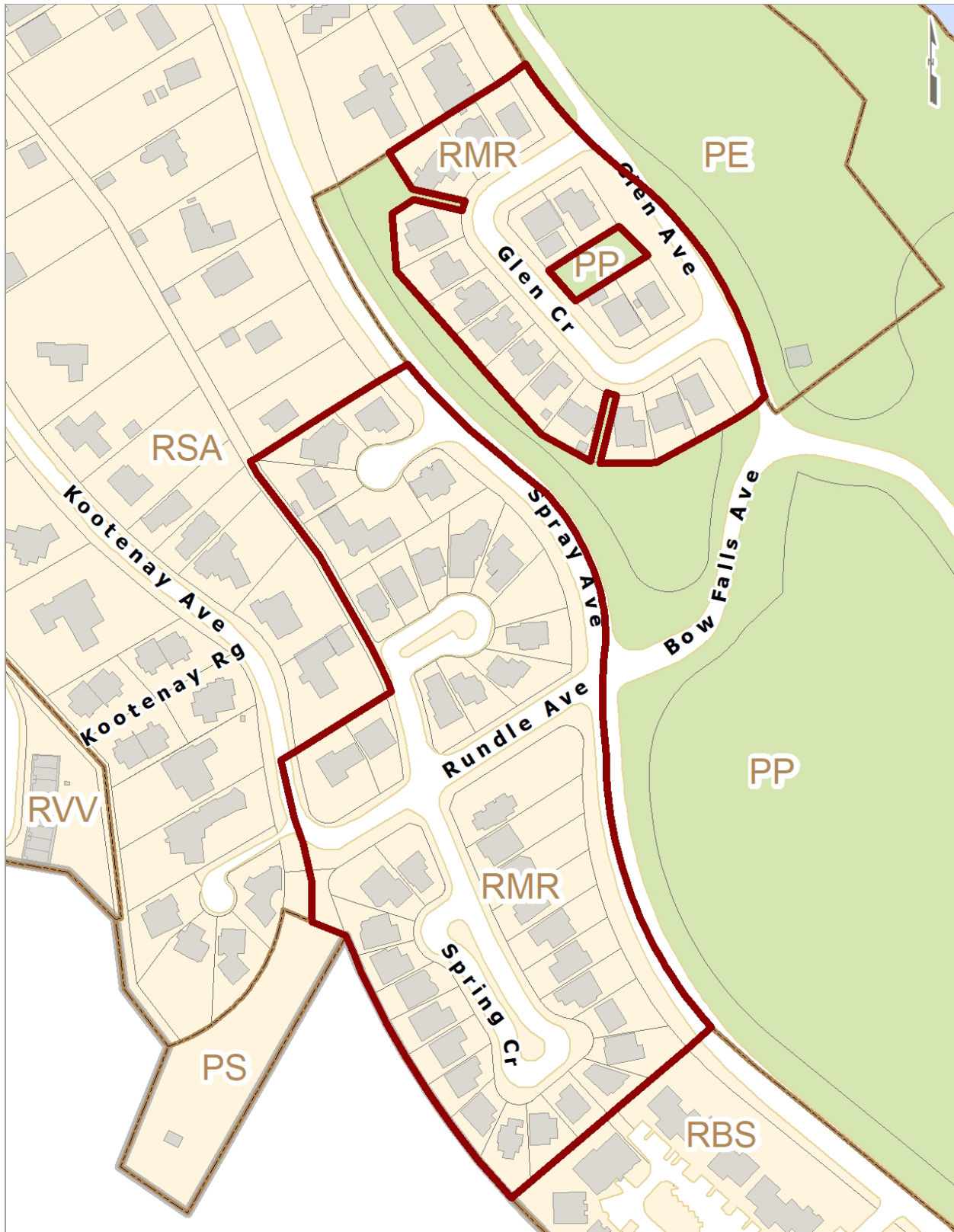


Proposed RCR: Cougar/Rabbit District

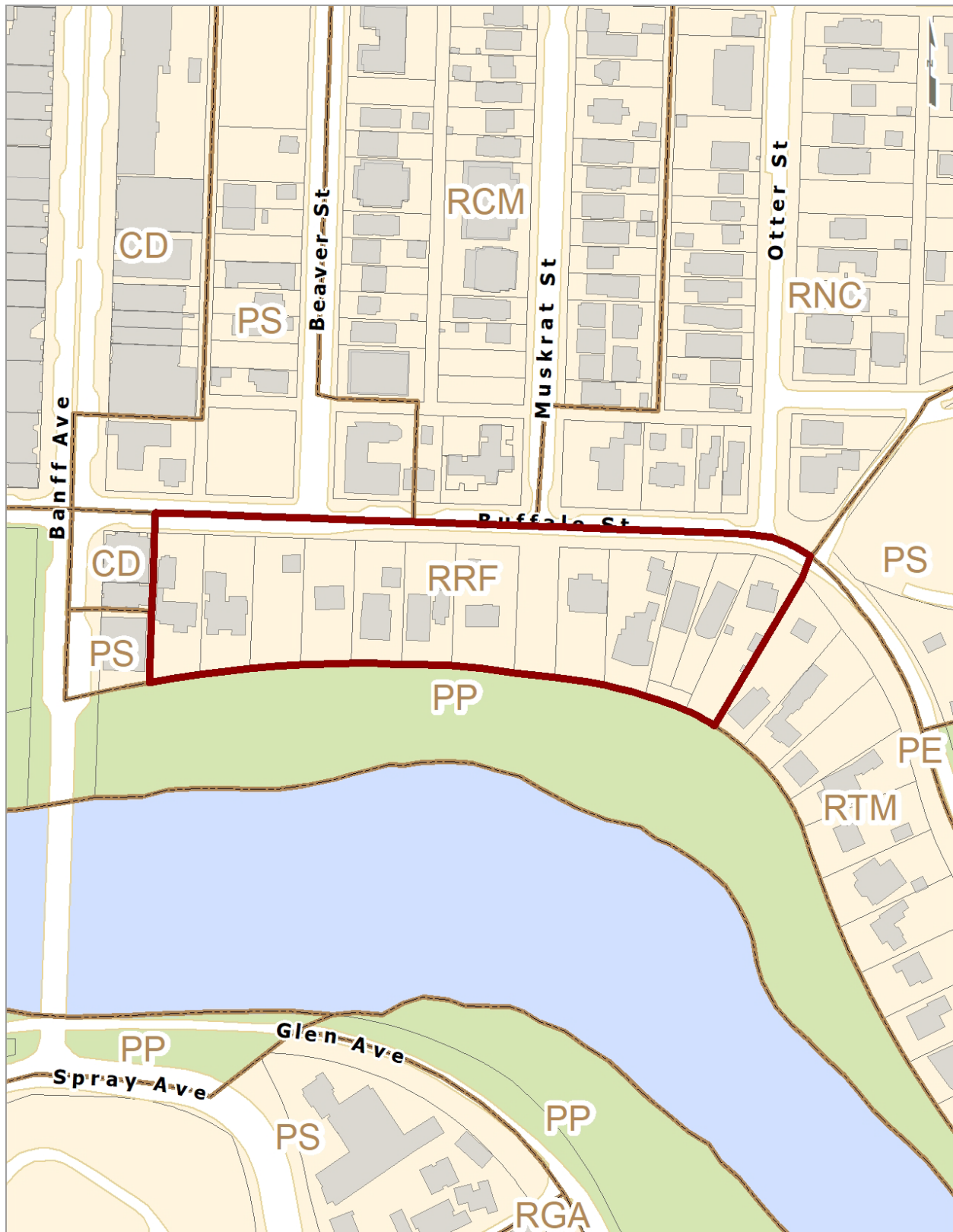


Proposed RMR: Marmot/Rundle District (two maps)

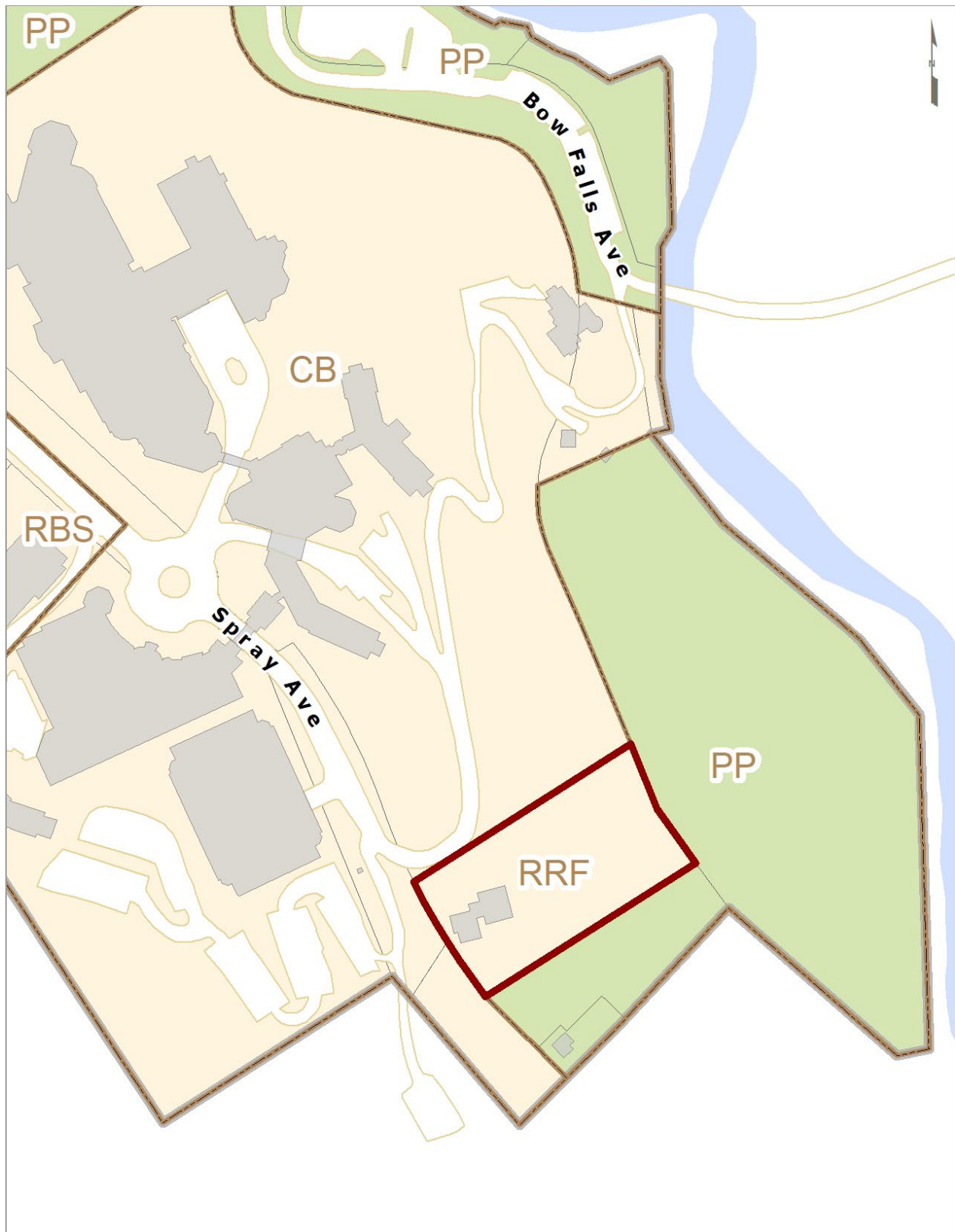




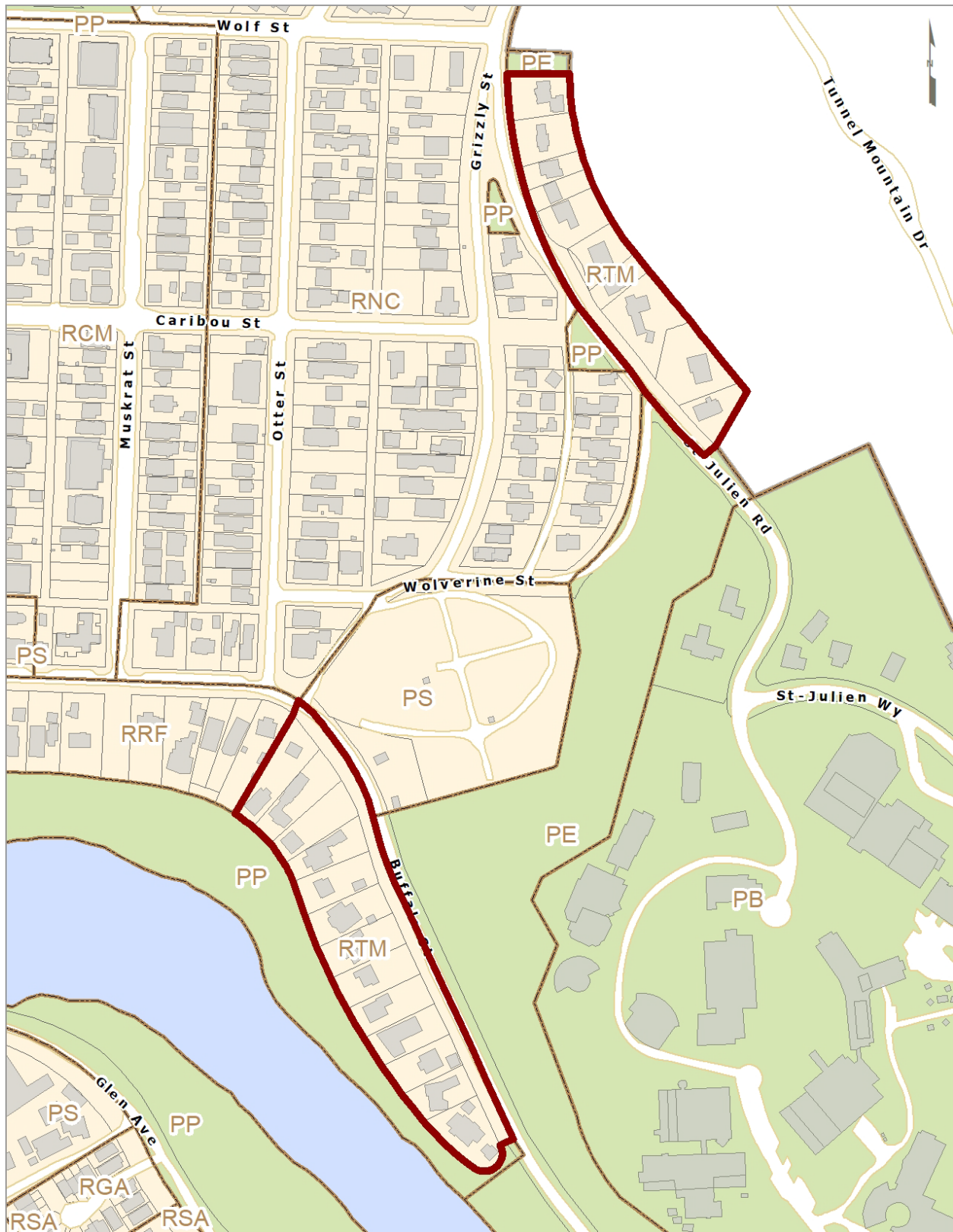
Proposed RRF: River Front District (three maps)







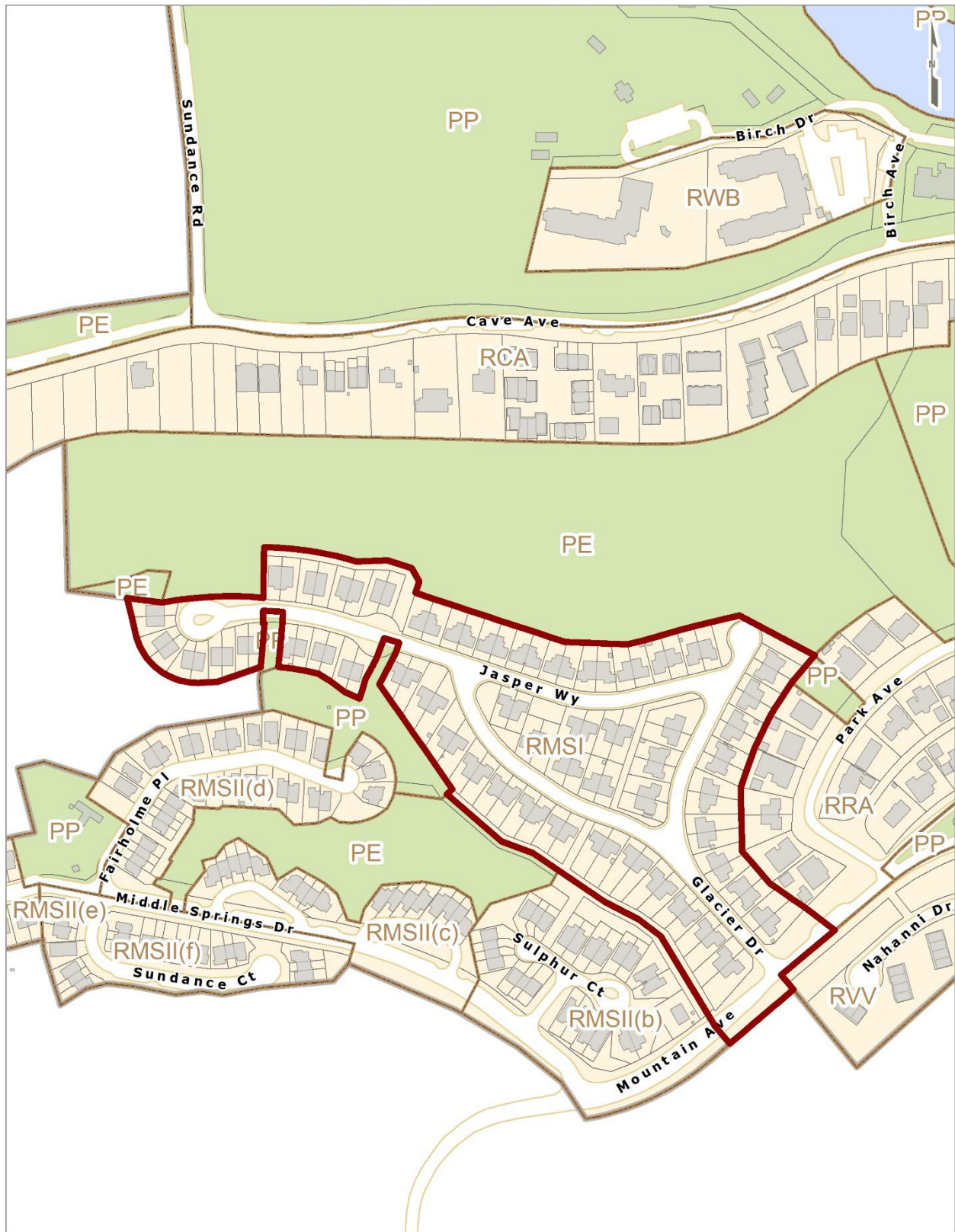
Proposed RTM: Tunnel Mountain District



Proposed RNC: North Central District



Proposed RMSI: Middle Springs I District



Proposed RRA: Rainbow Avenue District

