# REQUEST FOR DECISION

## Subject: Proposed Bylaw 483 – A Bylaw to Amend the Land Use Bylaw to Increase Residential Density

Presented to: Council

Date: March 25, 2024

Submitted by: Dave Michaels, Manager, Planning Services

Item #: 7.1

## ADMINISTRATIVE RECOMMENDATION

That Council:

1. Give first reading to proposed Bylaw 483 – A Bylaw to amend the Land Use Bylaw to Increase Residential Density (Attachment 1);
2. Amend the Council & Committee Meeting Calendar by removing the Monday, June 10, 2024, 9:00 a.m. scheduled Governance and Finance Committee Meeting: and,
3. Schedule a Special Meeting of Council for the Public Hearings of:
   - Bylaw 482 – A Bylaw to amend the Land Use Bylaw to Remove Minimum Residential Parking Requirements;
   - Bylaw 484 – A Bylaw to Amend the Land Use Bylaw to Amend Residential Land Use Districts;
   - Bylaw 486 – Repealing Bylaw for Bylaw 431; and,
   - Bylaw 483 – A Bylaw to amend the Land Use Bylaw to Increase Residential Density;

   for Monday, June 10, 2024, commencing at 09:00 a.m. in the Council chamber, and further, direct Administration undertake the advertising requirements as set out in the Municipal Government Act to conduct these Public Hearings.

## BACKGROUND

### Reason for Report

At the November 29, 2023, Governance and Finance Committee meeting, the following motions were carried:

*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*

*MOTION CARRIED*

*FIN23-211 Moved by Mayor DiManno*

*That with respect to Item 7.1, Residential Density, regarding Development Regulations – Additional Options, the following be approved:*

*That the Governance and Finance Committee direct administration to include the removal of minimum and maximum dwelling size with any Land Use Bylaw amendments.*

*MOTION CARRIED*

*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*

*MOTION CARRIED*

*FIN23-213 Moved by Councillor Pelham, amended 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 District Boundaries as follows:*

*That the RSC: Squirrel/Cougar district be grouped into the high-density category.*

*MOTION CARRIED*

At the October 23, 2023, Governance and Finance Committee meeting, the following motion was carried:

*FIN23-174 Moved by Mayor DiManno*

*That with respect to Item 7.2, Request for Direction: Accessory Dwelling Unit Incentive Program, the following be approved:*

*That the Governance and Finance Committee direct Administration to: Return to a future meeting of Council, through the Governance and Finance Committee, with draft Land Use Bylaw amendments that incentivize development of accessory dwelling units.*

*MOTION CARRIED*

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

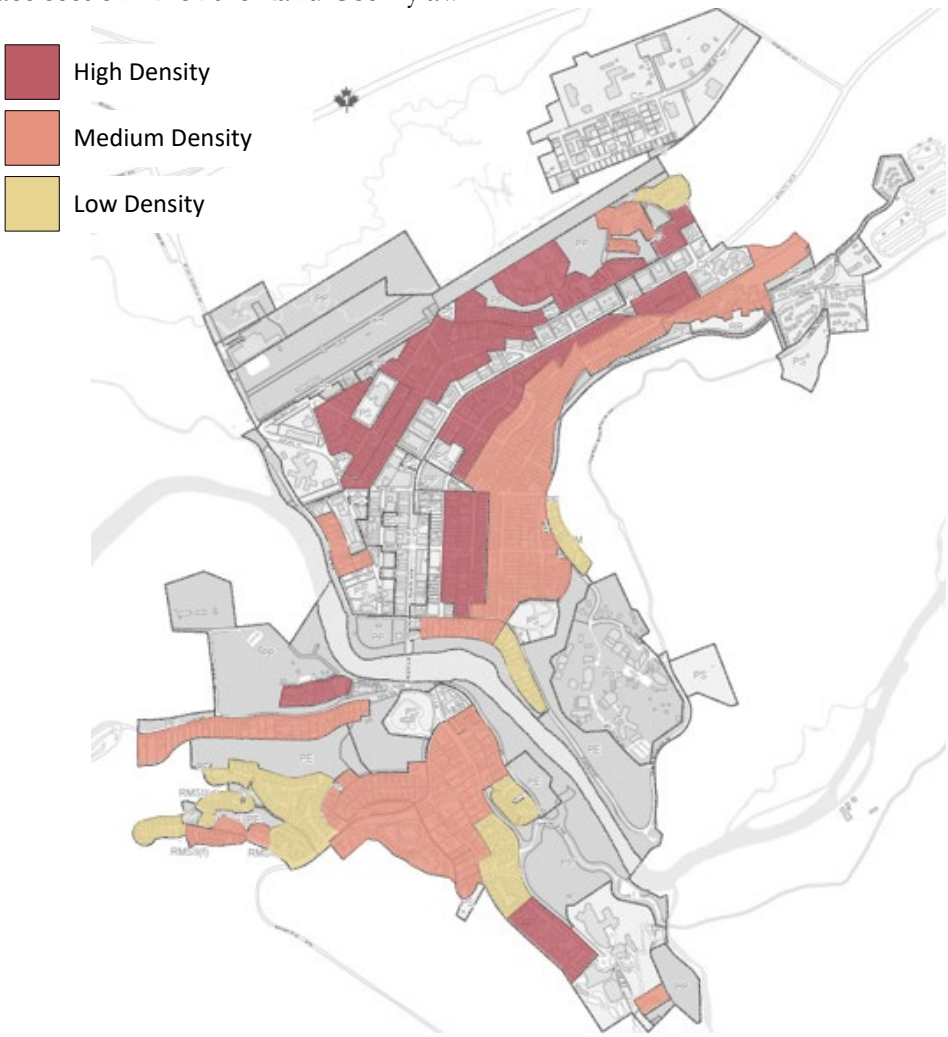
1. Land Use Bylaw amendments to increase residential density;
2. Land Use Bylaw amendments to reduce minimum parking requirements for residential development;
3. Introduce an Accessory Dwelling Unit Incentive Program;
4. Introduce an e-permitting solution; and,
5. Introduce financial tools and tactics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

This proposed bylaw is related to action initiative *1 - Land Use Bylaw amendments to increase residential density*. 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.

At the March 11, 2024, regular meeting of Council, Bylaw 484 received first reading. This bylaw proposes amendments to some of the residential land use districts. The proposed changes to residential district boundaries through Bylaw 484 have been shown in this report.

**Summary of Issue**
Based on the direction provided to date, administration has drafted Bylaw 483 - A Bylaw to amend the Land Use Bylaw to Increase Residential Density (Attachment 1). The proposed bylaw standardizes and simplifies development regulations within the Land Use Bylaw to create high, medium, and lower-density scenarios, which are applied to the existing Land Use Districts, with changes to some of the district boundaries that are proposed through a separate bylaw (Bylaw 484). Currently, the 23 residential Land Use Districts all have different development requirements.

Bylaw 483 would retain the existing Land Use Districts, with the boundary adjustments proposed through Bylaw 484, but would apply the same development regulations for districts in the same density categories. The following map shows the residential Land Use Districts that would be included within each density scenario. Due to the high number of changes required, Bylaw 483 is structured to repeal and replace section 12 of the Land Use Bylaw.




*Map showing proposed residential district density scenarios*

Section 12 Explained
Section 12 of the Land Use Bylaw is the District Development Regulations. This section is broken into each of the land use districts in Banff and includes the specific regulations for each land use district. The following is an example of the pages in the Land Use Bylaw from the current Section 12 with an explanation of what each section contains. The format for each district section is the same.

**District:**
Land Use District name that includes an abbreviation and the full district name.

**Area:**
A written description of the area contained within the district.

**Map:**
A detailed map(s) highlighting the boundary of the district. This map is only for illustration as Schedule 'A' of the Land Use Bylaw is the definitive district map.

**Purpose:**
A purpose statement is included that provides a high-level statement as to what council are trying to achieve in the district through the district regulations.

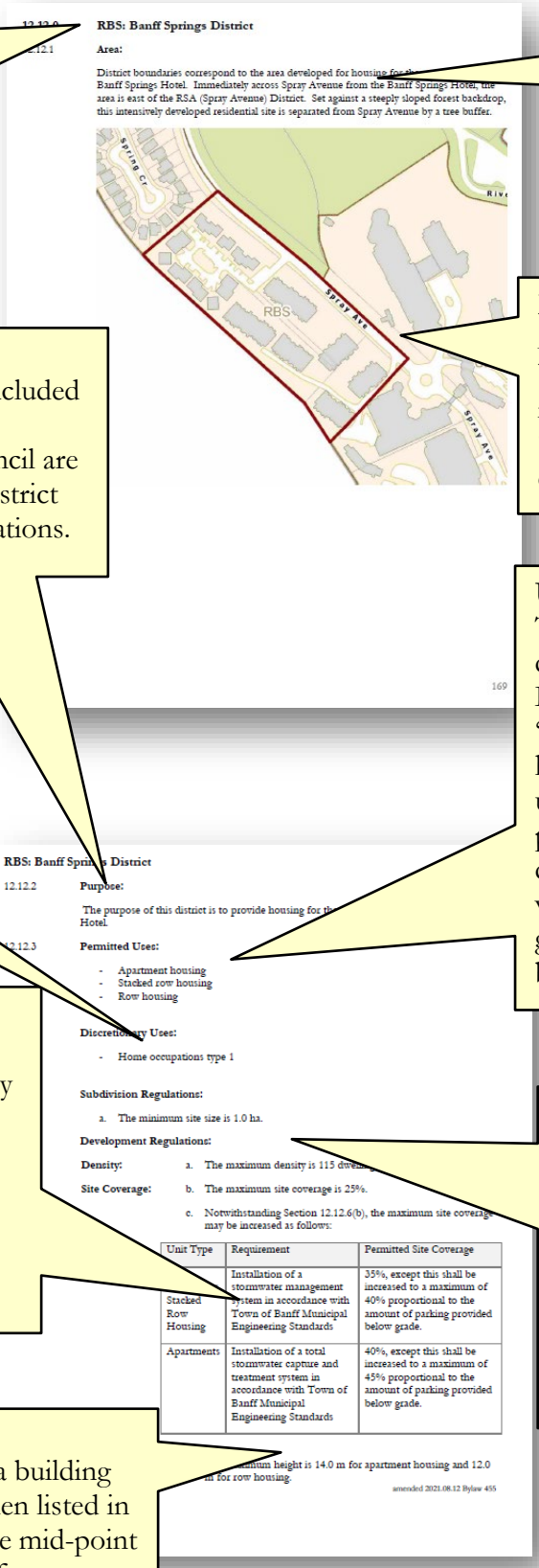
**Uses:**
The allowable uses (which are defined in an earlier section of the Land Use Bylaw) are split into 'permitted uses', which Council have deemed to be the desired uses in the district, which any property owner has the right to develop, and 'discretionary uses' which Council have deemed to be generally acceptable but may not be suitable in all situations.

**Subdivision:**
These regulations specify the requirements if any parcel of land is subdivided.

**Site Coverage:**
The maximum area of a site that can be covered by structures. Currently additional area of the site can be covered by structures provided additional storm water management is provided.

**Density:**
The maximum density that can be built on a site. This is set through Floor Area Ratio (FAR) which is the total floor area on all floors divided by the total site area. The definitions exclude some types of floor area from this calculation.

**Height:**
The maximum height of a building in the district. Height, when listed in metres, is calculated to the mid-point of the predominant roof form.



RBS: Banff Springs District

Area:

District boundaries correspond to the area developed for housing for the Banff Springs Hotel. Immediately across Spray Avenue from the Banff Springs Hotel, the area is east of the RSA (Spray Avenue) District. Set against a steeply sloped forest backdrop, this intensively developed residential site is separated from Spray Avenue by a tree buffer.



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RBS: Banff Spri s District

12.12.2 Purpose:

The purpose of this district is to provide housing for th Hotel.

12.12.3 Permitted Uses:

- Apartment housing
- Stacked row housing
- Row housing

Discretionary Uses:

- Home occupations type 1

Subdivision Regulations:

a. The minimum site size is 1.0 ha.

Development Regulations:

Density: a. The maximum density is 115 dwel

Site Coverage: b. The maximum site coverage is 25%.

c. Notwithstanding Section 12.12.6(b), the maximum site coverag may be increased as follows:

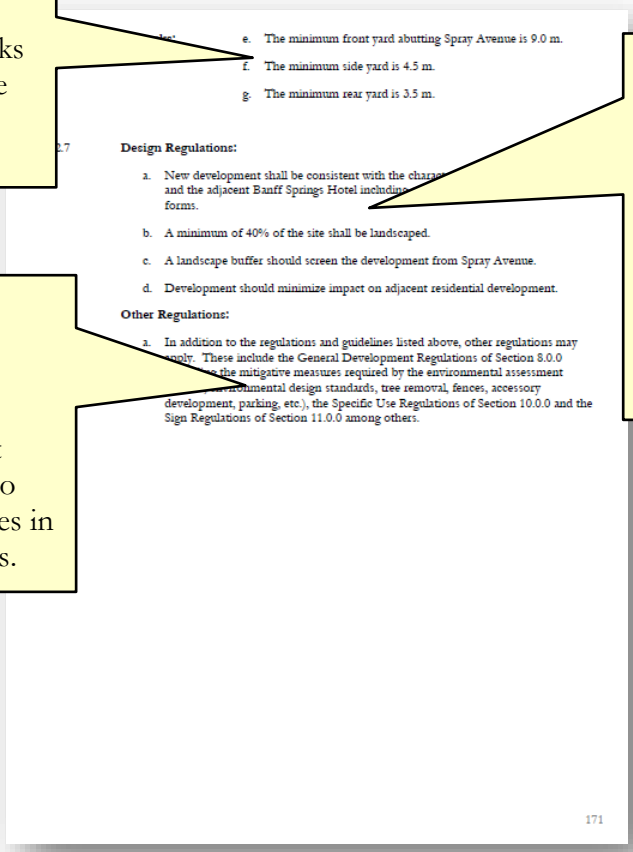
| Unit Type | Requirement | Permitted Site Coverage |
|---|---|---|
| | Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards | 35%, except this shall be increased to a maximum of 40% proportional to the amount of parking provided below grade. |
| Stacked Row Housing | | |
| Apartments | Installation of a total stormwater capture and treatment system in accordance with Town of Banff Municipal Engineering Standards | 40%, except this shall be increased to a maximum of 45% proportional to the amount of parking provided below grade. |

imum height is 14.0 m for apartment housing and 12.0 m for row housing.

amended 2021.08.12 Bylaw 455

**Setbacks:**
The minimum setbacks of structures from the front, rear and side property lines.

**Other Regulations:**
Each district also includes 'other regulations' that are specific to the district that might not fall into the other subcategories in the district regulations.



e. The minimum front yard abutting Spray Avenue is 9.0 m.
f. The minimum side yard is 4.5 m.
g. The minimum rear yard is 3.5 m.

**Design Regulations:**

a. New development shall be consistent with the charac
and the adjacent Banff Springs Hotel including
forms.
b. A minimum of 40% of the site shall be landscaped.
c. A landscape buffer should screen the development from Spray Avenue.
d. Development should minimize impact on adjacent residential development.

**Other Regulations:**

a. In addition to the regulations and guidelines listed above, other regulations may
apply. These include the General Development Regulations of Section 8.0.0
the mitigative measures required by the environmental assessment
environmental design standards, tree removal, fences, accessory
development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the
Sign Regulations of Section 11.0.0 among others.

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**Design Regulations:**
Each district includes specific Design Regulations for that district which typically includes: required amenity area for residential development; minimum landscaped area; other considerations that might be unique to the district.

Proposed Section 12 Changes

In order to achieve the Governance and Finance Committee's direction to *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,* proposed Bylaw 483 removes the current Section 12 in its entirety and replaces with a new Section 12. The proposed new Section 12 retains the existing Land Use Districts with the same formatting and sections within each district. It applies the same development requirements to the districts that fall within each density scenario while carrying over some of the district specific requirements. A complete redline version showing all the proposed changes to Section 12 is included as Attachment 2 of this report.

In order to achieve the desired outcome of enabling housing to be built in Banff, while encouraging a mix of housing types, the proposed changes have been developed to provide greater flexibility for various housing types. The fundamental shift in philosophy proposed centres around the number of dwellings on a site, rather than the form those dwellings take. While in other communities, this shift in philosophy could lead to a change in the 'neighbourhood character', this is less of a concern in Banff where:

- There is already a range of housing types in most neighbourhoods, specifically multi-family housing;
- Our neighbourhoods already have a high degree of social diversity that is partly a result of a range of housing types; and,

- The Banff Design Guidelines ensure that all new development adheres to an overall community aesthetic standard.

Examples of how this focus on the number of dwellings is implemented through the proposed changes includes:

- Amendments to existing definitions, and the addition of a new definition, that are focused around the number of units in a building; and,
- Increases in the maximum allowable floor area for a development based on the number of units provided on a site, rather than building form.

The definitions of the different housing types have been simplified to the following:

- **Apartment Housing** means a building containing nine or more principal dwelling units.
- **Multiplex Housing** means a building containing more than four, and up to eight, principal dwelling units.
- **Fourplex** Housing means a building containing four principal dwelling units.
- **Triplex** means a building containing three principal dwelling units.
- **Duplex** means a building containing two principal dwelling units.
- **Single Detached Housing** means a building containing one principal dwelling, which is separate from any other dwelling or building. This does not include a trailer or mobile home.
- **Accessory Dwelling Housing** means an accessory use of a building as a dwelling, which may have a separate exterior entrance.

The definitions of Row and Stacked Row Housing are proposed to be removed:

> ~~**Row Housing** means a building containing a row of more than two dwellings joined in whole or in part at the side only with no dwelling being placed over another in whole or in part, each dwelling having separate, individual, and direct access to grade.~~
>
> ~~**Stacked Row Housing** means row housing, except that dwellings may be arranged two deep, either vertically so that dwellings may be placed over others, or horizontally so that dwellings may be attached at the rear as well as at the side. Each dwelling shall have separate and individual access to the outside, not necessarily directly to grade, provided that no more than two dwellings may share access to grade, and such access shall not be located more than 5.5 m above grade.~~

With the amended definitions and the addition of Multiplex Housing, the terms Row Housing and Stacked Row Housing are no longer necessary as existing row and stacked row housing would now meet one of the other definitions, depending on how many principal dwelling units are connected and in the same building.

With the housing definitions being based on the number of units, an additional definition has been proposed for housing development in non-residential districts that is not defined by the number of principal dwelling units:

- **Mixed Use Housing** means a dwelling unit within a building, or on a site, that contains non-residential uses.

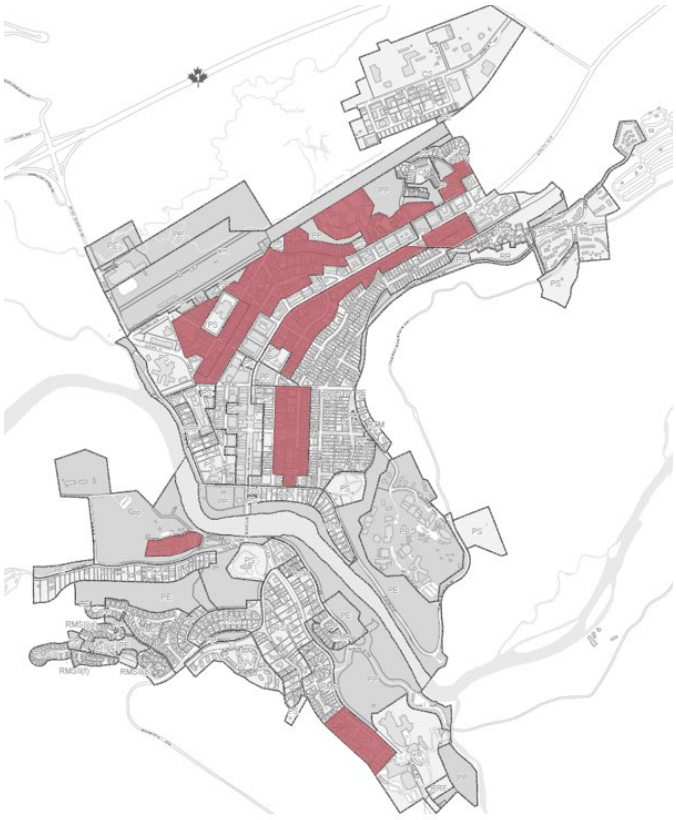
In addition, the proposed bylaw would remove the definitions of **Group Home** and **Senior Citizen Housing** and replace them with a new definition for **Assisted Living Housing:**

- **Assisted Living Housing** means the use of a building as a facility to provide housing, which may include support staff, for those that need living assistance. The building may include common kitchen, living, sleeping and/or sanitary facilities. Assisted Living Housing may include activities to exclusively support the needs of the residents, such as personal rehabilitation, self-help, professional care, guidance, or supervision.
- ~~**Group Home** means the use of a building as a facility to provide lodging for residents and staff and to provide shelter for foster children, persons with physical, mental, social or behavioral disabilities and senior citizens and which may be used for the living assistance or personal rehabilitation of its occupants through self-help, professional care, guidance, or supervision.~~
- ~~**Senior Citizen Housing** means housing designed for persons 65 years of age or over, or a person younger than 65 years who is married to, and living with, a person of 65 years of age or over, or a person of such other age as established by the Alberta Housing Act for the purposes of eligibility for senior citizens' housing.~~

Another overall change proposed is the removal of maximum site coverage requirements in residential districts in favour of minimum landscaping requirements. Within the Land Use Bylaw, Site Coverage is defined as the *percentage of a site covered by or beneath all buildings or structures that are 1.0 m or more in height, including accessory buildings or structures. Site coverage does not include projections permitted by this Bylaw, driveways, or surface parking areas.*

While Section 12 currently includes both a maximum site coverage and landscaping requirement, site coverage is focused around the impacts on stormwater management as bonusing is given to allow additional site coverage when there is an increased level of stormwater management. As the Town of Banff Engineering Design Standards require that all development manages stormwater, there is no longer a need to incentivize it through bonusing. Instead, focusing on a minimum landscape requirement allows there to be a greater emphasis on the areas of a site that aren't occupied by a structure or parking area.

The following pages outline the development requirements for each of the density scenarios and the districts and areas that they apply to:



**High Density Districts**
RBA: Banff Avenue District
RBS: Banff Springs District
RCM: Central Muskrat District
RCR: Cougar / Rabbit District
RSC: Squirrel / Cougar District
RWB: West Birch District

Permitted Uses
- Accessory dwelling housing
- Apartment housing
- Fourplex housing
- Multiplex housing

Discretionary Uses
- Assisted living housing
- Duplex housing
- Single detached housing
- Triplex housing

*Bed and Breakfasts, Home Occupations, Public Parks and other non-housing uses are district specific and continued as current.*

Subdivision Regulations: *Subdivision regulations remain district specific.*

Density: The maximum floor area ratio is:
i. 1.6 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;
ii. 1.0 for fourplex housing or where a combined total of four dwellings are provided on a site;
iii. 0.8 where a combined total of three dwellings are provided on a site; or,
iv. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing

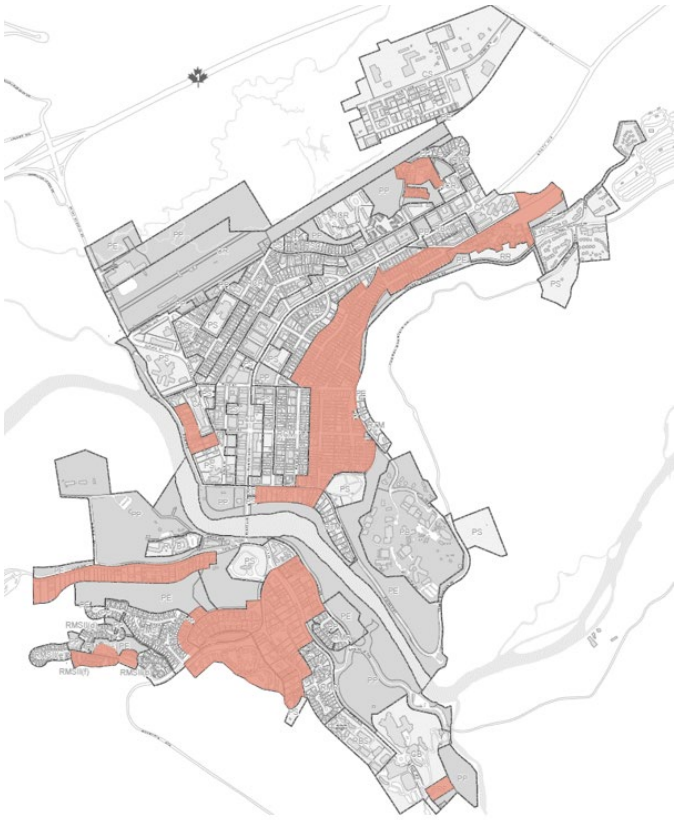
Landscaping: A minimum of 30% of the site shall be landscaped.

Height: The maximum height is 14.5 m.

Setbacks:
i. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height
ii. The minimum side yard is 1.8 m.
iii. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

Design Regulations: Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$
*Existing district design regulations remain as appropriate.*

Other Regulations: No dwelling shall have more than 6 bedrooms.
*Existing other regulations remain as appropriate*



**Medium Density Districts**
RCA: Cave Avenue District
RCN: Cougar North District
RGA: Glen Avenue District
RMS II(C): Middle Springs II(C) District
RMS II(F): Middle Springs II(F) District
RNC: North Central District
RRA: Rainbow Avenue District
RRF: River Front District
RSA: Spray Avenue District
RTR: Tatanga Ridge District
RVV: Valley View District

Permitted Uses
- Accessory dwelling housing
- Fourplex housing
- Multiplex housing
- Triplex housing

Discretionary Uses
- Apartment housing
- Assisted living housing
- Duplex housing
- Single detached housing

*Bed and Breakfasts, Home Occupations, Public Parks and other non-housing uses are district specific and continued as current.*

Subdivision Regulations: *Subdivision regulations remain district specific.*

Density: The maximum floor area ratio is:
i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;
ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;
iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

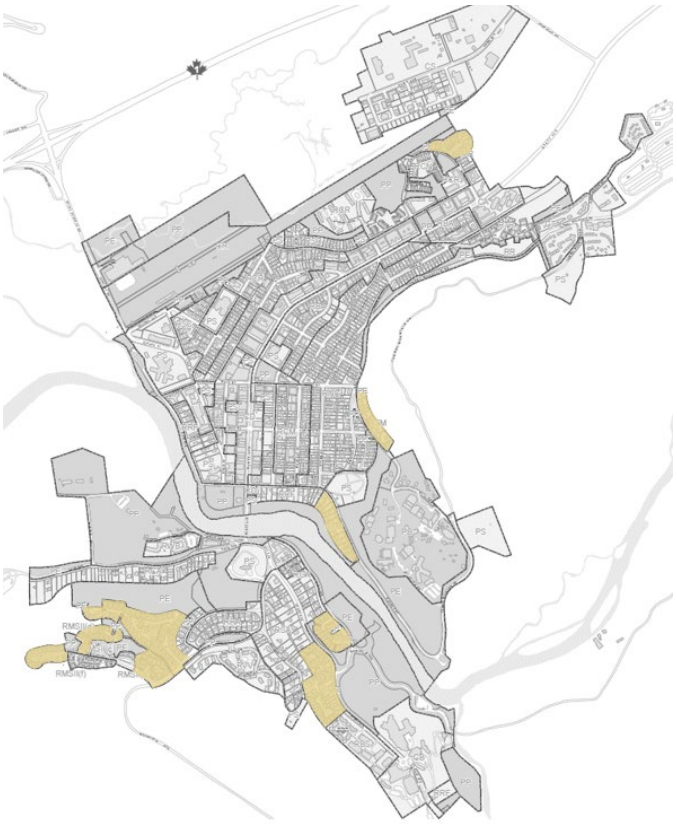
Landscaping: A minimum of 35% of the site shall be landscaped.

Height: The maximum height is 11.5 m.

Setbacks:
i. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height
ii. The minimum side yard is 1.8 m.
iii. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

Design Regulations: Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$
*Existing district design regulations remain as appropriate.*

Other Regulations: No dwelling shall have more than 6 bedrooms.
*Existing other regulations remain as appropriate.*



**Low Density Districts**
RMR: Marmot / Rundle District
RMS I: Middle Springs I District
RMS II(B): Middle Springs II(B) District
RMS II(D): Middle Springs II(D) District
RMS II(E): Middle Springs II(E) District
RTM: Tunnel Mountain District

Permitted Uses
- Accessory dwelling housing
- Duplex housing
- Fourplex housing
- Triplex housing

Discretionary Uses
- Assisted living housing
- Single detached housing

*Bed and Breakfasts, Home Occupations, Public Parks and other non-housing uses are district specific and continued as current.*

| | |
|---|---|
| Subdivision Regulations: | *Subdivision regulations remain district specific.* |
| Density: | The maximum floor area ratio is:<br>i. 0.9 for triplex, fourplex housing or where a combined total of three or more dwellings are provided on a site;<br>ii. 0.7 where a combined total of two dwellings are provided on a site. |
| Landscaping: | A minimum of 40% of the site shall be landscaped. |
| Height: | The maximum height is 10.0 m. |
| Setbacks: | i. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height<br>ii. The minimum side yard is 1.8 m.<br>iii. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height. |
| Design Regulations: | Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$<br>*Existing district design regulations remain as appropriate.* |
| Other Regulations: | No dwelling shall have more than 6 bedrooms.<br>*Existing other regulations remain as appropriate.* |

Summary of Key Differences

The following summarizes the main differences, and the biggest changes, between the existing requirements and the amendments proposed through the bylaw:

**Uses:**

- Amended and new definitions are based on the number of principal units in a building.
- Currently the lowest density districts allow for Duplex Housing with two Accessory Dwellings (four units in total), while the proposed lowest density districts will allow for Fourplex Housing.
- The lower density housing types (e.g. Single Detached Housing and Duplex Housing) are still allowable (discretionary uses) in the high and medium density districts to ensure that these don't become non-conforming uses and to allow flexibility.

**Density:**

- The maximum floor area that can be constructed on a site is based on the total number of homes proposed rather than the form, with more floor area allowed when more homes are provided.
- The maximum Floor Area Ratio in the high-density districts would increase from the current 1.1 or 1.3 to a maximum of 1.6 if five or more homes are provided on a site.
- Building one single home on any residential site in Banff would no longer be possible, whereas it used to be discretionary, although in practice this hasn't occurred in the last 12 years.

**Landscaping:**

- An amended definition of Landscaping clarifies that in order to meet the landscaping requirements, the landscaping must be located at, or within 0.6 m of, grade. This is to clarify that landscaping, for example, located on a deck, would not be counted towards the minimum landscaping requirement.

**Height:**

- Maximum building height in the high-density districts would increase from a current maximum of 11.5 m to 14.5 m (approximately 4 storeys). It is worth noting that prior to 1992, the maximum building height was 14 m.

**Setbacks:**

- Setbacks have been standardized across all residential districts.
- Both front and rear setbacks increase for portions of a building over 2 ½ storeys.
- The requirement for one wider side yard when there is no lane, has been removed.
- Increased side yards that abut a public road have been removed in favour of an amendment to section 8.5.3 to allow a Development Approving Authority to deem any land abutting a public roadway, other than a lane, as a front yard, for the purpose of setbacks.
- Rear setbacks have been reduced from between 3 m and 4.5 m to 2.0 m for any portion under 2 ½ storeys and 3.5 m over that.

**Design Regulations:**

- Required outdoor amenity area has been standardized to 5.0 $m^2$ for all dwellings in Banff.
- Existing clauses have been removed that duplicate requirements contained elsewhere in the Land Use Bylaw. For example: Landscaping requirement, access to sites.

- Existing clauses have been removed that are covered in the Banff Design Guidelines. For example: references to design being consistent with neighbouring buildings, use of materials etc.

**Other Regulations:**

- The maximum number of bedrooms for all housing types in Banff is proposed to be 6 per dwelling.
- Existing clauses have been removed that reference the applicability of other sections of the Land Use Bylaw.

Proposed Non-residential District Changes

With the proposed updates to the definitions of housing types, changes are required to the non-residential land use districts. Any commercial or public/institutional district that currently allows for housing is proposed to be amended to add the new use of Mixed Use Housing as this covers housing on a site where there are also non-residential uses.

In addition, the standardized requirements for outdoor amenity areas of 5.0 $m^2$ and a maximum number of 6 bedrooms per dwelling have been carried across the other districts where housing is allowed.

The proposed bylaw also removes some of the additional district requirements in these districts, that relate specifically to housing development, to ensure that opportunity for adding housing to sites in these districts is not as restricted as it is currently.

Other Changes Proposed in Bylaw 483

In addition to replacing Section 12 with the changes noted above, and amending/adding definitions, a number of other changes are proposed to simplify and increase residential development potential.

Projections

Section 8.6.0 of the Land Use Bylaw allows projections into required setbacks for certain building elements. As front and rear setbacks are proposed to increase for portions of buildings over 2 ½ storeys, this limits the amount a roof could project over a setback. As the Banff Design Guidelines require strong roof forms and deep overhangs, Bylaw 483 would simplify and allow increased projections for eaves, architectural details and structural elements in residential districts.

Amendments to section 8.6.0 are also proposed to remove reference to other requirements and definitions that are proposed to be removed as part of this bylaw.

A redline version showing all the proposed changes to Section 8.6.0 is included in Attachment 3 of this report.

Accessory Buildings

Section 8.9.0 of the Land Use Bylaw outlines specific requirements for Accessory Buildings. These are buildings that are separate from the principal building on a site, and may, or may not, include a housing use. The proposed changes to section 8.9.0 include:

- Removal of a current clause that specifies that accessory buildings are discretionary in nature and outlines which development approving authority may decide on an application. Removal of this clause means that the proposed use of the accessory building determines whether it is permitted or discretionary.
- A change to simplify the setback requirements for accessory buildings in residential districts as the proposed setbacks have been reduced across all residential districts through the changes to section 12.

A redline version showing all the proposed changes to Section 8.9.0 is included in Attachment 3 of this report.

Accessory Dwelling Housing

Section 8.10.0 of the Land Use Bylaw outlines specific requirements for Accessory Dwelling Housing. Inline with the direction provided through motions FIN23-211 and FIN23-174, a number of changes have been proposed to remove existing limits on the minimum and maximum size of accessory dwellings and allow increased opportunities for this type of infill housing.

In addition, the proposed changes would allow accessory dwellings to be contemplated in association with triplex and fourplex housing, as well as duplex and single detached housing. Currently, accessory dwellings are limited to single detached and duplex housing.

A redline version showing all the proposed changes to Section 8.10.0 is included in Attachment 3 of this report.

Other Minor Amendments

Bylaw 483 proposes some other minor amendments to the Land Use Bylaw as a result of the updates discussed above in this report. These are:

- A change to the definition of storey so that an interior double height space, over 3.0 m, would be counted as more than one storey.
- A change to the submission requirements for development applications based on the changes to definitions and the changes to site coverage. It's worth noting that through section 4.3.3 and 4.3.6, a Development Officer can require any additional information deemed necessary for review of the application, and deem an application complete without information listed in the submission requirement section if there's sufficient information to render a decision.
- A change to update 'group home' to the new definition of 'assisted living housing' in the sign section of the Land Use Bylaw.

**Bylaw 483 Summary**

Proposed Bylaw 483, simplifies and standardizes the Land Use Bylaw requirements for all residential development in Banff while increasing the opportunities for those wishing to create new housing in the community. Through the proposed approach, the difference between existing requirements and proposed requirements will vary between districts, with some experiencing more change than others. Through the Public Input Process, administration will endeavour to provide all members of the public with tools to help them understand the proposed amendments.

**Response Options**

Council may consider any of the following response options:

- Give first reading to amending Bylaw 483, as presented, and schedule a Public Hearing;

- Deny first reading of amending Bylaw 483, provide direction to Administration on alternate Land Use Bylaw amendments related to residential density and direct Administration to return to Council with alternate text for discussion based on direction; or
- Deny first reading of amending Bylaw 483 and take no further action at this time.

Amending the Land Use Bylaw to increase residential density is one of the 5 housing initiatives listed in the Housing Accelerator Funding Agreement. Receiving funding is tied to achieving all 5 approved initiatives, as well as issuing permits for 240 new homes in Banff prior to January 29, 2027.

## 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 Land Use Bylaw to increase residential density will achieve 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 Public Input Process is under development for all the proposed Bylaw amendments relating to housing. The public hearings required for Land Use Bylaw amendments will be advertised in the Rocky Mountain Outlook as well as through www.banff.ca and social media, as well as complying with all other notification requirements outlined in the Municipal Government Act.

### 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: Bylaw 483 – A Bylaw to amend the Land Use Bylaw to Increase Residential Density
Attachment 2: Redline version of Section 12 of the Land Use Bylaw showing proposed amendments
Attachment 3;n Redline version of Sections 8.6.0, 8.9.0 and 8.10.0 of the Land Use Bylaw showing proposed amendments

Circulation date: March 13, 2024

Submitted By: Dave Michaels
Manager, Planning Services

Reviewed By: Kelly Gibson
Town Manager

# TOWN OF BANFF
# BYLAW 483

**Being a Bylaw of the Town of Banff to Amend the Town of Banff Land Use Bylaw to Increase Residential Density**

**NOW THEREFORE 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 the Land Use Bylaw Amending Bylaw 483.

## 2.0 PROVISIONS

2.1 Town of Banff Land Use Bylaw, as amended, is hereby further amended by:

2.1.1 Amending Section 2.3.4 by deleting the following words in strikeout and inserting the following words in underline:

~~**Group Home** means the use of a building as a facility to provide lodging for residents and staff and to provide shelter for foster children, persons with physical, mental, social or behavioral disabilities and senior citizens and which may be used for the living assistance or personal rehabilitation of its occupants through self-help, professional care, guidance, or supervision.~~

**Housing, Accessory Dwelling** means an accessory use of a building as a dwelling, which may have a separate exterior entrance**.**

**Housing, Apartment** means ~~one or more dwellings contained within~~ a building ~~in which the dwelling or dwellings are arranged in any horizontal or vertical configuration which does not conform to the definition of any other residential use class~~ containing nine or more principal dwelling units.

**Housing, Assisted Living** means the use of a building as a facility to provide housing, which may include support staff, for those that need living assistance. The building may include common kitchen, living, sleeping and/or sanitary facilities. Assisted Living Housing may include activities to exclusively support the needs of the residents, such as personal rehabilitation, self-help, professional care, guidance, or supervision.

**Housing, Duplex** means a building containing two principal dwelling units~~, one above the other, side by side, or front to back, each having a separate entrance at or near grade~~.

**Housing, Fourplex** means a building containing four principal dwelling units~~, each having a separate entrance which is accessed either individually or through a common area~~.

**Housing, Mixed Use,** means a dwelling unit within a building, or on a site, that contains non-residential uses.

**Housing, Multiplex** means a building containing more than four, and up to eight, principal dwelling units.

~~**Housing, Row** means a building containing a row of more than two dwellings joined in whole or in part at the side only with no dwelling being placed over another in whole or in part, each dwelling having separate, individual, and direct access to grade.~~

**Housing, Single Detached** means a building containing one principal dwelling, which is separate from any other dwelling or building. This does not include a trailer or mobile home.~~ A single detached house may also contain an accessory dwelling.~~

~~**Housing, Stacked Row** means row housing, except that dwellings may be arranged two deep, either vertically so that dwellings may be placed over others, or horizontally so that dwellings may be attached at the rear as well as at the side. Each dwelling shall have separate and individual access to the outside, not necessarily directly to grade, provided that no more than two dwellings may share access to grade, and such access shall not be located more than 5.5 m above grade.~~

**Housing, Triplex** means a building containing three principal dwelling units~~, each having a separate entrance which is accessed either individually or through a common area~~.

**Landscaping** means the modification and enhancement of a site at, or within 0.6 m of, grade, through the use of natural landscaping (plant materials such as trees, shrubs, hedges, grass, and ground cover, etc.), planters and may include pedestrian walkways and amenity areas.

~~**Senior Citizen Housing** means housing designed for persons 65 years of age or over, or a person younger than 65 years who is married to, and living with, a person of 65 years of age or over, or a person of such other age as established by the Alberta Housing Act for the purposes of eligibility for senior citizens' housing.~~

**Storey** means that portion of a building with a clearance of 1.8 m or more which is situated between the top of any floor and the underside of the ceiling or structure above it provided it is not greater than 3.0 m. If the top of the finish floor above a basement is more than 0.76 m above grade, such basement is considered a storey or half-storey.

2.1.2 Amending Section 4.3.2.e. by deleting the following words in strikeout and inserting the following words in underline:

**~~Single Family, Duplex and Fourplex~~ All Housing Permit Applications**

i. Plot plan (or legal survey if available)

ii. Site plan (minimum scale of 1:200 metric) including:
- building program (site area, number of bedrooms, gross floor area, ~~site coverage~~, floor area ratio, number of parking stalls required/provided)
- size and location of all existing and proposed buildings/uses
- size, location and paving of driveways and parking areas showing grades and paving material
- footprints of adjacent development within 6 m of the property line
- dimensioned setbacks

iii. Architectural plans (minimum scale of 1:100 metric) including:
- floor plans of all proposed structures
- elevations/sections showing building height, finishes and colours
- elevations (or photos) of buildings on adjacent properties

iv. Landscape plan (minimum scale of 1:200 metric) including:
- total landscaped area
- existing and finished grades
- vegetation to be retained and method of protecting it during construction
- existing and proposed fencing and lighting
- existing and proposed plant species, quantities and sizes
- proposed boulevard landscaping
- proposed decks, pathways and patio

2.1.3 Amending Section 4.3.2.f. by deleting the following words in strikeout:

**Commercial, ~~Multi-Family Residential,~~ and Institutional Development Permit Applications**

i. Context plan (minimum scale of 1:500 metric) showing location of property, adjacent streets, and land use districts

ii. Site survey (minimum scale of 1:200 metric) including:
- dimensioned boundaries and site area
- legal description and municipal address of property
- adjacent line of curb or street/lane
- footprints of all buildings and structures on adjacent sites within 6 m of the property line
- spot elevations at corners of site
- 1 m contours showing slopes over 30%
- existing or proposed rights-of-way or easements

- any wetlands, ponds, or watercourses
- existing trees and vegetation
- any existing rock outcroppings or other geologic features
- any existing buildings to be removed

iii. Site plan (minimum scale of 1:200 metric) including:
- building program (type of development, number of residential units, site area, gross floor area by use, floor area ratio, site coverage, parking and housing required and provided)
- north arrow and scale
- dimensioned setbacks
- size and location of all existing and proposed buildings/uses including accessory buildings and structures, garages, and fences
- dimensioned parking spaces and driveways showing grades and paving material
- drainage concept and snow storage areas
- location of fire hydrants and service connections
- garbage room location, dimensions, and details adjacent sidewalks, streets, and curbs
- footprints of adjacent buildings within 9 m of property line

iv. Architectural plans including:
- floor plans (minimum scale of 1:100 metric) showing dimensioned floor plans of all structures including typical unit plans
- elevations/sections (minimum scale of 1:100 metric) showing proposed building height, finishes and colours, signage and lighting
- site section from front to rear property line (minimum scale of 1:200 metric) including adjacent streets and lanes
- roof plan (minimum scale of 1:100 metric) showing snow dump areas, major roof structure and equipment and screening details
- outline elevations and photos of buildings on adjacent sites within 9 m of the property line

v. Landscape plan (minimum scale of 1:200 metric) including:
- existing and finished grades
- open space and recreational amenities
- vegetation to be retained and method of protecting it during construction
- planting plan
- existing and proposed plant species, quantities, and sizes
- method of irrigation (if any)
- all paving surfaces
- proposed boulevard landscaping and paving
- existing and proposed fencing and site lighting
- proposed decks, pathways, patios, and amenity areas

vi. For development applications for all commercial developments (except CS Districts), any mixed use development, and any apartment development a Development Officer may also require:
- a written description of design approach relative to the Banff Design Guidelines (see Schedule "B")
- site photographs showing all adjacent development
- a shadow diagram
- a model (minimum scale of 1:200 metric) including adjacent buildings
- a written description of the environmental design approach relative to the Environmental Design Standards (see s.8.3.0)
- a detailed typical building elevation and section through street façade (minimum scale of 1:50 metric)
- lighting details including lamp type and output (wattage and lumens), mounting height and details, cut sheet showing design and finishes of all fixtures, building elevations showing the location and direction of fixtures, and numerical light level grid or iso-illuminamce plans.

vii. In addition a Development Officer may require a traffic impact analysis.

2.1.4 Amending Section 8.5.3 by deleting the following words in strikeout and inserting the following words in underline:

Lands abutting ~~Banff Avenue and other collector~~ public roadways, other than a lane, may, at the discretion of a Development Approving Authority, be deemed front yards for the purpose of establishing setbacks.

2.1.5 Amending section 8.6.0 in its entirety and replacing with the following:

8.6.0 **Projections Into or Under Yards**

8.6.1 Projections shall be permitted within yards, as follows:

a. Front Yard

Eaves, cantilevered balconies and bay windows, canopies, chimneys, decks, fire escapes and porches may project a maximum of 1.0 m over or onto a required front yard except in the CS and CD Districts where such projections shall be limited to 0.6 m.

b. Side Yards

Eaves, cantilevered balconies and bay windows, canopies, chimneys, decks, fire escapes and porches may project a maximum of 0.6 m over or into a required side yard.

c. Rear Yards

In non-residential districts, eaves, balconies, bay windows, canopies, chimneys, unenclosed decks, fire escapes and porches may project a maximum of 1.8 m over or into a required rear yard except in the CS and CD Districts where such projections shall be limited to 1.5 m.

d. Eaves, Architectural Details and Structural Elements

Notwithstanding s.8.6.1(a), s.8.6.1(b) and s.8.6.1(c), in all residential districts:

i. Eaves, architectural details and structural elements may project over, or into, a required side yard provided they have a minimum setback of 1.0 m.

ii. Eaves, architectural details and structural elements may project over, or into, a required rear yard provided they have a minimum setback of 1.5 m.

iii. Eaves, architectural details and structural elements may project over, or into, a required front yard provided they have a minimum setback of 2.4 m.

e. Unenclosed Steps

Unenclosed steps providing entry exclusively to a basement or first floor of a principal building may project over or into a required front, rear, or side yard.

f. Underground Construction

Utilities, storage tanks, underground parking, and similar structures constructed entirely beneath the surface of the ground except in the front yard of sites in the CA and CT districts, and all residential districts, where they may encroach under driveways and other paved areas at the discretion of the approving authority. In all other cases, such underground encroachments must be covered with sufficient soil depth to support landscaping.

g. Party Wall Development

Housing, where it meets a property line along a common party wall.

h. Garbage and Recycling Facilities

Garbage and recycling facilities constructed in accordance with the Town of Banff Engineering Design Standards.

2.1.6 Amending section 8.9.0 in its entirety and replacing with the following:

8.9.0 **Accessory Buildings**

8.9.1 Where a building is attached to a principal building on the site by a roof, an open or enclosed structure above grade, a floor or a foundation which is above grade, or any structure below grade allowing access between the buildings such as a parking garage or corridor or passageway connecting the buildings, it is part of the principal building and is not an accessory building.

8.9.2 All accessory buildings located in a non-residential district:

a. are subject to the regulations for that district.

b. Notwithstanding subsection (a), an accessory building located on a site that abuts a site in an adjacent residential district, shall be no closer than 1.5 m to the boundary of the residential site.

c. Notwithstanding subsection (a), the maximum height of an accessory building shall be 3.0 m.

8.9.3 All accessory buildings located in a residential district:

a. are subject to the regulations for that district.

b. Notwithstanding subsection (a), an accessory building that does not exceed 3.0 m in height, and has a footprint less than 30.0 $m^2$ may be located within a required side, or rear, yard provided that it has a minimum setback of 1.0 m and the yard does not abut a public roadway, other than a lane.

2.1.7 Amending section 8.10.0 in its entirety and replacing with the following:

**8.10.0 Accessory Dwelling Housing**

8.10.1 Accessory dwelling housing shall be located within the principal building, or within an accessory building, provided the entire development conforms to all of the other regulations and guidelines of this Bylaw.

8.10.2 Accessory dwelling housing shall be permitted only where the principal use of the site is single detached housing, duplex housing, triplex housing or fourplex housing, provided that the total combined number of accessory dwelling housing units is equal to, or less than, the number of principal dwellings on a site.

2.1.8 Amending Section 11.8.4.b by deleting the following words in strikeout and inserting the following words in underline:

Signs advertising an approved home occupation or ~~group home~~ assisted living housing are not permitted.

2.1.9 Section 12 is amended by deleting it in its entirety and replacing it with a new Section 12 attached hereto as Schedule 'A'.

## 3.0 SEVERABILITY

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

## 4.0 SCHEDULES

4.1 Schedule 'A' forms part of this bylaw.

## 5.0 ENACTMENT

5.1 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.

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

READ A FIRST TIME this _____ day of _____ 2024.

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

READ A SECOND TIME this _____ day of _____ 2024.

READ A THIRD TIME this _____ day of _____ 2024.

SIGNED AND PASSED this _____ day of _____, 2024.

_____
Corrie DiManno
Mayor

_____
Kelly Gibson

Town Manager

APPROVED by the Minister of the Environment, by his delegate this ___ day of _____, 2024:

_____
Minister of the Environment/Delegate

# 12.0.0 District Development Regulations

Commercial Districts

12.1.0 CA: Commercial Accommodation District
12.2.0 CB: Banff Springs Hotel District
12.3.0 CD: Downtown District
12.4.0 CR: Railway Lands District
12.5.0 CS: Commercial Service District
12.6.0 CT: Tunnel Mountain District

Public / Institutional Districts

12.7.0 PB: Banff Centre District
12.8.0 PE: Environmental Protection District
12.9.0 PP: Parkland District
12.10.0 PS: Public Service District

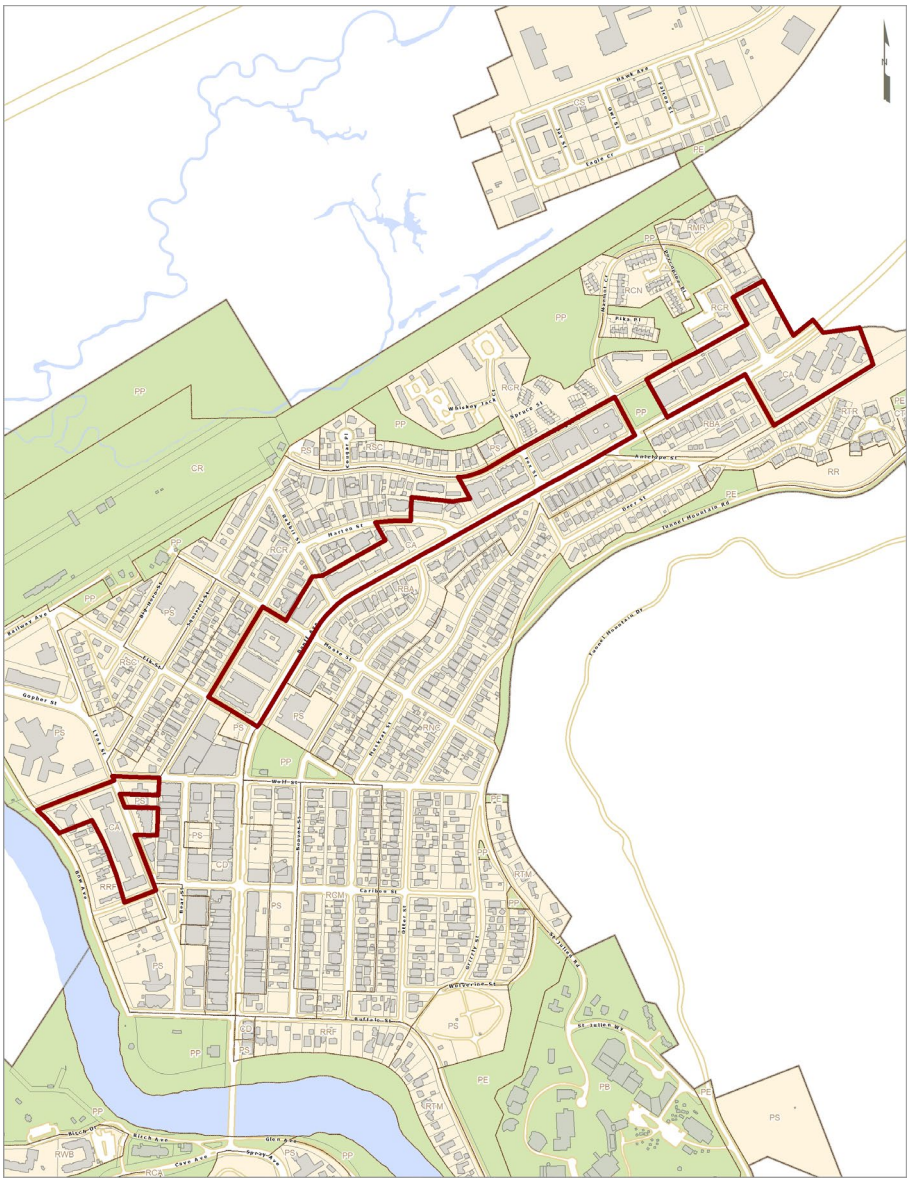
Residential Districts

12.11.0 RBA: Banff Avenue District
12.12.0 RBS: Banff Springs District
12.13.0 RCA: Cave Avenue District
12.14.0 RCM: Central Muskrat District
12.15.0 RCN: Cougar North District
12.16.0 RCR: Cougar/Rabbit District
12.17.0 RGA: Glen Avenue District
12.18.0 RMR: Marmot/Rundle District
12.19.0 RMS I: Middle Springs I District
12.20.0 RMS II(B): Middle Springs II(B) District
12.21.0 RMS II(C): Middle Springs II(C) District
12.22.0 RMS II(D): Middle Springs II(D) District
12.22.0 RMS II(E): Middle Springs II(E) District
12.24.0 RMS II(F): Middle Springs II(F) District
12.25.0 RNC: North Central District
12.26.0 RRA: Rainbow Avenue District
12.27.0 RRF: River Front District
12.28.0 RSA: Spray Avenue District
12.29.0 RSC: Squirrel/Cougar District
12.30.0 RTM: Tunnel Mountain District
12.31.0 RTR: Tatanga Ridge District
12.32.0 RVV: Valley View District
12.33.0 RWB: West Birch District
12.34.0 RR: Residential Reserve District

## 12.1.0 CA: Commercial Accommodation District

12.1.1 **Area:**

This district covers two areas at the east and west entrances to Banff which are adjacent to residential development and include remnants of natural forest.



## CA: Commercial Accommodation District

12.1.2 **Purpose:**

The purpose of this district is to provide for visitor accommodation with regulations which recognize its visual prominence and minimize impact on adjacent residential development.

12.1.3 **Permitted Uses:**

- Convenience retail store
- General retail store
- Hotels
- Personal service shop
- Public Parks

12.1.4 **Discretionary Uses:**

- Apartment housing
- Convention facilities
- Day cares
- Eating and drinking establishments
- Mixed Use Housing
- Service stations
- Sports equipment rental
- Vehicle rental services

12.1.5 **Subdivision Regulations:**

a. The minimum lot width is 16.0 m.

b. The minimum lot depth is 38.0 m.

c. The minimum lot area is 650 $m^2$.

12.1.6 **Development Regulations:**

**Density:** a. The maximum floor area ratio is 1.50.

**Site Coverage:** b. The maximum site coverage is 55%.

**Height:** c. The maximum height is 11.5 m or 3 storeys with a maximum eaveline or cornice line of 8.5 m.

**Setbacks:** d. The minimum front yard is:

i. 3.0 m for entry canopies less than 5 m in height;

ii. 9.0 m for the first storey;

iii. 1.0 m for each additional storey.

e. The minimum side yard is 4.5 m, except for development on a single lot with a frontage of less than 16.0 m where the minimum side yard is 3.0 m.

f. The minimum rear yard is 7.5 m.

12.1.7 **Design Regulations:**

a. All parking shall be provided below grade or at grade behind the building and screened from the street. Parking is prohibited in the required front yard. Below grade parking shall not encroach under required front yards except under hardsurfacing provided in conformance with the requirements of this Bylaw.

b. A minimum of 30% of the site shall be landscaped.

c. New development shall supplement existing mature white spruce trees with new trees to ensure the preservation of this important landscape element.

d. A minimum of 45% of roofs shall be sloped, with a minimum pitch of 5 in 12.

e. No commercial accommodation unit shall be located below grade.

f. A minimum horizontal separation of 9 m is required between facing windows of habitable rooms or commercial accommodation units.

g. All mechanical equipment shall be concealed within the roof or building envelope.

h. For housing, each dwelling requires a minimum outdoor amenity area of 5.0 $m^2$.

i. Properties abutting residential areas shall incorporate fencing and landscape screening to minimize visual impacts.

12.1.8 **Other Regulations:**

a. Convenience retail stores, general retail stores, personal service shops and sports equipment rental shall only be permitted where:
   i. The principal use of the site is a hotel; and
   ii. The total combined gross floor area of these uses does not exceed 10% of the gross floor area of the Hotel.

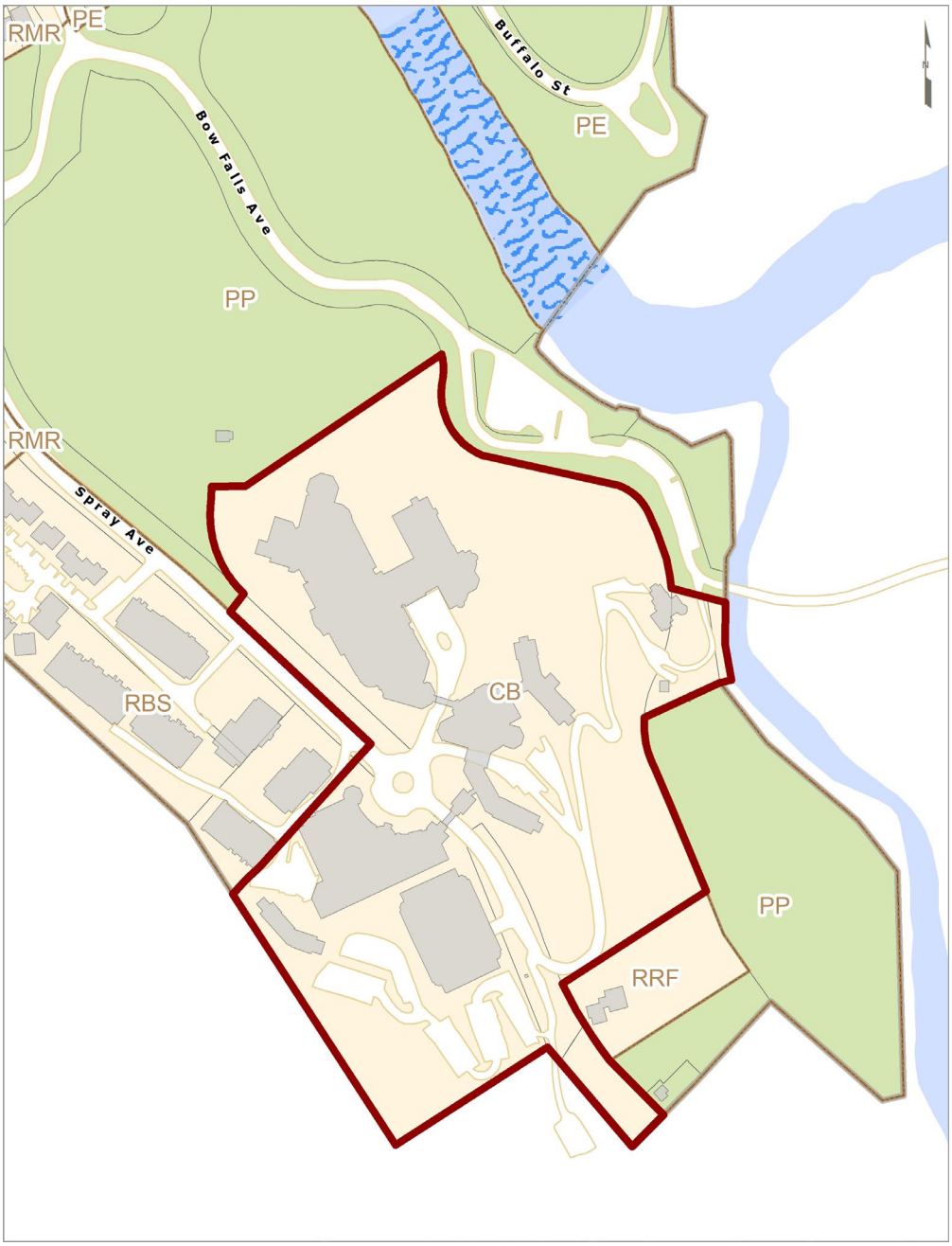
b. Notwithstanding Section 12.1.8(b), Convenience Retail Stores and Eating and Drinking Establishments on the same site as Service Stations:
   i. may contain up to 10% of the gross floor area of a service station building or buildings on a site; or,
   ii. may contain up to 70% of the gross floor area of a service station building or buildings on a site for sites in the 600 Block of Banff Avenue.

c. No dwelling shall have more than 6 bedrooms.

## 12.2.0 CB: Banff Springs Hotel District

12.2.1 **Area:**

The Banff Springs Hotel and Conference Centre complex is located at the south terminus of Spray Avenue. This prominent historic landmark is located in a natural forest setting at the base of Sulphur Mountain.



## CB: Banff Springs Hotel District

12.2.2 **Purpose:**

The purpose of this district is to provide for visitor accommodation with accessory commercial and recreation facilities, while preserving the architectural character of an historic landmark.

12.2.3 **Permitted Uses:**

- Convenience retail store
- General retail store
- Hotels
- Personal service shop
- Public Parks

12.2.4 **Discretionary Uses:**

- Apartment housing
- Convention facilities
- Indoor and outdoor recreation services
- Mixed use housing
- Night club
- Non-accessory parking
- Sports Equipment Rental
- Transportation services
- Vehicle rental services

12.2.5 **Subdivision Regulations:**

a. Subdivision regulations are at the discretion of the Municipal Planning Commission.

12.2.6 **Development Regulations:**

| | |
|---|---|
| **Density:** | a. The maximum floor area ratio is 0.73 |
| **Site Coverage:** | b. The maximum site coverage is 25%. |
| **Height:** | c. The maximum height shall be 53 m or 13 storeys for the existing main hotel, 16.5 m or 5 storeys for the Ramsay building, 27 m or 6 storeys for the Tudor building, 15.5 m or 4 storeys for the Manor Link, 20 m or 3 storeys for the conference centre, and 14 m or 3 storeys for the old Club House. The height of all other buildings is at the discretion of the Municipal Planning Commission, but in any case no higher than 3 storeys or 12 m. |
| **Setbacks:** | d. The minimum setback from any property line is 7.5 m |
| | e. The minimum building separation is 9 m |

12.2.7 **Design Regulations:**

a. Redevelopment shall replicate the building forms, details and materials present in the existing main hotel building.

b. Any future development on the site will require a comprehensive landscaping scheme consistent with the character of the hotel and its mountain setting.

c. No commercial accommodation units shall be located below grade.

d. A minimum horizontal separation of 9 m is required between the windows of habitable rooms or commercial accommodation units.

e. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$

12.2.8 **Other Regulations:**

a. Convenience retail stores, general retail stores, personal service shops and sports equipment rental shall only be permitted where:
   i. The principal use of the site is a hotel; and
   ii. The total combined gross floor area of these uses does not exceed 10% of the gross floor area of the Hotel.

b. No dwelling shall have more than 6 bedrooms.

## 12.3.0 CD: Downtown District

12.3.1 **Area:**

The commercial core of Banff extends from Buffalo to Elk, and includes the "main street" of Banff Avenue, Bear Street, and the east side of Marten Street. The downtown is generally surrounded by other commercial and public service districts.



## CD: Downtown District

12.3.2 **Purpose:**

As the focal point for residents and visitors, the purpose of this district is to provide retail and commercial services, visitor accommodation, visitor information facilities, and apartment housing in mixed-use development. New development shall enhance the public realm, with a focus on pedestrian areas.

12.3.3 **Permitted Uses:**

- Eating and drinking establishments
- Night club
- General retail stores
- Professional, financial, health and office services
- Government services
- Public parks
- Sports Equipment Rental
- Internet Cafe

12.3.4 **Discretionary Uses:**

- Amusement establishments
- Apartment housing
- Business support services
- Community recreation services
- Funeral services
- General equipment rental
- Health services
- Home occupations type 1
- Hotels
- Household repair services
- Indoor recreation services
- Mixed use housing
- Natural science exhibits
- Outdoor recreation services
- Personal service shops
- Private clubs
- Private education service
- Self storage facility
- Spectator entertainment establishments
- Storefront Cannabis Retail
- Vehicle rental services

12.3.5 **Subdivision Regulations:**

a. The minimum lot width is 12.0 m.

b. The minimum lot depth is 35.0 m.

c. The minimum lot area is 450 $m^2$.

12.3.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is 3.2 provided that a maximum of 2.5 FAR for commercial uses, excluding hotel, is located on the first and second story of a building, or below grade.

**Site Coverage:**

b. The maximum site coverage is 90%.

**Height:**

c. The maximum height is 12.0 or 3 storeys with a maximum eaveline or cornice line of 8.0m.

**Setbacks:**

d. Buildings may be constructed to the property line abutting a public roadway for up to 75% of the frontage. The remaining 25% shall be set back a minimum of 2.0 m.

e. Any portion of a building over 8.0 m in height shall be set back a minimum of 2.0 m from a property line abutting a public roadway

f. Properties fronting on two streets shall have a minimum triangular corner cut of 6.0 m from the intersection of the front and side property line which shall be landscaped or hard surfaced.

g. Any portion of a building fronting on to Bear Street over two storeys in height shall have a front yard setback of at least 1.0 m.

12.3.7 **Design Regulations:**

a. All mechanical equipment shall be concealed within the roof or building envelope.

b. Direct vehicular access from adjacent roadways will be discouraged where lane access is available. No direct vehicular access from Banff Avenue will be permitted.

c. The floor of the first storey shall be within 0.6 m of finish grade of the sidewalk.

d. Rundle rock, river rock, or other native stone cladding is required for the majority of the ground floor elevation, exclusive of window glazing, facing any public roadway.

e. New buildings shall consider and be compatible or contextual to the architecture, size, massing, roofline, cornice line, and details of the adjoining buildings.

f. All sides of a building shall be complementary in design, details, and materials. Where a side or rear facade is visible from a public street, or if parking is located at the side or rear of a building, the facade shall include building materials, and architectural features similar to those present on the front facade of the building.

g. Visible walls or portions of walls on abutting streets or visible from residential areas or adjacent properties where windows are not provided shall have architectural treatment.

h. For developments with more than a 12.0 m frontage, the façade should be differentiated by dividing the building into vertical bays with varying architectural treatments and different setbacks from the property line.

i. The third floor of any building shall be stepped back or concealed beneath a sloping roof.

j. Buildings should be designed to enhance the pedestrian environment and provide linkages wherever possible to the overall pedestrian and open space system, including open or enclosed arcades. Where a portion of a site is dedicated for public pedestrian walkways through the building to the lane, and / or a publicly accessible washroom facility that portion of the building or walkway may, at the discretion of the Development Approving Authority, be deducted from the Floor Area Ratio calculation, provided that a minimum 2.0 m clear and unobstructed passage is maintained for the length of the walkway and / or that the washroom facility is signed as publically accessible to the satisfaction of the Development Approving Authority.. The pedestrian walkway shall not be used for the sale or display of goods. Commercial frontage facing lanes is encouraged.

k. Windows and doors at the street property line shall be clear-glazed and unobstructed so that the interior of the premises are at all times visible from the sidewalk. Tinted or reflective glazing is not permitted.

l. Interior space configurations shall provide an unobstructed view into the building or product display window from an adjacent sidewalk.

m. For all front windows, at least 75% of the glass area shall be unobstructed by signage, including advertisements, screens, and window coverings.

n. Metal garage doors, folding security screens or other security features that detract from the street appearance shall not be allowed.

o. Rooftop HVAC equipment, elevators and other rooftop features shall be designed to fit in with the materials and colors of the overall building design. These features shall be located away from the building edges to avoid their being seen from the street below. If these features can be seen from the adjoining street, adjacent properties or roads, the building design shall use screening, decoration, plantings (e.g., rooftop gardens), or other techniques to integrate these features with the design of the building.

p. When HVAC or mechanical and electrical equipment is placed at ground level, it shall be integrated into building design and/or use screening techniques to avoid both visual and noise impacts on adjoining properties and the public realm.

q. The maximum width of any single permitted use on the ground floor on Banff Avenue shall not exceed 15.0 metres. The width of a use is calculated by measuring the length of the longest line drawn parallel to the building façade that faces the street and extending from the centerline of either exterior walls or party walls, as the case may be, enclosing the use.

r. Areas used for loading, unloading, and service should be enclosed, located below grade, or screened from view from a public roadway.

s. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

12.3.8 **Other Regulations:**

a. Housing is allowed only above the first storey.

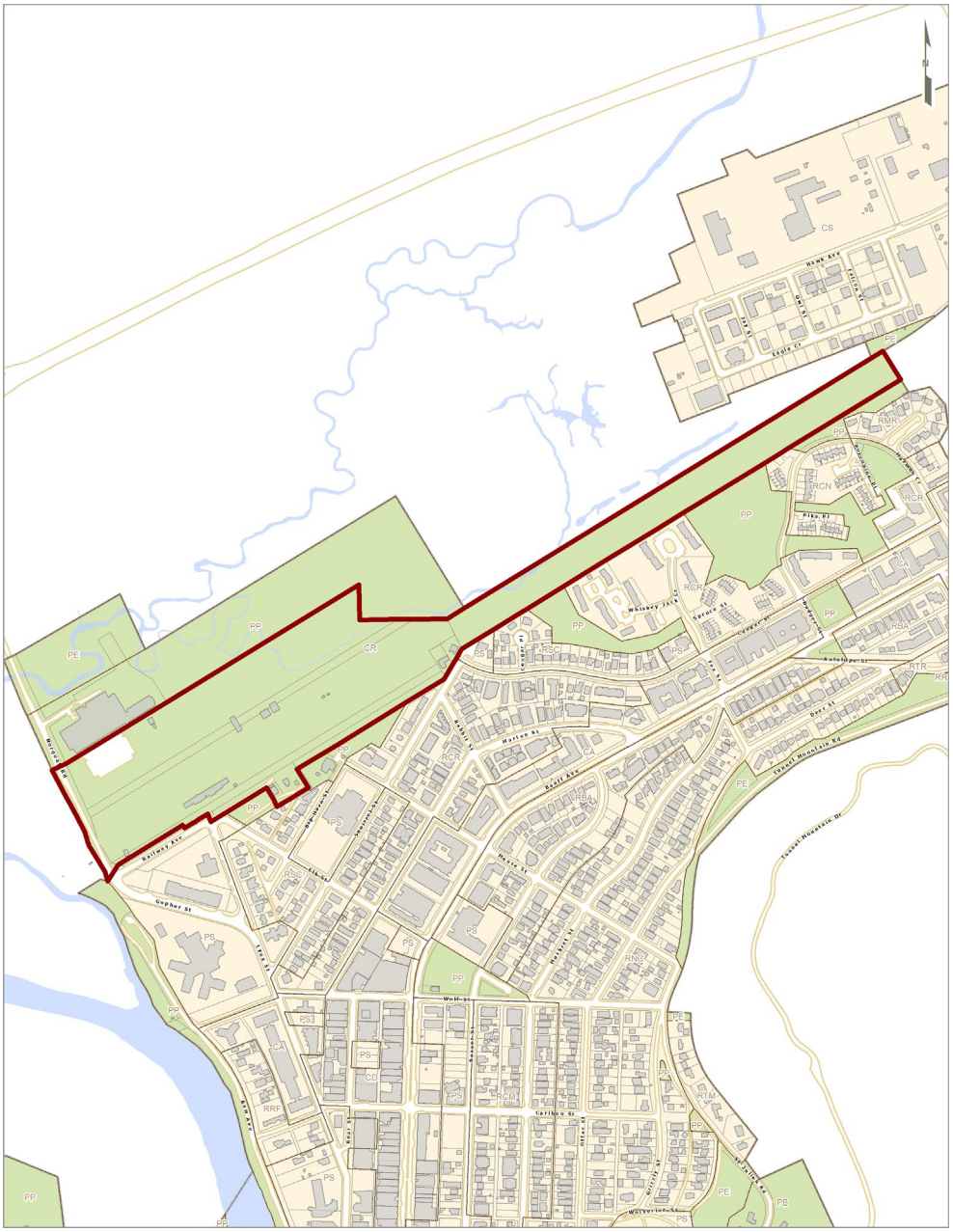
b. No dwelling shall have more than 6 bedrooms.

c. A Self Storage Facility is allowed only below grade.

## 12.4.0 CR: Railway Lands District

12.4.1 **Area:**

This district covers the Canadian Pacific Railway right-of-way and adjacent railway lands including the train station.



## CR: Railway Lands District

12.4.2 **Purpose:**

The purpose of this district is to regulate development consistent with its use for railway services.

12.4.3 **Permitted Uses:**

- Railway services

12.4.4 **Discretionary Uses:**

- Eating and drinking establishments
- Non-accessory parking
- Parking Area (Recreation Centre)
- Utility services

12.4.5 **Subdivision Regulations:**

a. Subdivision regulations are at the discretion of the Municipal Planning Commission.

12.4.6 **Development Regulations**

| | |
|---|---|
| **Density:** | a. The maximum floor area ratio is 0.10 |
| **Site Coverage:** | b. The maximum site coverage is 10%. |
| **Height:** | c. The maximum height is 7.5 m or 2 storeys |
| **Setbacks:** | d. The minimum front, side, and rear yard is 6.0 m, but is 30.0 m abutting Mt. Norquay Road and Gopher Street. |

12.4.7 **Design Regulations:**

a. All new development shall be compatible with the design of the existing railway station.

b. A minimum of 50% of the site shall be landscaped, particularly where the site abuts public roadways.

c. Site lighting shall be minimized. High intensity discharge lighting is permitted where necessary to illuminate the railway mainline and sidings, provided fixtures are low-glare and full-cut-off or fully shielded.

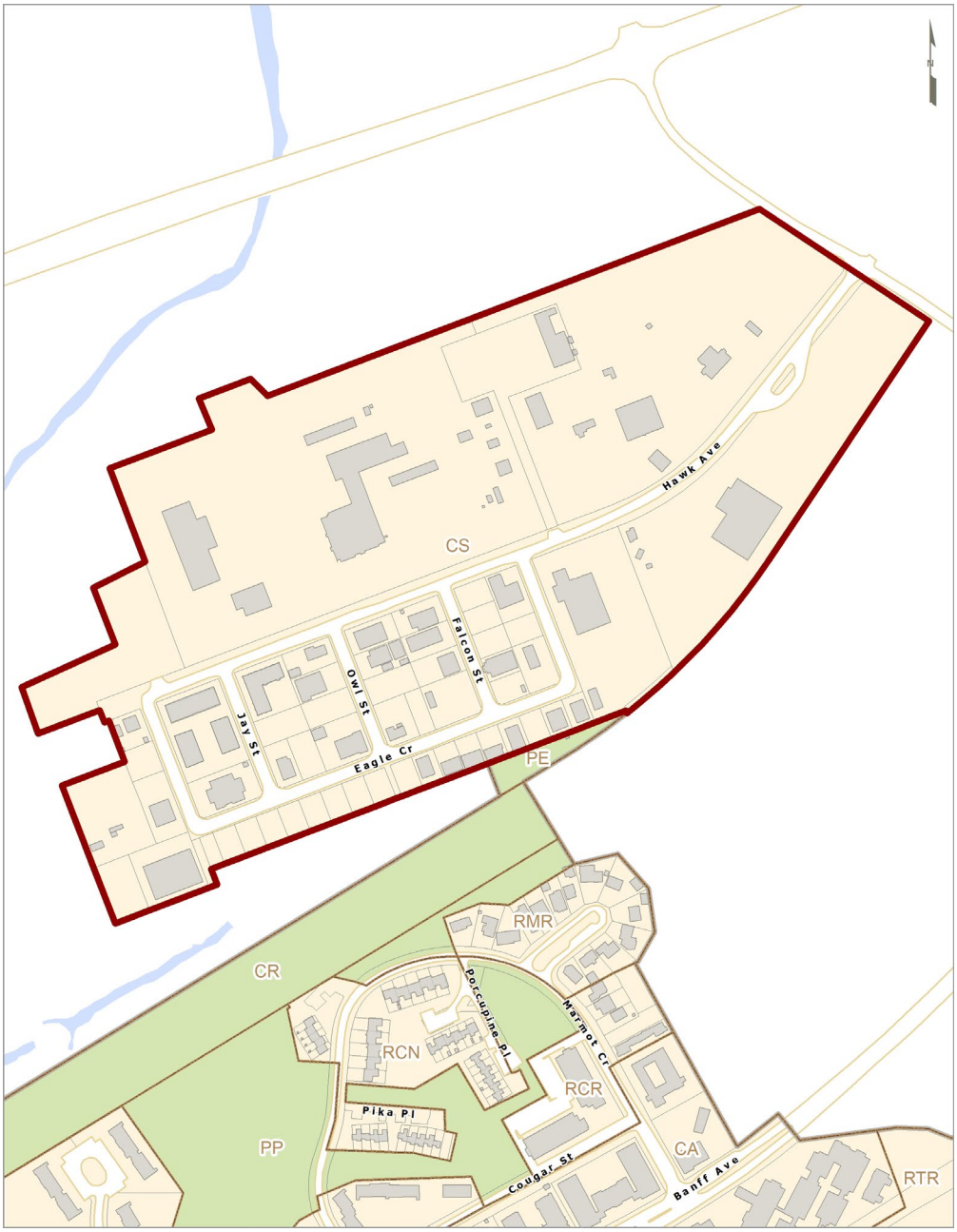
12.4.8 **Other Regulations:**

a. Eating and drinking establishments will be approved only when accessory to a principal railway use.

## 12.5.0 CS: Commercial Service District

12.5.1 **Area:**

This district includes the commercial service compound and public works yard at the north end of Banff. This area is isolated from the rest of the Town by the railway. Although it contains a number of resident and visitor services, it has a semi-industrial character, surrounded by the natural landscape.



## CS: Commercial Service District

12.5.2 **Purpose:**

The purpose of this district is to regulate development conformance with the policies of the Banff Community Plan by restricting retail uses and emphasizing the efficient use of the limited supply of serviced commercial land. Businesses which are not essential or which cater to a regional market will not be allowed.

12.5.3 **Permitted Uses:**

- Automotive and equipment repair shop
- Business support services
- Contractor services
- Government services
- Household repair services
- Protective and emergency services
- Public parks
- Service stations
- Utility services
- Warehousing

12.5.4 **Discretionary Uses:**

- Animal hospitals and shelters
- Apartment housing
- Commercial services
- Eating and drinking establishments
- General equipment rental
- Indoor recreation services
- Mixed use housing
- Multiplex housing
- Non-accessory parking
- Outdoor recreation services
- Private clubs
- Professional, financial, and office services
- Rapid drive-through vehicle services
- Recycling depots
- Self storage facility
- Sports equipment rental
- Towing and Recovery Services
- Transportation services
- Vehicle rental services
- Veterinary services
- Warehouse sales

12.5.5 **Subdivision Regulations:**

a. The minimum lot width is 15.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 600 m².

12.5.6 **Development Regulations**

**Density:**

a. The maximum Floor Area Ratio for commercial uses is 0.6. In addition, the maximum Floor Area Ratio for residential uses above the first floor shall be 0.4. The maximum combined Floor Area Ratio on a parcel shall be 1.0.

**Site Coverage:**

b. The maximum site coverage is 35%, except this may be increased to a maximum of 50% proportional to the amount of parking provided below grade.

**Height:**

c. The maximum height is 10.0 m or 3 storeys.

**Setbacks:**

d. The minimum yard abutting any public roadway is 3.0 m..

e. The minimum side and rear yard is 1.5 m.

12.5.7 **Design Regulations:**

a. No parking, loading, storage, garbage collection, outdoor service or display area shall be permitted within a required yard abutting a public roadway.

b. Any outdoor storage shall be screened from view.

c. No more than 50% of the lot frontage may be used for driveways.

d. No driveway may be wider than 6.0 m.

e. A minimum of 5% of site area shall be landscaped except sites containing housing in which case a minimum of 10% of the site area shall be landscaped. Where there are more than two dwellings on a site the amount of landscaping shall be increased by 10% for each additional dwelling up to a maximum of 30%.

f. Flat or low-slope roofs are acceptable in this district provided that any roof top mechanical equipment is integrated into the design through screening and painting to match the main building.

12.5.8 **Other Regulations:**

a. Eating and drinking establishments are to be scaled to cater to employees of the businesses within the CS District, but in any case should not exceed 300 m² gross floor area.

b. Indoor display, technical or administrative support areas, or any retail sale operations shall be permitted as accessory uses only. Retail sales operations shall not exceed 10% of the total gross floor area for uses other than warehouse sales.

c. Private clubs, indoor recreation services, and professional, financial and office services are permitted only above the first storey.

d. Housing will be permitted only above the first storey.

e. Where housing is permitted, no dwelling shall have more than 6 bedrooms.

f. Each dwelling shall be provided with an outdoor amenity space no less than 5.0 $m^2$.

g. Dwellings shall have an entrance separate from the entrance to any commercial component of the building.

h. Where housing is permitted, the design of the building shall minimize and compensate for any objectionable aspects of potential incompatibility with other permitted or discretionary uses on the site and development on adjacent sites.

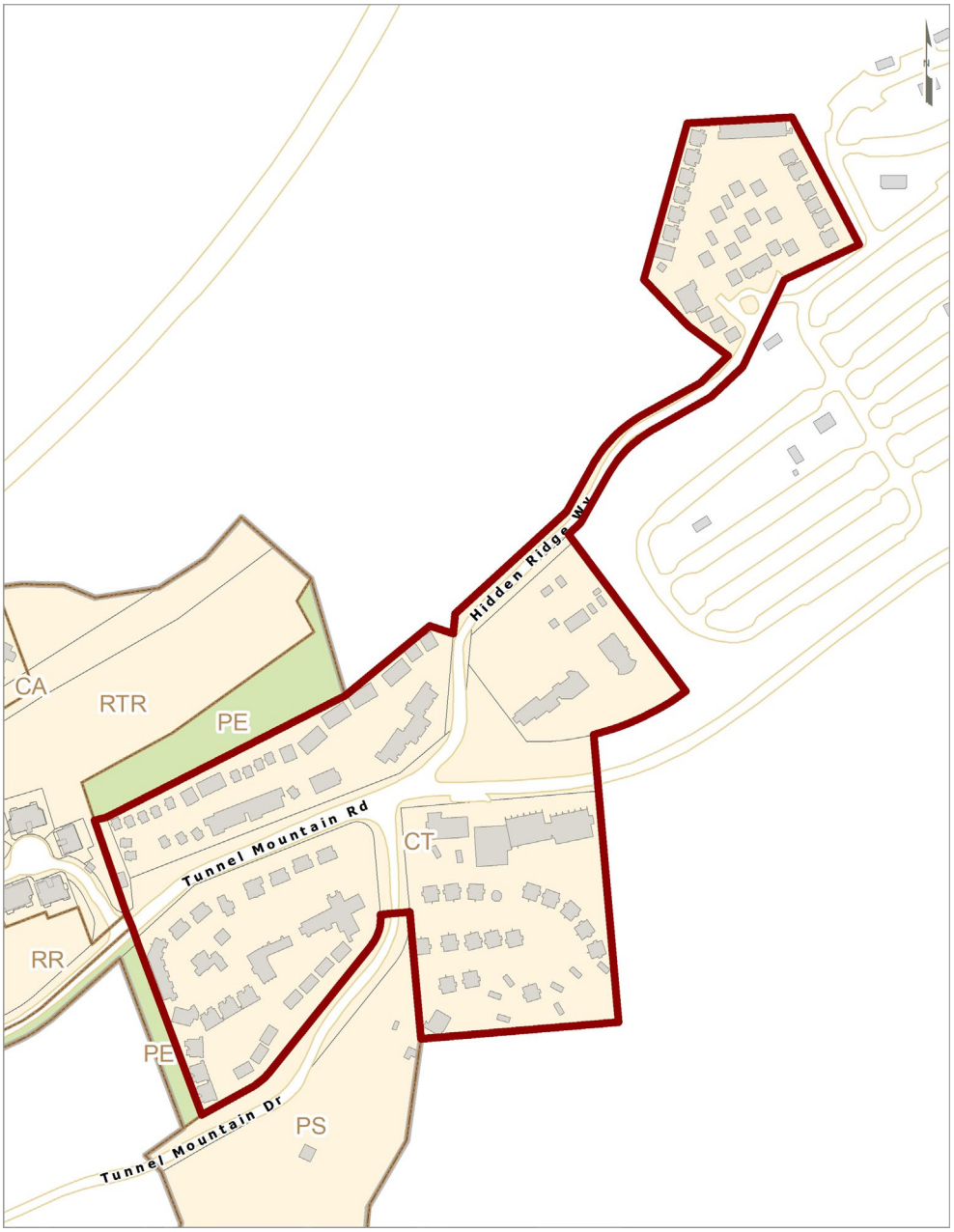
i. All development permit applications for housing shall require a "Phase I Environmental Site Assessment" prior to issuance of a Development Permit. If the Phase I Environmental Site Assessment recommends that a Phase II Environmental Site Assessment be completed, then a Phase II Environmental Site Assessment shall be completed, prior to the issuance of a Development Permit.

j. Sports equipment rental shall not provide services directly to the public within this district in accordance with 12.5.2.

## 12.6.0 CT: Tunnel Mountain District

12.6.1 **Area:**

This is a developed visitor accommodation area adjacent to Tunnel Mountain Road. This forms a limited commercial enclave on a plateau above the Town, surrounded for the most part by forest and bordered to the north by Tunnel Mountain campground. It has a more natural, less dense character than Banff's other visitor accommodation areas.



## CT: Tunnel Mountain District

12.6.2 **Purpose:**

The purpose of this district is to provide primarily for "bungalow camp" type visitor accommodation in a park-like setting with a restricted range of accessory uses.

12.6.3 **Permitted Uses:**

- Convenience retail store
- General retail store
- Hotels
- Personal service shop

12.6.4 **Discretionary Uses:**

- Day cares
- Hostels
- Mixed use housing
- Sports equipment rental

12.6.5 **Subdivision Regulations:**

a. The minimum parcel size is 8,000 $m^2$.

12.6.6 **Development Regulations:**

| | | |
|---|---|---|
| **Density:** | a. | The maximum floor area ratio is 0.50 |
| **Site Coverage:** | b. | The maximum site coverage is 25% |
| **Height:** | c. | The maximum height is 9.0 m or 2 storeys. |
| **Setbacks:** | d. | The minimum yard is 7.5 m, except it is 10.0 m abutting any public roadway. |

12.6.7 **Design Regulations:**

a. A minimum of 50% of commercial accommodation units shall be located in individual buildings containing no more than four (4) commercial accommodation units, or in the case of buildings operated by a not-for-profit association, no more than 16 commercial accommodation units per building, and in no case shall any building contain more than 30 commercial accommodation units.

b. A minimum of 40% of the site shall be landscaped.

c. All required yards fronting on public roadways shall be landscaped.

d. Future development should endeavour to provide underground parking, minimize surface parking and paving, and screen any surface parking whenever possible.

e. The quiet rustic nature of this area suggests that only very low levels of lighting should be provided for parking or driveways.

f. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

12.6.8 **Other Regulations:**

a. Convenience retail stores, general retail stores, personal service shops and sports equipment rental shall only be permitted where:
   i. The principal use of the site is a hotel; and
   ii. The total combined gross floor area of these uses does not exceed 10% of the gross floor area of the Hotel.

b. No dwelling shall have more than 6 bedrooms.

## 12.7.0 PB: Banff Centre District

12.7.1 **Area:**

This district is the site of the existing Banff Centre for Continuing Education campus, located on a plateau of Tunnel Mountain above the Town. Surrounded by forested slopes, the location of the campus gives it a strong visual presence.



## PB: Banff Centre District

12.7.2 **Purpose:**

The purpose of this district is to provide primarily for the educational and cultural facilities of the Banff Centre for Continuing Education, including uses which are ancillary or incidental in nature such as housing and food services.

12.7.3 **Permitted Uses:**

- Public education services
- Public parks

12.7.4 **Discretionary Uses:**

- Government services
- Indoor recreation services
- Private education services

12.7.5 **Subdivision Regulations:**

a. No subdivision is permitted.

12.7.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is 0.50

**Site Coverage:**

b. The maximum site coverage is 22%

**Height:**

c. The maximum height is 13.5 m or 3 storeys except buildings exceeding this height and existing at January 1, 1992 will be considered legally conforming with respect to height.

**Setbacks:**

d. The minimum setback from the perimeter of the site is 10.0 m and from any public roadway is 7.5 m.

e. Buildings must be separated from each other by at least 5.0 m, save and except studio development, which must be separated by at least 2.5 m, or when a new building shares a party wall with an existing building.

12.7.7 **Design Regulations:**

a. New development shall be consistent with the character of existing Banff Centre buildings including colours, materials, and architectural forms.

b. A minimum of 50% of the site shall be landscaped.

c. The visual impact of the campus from Tunnel Mountain, the Town, and beyond should be considered in all future development.

12.7.8 **Other Regulations:**

a. In exercising discretion, the Development Approving Authority shall make reference to the Banff Centre Master Plan (November 10, 1988) approved by Parks Canada, as amended from time to time, and any statutory plans applicable to the site.

b. No exterior lighting of buildings should be permitted if it would increase their visibility from within the Town or from the Trans Canada Highway.

c. Public Education Services in this District shall include the following uses in keeping with the Banff Centre Master Plan: automotive and equipment repair shops, business support services, convention facilities related to educational conferences, custom manufacturing establishments, daycares, garages, all forms of housing, convenience retail stores, gift shops, spectator entertainment establishments, studios, warehousing, indoor and outdoor recreation services, kitchens, loading spaces, private clubs, public libraries, cultural exhibits, religious assemblies, and eating and drinking establishments when such uses are ancillary or incidental to the principal use.

d. At the discretion of the Municipal Approving Authority, a Development Permit application for required housing and/or parking can be made in advance of the development requiring the housing and/or parking, provided it is to serve any of the developments contemplated in the Land Use and Development Strategy for the Banff Centre Area Redevelopment Plan.

## 12.8.0 PE: Environmental Protection District

12.8.1 **Area:**

Although most environmentally sensitive areas were excluded from the Town at time of Incorporation, areas within the boundary requiring protection have been included in this district. The largest area is the slopes of Tunnel Mountain including lands around the future Pinewoods residential development and the Banff Centre. Similarly, the district covers the forested slopes around Middle Springs, several areas east and north of Pinewoods, and a small site near the Bow River along Glen Avenue. Two smaller floodplain areas near the stables protect Elk habitat. A portion of the recreation grounds north of the railway are included in this district. A narrow migration corridor is located between the service compound and the railway lands.



12.8.2 **PE: Environmental Protection District**

12.8.3 **Purpose:**

The purpose of this district is to protect and preserve these areas in their natural state.

12.8.4 **Permitted Uses:**

- None

12.8.5 **Discretionary Uses:**

- Natural science exhibits
- Public parks

12.8.6 **Subdivision Regulations:**

a. No subdivision is permitted.

12.8.7 **Development Regulations:**

| | |
|---|---|
| **Density:** | a. N/A |
| **Site Coverage:** | b. N/A |
| **Height:** | c. N/A |
| **Setbacks:** | d. N/A |

12.8.8 **Design Regulations:**

a. Specific development proposals must be evaluated on the basis of an environmental assessment.

b. Any disturbed areas shall be revegetated to their original condition.

c. Limited interpretive and directional signage may be provided.

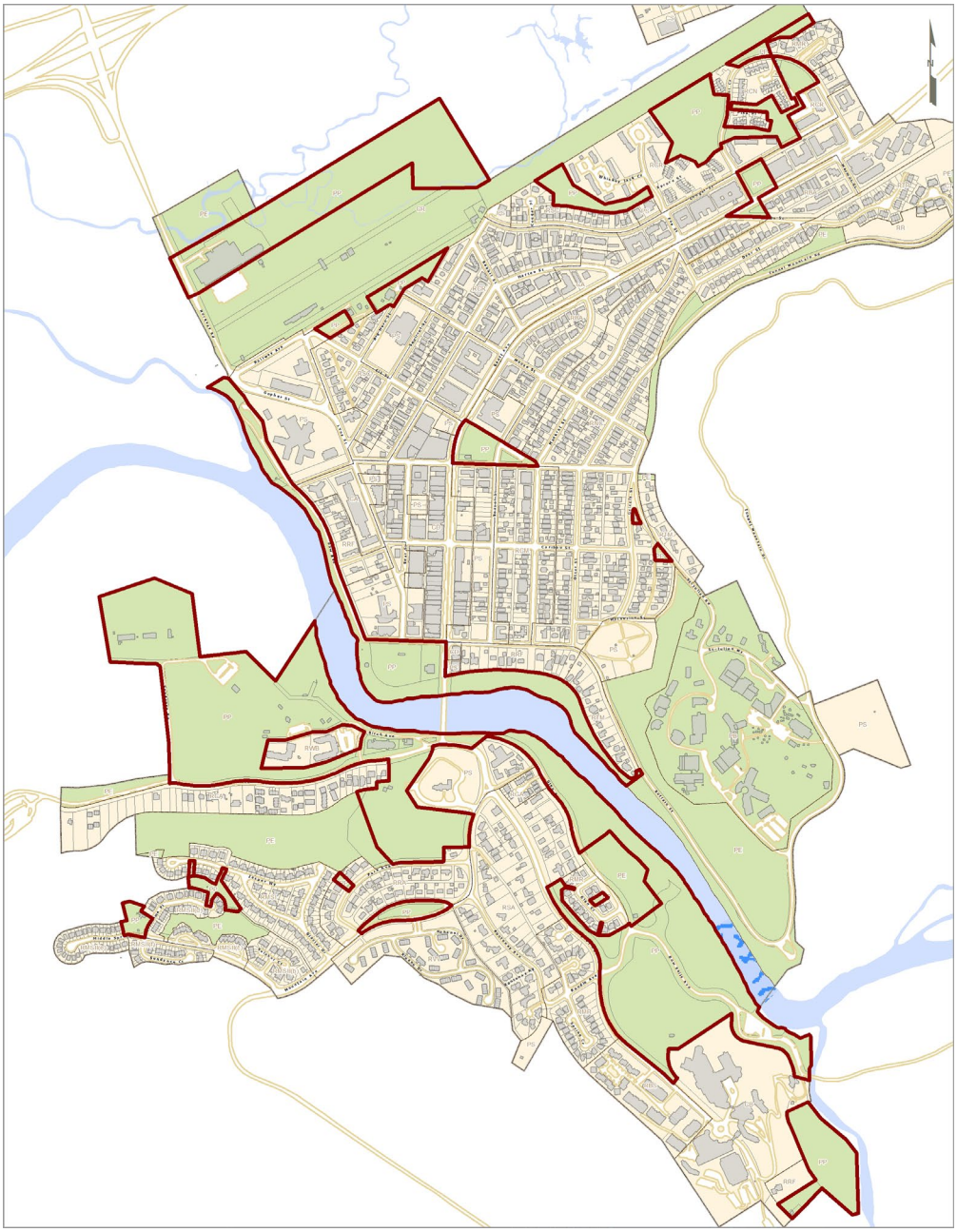
12.8.9 **Other Regulations:**

a. All development is prohibited except that necessary to support passive recreation use and resource management activities.

## 12.9.0 PP: Parkland District

12.9.1 **Area:**

This district applies to most active and passive recreation lands in Banff. The largest area is a continuous area along the south bank of the Bow River, which also includes the recreation grounds, riding stables, and Parks Canada administration grounds. The remainder is dispersed throughout the Town and includes playing fields at the high school and various smaller parkettes and open spaces. A portion of the recreation grounds north of the railway are included in this district.



## PP: Parkland District

12.9.2 **Purpose:**

The purpose of this district is to protect the natural quality of the Bow River parklands and provide open space for recreational and cultural uses throughout the Town.

12.9.3 **Permitted Uses:**

- Outdoor recreation services
- Public parks

12.9.4 **Discretionary Uses:**

- Community recreation services
- Concessions
- Day cares
- Indoor recreation services
- Natural science exhibits
- Trading post
- Utility services

12.9.5 **Subdivision Regulations:**

a. Subdivision is at the discretion of the Municipal Planning Commission.

12.9.6 **Development Regulations:**

**Density:** a. The maximum floor area ratio is at the discretion of the Development Approving Authority, provided it is no greater than 0.20.

**Site Coverage:** b. The maximum site coverage is at the discretion of the Development Approving Authority, provided it is not greater than 15%.

**Height:** c. The maximum height is at the discretion of the Development Approving Authority, provided it is not greater than 2 storeys or 10.0 m.

**Setbacks:** d. The minimum front, rear, and side yards are 6.0 m.

12.9.7 **Design Regulations:**

a. A Development Approving Authority shall have consideration for provisions of a comprehensive parks and recreation master plan which applies to these lands.

b. New development shall demonstrate environmental sensitivity and respect the natural character and quality of landscaping.

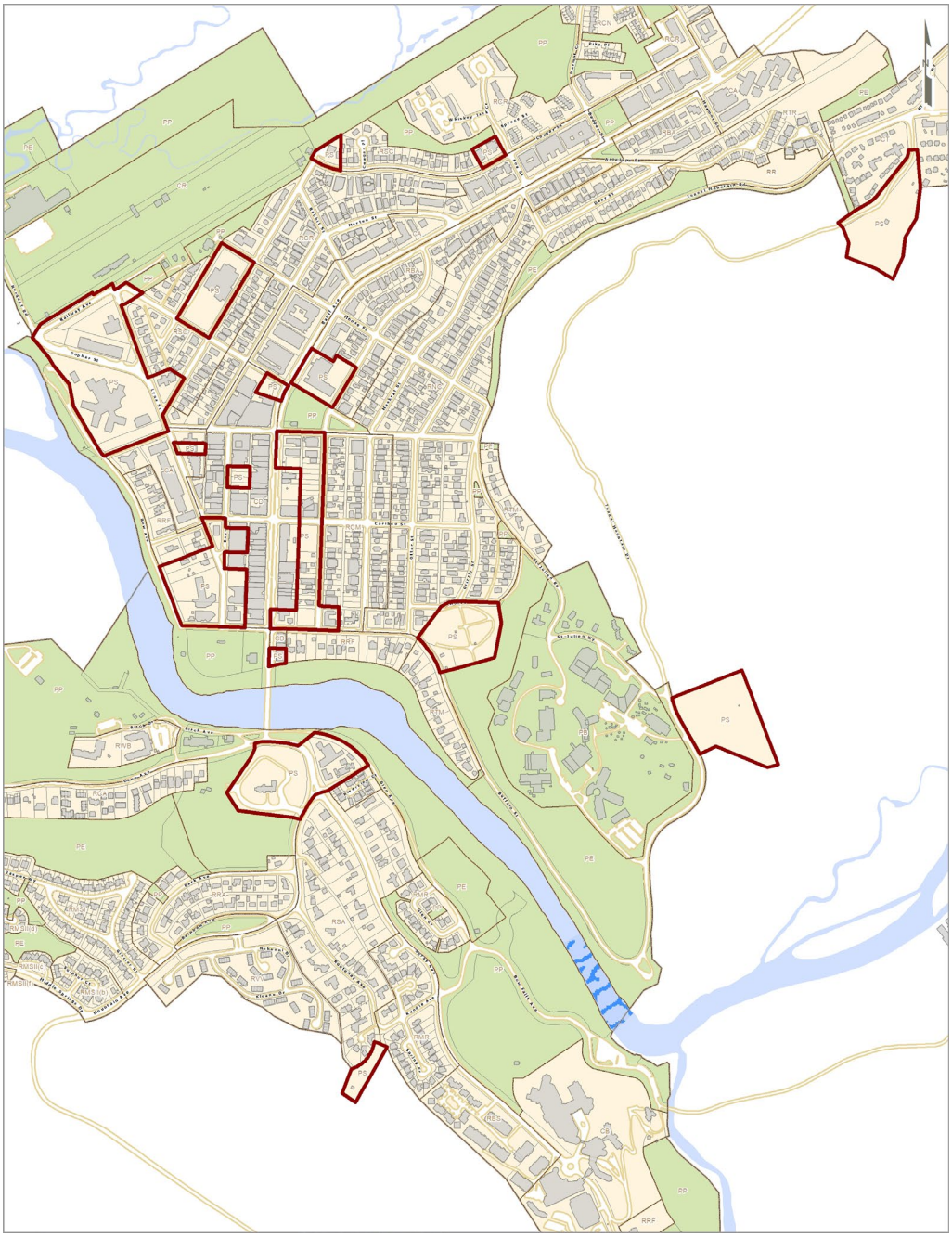
12.9.8 **Other Regulations:**

a. A Trading Post will be permitted only if in lawful existence as of January 1, 1992 within a heritage building.

## 12.10.0 PS: Public Service District

12.10.1 **Area:**

This district includes existing schools, churches, and other institutional uses, including the old and new hospitals, cemetery, and parks administration building. Three sites for utility services along the east and south Town boundaries are included. Additional areas adjacent to the downtown core include existing and future parking areas, the fire hall, the library and museum, the Town Hall, as well as the hospital, police station, and bus terminal at the west entry to downtown.



## PS: Public Service District

12.10.2 **Purpose:**

The purpose of this district is to provide for a wide variety of uses of an institutional, government, educational or community service nature.

12.10.3 **Permitted Uses:**

- Community recreation services
- Day cares
- Medical treatment services
- Government services
- Protective and emergency services
- Public education services
- Public libraries and cultural exhibits
- Public parks

12.10.4 **Discretionary Uses:**

- Accessory Dwelling Housing
- Apartment housing
- Assisted living housing
- Cemeteries
- Funeral services
- Home occupations type 1
- Home occupations type 2
- Hostels
- Indoor recreation services
- Mixed use housing
- Multiplex housing
- Natural science exhibits
- Non-accessory parking
- Outdoor recreation services
- Passenger terminals
- Private education services
- Private clubs
- Professional, financial, health and office services
- Religious assemblies
- Single detached housing
- Spectator entertainment establishments
- Utility services

12.10.5 **Subdivision Regulations:**

a. Subdivision is at the discretion of the Municipal Planning Commission.

12.10.6 **Development and Design Regulations:**

Density, Site Coverage, Height, Setbacks

a. Housing development in this district shall comply with the regulations of the RBA: Banff Avenue District.

b. All other development in this district shall comply with the regulations and guidelines of the most restrictive adjacent district, except a Development Approving Authority may vary those regulations in response to characteristics fundamental to the nature of the use where there is an identifiable community benefit.

c. Where development is allowed which does not comply with the most restrictive requirements of the adjacent districts, its design, siting, landscaping, screening and buffering shall minimize and compensate for any objectionable aspects of potential incompatibility with development in adjacent districts.

12.10.7 **Other Regulations:**

N/A

## 12.11.0 RBA: Banff Avenue District

12.11.1 **Area:**

This district flanks the major entry to Banff across from the visitor accommodation strip. It is important to visitors' "first impression" of Banff. It includes additional areas on Beaver Street near the high school.




**RBA: Banff Avenue District**

12.11.2 **Purpose:**

The purpose of this district is to provide for high density housing compatible with the commercial accommodation developments on the opposite side of Banff Avenue and the residential area to the east.

12.11.3 **Permitted Uses:**

- Accessory dwelling housing
- Apartment housing
- Fourplex housing
- Multiplex housing

12.11.4 **Discretionary Uses:**

- Assisted living housing
- Bed and breakfast homes
- Duplex housing
- Home occupations type 1
- Single detached housing
- Triplex housing

12.11.5 **Subdivision Regulations:**

a. The minimum lot width is 15.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 465 $m^2$.

12.11.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

i. 1.6 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 1.0 for fourplex housing or where a combined total of four dwellings are provided on a site;

iii. 0.8 where a combined total of three dwellings are provided on a site; or,

iv. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing

**Landscaping:**

b. A minimum of 30% of the site shall be landscaped.

**Height:**

c. The maximum height is 14.5 m.

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in

height.

e. The minimum side yard is 1.8 m.

f. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.11.7 **Design Regulations:**

a. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

b. All mechanical equipment shall be concealed within the roof or building envelope.

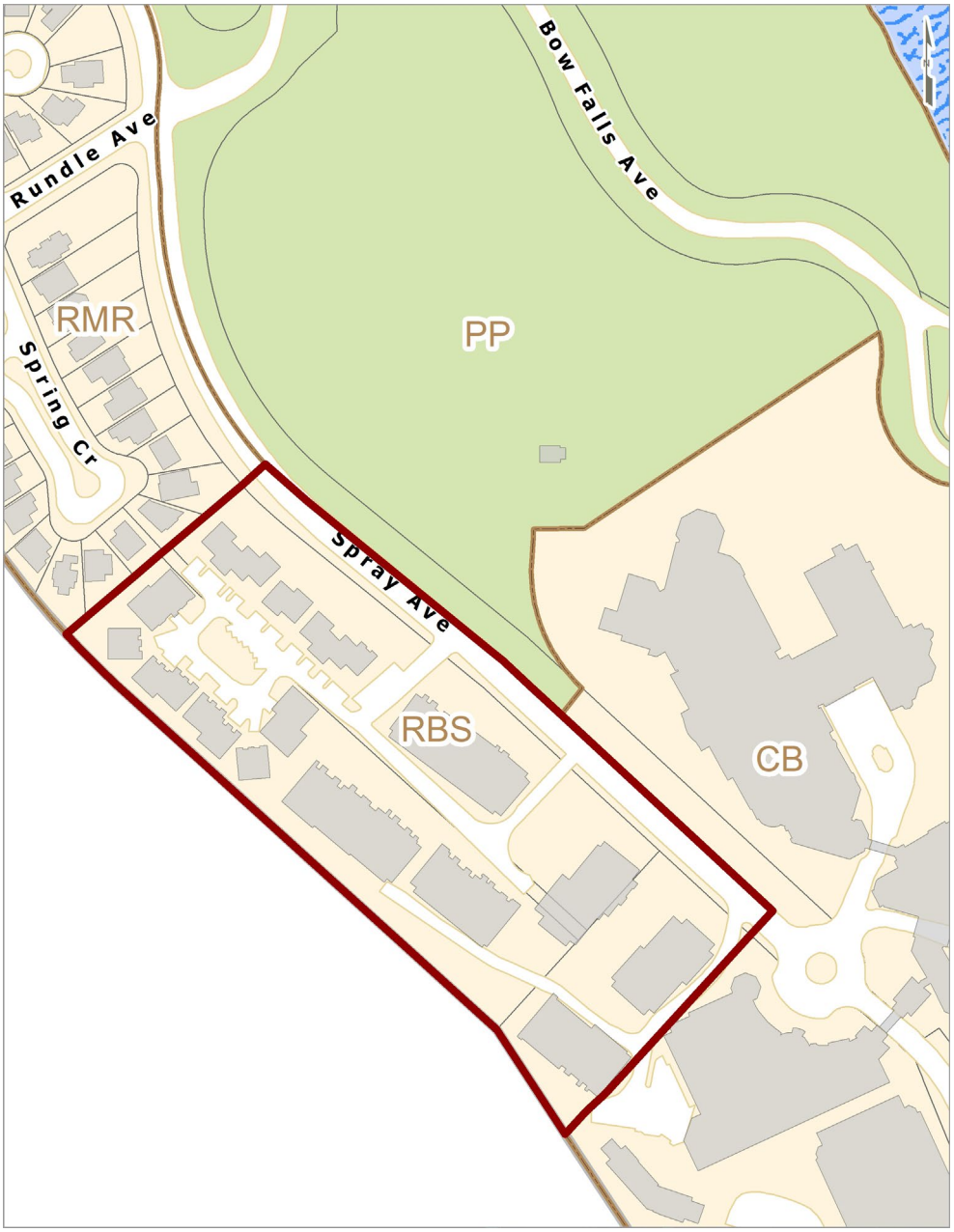
12.11.8 **Other Regulations:**

a. No dwelling shall have more than 6 bedrooms.

## 12.12.0 RBS: Banff Springs District

12.12.1 **Area:**

District boundaries correspond to the area developed for housing for the employees of the Banff Springs Hotel. Immediately across Spray Avenue from the Banff Springs Hotel, the area is east of the RSA (Spray Avenue) District. Set against a steeply sloped forest backdrop, this intensively developed residential site is separated from Spray Avenue by a tree buffer.



## RBS: Banff Springs District

12.12.2 **Purpose:**

The purpose of this district is to provide housing primarily for the employees of the Banff Springs Hotel.

12.12.3 **Permitted Uses:**

- Accessory dwelling housing
- Apartment housing
- Fourplex housing
- Multiplex housing

12.12.4 **Discretionary Uses:**

- Assisted living housing
- Duplex housing
- Home occupations type 1
- Single detached housing
- Triplex housing

12.12.5 **Subdivision Regulations:**

a. The minimum site size is 1.0 ha.

12.12.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is 1.6.

**Landscaping:**

b. A minimum of 30% of the site shall be landscaped.

**Height:**

c. The maximum height is 14.5 m.

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum side yard is 1.8 m.

f. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.12.7 **Design Regulations:**

a. A landscape buffer should screen the development from Spray Avenue.

b. Development should minimize impact on adjacent residential development.

c. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

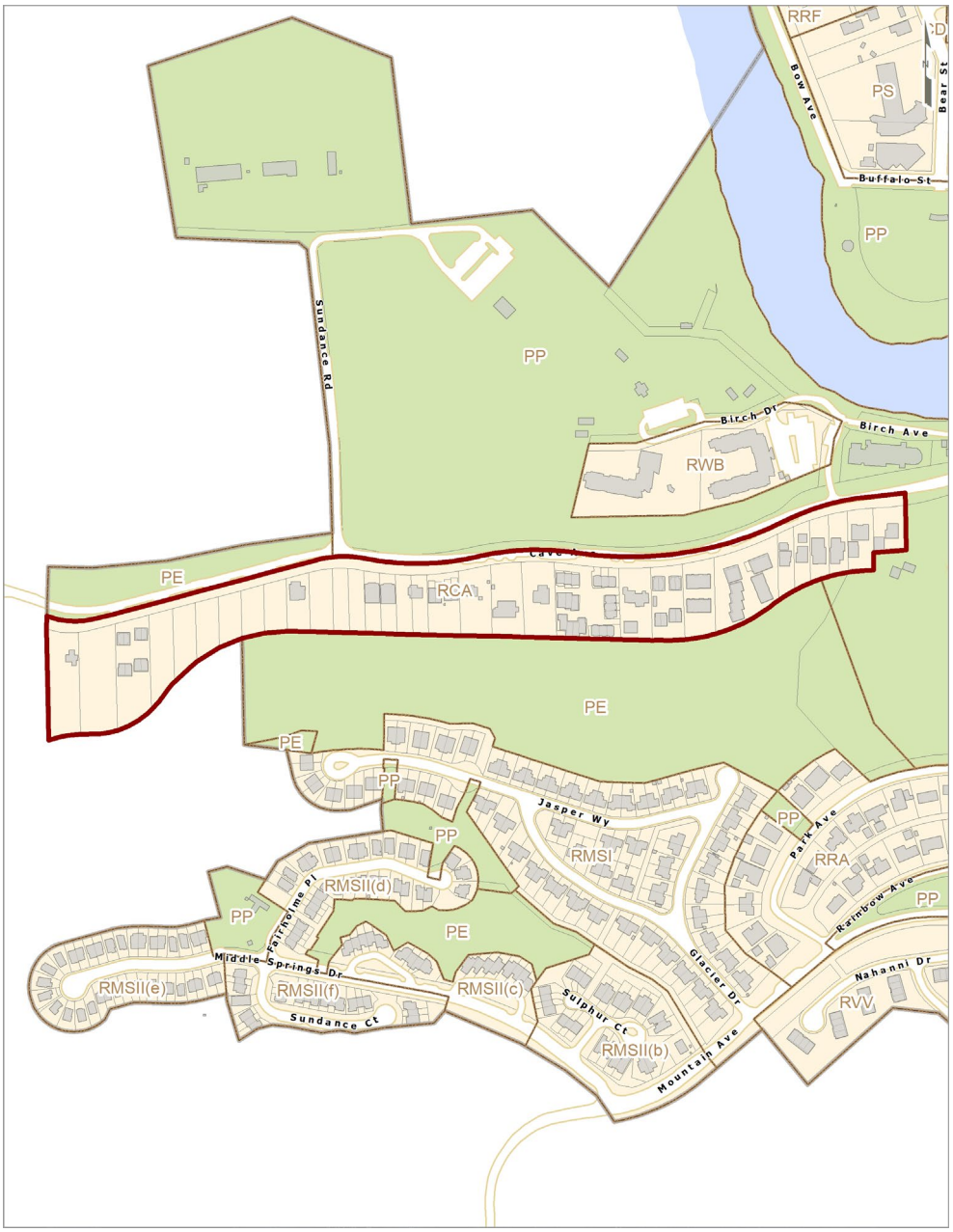
12.12.8 **Other Regulations:**

a. No dwelling shall have more than 6 bedrooms.

## 12.13.0 RCA: Cave Avenue District

12.13.1 **Area:**

This district comprises wooded slopes on the Cave Avenue approach to the Cave and Basin National Historic Site. It is separated from the Middle Springs residential district by forest. The site is separated from the recreation grounds and the RWB land use district by a tree buffer. The overall character is dominated by mature white spruce forest surrounding residential development.



## RCA: Cave Avenue District

12.13.2 **Purpose:**

The purpose of this district is to provide for medium density residential development while preserving the forest edge along the south side of Cave Avenue.

12.13.3 **Permitted Uses:**

- Accessory Dwelling Housing
- Fourplex housing
- Multiplex Housing
- Triplex housing
- Public parks

12.13.4 **Discretionary Uses:**

- Apartment Housing
- Assisted living housing
- Bed and breakfast homes
- Bed and breakfast inns
- Duplex Housing
- Home occupations type 1
- Home occupations type 2
- Single detached housing

12.13.5 **Subdivision Regulations:**

a. The minimum lot width is 15.0 m.

b. The minimum lot depth is 30.0 m.

c. Minimum lot area is 465 $m^2$.

12.13.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

**Landscaping:**

b. A minimum of 35% of the site shall be landscaped.

**Height:**

c. The maximum height is 11.5 m.

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum side yard is 1.8 m.

f. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.13.7 **Design Regulations:**

a. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

b. New development should ensure the retention and provision of a tree buffer along Cave Avenue.

c. Fencing is discouraged in this district in order to protect animal migration paths.

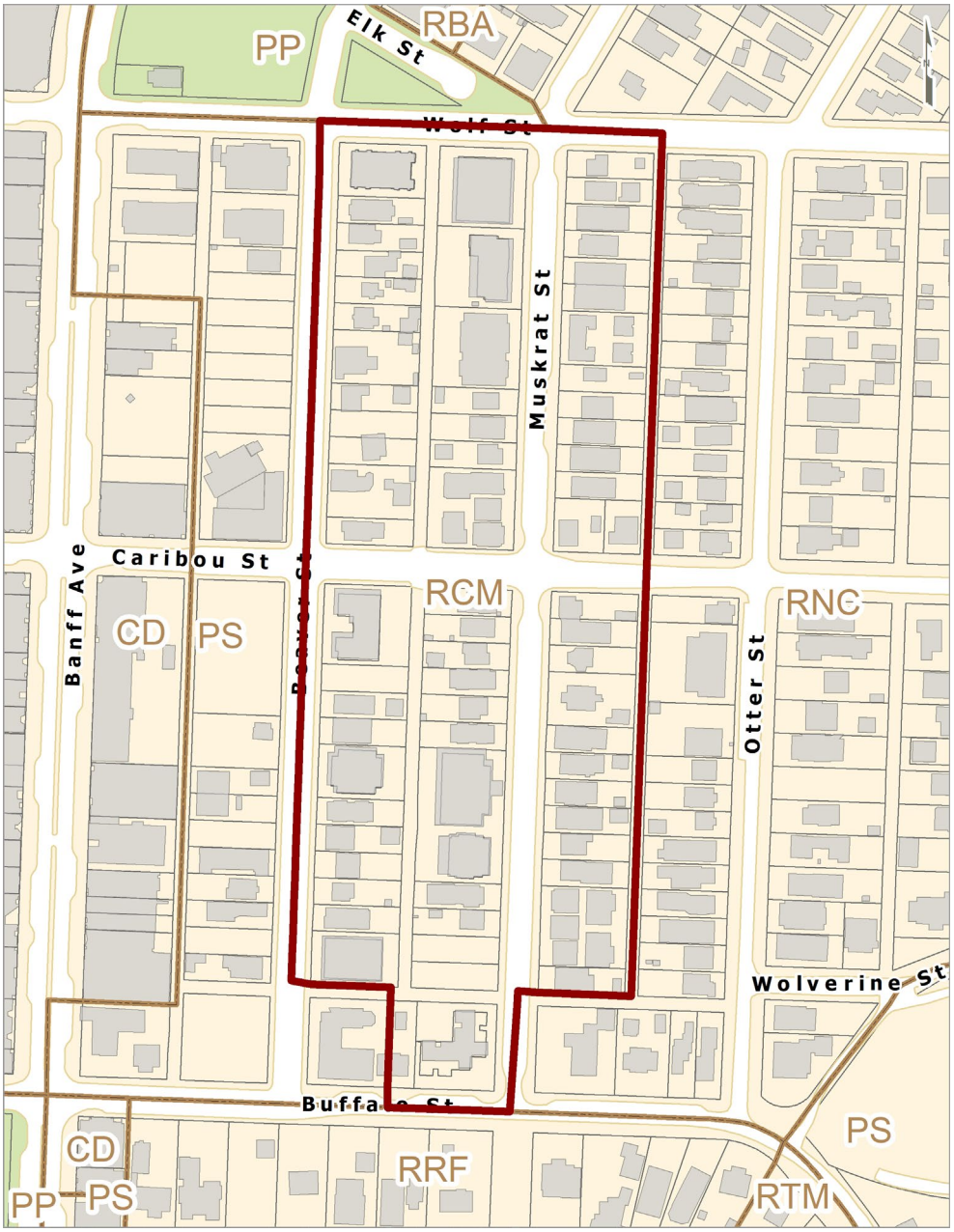
12.13.8 **Other Regulations:**

a. No dwelling shall have more than 6 bedrooms.

## 12.14.0 RCM: Central Muskrat District

12.14.1 **Area:**

This district includes the 100 and 200 blocks of Muskrat Street and the east side of Beaver Street, south of Wolf Street. This area is located immediately east of the downtown core and abuts medium density residential areas to the east, north, and south.



## RCM: Central Muskrat District

12.14.2 **Purpose:**

The purpose of this district is to provide higher density residential uses in a manner that is transitional with adjacent development.

12.14.3 **Permitted Uses:**

- Accessory dwelling housing
- Apartment housing
- Fourplex housing
- Multiplex housing
- Public parks

12.14.4 **Discretionary Uses:**

- Assisted living housing
- Bed and breakfast homes
- Bed and breakfast inns
- Duplex housing
- Triplex housing
- Home occupations type 1
- Home occupations type 2
- Single detached housing

12.14.5 **Subdivision Regulations:**

a. The minimum lot width is 12.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 465 $m^2$.

12.14.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

i. 1.6 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 1.0 for fourplex housing or where a combined total of four dwellings are provided on a site;

iii. 0.8 where a combined total of three dwellings are provided on a site; or,

iv. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single

detached housing

| | | |
|---|---|---|
| **Landscaping:** | b. | A minimum of 30% of the site shall be landscaped. |
| **Height:** | c. | The maximum height is 14.5 m. |
| **Setbacks:** | d. | The minimum front yard is 4.0 m for any portion of a building except it shall be 5.5 m for any full storey above 2 ½ storeys in height. |
| | e. | The minimum side yard is 1.8 m. |
| | f. | The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2½ storeys in height. |

12.14.7 **Design Regulations:**

a. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

b. Landscaping shall preserve existing trees where possible, and include planting of new trees.

c. All mechanical equipment shall be concealed within the roof or building envelope.

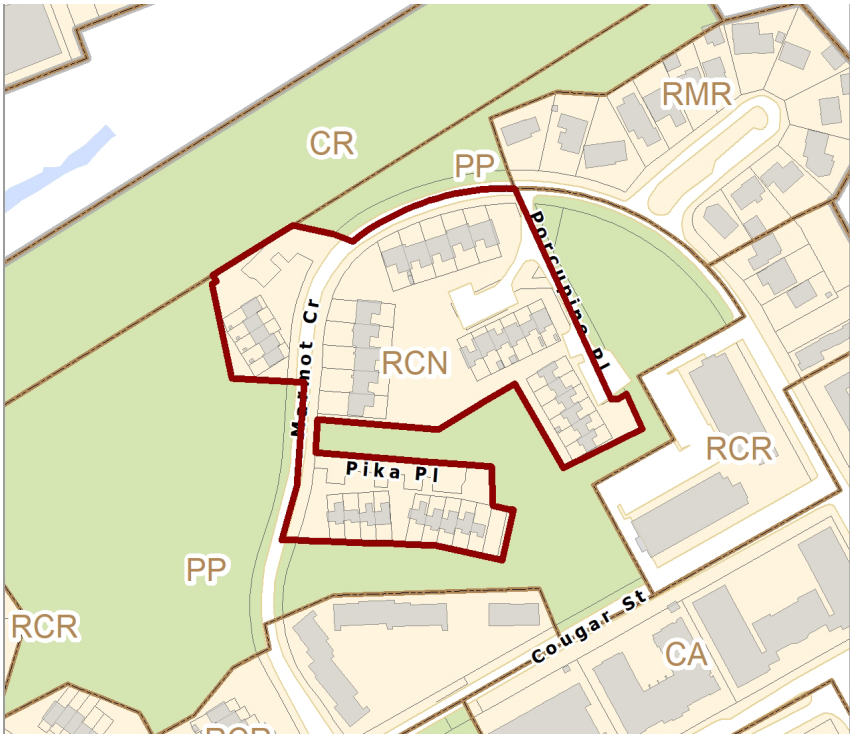
12.14.8 **Other Regulations:**

a. No dwelling shall have more 6 bedrooms.

## 12.15.0 RCN: Cougar North District

12.15.1 **Area:**

Located on Marmot Crescent this district encompasses an area previously developed for row housing. This area is surrounded by substantial green space.




## RCN: Cougar North District

12.15.2 **Purpose:**

The purpose of this district is to allow for additions and infill.

12.15.3 **Permitted Uses:**

- Accessory dwelling housing
- Fourplex housing
- Multiplex housing
- Public park
- Triplex housing

12.15.4 **Discretionary Uses:**

- Apartment housing
- Assisted living housing
- Duplex housing
- Home occupations type 1
- Home occupations type 2

- Single detached housing

12.15.5 **Subdivision Regulations:**

a. Subdivision regulations are at the discretion of the Municipal Planning Commission Development Regulations:

**Density:**

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

**Landscaping:**

b. A minimum of 35% of the site shall be landscaped.

**Height:**

c. The maximum height is 11.5 m.

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum side yard is 1.8 m

f. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.15.6 **Design Regulations:**

a. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

12.15.7 **Other Regulations:**

a. No dwelling shall have more than 6 bedrooms.

## 12.16.0 RCR: Cougar / Rabbit District

12.16.1 **Area:**

This district is between the railway lands and the CA (Banff Avenue) District. The site is northeast of the public elementary school. The area is characterized by a mix of housing forms and includes remnants of first growth spruce forest.



## RCR: Cougar / Rabbit District

12.16.2 **Purpose:**

The purpose of this district is to provide for redevelopment to a mix of higher density housing types.

12.16.3 **Permitted Uses:**

- Accessory dwelling housing
- Apartment housing
- Fourplex housing
- Public parks
- Multiplex housing

12.16.4 **Discretionary Uses:**

- Assisted living housing
- Bed and breakfast homes
- Bed and breakfast inns
- Duplex housing
- Home occupations type 1
- Home occupations type 2
- Single detached housing
- Triplex housing

12.16.5 **Subdivision Regulations:**

a. The minimum lot width is 15.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum site area is 465 $m^2$.

12.16.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

i. 1.6 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 1.0 for fourplex housing or where a combined total of four dwellings are provided on a site;

iii. 0.8 where a combined total of three dwellings are provided on a site; or,

iv. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing

**Landscaping:**

b. A minimum of 30% of the site shall be landscaped.

**Height:**

c. The maximum height is 14.5 m.

**Setbacks:**

The minimum front yard is 4.0 m for any portion of a building except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

d. The minimum side yard is 1.8 m.

e. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.16.7 **Design Regulations:**

a. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

b. Landscaping shall include replacement and replanting of trees, along all frontages.

12.16.8 **Other Regulations:**

a. No dwelling shall have more than 6 bedrooms.

## 12.17.0 RGA: Glen Avenue District

12.17.1 **Area:**

This district is bounded by the YWCA, residential development, Glen Avenue, and Spray Avenue.



## RGA: Glen Avenue District

12.17.2 **Purpose:**

The purpose of this district is to provide for a mix of housing units.

12.17.3 **Permitted Uses:**

- Accessory dwelling housing
- Fourplex housing
- Multiplex housing
- Public parks
- Triplex housing

12.17.4 **Discretionary Uses:**

- Apartment housing
- Assisted living housing
- Duplex housing
- Home occupations type 1
- Single detached housing
- Utility services

12.17.5 **Subdivision Regulations:**

a. Subdivision regulations are at the discretion of the Municipal Planning Commission.

12.17.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

**Landscaping:**

b. A minimum of 35% of the site shall be landscaped.

**Height:**

c. The maximum height is 11.5 m.

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum side yard is 1.8 m.

f. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.17.7 **Design Regulations:**

a. Each dwelling unit shall have a minimum outdoor amenity area of 5.0 $m^2$.

b. New development should endeavour to preserve existing trees wherever possible and create or maintain a tree buffer along Spray and Glen Avenues.

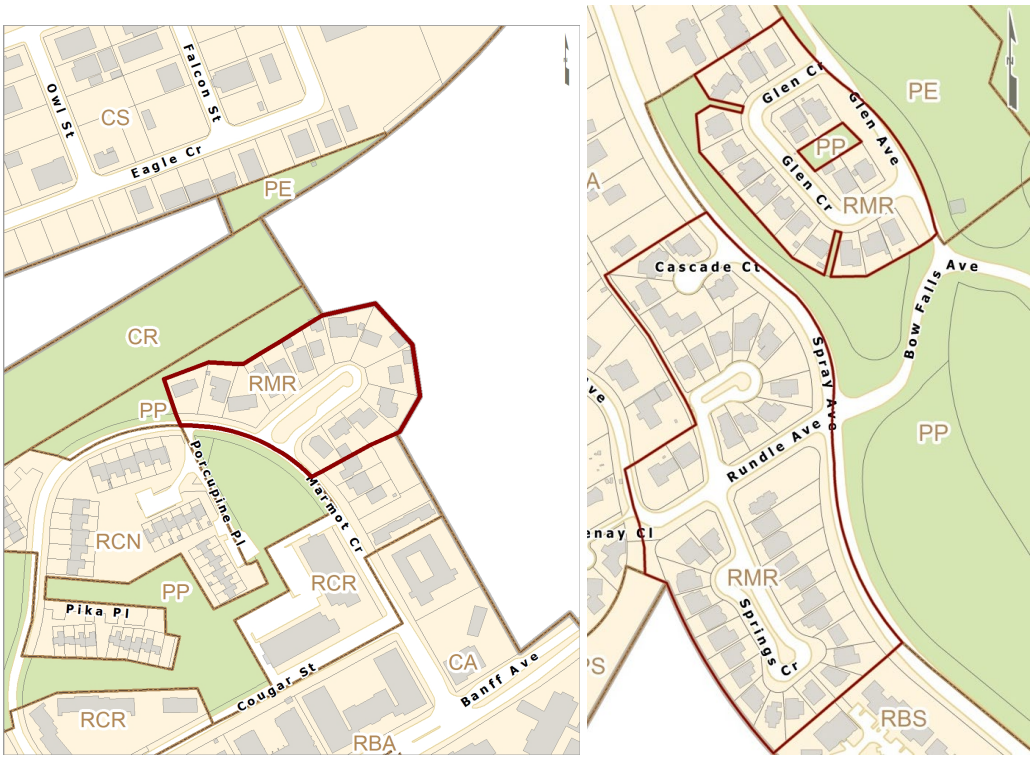
12.17.8 **Other Regulations:**

a. No dwelling shall have more than 6 bedrooms.

## 12.18.0 RMR: Marmot / Rundle District

12.18.1 **Area:**

This district is located in two areas. The first is the area around Marmot Place adjacent to the northern Town boundary which is predominantly surrounded by open space. The second portion is centered on Rundle Avenue and includes Springs Crescent, Glen Crescent, Lougheed Circle, and Cascade Court.



## RMR: Marmot / Rundle District

12.18.2 **Purpose:**

The purpose of this district is to provide for the eventual redevelopment of single detached housing into fourplex housing.

12.18.3 **Permitted Uses:**

- Accessory dwelling housing
- Duplex housing
- Fourplex housing
- Public parks
- Triplex housing

12.18.4 **Discretionary Uses:**

- Assisted living housing
- Bed and breakfast homes
- Home occupations type 1
- Home occupations type 2
- Single detached housing

12.18.5 **Subdivision Regulations:**

a. The minimum lot width is 15.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 465 $m^2$.

12.18.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

i. 0.9 for triplex, fourplex housing or where a combined total of three or more dwellings are provided on a site;

ii. 0.7 where a combined total of two dwellings are provided on a site.

**Landscaping:**

b. A minimum of 40% of the site shall be landscaped.

**Height:**

c. The maximum height is 10.0 m.

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum rear yard is 2.0 m for any portion of a building under 3 storeys, and 3.5 m for any portion of a building 3 storeys and above.

f. The minimum side yard is 1.8 m.

12.18.7 **Design Regulations:**

a. New development should ensure the provision of a tree buffer along public roadways, especially collector roads.

b. Direct access to Spray Avenue is prohibited.

c. Each dwelling unit shall have a minimum outdoor amenity area of 5.0 $m^2$.

12.18.8 **Other Regulations:**

a. No dwelling shall contain more than 6 bedrooms.

## 12.19.0 RMS I: Middle Springs I District

12.19.1 **Area:**

This district is located on the lower slopes of Tunnel Mountain, with access from Mountain Avenue.



## RMS I: Middle Springs I District

12.19.2 **Purpose:**

The purpose of this district is to allow for increased residential development through infill housing.

12.19.3 **Permitted Uses:**

- Accessory dwelling housing
- Duplex housing
- Fourplex housing
- Public parks
- Triplex housing

12.19.4 **Discretionary Uses:**

- Assisted living housing
- Home occupations type 1
- Home occupations type 2
- Single detached housing
- Utility services

12.19.5 **Subdivision Regulations:**

a. Subdivision regulations are at the discretion of the Municipal Planning Commission.

12.19.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

   i. 0.9 for triplex, fourplex housing or where a combined total of three or more dwellings are provided on a site;

   ii. 0.7 where a combined total of two dwellings are provided on a site.

**Landscaping:**

b. A minimum of 40% of the site shall be landscaped

**Height:**

c. The maximum height is 10.0 m.

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum side yard is 1.8 m.

f. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.19.7 **Design Regulations:**

a. All lot grading and drainage must be compatible with any existing master grading and drainage plans.

b. Each dwelling unit shall have a minimum outdoor amenity area of 5.0 $m^2$.

c. Fencing within this Land Use District shall be consistent with the Middle Springs II Area Structure Plan and any applicable Environmental Screening requirements in order to allow for animal protection and/or migration.

d. The extent of artificial grading including cut and fill techniques, as well as the use of retaining walls, shall be discouraged and minimized in accordance with Middle Springs II Area Structure Plan.

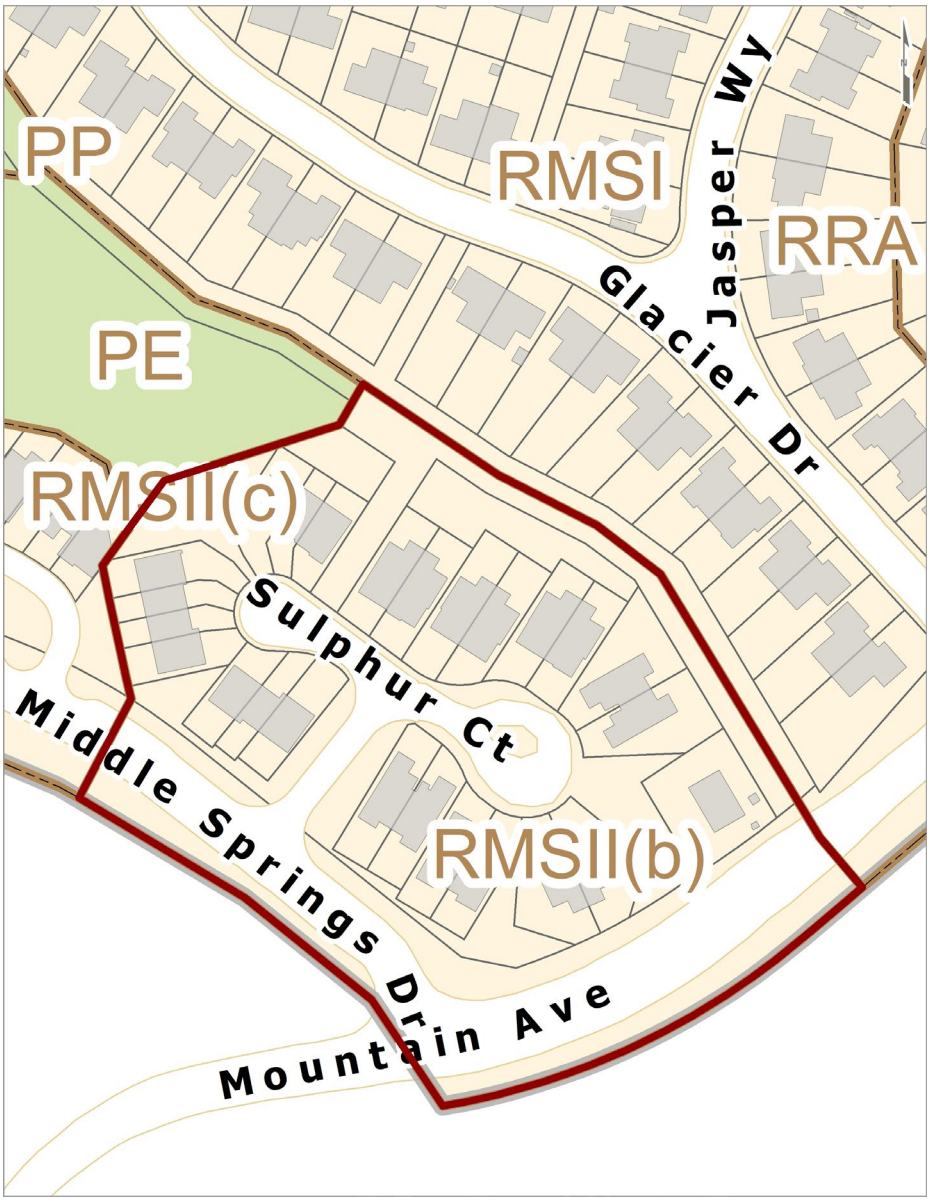
12.19.8 **Other Regulations:**

a. No dwelling shall have more than 6 bedrooms.

## 12.20.0 RMS II(B): Middle Springs II(B) District

12.20.1 **Area:**

This is a residential development adjacent to and up slope of the Middle Springs I district on the shoulder of Sulphur Mountain.



## RMS II(B): Middle Springs II(B) District

12.20.2 **Purpose:**

The purpose of this district is to provide for a mix of housing which allows for increased residential development through infill housing.

12.20.3 **Permitted Uses:**

- Accessory dwelling housing
- Duplex housing
- Fourplex housing
- Public parks
- Triplex housing

12.20.4 **Discretionary Uses:**

- Assisted living housing
- Home occupations type 1
- Indoor and outdoor recreation services
- Single detached housing
- Utility services

12.20.5 **Subdivision Regulations:**

a. Subdivision regulations are at the discretion of the Municipal Planning Commission.

12.20.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

   i. 0.9 for triplex, fourplex housing or where a combined total of three or more dwellings are provided on a site;

   ii. 0.7 where a combined total of two dwellings are provided on a site.

**Landscaping:**

b. A minimum of 40% of the site shall be landscaped.

**Height:**

c. The maximum row house height is 10.0 m.

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum side yard is 1.8 m.

f. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

g. Public utility buildings will be required to have a setback of 5.0 m from perimeter site boundaries.

12.20.7 **Design Regulations:**

a. All lot grading and drainage must be compatible with the master grading and drainage plan for this development.

b. Each dwelling unit shall have a minimum outdoor amenity area of 5.0 $m^2$.

12.20.8 **Other Regulations:**

a. No dwelling shall have more than 6 bedrooms.

b. No access to Mountain Avenue is permitted from individual lots except for the public utility lot.

## 12.21.0 RMS II(C): Middle Springs II(C) District

12.21.1 **Area:**

This is an area of residential development adjacent to and west of the Middle Springs II(B) (Sulphur Court Development).



## RMS II(C): Middle Springs II(C) District

12.21.2 **Purpose:**

The purpose of this district is to provide for a mix of housing which allows for increased residential development through infill housing.

12.21.3 **Permitted Uses:**

- Accessory dwelling housing
- Fourplex housing
- Multiplex housing
- Triplex housing

12.21.4 **Discretionary Uses:**

- Apartment Housing
- Assisted living housing
- Duplex housing
- Home occupations type 1
- Single detached housing
- Public Parks

12.21.5 **Subdivision Regulations:**

Subdivision regulations are at the discretion of the Municipal Planning Commission

12.21.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

**Landscaping:**

b. A minimum of 35% of the site shall be landscaped.

**Height:**

c. The maximum height is 11.5 m.

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum side yard is 1.8 m.

f. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.21.7 **Design Regulations:**

a. All lot grading and drainage must be compatible with the master grading and drainage plan for this development.

b. Each dwelling unit shall have a minimum outdoor amenity area of 5.0 $m^2$.

c. The extent of cut and fill, and in particular, the use of retaining walls, shall be minimized in accordance with the Middle Springs II Area Structure Plan.

d. New development should endeavour to preserve existing trees wherever possible, and create or maintain significant tree buffer along Middle Springs Drive.

e. Fencing is discouraged in this district in order to protect animal migration paths.

12.21.8 **Other Regulations:**

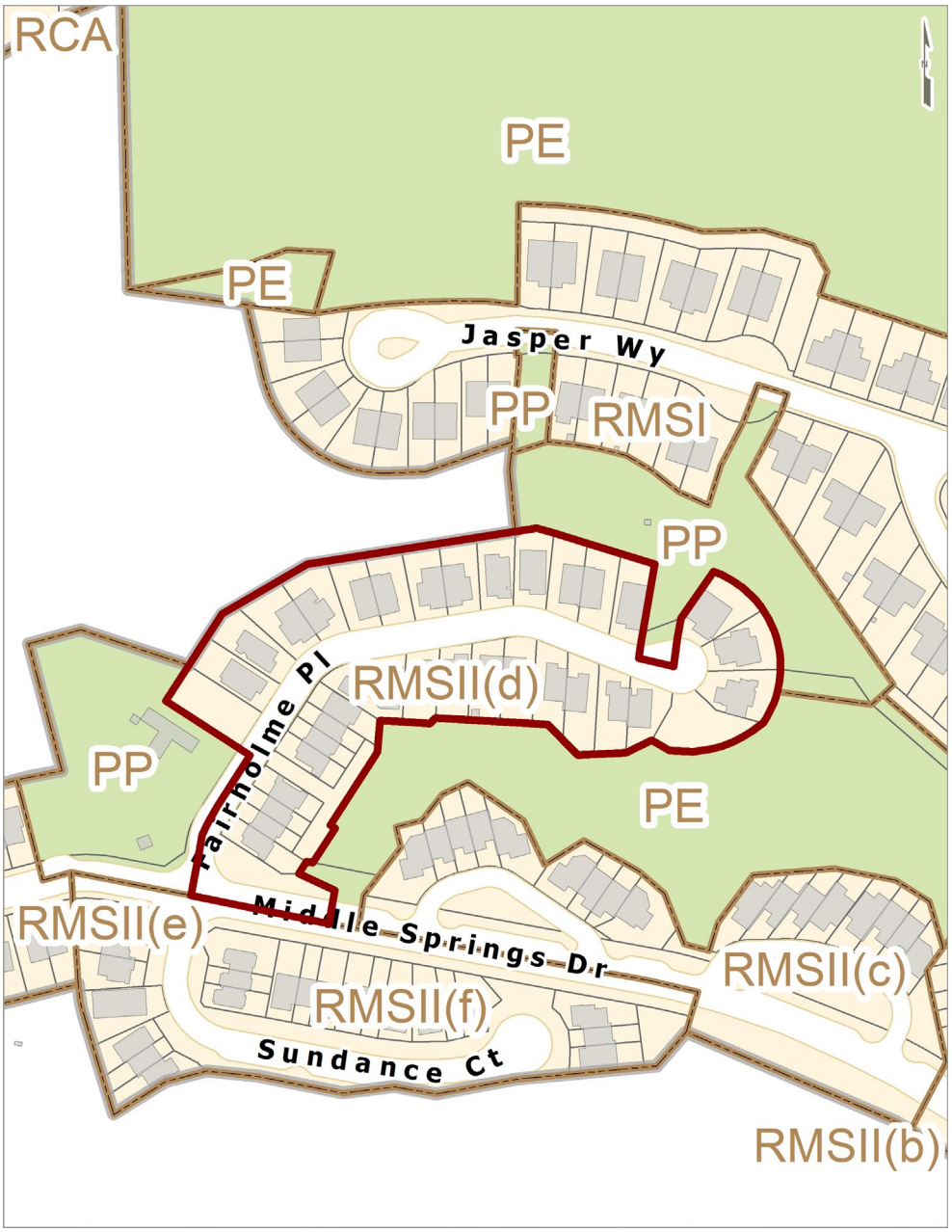
a. No dwelling shall have more than 6 bedrooms.

b. No access to Middle Springs Drive is permitted from individual lots.

## 12.22.0 RMS II(D): Middle Springs II(D) District

12.22.1 **Area:**

This is an area of residential development adjacent to the RMS II(C) (Middle Springs II(C)) Land Use District open space that is characterized by steeply sloping terrain with mature vegetation.



## RMS II(D): Middle Springs II(D) District

12.22.2 **Purpose:**

The purpose of this district is to provide a mixture of residential housing types to include affordable housing as developed by a not-for-profit Housing Corporation as well as privately developed single detached housing on privately leased lots which allow for increased residential development through infill housing.

12.22.3 **Permitted Uses:**

- Accessory dwelling housing
- Duplex housing
- Fourplex Housing
- Public parks
- Triplex housing

12.22.4 **Discretionary Uses:**

- Assisted living housing
- Community recreation services
- Home occupations type 1
- Public utility lots
- Single detached housing

12.22.5 **Subdivision Regulations:**

a. Subdivision regulations are at the discretion of the Municipal Planning Commission.

12.22.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

   i. 0.9 for triplex, fourplex housing or where a combined total of three or more dwellings are provided on a site;

   ii. 0.7 where a combined total of two dwellings are provided on a site.

**Landscaping:**

b. A minimum of 40% of the site shall be landscaped.

**Height:**

c. The maximum height is 10.0 m.

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum side yard is 1.8 m.

f. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

g. The minimum side yard of community recreation services is 6.0 m.

12.22.7 **Design Regulations:**

a. New development should ensure the retention of existing natural landscapes and vegetation. Tree cutting shall conform with mitigation and requirements as determined in the approved Middle Springs II Area Structure Plan and Environmental Screening.

b. All required yards shall be landscaped and new landscaping should emphasize native species and natural patterns of planting.

c. Selective planting of appropriate species, other than grass, is encouraged for all utility rights-of-way.

d. All lot grading and drainage must be compatible with the master grading and drainage plan for this Land Use District as described in the approved Middle Springs II Area Structure Plan.

e. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

f. The extent of artificial grading including cut and fill techniques, as well as the use of retaining walls, shall be discouraged and minimized in accordance with the approved Middle Springs II Area Structure Plan.

g. Fencing within this Land Use District should be considered only when consistent with the Middle Springs II Area Structure Plan and Environmental Screening requirements in order to allow for animal protection and/or migration.

12.22.8 **Other Regulations:**

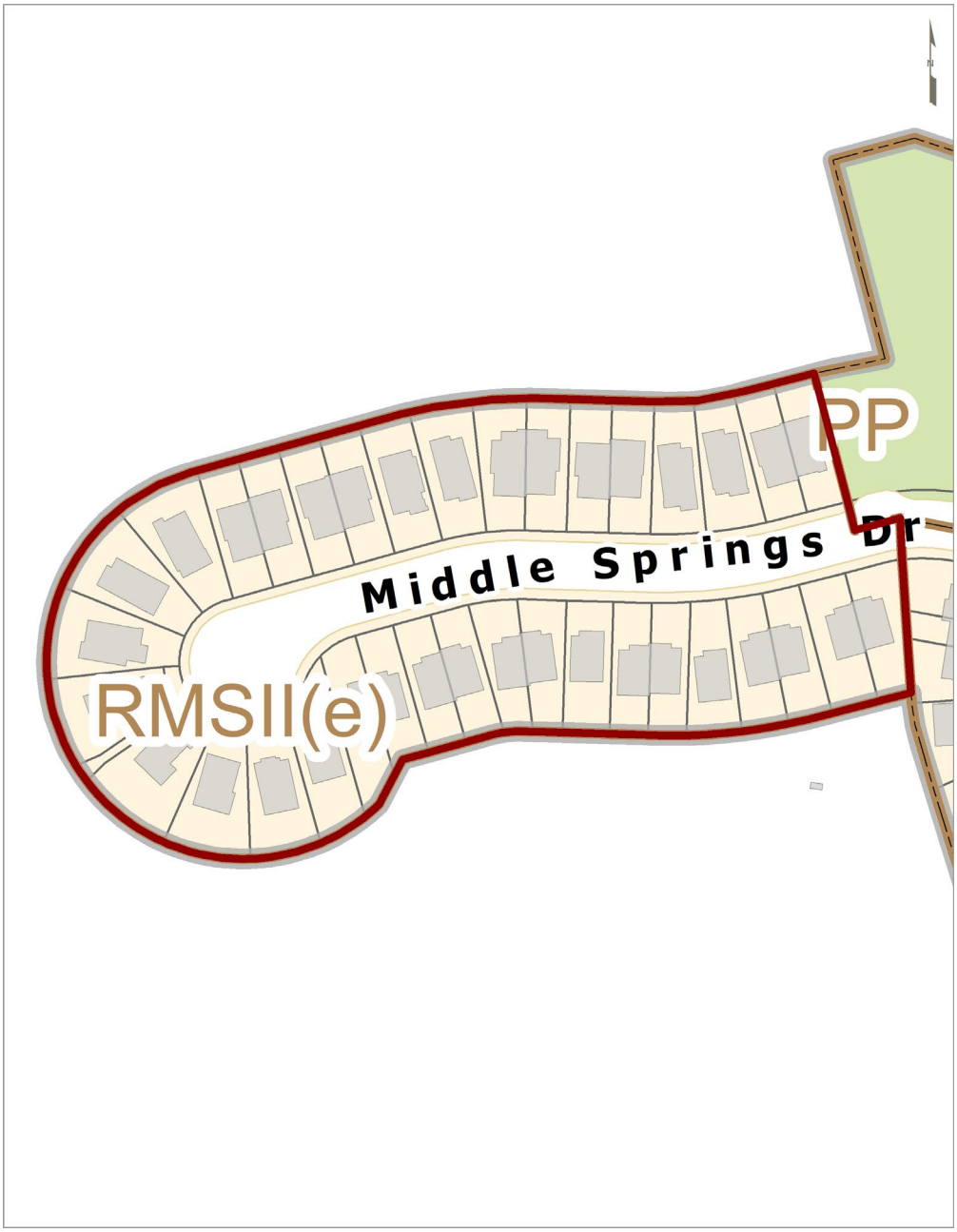
a. No dwelling shall have more than 6 bedrooms.

b. No access to Middle Springs Drive is permitted from individual lots.

## 12.23.0 RMS II(E): Middle Springs II(E) District

12.23.1 **Area:**

This area is located west of and adjacent to RMS II(F) (Middle Springs II(F)) Land Use District. Its north, south and west boundaries are coterminous with the Town boundary beyond which lies Parks Canada lands. The site is characterized by moderately sloping land with mature vegetation.



## RMS II(E): Middle Springs II(E) District

12.23.2 **Purpose:**

The purpose of this district is to provide for a mix of affordable housing types which allow for increased residential development through infill housing.

12.23.3 **Permitted Uses:**

- Accessory Dwelling Housing
- Duplex housing
- Fourplex housing
- Triplex housing

12.23.4 **Discretionary Uses:**

- Assisted living housing
- Home occupations type I
- Utility services
- Single detached housing

12.23.5 **Subdivision Regulations:**

The following represents subdivision regulations for duplex and single family units.

a. The minimum lot area for a unit is 220 $m^2$.

b. The minimum lot width per unit is 7.5 m.

c. The minimum lot depth per unit is 28.0 m.

12.23.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

i. 0.9 for triplex, fourplex housing or where a combined total of three or more dwellings are provided on a site;

ii. 0.7 where a combined total of two dwellings are provided on a site.

**Landscaping:**

b. A minimum of 40% of the site shall be landscaped.

**Height:**

c. The maximum height is 10.0 m.

**Setbacks:**

d. The minimum front yard setback shall be 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum side yard is 1.8 m.

f. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in

height.

12.23.7 **Design Regulations:**

a. All required yards shall be landscaped and new landscaping should emphasize native species and natural patterns of planting.

b. Selective planting of appropriate species, other than grass, is encouraged for all utility rights-of-way.

c. All lot grading and drainage must be compatible with the master grading and drainage plan for this Land Use District as described in the Area Structure Plan (ASP).

d. Each dwelling unit shall have a minimum outdoor amenity area of 5.0 $m^2$.

e. The extent of artificial grading including cut and fill techniques, as well as the use of retaining walls, shall be discouraged and minimized in accordance with the Area Structure Plan.

f. Fencing within this Land Use District should be considered only when consistent with the Area Structure Plan and Environmental Screening requirements in order to allow for animal protection and/or migration.

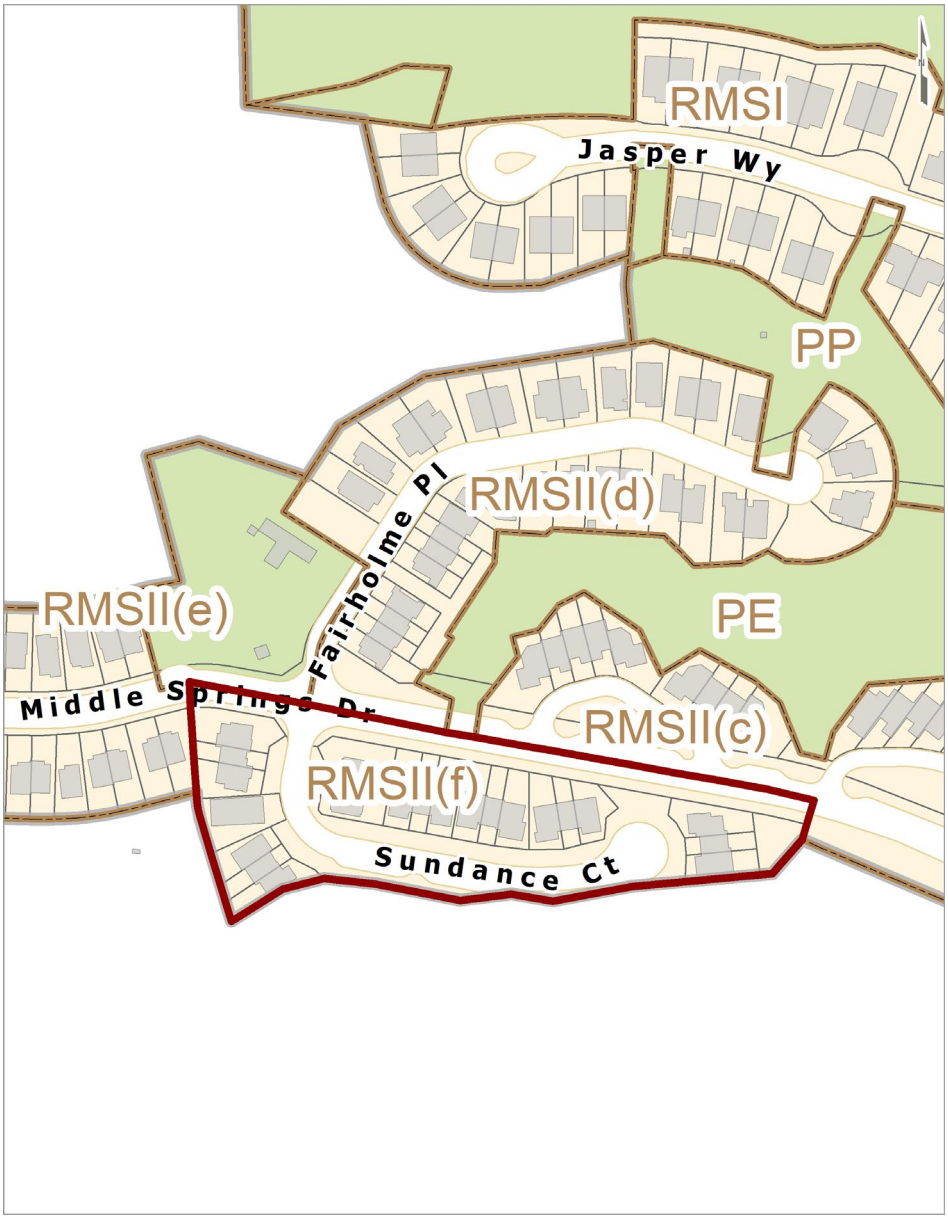
12.23.8 **Other Regulations:**

a. No dwelling shall have more than 6 bedrooms.

## 12.24.0 RMS II(F): Middle Springs II(F) District

12.24.1 **Area:**

This is an area of residential development adjacent to the RMS II(D) (Middle Springs II(D)) Land Use District bounded on the north by Middle Springs Drive and on the south by the Town boundary and Parks Canada lands. The site is characterized by variable sloping terrain.



## RMS II(F): Middle Springs II(F) District

12.24.2 **Purpose:**

The purpose of this district is to provide for medium density residential units, which allow for increased residential development through infill housing.

12.24.3 **Permitted Uses:**

- Accessory dwelling housing
- Fourplex housing
- Multiplex housing
- Triplex housing

12.24.4 **Discretionary Uses:**

- Apartment housing
- Assisted living housing
- Duplex housing
- Home occupations type I
- Public parks
- Single detached housing
- Utility Services

12.24.5 **Subdivision Regulations:**

a. The minimum lot width is 6.0 m.

b. The minimum lot depth is 21.0 m.

c. The minimum lot area is 140 $m^2$.

12.24.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

**Landscaping:**

b. A minimum of 35% of the site shall be landscaped.

**Height:**

c. The maximum height is 11.5 m.

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

f. The minimum side yard is 1.8 m.

g. The minimum front yard for a public utility lot is 6.0 m.

h. The minimum side yard of public utility lots is 1.8 m.

i. The minimum rear yard for a public utility lot is 4.0 m

12.24.7 **Design Regulations:**

a. New development should ensure the retention of existing natural landscapes and vegetation and should also create and/or maintain significant tree buffers along Middle Springs Drive. Tree cutting and site rehabilitation shall conform with mitigation requirements as determined in the approved Middle Springs II Area Structure Plan and Environmental Screening.

b. All required yards shall be landscaped and new landscaping should emphasize native species and natural patterns of planting.

c. Selective planting of appropriate native species, other than grass, is encouraged for all utility lots/rights-of-way.

d. All lot grading and drainage must be compatible with the master grading and drainage plan for this Land Use District as described in the Middle Springs II Area Structure Plan.

e. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

f. The extent of artificial grading including cut and fill techniques, as well as the use of retaining walls shall be discouraged and minimized in accordance with the Middle Springs II Area Structure Plan.

g. Fencing within this Land Use District should be considered only when consistent with the Middle Springs II Area Structure Plan and Environmental Screening requirements in order to allow for animal protection and/or migration.

12.24.8 **Other Regulations:**

a. No dwelling shall have more than 6 bedrooms.

b. No access to Middle Springs Drive is permitted from individual lots.

## 12.25.0 RNC: North Central District

12.25.1 **Area:**

This district, primarily along parts of Otter and Muskrat Streets on the lower slopes of Tunnel Mountain, is immediately above the higher density residential districts.



## RNC: North Central District

12.25.2 **Purpose:**

The purpose of this district is to provide for a mix of medium density housing in a transition zone between adjacent lower density and higher density residential districts.

12.25.3 **Permitted Uses:**

- Accessory dwelling housing
- Fourplex housing
- Multiplex housing
- Public parks
- Triplex housing

12.25.4 **Discretionary Uses:**

- Apartment Housing
- Assisted living housing
- Bed and breakfast homes
- Bed and breakfast inns
- Duplex housing
- Home occupations type 1
- Home occupations type 2
- Single detached housing

12.25.5 **Subdivision Regulations:**

a. The minimum lot width is 12.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 450 $m^2$.

12.25.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing

**Landscaping:**

b. A minimum of 35% of the site shall be landscaped.

| | |
|---|---|
| **Height:** | c. The maximum height is 11.5 m. |
| **Setbacks:** | d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height. |
| | e. The minimum side yard is 1.8 m. |
| | f. The minimum rear yard 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height. |

12.25.7 **Design Regulations:**

a. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

b. Landscaping shall include protection of the existing trees and planting of new trees.

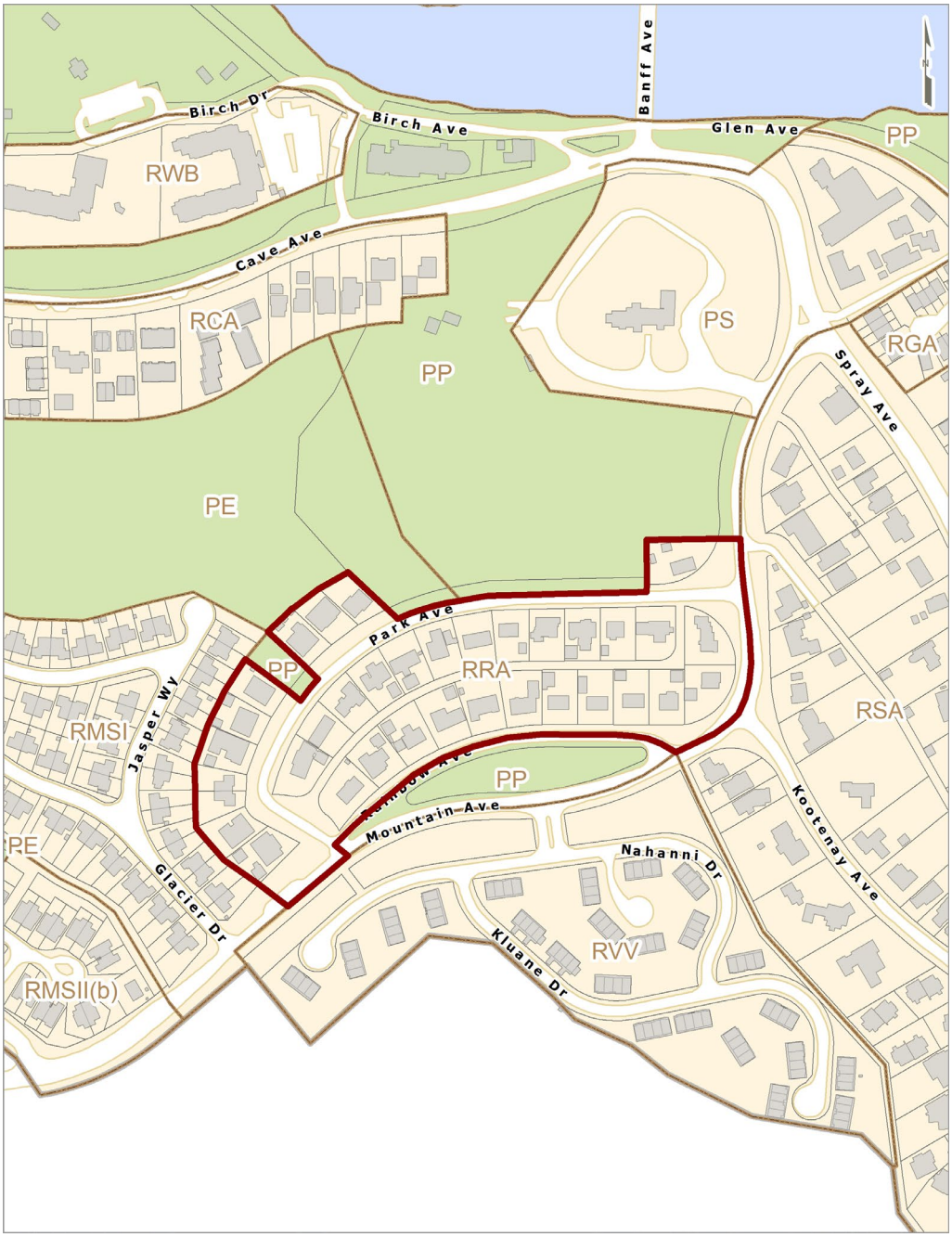
12.25.8 **Other Regulations:**

a. No dwelling shall have more than 6 bedrooms.

## 12.26.0 RRA: Rainbow Avenue District

12.26.1 **Area:**

This district is located south of the Parks Canada administration building. It is flanked by the Middle Springs residential district to the west and Valleyview to the south.



## RRA: Rainbow Avenue District

12.26.2 **Purpose:**

The purpose of this district is to provide for the eventual redevelopment into medium density housing.

12.26.3 **Permitted Uses:**

- Accessory dwelling housing
- Fourplex housing
- Multiplex housing
- Public parks
- Triplex housing

12.26.4 **Discretionary Uses:**

- Apartment housing
- Assisted living housing
- Bed and breakfast homes
- Duplex housing
- Home occupations type 1
- Home occupations type 2
- Single detached housing

12.26.5 **Subdivision Regulations:**

a. The minimum lot width is 15.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 560 $m^2$.

12.26.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing

**Landscaping:**

b. A minimum of 35% of the site shall be landscaped.

**Height:**

c. The maximum height is 11.5 m.

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

f. The minimum side yard is 1.8 m.

12.26.7 **Design Regulations:**

a. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$

b. New development should include substantial landscaping to compensate for the general lack of trees in much of this area.

12.26.8 **Other Regulations:**

a. No dwelling shall contain more than 6 bedrooms.

## 12.27.0 RRF: River Front District

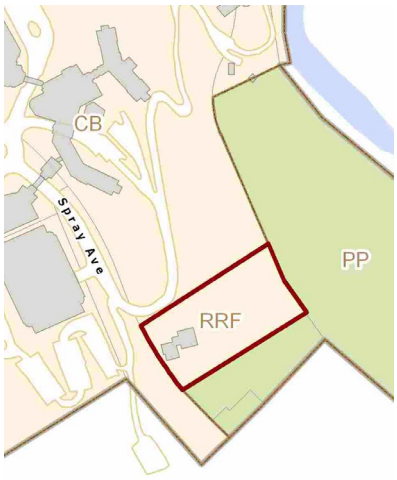
12.27.1 **Area:**

This district covers three lower density residential areas adjacent to the Bow River and one lot adjacent to the Banff Springs Hotel. These large deep lots, with river views, are unique among Banff's residential areas. Along Buffalo Street, large, well landscaped single detached houses predominate.









## RRF: River Front District

12.27.2 **Purpose:**

The purpose of this district is to provide for the eventual redevelopment of single detached housing into medium density housing on relatively large lots within a naturally landscaped transition zone between the Bow River and adjacent land use districts.

12.27.3 **Permitted Uses:**

- Accessory dwelling housing
- Fourplex housing
- Multiplex housing
- Public parks
- Triplex housing

12.27.4 **Discretionary Uses:**

- Apartment housing
- Assisted living housing
- Bed and breakfast homes
- Duplex housing
- Home occupations type 1
- Home occupations type 2
- Single detached housing

12.27.5 **Subdivision Regulations:**

a. The minimum lot width is 15.0 m.

b. The minimum lot depth is 38.0 m.

c. The minimum lot area is 750 $m^2$.

12.27.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing

**Landscaping:**

b. A minimum of 35% of the site shall be landscaped.

**Height:**

c. The maximum height is 11.5 m.

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

f. The minimum side yard is 1.8 m.

12.27.7 **Design Regulations:**

a. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$

b. Mature vegetation should be retained wherever possible.

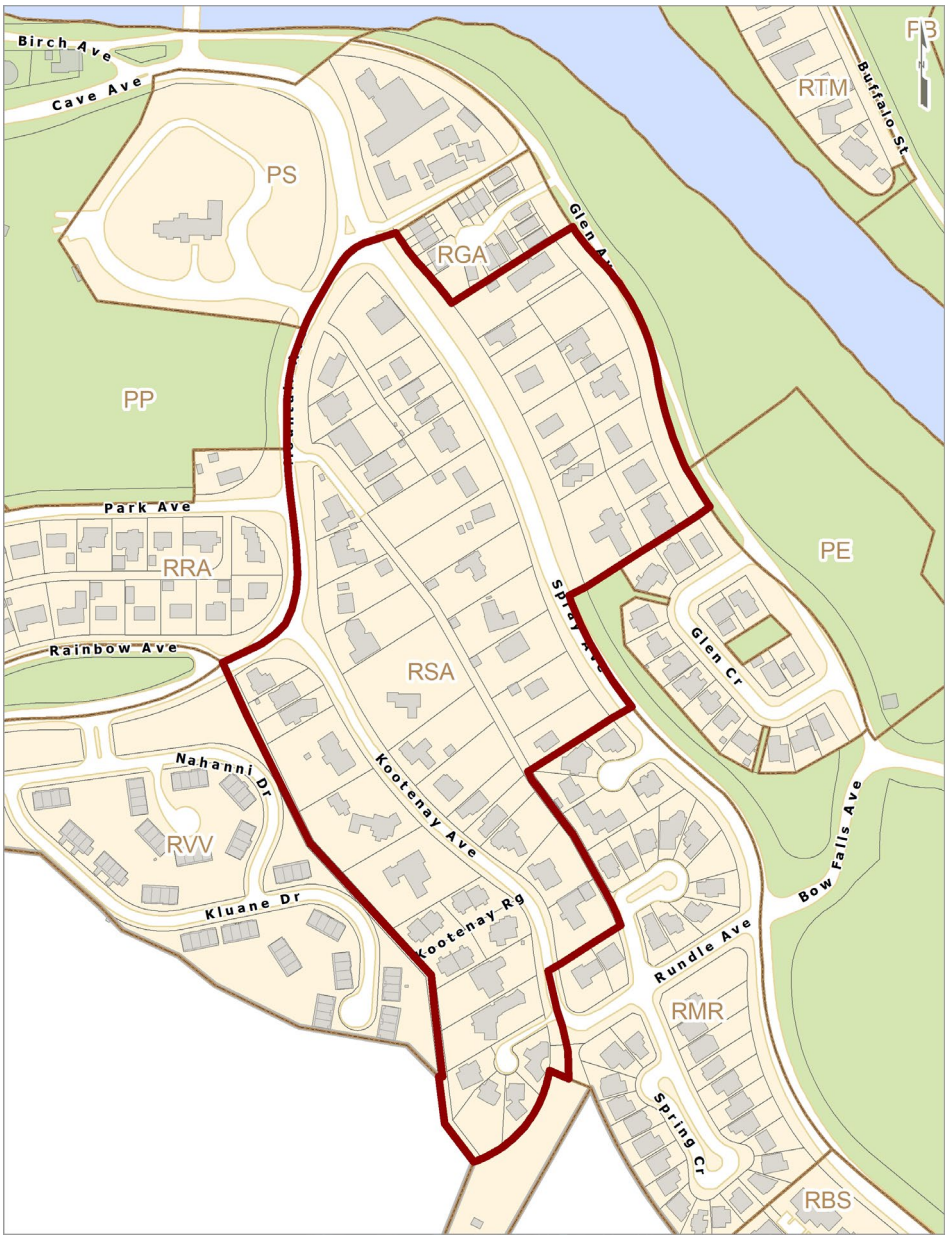
12.27.8 **Other Regulations:**

a. No dwelling shall contain more than 6 bedrooms.

## 12.28.0 RSA: Spray Avenue District

12.28.1 **Area:**

This district is located along Spray, Kootenay, and Glen Avenues. Two important visitor routes on Mountain and Spray Avenues run through the area.



## RSA: Spray Avenue District

12.28.2 **Purpose:**

The purpose of this district is to provide for the eventual redevelopment of single detached into medium density housing.

12.28.3 **Permitted Uses:**

- Accessory dwelling housing
- Fourplex housing
- Multiplex housing
- Public parks
- Triplex housing

12.28.4 **Discretionary Uses:**

- Apartment housing
- Assisted living housing
- Bed and breakfast homes
- Duplex housing
- Home occupations type 1
- Single detached housing

12.28.5 **Subdivision Regulations:**

a. The minimum lot width is 15.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 600 $m^2$.

12.28.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing

**Landscaping:**

b. A minimum of 35% of the site shall be landscaped.

**Height:**

c. The maximum height is 11.5 m.

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

f. The minimum side yard is 1.8 m.

12.28.7 **Design Regulations:**

a. Maintain all existing mature tree stock located within required yards except where driveways are required.

b. The design of any development proposed on a corner site shall reflect its dual frontage, through window treatment, building projections and roof forms facing both the flanking roadway and the frontage roadway.

c. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

12.28.8 **Other Regulations:**

a. No dwelling shall contain more than 6 bedrooms.

## 12.29.0 RSC: Squirrel / Cougar District

12.29.1 **Area:**

This area consists primarily of duplex and single detached housing located adjacent to Banff Elementary School and along the northern edge of the town.



## RSC: Squirrel / Cougar District

12.29.2 **Purpose:**

The purpose of this district is to provide for future redevelopment to high density housing.

12.29.3 **Permitted Uses:**

- Accessory dwelling housing
- Apartment housing
- Fourplex housing
- Multiplex housing
- Public parks

12.29.4 **Discretionary Uses:**

- Assisted living housing
- Bed and breakfast homes
- Duplex housing
- Home occupations type 1
- Home occupations type 2
- Single detached housing
- Triplex housing

12.29.5 **Subdivision Regulations:**

a. The minimum lot width is 12.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 420 $m^2$.

12.29.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

i. 1.6 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 1.0 for fourplex housing or where a combined total of four dwellings are provided on a site;

iii. 0.8 where a combined total of three dwellings are provided on a site; or,

iv. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

| | | |
|---|---|---|
| **Landscaping:** | b. | A minimum of 30% of the site shall be landscaped. |
| **Height:** | c. | The maximum height is 14.5 m. |
| **Setbacks:** | d. | The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height. |
| | e. | The minimum side yard is 1.8 m. |
| | f. | The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height. |

12.29.7 **Design Regulations:**

a. Each dwelling shall have a minimum outdoor amenity area of 5.0 m².

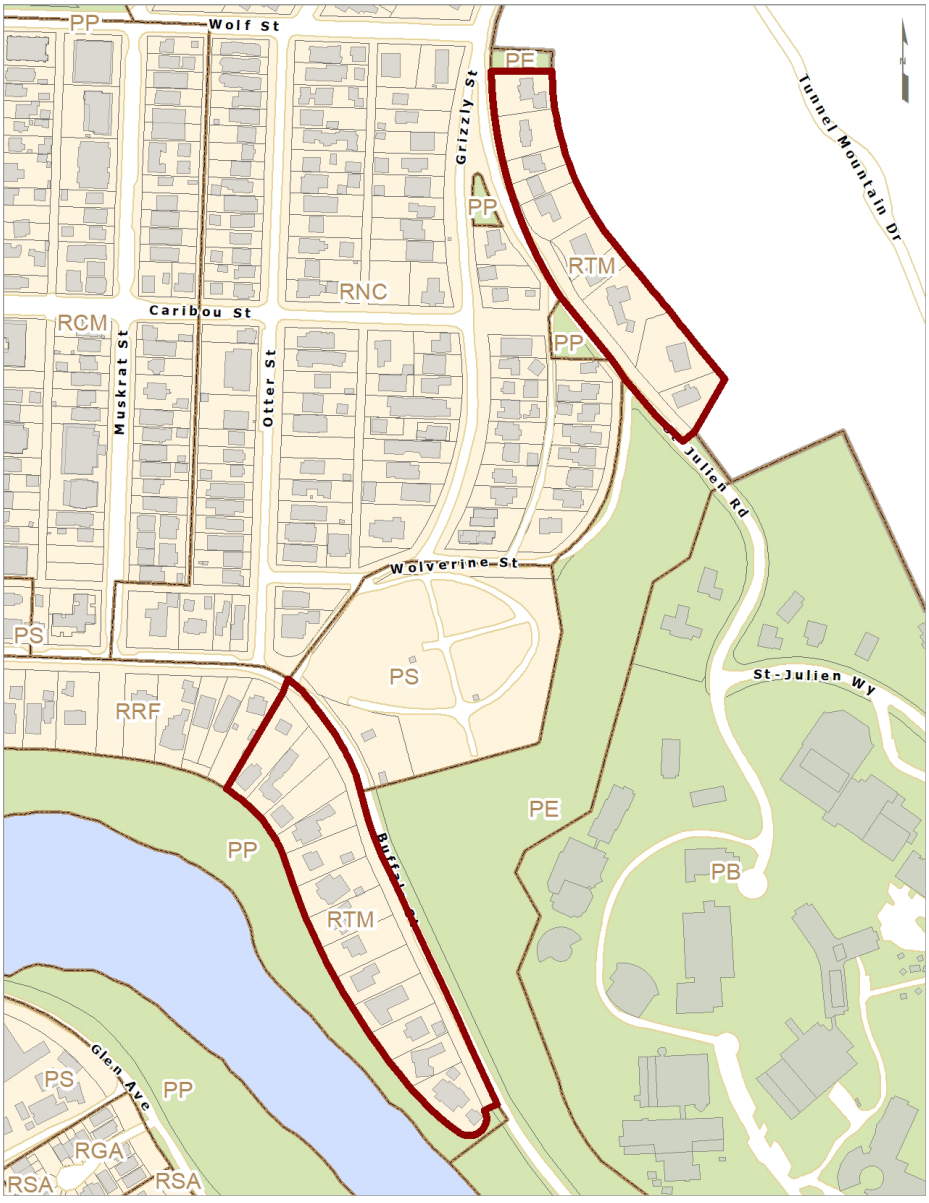
12.29.8 **Other Regulations:**

a. No dwelling shall have more than 6 bedrooms.

## 12.30.0 RTM: Tunnel Mountain District

12.30.1 **Area:**

This district is located in two areas near the base of Tunnel Mountain. It is bordered by the town boundary to the east, the Bow River to the south and medium density residential districts to the north and west. The character is strongly influenced by the forest edge and slopes of Tunnel Mountain. The area is comprised primarily of single detached.



## RTM: Tunnel Mountain District

12.30.2 **Purpose:**

The purpose of this district is to provide for duplex housing with eventual redevelopment to triplex and fourplex housing.

12.30.3 **Permitted Uses:**

- Accessory dwelling housing
- Duplex housing
- Fourplex housing
- Public parks
- Triplex housing

12.30.4 **Discretionary Uses:**

- Assisted living housing
- Bed and breakfast homes
- Home occupations type 1
- Home occupations type 2
- Single detached housing

12.30.5 **Subdivision Regulations:**

a. The minimum lot width is 12.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 465 $m^2$.

12.30.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

i. 0.9 for triplex, fourplex housing or where a combined total of three or more dwellings are provided on a site;

ii. 0.7 where a combined total of two dwellings are provided on a site

**Landscaping:**

b. A minimum of 40% of the site shall be landscaped

**Height:**

c. The maximum height is 10.0 m.

**Setbacks:**

d. The minimum front yard is 4.0 m or any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in

height.

f. The minimum side yard is 1.8 m.

12.30.7 **Design Regulations:**

a. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

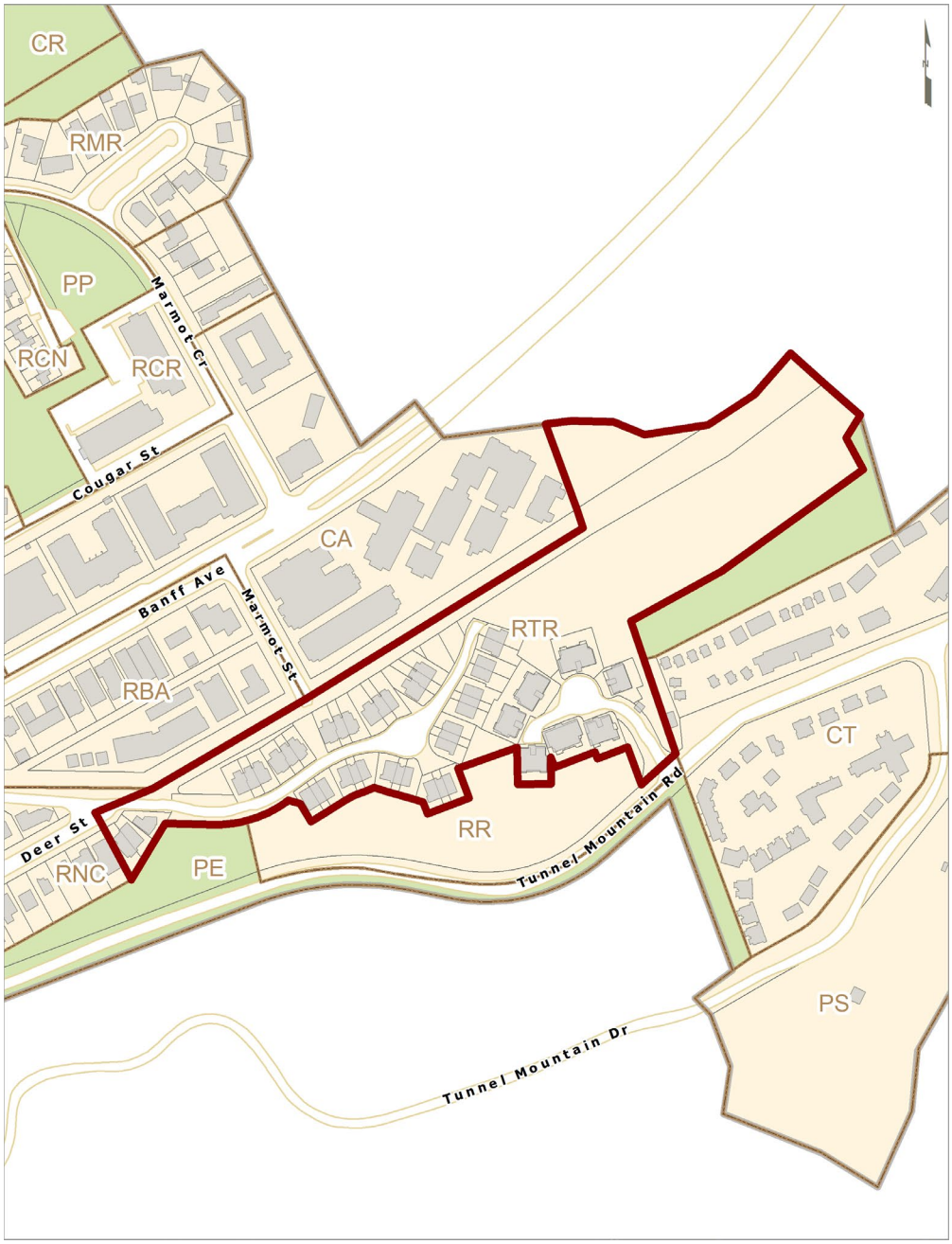
12.30.8 **Other Regulations:**

a. No dwelling shall have more than 6 bedrooms.

## 12.31.0 RTR: Tatanga Ridge District

12.31.1 **Area:**

This district is located on the slopes of Tunnel Mountain east of the intersection of Deer Street and Antelope Street. The character of this area is strongly influenced by the forest edge and the slopes of Tunnel Mountain. The area is comprised of a condominium development with a mixture of housing types.



## RTR: Tatanga Ridge District

12.31.2 **Purpose:**

The purpose of this district is to provide for a mix of housing types.

12.31.3 **Permitted Uses:**

- Accessory dwelling housing
- Fourplex housing
- Multiplex housing
- Triplex housing

12.31.4 **Discretionary Uses:**

- Apartment housing
- Assisted living housing
- Duplex housing
- Home occupations type 1
- Single detached housing

12.31.5 **Subdivision Regulations:**

a. Subdivision regulations are at the discretion of the Municipal Planning Commission.

12.31.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

   i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

   ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

   iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

**Landscaping:**

b. A minimum of 35% of the site shall be landscaped.

**Height:**

c. The maximum height is 11.5 m.

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

f. The minimum side yard is 1.8 m

12.31.7 **Design Regulations:**

a. Landscaping shall supplement and preserve the existing trees that will remain as well as the undisturbed vegetation that will remain in the abutting Environmental Protection District.

b. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$

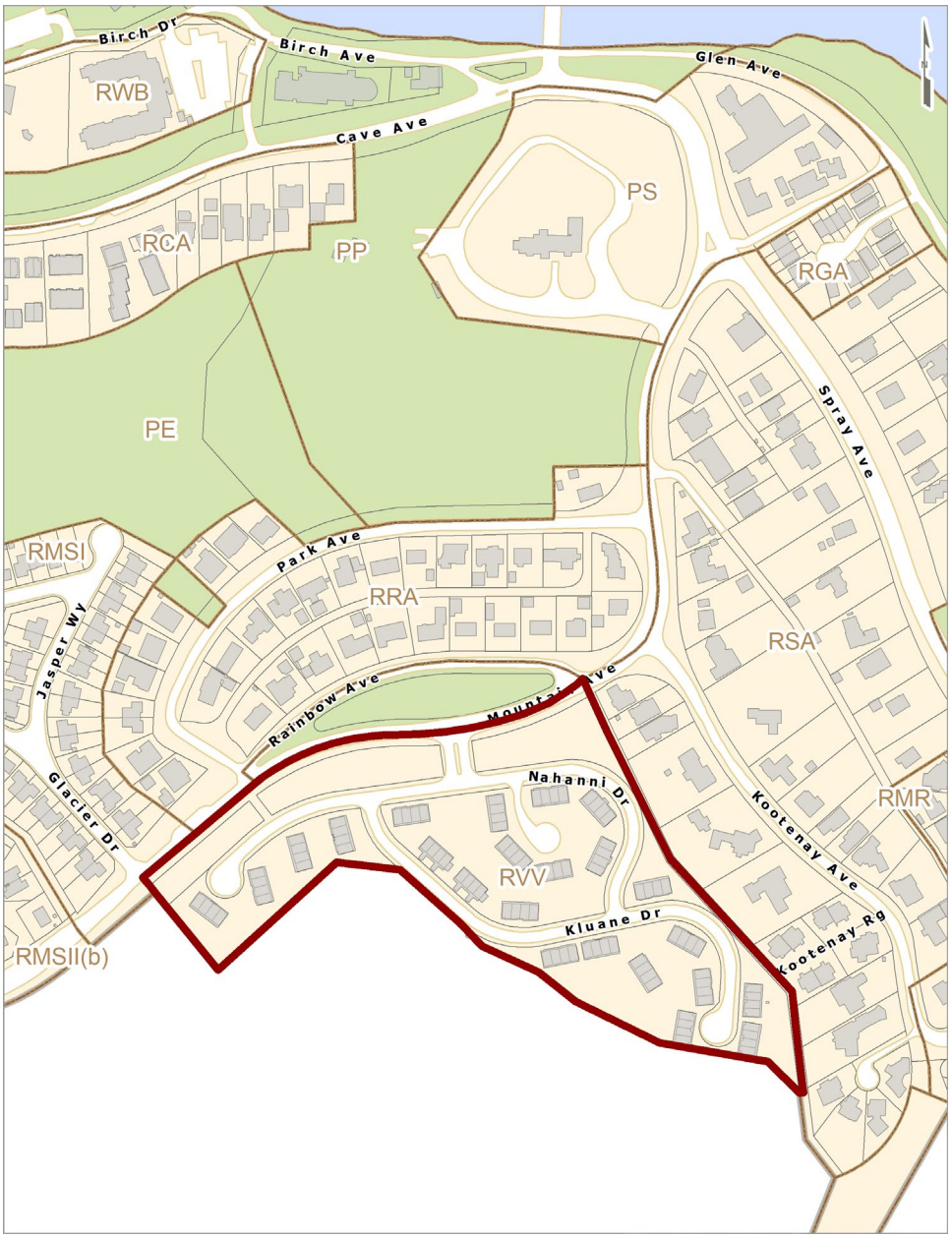
12.31.8 **Other Regulations:**

**a.** No dwelling shall have more than 6 bedrooms.

## 12.32.0 RVV: Valley View District

12.32.1 **Area:**

This district is east of Mountain Avenue opposite the Rainbow Avenue land use district. It also abuts the Spray Avenue land use district. The Town boundary and forest edge form the southern limit. The site is developed as a fourplex housing project with an internal curvilinear street layout.



## RVV: Valley View District

12.32.2 **Purpose:**

The purpose of this district is to provide for increased residential development through infill housing.

12.32.3 **Permitted Uses:**

- Accessory dwelling housing
- Fourplex housing
- Multiplex housing
- Public parks
- Triplex housing

12.32.4 **Discretionary Uses:**

- Apartment housing
- Assisted living housing
- Duplex housing
- Home occupations type 1
- Single detached hosuing

12.32.5 **Subdivision Regulations:**

a. Subdivision regulations are at the discretion of the Municipal Planning Commission.

12.32.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

**Landscaping:**

b. A minimum of 35% of the site shall be landscaped

**Height:**

c. The maximum height is 11.5 m.

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

f. The minimum side yard is 1.8 m.

12.32.7 **Design Regulations:**

a. Landscaping shall preserve and enhance the existing tree buffer along Mountain Avenue.

b. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

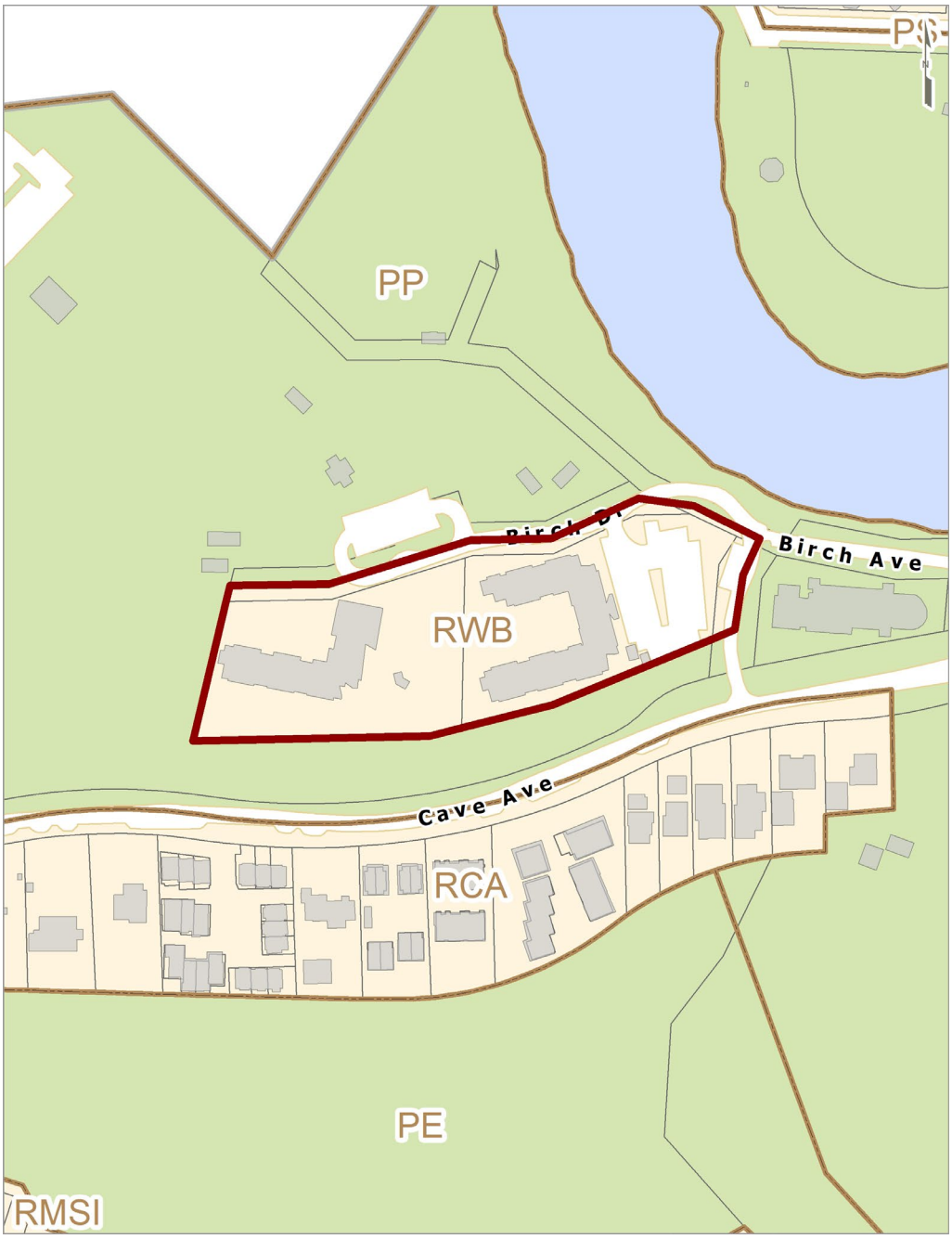
12.32.8 **Other Regulations:**

a. No dwelling shall have more than 6 bedrooms.

## 12.33.0 RWB: West Birch District

12.33.1 **Area:**

This district is located between Cave and Birch Avenues. The portion of the site along Cave Avenue is forested, while the remainder of the site fronts onto the Recreation Grounds.



## RWB: West Birch District

12.33.2 **Purpose:**

The purpose of this district is to provide for high density housing.

12.33.3 **Permitted Uses:**

- Accessory dwelling housing
- Apartment housing
- Fourplex housing
- Multiplex housing
- Public parks

12.33.4 **Discretionary Uses:**

- Assisted living housing
- Duplex housing
- Single detached housing
- Triplex housing

12.33.5 **Subdivision Regulations:**

a. Subdivision regulations are at the discretion of the Municipal Planning Commission.

12.33.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is:

   i. 1.6 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

   ii. 1.0 for fourplex housing or where a combined total of four dwellings are provided on a site;

   iii. 0.8 where a combined total of three dwellings are provided on a site; or,

   iv. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

**Landscaping:**

b. A minimum of 30% of the site shall be landscaped.

**Height:**

c. The maximum height is 14.5 m.

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum side yard is 1.8 m.

f. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.33.7 **Design Regulations:**

a. New development should ensure the provision and enhancement of the existing tree buffer along Cave Avenue.

b. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

12.33.8 **Other Regulations:**

a. No dwelling shall have more than 6 bedrooms.

## 12.34.0 RR: Residential Reserve District

12.34.1 **Area:**

This district applies to locations within the Town of Banff, which are generally in a natural state while awaiting designation for future residential development.



## RR: Residential Reserve District

12.34.2 **Purpose:**

The purpose of this district is to hold these lands in reserve in a natural state for future residential development.

12.34.3 **Permitted Uses:**

- Public parks

12.34.4 **Discretionary Uses:**

- Outdoor recreation services
- Utility services

12.34.5 **Subdivision Regulations:**

- N/A

12.34.6 **Development Regulations:**

- N/A

12.34.7 **Design Regulations:**

- N/A

12.34.8 **Other Regulations:**

- N/A

# 12.0.0 District Development Regulations

Commercial Districts

12.1.0 CA: Commercial Accommodation District
12.2.0 CB: Banff Springs Hotel District
12.3.0 CD: Downtown District
12.4.0 CR: Railway Lands District
12.5.0 CS: Commercial Service District
12.6.0 CT: Tunnel Mountain District

Public / Institutional Districts

12.7.0 PB: Banff Centre District
12.8.0 PE: Environmental Protection District
12.9.0 PP: Parkland District
12.10.0 PS: Public Service District

Residential Districts

12.11.0 RBA: Banff Avenue District
12.12.0 RBS: Banff Springs District
12.13.0 RCA: Cave Avenue District
12.14.0 RCM: Central Muskrat District
12.15.0 RCN: Cougar North District
12.16.0 RCR: Cougar/Rabbit District
12.17.0 RGA: Glen Avenue District
12.18.0 RMR: Marmot/Rundle District
12.19.0 RMS I: Middle Springs I District
12.20.0 RMS II(B): Middle Springs II(B) District
12.21.0 RMS II(C): Middle Springs II(C) District
12.22.0 RMS II(D): Middle Springs II(D) District
12.22.0 RMS II(E): Middle Springs II(E) District
12.24.0 RMS II(F): Middle Springs II(F) District
12.25.0 RNC: North Central District
12.26.0 RRA: Rainbow Avenue District
12.27.0 RRF: River Front District
12.28.0 RSA: Spray Avenue District
12.29.0 RSC: Squirrel/Cougar District
12.30.0 RTM: Tunnel Mountain District
12.31.0 RTR: Tatanga Ridge District
12.32.0 RVV: Valley View District
12.33.0 RWB: West Birch District
12.34.0 RR: Residential Reserve District

## 12.1.0 CA: Commercial Accommodation District

12.1.1 **Area:**

This district covers two areas at the east and west entrances to Banff which are adjacent to residential development and include remnants of natural forest.



## CA: Commercial Accommodation District

12.1.2 **Purpose:**

The purpose of this district is to provide for visitor accommodation with regulations which recognize its visual prominence and minimize impact on adjacent residential development.

12.1.3 **Permitted Uses:**

- Convenience retail store
- General retail store
- Hotels
- Personal service shop
- Public Parks

12.1.4 **Discretionary Uses:**

- Apartment housing
- Convention facilities
- Day cares
- Eating and drinking establishments
- Mixed Use Housing
- Service stations
- Sports equipment rental
- Vehicle rental services

12.1.5 **Subdivision Regulations:**

a. The minimum lot width is 16.0 m.

b. The minimum lot depth is 38.0 m.

c. The minimum lot area is 650 $m^2$.

12.1.6 **Development Regulations:**

**Density:** a. The maximum floor area ratio is 1.50.

**Site Coverage:** b. The maximum site coverage is 55%.

**Height:** c. The maximum height is 11.5 m or 3 storeys with a maximum eaveline or cornice line of 8.5 m.

**Setbacks:** d. The minimum front yard is:

i. 3.0 m for entry canopies less than 5 m in height;

ii. 9.0 m for the first storey;

iii. 1.0 m for each additional storey.

e. The minimum side yard is 4.5 m, except for development on a single lot with a frontage of less than 16.0 m where the minimum side yard is 3.0 m.

f. The minimum rear yard is 7.5 m.

12.1.7 **Design Regulations:**

a. All parking shall be provided below grade or at grade behind the building and screened from the street. Parking is prohibited in the required front yard. Below grade parking shall not encroach under required front yards except under hardsurfacing provided in conformance with the requirements of this Bylaw.

b. A minimum of 30% of the site shall be landscaped.

c. New development shall supplement existing mature white spruce trees with new trees to ensure the preservation of this important landscape element.

d. A minimum of 45% of roofs shall be sloped, with a minimum pitch of 5 in 12.

e. No commercial accommodation unit shall be located below grade.

f. A minimum horizontal separation of 9 m is required between facing windows of habitable rooms or commercial accommodation units.

g. All mechanical equipment shall be concealed within the roof or building envelope.

h. For ~~apartment~~ housing, each dwelling requires a minimum outdoor amenity area of 5.0 $m^2$.

i. Properties abutting residential areas shall incorporate fencing and landscape screening to minimize visual impacts.

12.1.8 **Other Regulations:**

~~In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

a. Convenience retail stores, general retail stores, personal service shops and sports equipment rental shall only be permitted where:
   i. The principal use of the site is a hotel; and
   ii. The total combined gross floor area of these uses does not exceed 10% of the gross floor area of the Hotel.

b. Notwithstanding Section 12.1.8(b), Convenience Retail Stores and Eating and Drinking Establishments on the same site as Service Stations:
   i. may contain up to 10% of the gross floor area of a service station building or buildings on a site; or,

ii. may contain up to 70% of the gross floor area of a service station building or buildings on a site for sites in the 600 Block of Banff Avenue.

c. No dwelling shall have more than 6 bedrooms.

## 12.2.0 CB: Banff Springs Hotel District

12.2.1 **Area:**

The Banff Springs Hotel and Conference Centre complex is located at the south terminus of Spray Avenue. This prominent historic landmark is located in a natural forest setting at the base of Sulphur Mountain.



## CB: Banff Springs Hotel District

12.2.2 **Purpose:**

The purpose of this district is to provide for visitor accommodation with accessory commercial and recreation facilities, while preserving the architectural character of an historic landmark.

12.2.3 **Permitted Uses:**

- Convenience retail store
- General retail store
- Hotels
- Personal service shop
- Public Parks

12.2.4 **Discretionary Uses:**

- Apartment housing
- Convention facilities
- Indoor and outdoor recreation services
- Mixed use housing
- Night club
- Non-accessory parking
- Sports Equipment Rental
- Transportation services
- Vehicle rental services

12.2.5 **Subdivision Regulations:**

a. Subdivision regulations are at the discretion of the Municipal Planning Commission.

12.2.6 **Development Regulations:**

**Density:** a. The maximum floor area ratio is 0.73

**Site Coverage:** b. The maximum site coverage is 25%.

**Height:** c. The maximum height shall be 53 m or 13 storeys for the existing main hotel, 16.5 m or 5 storeys for the Ramsay building, 27 m or 6 storeys for the Tudor building, 15.5 m or 4 storeys for the Manor Link, 20 m or 3 storeys for the conference centre, and 14 m or 3 storeys for the old Club House. The height of all other buildings is at the discretion of the Municipal Planning Commission, but in any case no higher than 3 storeys or 12 m.

**Setbacks:** d. The minimum setback from any property line is 7.5 m

e. The minimum building separation is 9 m

12.2.7 **Design Regulations:**

a. Redevelopment shall replicate the building forms, details and materials present in the existing main hotel building.

b. Any future development on the site will require a comprehensive landscaping scheme consistent with the character of the hotel and its mountain setting.

c. No commercial accommodation units shall be located below grade.

d. A minimum horizontal separation of 9 m is required between the windows of habitable rooms or commercial accommodation units.

e. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$

12.2.8 **Other Regulations:**

~~In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

a. Convenience retail stores, general retail stores, personal service shops and sports equipment rental shall only be permitted where:
   i. The principal use of the site is a hotel; and
   ii. The total combined gross floor area of these uses does not exceed 10% of the gross floor area of the Hotel.

b. No dwelling shall have more than 6 bedrooms.

## 12.3.0 CD: Downtown District

12.3.1 **Area:**

The commercial core of Banff extends from Buffalo to Elk, and includes the "main street" of Banff Avenue, Bear Street, and the east side of Marten Street. The downtown is generally surrounded by other commercial and public service districts.



## CD: Downtown District

12.3.2 **Purpose:**

As the focal point for residents and visitors, the purpose of this district is to provide retail and commercial services, visitor accommodation, visitor information facilities, and apartment housing in mixed-use development. New development shall enhance the public realm, with a focus on pedestrian areas.

12.3.3 **Permitted Uses:**

- Eating and drinking establishments
- Night club
- General retail stores
- Professional, financial, health and office services
- Government services
- Public parks
- Sports Equipment Rental
- Internet Cafe

12.3.4 **Discretionary Uses:**

- Amusement establishments
- Apartment housing
- Business support services
- Community recreation services
- Funeral services
- General equipment rental
- Health services
- Home occupations type 1
- Hotels
- Household repair services
- Indoor recreation services
- Mixed use housing
- Natural science exhibits
- Outdoor recreation services
- Personal service shops
- Private clubs
- Private education service
- Self storage facility
- Spectator entertainment establishments
- Storefront Cannabis Retail
- Vehicle rental services

12.3.5 **Subdivision Regulations:**

a. The minimum lot width is 12.0 m.

b. The minimum lot depth is 35.0 m.

c. The minimum lot area is 450 m².

12.3.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is 3.2 provided that:

i. a maximum of 2.5 FAR for commercial uses, excluding hotel, is located on the first and second story of a building, or below grade;

~~ii. an additional 0.7 FAR may be located on the 3rd story of a building for apartment housing only; or~~

~~iii. a maximum of 3.2 FAR is possible for a hotel development with or without apartment housing;~~

**Site Coverage:**

b. The maximum site coverage is 90%.

**Height:**

c. The maximum height is 12.0 or 3 storeys with a maximum eaveline or cornice line of 8.0m.

**Setbacks:**

d. Buildings may be constructed to the property line abutting a public roadway for up to 75% of the frontage. The remaining 25% shall be set back a minimum of 2.0 m.

e. Any portion of a building over 8.0 m in height shall be set back a minimum of 2.0 m from a property line abutting a public roadway

f. Properties fronting on two streets shall have a minimum triangular corner cut of 6.0 m from the intersection of the front and side property line which shall be landscaped or hard surfaced.

g. Any portion of a building fronting on to Bear Street over two storeys in height shall have a front yard setback of at least 1.0 m.

12.3.7 **Design Regulations:**

a. All mechanical equipment shall be concealed within the roof or building envelope.

b. Direct vehicular access from adjacent roadways will be discouraged where lane access is available. No direct vehicular access from Banff Avenue will be permitted.

c. The floor of the first storey shall be within 0.6 m of finish grade of the sidewalk.

d. Rundle rock, river rock, or other native stone cladding is required for the majority of the ground floor elevation, exclusive of window glazing, facing any public roadway.

e. New buildings shall consider and be compatible or contextual to the architecture, size, massing, roofline, cornice line, and details of the adjoining buildings.

f. All sides of a building shall be complementary in design, details, and materials. Where a side or rear facade is visible from a public street, or if parking is located at the side or rear of a building, the facade shall include building materials, and architectural features similar to those present on the front facade of the building.

g. Visible walls or portions of walls on abutting streets or visible from residential areas or adjacent properties where windows are not provided shall have architectural treatment.

h. For developments with more than a 12.0 m frontage, the façade should be differentiated by dividing the building into vertical bays with varying architectural treatments and different setbacks from the property line.

i. The third floor of any building shall be stepped back or concealed beneath a sloping roof.

j. Buildings should be designed to enhance the pedestrian environment and provide linkages wherever possible to the overall pedestrian and open space system, including open or enclosed arcades. Where a portion of a site is dedicated for public pedestrian walkways through the building to the lane, and / or a publicly accessible washroom facility that portion of the building or walkway may, at the discretion of the Development Approving Authority, be deducted from the Floor Area Ratio calculation, provided that a minimum 2.0 m clear and unobstructed passage is maintained for the length of the walkway and / or that the washroom facility is signed as publically accessible to the satisfaction of the Development Approving Authority.. The pedestrian walkway shall not be used for the sale or display of goods. Commercial frontage facing lanes is encouraged.

k. Windows and doors at the street property line shall be clear-glazed and unobstructed so that the interior of the premises are at all times visible from the sidewalk. Tinted or reflective glazing is not permitted.

l. Interior space configurations shall provide an unobstructed view into the building or product display window from an adjacent sidewalk.

m. For all front windows, at least 75% of the glass area shall be unobstructed by signage, including advertisements, screens, and window coverings.

n. Metal garage doors, folding security screens or other security features that detract from the street appearance shall not be allowed.

o. Rooftop HVAC equipment, elevators and other rooftop features shall be designed to fit in with the materials and colors of the overall building design. These features shall be located away from the building edges to avoid their being seen from the street below. If these features can be seen from the adjoining street, adjacent properties or roads, the building design shall use screening, decoration, plantings (e.g., rooftop gardens), or other techniques to integrate these features with the design of the building.

p. When HVAC or mechanical and electrical equipment is placed at ground level, it shall be integrated into building design and/or use screening techniques to avoid both visual and noise impacts on adjoining properties and the public realm.

q. The maximum width of any single permitted use on the ground floor on Banff Avenue shall not exceed 15.0 metres. The width of a use is calculated by measuring the length of the longest line drawn parallel to the building façade that faces the street and extending from the centerline of either exterior walls or party walls, as the case may be, enclosing the use.

r. Areas used for loading, unloading, and service should be enclosed, located below grade, or screened from view from a public roadway.

s. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

12.3.8 **Other Regulations:**

~~In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

a. ~~Apartment~~ Housing is allowed only above the first storey.

b. ~~In apartment housing,~~ No dwelling shall have more than ~~3~~ 6 bedrooms.

c. A Self Storage Facility is allowed only below grade.

## 12.4.0 CR: Railway Lands District

12.4.1 **Area:**

This district covers the Canadian Pacific Railway right-of-way and adjacent railway lands including the train station.



## CR: Railway Lands District

12.4.2 **Purpose:**

The purpose of this district is to regulate development consistent with its use for railway services.

12.4.3 **Permitted Uses:**

- Railway services

12.4.4 **Discretionary Uses:**

- Eating and drinking establishments
- Non-accessory parking
- Parking Area (Recreation Centre)
- Utility services

12.4.5 **Subdivision Regulations:**

a. Subdivision regulations are at the discretion of the Municipal Planning Commission.

12.4.6 **Development Regulations**

| | |
|---|---|
| **Density:** | a. The maximum floor area ratio is 0.10 |
| **Site Coverage:** | b. The maximum site coverage is 10%. |
| **Height:** | c. The maximum height is 7.5 m or 2 storeys |
| **Setbacks:** | d. The minimum front, side, and rear yard is 6.0 m, but is 30.0 m abutting Mt. Norquay Road and Gopher Street. |

12.4.7 **Design Regulations:**

a. All new development shall be compatible with the design of the existing railway station.

b. A minimum of 50% of the site shall be landscaped, particularly where the site abuts public roadways.

c. Site lighting shall be minimized. High intensity discharge lighting is permitted where necessary to illuminate the railway mainline and sidings, provided fixtures are low-glare and full-cut-off or fully shielded.

12.4.8 **Other Regulations:**

~~In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

a. Eating and drinking establishments will be approved only when accessory to a principal railway use.

## 12.5.0 CS: Commercial Service District

12.5.1 **Area:**

This district includes the commercial service compound and public works yard at the north end of Banff. This area is isolated from the rest of the Town by the railway. Although it contains a number of resident and visitor services, it has a semi-industrial character, surrounded by the natural landscape.



## CS: Commercial Service District

12.5.2 **Purpose:**

The purpose of this district is to regulate development conformance with the policies of the Banff Community Plan by restricting retail uses and emphasizing the efficient use of the limited supply of serviced commercial land. Businesses which are not essential or which cater to a regional market will not be allowed.

12.5.3 **Permitted Uses:**

- Automotive and equipment repair shop
- Business support services
- Contractor services
- Government services
- Household repair services
- Protective and emergency services
- Public parks
- Service stations
- Utility services
- Warehousing

12.5.4 **Discretionary Uses:**

- Animal hospitals and shelters
- Apartment housing
- Commercial services
- Eating and drinking establishments
- General equipment rental
- Indoor recreation services
- Mixed use housing
- Multiplex housing
- Non-accessory parking
- Outdoor recreation services
- Private clubs
- Professional, financial, and office services
- Rapid drive-through vehicle services
- Recycling depots
- Self storage facility
- Sports equipment rental
- Towing and Recovery Services
- Transportation services
- Vehicle rental services
- Veterinary services
- Warehouse sales

12.5.5 **Subdivision Regulations:**

a. The minimum lot width is 15.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 600 m².

12.5.6 **Development Regulations**

**Density:**

a. The maximum Floor Area Ratio for commercial uses is 0.6. In addition, the maximum Floor Area Ratio for residential uses above the first floor shall be ~~0.38~~ 0.4. The maximum combined Floor Area Ratio on a parcel shall be ~~0.98~~ 1.0.

**Site Coverage:**

b. The maximum site coverage is 35%, except this may be increased to a maximum of 50% proportional to the amount of parking provided below grade.

**Height:**

c. The maximum height is 10.0 m or 3 storeys.

**Setbacks:**

d. The minimum yard abutting any public roadway is 3.0 m..

e. The minimum side and rear yard is 1.5 m.

12.5.7 **Design Regulations:**

a. No parking, loading, storage, garbage collection, outdoor service or display area shall be permitted within a required yard abutting a public roadway.

b. Any outdoor storage shall be screened from view.

c. No more than 50% of the lot frontage may be used for driveways.

d. No driveway may be wider than 6.0 m.

e. A minimum of 5% of site area shall be landscaped except sites containing ~~apartment~~ housing in which case a minimum of 10% of the site area shall be landscaped. Where there are more than two dwellings on a site the amount of landscaping shall be increased by 10% for each additional dwelling up to a maximum of 30%.

f. Flat or low-slope roofs are acceptable in this district provided that any roof top mechanical equipment is integrated into the design through screening and painting to match the main building.

12.5.8 **Other Regulations:**

~~In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

a. Eating and drinking establishments are to be scaled to cater to employees of the businesses within the CS District, but in any case should not exceed 300 m² gross floor area.

b. Indoor display, technical or administrative support areas, or any retail sale operations shall be permitted as accessory uses only. Retail sales operations shall not exceed 10% of the total gross floor area for uses other than warehouse sales.

c. Private clubs, indoor recreation services, and professional, financial and office services are permitted only above the first storey.

d. ~~Apartment~~ Housing will be permitted only above the first storey.

e. Where ~~apartment~~ housing is permitted, no dwelling shall have more than ~~2~~ 6 bedrooms.

~~f. An apartment dwelling shall contain a gross floor area no greater than 85 m².~~

~~g. No bedroom shall be less than 11.0 m² with a minimum room dimension no less than 2.6 m.~~

h. Each dwelling shall be provided with an outdoor amenity space no less than ~~7.5~~ 5.0 m² ~~and be in conformity with Section 8.20.0~~.

i. Dwellings shall have an entrance separate from the entrance to any commercial component of the building.

j. Where ~~apartment~~ housing is permitted, the design of the building shall minimize and compensate for any objectionable aspects of potential incompatibility with other permitted or discretionary uses on the site and development on adjacent sites.

k. All development permit applications for ~~"apartment~~ housing~~"~~ shall require a "Phase I Environmental Site Assessment" prior to issuance of a Development Permit. If the Phase I Environmental Site Assessment recommends that a Phase II Environmental Site Assessment be completed, then a Phase II Environmental Site Assessment shall be completed, prior to the issuance of a Development Permit.

~~l. Any development permit applications for "apartment housing" within a 300 metre radius of the boundary of a waste transfer station shall be circulated to the regional waste management authority for review.~~

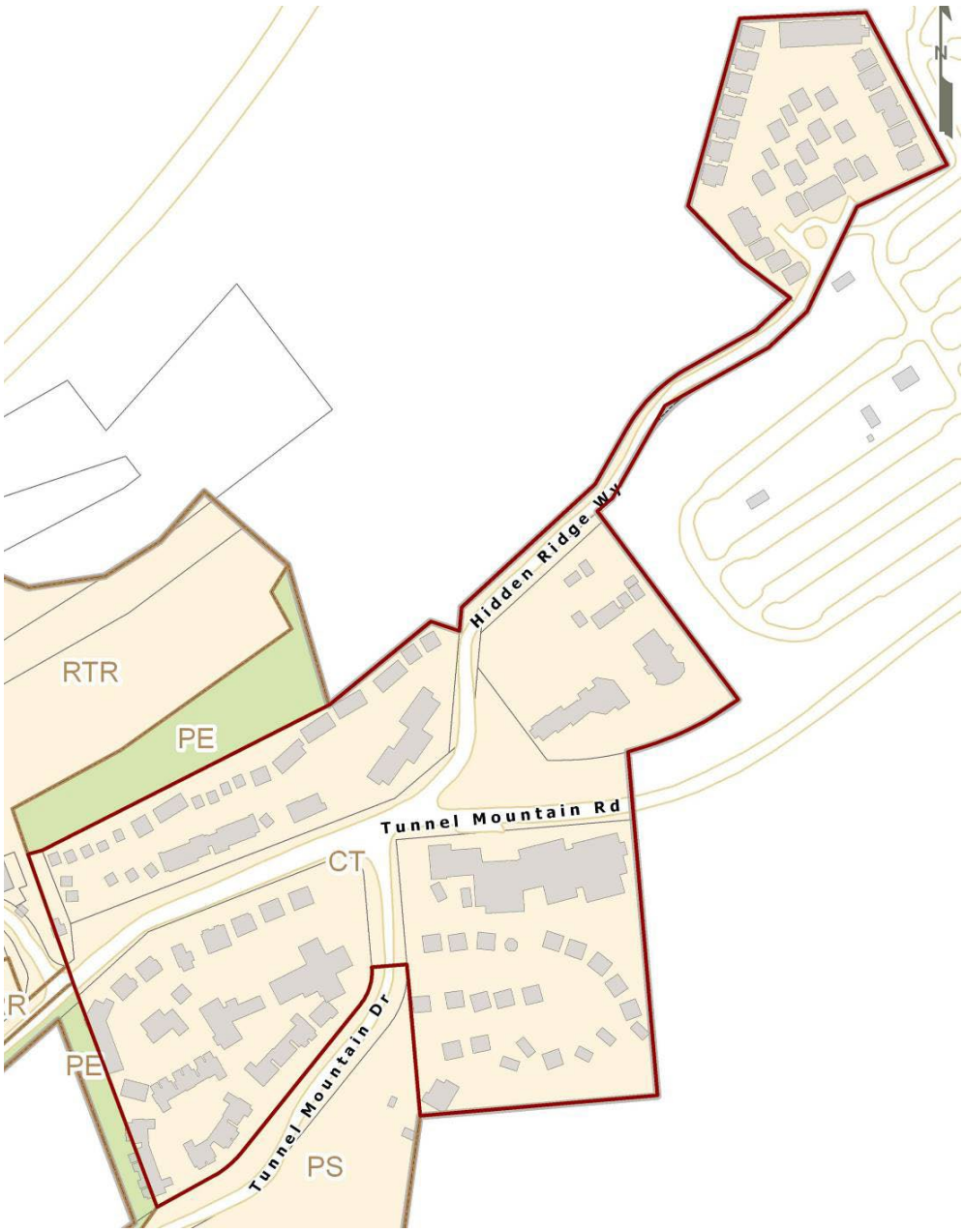
~~m. All development permit applications for "apartment housing" shall be accompanied by an acoustical report prepared by a qualified professional. The report shall outline potential sources of noise that could affect the residential use and enjoyment of the proposed "apartment housing" and recommend measures to attenuate the noise.~~

n. Sports equipment rental shall not provide services directly to the public within this district in accordance with 12.5.2.

## 12.6.0 CT: Tunnel Mountain District

12.6.1 **Area:**

This is a developed visitor accommodation area adjacent to Tunnel Mountain Road. This forms a limited commercial enclave on a plateau above the Town, surrounded for the most part by forest and bordered to the north by Tunnel Mountain campground. It has a more natural, less dense character than Banff's other visitor accommodation areas.



## CT: Tunnel Mountain District

12.6.2 **Purpose:**

The purpose of this district is to provide primarily for "bungalow camp" type visitor accommodation in a park-like setting with a restricted range of accessory uses.

12.6.3 **Permitted Uses:**

- Convenience retail store
- General retail store
- Hotels
- Personal service shop

12.6.4 **Discretionary Uses:**

- ~~Apartment housing~~
- Day cares
- Hostels
- Mixed use housing
- Sports equipment rental

12.6.5 **Subdivision Regulations:**

a. The minimum parcel size is 8,000 m².

12.6.6 **Development Regulations:**

| | |
|---|---|
| **Density:** | a. The maximum floor area ratio is 0.50 |
| **Site Coverage:** | b. The maximum site coverage is 25% |
| **Height:** | c. The maximum height is 9.0 m or 2 storeys. |
| **Setbacks:** | d. The minimum yard is 7.5 m, except it is 10.0 m abutting any public roadway. |

12.6.7 **Design Regulations:**

a. A minimum of 50% of commercial accommodation units shall be located in individual buildings containing no more than four (4) commercial accommodation units, or in the case of buildings operated by a not-for-profit association, no more than 16 commercial accommodation units per building, and in no case shall any building contain more than 30 commercial accommodation units.

b. A minimum of 40% of the site shall be landscaped.

c. All required yards fronting on public roadways shall be landscaped.

d. Future development should endeavour to provide underground parking, minimize surface parking and paving, and screen any surface parking whenever possible.

e. The quiet rustic nature of this area suggests that only very low levels of lighting should be provided for parking or driveways.

f. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

12.6.8 **Other Regulations:**

~~In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

a. Convenience retail stores, general retail stores, personal service shops and sports equipment rental shall only be permitted where:
   i. The principal use of the site is a hotel; and
   ii. The total combined gross floor area of these uses does not exceed 10% of the gross floor area of the Hotel.

b. No dwelling shall have more than 6 bedrooms.

## 12.7.0 PB: Banff Centre District

12.7.1 **Area:**

This district is the site of the existing Banff Centre for Continuing Education campus, located on a plateau of Tunnel Mountain above the Town. Surrounded by forested slopes, the location of the campus gives it a strong visual presence.



## PB: Banff Centre District

12.7.2 **Purpose:**

The purpose of this district is to provide primarily for the educational and cultural facilities of the Banff Centre for Continuing Education, including uses which are ancillary or incidental in nature such as housing and food services.

12.7.3 **Permitted Uses:**

- Public education services
- Public parks

12.7.4 **Discretionary Uses:**

- Government services
- Indoor recreation services
- Private education services

12.7.5 **Subdivision Regulations:**

a. No subdivision is permitted.

12.7.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is 0.50

**Site Coverage:**

b. The maximum site coverage is 22%

**Height:**

c. The maximum height is 13.5 m or 3 storeys except buildings exceeding this height and existing at January 1, 1992 will be considered legally conforming with respect to height.

**Setbacks:**

d. The minimum setback from the perimeter of the site is 10.0 m and from any public roadway is 7.5 m.

e. Buildings must be separated from each other by at least 5.0 m, save and except studio development, which must be separated by at least 2.5 m, or when a new building shares a party wall with an existing building.

12.7.7 **Design Regulations:**

a. New development shall be consistent with the character of existing Banff Centre buildings including colours, materials, and architectural forms.

b. A minimum of 50% of the site shall be landscaped.

c. The visual impact of the campus from Tunnel Mountain, the Town, and beyond should be considered in all future development.

12.7.8 **Other Regulations:**

~~In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

a. In exercising discretion, the Development Approving Authority shall make reference to the Banff Centre Master Plan (November 10, 1988) approved by Parks Canada, as amended from time to time, and any statutory plans applicable to the site.

b. No exterior lighting of buildings should be permitted if it would increase their visibility from within the Town or from the Trans Canada Highway.

c. Public Education Services in this District shall include the following uses in keeping with the Banff Centre Master Plan: automotive and equipment repair shops, business support services, convention facilities related to educational conferences, custom manufacturing establishments, daycares, garages, all forms of housing, convenience retail stores, gift shops, spectator entertainment establishments, studios, warehousing, indoor and outdoor recreation services, kitchens, loading spaces, private clubs, public libraries, cultural exhibits, religious assemblies, and eating and drinking establishments when such uses are ancillary or incidental to the principal use.

d. At the discretion of the Municipal Approving Authority, a Development Permit application for required housing and/or parking can be made in advance of the development requiring the housing and/or parking, provided it is to serve any of the developments contemplated in the Land Use and Development Strategy for the Banff Centre Area Redevelopment Plan.

## 12.8.0 PE: Environmental Protection District

12.8.1 **Area:**

Although most environmentally sensitive areas were excluded from the Town at time of Incorporation, areas within the boundary requiring protection have been included in this district. The largest area is the slopes of Tunnel Mountain including lands around the future Pinewoods residential development and the Banff Centre. Similarly, the district covers the forested slopes around Middle Springs, several areas east and north of Pinewoods, and a small site near the Bow River along Glen Avenue. Two smaller floodplain areas near the stables protect Elk habitat. A portion of the recreation grounds north of the railway are included in this district. A narrow migration corridor is located between the service compound and the railway lands.



12.8.2 **PE: Environmental Protection District**

12.8.3 **Purpose:**

The purpose of this district is to protect and preserve these areas in their natural state.

12.8.4 **Permitted Uses:**

- None

12.8.5 **Discretionary Uses:**

- Natural science exhibits
- Public parks

12.8.6 **Subdivision Regulations:**

a. No subdivision is permitted.

12.8.7 **Development Regulations:**

**Density:** a. N/A

**Site Coverage:** b. N/A

**Height:** c. N/A

**Setbacks:** d. N/A

12.8.8 **Design Regulations:**

a. Specific development proposals must be evaluated on the basis of an environmental assessment.

b. Any disturbed areas shall be revegetated to their original condition.

c. Limited interpretive and directional signage may be provided.

12.8.9 **Other Regulations:**

~~In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

a. All development is prohibited except that necessary to support passive recreation use and resource management activities.

## 12.9.0 PP: Parkland District

12.9.1 **Area:**

This district applies to most active and passive recreation lands in Banff. The largest area is a continuous area along the south bank of the Bow River, which also includes the recreation grounds, riding stables, and Parks Canada administration grounds. The remainder is dispersed throughout the Town and includes playing fields at the high school and various smaller parkettes and open spaces. A portion of the recreation grounds north of the railway are included in this district.



## PP: Parkland District

12.9.2 **Purpose:**

The purpose of this district is to protect the natural quality of the Bow River parklands and provide open space for recreational and cultural uses throughout the Town.

12.9.3 **Permitted Uses:**

- Outdoor recreation services
- Public parks

12.9.4 **Discretionary Uses:**

- Community recreation services
- Concessions
- Day cares
- Indoor recreation services
- Natural science exhibits
- Trading post
- Utility services

12.9.5 **Subdivision Regulations:**

a. Subdivision is at the discretion of the Municipal Planning Commission.

12.9.6 **Development Regulations:**

**Density:** a. The maximum floor area ratio is at the discretion of the Development Approving Authority, provided it is no greater than 0.20.

**Site Coverage:** b. The maximum site coverage is at the discretion of the Development Approving Authority, provided it is not greater than 15%.

**Height:** c. The maximum height is at the discretion of the Development Approving Authority, provided it is not greater than 2 storeys or 10.0 m.

**Setbacks:** d. The minimum front, rear, and side yards are 6.0 m.

12.9.7 **Design Regulations:**

a. A Development Approving Authority shall have consideration for provisions of a comprehensive parks and recreation master plan which applies to these lands.

b. New development shall demonstrate environmental sensitivity and respect the natural character and quality of landscaping.

12.9.8 **Other Regulations:**

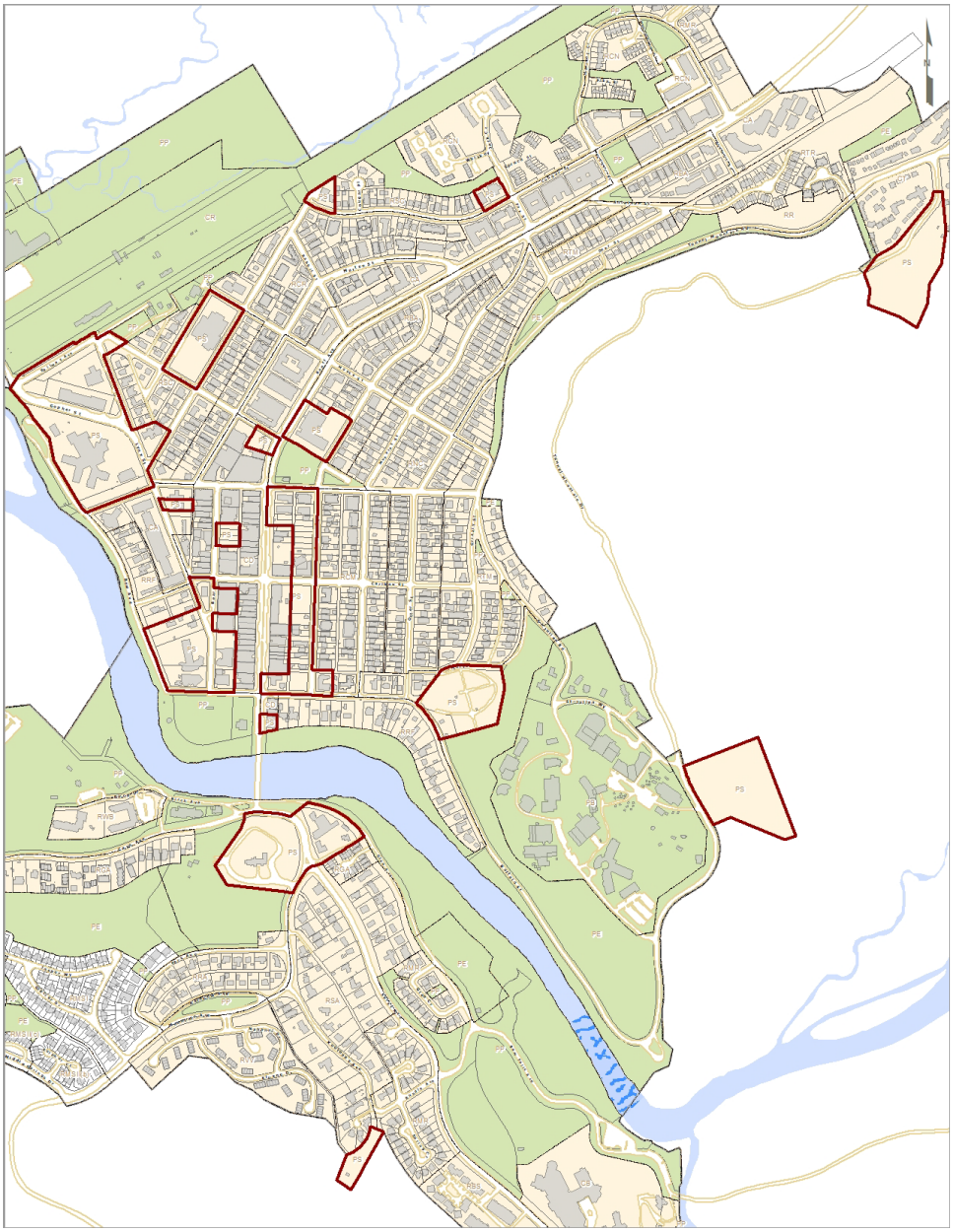
~~In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others~~.

a. A Trading Post will be permitted only if in lawful existence as of January 1, 1992 within a heritage building.

## 12.10.0 PS: Public Service District

12.10.1 **Area:**

This district includes existing schools, churches, and other institutional uses, including the old and new hospitals, cemetery, and parks administration building. Three sites for utility services along the east and south Town boundaries are included. Additional areas adjacent to the downtown core include existing and future parking areas, the fire hall, the library and museum, the Town Hall, as well as the hospital, police station, and bus terminal at the west entry to downtown.



## PS: Public Service District

12.10.2 **Purpose:**

The purpose of this district is to provide for a wide variety of uses of an institutional, government, educational or community service nature.

12.10.3 **Permitted Uses:**

- Community recreation services
- Day cares
- Medical treatment services
- Government services
- Protective and emergency services
- Public education services
- Public libraries and cultural exhibits
- Public parks

12.10.4 **Discretionary Uses:**

- Accessory Dwelling Housing
- Apartment housing
- Assisted living housing
- Cemeteries
- Funeral services
- ~~Group homes~~
- Home occupations type 1
- Home occupations type 2
- Hostels
- Indoor recreation services
- Mixed use housing
- Multiplex housing
- Natural science exhibits
- Non-accessory parking
- Outdoor recreation services
- Passenger terminals
- Private education services
- Private clubs
- Professional, financial, health and office services
- Religious assemblies
- Single detached housing
- Spectator entertainment establishments
- Utility services

12.10.5 **Subdivision Regulations:**

a. Subdivision is at the discretion of the Municipal Planning Commission.

12.10.6 **Development and Design Regulations:**

Density, Site Coverage, Height, Setbacks

a. Housing development in this district shall comply with the regulations of the RBA: Banff Avenue District.

b. All other development ~~Developments~~ in this district shall comply with the regulations and guidelines of the most restrictive adjacent district, except a Development Approving Authority may vary those regulations in response to characteristics fundamental to the nature of the use where there is an identifiable community benefit.

c. Where development is allowed which does not comply with the most restrictive requirements of the adjacent districts, its design, siting, landscaping, screening and buffering shall minimize and compensate for any objectionable aspects of potential incompatibility with development in adjacent districts.

12.10.7 **Other Regulations:**

~~a. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

~~b. Apartment housing is prohibited, except when combined with a permitted or discretionary principal use of an institutional, government, educational, or community service nature (including private clubs) on the first storey or basement, comprising a minimum of 30% of the gross floor area of the development. Apartment housing will be permitted only above the first storey.~~

~~c. Where apartment housing is permitted, the regulations of the RBA District shall apply.~~

~~d. Where single detached housing is permitted, the regulations of the RMR District shall apply.~~

## 12.11.0 RBA: Banff Avenue District

12.11.1 **Area:**

This district flanks the major entry to Banff across from the visitor accommodation strip. It is important to visitors' "first impression" of Banff. It includes additional areas on Beaver Street near the high school. ~~It is adjacent to lower density uses along most of its length.~~



## RBA: Banff Avenue District

12.11.2 **Purpose:**

The purpose of this district is to provide for ~~apartment~~ high density housing compatible with the commercial accommodation developments on the opposite side of Banff Avenue and the ~~lower~~ ~~density~~ residential area to the east.

12.11.3 **Permitted Uses:**

- Accessory dwelling housing
- Apartment housing
- Fourplex housing
- Multiplex housing

12.11.4 **Discretionary Uses:**

- Assisted living housing
- Bed and breakfast homes
- Duplex housing
- ~~Group homes~~
- Home occupations type 1
- ~~Stacked row housing~~
- ~~Row housing~~
- Single detached housing
- Triplex housing
- ~~Accessory dwelling~~

12.11.5 **Subdivision Regulations:**

a. The minimum lot width is 15.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 465 $m^2$.

12.11.6 **Development Regulations:**

**Density:**

~~The maximum floor area ratio is 1.10 for row, stacked row, and apartment housing except this may be increased to a maximum of 1.30 proportional to the amount of parking provided below grade. It is 0.60 for all other uses~~.

a. The maximum floor area ratio is:

i. 1.6 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 1.0 for fourplex housing or where a combined total of four dwellings are provided on a site;

iii. 0.8 where a combined total of three dwellings are provided on a

site; or,

iv. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing

~~**Site Coverage:**~~ ~~The maximum site coverage is 35%, except this shall be increased to a maximum of 40% proportional to the amount of parking provided below grade.~~

~~Notwithstanding Section 12.11.6(b), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Duplex Housing~~ | ~~Installation of a rain barrel system or stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~45%, except this may be increased to a maximum of 50% proportional to the amount of parking provided below grade.~~ |
| ~~Triplex, Fourplex, Row Housing or Stacked Row Housing~~ | ~~Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~50%, except this may be increased to a maximum of 55% proportional to the amount of parking provided below grade.~~ |
| ~~Apartments~~ | ~~Installation of a total stormwater capture and treatment system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~55%, except this shall be increased to a maximum of 60% proportional to the amount of parking provided below grade.~~ |

**Landscaping:** b. A minimum of 30% of the site shall be landscaped.

**Height:** c. The maximum height is ~~11.5~~ 14.5 m.

**Setbacks:** d. The minimum front yard is 4.0 m for any portion of a building ~~under 6.0 m in height~~, ~~and~~ except it shall be 5.5 m for any full storey above 2 ½ storeys in height ~~portion of a building over this height~~.

e. The minimum side yard is 1.8 m. ~~2.0 m for any portion of a building under 2 storeys, plus 1.0 m for each additional storey or partial storey above 2 storeys; 3.0 m for one side yard where no abutting lane is provided; and 4.5 m where the site abuts a public roadway other than~~

~~a lane.~~

~~The minimum rear yard is 4.5 m.~~

f. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.11.7 **Design Regulations:**

a. Each ~~apartment, fourplex or stacked row~~ dwelling shall have a minimum outdoor amenity area of 5.0 m²~~, and all other dwellings shall have a minimum outdoor amenity area of 7.5 m²~~.

~~A minimum of 30% of the site shall be landscaped, to a maximum of 40% where underground parking is provided.~~

~~Where a lane is available, no access will be permitted from Banff Avenue or other public roadway~~.

b. All mechanical equipment shall be concealed within the roof or building envelope.

~~Landscaping within this district shall include protection of existing trees and planting of new trees. Particular emphasis should be given to planting of coniferous trees in the front yard.~~

~~Low-scale entrance canopies, porches and projections are encouraged fronting onto Banff Avenue and other public roadways.~~

~~Accessory Dwellings which are not located within the same building as the principal dwelling are only permitted on a lot having frontage on two or more roadways.~~

12.11.8 **Other Regulations:**

~~In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

a. No dwelling shall have more than ~~4 bedrooms except single detached housing may have up to~~ 6 bedrooms ~~per dwelling~~.

## 12.12.0 RBS: Banff Springs District

12.12.1 **Area:**

District boundaries correspond to the area developed for housing for the employees of the Banff Springs Hotel. Immediately across Spray Avenue from the Banff Springs Hotel, the area is east of the RSA (Spray Avenue) District. Set against a steeply sloped forest backdrop, this intensively developed residential site is separated from Spray Avenue by a tree buffer.



## RBS: Banff Springs District

12.12.2 **Purpose:**

The purpose of this district is to provide housing primarily for the employees of the Banff Springs Hotel.

12.12.3 **Permitted Uses:**

- Accessory dwelling housing
- Apartment housing
- Fourplex housing
- Multiplex housing
- ~~Stacked row housing~~
- ~~Row housing~~

12.12.4 **Discretionary Uses:**

- Assisted living housing
- Duplex housing
- Home occupations type 1
- Single detached housing
- Triplex housing

12.12.5 **Subdivision Regulations:**

a. The minimum site size is 1.0 ha.

12.12.6 **Development Regulations:**

**Density:** ~~The maximum density is 115 dwellings/ha.~~

a. The maximum floor area ratio is 1.6.

**Landscaping:** b. A minimum of 30% of the site shall be landscaped.

~~**Site Coverage:**~~ ~~c. The maximum site coverage is 25%.~~

~~d. Notwithstanding Section 12.12.6(b), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Row Housing or Stacked Row Housing~~ | ~~Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~35%, except this shall be increased to a maximum of 40% proportional to the amount of parking provided below grade.~~ |

| | | |
|---|---|---|
| ~~Apartments~~ | ~~Installation of a total stormwater capture and treatment system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~40%, except this shall be increased to a maximum of 45% proportional to the amount of parking provided below grade.~~ |

**Height:**

e. The maximum height is ~~14.0~~ 14.5 m ~~for apartment housing and 12.0 m for row housing~~.

**Setbacks:**

f. The minimum front yard ~~abutting Spray Avenue is 9.0 m~~ is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

g. The minimum side yard is ~~4.5 m~~ 1.8 m.

h. The minimum rear yard is ~~3.5 m~~ 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.12.7 **Design Regulations:**

~~a. New development shall be consistent with the character of existing development and the adjacent Banff Springs Hotel including colours, materials, and architectural forms.~~

~~b. A minimum of 40% of the site shall be landscaped.~~

c. A landscape buffer should screen the development from Spray Avenue.

d. Development should minimize impact on adjacent residential development.

e. Each dwelling shall have a minimum outdoor amenity area of 5.0 m².

12.12.8 **Other Regulations:**

~~In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

a. No dwelling shall have more than 6 bedrooms.

## 12.13.0 RCA: Cave Avenue District

12.13.1 **Area:**

This district comprises wooded slopes on the Cave Avenue approach to the Cave and Basin National Historic Site. It is separated from the Middle Springs residential district by forest. The site is separated from the recreation grounds and the RWB land use district by a tree buffer. The overall character is dominated by mature white spruce forest surrounding residential development.



## RCA: Cave Avenue District

12.13.2 **Purpose:**

The purpose of this district is to provide for ~~low to~~ medium density residential development while preserving the forest edge along the south side of Cave Avenue.

12.13.3 **Permitted Uses:**

- Accessory Dwelling Housing
- ~~Duplex housing~~
- Fourplex housing
- Multiplex Housing
- Triplex housing
- Public parks

12.13.4 **Discretionary Uses:**

- Apartment Housing
- Assisted living housing
- Bed and breakfast homes
- Bed and breakfast inns
- Duplex Housing
- Home occupations type 1
- Home occupations type 2
- ~~Row housing~~
- Single detached housing
- ~~Stacked row housing~~
- ~~Accessory dwelling~~

12.13.5 **Subdivision Regulations:**

a. The minimum lot width is 15.0 m.

b. The minimum lot depth is 30.0 m.

c. Minimum lot area is 465 m².

~~d. Notwithstanding (a), sites may be subdivided, at the discretion of the Municipal Planning Commission, through condominium subdivision incorporating private roadways or shared driveways.~~

12.13.6 **Development Regulations:**

**Density:**

~~The maximum Floor Area Ratio is 0.25 for single detached housing, 0.50 for duplex, triplex and fourplex housing, and 0.60 for row and stacked row housing.~~

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

~~The maximum gross floor area of any residential dwelling unit is 140m², except that this may be increased to a maximum of 390m² for a duplex dwelling, and 325m² for a single detached dwelling~~

**Landscaping:**

b. A minimum of 35% of the site shall be landscaped.

**~~Site Coverage:~~**

~~The maximum site coverage is 25% for single detached housing, 30% for duplex, triplex, or fourplex housing, and 35% for row and stacked row housing.~~

~~Notwithstanding Section 12.13.6(c), Where below grade or enclosed parking is provided the maximum site coverage may be increased to a maximum of 30% for single detached housing, 35% for duplex, triplex, and fourplex housing, and 40% for row and stacked row housing in proportion to the amount of parking provided below grade or enclosed~~

~~Notwithstanding Sections 12.13.6(c) and 12.13.6(d), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Duplex, Triplex and Fourplex Housing~~ | ~~Installation of a rain barrel system or stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~40%, except this shall be increased to a maximum of 45% proportional to the amount of parking provided below grade.~~ |
| ~~Row Housing or Stacked Row Housing~~ | ~~Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~50%, except this shall be increased to a maximum of 55% proportional to the amount of parking provided below grade.~~ |

**Height:**

c. The maximum height is ~~9.0~~ 11.5 m.

**Setbacks:**

~~The minimum front yard is 6.0 m.~~

d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum side yard is ~~2.4~~ 1.8 m. ~~Where row housing development is proposed such that the rear of the buildings face a side property line, the minimum side yard may be increased at the discretion of the development approving authority.~~

~~The minimum rear yard is 3.0 m, except where the rear lot line abuts another residential lot, the minimum rear yard is at the discretion of the Development Approving Authority.~~

f. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.13.7 **Design Regulations:**

a. Each dwelling shall have a minimum outdoor amenity area of ~~7.5~~ 5.0 $m^2$.

b. New development should ensure the retention and provision of a tree buffer along Cave Avenue.

~~c. A minimum of 50% of the site shall be landscaped. Where the maximum site coverage exceeds 50%, the remainder of the site shall be landscaped.~~

~~d. Driveway widths shall be minimized. Combined or shared driveways are encouraged provided that the maximum width does not exceed 5.2 m.~~

e. Fencing is discouraged in this district in order to protect animal migration paths.

~~f. Accessory Dwellings which are not located within the same building as the principal dwelling are only permitted on a lot having frontage on two or more roadways.~~

12.13.8 **Other Regulations:**

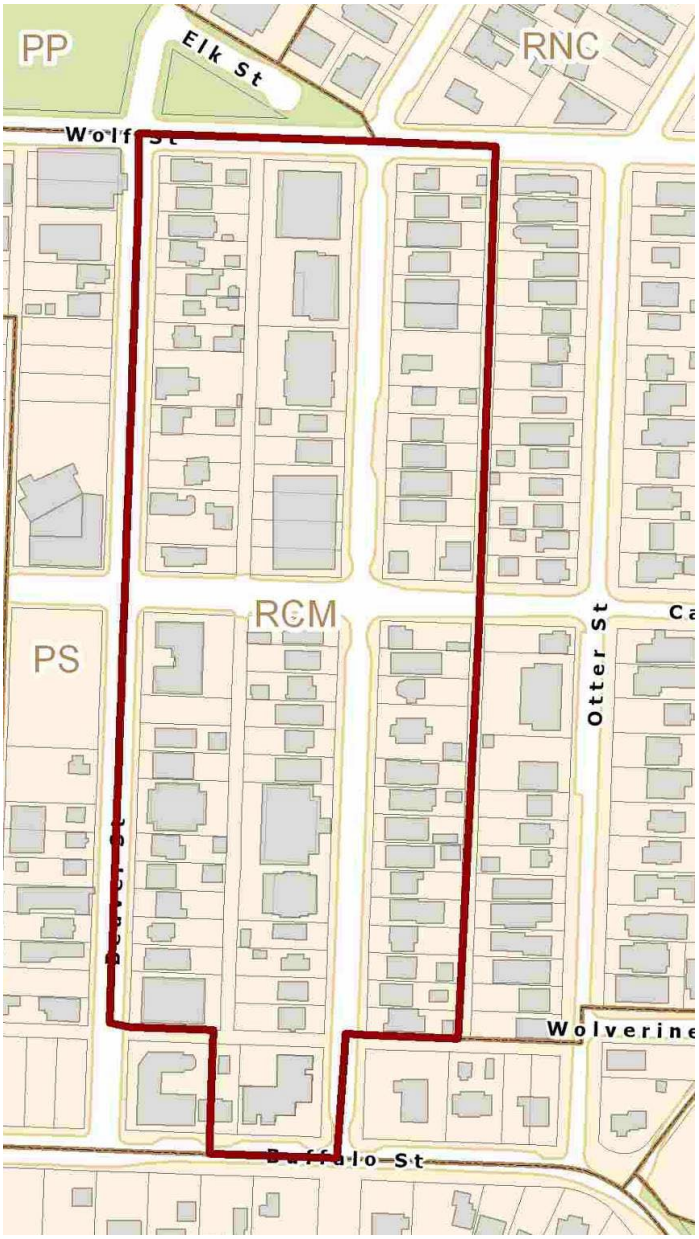
~~a. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

b. No dwelling shall have more than ~~4 bedrooms except single detached housing may have up to~~ 6 bedrooms ~~per dwelling~~.

## 12.14.0 RCM: Central Muskrat District

12.14.1 **Area:**

This district includes the 100 and 200 blocks of Muskrat Street and the east side of Beaver Street, south of Wolf Street. This area is located immediately east of the downtown core and abuts ~~lower~~ medium density residential areas to the east, north, and south.



## RCM: Central Muskrat District

12.14.2 **Purpose:**

The purpose of this district is to provide higher density residential uses in a manner that is transitional with adjacent development.

12.14.3 **Permitted Uses:**

- Accessory dwelling housing
- Apartment housing
- Fourplex housing
- Multiplex housing
- Public parks
- ~~Stacked row housing~~

12.14.4 **Discretionary Uses:**

- Assisted living housing
- Bed and breakfast homes
- Bed and breakfast inns
- Duplex housing
- Triplex housing
- ~~Group homes~~
- Home occupations type 1
- Home occupations type 2
- ~~Row housing~~
- Single detached housing
- ~~Senior citizen housing~~
- ~~Accessory dwelling~~

12.14.5 **Subdivision Regulations:**

a. The minimum lot width is 12.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 465 $m^2$.

12.14.6 **Development Regulations:**

**Density:**

~~The maximum floor area ratio is 1.1 for row, stacked row, and apartment housing except this may be increased to a maximum of 1.3 proportional to the amount of parking provided below grade. It is 0.60 for all other uses.~~

a. The maximum floor area ratio is:

i. 1.6 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 1.0 for fourplex housing or where a

combined total of four dwellings are provided on a site;

iii. 0.8 where a combined total of three dwellings are provided on a site; or,

iv. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing

~~**Site Coverage:**~~ ~~The maximum site coverage is 35%, except this may be increased to a maximum of 40% proportional to the amount of parking provided below grade.~~

**Landscaping:** b. A minimum of 30% of the site shall be landscaped.

~~Notwithstanding Section 12.14.6(b), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Duplex Housing~~ | ~~Installation of a rain barrel system or stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~45%, except this shall be increased to a maximum of 50% proportional to the amount of parking provided below grade.~~ |
| ~~Triplex, Row Housing or Stacked Row Housing~~ | ~~Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~50%, except this shall be increased to a maximum of 55% proportional to the amount of parking provided below grade.~~ |
| ~~Apartments~~ | ~~Installation of a total stormwater capture and treatment system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~55%, except this shall be increased to a maximum of 60% proportional to the amount of parking provided below grade.~~ |

**Height:** c. The maximum height ~~along Beaver Street~~ is ~~11.0~~ 14.5 m.

~~The maximum height elsewhere is 9.0 m.~~

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building ~~under 6.0 m in height, and~~ except it shall be 5.5 m for any full storey above 2 ½ storeys in height ~~portion of a building over this height~~.

e. The minimum side yard is 1.8 m ~~for any portion of a building under 2 storeys, plus 1.0 m for each additional storey or partial storey above 2 storeys; 3.0 m for one side yard where no abutting lane is provided; and 3.6 m where the site abuts a public roadway other than a lane~~.

~~The minimum rear yard is 4.5 m.~~

f. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2½ storeys in height.

12.14.7 **Design Regulations:**

a. Each ~~fourplex, apartment or stacked row~~ dwelling shall have a minimum outdoor amenity area of 5.0 m²~~, and all other dwellings shall have a minimum outdoor amenity area of 7.5 m²~~.

b. Landscaping shall ~~include protection of the~~ preserve existing trees where possible, and include planting of new trees. ~~Particular emphasis should be given to planting of coniferous trees in the front yards.~~

~~Where a lane is available, no access will be permitted from public roadways.~~

c. All mechanical equipment shall be concealed within the roof or building envelope.

~~A minimum of 40% of the site shall be landscaped.~~

~~Accessory Dwellings which are not located within the same building as the principal dwelling are only permitted on a lot having frontage on two or more roadways~~

12.14.8 **Other Regulations:**

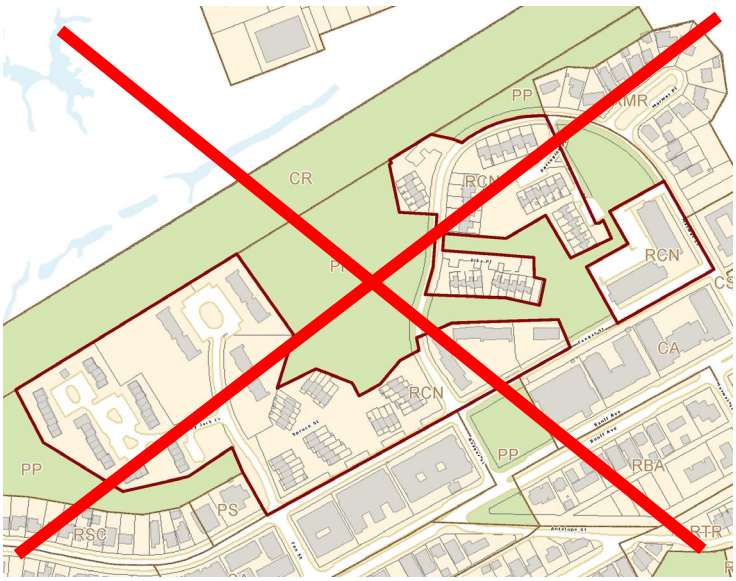
~~In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others~~.

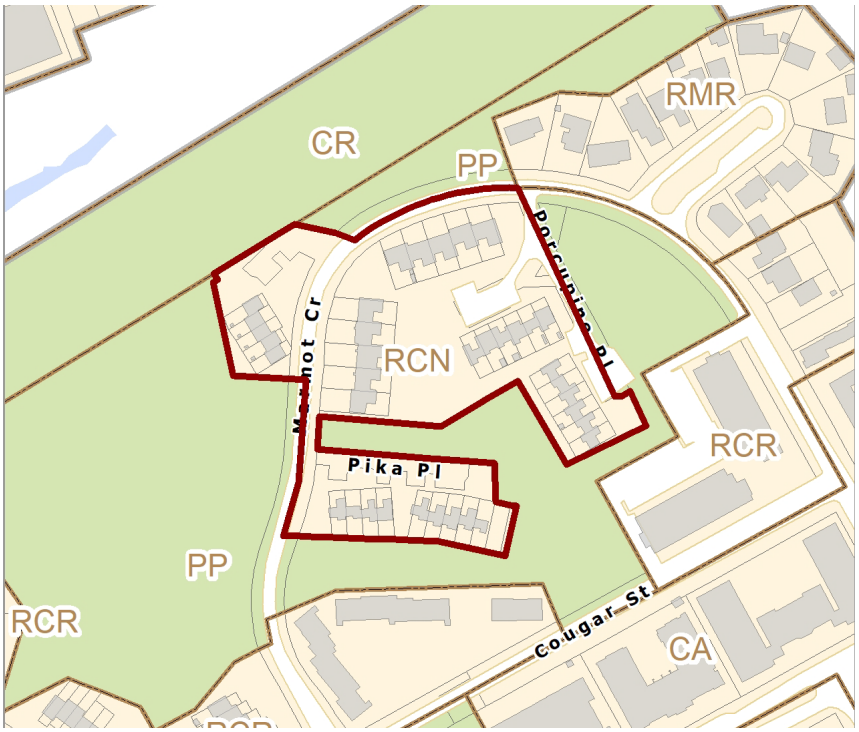
a. No dwelling shall have more ~~than 4 bedrooms except single detached housing may have up to~~ 6 bedrooms ~~per dwelling~~.

## 12.15.0 RCN: Cougar North District

12.15.1 **Area:**

Located ~~between the railway and the CA (Commercial Accommodation) District, this district extends south from~~ on Marmot Crescent ~~to include those residential lots fronting Fox Street. It~~ this district encompasses an area previously developed for row housing ~~and apartment projects~~. This area is surrounded by substantial green space.



## RCN: Cougar North District

12.15.2 **Purpose:**

The purpose of this district is to ~~maintain the existing housing types and neighbourhood character but to~~ allow for ~~minor~~ additions and infill.

12.15.3 **Permitted Uses:**

- Accessory dwelling housing
- Fourplex housing
- Multiplex housing
- Public park
- ~~Row housing~~
- Triplex housing

12.15.4 **Discretionary Uses:**

- Apartment housing
- Assisted living housing
- Duplex housing
- Home occupations type 1
- Home occupations type 2
- Single detached housing
- ~~Stacked row housing~~

12.15.5 **Subdivision Regulations:**

~~a.~~ Subdivision ~~is~~ regulations are at the discretion of the Municipal Planning Commission~~, but must be in the form of a condominium subdivision.~~

12.15.6 **Development Regulations:**

**Density:** ~~The maximum floor area ratio is 0.5.~~

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

**Landscaping:**

b. A minimum of 35% of the site shall be landscaped.

~~**Site Coverage:**~~ ~~c. The maximum site coverage is 30%.~~

~~d. Notwithstanding Section 12.15.6(b), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Row Housing or Stacked Row Housing~~ | ~~Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards.~~ | ~~45%, except this shall be increased to a maximum of 50% proportional to the amount of parking provided below grade.~~ |
| ~~Apartments~~ | ~~Installation of a total stormwater capture and treatment system in accordance with Town of Banff Municipal Engineering Standards.~~ | ~~50%, except this shall be increased to a maximum of 55% proportional to the amount of parking provided below grade.~~ |

**Height:**

e. The maximum height is ~~9.0~~ 11.5 m.

**Setbacks:**

~~The minimum setback from a railway line is 35 m. from the centre line of the nearest railway mainline. All other setbacks are the discretion of the Development Approving Authority.~~

f. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

g. The minimum side yard is 1.8 m

h. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.15.7 **Design Regulations:**

a. Each ~~row house~~ dwelling shall have a minimum outdoor amenity area of ~~7.5 m², and all other dwellings shall have a minimum outdoor amenity area of~~ 5.0 m².

~~b. Landscaping shall supplement existing trees. On-site parking shall be screened and landscaped with treed planting islands and ground cover planting. Substantial tree buffers shall be maintained along the C.P.R. and Cougar Street.~~

~~c. All sites abutting a rail right-of-way shall be developed in accordance with CMHC standards with respect to rail noise and housing.~~

~~d. New development should be in keeping with materials, colours, and architectural forms of existing development.~~

~~e. A minimum of 40% of the site shall be landscaped.~~

12.15.8 **Other Regulations:**

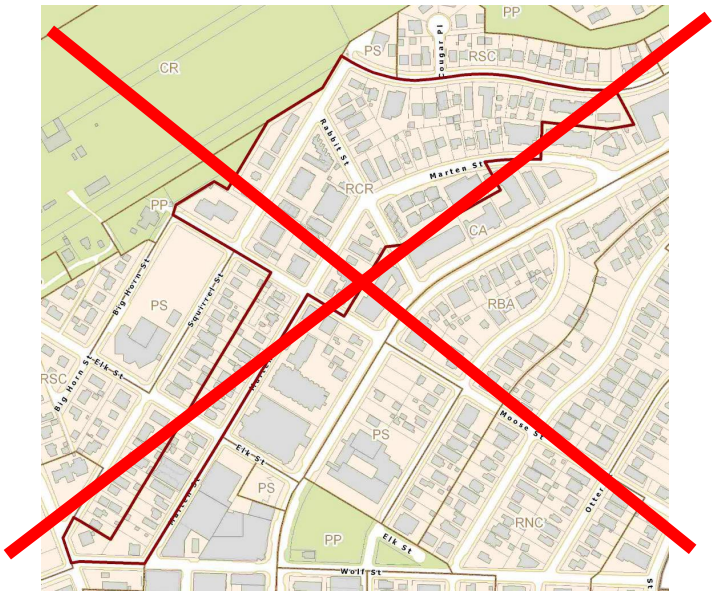
~~In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

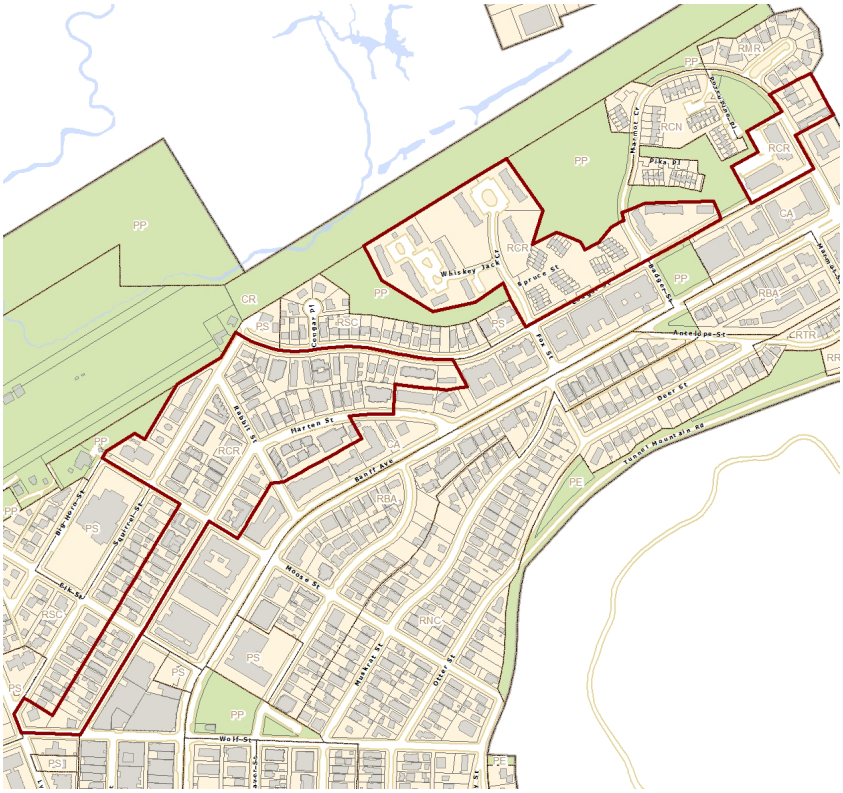
a. No dwelling shall have more than ~~4~~ 6 bedrooms.

## 12.16.0 RCR: Cougar / Rabbit District

12.16.1 **Area:**

This district is between the railway lands and the CA (Banff Avenue) District. The site is northeast of the public elementary school. The area is characterized by a mix of housing forms and includes remnants of first growth spruce forest.






**RCR: Cougar / Rabbit District**

12.16.2 **Purpose:**

The purpose of this district is to provide for redevelopment to a mix of higher density housing types.

12.16.3 **Permitted Uses:**

- Accessory dwelling housing
- Apartment housing
- Fourplex housing
- Public parks
- Multiplex housing
- ~~Row housing~~
- ~~Stacked row housing~~

12.16.4 **Discretionary Uses:**

- Assisted living housing
- Bed and breakfast homes
- Bed and breakfast inns
- Duplex housing
- Home occupations type 1
- Home occupations type 2
- Single detached housing
- Triplex housing

- ~~Group homes~~
- ~~Senior citizen housing~~
- ~~Accessory dwelling~~

12.16.5 **Subdivision Regulations:**

a. The minimum lot width is 15.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum site area is 465 m².

12.16.6 **Development Regulations:**

**Density:** ~~The maximum floor area ratio is 0.9 for apartment, row, and stacked row housing except this may be increased to a maximum of 1.2 in proportion to the amount of parking provided below grade. It is 0.60 for all other uses.~~

a. The maximum floor area ratio is:

i. 1.6 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 1.0 for fourplex housing or where a combined total of four dwellings are provided on a site;

iii. 0.8 where a combined total of three dwellings are provided on a site; or,

iv. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing

~~**Site Coverage:**~~ ~~The maximum site coverage is 35%, except this may be increased to a maximum of 40% in proportion to the amount of parking below grade.~~

**Landscaping:** b. A minimum of 30% of the site shall be landscaped.

~~Notwithstanding Section 12.16.6(b), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Duplex Housing~~ | ~~Installation of a rain barrel system or stormwater management~~ | ~~45%, except this shall be increased to a maximum of 50%~~ |

| | | |
|---|---|---|
| | ~~system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~proportional to the amount of parking provided below grade.~~ |
| ~~Triplex, Fourplex, Row Housing or Stacked Row Housing~~ | ~~Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~50%, except this shall be increased to a maximum of 55% proportional to the amount of parking provided below grade.~~ |
| ~~Apartments~~ | ~~Installation of a total stormwater capture and treatment system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~55%, except this shall be increased to a maximum of 60% proportional to the amount of parking provided below grade.~~ |

**Height:**

c. The maximum height ~~along Marten Street~~ is ~~11.0 m~~ 14.5 m.

~~The maximum height elsewhere is 9.0 m.~~

**Setbacks:**

d. The minimum front yard is 4.0 m for any portion of a building ~~under 6.0 m in height, and~~ except it shall be 5.5 m for any full storey above 2 ½ storeys in height ~~portion of a building over this height~~.

e. The minimum side yard is 1.8 m ~~2.0 m for any portion of a building under 2 storeys, 1.0 m for each additional storey or partial storey above 2 storeys; 3.0 m for one side yard where no abutting lane is provided; and 3.6 m where the site abuts a public roadway other than a lane~~.

~~The minimum rear yard is 4.5 m. At the discretion of the Development Approving Authority, the minimum required rear yard setback for apartment housing, row housing and stacked row housing may be increased where the district abuts the RSC District.~~

f. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.16.7 **Design Regulations:**

a. Each dwelling shall have a minimum outdoor amenity area of ~~7.5 m², except apartment or stacked row dwellings may have a minimum outdoor amenity area of~~ 5.0 m².

~~b. A minimum of 40% of the site shall be landscaped.~~

~~c. Vehicular access will be restricted to an abutting lane where a lane exists.~~

~~d. All sites abutting a rail right of way shall be developed in accordance with CMHC standards with respect to rail noise and housing.~~

~~e. At grade parking is permitted in the rear yard provided it is screened and landscaped to minimize visual impact.~~

f. Landscaping shall include replacement and replanting of trees, along all frontages~~, with particular emphasis on coniferous trees. Landscaping in the rear yard setback shall include protection of existing trees and planting of new trees to ensure the retention and provision of a significant tree buffer between adjacent properties.~~

~~g. Accessory Dwellings which are not located within the same building as the principal dwelling are only permitted on a lot having frontage on two or more roadways.~~

12.16.8 **Other Regulations:**

~~a. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

b. No dwelling shall have more than ~~4 bedrooms except single detached housing may have up to~~ 6 bedrooms ~~per dwelling~~.

## 12.17.0 RGA: Glen Avenue District

12.17.1 **Area:**

This district is bounded by the YWCA, residential development, Glen Avenue, and Spray Avenue.



## RGA: Glen Avenue District

12.17.2 **Purpose:**

The purpose of this district is to provide for a mix of housing units ~~which are developed, and the lease held by a not-for-profit housing organization or corporation~~.

12.17.3 **Permitted Uses:**

- Accessory dwelling housing
- Fourplex housing
- Multiplex housing
- Public parks
- Triplex housing
- ~~Duplex housing~~
- ~~Row housing~~

12.17.4 **Discretionary Uses:**

- Apartment housing
- Assisted living housing
- Duplex housing
- Home occupations type 1
- Single detached housing~~, Fourplex, or Stacked row housing~~
- Utility services
- ~~Accessory dwelling~~

12.17.5 **Subdivision Regulations:**

a. Subdivision regulations are at the discretion of the Municipal Planning Commission.

~~b. The minimum lot area for a single-detached dwelling is 223 m².~~

~~c. The minimum lot area for a duplex dwelling is 223 m².~~

~~d. The minimum lot area for a row house dwelling is 110 m².~~

~~e. The minimum lot width for a single detached dwelling is 9.0 m.~~

~~f. The minimum lot width for a duplex dwelling is 5.0 m.~~

~~g. The minimum lot width per row house dwelling is 6.0 m.~~

~~h. The minimum lot depth for a duplex or a single detached dwelling is 22.5 m.~~

~~i. The minimum lot depth per row house dwelling is 20.0 m.~~

12.17.6 **Development Regulations:**

**Density:** ~~The maximum floor area ratio is 0.45 for single~~

~~detached housing and 0.5 for all other uses~~.

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

~~**Site Coverage:**~~ ~~The maximum site coverage is 35%.~~

**Landscaping:** b. A minimum of 35% of the site shall be landscaped.

~~c. Notwithstanding Section 12.17.6(b), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Duplex Housing~~ | ~~Installation of a rain barrel system or stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~45%, except this shall be increased to a maximum of 50% proportional to the amount of parking provided below grade.~~ |
| ~~Triplex, Fourplex, Row Housing or Stacked Row Housing~~ | ~~Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~50%, except this shall be increased to a maximum of 55% proportional to the amount of parking provided below grade.~~ |

**Height:** d. The maximum height is 11.5 m. ~~10.0 m for row houses. It is 9.0 m for all other uses.~~

**Setbacks:** ~~The Spray Avenue setback will be 6.0 m.~~

e. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey

above 2 ½ storeys in height.

~~The Glen Avenue setback will be 3.0 m.~~

f. The minimum side yard is 1.8 m.

~~All other setbacks will be 2.0 m from adjacent properties.~~

g. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.17.7 **Design Regulations:**

a. Each dwelling unit shall have a minimum outdoor amenity area of ~~7.5 m²~~ 5.0 m².

b. New development should endeavour to preserve existing trees wherever possible and create or maintain a tree buffer along Spray and Glen Avenues.

~~c. A minimum of 30% of the site shall be landscaped, and all required yards shall be landscaped, with particular emphasis on coniferous trees and plant material.~~

~~d. A minimum of one parking stall per single family or duplex dwelling shall be located in an enclosed garage.~~

12.17.8 **Other Regulations:**

~~The maximum gross floor area for a dwelling is 165 m².~~

a. No dwelling shall ~~contain~~ have more than ~~four~~ 6 bedrooms.

~~In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others~~.

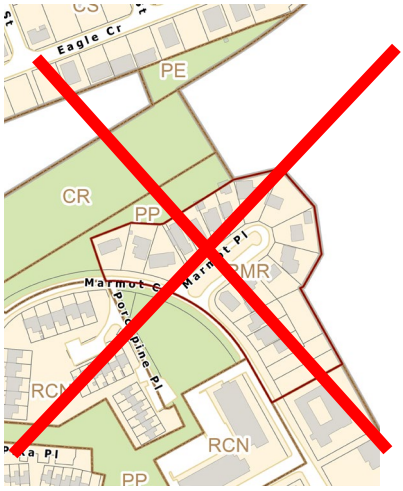
~~No accessory buildings are permitted.~~

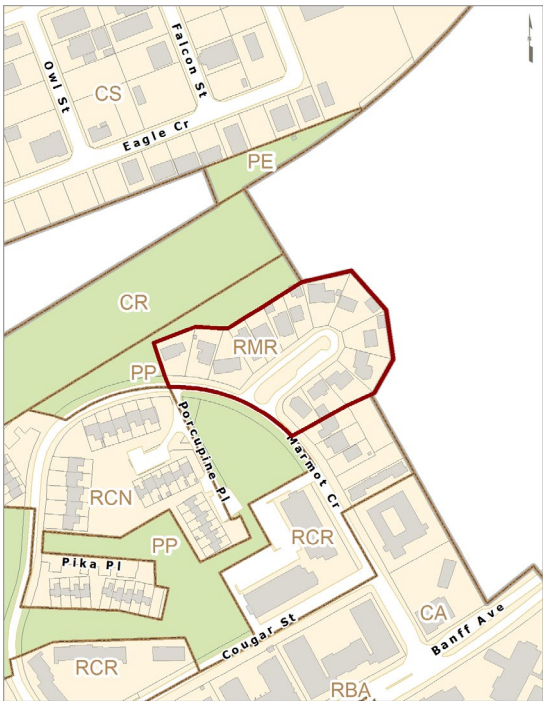
~~No access to collector roads is permitted. The number of access points from Glen Avenue should be minimized or combined into one shared access~~.

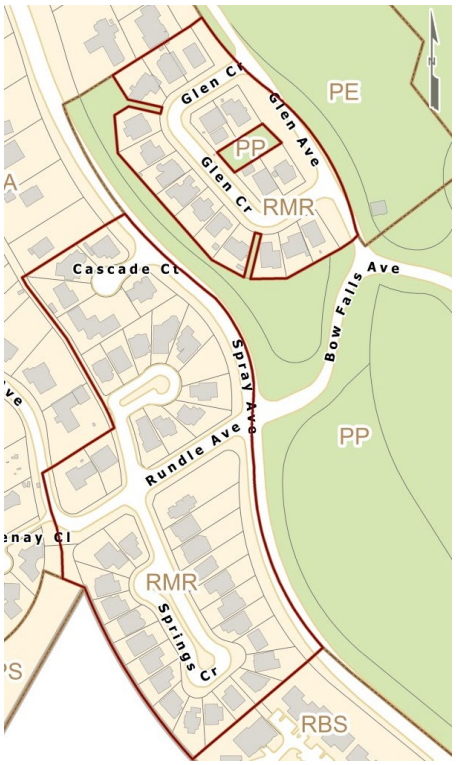
## 12.18.0 RMR: Marmot / Rundle District

12.18.1 **Area:**

This district is located in two areas. The first is the area around Marmot Place adjacent to the northern Town boundary which is predominantly surrounded by open space. ~~Open space surrounds this small enclave of single detached housing. Commercial accommodation uses abut on the east.~~ The second portion is centered on Rundle Avenue and includes Springs Crescent, Glen Crescent, Lougheed Circle, and Cascade Court. ~~The district is comprised primarily of single detached housing with mature landscaping.~~



## RMR: Marmot / Rundle District

12.18.2 **Purpose:**

The purpose of this district is to provide for the eventual redevelopment of single detached housing into ~~duplex~~ fourplex housing.

12.18.3 **Permitted Uses:**

- Accessory dwelling housing
- Duplex housing
- Fourplex housing
- Public parks
- Triplex housing

12.18.4 **Discretionary Uses:**

- Assisted living housing
- Bed and breakfast homes
- Home occupations type 1
- Home occupations type 2
- Single detached housing
- ~~Accessory dwelling~~

12.18.5 **Subdivision Regulations:**

a. The minimum lot width is 15.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 465 m².

12.18.6 **Development Regulations:**

| | |
|---|---|
| **Density:** | ~~The maximum floor area ratio is 0.60 for single detached housing and 0.7 for duplex housing.~~<br>a. The maximum floor area ratio is:<br>i. 0.9 for triplex, fourplex housing or where a combined total of three or more dwellings are provided on a site;<br>ii. 0.7 where a combined total of two dwellings are provided on a site. |
| ~~**Site Coverage:**~~ | ~~The maximum site coverage is 40%.~~ |
| **Landscaping:** | b. A minimum of 40% of the site shall be landscaped. |
| | ~~Notwithstanding Section 12.18.6(b), the maximum site coverage may be increased as follows:~~ |

| | | | |
|---|---|---|---|
| | ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
| | ~~Duplex Housing~~ | ~~Installation of a rain barrel system or stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~50%~~ |
| **Height:** | c. The maximum height is ~~9.0~~ 10.0 m. | | |
| **Setbacks:** | d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height. | | |
| | e. The minimum rear yard is ~~4.5 m~~ 2.0 m for any portion of a building under 3 storeys, and 3.5 m for any portion of a building 3 storeys and above. | | |
| | f. The minimum side yard is 1.8 m~~; 3.0 m clear of projections for one side yard where no front attached garage and no abutting lane is provided; and on a corner site, 3.6 m where the site abuts a public roadway other than a lane.~~ | | |

12.18.7 **Design Regulations:**

~~A minimum of 45% of the site shall be landscaped.~~

a. New development should ensure the provision of a tree buffer along public roadways, especially collector roads.

b. Direct access to ~~collector roads~~ Spray Avenue is ~~discouraged~~ prohibited.

c. Each dwelling unit shall have a minimum outdoor amenity area of 5.0 $m^2$.

12.18.8 **Other Regulations:**

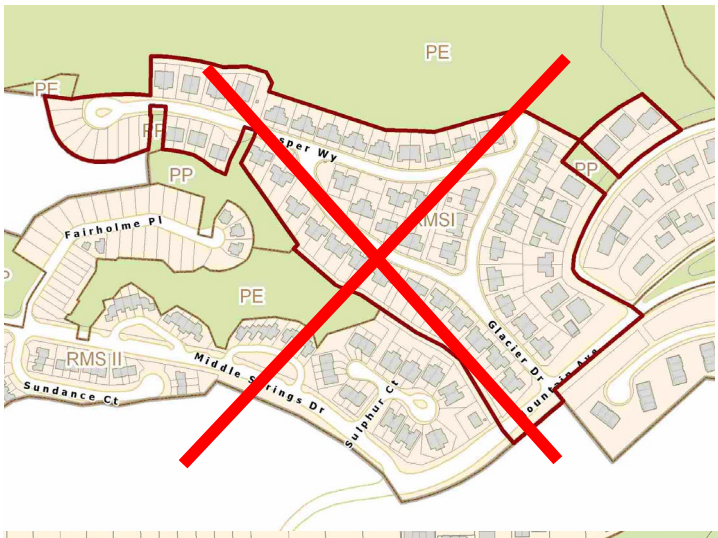
~~a. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

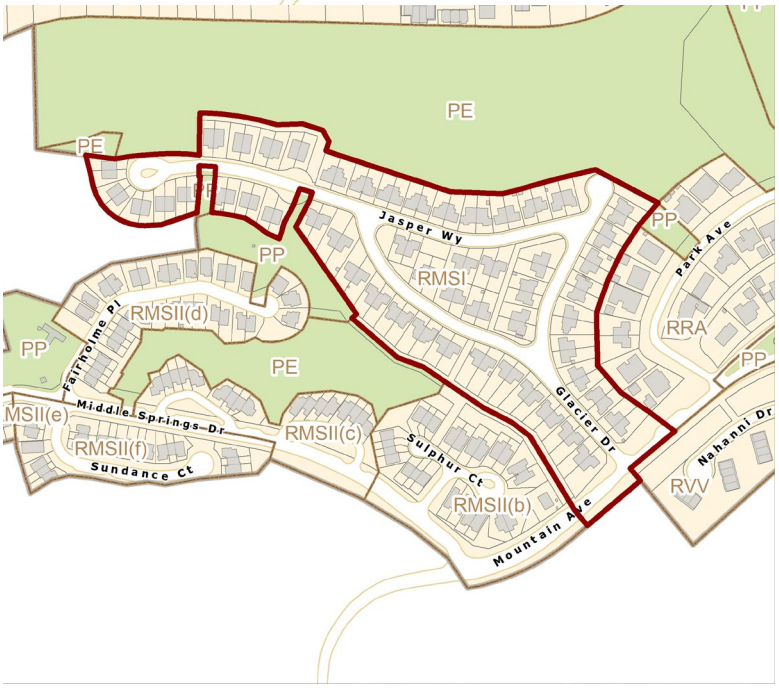
b. No dwelling shall contain more than 6 bedrooms.

## 12.19.0 RMS I: Middle Springs I District

12.19.1 **Area:**

This district is located on the lower slopes of Tunnel Mountain, with access from Mountain Avenue. ~~This district is comprised of duplex housing accessible from Glacier Drive and Jasper Way. The duplex housing on the west side of Park Avenue are also included in this district.~~



## RMS I: Middle Springs I District

12.19.2 **Purpose:**

The purpose of this district is to ~~provide for duplex housing~~ allow for increased residential development through infill housing.

12.19.3 **Permitted Uses:**

- Accessory dwelling housing
- Duplex housing
- Fourplex housing
- Public parks
- Triplex housing

12.19.4 **Discretionary Uses:**

- Assisted living housing
- ~~Bed and breakfast homes on Lots 1-8, Villa Block 21, Plan 7410679~~
- Home occupations type 1
- Home occupations type 2
- Single detached housing
- Utility services
- ~~Accessory dwelling~~

12.19.5 **Subdivision Regulations:**

a. Subdivision regulations are at the discretion of the Municipal Planning Commission.

~~b. The minimum lot area for a dwelling is 250 m².~~

~~c. The minimum lot width for properties registered under CLSR Plan 91742 (former Middle Springs II(g)) and CLSR Plan 78254 (former Middle Springs II(a)) is 6.0 m. The minimum lot width elsewhere is 15 m~~

~~d. The minimum lot depth is 28 m.~~

12.19.6 **Development Regulations:**

**Density:** ~~The maximum floor area ratio for properties registered under CLSR Plan 91742 (former Middle Springs II(g)) is 0.6. The maximum floor area ratio elsewhere is 0.5.~~

a. The maximum floor area ratio is:

i. 0.9 for triplex, fourplex housing or where a combined total of three or more dwellings are provided on a site;

ii. 0.7 where a combined total of two dwellings are provided on a site.

**Landscaping:** b. A minimum of 40% of the site shall be landscaped

~~**Site Coverage:**~~ ~~The maximum site coverage is 30%.~~

~~Notwithstanding Section 12.19.6(b), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Duplex Housing~~ | ~~Installation of a rain barrel system or stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~40%~~ |

**Height:** c. The maximum height is ~~9.0~~ 10.0 m.

**Setbacks:** d. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

e. The minimum side yard is 1.8 m ~~2.5 m except it is 3.5 m where the side yard abuts a public roadway~~.

f. The minimum rear yard is ~~4.5 m~~ 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.19.7 **Design Regulations:**

~~a. Any exterior alterations, redevelopment, or additions, shall be completed using design, architectural details, materials, and colours complementary to the existing development.~~

~~b. No parking area in required side yards will be permitted.~~

c. All lot grading and drainage must be compatible with any existing master grading and drainage plans.

~~d. A minimum of 40% of each lot shall be landscaped and new landscaping should emphasize native species and natural patterns of planting consistent with the landscaping guidelines set forth in the Banff Design Guidelines.~~

~~e. Selective planting of appropriate species, other than grass, is encouraged for all utility rights-of-way.~~

f. Each dwelling unit shall have a minimum outdoor amenity area of ~~6.0~~ 5.0 m².

~~g. Lighting shall be minimized where possible with discreet placement. All lighting fixtures must be low glare in nature and incorporate a high cut off angle consistent with the Outdoor Lighting Regulations set forth in Section 8.0.0.~~

h. Fencing within this Land Use District shall be consistent with the Middle Springs II Area Structure Plan and any applicable Environmental Screening requirements in order to allow for animal protection and/or migration.

i. The extent of artificial grading including cut and fill techniques, as well as the use of retaining walls, shall be discouraged and minimized in accordance with Middle Springs II Area Structure Plan.

~~j. A minimum of 1 parking stall per dwelling shall be located in a carport or enclosed garage, except for parking associated with an Accessory Dwelling.~~

~~k. Exterior building finishes, roofing, and landscape materials should take into consideration potential wildfire hazard.~~

12.19.8 **Other Regulations:**

~~a. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

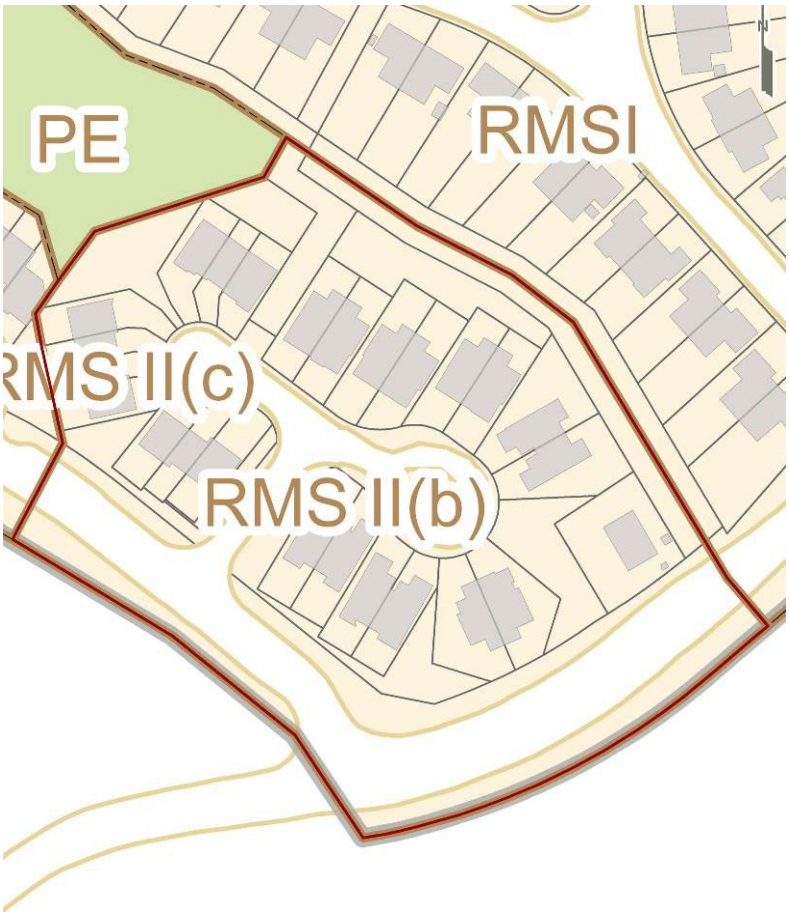
~~b. The maximum gross floor area for a dwelling is 165 m².~~

c. No dwelling shall have more than ~~4~~ 6 bedrooms.

## 12.20.0 RMS II(B): Middle Springs II(B) District

12.20.1 **Area:**

This is a ~~new area of~~ residential development adjacent to and up slope ~~to~~ of the ~~existing~~ Middle Springs I ~~development~~ district on the shoulder of Sulphur Mountain.



## RMS II(B): Middle Springs II(B) District

12.20.2 **Purpose:**

The purpose of this district is to provide for a mix of ~~affordable~~ housing ~~units which are developed by a not for profit housing corporation or organization. This zoning is established for bareland condominium type developments.~~ which allows for increased residential development through infill housing.

12.20.3 **Permitted Uses:**

- Accessory dwelling housing
- Duplex housing
- Fourplex housing
- Public parks
- ~~Row Housing~~
- Triplex housing

12.20.4 **Discretionary Uses:**

- Assisted living housing
- Home occupations type 1
- Indoor and outdoor recreation services
- Single detached housing
- Utility services
- ~~Accessory dwelling~~

12.20.5 **Subdivision Regulations:**

a. Subdivision regulations are at the discretion of the Municipal Planning Commission.

~~b. The minimum lot area for a duplex building is 270 m².~~

~~c. The minimum lot area for a row house unit is 140 m².~~

~~d. The minimum lot width for a duplex unit is 9.0 m.~~

~~e. The minimum lot width per row house unit is 6.0 m.~~

~~f. The minimum lot dept for a duplex unit is 28.5 m.~~

~~g. The minimum lot depth per row house unit is 22.5 m.~~

12.20.6 **Development Regulations:**

**Density:** ~~The maximum floor area ratio is 0.7 for duplex housing and 0.8 for row housing.~~

a. The maximum floor area ratio is:

i. 0.9 for triplex, fourplex housing or where a combined

total of three or more dwellings are provided on a site;

ii. 0.7 where a combined total of two dwellings are provided on a site.

~~**Site Coverage:**~~ ~~b. The maximum site coverage is 40%.~~

**Landscaping:** c. A minimum of 40% of the site shall be landscaped.

~~d. Notwithstanding Section 12.20.6(b), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Duplex Housing~~ | ~~Installation of a rain barrel system or stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~50%~~ |
| ~~Row Housing~~ | ~~Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~60%~~ |

~~**Height:**~~ ~~e. The maximum duplex height is 9.0 m.~~

f. The maximum ~~row house~~ height is 10.0 m.

**Setbacks:** g. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

h. The minimum side yard is 1.8 m.

i. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

j. Public utility buildings will be required to have a setback of 5.0 m from perimeter site boundaries.

~~i. Individual Lots~~

~~For individual unit lots the minimum front yard is 4.0 m.~~

~~The minimum side yard is 1.8 m, except it is 3.0 m where the side yard abuts a public roadway.~~

~~The minimum rear yard is 4.5 m~~

~~ii. Development Setbacks~~

12.20.7 **Design Regulations:**

a. All lot grading and drainage must be compatible with the master grading and drainage plan for this development.

~~b. Parking is only permitted in paved driveway areas and designated parking areas.~~

~~c. A minimum of one (1) parking stall per dwelling shall be located in an enclosed garage except for parking associated with an accessory dwelling.~~

~~d. A minimum of 40% of each lot shall be landscaped.~~

e. Each dwelling unit shall have a minimum outdoor amenity area of ~~6.0~~ 5.0 m².

~~f. Exterior building finishes, roofing, and landscape materials should take into consideration potential wildfire hazard.~~

12.20.8 **Other Regulations:**

~~a. The maximum gross floor area for a dwelling is 165 m² except for Accessory Dwellings which are subject to gross floor area restrictions in Section 8.10.0.~~

b. No dwelling shall have more than ~~four~~ 6 bedrooms.

~~c. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

d. No access to Mountain Avenue is permitted from individual lots except for the public utility lot.

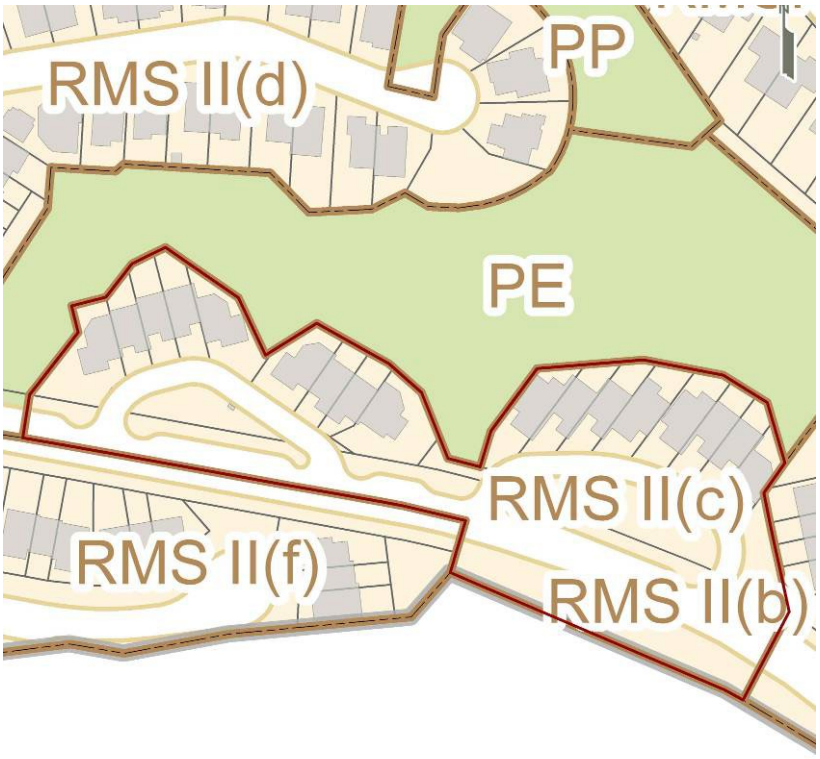
~~e. No accessory buildings are permitted on row house lots.~~

~~f. All common property is to be maintained in a natural state.~~

## 12.21.0 RMS II(C): Middle Springs II(C) District

12.21.1 **Area:**

This is ~~a new~~ an area of residential development adjacent to and west of the ~~existing~~ Middle Springs II(B) (Sulphur Court Development).



## RMS II(C): Middle Springs II(C) District

12.21.2 **Purpose:**

The purpose of this district is to provide for ~~affordable row house units which are developed by a not-for-profit housing corporation or organization. This zoning is established for bareland condominium type developments.~~ a mix of housing which allows for increased residential development through infill housing.

12.21.3 **Permitted Uses:**

- ~~Row houses/Row houses with Accessory Dwellings~~
- Accessory dwelling housing
- Fourplex housing
- Multiplex housing
- Triplex housing

12.21.4 **Discretionary Uses:**

- Apartment Housing
- Assisted living housing
- Duplex housing
- Home occupations type 1
- Single detached housing
- Public Parks

12.21.5 **Subdivision Regulations:**

Subdivision regulations are at the discretion of the Municipal Planning Commission

~~The following represents subdivision regulations within the bareland condominium.~~

~~a. The minimum lot area for a row house unit is 140 m².~~

~~b. The minimum lot width per row house unit is 7.5 m.~~

~~c. The minimum lot depth per row house unit is 21.5 m.~~

12.21.6 **Development Regulations:**

**Density:** ~~The maximum floor area ratio is 1.0.~~

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a

combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

~~**Site Coverage:**~~ ~~The maximum site coverage is 45%.~~

**Landscaping:** b. A minimum of 35% of the site shall be landscaped.

~~c. Notwithstanding Section 12.21.6(b), the maximum site coverage may be increased as follows~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Row Housing~~ | ~~Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~60%~~ |

**Height:** d. The maximum ~~row house~~ height is ~~10.0~~ 11.5 m.

**Setbacks:**

e. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

f. The minimum side yard is 1.8 m.

g. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

~~i. Individual Lots~~

~~For individual unit lots the minimum front yard is 4.0m to the face of the garage or 4.4m to the face of the building.~~

~~The minimum side yard is 1.8 m.~~

~~The minimum rear yard is 4.5 m.~~

~~ii. Development Setbacks~~

~~A setback of 6.0 m is required from the front street (Middle Springs Drive) to any residential building location.~~

12.21.7 **Design Regulations:**

a. All lot grading and drainage must be compatible with the master grading and drainage plan for this development.

~~b. Parking is only permitted in paved driveway areas and designated parking areas.~~

~~c. A minimum of one (1) parking stall per dwelling shall be located in an enclosed garage.~~

~~d. A minimum of 40% of each development shall be landscaped, and all required yards shall be landscaped, with particular emphasis on coniferous trees and plant material, and native plant species.~~

e. Each dwelling unit shall have a minimum outdoor amenity area of ~~6 m²~~ 5.0 m².

~~f. Exterior building finishes, roofing, and landscape materials should take into consideration potential wildfire hazard.~~

g. The extent of cut and fill, and in particular, the use of retaining walls, shall be minimized in accordance with the Middle Springs II Area Structure Plan.

h. New development should endeavour to preserve existing trees wherever possible, and create or maintain significant tree buffer along Middle Springs Drive.

i. Fencing is discouraged in this district in order to protect animal migration paths.

12.21.8 **Other Regulations:**

~~A principal dwelling unit may not have more than four bedrooms.~~

a. No dwelling shall have more than 6 bedrooms.

~~b. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

~~c. All units designated as types "A", "B", and "C" are permitted to have accessory dwellings, provided that there is one designated parking space for each accessory suite.~~

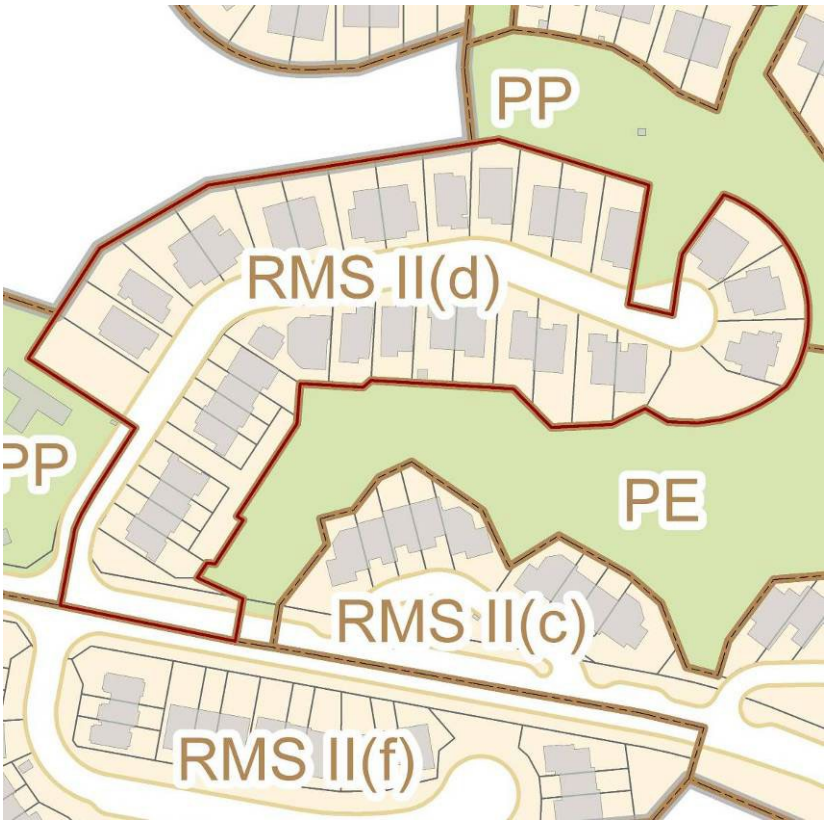
d. No access to Middle Springs Drive is permitted from individual lots.

~~e. No accessory buildings are permitted on Row house lots.~~

## 12.22.0 RMS II(D): Middle Springs II(D) District

12.22.1 **Area:**

This is an area of residential development adjacent to the RMS II(C) (Middle Springs II(C)) Land Use District ~~bounded on the south by Middle Springs Drive and on the north and west by Municipal Reserve Lands~~ open space that is characterized by steeply sloping terrain with mature vegetation.



## RMS II(D): Middle Springs II(D) District

12.22.2 **Purpose:**

The purpose of this district is to provide a mixture of residential housing types to include affordable housing as developed by a not-for-profit Housing Corporation as well as privately developed single detached housing on privately leased lots which allow for increased residential development through infill housing.

12.22.3 **Permitted Uses:**

- Accessory dwelling housing
- Duplex housing
- Fourplex Housing
- ~~Row housing~~
- Public parks
- Triplex housing

12.22.4 **Discretionary Uses:**

- Assisted living housing
- Community recreation services
- ~~Accessory dwellings~~
- Home occupations type 1
- Public utility lots
- Single detached housing

12.22.5 **Subdivision Regulations ~~(Row Housing)~~:**

a. Subdivision regulations are ~~is~~ at the discretion of the Municipal Planning Commission.

~~b. The minimum lot width is 6.1 m.~~

~~c. The minimum lot depth is 21.5 m.~~

~~d. The minimum lot area is 140 m².~~

~~e. Row house uses within the Land Use District shall be limited to a maximum of two locations with a maximum of 4 contiguous lots per location.~~

12.22.6 ~~**Subdivision Regulations (Duplex and Single Detached Housing):**~~

~~a. Subdivision is at the discretion of the Municipal Planning Commission.~~

~~b. The minimum lot width is 7.5 m.~~

~~c. The minimum lot depth is 21.0 m.~~

~~d. The minimum lot area is 220 m².~~

12.22.7 **Development Regulations:**

**Density:**

~~The maximum floor area ratio is 0.50 for residential single detached housing and 0.60 for duplex housing. The maximum floor area ratio is 0.80 for row housing.~~

~~Community recreation services uses are subject to the more restrictive of 350 m² gross floor area or a floor area ratio of 0.20~~

a. The maximum floor area ratio is:

i. 0.9 for triplex, fourplex housing or where a combined total of three or more dwellings are provided on a site;

ii. 0.7 where a combined total of two dwellings are provided on a site.

**Landscaping:**

b. A minimum of 40% of the site shall be landscaped.

~~**Site Coverage:**~~

~~c. The maximum site coverage is 35% for single detached housing, duplex housing, and row housing.~~

~~d. Notwithstanding Section 12.22.7(c), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Duplex Housing~~ | ~~Installation of a rain barrel system or stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~45%~~ |
| ~~Row Housing~~ | ~~Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~50%~~ |

**Height:**

e. The maximum height is ~~9.0~~ 10.0 m.

**Setbacks:**

f. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

g. The minimum side yard is 1.8 m.

h. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in

height.

~~i. The minimum front yard for single detached, and duplex housing is 3.8 m, and 4.8 m to the face of any attached garage.~~

~~j. The minimum front yard for row housing is 3.8 m, with a setback of 4.8 m for any portion of a row housing building on or above the second storey or over 4.5 m in height.~~

~~k. The minimum front yard for community recreational services is 6.0 m.~~

~~l. The minimum rear yard for single detached, duplex and row housing is 4.5 m and 6.0 m for community recreational services, except that lots with a depth of 24.0 meters or less may have a rear yard of 4.5 m.~~

~~m. The minimum side yard is 1.8 m for single detached duplex and row housing, except no building on a side yard may be closer than 6.0 m to a public roadway (edge of right of way) other than a lane.~~

~~n. The minimum side yard of single detached, duplex and row housing abutting a municipal reserve, community reserve, and utility right-of-way may be reduced to 1.2 m at the discretion of the Development Approving Authority.~~

o. The minimum side yard of community recreation services is 6.0 m.

12.22.8 **Design Regulations:**

~~a. A minimum of 45% of the site shall be landscaped.~~

b. New development should ensure the retention of existing natural landscapes and vegetation. Tree cutting shall conform with mitigation and requirements as determined in the approved Middle Springs II Area Structure Plan and Environmental Screening.

c. All required yards shall be landscaped and new landscaping should emphasize native species and natural patterns of planting.

d. Selective planting of appropriate species, other than grass, is encouraged for all utility rights-of-way.

e. All lot grading and drainage must be compatible with the master grading and drainage plan for this Land Use District as described in the approved Middle Springs II Area Structure Plan.

~~f. Parking is permitted only in paved driveway areas and other approved parking areas, and a minimum of one parking space per principal dwelling for all uses other than row housing and accessory dwellings, shall be located in an enclosed garage.~~

g. Each dwelling shall have a minimum outdoor amenity area of ~~6.0~~ 5.0 m².

~~h. Exterior building finishes, roofing, landscaping and other associated construction materials should take into consideration potential wildfire hazard.~~

i. The extent of artificial grading including cut and fill techniques, as well as the use of retaining walls, shall be discouraged and minimized in accordance with the approved Middle Springs II Area Structure Plan.

j. Fencing within this Land Use District should be considered only when consistent with the Middle Springs II Area Structure Plan and Environmental Screening requirements in order to allow for animal protection and/or migration.

~~k. Buildings should be designed to enhance the pedestrian environment by minimizing the visual impact of garages and by providing enclosed porches, verandahs, and other similar design features.~~

~~l. Accessory dwellings or buildings shall be designed to complement the residential nature of the development.~~

~~m. Lighting should be minimized where possible with discreet placement. All lighting fixtures must be low glare in nature and incorporate a high cut-off angle.~~

12.22.9 **Other Regulations:**

~~a. A principal dwelling may not have more than four bedrooms.~~

b. No dwelling shall have more than 6 bedrooms.

c. No access to Middle Springs Drive is permitted from individual lots.

~~d. Projections into front yards shall not interfere with the placement, operation and/or maintenance of shallow utilities or similar infrastructure.~~

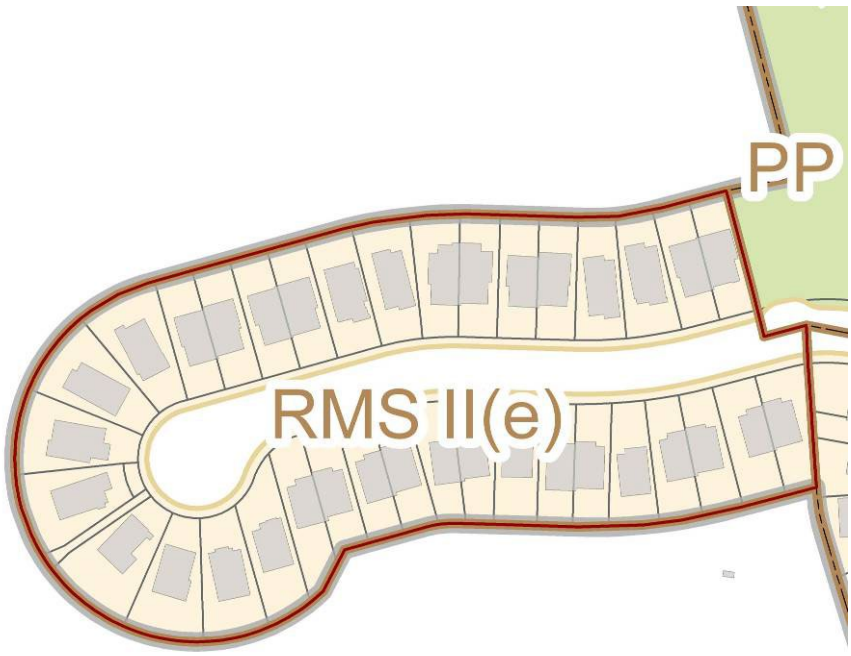
~~e. Accessory buildings are not permitted on row housing sites.~~

~~f. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

## 12.23.0 RMS II(E): Middle Springs II(E) District

12.23.1 **Area:**

This area is located west of and adjacent to RMS II(F) (Middle Springs II(F)) Land Use District. Its north, south and west boundaries are coterminous with the Town boundary beyond which lies Parks Canada lands. The site is characterized by moderately sloping land with mature vegetation.



## RMS II(E): Middle Springs II(E) District

12.23.2 **Purpose:**

The purpose of this district is to provide for a mix of affordable housing types which ~~are developed by a not-for-profit housing corporation or organization.~~ allow for increased residential development through infill housing.

12.23.3 **Permitted Uses:**

- Accessory Dwelling Housing
- ~~Accessory dwellings located within a dwelling unit on lots 1 to 16, block 30, plan 0113208~~
- Duplex housing
- Fourplex housing
- Triplex housing

12.23.4 **Discretionary Uses:**

- Assisted living housing
- Home occupations type I
- Utility services
- Single detached housing
- ~~Accessory dwellings located on lots other than lots 1 to 16, block 30, plan 0113208~~

12.23.5 **Subdivision Regulations:**

The following represents subdivision regulations for duplex and single family units.

a. The minimum lot area for a unit is 220 $m^2$.

b. The minimum lot width per unit is 7.5 m.

c. The minimum lot depth per unit is 28.0 m.

12.23.6 **Development Regulations:**

**Density:**

~~The maximum floor area ratio is 0.50 for single detached housing and 0.60 for duplex housing.~~

a. The maximum floor area ratio is:

i. 0.9 for triplex, fourplex housing or where a combined total of three or more dwellings are provided on a site;

ii. 0.7 where a combined total of two dwellings are provided on a site.

**Landscaping:**

b. A minimum of 40% of the site shall be landscaped.

~~**Site Coverage:**~~ ~~c. The maximum site coverage is 35%.~~

~~d. Notwithstanding Section 12.23.6(b), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Duplex Housing~~ | ~~Installation of a rain barrel system or stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~45%~~ |

**Height:**

e. The maximum height is ~~9.0~~ 10.0 m.

**Setbacks:**

f. The minimum front yard setback shall be 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

g. The minimum side yard ~~for single detached housing and duplex housing shall be~~ is 1.8 m.

~~The minimum rear yard for single detached housing and duplex housing shall be 4.5 m.~~

h. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.23.7 **Design Regulations:**

~~a. A minimum of 45% of each lot shall be landscaped.~~

b. All required yards shall be landscaped and new landscaping should emphasize native species and natural patterns of planting.

c. Selective planting of appropriate species, other than grass, is encouraged for all utility rights-of-way.

d. All lot grading and drainage must be compatible with the master grading and drainage plan for this Land Use District as described in the Area Structure Plan (ASP).

e. Each dwelling unit shall have a minimum outdoor amenity area of ~~6.0~~ 5.0 $m^2$.

~~f. Exterior building finishes, roofing, landscaping and other associated construction materials should take into consideration potential wildfire hazard.~~

g. The extent of artificial grading including cut and fill techniques, as well as the use of retaining walls, shall be discouraged and minimized in accordance with the Area Structure Plan.

h. Fencing within this Land Use District should be considered only when consistent with the Area Structure Plan and Environmental Screening requirements in order to allow for animal protection and/or migration.

~~i. Buildings should be designed to enhance the pedestrian environment by minimizing the visual impact of garages and by providing enclosed porches, verandahs, and other similar design features.~~

~~j. Lighting should be minimized where possible with discreet placement. All lighting fixtures must be low glare in nature and incorporate a high cut off angle.~~

12.23.8 **Other Regulations:**

~~A principal dwelling unit shall not have more than four (4) bedrooms.~~

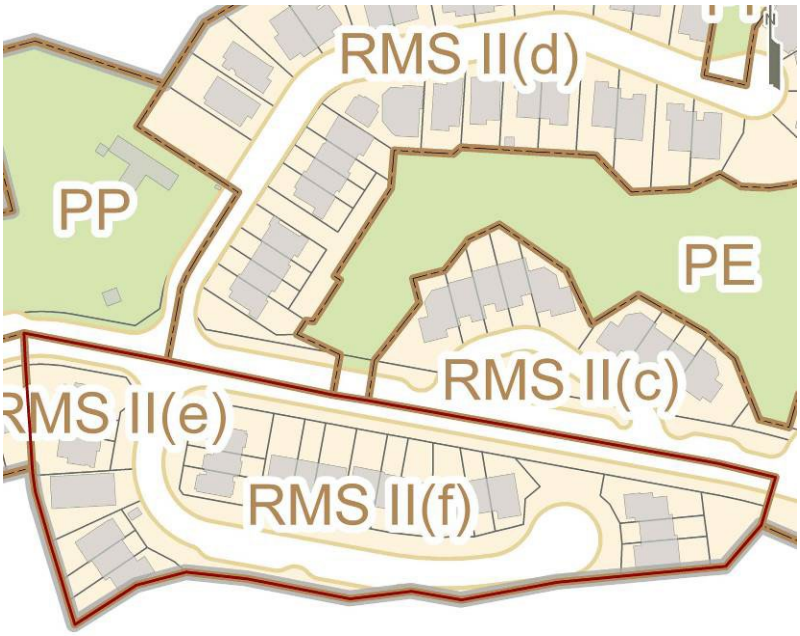
a. No dwelling shall have more than 6 bedrooms.

~~b. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

## 12.24.0 RMS II(F): Middle Springs II(F) District

12.24.1 **Area:**

This is an area of residential development adjacent to the RMS II(D) (Middle Springs II(D)) Land Use District bounded on the north by Middle Springs Drive and on the south by the Town boundary and Parks Canada lands. The site is characterized by variable sloping terrain ~~with mature vegetation~~.



## RMS II(F): Middle Springs II(F) District

12.24.2 **Purpose:**

The purpose of this district is to provide for ~~affordable~~ medium density residential units, which ~~are developed by a not-for-profit Housing Corporation or organization~~ allow for increased residential development through infill housing. ~~This zoning is established for bareland condominium type developments.~~

12.24.3 **Permitted Uses:**

- Accessory dwelling housing
- Fourplex housing
- Multiplex housing
- Triplex housing
- ~~Row housing~~

12.24.4 **Discretionary Uses:**

- Apartment housing
- Assisted living housing
- Duplex housing
- Home occupations type I
- Public parks
- Single detached housing
- Utility Services

12.24.5 **Subdivision Regulations:**

a. The minimum lot width is 6.0 m.

b. The minimum lot depth is 21.0 m.

c. The minimum lot area is 140 $m^2$.

12.24.6 **Development Regulations:**

**Density:**

a. The maximum floor area ratio is: ~~for the site is 1.0.~~

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

**Landscaping:** b. A minimum of 35% of the site shall be landscaped.

~~**Site Coverage:**~~ ~~c. The maximum site coverage is 40%.~~

~~d. Notwithstanding Section 12.24.6(b), the maximum site coverage may be increased as follows::~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Row Housing~~ | ~~Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~60%~~ |

**Height:** e. The maximum height is 11.5 m. ~~9.0 m, except at the discretion of the Development Approving Authority, the maximum height for units may be increased to 10.0 m at the downslope face of buildings on sloping sites.~~

**Setbacks:** ~~For individual lots, the minimum front yard is 3.8 m and 4.8 m to the face of any attached garage.~~

f. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

~~The minimum rear yard is 4.5 m except that lots with a depth of 24.0 m or less may have a rear yard of 4.5 m.~~

g. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

h. The minimum side yard is 1.8 m~~, and 3.6 m where the site abuts a public roadway other than a lane, except the minimum side yard of row housing abutting a municipal reserve, or community reserve may be reduced to 1.2 m at the discretion of the Development Approving Authority~~.

i. The minimum front yard for a public utility lot is 6.0 m.

j. The minimum side yard of public utility lots is 1.8 m.

k. The minimum rear yard for a public utility lot is 4.0 m

12.24.7 **Design Regulations:**

~~a. A minimum of 45% of the site shall be landscaped.~~

b. New development should ensure the retention of existing natural landscapes and vegetation and should also create and/or maintain significant tree buffers along Middle Springs Drive. Tree cutting and site rehabilitation shall conform with mitigation requirements as determined in the approved Middle Springs II Area Structure Plan and Environmental Screening.

c. All required yards shall be landscaped and new landscaping should emphasize native species and natural patterns of planting.

d. Selective planting of appropriate native species, other than grass, is encouraged for all utility lots/rights-of-way.

e. All lot grading and drainage must be compatible with the master grading and drainage plan for this Land Use District as described in the Middle Springs II Area Structure Plan.

~~f. Parking is permitted only in paved driveway areas and other approved parking areas.~~

g. Each dwelling shall have a minimum outdoor amenity area of ~~6.0~~ 5.0 m².

~~h. Exterior building finishes, roofing, landscaping and other associated construction materials should take into consideration potential wildfire hazard.~~

i. The extent of artificial grading including cut and fill techniques, as well as the use of retaining walls shall be discouraged and minimized in accordance with the Middle Springs II Area Structure Plan.

j. Fencing within this Land Use District should be considered only when consistent with the Middle Springs II Area Structure Plan and Environmental Screening requirements in order to allow for animal protection and/or migration.

~~k. Buildings should be designed to enhance the pedestrian environment by minimizing the visual impact of garages and by providing porches, verandahs and other similar design features.~~

~~l. Lighting should be minimized where possible with discreet placement. All lighting fixtures must be low glare in nature and incorporate a high cut-off angle.~~

~~m. Construction shall conform with environmental design initiatives as established by Town of Banff Policy or Bylaws consistent with the intent of the Banff Community Plan.~~

12.24.8 **Other Regulations:**

a. No dwelling shall have more than ~~four (4)~~ 6 bedrooms.

b. No access to Middle Springs Drive is permitted from individual lots.

~~c. Projections into front yards shall not interfere with the placement, operation and/or maintenance of shallow utilities or similar infrastructure.~~

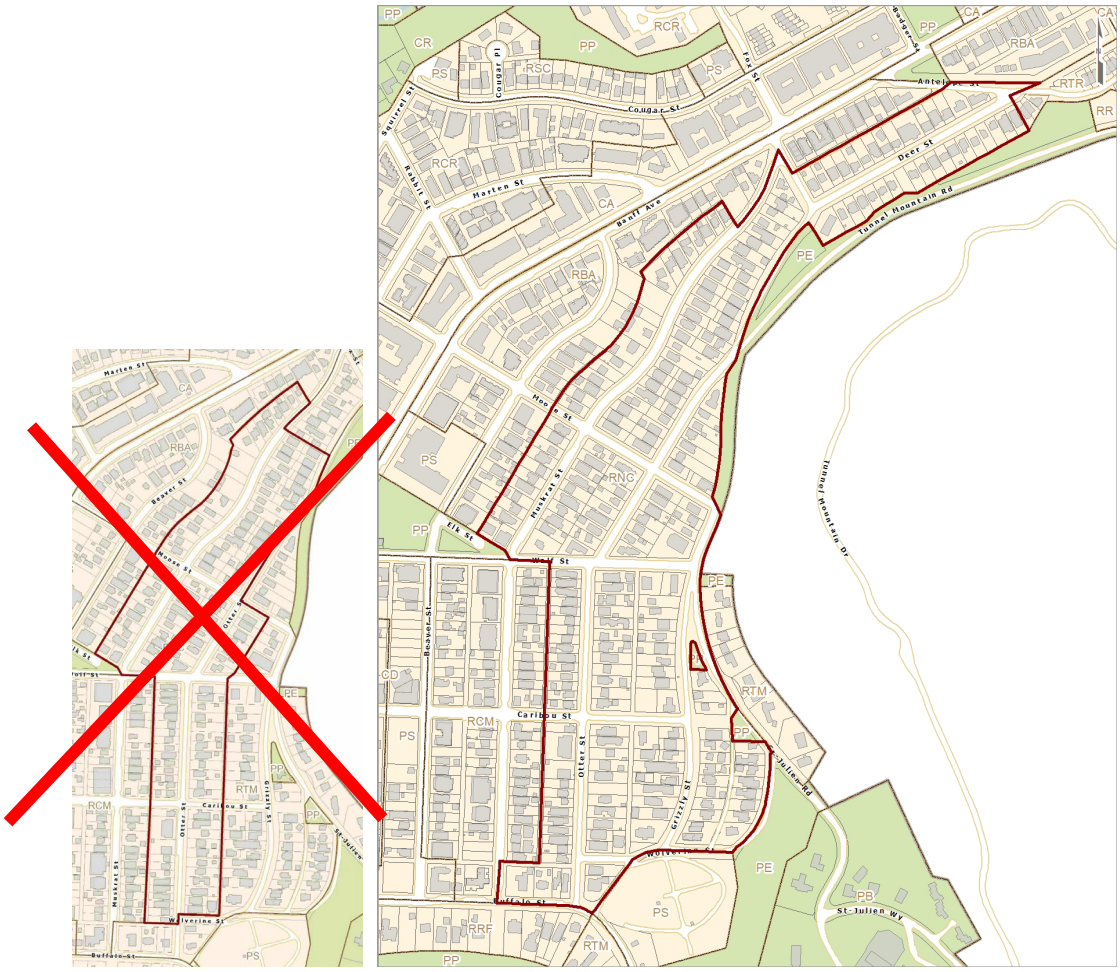
~~d. Accessory buildings are not permitted.~~

~~c. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

## 12.25.0 RNC: North Central District

12.25.1 **Area:**

This district, primarily along parts of Otter and Muskrat Streets on the lower slopes of Tunnel Mountain, is immediately above the higher density residential districts. ~~This district is part of the older residential core of Banff. Originally developed as a single family dwelling neighbourhood, it has undergone extensive redevelopment.~~



## RNC: North Central District

12.25.2 **Purpose:**

The purpose of this district is to provide for a mix of ~~duplex and fourplex~~ medium density housing in a transition zone between adjacent lower density and higher density residential districts.

12.25.3 **Permitted Uses:**

- Accessory dwelling housing
- ~~Duplex housing~~
- Fourplex housing
- Multiplex housing
- Public parks
- Triplex housing

12.25.4 **Discretionary Uses:**

- Apartment Housing
- Assisted living housing
- Bed and breakfast homes
- Bed and breakfast inns
- Duplex housing
- ~~Group homes~~
- Home occupations type 1
- Home occupations type 2
- Single detached housing
- ~~Accessory dwelling~~

12.25.5 **Subdivision Regulations:**

a. The minimum lot width is 12.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 450 $m^2$.

~~d. Notwithstanding (b), bare land condominium subdivisions will be considered for existing lots with a minimum of 60 m lot depth.~~

12.25.6 **Development Regulations:**

**Density:** ~~The maximum floor area ratio is 0.8 for triplex, duplex and fourplex housing and 0.60 for all other uses.~~

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a

combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing

**Landscaping:**

b. A minimum of 35% of the site shall be landscaped.

~~**Site Coverage:**~~

~~c. The maximum site coverage is 35% except for lots less than 15.0 m in width, or when parking is located below grade where it may be increased to a maximum of 40% in proportion to the amount of underground parking.~~

~~d. Notwithstanding Section 12.25.6(b), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Duplex Housing~~ | ~~Installation of a rain barrel system or stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~45%, except this shall be increased to a maximum of 50% proportional to the amount of parking provided below grade or for lots less than 15.0 m in width.~~ |
| ~~Triplex or Fourplex Housing~~ | ~~Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~50%, except this shall be increased to a maximum of 55% proportional to the amount of parking provided below grade or for lots less than 15.0 m in width.~~ |

**Height:**

e. The maximum height is ~~9.0~~ 11.5 m.

**Setbacks:**

f. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

g. The minimum side yard is 1.8 m ~~for any portion of a building under 2 storeys, plus 1.0 m for each additional storey or partial storey; 2.0 m for one side yard where no abutting lane exists; and 3.6 m where the site abuts a public roadway other than a lane~~.

h. The minimum rear yard ~~4.5 m~~ 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.25.7 **Design Regulations:**

a. Each dwelling shall have a minimum outdoor amenity area of 5.0 m².

~~b. Vehicular access is restricted to an abutting lane where a lane exists.~~

~~c. A minimum of 40% of the site shall be landscaped.~~

d. Landscaping shall include protection of the existing trees and planting of new trees.

~~e. Accessory Dwellings which are not located within the same building as the principal dwelling are only permitted on a lot having frontage on two or more roadways.~~

12.25.8 **Other Regulations:**

~~a. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

~~b. A fourplex, triplex or duplex shall have not more than 4 bedrooms per dwelling.~~

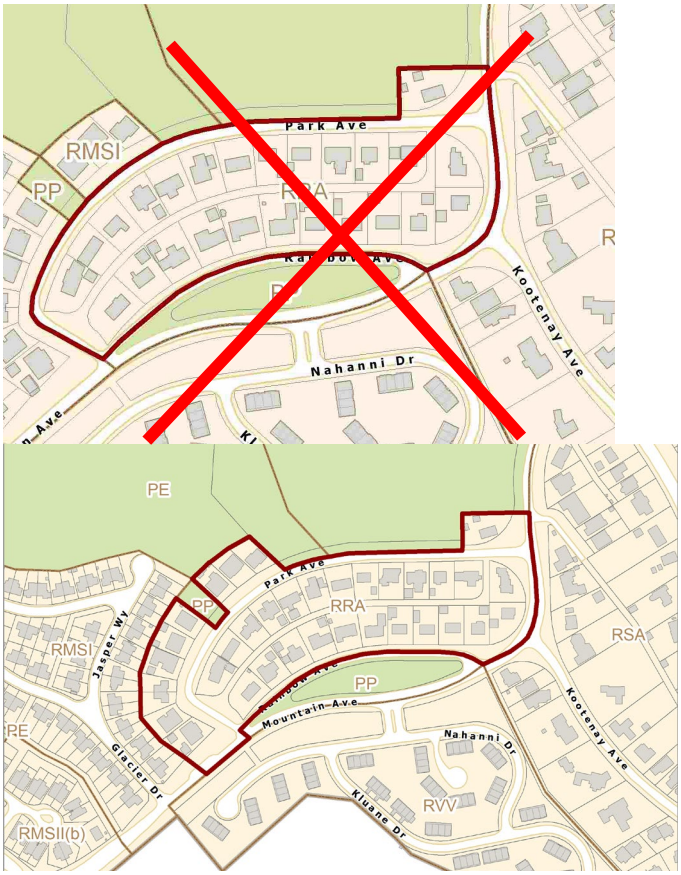
c. ~~A single detached dwelling may not~~ No dwelling shall have more than 6 bedrooms.

~~d. Single detached housing shall conform to the regulations of the RMR (Marmot/Rundle) District.~~

## 12.26.0 RRA: Rainbow Avenue District

12.26.1 **Area:**

This district is ~~an established enclave of single detached housing~~ located south of the Parks Canada administration building. It is flanked by the Middle Springs residential district to the west and Valleyview to the south.



## RRA: Rainbow Avenue District

12.26.2 **Purpose:**

The purpose of this district is to provide for the eventual redevelopment into medium density housing ~~of single detached housing into duplex housing~~.

12.26.3 **Permitted Uses:**

- Accessory dwelling housing
- ~~Duplex housing~~
- Fourplex housing
- Multiplex housing
- Public parks
- Triplex housing

12.26.4 **Discretionary Uses:**

- ~~Accessory dwelling~~
- Apartment housing
- Assisted living housing
- Bed and breakfast homes
- Duplex housing
- ~~Group homes~~
- Home occupations type 1
- Home occupations type 2
- Single detached housing

12.26.5 **Subdivision Regulations:**

a. The minimum lot width is 15.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 560 m².

12.26.6 **Development Regulations:**

**Density:** ~~The maximum floor area ratio is 0.35 for single detached housing and 0.45 for duplex housing~~.

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing

single detached housing

**Landscaping:** b. A minimum of 35% of the site shall be landscaped.

~~**Site Coverage:**~~ ~~c. The maximum site coverage is 30%.~~

~~d. Notwithstanding Section 12.26.6(b), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Duplex Housing~~ | ~~Installation of a rain barrel system or stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~40%~~ |

**Height:** e. The maximum height is ~~9.0 m~~ 11.5 m.

**Setbacks:** f. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

g. The minimum rear yard is ~~4.5 m~~ 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

h. The minimum side yard is 1.8 m ~~2.0 m, 3.0 m clear of projections for one side yard where no front attached garage and no abutting lane is provided; and on a corner site, 4.0 m for the side yard abutting a public roadway other than a lane.~~

12.26.7 **Design Regulations:**

~~a. A minimum of 50% of the site shall be landscaped.~~

b. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$

c. New development should include substantial landscaping to compensate for the general lack of trees in much of this area.

12.26.8 **Other Regulations:**

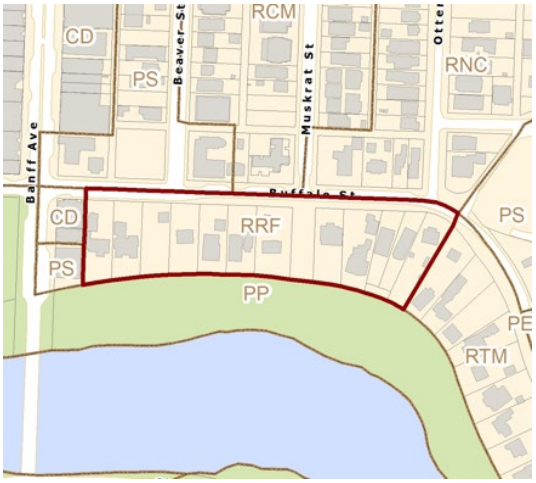
~~a. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

b. No dwelling shall contain more than 6 bedrooms.

## 12.27.0 RRF: River Front District

12.27.1 **Area:**

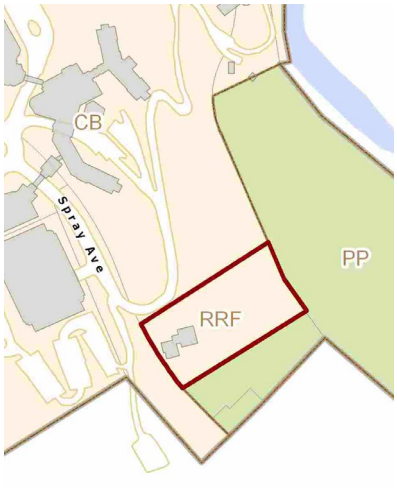
This district covers three lower density residential areas adjacent to the Bow River and one lot adjacent to the Banff Springs Hotel. These large deep lots, with river views, are unique among Banff's residential areas. Along Buffalo Street, large, well landscaped single detached houses predominate.









## RRF: River Front District

12.27.2 **Purpose:**

The purpose of this district is to provide for the eventual redevelopment of single detached housing into ~~duplex~~ medium density housing on relatively large lots within a naturally landscaped transition zone between the Bow River and adjacent land use districts.

12.27.3 **Permitted Uses:**

- Accessory dwelling housing
- ~~Duplex housing~~
- Fourplex housing
- Multiplex housing
- Public parks
- Triplex housing

12.27.4 **Discretionary Uses:**

- ~~Accessory dwelling~~
- Apartment housing
- Assisted living housing
- Bed and breakfast homes
- Duplex housing
- Home occupations type 1
- Home occupations type 2
- Single detached housing

12.27.5 **Subdivision Regulations:**

a. The minimum lot width is 15.0 m.

b. The minimum lot depth is 38.0 m.

c. The minimum lot area is 750 $m^2$.

12.27.6 **Development Regulations:**

**Density:** ~~The maximum floor area ratio shall be 0.35 for single detached housing and 0.45 for duplex housing.~~

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing

single detached housing

**Landscaping:** b. A minimum of 35% of the site shall be landscaped.

~~**Site Coverage:**~~ ~~c. The maximum site coverage is 30%.~~

~~d. Notwithstanding Section 12.27.6(b), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Duplex Housing~~ | ~~Installation of a rain barrel system or stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~40%~~ |

**Height:** e. The maximum height is ~~8.0 m~~ 11.5 m.

**Setbacks:** f. The minimum front yard is ~~6.0 m~~ 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

g. The minimum rear yard is ~~4.5 m~~ 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

h. The minimum side yard is 1.8 m ~~2.0 m; 3.0 m clear of projections for one side yard where no front attached garage and no abutting lane is provided; and 4.0 m on a corner site where the site abuts a public roadway other than a lane.~~

12.27.7 **Design Regulations:**

~~a. A minimum of 50% of the site shall be landscaped.~~

b. Each dwelling shall have a minimum outdoor amenity area of 5.0 m²

c. Mature vegetation should be retained wherever possible.

12.27.8 **Other Regulations:**

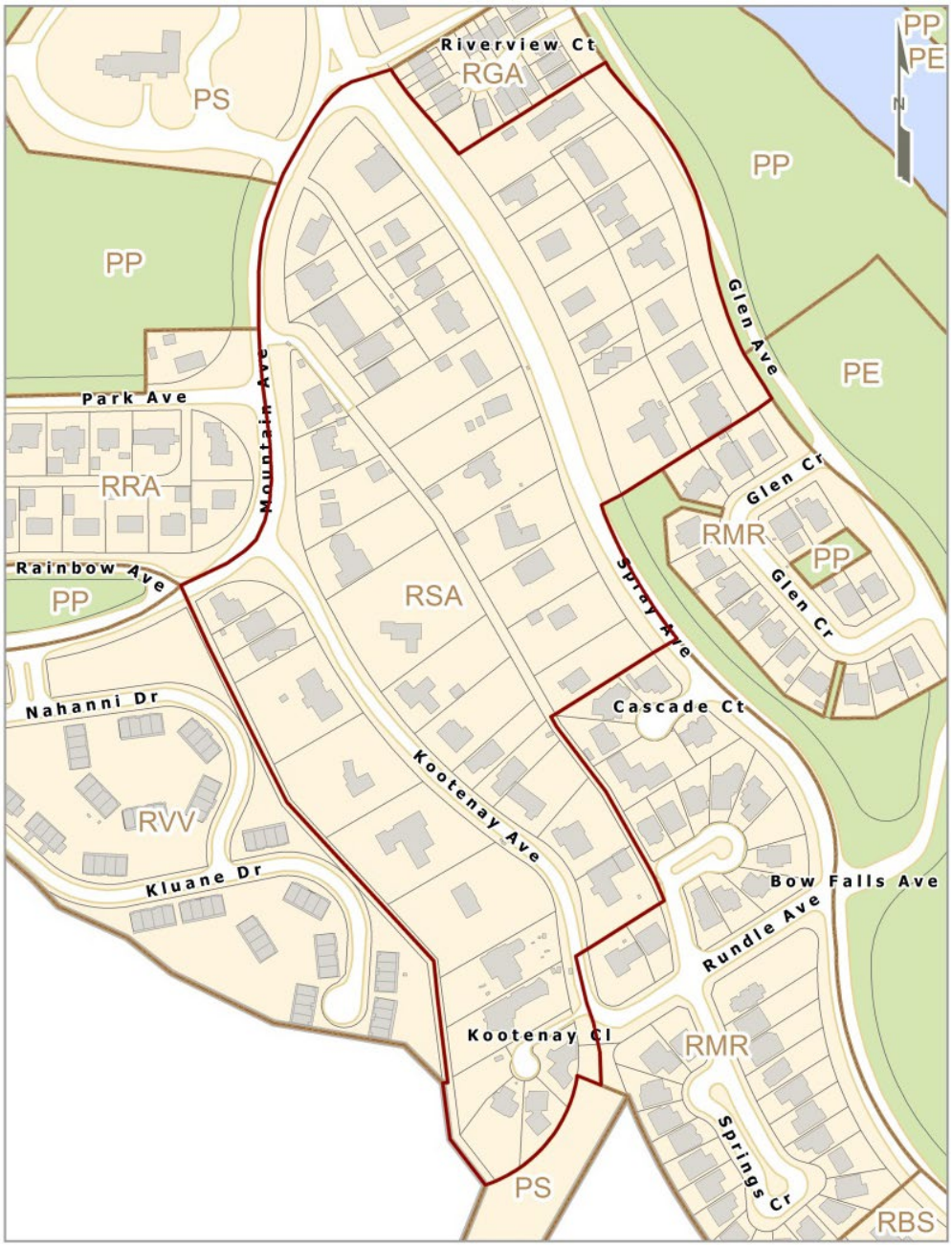
~~a. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

b. No dwelling shall contain more than 6 bedrooms.

## 12.28.0 RSA: Spray Avenue District

12.28.1 **Area:**

This district is located along Spray, Kootenay, and Glen Avenues. Two important visitor routes on Mountain and Spray Avenues run through the area. ~~The overall character is primarily single detached housing on large "villa" lots.~~



## RSA: Spray Avenue District

12.28.2 **Purpose:**

The purpose of this district is to provide for the eventual redevelopment of single detached into medium density housing ~~duplex housing on large lots~~.

12.28.3 **Permitted Uses:**

- Accessory dwelling housing
- ~~Duplex housing~~
- Fourplex housing
- Multiplex housing
- Public parks
- Triplex housing

12.28.4 **Discretionary Uses:**

- ~~Accessory dwelling~~
- Apartment housing
- Assisted living housing
- Bed and breakfast homes
- Duplex housing
- Home occupations type 1
- Single detached housing

12.28.5 **Subdivision Regulations:**

a. The minimum lot width is 15.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 600 $m^2$.

~~d. Notwithstanding (b), bare land condominium subdivisions will be considered for existing lots with a minimum lot depth of 60 m incorporating private roads or shared driveways.~~

~~e. For bare land condominium developments pursuant to s.12.28.5(d), the minimum lot area per dwelling unit shall be 650 $m^2$ excluding land required for common access ways.~~

12.28.6 **Development Regulations:**

**Density:** ~~The maximum floor area ratio is 0.40 for single family homes and 0.50 for duplex housing.~~

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a

site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing

**Landscaping:** b. A minimum of 35% of the site shall be landscaped.

~~**Site Coverage:** c. The maximum site coverage is 30%.~~

~~d. Notwithstanding Section 12.28.6(b), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Duplex Housing~~ | ~~Installation of a rain barrel system or stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~40%~~ |

**Height:** e. The maximum height is ~~9.0 m~~ 11.5 m.

**Setbacks:** f. The minimum front yard is ~~6.0 m~~ 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

g. The minimum rear yard is ~~4.5 m~~ 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

h. The minimum side yard is 1.8 m ~~2.0 m; 3.0 m clear of projections for one side yard where no front attached garage and no abutting lane is provided; and on a corner site, 5.0 m where the site abuts a public roadway other than a lane.~~

~~i. For condominium developments pursuant to s.12.28.5(d), the following side yard setbacks shall apply:~~

~~i. 2.0 m from the unit boundary;~~

~~ii. 1.0 m from the boundary of a private driveway; and~~

~~iii. 3.0 m from the boundary of a private roadway.~~

12.28.7 **Design Regulations:**

a. Maintain all existing mature tree stock located within required yards except where driveways are required.

~~b. A minimum of 50% of the site shall be landscaped, with particular emphasis on coniferous trees and plant materials.~~

c. The design of any development proposed on a corner site shall reflect its dual frontage, through window treatment, building projections and roof forms facing both the flanking roadway and the frontage roadway.

d. Each dwelling shall have a minimum outdoor amenity area of 5.0 $m^2$.

12.28.8 **Other Regulations:**

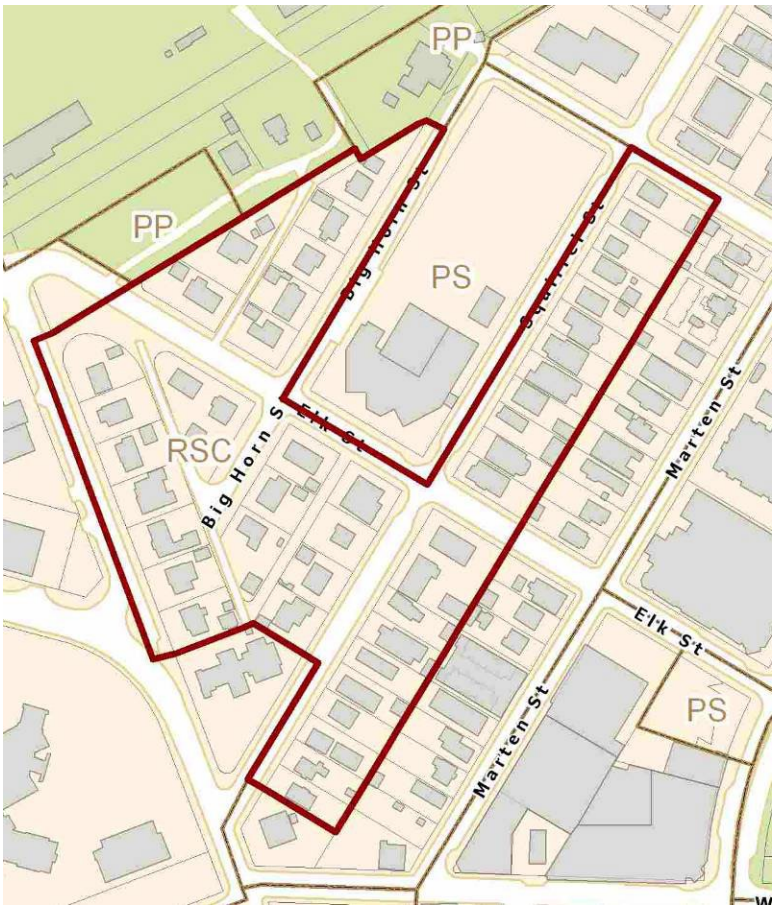
~~a. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

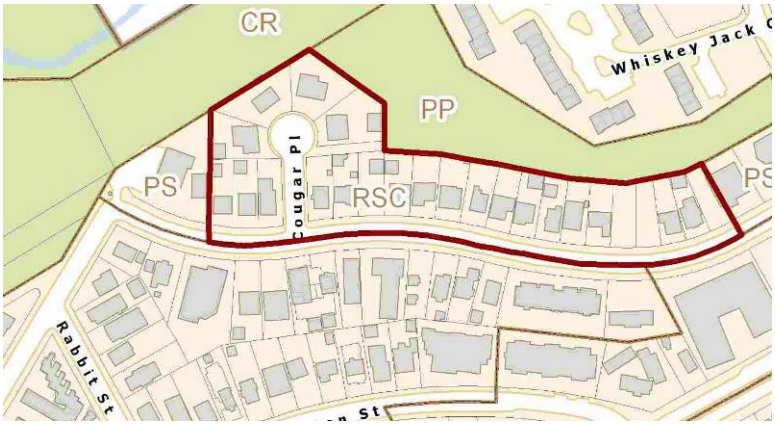
b. No dwelling shall contain more than 6 bedrooms.

## 12.29.0 RSC: Squirrel / Cougar District

12.29.1 **Area:**

This area consists primarily of duplex and single detached housing located adjacent to Banff Elementary School and along the northern edge of the town.



## RSC: Squirrel / Cougar District

12.29.2 **Purpose:**

The purpose of this district is to provide for ~~duplex housing with~~ future redevelopment to ~~triplex and fourplex~~ high density housing.

12.29.3 **Permitted Uses:**

- Accessory dwelling housing
- Apartment housing
- ~~Duplex housing~~
- Fourplex housing
- Multiplex housing
- Public parks

12.29.4 **Discretionary Uses:**

- ~~Accessory dwelling~~
- Assisted living housing
- Bed and breakfast homes
- Duplex housing
- ~~Fourplex housing~~
- ~~Group homes~~
- Home occupations type 1
- Home occupations type 2
- Single detached housing
- Triplex housing

12.29.5 **Subdivision Regulations:**

a. The minimum lot width is 12.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 420 $m^2$.

12.29.6 **Development Regulations:**

**Density:**

~~The maximum floor area ratio is 0.60 for single detached housing and 0.70 for all other uses.~~

a. The maximum floor area ratio is:

i. 1.6 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 1.0 for fourplex housing or where a combined total of four dwellings are provided on a site;

iii. 0.8 where a combined total of three dwellings are provided on a site; or,

iv. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

**Landscaping:** b. A minimum of 30% of the site shall be landscaped.

~~**Site Coverage:** c. The maximum site coverage is 35%.~~

~~d. Notwithstanding Section 12.29.6(b), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Duplex Housing~~ | ~~Installation of a rain barrel system or stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~45%, except this shall be increased to a maximum of 50% proportional to the amount of parking provided below grade.~~ |
| ~~Triplex or Fourplex Housing~~ | ~~Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~50%, except this shall be increased to a maximum of 55% proportional to the amount of parking provided below grade.~~ |

**Height:** e. The maximum height is ~~9.0 m~~ 14.5 m.

**Setbacks:** f. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

g. The minimum side yard is 1.8 m ~~2.0 m; 3.0 m clear of projections for one side yard where no front attached garage and no abutting lane is provided; and on a corner site, 4.0 m where the site abuts a public roadway other than a lane~~.

h. The minimum rear yard is ~~4.5 m~~ 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.29.7 **Design Regulations:**

a. Each dwelling shall have a minimum outdoor amenity area of 5.0 m².

~~b. A minimum of 50% of the site area shall be landscaped. Where the maximum site coverage exceeds 50%, the remainder of the site shall be landscaped.~~

~~c. New development should include substantial landscaping to compensate for the general lack of trees in much of this area.~~

12.29.8 **Other Regulations:**

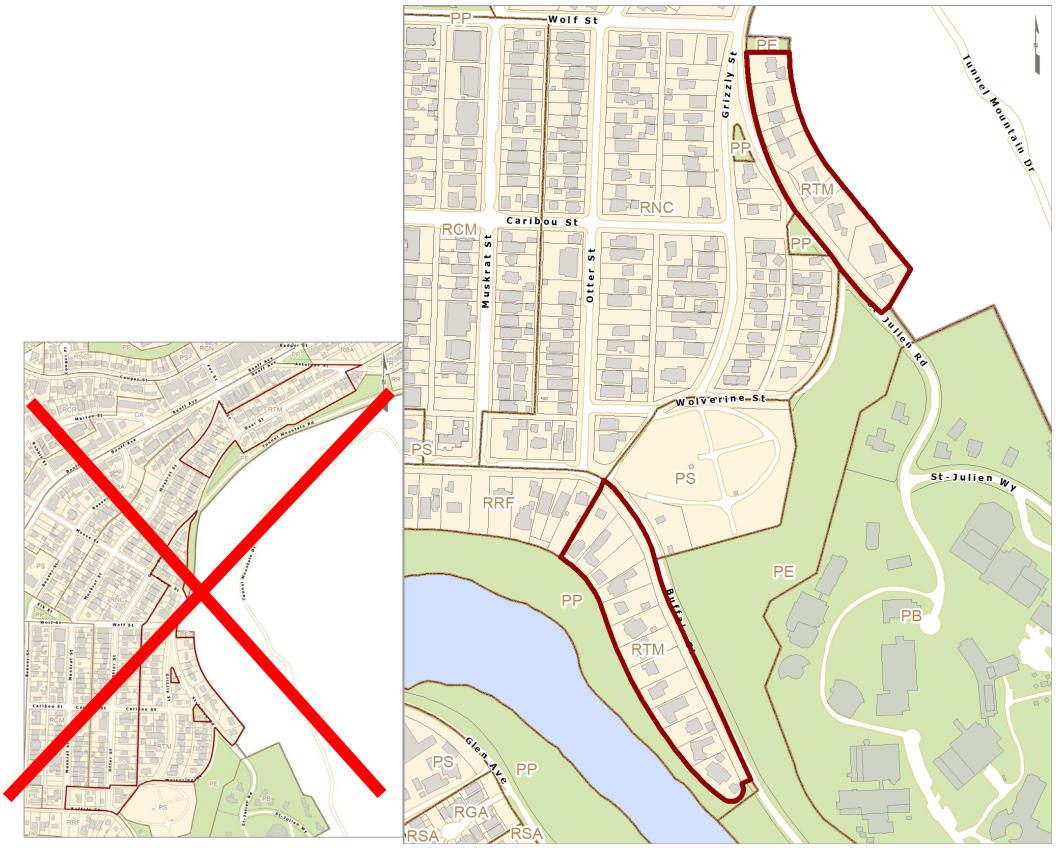
~~a. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

b. No dwelling shall have more than ~~4 bedrooms except single detached housing may have up to~~ 6 bedrooms ~~per dwelling~~.

## 12.30.0 RTM: Tunnel Mountain District

12.30.1 **Area:**

This district is located in two areas near the base of Tunnel Mountain. It is bordered by the town boundary to the east, the Bow River to the south and medium density residential districts to the north and west. The character is strongly influenced by the forest edge and slopes of Tunnel Mountain. The area is comprised primarily of single detached ~~and duplex housing~~.



## RTM: Tunnel Mountain District

12.30.2 **Purpose:**

The purpose of this district is to provide for duplex housing with eventual redevelopment to triplex and fourplex housing.

12.30.3 **Permitted Uses:**

- Accessory dwelling housing
- Duplex housing
- Fourplex housing
- Public parks
- Triplex housing

12.30.4 **Discretionary Uses:**

- ~~Accessory dwelling~~
- Assisted living housing
- Bed and breakfast homes
- Home occupations type 1
- Home occupations type 2
- ~~Group homes~~
- ~~Triplex housing~~
- ~~Fourplex housing~~
- Single detached housing

12.30.5 **Subdivision Regulations:**

a. The minimum lot width is 12.0 m.

b. The minimum lot depth is 30.0 m.

c. The minimum lot area is 465 $m^2$.

~~d. Notwithstanding (b), bare land condominium subdivision will be considered for existing lots with a minimum depth of 60 m.~~

12.30.6 **Development Regulations:**

**Density:**

~~The maximum floor area ratio is 0.50 for single detached housing and 0.6 for all other uses.~~

a. The maximum floor area ratio is:

i. 0.9 for triplex, fourplex housing or where a combined total of three or more dwellings are provided on a site;

ii. 0.7 where a combined total of two dwellings are provided on a site

**Landscaping:**

b. A minimum of 40% of the site shall be landscaped

~~**Site Coverage:**~~ ~~c. The maximum site coverage is 30%.~~

~~d. Notwithstanding Section 12.30.6(b), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Duplex Housing~~ | ~~Installation of a rain barrel system or stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~40%.~~ |
| ~~Triplex or Fourplex Housing~~ | ~~Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~45%.~~ |

**Height:**

e. The maximum height is ~~9.0~~ 10.0 m.

**Setbacks:**

f. The minimum front yard is 4.0 m or any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

g. The minimum rear yard is ~~4.5 m~~ 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

h. The minimum side yard is 1.8 m ~~for any portion of a building under 2 storeys, plus 1.0 m for each additional storey or partial storey; 3.0 m clear of projections for one side yard where no front attached garage and no abutting lane is provided; and 3.6 m where the site abuts a public roadway other than a lane.~~

12.30.7 **Design Regulations:**

a. Each dwelling shall have a minimum outdoor amenity area of ~~7.5~~ 5.0 m².

~~b. A minimum of 50% of the site area shall be landscaped.~~

12.30.8 **Other Regulations:**

~~a. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

b. No dwelling shall have more than ~~4 bedrooms except single detached housing may have up to~~ 6 bedrooms ~~per dwelling~~.

## 12.31.0 RTR: Tatanga Ridge District

12.31.1 **Area:**

This district is located on the slopes of Tunnel Mountain east of the intersection of Deer Street and Antelope Street. The character of this area is strongly influenced by the forest edge and the slopes of Tunnel Mountain. The area is comprised of a condominium development with a mixture of ~~duplex and row~~ housing types.



## RTR: Tatanga Ridge District

12.31.2 **Purpose:**

The purpose of this district is to provide for a mix of housing types ~~row, stacked row, apartment and duplex housing in a bareland condominium plan~~.

12.31.3 **Permitted Uses:**

- Accessory dwelling housing
- ~~Duplex housing~~
- Fourplex housing
- Multiplex housing
- Triplex housing
- ~~Row housing~~

12.31.4 **Discretionary Uses:**

- Apartment~~s~~ housing
- Assisted living housing
- Duplex housing
- Home occupations type 1
- ~~Triplex Housing~~
- ~~Fourplex Housing~~
- Single detached housing
- ~~Stacked row housing~~

12.31.5 **Subdivision Regulations:**

a. Subdivision ~~is~~ regulations are at the discretion of the Municipal Planning Commission.~~, but must be in the form of a condominium or bareland condominium subdivision~~

12.31.6 **Development Regulations:**

**Density:**

~~The maximum floor area ratio is 0.70.~~

a. The maximum floor area ratio is:

   i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

   ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

   iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

**Landscaping:**

b. A minimum of 35% of the site shall be landscaped.

~~**Site Coverage:**~~ ~~c. The maximum site coverage is 30%.~~

~~d. Notwithstanding Section 12.31.6(b), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Duplex Housing~~ | ~~Installation of a rain barrel system or stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~40%, except this shall be increased to a maximum of 45% proportional to the amount of parking provided below grade.~~ |
| ~~Triplex, Row Housing or Stacked Row Housing~~ | ~~Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~45%, except this shall be increased to a maximum of 50% proportional to the amount of parking provided below grade.~~ |
| ~~Apartments~~ | ~~Installation of a total stormwater capture and treatment system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~55%, except this shall be increased to a maximum of 60% proportional to the amount of parking provided below grade.~~ |

**Height:**

e. The maximum height is ~~10.0~~ 11.5 m.

**Setbacks:**

f. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

g. The minimum rear yard is ~~4.5 m~~ 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

h. The minimum side yard is 1.8 m

12.31.7 **Design Regulations:**

a. Landscaping shall supplement and preserve the existing trees that will remain as well as the undisturbed vegetation that will remain in the abutting Environmental Protection District.

b. Each dwelling shall have a minimum outdoor amenity area of 5.0 m²

~~c. Any redevelopment shall be consistent with the building form, finishes, details, and colour of existing buildings.~~

~~d. A minimum of 20% of the site shall be landscaped.~~

12.31.8 **Other Regulations:**

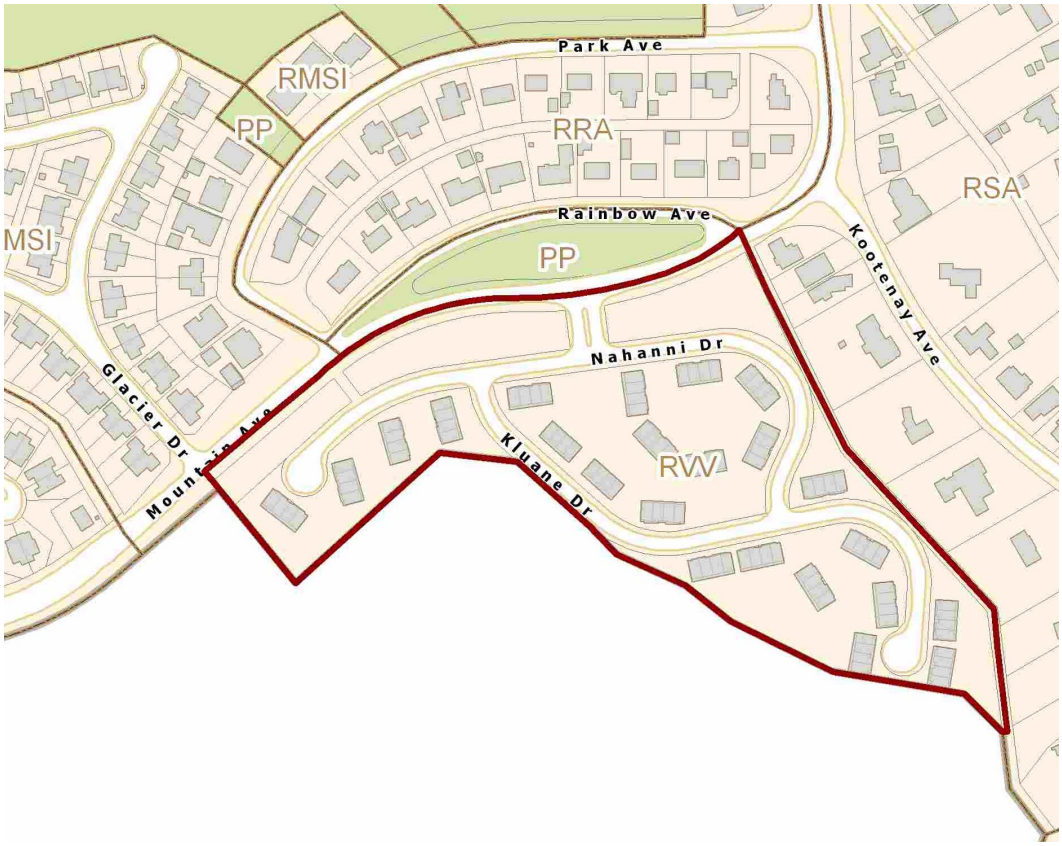
~~In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others; and all conditions imposed as part of the subdivision and Development Permit approvals.~~

a. No dwelling shall have more than 6 bedrooms.

## 12.32.0 RVV: Valley View District

12.32.1 **Area:**

This district is east of Mountain Avenue opposite the Rainbow Avenue land use district. It also abuts the Spray Avenue land use district. The Town boundary and forest edge form the southern limit. The site is developed as a ~~comprehensive row~~ fourplex housing project with an internal curvilinear street layout.



## RVV: Valley View District

12.32.2 **Purpose:**

The purpose of this district is to provide for ~~row housing~~ increased residential development through infill housing.

12.32.3 **Permitted Uses:**

- Accessory dwelling housing
- Fourplex housing
- Multiplex housing
- Public parks
- Triplex housing
- ~~Row housing~~

12.32.4 **Discretionary Uses:**

- Apartment housing
- Assisted living housing
- Duplex housing
- Home occupations type 1
- Single detached hosuing
- ~~Stacked Row Housing~~

12.32.5 **Subdivision Regulations:**

~~No subdivision of lands is permitted, unless it provides for condominium ownership.~~

a. Subdivision regulations are at the discretion of the Municipal Planning Commission.

12.32.6 **Development Regulations:**

**Density:** ~~The maximum floor area ratio is 0.50.~~

a. The maximum floor area ratio is:

i. 1.0 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 0.6 for triplex, fourplex housing or where a combined total of three or four dwellings are provided on a site;

iii. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

**Landscaping:** b. A minimum of 35% of the site shall be landscaped

~~**Site Coverage:**~~ ~~c. The maximum site coverage is 30%.~~

~~d. Notwithstanding Section 12.32.6(b), the maximum site coverage may be increased as follows:~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Row Housing or Stacked Row Housing~~ | ~~Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~40%, except this shall be increased to a maximum of 45% proportional to the amount of parking provided below grade.~~ |

**Height:**

e. The maximum height is ~~9.0 m~~ 11.5 m.

**Setbacks:**

f. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

g. The minimum rear yard is ~~4.5 m~~ 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

h. The minimum side yard is 1.8 m ~~2.0 m; 3.0 m clear of projections for one side yard where no front attached garage or abutting lane is provided; and on a corner site, 4.0 m where the site abuts a public roadway other than a lane.~~

12.32.7 **Design Regulations:**

a. Landscaping shall preserve and enhance the existing tree buffer along Mountain Avenue. ~~No buildings shall encroach upon existing landscaped areas.~~

b. Each dwelling shall have a minimum outdoor amenity area of 5.0 m².

~~c. Driveways should be no wider than 5.2 m.~~

~~d. Any redevelopment should be consistent with the building form, details, and colour of existing buildings.~~

~~e. A minimum of 40% of the site shall be landscaped.~~

12.32.8 **Other Regulations:**

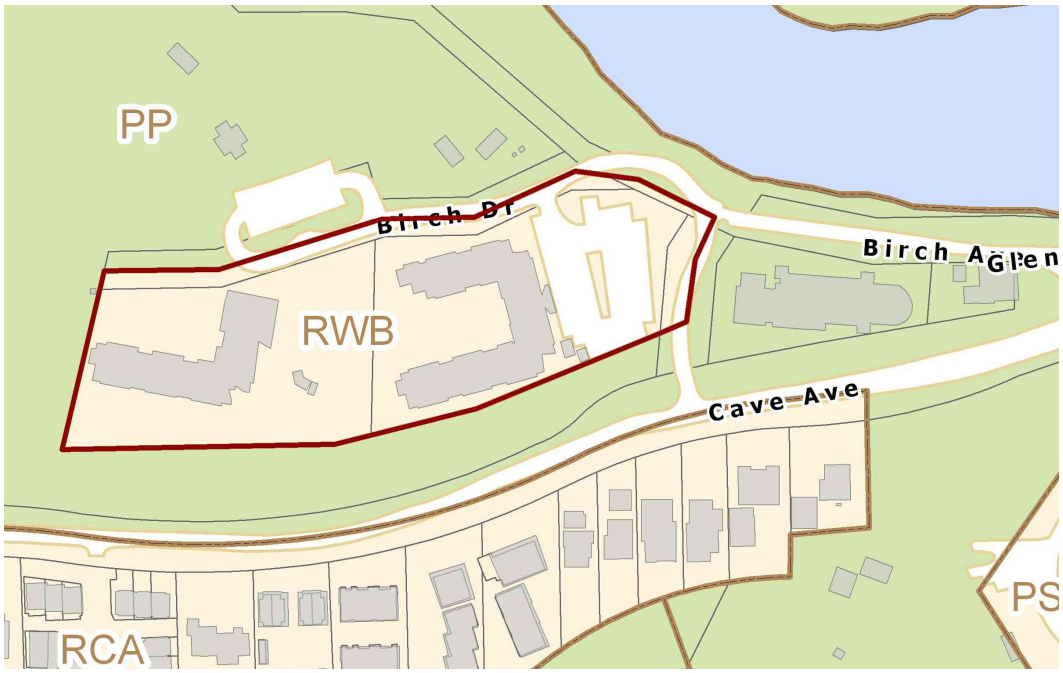
~~a. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

b. No dwelling shall have more than ~~4~~ 6 bedrooms.

## 12.33.0 RWB: West Birch District

12.33.1 **Area:**

This district is located between Cave and Birch Avenues. The portion of the site along Cave Avenue is forested, while the remainder of the site fronts onto the Recreation Grounds.



## RWB: West Birch District

12.33.2 **Purpose:**

The purpose of this district is to provide for ~~medium~~ high density ~~rental apartment~~ housing ~~provided by non-profit organizations~~.

12.33.3 **Permitted Uses:**

- Accessory dwelling housing
- Apartment housing
- Fourplex housing
- ~~Group homes~~
- Multiplex housing
- Public parks

12.33.4 **Discretionary Uses:**

- Assisted living housing
- Duplex housing
- Single detached housing
- Triplex housing
- ~~Row housing~~
- ~~Stacked Row housing~~

12.33.5 **Subdivision Regulations:**

~~a. The minimum lot area is 4,000 m².~~

b. Subdivision regulations are at the discretion of the Municipal Planning Commission.

12.33.6 **Development Regulations:**

**Density:** ~~The maximum floor area ratio is 0.80.~~

a. The maximum floor area ratio is:

i. 1.6 for apartment housing, multiplex housing or where a combined total of five or more dwellings are provided on a site;

ii. 1.0 for fourplex housing or where a combined total of four dwellings are provided on a site;

iii. 0.8 where a combined total of three dwellings are provided on a site; or,

iv. The existing floor area ratio plus an additional 0.1 where accessory dwelling housing is being added to existing single detached housing.

**Landscaping:** b. A minimum of 30% of the site shall be landscaped.

~~**Site Coverage:**~~ ~~c. The maximum site coverage is 35%.~~

~~d. Notwithstanding Section 12.33.6(b), the maximum site coverage may be increased as follows~~

| ~~Unit Type~~ | ~~Requirement~~ | ~~Permitted Site Coverage~~ |
|---|---|---|
| ~~Row Housing or Stacked Row Housing~~ | ~~Installation of a stormwater management system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~45%, except this shall be increased to a maximum of 50% proportional to the amount of parking provided below grade.~~ |
| ~~Apartments~~ | ~~Installation of a total stormwater capture and treatment system in accordance with Town of Banff Municipal Engineering Standards~~ | ~~50%, except this shall be increased to a maximum of 55% proportional to the amount of parking provided below grade.~~ |

**Height:**

e. The maximum height is ~~11.0~~ 14.5 m.

**Setbacks:**

~~The minimum front, rear and side yards are 3.0 m.~~

f. The minimum front yard is 4.0 m for any portion of a building, except it shall be 5.5 m for any full storey above 2 ½ storeys in height.

g. The minimum side yard is 1.8 m.

h. The minimum rear yard is 2.0 m for any portion of a building, except it shall be 3.5 m for any full storey above 2 ½ storeys in height.

12.33.7 **Design Regulations:**

~~a. All roofs shall be a minimum pitch of 5 in 12.~~

~~b. No mature trees shall be removed from any yard except as required for a driveway.~~

~~c. A minimum of 20% of the site shall be landscaped.~~

d. New development should ensure the provision and enhancement of the existing tree buffer along Cave Avenue.

e. Each dwelling shall have a minimum outdoor amenity area of 5.0 m².

12.33.8 **Other Regulations:**

~~a. In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

b. No dwelling shall have more than ~~four (4)~~ 6 bedrooms.

~~c. A common amenity area in lieu of individual amenity areas may be provided.~~

~~d. Consistent with the purpose of this district to provide for medium density rental apartment housing, four (4) bedroom dwelling units shall be restricted to a maximum of 25% of the total number of dwelling units on a site.~~

## 12.34.0 RR: Residential Reserve District

12.34.1 **Area:**

This district applies to locations within the Town of Banff, which are generally in a natural state while awaiting designation for future residential development.



## RR: Residential Reserve District

12.34.2 **Purpose:**

The purpose of this district is to hold these lands in reserve in a natural state for future residential development.

12.34.3 **Permitted Uses:**

- Public parks

12.34.4 **Discretionary Uses:**

- Outdoor recreation services
- Utility services

12.34.5 **Subdivision Regulations:**

- N/A

12.34.6 **Development Regulations:**

- N/A

12.34.7 **Design Regulations:**

- N/A

12.34.8 **Other Regulations:**

~~In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.~~

- N/A

## 8.6.0 Projections Into or Under Yards

8.6.1 Projections shall be permitted within yards, as follows:

a. Front Yards

Eaves, cantilevered balconies and bay windows, canopies, chimneys, decks, fire escapes and porches may project a maximum of 1.0 m over or onto a required front yard except in the CS and CD Districts where such projections shall be limited to 0.6 m.

b. Side Yards

Eaves, cantilevered balconies and bay windows, canopies, chimneys, decks, fire escapes and porches may project a maximum of 0.6 m over or into a required side yard ~~except that only eaves may project into a required 3.0 metre side yard on a site where:~~

~~i. no provision is made for a garage or carport on the front or side of a dwelling and where no abutting lane exists, or~~

ii. ~~the side yard is used for vehicular access to the rear of the sit~~e.

c. Rear Yards

i. In non-residential districts, eaves, balconies, bay windows, canopies, chimneys, unenclosed decks, fire escapes and porches may project a maximum of 1.8 m over or into a required rear yard except in the CS and CD Districts where such projections shall be limited to 1.5 m.

~~ii. Accessory developments as referred to in s.8.9.4.~~

d. Eaves, Architectural Details and Structural Elements

Notwithstanding s.8.6.1(a), s.8.6.1(b) and s.8.6.1(c), in all residential districts:

i. Eaves, architectural details and structural elements may project over, or into, a required side yard provided they have a minimum setback of 1.0 m.

ii. Eaves, architectural details and structural elements may project over, or into, a required rear yard provided they have a minimum setback of 1.5 m.

iii. Eaves, architectural details and structural elements may project over, or into, a required front yard provided they have a minimum setback of 2.4 m.

e. Unenclosed Steps

Unenclosed steps providing entry exclusively to a basement or first floor of a principal building may project over or into a required front, rear, or side yard ~~except:~~

~~i. into a 3.0 m side yard required in a laneless subdivision where no provision is made for a garage or carport to the front or side of a dwelling; or~~

~~ii. into a 3.0 m side yard required for vehicular access to the rear of the property.~~

f. Underground Construction

Utilities, storage tanks, underground parking, and similar structures constructed entirely beneath the surface of the ground except in the front yard of sites in the CA and CT districts, and all residential districts, where they may encroach under driveways and other paved areas at the discretion of the approving authority. In all other cases, such underground encroachments must be covered with sufficient soil depth to support landscaping.

g. Party Wall Development

~~Semi-detached, row, or stacked row, and apartment~~ housing, where it meets a property line along a common party wall.

h. Garbage and Recycling Facilities

Garbage and recycling facilities constructed in accordance with the Town of Banff ~~Municipal~~ Engineering Design Standards.

## 8.9.0 Accessory ~~Development~~ Buildings

8.9.1 ~~Accessory developments are discretionary uses and are decided upon by the Municipal Planning Commission except they may be decided upon by a Development Officer when accessory to a permitted use.~~

8.9.2 Where a building is attached to a principal building on the site by a roof, an open or enclosed structure above grade, a floor or a foundation which is above grade, or any structure below grade allowing access between the buildings such as a parking garage or corridor or passageway connecting the buildings, it is part of the principal building and is not an accessory building.

8.9.3 All accessory ~~developments~~ buildings located in a non-residential district:

a. are subject to the regulations for that district.

b. Notwithstanding subsection (a), an accessory ~~development~~ building located on a site that abuts a site in an adjacent residential district, shall be no closer than 1.5 m to the boundary of the residential site.

c. Notwithstanding subsection (a), the maximum height of an accessory ~~development~~ building shall be 3.0 m.

8.9.4 All accessory buildings located in a residential district:

a. are subject to the regulations for that district.

b. Notwithstanding subsection (a), an accessory building that does not exceed 3.0 m in height, and has a footprint less than 30.0 $m^2$, may be located within a required side, or rear, yard provided that it has a minimum setback of 1.0 m and the yard does not abut a public roadway, other than a lane.

8.9.5 ~~Except as may be otherwise provided in the district regulations, accessory developments in residential districts are subject to the following:~~

~~a. An accessory development shall not be used as a dwelling except as permitted in a specific district.~~

~~b. An accessory development (including a satellite dish), shall not exceed 5.0 m in height except as provided for in a specific district.~~

~~c. The combined site coverage of all accessory developments shall not exceed 12% except where an accessory development contains an Accessory Dwelling the site coverage shall not exceed 18%.~~

~~d. Accessory development shall be located on a site as follows:~~

~~i. An accessory development shall not encroach into the area of a required front yard or a required 3.0 m side yard;~~

~~ii. An accessory development which exceeds 2.4 m in height shall have a minimum setback of 1.0 m from the side or rear lot line except as permitted in (iii) and (iv);~~

~~iii. Where the accessory development is a detached garage and where the doors of the detached garage face a lane abutting the site, no portion of the garage shall be located less than 2.0 m from the property line;~~

~~iv. Where the accessory development is a detached garage shared between two dwellings and erected on the common property line, no side yard will be required from the common property line.~~

~~e. Accessory development on a corner site shall be located as follows:~~

~~i. In addition to the provisions in (d) (iii) above and (ii) below, the distance between an accessory development and any public roadway other than a lane, shall be not less than the side yard required for the principal building.~~

~~ii. Where an accessory development is a detached garage, and where the doors of the detached garage face any flanking public roadway other than a lane, the setback shall not be less than 3.6 m.~~

## 8.10.0 Accessory Dwelling~~s~~ Housing

8.10.1 ~~An accessory dwelling associated with Single Detached Housing shall not contain more than 84 m² of gross floor area.~~

8.10.2 ~~An accessory dwelling associated with Duplex Housing shall not contain more than 65 m² of gross floor area.~~

8.10.3 ~~No accessory dwelling shall contain less than 28 m² of gross floor area.~~

8.10.4 ~~An~~ Accessory dwelling housing shall be located ~~only~~ within the principal ~~dwelling~~ building, ~~integral to a detached garage~~, or ~~as~~ within an accessory building, provided the entire development conforms to all of the other regulations and guidelines of this Bylaw.

8.10.5 ~~An~~ Accessory dwelling housing shall be permitted only where the principal use of the site is ~~a~~ single detached ~~house~~ housing, ~~or~~ duplex housing, triplex housing or fourplex housing~~, or as provided for in Section 12~~ provided that the total combined number of accessory dwelling housing units is equal to, or less than, the number of principal dwellings on a site.

8.10.6 ~~Off-street parking shall be provided in accordance with section 8.16.1.~~

8.10.7 ~~Where an accessory dwelling has been approved, the maximum allowable floor area ratio on a site may be increased as follows:~~

| ~~Land Use District~~ | ~~Additional Floor Area Ratio (FAR)~~ |
|---|---|
| ~~RBA~~ | ~~0.1~~ |
| ~~RCA~~ | ~~0.1~~ |
| ~~RCM~~ | ~~0.2~~ |
| ~~RCR~~ | ~~0.1~~ |
| ~~RGA~~ | ~~0.4~~ |
| ~~RMR~~ | ~~0.1~~ |
| ~~RMS~~ | ~~0.2~~ |
| ~~RMS-II(b)~~ | ~~0.2~~ |
| ~~RMS-II(c)~~ | ~~0.2~~ |
| ~~RMS-II(d)~~ | ~~0.2~~ |
| ~~RMS-II(e)~~ | ~~0.3~~ |
| ~~RNC~~ | ~~0.1~~ |
| ~~RRA~~ | ~~0.1~~ |
| ~~RRF~~ | ~~0.1~~ |
| ~~RSA~~ | ~~0.1~~ |
| ~~RSC~~ | ~~0.1~~ |
| ~~RTM~~ | ~~0.1~~ |
| ~~RTR~~ | ~~0.1~~ |