REVISED
MODEL CLASS SCREENING REPORT FOR ROUTINE PROJECTS WITHIN THE TOWN OF BANFF AND PROXIMATE OUTLYING AREAS (2003)

Prepared for:

HIGHWOOD
Environmental Management

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Prepared for:

Parks Canada

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The Agency	Canadian Environmental Assessment Agency
BNP	Banff National Park
CEA	Cumulative Effects Assessment
CEAA or the Act	Canadian Environmental Assessment Act
CSA	Class Screening Area
CSPR or Project Report	Class Screening Project Report
EA	Environmental Assessment
FEAI	Federal Environmental Assessment Index
GMP	General Municipal Plan
MCSR or Model Report	Model Class Screening Report
RA	Responsible Authority

1.0 INTRODUCTION

The Town of Banff is a municipality located within Banff National Park. Both the Park and the Town are subject to oversight by Parks Canada, an agency operating under the authority of the federal Department of Heritage. The Town's operations are governed by the Incorporation Agreement and by other relevant federal and provincial legislation. Permits are required from Parks Canada for many routine projects. Certain of these permits trigger an obligation to conduct an environmental assessment under the *Canadian Environmental Assessment Act* (CEAA or the Act).

Therefore, in 1998 Parks Canada, in conjunction with the Town of Banff, prepared a Model Class Screening Report (MCSR) in order to establish streamlined planning and environmental assessment procedures for a number of routine projects conducted within the Town of Banff and outlying areas. The MCSR was designed to cover both the routine projects conducted within the Town of Banff and outlying areas that require an environmental assessment under CEAA, as well as those projects that require assessment under Parks Canada Policy. Table 2.1 indicates which projects are triggered by CEAA and which projects require assessment under Parks Canada Policy. By defining a uniform approach to environmental assessment, both the Town of Banff and Parks Canada can be assured that routine projects and redevelopment are consistent with the objectives of the Town of Banff Community Plan, the Banff National Park Management Plan and Parks Canada's environmental protection mandate, and the requirements of the Act

The MCSR was declared in 1998 and has subsequently been used for development approvals inside the Town of Banff Class Screening Area. As required under CEAA, a Five Year Review was conducted of the operation of the MCSR. The effectiveness and accuracy of the original MCSR was reviewed, and based on this review, the original MCSR has been updated to include improved mitigations, greater coverage of projects and a streamlined approval process. This document is the Revised MCSR for Routine Projects within the Town of Banff and Proximate Outlying Areas.

The Act is a legislated environmental assessment process designed to integrate environmental considerations in projects where there is a federal decision or responsibility, whether as proponent, land administrator, source of funding or regulator.

The first type of environmental assessment under the Act is a self-directed assessment process called a screening. A screening is considered self-directed because the federal Responsible Authority (RA) determines the scope of the project subject to environmental assessment (EA) and either directly conducts or manages the EA process through the proponent.

Of projects that are subject to the Act, it is likely that the vast majority will be assessed through a screening. Anticipating the potentially large number of screenings, many of which are similar and result in a limited range of predictable mitigable environmental effects, the Act provides for a class screening mechanism. Section 19(1) of the Act provides for the declaration of Class Screening Reports.

The Revised MCSR has been developed as a two-part assessment process (Figure 1.1).

- The MCSR is developed and supported by the Responsible Authority (RA) and declared by the Canadian Environmental Assessment Agency (the Agency). The MCSR defines the projects and the environmental planning process for the class, including procedures, requirements, time periods and follow-up programs.

- The Class Screening Project Report (CSPR) is the project-specific environmental assessment, which is to be prepared by the proponent in accordance with the procedures outlined in the MCSR. Together, the MCSR and the CSPR constitute the environmental screening as per subsections 16(1) and 18(1) of the Act.

The inclusion of a planning process in the MCSR ensures that when the MCSR is approved by the RA and declared by the Agency (pursuant to Section 19 of the Act), CSPRs that are planned and implemented in accordance with the MCSR are also approved (pursuant to subsection 20(1)(a) of the Act).

This Revised MCSR:

- Identifies the projects (hereto referred to as Sub-class 1, 2, 3, or 4) subject to the MCSR (Section 2.4);

- Defines the scope of project and scope of assessment (Section 3);

- Outlines the procedures to be used to prepare a CSPR for individual projects (Section 3);

- Describes the typical environmental settings (Sections 4 to 7 and Appendix A);

- Identifies the potential environmental effects of projects subject to the MCSR (Sections 4 to 7);

- Presents mitigation measures to minimize potential adverse environmental effects of individual projects (Sections 4 to 7);

- Identifies potential cumulative impacts and appropriate mitigations;

- Identifies public consultation procedures undertaken in developing the MSCR and the Five Year Review process (Section 3.2); and

- Identifies follow-up or monitoring requirements for individual projects (Sections 4 to 7).

1.1 Preparation of the Revised Model Class Screening Report

The MCSR streamlines and simplifies the environmental screening approval process for routine projects in the following ways:

- Many routine projects may be approved after a simple CSPR form is completed by the project proponent.

- The MCSR defines the process to be followed by the RA and project proponent in preparing a CSPR. This planning process will ensure that the potential environmental effects and mitigation measures of projects covered by the MCSR are considered in a consistent and efficient manner during project planning, assessment, screening and implementation. Regulatory and industry standards and the experience of current contractors and operators in the Town of Banff have been used to identify potential environmental impacts and suitable mitigation measures in the Class Screening Area (CSA).

- The MCSR presents a compilation of generic information for various Sub-classes of Routine Projects. This generic information includes the typical environment, the range of typical environmental impacts, and the range of standard mitigation procedures and residual impacts that may result should the project proceed.

- Site-specific information on the environment, and potential impacts and mitigations associated with a specific project, would be documented in the CSPR. The generic information included in the MCSR will provide the information required in the CSPR and therefore reduce the amount of work that is required to prepare a CSPR.

- Public consultation was conducted during the development of the Revised MCSR (refer to Section 1.3). Consultation requirements during the preparation of a CSPR are therefore reduced, as specified in Section 3.2.

1.2 Spatial Boundaries of Class Screening Area

The Revised MCSR for Routine Projects in the Town of Banff and Proximate Outlying Areas includes projects that occur within the boundary of the town of Banff as defined in the Incorporation Agreement, December 1989, and within the proximate outlying areas which are tied into the town infrastructure, including water and sewage, power, natural gas and telephone services. These areas include (Figure 1.2):

- Banff Rocky Mountain Resorts,
- Timberline Lodge,
- Rimrock Inn,
- Tunnel Mountain Campground,
- Cave and Basin,
- Upper Hot Springs, and
- Banff Gondola.

The above areas (town plus proximate outlying areas) are referred to as the Class Screening Area (CSA). Only routine projects within the CSA, as defined by the MCSR and described in Section 2.4, are covered by the MCSR.

1.3 Public Consultation

A public consultation program was pursued in the development of the original MCSR that included the following components:

- Key stakeholders were identified with assistance from the Town of Banff and Parks Canada.
- A scoping meeting was held with stakeholders in 1995 to identify key environmental issues associated with various projects and to define a process for continued public consultation.
- A questionnaire was sent to interested stakeholders requesting their evaluation of the impacts of greatest concern from various projects through a ranking system.
- A questionnaire was sent to utility companies that carry out routine activities in the Town of Banff requesting information on standard procedures used for routine construction, maintenance, and decommissioning and abandonment activities associated with various projects, and standard mitigation measures. The utility companies contacted were Telus, Canadian Western Natural Gas, TransAlta Utilities and Monarch Cable. These utilities are now owned by Telus, ATCO Gas, Aquila Networks Canada, and Monarch Cable.
- The MCSR was also issued for further Public Review by Parks Canada as the RA and by the Agency before the MCSR was declared.

During the Five Year Review of the MCSR, stakeholders were contacted to request feedback on the MCSR and how it could be improved. This notification and consultation included:

- Feedback from Parks Canada, as the Responsible Authority during the first five years of operation;
- Input from the Town of Banff planning department as the local development approval agency;
- Provision of the MCSR on the website for public review and comment;
- Notification to local non-government agencies and a request for comment;
- Notification to small business representatives and a request for comment; and
- Notification to Other Interested Federal departments (FAs).

During the five-year operation of the original MSCR, a 14-day public review period was available for each project screened under the original MCSR. During this time, only two expressions of concern were raised. Consequently, a public review period for individual projects has not been incorporated under the Revised MCSR. The Agency provided for a 30-day review period for the public to provide comments on the entire Revised MCSR.

1.4 Public Registry

It is a requirement under the Act that RAs establish a public registry for the purpose of facilitating public access to records relating to environmental assessments. Parks Canada, as the RA, is required to register screenings on the Federal Environmental Assessment Index (FEAI), which is managed by the Agency.

The Town of Banff MCSR will be placed on the FEAI, indicating the class and sub-classes, the RA, the location where the project-specific information may be obtained and the RA contact.

Projects assessed under the MCSR will not be listed on the Registry. Rather, Parks Canada will maintain a running tally (i.e., year-to-date based on an April 1 to March 31 fiscal year) of projects completed under each sub-class each year. Parks will submit this tally to the Agency for incorporation on the FEAI at the end of each quarter (i.e., June 30, September 30, December 31 and March 31) within 30 days of the end of the quarter.

The rationale for this provision is:

- The potential environmental implications of these projects are relatively minor, predictable and mitigable, meet established environmental protection standards in the town and in Banff National Park, are addressed in detail in the MCSR and are unlikely to be of substantive public concern;
- The class of projects, potential environmental effects and planning process will have been reviewed by the public through the review of the draft MCSR;
- The project screening information is available locally at the Parks Canada administration offices; and
- The administrative burden in placing project information as a quarterly tally is consistent with the environmental significance of the Class A and Class B projects.

Projects that do not fit in the class and are subject to individual environmental assessment will be placed on the FEAI as per Parks Canada's current practice.

1.5 Amending the Model Class Screening Report

The purpose of an amending procedure is to allow for the modification of the MCSR after experience has been gained with its operation and effectiveness. The reasons for such modifications may include:

- Clarification of ambiguous areas of the document and procedures.
- Streamlining or modifying the planning process in areas where problems may have arisen.
- Minor modifications and revisions to the scope of assessment to reflect new or changed regulatory requirements, policies or standards.

- Extension of the application of the MCSR to projects that were not previously included but are analogous to projects included in the class definition.

As the MCSR has been operating successfully for five years, and stakeholder input was included in preparation of the Revised MCSR, it is not anticipated that modifications will be required in the short term. However, the following amending provisions are available if any additional changes are required. The Revised MCSR will be in operation for a ten-year period.

If changes are required during that ten-year period, depending on the nature of changes, the Agency will:

1. Amend the MCSR

   The Agency will review the proposed modifications and, if they are consistent with requirements of the Act and:

   - Are minor;
   - Represent editorial changes intended to clarify or improve the screening process;
   - Do not materially alter either the scope of the projects subject to the MCSR or the scope of the assessment required for these projects; and
   - Do not reflect new or changed regulatory requirements, policies or standards.

   The Agency will accept the changes and add the amended document to its public registry while not changing the declaration period.

2. Amend the MCSR with conditions

   The Agency may accept the amended document with conditions and add the report to the public registry while not changing the declaration period.

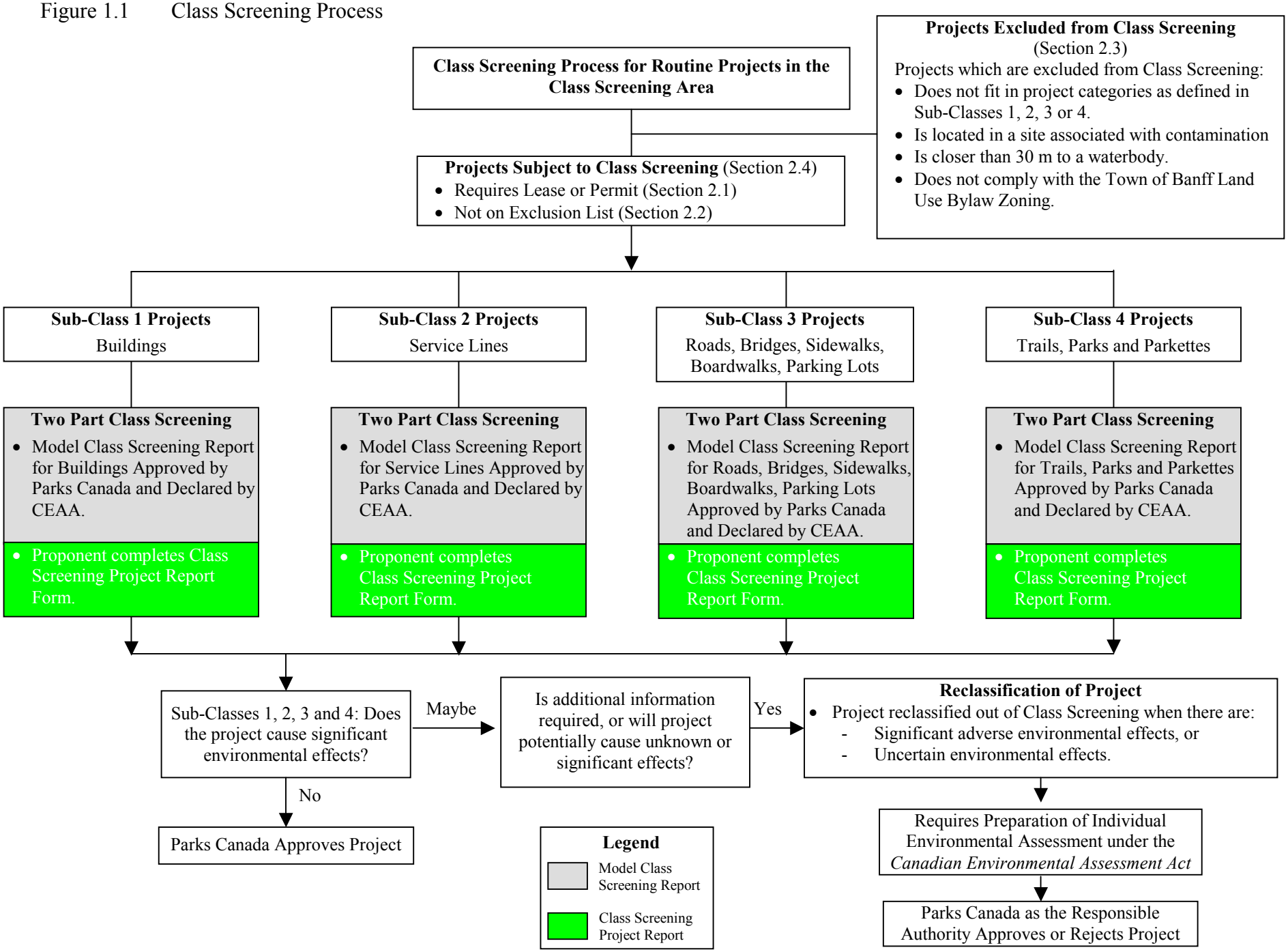
3. Re-declare the MCSR

   Following the requirements of Section 19 of the Act and after consulting with the responsible authority, the Agency may re-declare the report for the remaining balance of the declaration period or for a new ten year period when:

   - The proposed amendments are considered to be substantial; or
   - The proposed amendments represent modifications to the scope of the projects subject to the class or the scope of the assessment required for these projects.

   The Agency will add the amended document to its public registry.

Figure 1.1 Class Screening Process



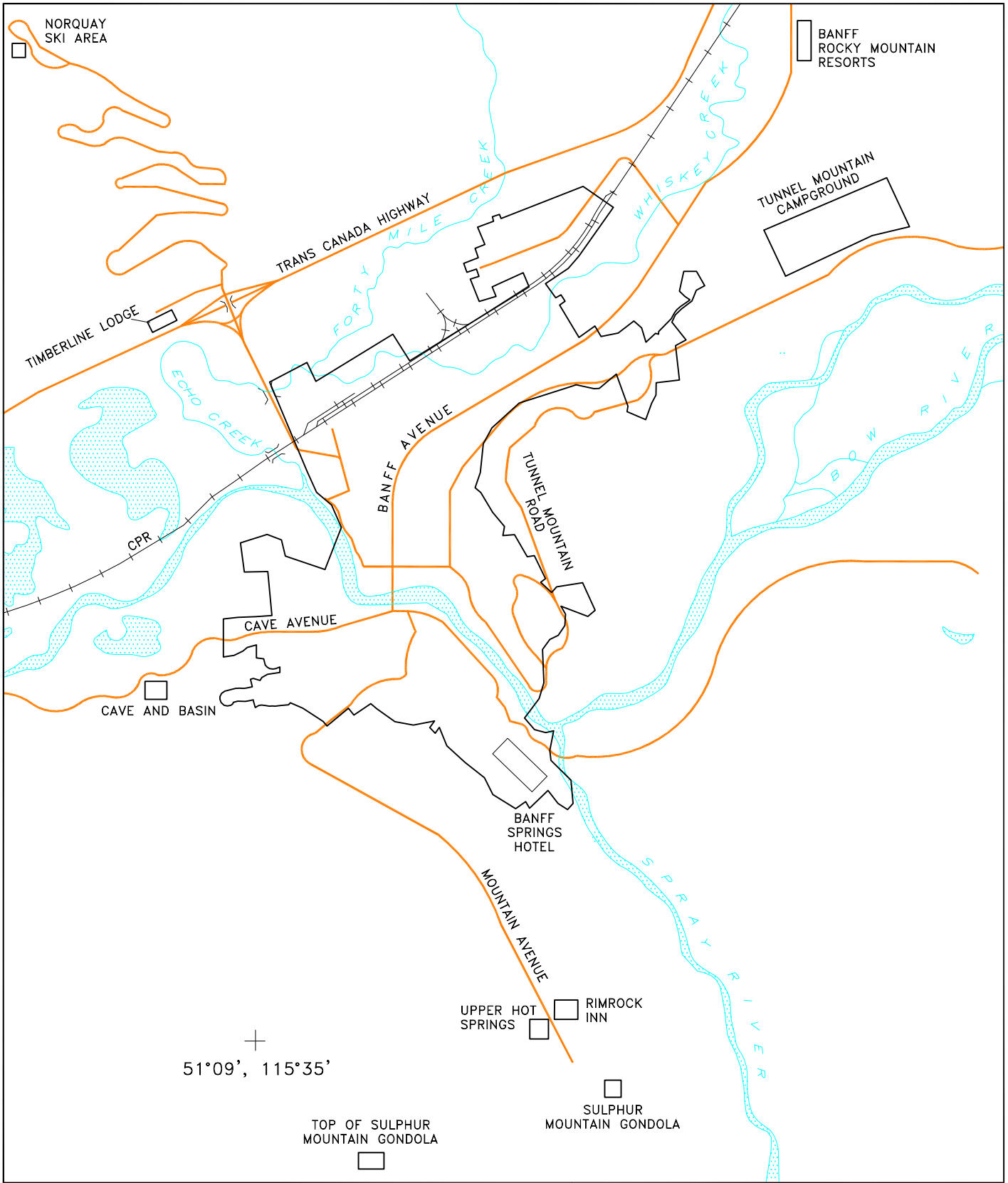


Figure 1.2
Spatial Extent of the Model Class Screening for Routine Projects within Town of Banff and Proximate Outlying Areas (Class Screening Area)

2.0 ROUTINE PROJECTS WITHIN THE TOWN OF BANFF AND PROXIMATE OUTLYING AREAS COVERED BY THE MODEL CLASS SCREENING REPORT

The Class Screening Process applies to projects that:

- Are relatively routine or repetitive;
- Usually result in environmental effects that are well understood or predictable; and
- The environmental effects can be mitigated using accepted methods such that significant environmental effects are unlikely to occur.

2.1 Projects Subject To CEAA

This MCSR applies to 'Construction, modification, operation, maintenance or repair and decommissioning/abandonment of buildings, service lines, roads, sidewalks, boardwalks, parking lots, trails, parks, parkettes and recreational grounds' projects which occur relatively frequently, typically result in environmental effects that are predictable and well understood, and can be easily mitigated using accepted mitigation methods. Routine projects conducted in the class screening area are listed in Table 2.1. In order for the Act to be triggered a proposed development must:

- Be a "project" under the Act. A "project" is either an undertaking in relation to a physical work such as any proposed construction, operation, modification, decommissioning, abandonment; or a physical activity not relating to a physical work that is specified as a project in the *Inclusion List Regulations*.
- Not be listed in the *Exclusion List Regulation* to the Act, and
- Involve a federal authority that is required to exercise or perform one or more of the following duties relating to the project:
  - Propose the project;
  - Grant financial assistance to the project;
  - Grant an interest in land in order for the project to be carried out; or
  - Exercise a regulatory duty listed in the *Law List Regulations* (paragraph 23(a) and (b)) that enables the project, such as issuing a permit or granting an approval.

The *Inclusion List Regulations* identify physical activities not in relation to a physical work that are considered "projects" and therefore will require assessment under the Act. In particular, section 13.5 of the *Inclusion List* refers to:

> "The establishment, expansion or relocation of a trail, campsite or day use area within a national park, national park reserve, national historic site or historic canal."

Therefore these activities are projects that will trigger the Act if there is some federal involvement (proponent, financing, lands, regulation).

Even if the project proponent is not a federal authority and no federal authority is providing financial assistance so that the project can go ahead, there are two other situations in which CEAA will require projects in the town of Banff and proximate areas to undergo an environmental assessment:

1. The Land Trigger

   Section 5(1)(c) of the Act requires an assessment where a Federal Authority "has the administration of federal lands and sells, leases or otherwise disposes of those lands or transfers the administration and control of those lands or interests to Her Majesty in right of a province, for the purpose of enabling the project to be carried out in whole or in part".

   The Town of Banff is located on federal lands leased from Parks Canada. Hence, issuance or renewal of land leases in the town potentially trigger an environmental assessment, based on the granting of an interest in land to allow a project to be carried out. Leases in the town of Banff are issued in the following circumstances:

   - Where previously undisturbed land is leased for the first time by Parks Canada;
   - Where leases relating to smaller parcels of land are surrendered to Parks Canada in exchange for a new lease covering the entire area (renewal of leases or issuance of new leases). Renewal of existing leases occurs when leases that expire are renewed based on a perpetual renewal clause; and
   - Where new leases are issued to replace expired leases.

   The term lease in CEAA Section 5(1)(c) includes each of these three situations, provided that the land is leased "for the purpose of enabling the project to be carried out in whole or in part".

   Therefore, the following applies to issuing of leases:

   - New leases issued for the purpose of development trigger CEAA.
   - New leases issued for the continued occupation and operation of a facility or structure trigger CEAA.
   - Renewal of existing leases which have a perpetual renewal clause do not trigger CEAA.
   - Continued occupation and operation of a facility or structure on leased land constitutes a project under CEAA.

2. Law List Trigger

   Section 5(1)(d) of the Act requires an assessment where a Federal Authority:

". . . issues a permit or licence, grants an approval or takes any other action for the purpose of enabling the project to be carried out in whole or in part" where the authority for that permit, licence, approval or action is included in the *Law List Regulation*.

For the purposes of the routine projects that are encompassed by this MCSR, the following regulations are relevant.

Subsection 11(1) of the *National Parks General Regulations* authorizes Parks Canada to issue permits for:

". . . the removal of natural objects for construction purposes within a Park."

"Natural objects" are any natural material, soil, sand, gravel, rock, mineral, fossil or other object of natural phenomenon, other than flora and fauna (these are also defined terms). Therefore projects that require the removal of natural objects will trigger CEAA including projects requiring excavation.

Subsection 12(1) of the *National Parks General Regulations* applies outside the town boundary but within the CSA, authorizing a park superintendent to:

"issue a permit to any person authorizing the person to remove, deface, damage or destroy any flora or objects for purposes of Park Management."

Subsection 5(1) of the *National Parks Building Regulations* governs any building on the property of the national parks outside of the town of Banff, and require a permit from a park superintendent for any construction work, including initial excavation work.

2.2 Effect of the Articles of Incorporation for the Town of Banff

The Articles of Incorporation delegate authority over certain activities to the Town itself. Because of that delegation, Parks Canada would not be required to issue permits for those activities and CEAA would not then be triggered.

Table 2.1 lists all routine projects in the CSA that will trigger the Act.

2.3 Routine Projects Excluded from the MCSR

Some undertakings in relation to a physical work may not require an environmental assessment under the CEAA because they are included in the *Exclusion List Regulations*. These projects are therefore not included in the MCSR. The Act defines Excluded Projects under Section 7(1) whereby an environmental assessment of a project is not required when:

- The project is described in an exclusion list;
- The project is to be carried out in response to a national emergency for which special temporary measures are being taken under the federal *Emergencies Act*;
- The project is to be carried out in response to an emergency and carrying out the project forthwith is in the interest of preventing damage to property or the environment or is in the interest of public health or safety.

There are *Exclusion List Regulations* that list projects and classes of projects that do not require an environmental assessment under the Act. Schedule II to *Exclusion List Regulations* specifically addresses certain kinds of National Parks projects. Based on that schedule, the following routine projects which occur in the Class Screening Area (CSA) will not require assessment under the Act, and therefore are not included in this MCSR

- *This section applies to the Proximate Areas included in the Class Screening Area outside the town boundary.*

  The proposed modification, maintenance or repair of an existing structure, outside the town of Banff, including its internal fixed structures, that would not:

  – Increase the footprint or height of the structure;
  – Involve a heritage structure;
  – Involve a change in the method of sewage disposal, or an increase in the amount of sewage, waste or emissions;
  – Involve any excavation beyond the footprint of the structure;
  – Create a need for related facilities such as parking spaces; or
  – Involve the likely release of a polluting substance into the environment (A polluting substance is a substance, either natural or man-made, that can potentially have adverse effects on the environment).

- *This section applies to projects inside the town boundary.*

  The proposed modification, maintenance or repair of an existing structure, including its internal fixed structures, in the town of Banff that would not:

  – Be carried out beyond lands subject to an existing lease;
  – Increase the footprint or height of the building by more than 10 percent;
  – Involve a heritage structure;
  – Be carried out in, on or over a water body;
  – Involve the likely release of a polluting substance into the environment; or
  – Involve the cutting of indigenous trees.

  The proposed modification, maintenance or repair of an existing buried water, stormwater, sewer, gas, electricity or telephone service line, other than a line crossing a water body, in the town of Banff where the modification, maintenance or repair would

  – Take place in a built-up area;
  – Not involve the cutting of indigenous trees;
  – Not be carried out in or on or within 30 m of a water body;
  – Not involve the likely release of a polluting substance into the environment;

- Not increase the operating capacity of the water, stormwater, sewer, gas, electricity or telephone service line; and
- Not involve a risk of physical harm to mammals.

The following sections apply to the entire Class Screening Area.

- The proposed maintenance or repair of an existing sidewalk, boardwalk or parking lot.
- The proposed maintenance or repair of an existing fence.
- The proposed construction, installation, maintenance or repair of a sign within an existing right of way or that is carried out at a distance of less than 15 m from an existing building.
- The proposed maintenance or repair of an existing road, including pull-off areas, that would be carried out on the existing right of way and would **not**:
  - Result in the likely release of a polluting substance into a water body; and
  - Involve the application of a dust control product or salt to the road or of a pest control product to the areas adjacent to the road.

2.4 Routine Projects Not Suited to the MCSR

Several activities conducted in the town of Banff and outlying areas do not meet the class screening requirements of being routine, repetitive activities with known, easily mitigable environmental effects. These projects could have the potential to cause unacceptable environmental impacts, and therefore, an individual assessment will be required. The projects that are excluded from this MCSR for that purpose are identified by the following thresholds.

- *Project Size:* Construction and modification projects that are outside the size or density specified in the management plans for the CSA may not fit within this MCSR. The management plans include:
  - The Town of Banff Land Use Bylaw for projects within the town boundary, and
  - Banff National Park Management Guidelines and Redevelopment Guidelines for Outlying Commercial Accommodation and Hostels in the Rocky Mountain National Parks (1999) for buildings outside the town boundary, but within the Class Screening Area.
- *Project Location:*
  - **New** projects which are planned for areas inside the town boundary in areas zoned as Environmental Protection or Parkland are not covered by this MCSR.
  - Projects outside the town boundary and outside the Class Screening Area are not covered by this MCSR

- **New buildings** in proximate areas outside the town but inside the CSA, are not covered by this MCSR.

- Modifications, repairs, maintenance, abandonment and decommissioning of facilities that occur outside the town boundary inside the CSA are covered by the MCSR if they adhere to Banff National Park Management Guidelines and Redevelopment Guidelines for Outlying Commercial Accommodation and Hostels in the Rocky Mountain National Parks (1999) for the area in which they are located, and the Banff National Park Management Plan (1997).

- Projects that impact *sensitive resources*, **may** require a separate assessment. Sensitive resources are described in Appendix B and include:

  ◊ Critical wildlife areas including movement corridors,

  ◊ Areas which contain old growth forests, Douglas fir, limber pine or Rocky Mountain juniper, and

  ◊ Land within 30 metres of water bodies.

- Projects that occur on contaminated sites.

- *Project Type:* Projects not permitted in the area as defined in appropriate management plans are not covered by this MCSR. This includes construction projects in a Land Use District as defined in the Town of Banff Land Use Bylaws, or as defined in the Banff National Park Management Guidelines or Redevelopment Guidelines for Outlying Commercial Accommodation and Hostels in the Rocky Mountain National Parks (1999).

2.5 Summary of Routine Projects Subject to Class Screening

The projects subject to this MCSR are defined as: Routine projects in the Town of Banff and Outlying Proximate Areas, as defined within the Class Screening Area (Figure 2.1). This class is comprised of four sub-classes:

Sub-Class 1: Buildings

Project definition includes Construction, Operation, Modification, Maintenance or Repair and Decommissioning and Abandonment of a Building, including Heritage buildings, within allowable Development Regulations outlined in the Town of Banff Land Use Bylaw and Banff National Parks Development Guidelines.

Project activities covered by the MCSR are listed in Table 2.1 and described in Sub-class 1.

Sub-Class 2: Service Lines

Project definition includes Construction of New Service Lines (underground gas, stormwater, water, sewage, electricity and communication [e.g. telephone and cable] and aboveground power lines). Operation, Modification, Maintenance or Repair, and Decommissioning and Abandonment of Existing Lines needs only to be assessed when activities occur outside the town, or within the town and involve the likely release of a polluting substance into the environment; increase the operating capacity of the line; or involve a risk of physical harm to mammals.

Project activities covered by the MCSR are listed in Table 2.1 and described in Sub-class 2.

Sub-Class 3: Roads, Sidewalks, Boardwalks and Parking Lots

Project definition includes Modification, Maintenance and Repair of Existing Roads within Existing Rights-of-Way or Easements only when maintenance and repair activities could result in the likely release of a polluting substance into a water body; or involve the application of a dust control product or salt to the road, or of a pest control product to the areas adjacent to the road. It also includes Construction, Modification, Decommissioning and Abandonment of Sidewalks, Boardwalks and Parking Lots up to 75 Stalls. Parking lots with more than 75 stalls require individual environmental assessment.

Project activities covered by the MCSR are listed in Table 2.1 and described in Sub-class 3.

Construction of new roads and modification of roads outside of existing rights-of-way are not covered under this MCSR and will require an individual environmental assessment under the Act. Any activities associated with parking lots over 75 stalls or construction of parking lots in previously undisturbed areas are not covered under this MCSR, and will require an individual environmental assessment under the Act.

Sub-Class 4: Trails, Parks, Parkettes and Recreation Grounds

Project definition includes Construction, Modification, Maintenance or Repair, and Decommissioning and Abandonment of Trails and of Parks, Parkettes and Recreation Grounds.

Project activities covered by the MCSR are listed in Table 2.1 and described in Sub-class 4.

Table 2.1 Routine Projects that Require Permits and thus Trigger the Canadian Environmental Assessment Act (Page 1 of 3)

Routine Projects	Requires Banff National Park Permit	Does Not Require Banff National Park Permit	CEAA Trigger	
			Inside Town of Banff	Outside Town of Banff in Banff National Park[a]
Sub-Class 1: Buildings				
• **Pre-Planning**				
General		✓		
Site investigation, including geotechnical investigation	✓[c]		✓[c]	✓[c]
• **Site Preparation**				
Clearing of Vegetation	✓			✓
Grading and Excavation	✓		✓	✓
Disposal of Cleared Material		✓		
• **Construction**				
Dewatering		✓[b]		
Construction Activities, including painting, sandblasting	✓			✓
• **Site Servicing (Subsurface)**				
Trenching	✓		✓	✓
• **Decommissioning and Abandonment**				
Utilities Excavation and Removal	✓[c]		✓[c]	✓[c]
Demolition Activities		✓		
Foundation Removal	✓		✓	✓
• **Reclamation or Restoration**				
Grading		✓		
Revegetation		✓		
Paving	✓		✓[d]	✓[d]
Use of Herbicides/Fertilizer	✓[e]		✓	✓
• **General Activities**				
Material Handling and Storage		✓		
Equipment Operation and Maintenance		✓		
Waste Management		✓		
Hazardous Material Storage and Handling		✓		
Sub-Class 2: Service Lines				
• **Pre-Planning**				
General		✓		
Underground Services				
• **Site Preparation**				
Clearing of vegetation	✓			✓
Thawing		✓		
Grading and excavation	✓		✓	✓
Dewatering		✓		
• **Installation, maintenance and repair**				
Trenching, backfilling, compacting, grading	✓[f]	✓	✓[f]	✓[f]
Right-of-way maintenance	✓[e]			✓[g]
Cleaning storm sceptors		✓		
• **Decommissioning and Abandonment**				
Disconnection and removal of pipes/cables		✓		

Routine Projects	Requires Banff National Park Permit	Does Not Require Banff National Park Permit	CEAA Trigger	
			Inside Town of Banff	Outside Town of Banff in Banff National Park[a]
Aboveground Services				
• **Maintenance and Repair**				
Removal of poles and lines		✓		
Digging holes for replacement poles	✓		✓	✓
Planting poles and stringing		✓		
Right-of-way maintenance	✓[e]			✓[g]
• **Decommissioning and Abandonment**				
Removal of wires and poles, refilling holes		✓		
• **Reclamation and Restoration**				
Revegetation		✓		
• **General Activities**				
Materials handling/storage		✓		
Equipment operation and maintenance		✓		
Waste management		✓		
Sub-Class 3: Roads				
• **Pre-planning**				
General		✓		
• **Modification of Roads and Construction, Modification, Decommissioning and Abandonment of Sidewalks, Boardwalks and Parking Lots**				
Grading and gravel resurfacing		✓		
Material stripping, excavation, subgrade repair	✓		✓	✓
Road shoulder modifications		✓		
Replace or modify culverts and ditches	✓		✓	✓
Re-surfacing (asphalt)		✓		
Post installation and replacement		✓		
Painting lines		✓		
Sidewalk, curb and guttering installation		✓		
Light installation (10 or more)	✓		✓	✓
• **Maintenance and Repair of Roads**				
Patching		✓		
Storage and application of road salts and abrasives		✓		✓
Snow removal and storage		✓		
Vegetation management (herbicides)	✓[e]			✓
Dust control (CaCl outside town boundary)		✓		✓
• **Site Reclamation and Restoration**				
Grading		✓		
Revegetation, including herbicide use	✓[e]		✓	✓
• **General Activities**				
Materials handling/storage		✓		
Equipment operation and maintenance		✓		
Waste management		✓		
Hazardous materials handling/storage		✓		

Routine Projects	Requires Banff National Park Permit	Does Not Require Banff National Park Permit	CEAA Trigger	
			Inside Town of Banff	Outside Town of Banff in Banff National Park[a]
Sub-Class 4: Trails, Parks, Parkettes and Recreation Grounds				
• **Pre-Planning**				
General		✓		
• **Construction Activities for Trails**				
Clearing of vegetation	✓		✓	✓
Preparing base, grading, trail surfacing, installing fixtures		✓		
Fence Installation		✓	✓[h]	✓[h]
• **Construction Activities for Parks, Parkettes and Recreation Ground**				
Clearing of vegetation	✓			✓
Preparing base, grading, surfacing playfields, installing fixtures		✓		
Establishing turf		✓		
Landscaping		✓		✓[g]
Fence Installation		✓	✓[h]	✓[h]
• **Modification, Maintenance and Repair of Trails, Parks, Parkettes and Recreation Grounds**				
Resurfacing (excluding asphalt)		✓		
Maintaining fixtures (including irrigation)		✓		
Vegetation management (including herbicides)	✓[e]			✓[g]
Winter plowing and sanding		✓		
• **Decommissioning and Abandonment of Trails, Parks, Parkettes and Recreation Grounds**				
Reclamation and restoration		✓		
• **General Activities**				
Waste Management		✓		
Equipment Operation		✓		

[a] Areas listed in Section 1.2.
[b] Temporary dewatering into the Town of Banff sanitary system requires a permit.
[c] If excavation is required.
[d] If oil based product is used.
[e] Permits are required for spraying of herbicides.
[f] Applies only to trenching.
[g] If vegetation clearing is involved.
[h] If greater than 1.5 m in height or longer than 60 m.

3.0 DEVELOPMENT OF THE MODEL CLASS SCREENING PROCESS

3.1 Steps in the Class Screening Process

There are four steps in the Class Screening Process (Figure 1.1):

- *Step 1:* Determining whether a project requires a screening,
- *Step 2:* Determining whether a project fits within the MCSR,
- *Step 3:* Determining whether a project has significant environmental effects, and
- *Step 4:* Determining whether a project should be reclassified to an individual assessment.

Step 1: Determining whether a screening is required.

Projects that require screening have been described in Section 2. Based on this information, Parks Canada as the RA, will determine whether an environmental screening is required. If Parks Canada determines that no screening is required, the project may proceed with Town of Banff approval only.

Step 2: Determining whether a project fits within the Model Class Screening Report.

If a project does require a screening, the next step is to determine whether the project fits within one of the four sub-classes:

- ***Sub-Class 1:*** Buildings, including construction, modification, operation, maintenance or repair and decommissioning and abandonment of a building, including Heritage Buildings;
- ***Sub-Class 2:*** Service lines, including construction of new service lines and modification, operation, maintenance or repair, and decommissioning and abandonment of existing lines;
- ***Sub-Class 3:*** Roads, including modification, maintenance or repair of existing roads within existing rights-of-way, and construction, modification, decommissioning and abandonment of sidewalks, boardwalks and parking lots up to 75 stalls; and
- ***Sub-Class 4:*** Trails and parks, including construction, modification, maintenance or repair, and decommissioning and abandonment of trails, parks, parkettes and recreation areas.

The four sub-classes were compiled based on the following criteria:

- The project being proposed meets the definition of a “project” under CEAA;
- The project is not listed on the *Exclusion List Regulation*;

- The project requires a lease of Federal land, or a permit from Parks Canada that is on the Law List; and
- The project is relatively routine or repetitive, with well understood, or predictable effects that can be readily mitigated.

The proponent can determine if their project fits within a sub-class by reviewing Section 2.4. Proponents whose projects fall within one of the sub-classes will be required to complete the Class Screening Project Report (CSPR) form applicable to their sub-class and submit the form to the Parks Canada Warden's Office.

Step 3: Determining whether a project has significant environmental effects

Completion of the CSPR form will provide Parks Canada with sufficient information to determine the likely environmental effects of the project.

If the project is determined to have no significant adverse environmental effects when standard mitigation procedures are implemented, the proposed project can be approved by Parks Canada. Detailed information on preparing CSPR forms for each sub-class is provided in Sections 4 through 7 of this report.

Parks Canada, as the RA, will provide project approvals based on the following criteria:

- Projects are routine, repetitive and use well-understood technology;
- Create no significant environmental impacts;
- Use recognized mitigation methods to reduce impacts;
- Comply with the Town of Banff Land-Use Bylaw; (or the Banff National Park Management Guidelines and the Redevelopment Guidelines for Outlying Commercial Accommodation and Hostels in the Rocky Mountain National Parks (1999) for areas outside the town boundary), and
- Do not negatively impact sensitive areas.

Parks Canada may request additional information if there is not sufficient information on the CSPR form to make a determination regarding significance.

Step 4: Determining whether a project should be reclassified to an individual assessment.

A project may not be approved under the MCSR, and may be reclassified to require an individual environmental assessment if it is determined to:

- Cause a significant adverse effect that cannot be readily mitigated; or
- The environmental effects are uncertain.

In this case, the project will be removed from the class screening process and the proponent will be required to prepare an individual assessment under CEAA.

3.2 Responsibilities, Time Lines and Public Review

The responsibilities of the proponent and Parks Canada in the Class Screening Process are outlined below:

- It will be the responsibility of the proponent to prepare a Class Screening Project Report (CSPR) form.
- It will be the responsibility of the proponent to ensure that all information provided in the CSPR form is accurate. The proponent will be required to sign a statement to this effect. If it becomes known that inaccurate information has been provided by the proponent, any approval will be invalidated.
- It is the responsibility of the proponent to ensure adequate follow-up by providing an on-site monitor, where required in each sub-class.
- It will be the responsibility of Parks Canada to:
  - Provide the necessary forms, appropriate information and advice to the proponent;
  - Review the completed screening form(s); and
  - Approve or reject the proposed development pursuant to Section 20(1) of the Act, or reclassify the project to an individual assessment.

Parks Canada, as the RA, will review all projects and provide a response to the proponent as soon as possible, and within the following time frames when there are no outstanding issues:

- For projects that fit under the MCSR: within 14 days of submission of the CSPR form.
- For projects that are reclassified from the MCSR to an individual assessment, notification of this reclassification will be provided within 14 days of submission of the CSPR form.

3.3 Cumulative Effects Assessment

3.3.1 Inside the Town of Banff

Cumulative Effects Assessment (CEA) for individual projects within the town (which are screened under the MCSR) will be based on:

- The Town of Banff Community Plan;
- The Town of Banff Land Use Bylaw; and
- The Town of Banff Incorporation Agreement.

The Land Use Bylaw and the Incorporation Agreements underwent environmental screening at the time of the incorporation of the Town of Banff. The Town of Banff Community Plan approved in the spring of 1998 included a cumulative effects assessment of the Plan and the future development scenarios which it contains. Therefore, an individual project CEA will only be required in the following circumstances:

- For developments which do not conform with the above plans; or
- For developments which lead to future expansion beyond that permitted in the Incorporation Agreements; or
- Projects that require individual assessment.

The availability of a land use plan (i.e., the Banff Community Plan) is very helpful in identifying potential cumulative effects primarily because it identifies types of potential future projects. A land use plan is not a substitute for cumulative effects assessment; however, it does provide a context for the assessment of cumulative environmental effects. By conducting a cumulative effects assessment on the Community Plan, the boundaries and criteria as to the development projects that are unlikely to result in significant adverse cumulative environmental affects may be established. This should take into account the possibility of individual projects that do not result in significant environmental effects but in combination with other projects may have adverse cumulative effects. Therefore, it is reasonable to assume that future projects will not result in significant adverse environmental effects and that conform to the Community Plan will be unlikely to result in significant cumulative environmental effects and therefore do not require individual CEA.

If the Community Plan for the Town of Banff changes, and permitted densities of development or areas of commercial development increase, a CEA should be completed for the new Community Plan. If this is done, then Cumulative Effects Assessments will continue not to be required for individual projects within the town of Banff so long as they conform to the Community Plan.

3.3.2 Inside Banff National Park but outside the Town of Banff

In a similar way, CEA will not be necessary for projects that are consistent with the Banff National Park Management Plan. This Plan has undergone an environmental assessment process that included a cumulative effects assessment. Projects beyond the scope of this plan would require a CEA.

Outlying Commercial Accommodation leases specify the type of activity and size and density of development that is permitted (Redevelopment Guidelines for Outlying Commercial Accommodation and Hostels in the Rocky Mountain National Parks (1999)). As long as renovations at that site conform to these plans, CEA will not be necessary.

New construction at these sites is not covered by the MCSR as they require individual assessments, which do require cumulative effects assessments.

4.0 SUB-CLASS 1: BUILDINGS

Construction, modification, operation, maintenance or repair, and decommissioning and abandonment of a building, including Heritage Buildings, within allowable Development Regulations outlined in the Town of Banff Land Use Bylaw and Banff National Park development guidelines

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4.1 Description of Class of Projects - Buildings

This Sub-Class of the MCSR for Routine Projects in the Town of Banff and Proximate Outlying Areas addresses the construction of new structures, including buildings, and the operation, modification, maintenance or repair, and decommissioning and abandonment of existing structures and buildings, including Heritage Buildings, within the Class Screening Area (CSA) as permitted by the Town of Banff Land Use Bylaw, and Banff National Park Development Guidelines. The CSA includes the town of Banff and outlying facilities tied into the town infrastructure, including Banff Rocky Mountain Resorts, the Timberline Lodge, the Rimrock Inn, the Tunnel Mountain Campground, the Cave and Basin and Upper Hot Springs and the Banff Gondola (Figure 1.2).

Parks Canada is the Responsible Authority (RA) under the *Canadian Environmental Assessment Act* (the Act) for all development activities within the town boundary and the outlying areas within Banff National Park (BNP). The Town of Banff Land Use Bylaw regulates the types of development activities permitted in each Land Use District within the town of Banff (Figure 4.1). It also defines the maximum site coverage permitted and other building restrictions for each Land Use District. Within the town of Banff, the Town administration is the development authority. Private contractors generally carry out construction activities, and are required to hold a valid Town of Banff Business Licence. Outside the town boundary, Parks Canada determines which development activities are permitted based on the Banff National Park Development Guidelines, and issues Building Permits.

4.1.1 Inside the Town of Banff

Based on the *Canadian Environmental Assessment Act*, the following projects located **inside the Town of Banff** require environmental assessment and are included in this sub-class:

- Construction of new buildings;
- Operation of an existing building, where a lease is to be issued;
- Modification, maintenance or repair, decommissioning and abandonment of existing buildings, where the projects would:
  - Extend beyond the lands subject to an existing lease;
  - Increase the footprint or height of the building by > 10%;
  - Involve a heritage structure;
  - Are carried out in, on or over a water body;
  - Involve the likely release of a polluting substance into the environment (A polluting substance is a substance, either natural or man-made, that can potentially have adverse effects on the environment); or
  - Involve the cutting of indigenous trees.
  - ***Note****:* Where modification, operation, maintenance or repair, decommissioning and abandonment of existing buildings *does not* involve any of the above, the project does not require an environmental assessment under the Act.

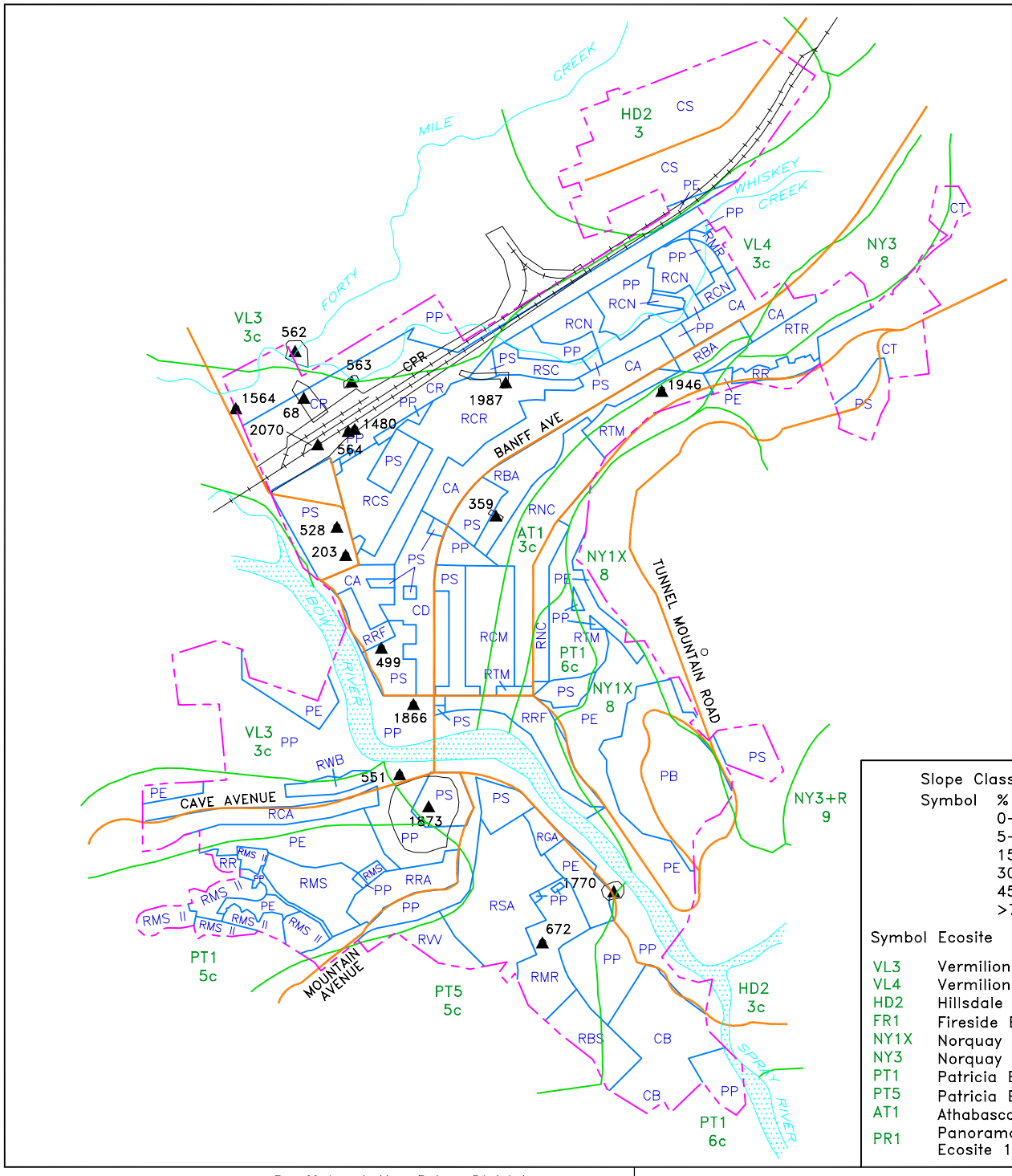
Projects must be permitted in the Land Use District for which they are planned. Land Use Districts are summarized in Table 4.1. Permitted buildings and types of use for each Land Use District are provided in the Town of Banff Land Use By-Law 31-3 as amended (1998). Projects being proposed in Land Use Districts for which they *are not* permitted are not covered under the MCSR, and require an individual assessment. Projects located closer than 30 m to a water body are excluded from this MCSR.

All other projects associated with building construction and modification within the town of Banff do not require an environmental assessment under the Act.

4.1.2 Outside the Town of Banff but inside the Class Screening Area

Based on the *Canadian Environmental Assessment Act*, the following projects located **outside the town of Banff but inside the MCSR Class Screening Area** require environmental assessment and are included in this sub-class:

- Only those operation, modification, maintenance or repair projects which involve the following are required to undergo an environmental assessment under the Act:
  - Require a new lease;
  - Increase the footprint or height of the structure;
  - Involve a heritage structure;
  - Change the method of sewage disposal, or increase the amount of sewage, waste or emissions beyond the volumes normally expected for the projects listed;
  - Involve any excavation beyond the footprint of the structure;
  - Create a need for related facilities such as parking spaces; or
  - Involve the likely release of a polluting substance into the environment.
  - ***Note:*** Where modification, maintenance or repair of existing buildings *does not* involve any of the above, the project does not require an environmental assessment under the Act.
- Construction of new buildings outside the town of Banff but inside the CSA is not covered by this MCSR, and requires an individual environmental assessment under the Act.



Slope Class Symbol	% Slope
	0–5
	5–15
	15–30
	30–45
	45–70
	>70

Symbol	Ecosite
VL3	Vermilion Ecosite 3
VL4	Vermilion Ecosite 4
HD2	Hillsdale Ecosite 2
FR1	Fireside Ecosite 1
NY1X	Norquay Ecosite 1
NY3	Norquay Ecosite 3
PT1	Patricia Ecosite 1
PT5	Patricia Ecosite 5
AT1	Athabasca Ecosite 1
PR1	Panorama Ridge Ecosite 1

LEGEND

- Town Boundary
- Road
- Railroad
- Land Use Districts
- Ecosites
- Archaeology Site

Map Symbol Convention

Ecosite Symbol VL3

Slope Class — 3

Banff Land–Use Bylaw Districts

Commercial
- CA Banff Avenue
- CB Banff Springs Hotel
- CD Downtown
- CR Railway Lands
- CS Commercial Service
- CT Tunnel Mountain

Public/Institutional
- PB Banff Centre
- PE Environmental Protection
- PP Parkland
- PS Public Service

Reserve
- RR Residential Reserve

Residential
- RBA Banff Avenue
- RBS Banff Springs
- RCA Cave Avenue
- RCM Central Muskrat
- RCN Cougar North
- RCR Cougar Rabbit
- RMR Marmot Rundle
- RMS Middle Springs
- RMSII (a)–(f) Middle Springs II
- RGA Glen Avenue
- RNC North Central
- RRA Rainbow Avenue
- RRF River Front
- RSA Spray Avenue
- RSC Squirrel Cougar
- RTM Tunnel Mountain
- RTR Tatanga Ridge
- RVV Valley View
- RWB West Birch

Figure 4.1
Ecosites, Archaeological Sites and Land Use Districts Within the Town of Banff

Scale 1:20,000
Metres

300 0 300 600 900 1200

N

HIGHWOOD Environmental Management

4.2 Typical Projects Associated with the Construction, Operation, Modification, Maintenance and Repair, and Decommissioning and Abandonment of New and Existing Buildings

Projects associated with construction, operation, modification, maintenance and repair, decommissioning and abandonment of buildings fall into a number of phases: pre-planning, site preparation, construction, site servicing, decommissioning and abandonment, site reclamation or restoration, and general activities, which includes material handling and storage, equipment operation and waste management. Tables 2.1 and 4.2 list all activities included under this sub-class, and indicate which of these projects trigger an environmental assessment under the Act, and which projects require an assessment under Parks Canada policy.

- **Pre-planning** includes general planning procedures that are required prior to commencing any activities, and site investigation prior to construction to ensure there is no existing contamination on-site. This also includes geotechnical investigations, which involve digging test pits or wells with backhoes or drilling rigs prior to construction.

- **Site Preparation** involves clearing of vegetation, grading and excavation, and disposal of cleared material including vegetation and overburden.

- **Construction** includes dewatering, and general construction activities such as pouring foundations, framing, cladding, roofing, constructing vapour barriers, adding insulation and interior finishing, and providing heating, ventilation, air conditioning, plumbing and electrical systems. Painting and sandblasting buildings is also included. Dewatering involves the removal of excess water from the site using pumps, hoses and sediment traps. Projects that may have environmental impacts are dewatering, general construction activities, painting, sandblasting of buildings, and the use of paint strippers.

- **Site Servicing** involves providing utilities to buildings, including power, natural gas, telephone and cable television, and sanitary sewer, storm sewer and water lines. Trenching is the main project (see Sub-Class 2, Section 5.0).

  At new construction sites in the Class Screening Area, underground services are provided by Aquila Networks Canada, Telus, ATCO Gas and Monarch Cable. These companies, except ATCO Gas, use combined conduits, so only one excavation is required. Due to safety concerns ATCO Gas uses a separate conduit. In older areas, where construction is occurring on a previously developed site, overhead electrical, telephone and cable services may be buried underground.

  Sanitary sewer, storm sewer and water lines are installed by contractors according to standards provided by the Town of Banff. Final completion certificates are required from the Town.

Installation of service lines typically occurs under the road right-of-way (RoW) and across development lots. This task involves digging trenches 2 to 3 m deep and 0.5 to 1 m wide by backhoe, installing conduit, pipe or cable, filling of the trench by backhoe, compacting of material by compactor and covering with asphalt or other wearing surface (as required). Cable or telephone lines can be installed by a trenching machine, which opens the trench, lays the line and closes the trench in one pass. These activities are covered in Sub-Class 2, Section 5.

- **Operation** refers to the continued occupation and use of an existing structure or building;

- **Decommissioning or abandonment** of an existing building involves:

  - Disconnection of utilities, which may either be removed (requiring excavation) or left *in-situ*; and

  - Demolition activities and removal of foundations.

- **Site restoration or reclamation** involves backfilling, if necessary, and grading, revegetating the disturbed site through seeding, planting and sodding, and herbicide and fertilizer use. Paving involves levelling of ground and pouring of asphalt or concrete driveways and pathways.

- **General activities** which apply to all stages of a project include:

  - Material handling and storage: includes transportation and storage of building and excavated materials.

  - Equipment operation: includes machinery used during all activities such as compactors, pumps, jackhammers, compressors, generators, cement mixers, backhoes, trenchers, and trucks. Accidental spills of fuel or oils may result during their transportation, handling, application and storage, and during regular operations, maintenance and refuelling of vehicles and equipment. Many of these hazardous products (including gasoline, diesel, lube oil, and aviation fuel) can move quickly through soil and contaminate groundwater sources. If these spills occur near open water, they can result in surface water and wetland contamination.

  - Waste management: including waste production and disposal, which occurs during all phases of the project. This also includes the collection of all hazardous and non-hazardous waste and its removal to appropriate facilities, as well as re-use and recycling of building materials.

  - Hazardous material collection and disposal: including oil-based paint, fuels, oils, lubricants and other petrochemical products.

4.3 Typical Seasonal Scheduling and Duration of Projects

Seasonal scheduling of projects:

- Construction, operation, modification, maintenance or repair and decommissioning and abandonment of buildings can occur during all seasons of the year.

Duration of projects:

- Depending upon the size and complexity of the building, the duration of **site preparation** and **construction** typically extends from 3 months for smaller residential dwellings up to 12 months for larger buildings including hotels, institutional, commercial or mixed-use developments.
- **Modification, maintenance or repair** projects, which often have the same activities as construction, typically have a shorter duration, except in the case of major renovations, when projects may take as long as a new building to complete.
- **Decommissioning and abandonment** typically has a duration of one week to one month.
- **Site reclamation and restoration** activities typically take one week to one month.

4.4 Description of Study Areas for Sub-Class 1

MCSR projects are conducted regularly and considered routine in nature, and the spatial and temporal extent of the impacts are well understood. Therefore, the potential size of the Study Area for each project has been defined below. The Study Areas include all the environmental components that could be affected by the proposed project.

Sub-Class 1 - Buildings	Spatial Extent[(a)]	Temporal Extent
Construction, Operation, Modification, Maintenance or Repair, and Decommissioning and Abandonment of New and Existing Buildings, including Heritage buildings	• For new construction activities, include development site, plus adjacent lands up to 100 m from the project • For modification, maintenance or repair activities, include development site, plus adjacent lands up to 100 m from the project • If there are impacts to water bodies, the water body potentially affected should be considered. • If there are impacts to air quality, the study area should include up to 500 m from the construction site.	• **Construction** - Duration of Construction Phase (e.g. 3 months [small residential building] to 12 months [larger building such as hotels, institutions]) • **Modification** - Duration of Modification Phase (e.g. 3 weeks to 12 months) • **Maintenance or Repair** - Duration of maintenance or repair (e.g. 1 to 6 months) • **Decommissioning, Abandonment, and Reclamation or Restoration** - Duration of Decommissioning and Abandonment Phase and time for site to re-establish vegetation for selected end land use (e.g. 3 weeks to 1 year)

[(a)] The size of the Study Area may need to be adjusted due to site-specific conditions as identified in the CSPR.

4.5 Typical Project Sites and Environmental Setting

Potential project sites are located within different Land Use Districts in the town of Banff, as permitted by the Town of Banff Land Use Bylaw, and in outlying areas tied into the town's infrastructure. The ecosites and associated environmental sensitivities of each Land Use District and outlying areas in the CSA are described in Table 4.1, and shown in Figures 4.1 and 4.2. Further information on environmental setting and sensitivities are provided in Appendix A and Appendix B.

Residential Districts can be characterised into four main types:

- Recently developed subdivisions on the periphery of the town in the southwest and northeast areas are typically duplex or townhouse developments, which are usually built to the maximum coverage and density allowable. They are generally located on slopes of greater than 5% and are adjacent to areas zoned for Environmental Protection within the town boundary, or Banff National Park.
- Older single-family developments, where density is lower, lots are larger and site coverage is lower. These areas are typically located adjacent to the Bow River on fluvial flats, and represent a transition between the natural riverbank and the urban area.
- Areas near the "downtown" core are characterised by smaller, older single-family dwellings, many of which are now being redeveloped to the maximum density permitted by the Land Use Bylaw. They are typically located on flatter or very gently sloping areas.
- Other areas provide multi-family dwellings in apartment style housing. They are located on fluvial flats in fully developed areas.

The **Commercial Service District (Industrial Compound)**, where the construction of warehouses and other light service commercial buildings are permitted, is located on the northern boundary of the town, separated from the town by the railway. Apartment housing is a discretionary use above the first storey. This District has an industrial character although it is surrounded by natural landscape comprised of spruce forests, wetlands and open grasslands. **Railway Lands** are located along the CPR tracks.

The construction of hotels and associated buildings is permitted in the **Banff Springs Hotel, Banff Avenue and Tunnel Mountain Districts.** The Banff Springs Hotel area is located at the junction of the Spray and Bow Rivers in a natural forest setting at the base of Sulphur Mountain. The Banff Avenue area is the major tourist accommodation area in the downtown core and is fully developed. The Tunnel Mountain area is located on the plateau of Tunnel Mountain, surrounded by natural forest and is less intensely developed than the downtown areas.

The **Downtown District** (Banff Avenue) is the commercial core of the town of Banff, which is almost fully developed and located on fluvial flats.

Public Service and Institutional Districts, including the Banff Centre, are scattered throughout the town, as are areas of **Parkland**. Most **Environmental Protection Districts** have been added to the protected zones of Banff National Park. The few remaining districts are largely undeveloped.

Facilities in outlying areas include accommodation facilities (Rimrock Inn, Banff Rocky Mountain Resorts, Timberline Motel and Tunnel Mountain Campground) and recreation facilities (Upper Hot Springs, Cave and Basin and Banff Gondola). They are all located in close proximity to the town, and many of them on steeper slopes and in sensitive wildlife areas. (Figure 4.2 and Table 4.1).

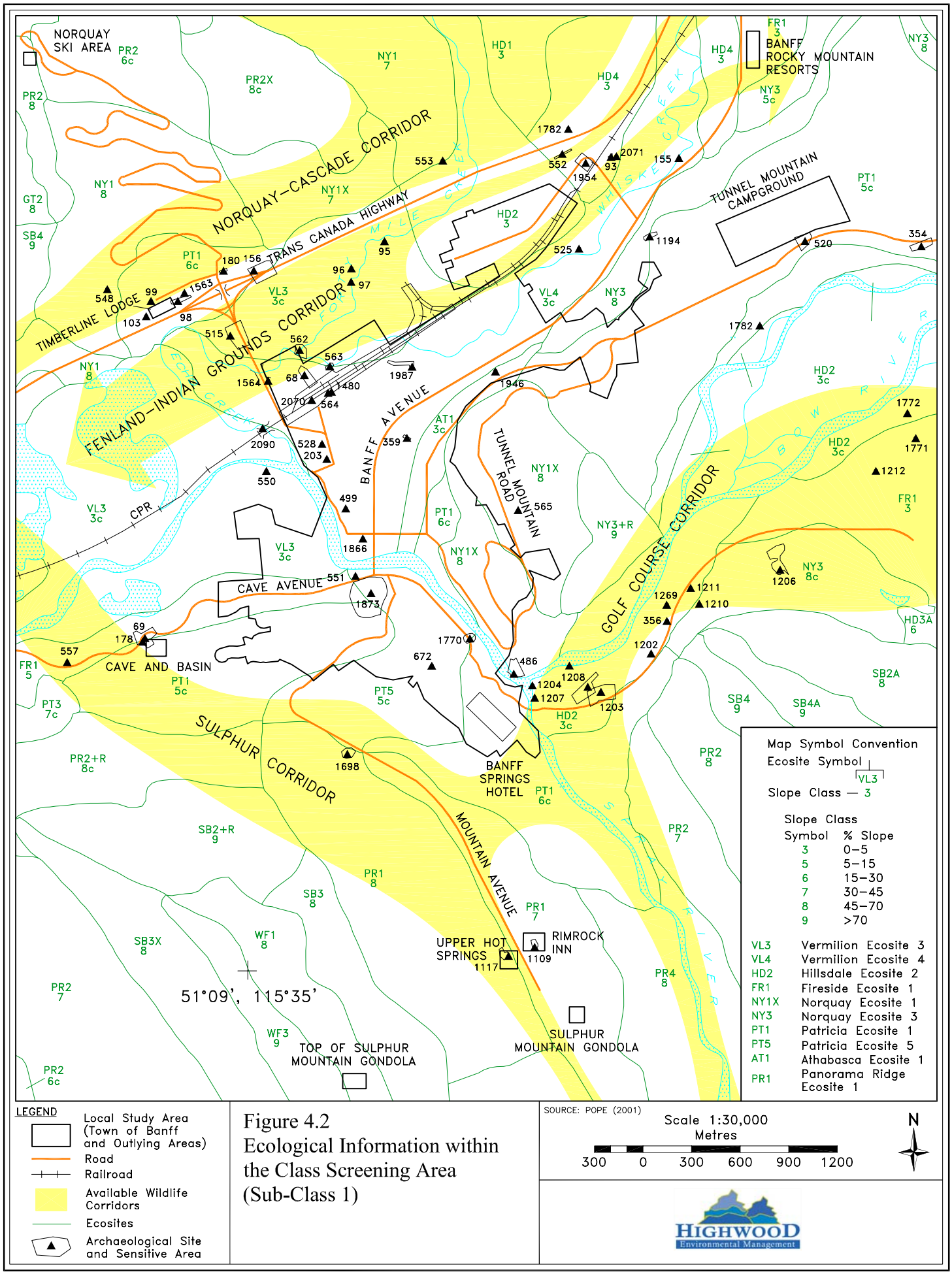


Figure 4.2
Ecological Information within the Class Screening Area (Sub-Class 1)

Table 4.1 Sub-Class 1: Buildings - Summary of Land Use Districts and Outlying Areas, and Environmental Descriptions

Land Use District	Environmental Description (ecosite)[(a)]	Sensitivities[(b)]
Town of Banff • **Commercial (C)** CA - Banff Avenue	Vermilion ecosite 4 VL4 3c Norquay ecosite 1 NY3 8	• poor drainage; • periodic high water table may require dewatering during construction phase; soil may be susceptible to ponding and compaction • steeply sloped areas present potential erosion and reclamation issues.
CB - Banff Springs Hotel	Patricia ecosite 1 PT1 6c	• the ecosite is rated as highly important to wildlife, and includes wet areas important for reptiles and amphibians; • proximity to Parkland and rivers; • erosion and re-vegetation on steeper slopes and shallow soils in some sites.
CD - Downtown	Vermilion ecosite 4 VL4 3c	• high water table
CR - Railway Lands	Vermilion ecosite 3 VL3 3c Vermilion ecosite 4 VL4 3c	• seasonally high water table; poor drainage; • soil may be susceptible to ponding and compaction; • adjacent to and includes natural areas including Parkland that are ranked as highly important to wildlife; possibly includes wet areas important for reptiles and amphibians
CS - Commercial Service	Hillsdale ecosite 2 HD2 3	• includes small areas of, and is adjacent to natural areas, including Parkland, that are ranked as highly important to wildlife; also, bordered to the north by the Fenland-Indian Grounds wildlife corridor. • may have high water table.
CT - Tunnel Mountain	Patricia ecosite 1 PT1 5c	• proximity to ecosites that are ranked as highly important to wildlife; may include wet areas important for reptiles and amphibians. • steeper slopes and shallow soils may present erosion and reclamation issues.
• **Residential (R)** RBA - Banff Avenue	Vermilion ecosite 4 VL4 3c Athabasca ecosite 1 AT1 3c	• high water table

Table 4.1 Sub-Class 1: Buildings - Summary of Land Use Districts and Outlying Areas, and Environmental Descriptions – *Continued*

Land Use District	Environmental Description (ecosite)[a]	Sensitivities[b]
RBS - Banff Springs	Patricia ecosite 1 PT1 6c Patricia ecosite 5 PT5 5c	• proximity to natural areas that are ranked as highly important to wildlife; including movement corridors; may include wet areas important for reptiles and amphibians • steeper slopes and shallow soils in some sites present erosion and reclamation issues. • PT5 wet areas susceptible to soil degradation and drainage problems
RCA - Cave Avenue	Fireside ecosite 1 FR1 5	• proximity to natural areas that are ranked as highly important to wildlife. • may have localized high water table.
RCM - Central Muskrat	Vermilion ecosite 4 VL4 3c	• high water table
RCN - Cougar North	Vermilion ecosite 4 VL4 3c	• high water table
RCR - Cougar/Rabbit	Vermilion ecosite 4 VL4 3c	• remnant old growth spruce forest • water table
RGA – Glen Avenue	Patricia ecosite 5 PT5 5c	• wet areas susceptible to soil degradation and drainage problems; • proximity to Parkland and Environmental Protection areas ranked as having medium to high importance for wildlife, including movement, corridors.
RMR - Marmot Rundle	*district has an N and S block.* N block - Vermilion ecosite 4 VL4 3c S block - Patricia ecosite 5 PT5 5c	• high water table; proximity to natural areas that are ranked as highly important to wildlife. • wet areas susceptible to soil degradation and drainage problems; proximity to natural areas that are ranked as highly important to wildlife, including movement corridors.
RMS - Middle Springs and RMS Middle Springs II a,b,c,d,e,f.	Patricia ecosite 1 PT1 5c	• adjacent to the town boundary. Area ranked as highly important to wildlife, including wildlife corridor; may include wet areas important for reptiles and amphibians

Table 4.1 Sub-Class 1: Buildings - Summary of Land Use Districts and Outlying Areas, and Environmental Descriptions – *Continued*

Land Use District	Environmental Description (ecosite)[(a)]	Sensitivities[(b)]
RNC - North Central	Vermilion ecosite 4 VL4 3c Athabasca ecosite 1 AT1 3c	• high water table • adjacent to town boundary that is ranked as very highly important for ungulates and high for small mammals and carnivores.
RRA - Rainbow Avenue	Patricia ecosite 1 PT1 5c	• small area adjacent to Environmental Protection lands with highly important wildlife habitat, possibly including wet areas important for reptiles and amphibians
RRF - River Front	Vermilion ecosite 1 VL4 3c Athabasca ecosite 1 AT1 3c Patricia ecosite 1 PT1 6c	• proximity to Bow and Spray rivers - (riparian and aquatic habitat), and adjacent to natural cover Parkland and Environmental Protection districts. • may be important to wildlife due to proximity to river and low density of development.
RSA - Spray Avenue	Patricia ecosite 5 PT5 5c	• wet areas susceptible to soil degradation and drainage problems; • proximity to natural areas ranked as having medium to high importance for wildlife, including movement, corridors.
RSC - Squirrel/Cougar	Vermilion ecosite 4 VL4 3c	• high water table
RTM - Tunnel Mountain	Athabasca ecosite 1 AT1 3c Patricia ecosite 1 PT1 6c	• bordered on the east by town boundary and lands that are ranked as very important to wildlife.

Table 4.1 Sub-Class 1: Buildings - Summary of Land Use Districts and Outlying Areas, and Environmental Descriptions - *Continued*

Land Use District	Environmental Description (ecosite)[a]	Sensitivities[b]
RTR - Tatanga Ridge	Patricia Ecosite 1 PT1 5c	• shallow soils may be difficult to re-vegetate • adjacent to Residential Reserve and town boundary and includes forested lands that are ranked as highly important to wildlife • steeper slopes may be subject to erosion
RVV - Valley View	Patricia Ecosite 5 PT5 5c	• wet areas susceptible to soil degradation and drainage problems; • proximity to natural areas with wildlife habitat including movement corridors.
RWB - West Birch	Fireside Ecosite 1 FR1 5	• includes and is near forested land that may provide wildlife habitat. • east edge near the Bow R. • may have localized high water table.
• **Reserve (R)** RR - Residential Reserve	NE - 2 parcels = Patricia Ecosite 1 PT1 5c SW - 2 parcels (Middle Springs) = Patricia Ecosite 1 PT1 5c SE - 1 parcel near Bow R. = Patricia Ecosite 5 PT5 5c	PT1 • shallow soils may be difficult to re-vegetate PT5 • wet areas susceptible to soil degradation and drainage problems • PT5 and PT1 include and are in proximity to natural areas that are ranked as medium to highly important to wildlife, and includes movement corridors. Wetland areas in Middle Springs. • proximity to Bow R. for SE parcel
• **Public/Institutional (P)** PB - Banff Centre	Patricia Ecosite 1 PT1 5c Norquay Ecosite 1 NY1x 8	PT1 • shallow soils may be difficult to re-vegetate NY1 • steep and locally eroding slopes, old growth Douglas fir forests; shallow soils. PT1 & NY1 • adjacent to Environmental Protection and BNP lands that are ranked as medium to very highly important to wildlife

Table 4.1 Sub-Class 1: Buildings - Summary of Land Use Districts and Outlying Areas, and Environmental Descriptions – *Continued*

Land Use District	Environmental Description (ecosite)[(a)]	Sensitivities[(b)]
PE - Environmental Protection	Small buffer areas; undeveloped tracts of land that cover different ecosite types.	• potential sensitivities may include ecosites that are important to habitat, wildlife corridors, susceptibility to soil erosion or compaction, revegetation, high water table, etc.
PP - Parkland	Numerous parcels and tracts of land that cover many different ecosite types. Predominately borders the town boundary, areas of Environmental Protection, and rivers.	• potential sensitivities may include ecosites that are important to habitat, wildlife corridors, susceptibility to soil erosion or compaction, revegetation, high water table, etc. • proximity to the Bow River.
PS - Public Service	Numerous smaller land parcels that cover many different ecosite types. Borders many types of districts including the town boundary, and rivers.	• potential sensitivities may include proximity to wildlife habitat (along town boundary), and rivers. • high water table.
Outside Town of Banff • Banff Rocky Mountain Resorts	Fireside Ecosite 1 FR1 3	• surrounding ecosite is ranked as very highly important to carnivores - especially marten, weasel and mink. Deep snow in winter makes it less important for large carnivores.
• Timberline Lodge	Patricia Ecosite 1 PT1 6c	• moderately steep slopes present erosion and re-vegetation issues exacerbated by shallow soils. • surrounding ecosite is ranked as highly important to wildlife • wildlife corridor
• Rimrock Inn	Panorama Ridge Ecosite 1 PR1 7	• surrounding ecosite is ranked as highly important to carnivores and breeding birds. • steepness plus seepage areas (related to lateral shallow subsurface water) can affect stability, erosion and re-vegetation. • wildlife corridor
• Tunnel Mountain Campground	Patricia Ecosite 1 PT1 5c	• shallow soils may be difficult to re-vegetate • surrounding ecosite is ranked as highly important to wildlife

Table 4.1 Sub-Class 1: Buildings - Summary of Land Use Districts and Outlying Areas, and Environmental Descriptions – *Continued*

Land Use District	Environmental Description (ecosite)[a]	Sensitivities[b]
• Cave and Basin	Patricia Ecosite 1 PT1 5c	• shallow soils may be difficult to re-vegetate • surrounding ecosite is ranked as highly important to wildlife • wildlife corridor
• Upper Hot Springs	Panorama Ridge Ecosite 1 PR1 7-8	• surrounding ecosite is ranked as highly important to carnivores and breeding birds. • steepness plus seepage areas (related to lateral shallow subsurface water) can affect stability, erosion and re-vegetation. • wildlife corridor
• Banff Gondola - Base	Panorama Ridge Ecosite 1 PR1 7	• surrounding ecosite is ranked as highly important to carnivores and breeding birds. • steepness plus seepage areas (related to lateral shallow subsurface water) can affect stability, erosion and re-vegetation. • wildlife corridor
• Banff Gondola - Top	Wildflower Ecosite 1 WF1 8 Wildflower Ecosite 3 WF3 9	• surrounding WF3 ecosite is ranked as highly important to mountain goat and bighorn sheep. • steep and locally unstable slopes; snow avalanches, shallow soils, steep slopes and rock outcrops can present erosion and re-vegetation issues.

[a] Source: Holland and Coen, 1983. Ecological (Biophysical) Land Classification of Banff and Jasper National Parks. Vol II: Soil and Vegetation Resources.
Holroyd and Van Tighen. 1983. Ecological (Biophysical) Land Classification of Banff and Jasper National Parks. Vol. III: Wildlife Inventory.

[b] Other potential sensitivities are described in Appendix B. See Figure 4.1 to identify ecosites in each Land Use District.

4.6 Potential Environmental Effects of Building Projects

Based on the environmental conditions, location and other site-specific conditions at building sites, potential effects from building projects have been identified.

An environmental matrix (Table 4.2) has been used to identify which building projects will likely impact each environmental component. This matrix identifies the potential range of magnitude of the impacts that could result from building activities if no mitigation measures are implemented. Potential impacts are rated as high, moderate or low in magnitude, or none. Only those activities with impacts are included in the table.

The highest magnitude potential **pre-mitigation** environmental effects (those with moderate ratings or higher) as identified in Table 4.2 include:

- A general decrease in ambient air quality results from:
  - *Dust* due to site preparation and construction activities and transportation of building materials, and
  - *Emissions* from construction vehicles and equipment at construction sites and during transportation of materials in the confined spaces of a mountain valley.
- Impact on surface water quality of the Bow River and Whiskey Creek from construction activities occurring close to, but not within 30 m, of a water body. Activities closer than 30 m to a water body are not covered by the MCSR, and require a separate environmental assessment. The 30 m is measured from the high water mark. Potential impacts to surface water include:
  - *Sedimentation* from site preparation, construction site dewatering into Whiskey Creek, the storm water system or other inappropriate areas. Surface water runoff and increased sedimentation resulting from eroded soils can decrease the quality of surface waters that they enter. Changes in water quality can impact aquatic resources; and
  - *Contamination* from improper waste disposal or hazardous materials handling, use of herbicides, and vehicle and equipment leaks or spills during operation. Herbicides and fertilizers can contaminate surface waters by chemical spray drift, improper chemical disposal and from runoff. Aquatic organisms can be exposed to contaminants, either causing direct mortality or affecting their growth and reproduction.
- Possible drawdown of groundwater resulting from dewatering activities during construction, particularly in areas with high water tables (i.e. ecosite VL4, see Figure 4.1).

- Potential impacts to soil, including:
  - *Soil erosion* during grading and excavation activities;
  - *Soil compaction* during equipment operation; and
  - *Soil contamination* from leaks and accidental spills from equipment operation and maintenance.
- Potential for loss or damage to adjacent vegetation from clearing activities during site preparation.
- Impact upon wildlife and wildlife habitat on the edges of town and outlying facilities on Sulphur Mountain, the Cave and Basin, Banff Rocky Mountain Resorts and the Timberline Lodge including:
  - *Loss or fragmentation of habitat* where development occurs in or adjacent to previously undisturbed areas;
  - *Sensory disturbance* from noise and activity during site preparation, construction and equipment operation; and
  - *Disruption of wildlife movement corridors*, particularly in the close proximity to Middle Springs and other areas along the southwest edge of town and in the outlying areas included in the Class Screening Area.
- General negative aesthetic impacts due to construction activities, including visual and noise effects, loss of viewscapes, and loss of the wilderness experience.

Table 4.2 Matrix of Potential Pre-Mitigation Environmental Impacts from Building Construction and Decommissioning before Mitigation - Sub-Class 1.

Activities	Environmental Components								
	CEAA Trigger	**Air Quality**	**Hydrology, Water Quality[a], Groundwater and Aquatic Resources**	**Landforms and Soil**	**Vegetation**	**Wildlife Habitat and Populations**	**Heritage Resources**	**Socio-Economics**	**Aesthetics (Vision, Noise)**
Pre-Planning									
Geotechnical investigation	✓[c]	-	L	L	L	L	L	-	L
Site Preparation									
Clearing of Vegetation	✓[b]	L-M	L-M	L	L-H	L-H	-	-	L-H
Grading and Excavation	✓	L-M	L-M	L-H	-	L-M	-, L	-	L-H
Disposal of Cleared Material		L	-	-	-	-	-	-	L
Construction									
Dewatering		-	L-M	-	L	L	-	-	-
Construction (including painting/sand blasting)	✓	L-M	L	-	-	L-M	-	-	L-M
Site Servicing (Subsurface)									
Trenching	✓	-	L	L-M	-	L	-, L	-	-, L
Decommissioning and Abandonment									
Utilities Excavation and Removal	✓[c]	-	L	L-M	-	L	-, L	-	-, L
Demolition Activities/Foundation Removal	✓	L	-	L	-	L	-	-	L
Site Reclamation or Restoration									
Grading		L-M	L	P	-	L	-	-	L-M
Revegetation		-	P	L	P	P	-	-	P
Paving	✓[d]	L	L	-	-	L	-	-	L-M
Herbicide/Fertilizer Use	✓	-	L-M	L	L	L	-	-	P
General Activities									
Materials Handling/Storage		L	-	-	L	L	-	-	L
Equipment Operation and Maintenance		L-M	L-M	L-M	L	L-M	-	L	L-M
Waste Management		-	L-M	L	-	-	-	L	L-M
Hazardous Materials Collection and Disposal		-	L-M	L	-	-	-	-	

[a] This includes impacts to within 30 m of a waterbody.
[b] If vegetation removal outside the town boundary.
[c] If excavation is required to remove utilities.
[d] If an oil product is used.

H = High Negative
M = Moderate Negative
L = Low Negative
- = None
P = Positive

4.7 Mitigation Measures, Guidelines and Standards

Standard construction mitigation measures are available that significantly reduce the magnitude of these potential impacts.

Table 4.3 provides a summary of typical mitigation measures that should be used to reduce the magnitude of environmental impacts identified in Table 4.2. Mitigations associated with general activities should be fully considered in the pre-planning stage to ensure they are the most effective while on-site. It is important to recognize that appropriate mitigation measures will depend on site-specific environmental characteristics, which can be determined from Table 4.1. Many of these recommended mitigation procedures are currently practised within the CSA.

Parks Canada has documented specific mitigation measures to be used during development activities in Banff National Park. These are described in:

- Banff National Park, Directive 17 "Environmental Guidelines for Development Projects".

Proponents of building projects in the CSA are required to be familiar with the recommended construction techniques as well as the mitigations in Table 4.3, and to use them at building sites to minimize the impact of their activities. In this way, residual impacts from building activities should be minimized.

Table 4.3 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects

Activity	Potential Impacts	Mitigation Measures
Pre-planning		
Site investigation, including geotechnical investigation	Sensory disturbance, disturbance of archaeological resources, slope failure, sedimentation	• Conduct Phase I Environmental Site Assessment, if not already completed for the site, and additional site surveys, test pits, bore holes etc. if necessary. • Minimize the time boreholes remain open in order to reduce small terrestrial wildlife mortality. Properly seal boreholes and fit PVC pipes. • Use existing roadways or disturbed areas for site access and travel within the site. • Follow appropriate excavation mitigation measures for geotechnical investigation (see mitigations for "Trenching").
General planning activities specific to all building projects.	Runoff / sedimentation; soil contamination	• Prepare an Emergency Response Plan for the worst case, i.e., heavy rainfall and runoff events, high winds, spills, fires, etc. • In the event of emergency operations (as defined in Section 4.11 of the MCSR), call 911. The Warden Dispatch can also be contacted (available 24 hours/day) at (403) 762-4506 or the Wardens Office at (403) 762-1470 to notify of any emergency procedures required. • Ensure all activities are conducted at least 30 m from waterbodies.
	Dust production	• Have a water source available to wet down exposed soil and dry areas.
	Wind and water erosion	• Prepare a satisfactory Sediment and Erosion Control Plan covering all construction and restoration periods. • Acquire necessary sediment control equipment (i.e., straw bales, landscaping fabric, sediment fences, etc.) and install prior to construction. • Extra planning should be used for areas with silty deposits (VL3 and VL4) and sloped areas with sandy deposits (see Figure 4.2).
	Compaction of soils	• Identify soils susceptible to compaction (fine textured and organic soils). • In sensitive areas, use equipment of low bearing weight, low PSI tires, or tracked vehicles.
	Slope failure	• Assess slope stability (based on slope length, soil texture, steepness, soil depth) and adjust activities to avoid these areas if possible. Use appropriate setbacks. • Pay particular attention when planning for slopes of Class 6 (15-30%) or greater, especially where soils are shallow and likely to move with disturbance.
	Habitat loss and fragmentation; or encroachment on wildlife movement corridor	• Identify wildlife habitat that may be impacted by activities and avoid sensitive areas, including wetlands. • Ensure only necessary vegetation is removed and delineate areas to be avoided with biodegradable flagging tape and/or temporary fences.

Table 4.3 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects - *Continued*

Activity	Potential Impacts	Mitigation Measures
General planning activities (continued)	Sensory disturbance and mortality of wildlife	When working adjacent to natural areas: • According to the wildlife that may be present, schedule high noise level activities and other intrusive construction activities to avoid critical life stages (breeding, nesting, rearing, migration). Consult with Parks Canada (403-762-1416) to discuss any localized wildlife concerns. • Confine "noise" activities to hours set out in Town of Banff Noise Bylaw. • Consider posting wildlife signs to reduce vehicle speeds and increase driver awareness near construction areas were wildlife mortality has or is likely to occur. • Educate workers to not harass or attract wildlife, keep the site free of food scraps, and dispose of garbage in bear proof containers.
	Disturbance of archaeological resources	• Consult with Parks Canada (403-762-1416) to discuss if consultation with the Park's archaeologist is required (see Figure 4.1). • If it is deemed that potential archaeological sites may be subject to ground disturbance activities should be adapted to avoid them. • Educate workers to notify site supervisor upon finding any archaeological artefacts and to stop work immediately.
	Increased water and energy consumption	• Identify water and energy conservation opportunities for building design (e.g., low flow fixtures, low energy heating and lighting) and outdoor requirements (e.g., yard lighting, drip irrigation systems).
	Public safety	• Outline traffic control measures and assess the need for flagging personnel. • Call utility line companies to identify infrastructure locations (Alberta OneCall: 1-800-242-3447).
	Reduced aesthetics (noise and visual)	• Evaluate the site layout, access routes and construction activities to minimize their visual impact. • Plan work schedule to confine "noise" activities to hours set out in Town of Banff Noise Bylaw and, if possible, periods of low visitation.

Table 4.3 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects - *Continued*

Activity	Potential Impacts	Mitigation Measures
Site Preparation		
Clearing of vegetation	Dust production	• Wet down dry, exposed soils, particularly during windy periods. • Ensure materials being stored or transported are covered with tarps or equivalent material.
	Runoff / sedimentation	• Halt construction activity on exposed soil during events of high rainfall intensity and runoff and refer to the Sediment and Erosion Control Plan. Periodically inspect erosion control structures for effectiveness.
	Wind and water erosion	Particularly in areas with silty deposits (VL3 and VL4) and sloped areas with sandy deposits (Figure 4.2): • Protect exposed soils with coarse granular materials, mulches, straw, or landscaping fabric along drainage pathways. • Minimize grubbing.
	Damage to adjacent vegetation, loss of native vegetation	To protect undeveloped areas adjacent to development site: • Minimize area cleared. Clearly mark area to be cleared with biodegradable flagging tape and/or temporary fences. • Ensure vertical (Rocky Mountain) juniper, Douglas fir and limber pine are protected. • For every tree removed, two native trees must be planted. • Hoarding around trees to be retained must be installed beyond the tree's drip line prior to commencement of site work. • A development permit from the Town of Banff Planning and Development Division (403-762-1215) is required before removing any trees. • Ensure excavated material does not damage or bury plant material that is to be retained on the site or in adjacent areas. • Trees are to be cut so that they fall inside the cleared perimeters. • Care must be taken during grubbing and stripping to ensure that trees and roots on the edge of the cleared area are not disturbed. • Grubbing and stripping may not be permitted on steep slopes to reduce the potential for erosion.
	Wildlife habitat loss and fragmentation; or encroachment on wildlife movement corridor	When working adjacent to all undeveloped areas and areas bordering natural habitat, especially wildlife movement corridors and natural wetlands: • Clear only the minimum area required for construction activities. • Retain vegetation barriers where possible, especially trees and shrubbery.

Table 4.3 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects - *Continued*

Activity	Potential Impacts	Mitigation Measures
Clearing of vegetation (continued)	Reduced aesthetics	• Transport stockpiled material offsite immediately or stockpile cleared vegetation in an area out of view from public until it can be disposed of appropriately (see mitigations for "Disposal of cleared material"). • Dispose of cleared vegetation as soon as possible.
Grading and excavation	Dust production / aesthetics	• Wet down dry, exposed soils. • Ensure materials being stored or transported are covered with tarps or equivalent material. • Minimize grading and excavation on windy days to limit dust production.
	Runoff / sedimentation	Halt construction activity on exposed soil during events of high rainfall intensity and runoff. • All excavations will remain free of water (see mitigations for "Dewatering"). • Cover stockpiles of soil with polyethylene sheeting, tarps, or vegetative cover. Sites close to waterbodies, but not closer than 30 m: • To ensure that site run-off is minimized, control overland flow up gradient and down gradient of excavated areas by use of effective diversion ditches, bales, vegetation filter strips, or sediment traps.
	Wind and water erosion	• Particularly in areas with silty deposits (VL3 and VL4 - see Figure 4.2), and sloped areas with sandy deposits: • Protect exposed soils with coarse granular materials, mulches, or straw. • Cover stockpiles of soil with polyethylene sheeting, tarps, or vegetative cover.
	Loss of topsoil and/or topsoil-subsoil mixing	• Use separate lifts and storage of topsoil and subsoil horizons, replacing them in the same order after completion of activity, wherever practical. • Topsoil will be stored away from any slopes, subsoils, spoil material, construction activities and day-to-day operations.
	Slope failure	• Avoid work on steep slopes unless absolutely necessary. Areas with slopes of Class 6 (15-30%) or greater, especially where shallow soils overlie bedrock: • Use appropriate geo-technical control measures to stabilize slopes. Consult occupational health and safety guidelines.
Disposal of cleared material	Dust production	• Ensure cleared vegetation being stored or transported is covered with tarps or equivalent material.

Table 4.3 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects - *Continued*

Activity	Potential Impacts	Mitigation Measures
Disposal of cleared material (continued)	Reduced aesthetics (visual)	• Minimize the time cleared vegetation remains at the work site. • Large timber (trees larger than 15 cm DBH) shall be cut into blocks not to exceed 35 cm and stockpiled for re-use as firewood. • Smaller trees and other woody material may be chipped and sent to the Cascade pit, or burned, if a burning permit is obtained. Dispose of diseased vegetation by burning. • Dispose of trade waste at the Bow Valley Waste Management Commission's Class III landfill.
Construction		
Dewatering	Sedimentation; Erosion; Damage to vegetation	• Dewatering is not permitted into any waterbody, including the Bow River and Whiskey Creek. Dewatering is permitted across previously disturbed vegetation or natural vegetation if the following conditions are met: • Sediment controls are used (i.e., silt fences, silt bags, etc.). • Water velocity is controlled to dissipate energy, prevent soil erosion and allow for infiltration. • Dewatering structures are continuously monitored to ensure no damage is being done to soil or vegetation. • As an interim measure, the Town may allow silty water to be pumped into the sanitary system. A permit is required (403-762-1215). • Parks Canada does not allow dewatering into storm sewers unless it can be demonstrated that the proponent has the methods and equipment to limit sediment entering the receiving waterbody. • Sediment from the traps may be used as fill on the construction site.
	Damage to adjacent vegetation	• For undeveloped areas adjacent to development site, ensure water and sediment is directed away from natural areas.
	Sensory disturbance and mortality of wildlife	When working adjacent to natural areas: • According to the wildlife that may be present, schedule, high noise level activities and other intrusive construction activities to avoid critical life stages (breeding, nesting, rearing, migration). Consult with Parks Canada (403-762-1416) to discuss any localized wildlife concerns. • Confine "noise" activities to hours set out in Town of Banff Noise Bylaw. • Consider posting wildlife signs to reduce vehicle speeds and increase driver awareness near construction areas were wildlife mortality has or is likely to occur. • Educate workers to not harass or attract wildlife.

Table 4.3 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects - *Continued*

Activity	Potential Impacts	Mitigation Measures
Construction (sandblasting)	Dust production (sand blasting)	• Minimize sandblasting. • Confine activity to days with little or no wind and use physical barriers (e.g., shrouds, scaffold canopies) to contain dust. • Sandblasting should only remove loose paint to provide a clean surface for the new paint to adhere to. To reduce the amount of old paint needed to be removed, the new paint to be used should be as similar in colour as possible to the existing painted surface.
Construction (painting and paint stripping)	Contamination of soil and water from accidental spill of paint, stripping compounds, or thinner	• Prepare an appropriate Spill Response Plan and ensure that spill contingency equipment and measures are in place before work begins. • Ensure paint is stored appropriately to prevent spillage. • In the event of emergency operations (as defined in Section 4.11 of the MCSR), call 911. The Warden Dispatch can also be contacted (available 24 hours/day) at (403) 762-4506 or the Wardens Office at (403) 762-1470 to notify of any emergency procedures required. • Waste oil based paints must be transported out of the Park in accordance with the Federal and Provincial *Transportation of Dangerous Goods Act* and Regulations. • Dispose of contaminated materials at provincially certified disposal sites outside of the Park. No treatment of contaminated soils (e.g., bioremediation) is allowed in the Park. All applicable documentation demonstrating proper disposal should be obtained. Alternatively, use the paint exchange program in Banff.
Site Servicing (Subsurface)		
Trenching, Utilities excavation and removal	Runoff / sedimentation	• To ensure that site run-off is minimized at times of heavy rainfall, control overland flow up gradient and down gradient of exposed areas by use of effective diversion ditches, bales, vegetation filter strips, or sediment traps.
	Wind and water erosion	Particularly in areas with silty deposits (VL3 and VL4) and sloped areas with sandy deposits (see Figure 4.2): • Use interceptor ditches or berms (bales) up-gradient of excavation to divert overland flow around exposed soils • Line steep ditches with filter fabric, rock or polyethylene lining to prevent channel erosion.
	Wildlife mortality	• Fence trench if it is to be left unattended overnight.

Table 4.3 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects - *Continued*

Activity	Potential Impacts	Mitigation Measures
Trenching; Utilities excavation and removal (continued)	Loss of topsoil and/or topsoil-subsoil mixing	• Wherever possible, use separate lifts and storage of topsoil and subsoil horizons, replacing them in the same order after completion of activity. • Minimize the amount of time that the trench remains open. • Soils will be stored away from any steep slopes, subsoils, spoil material, construction activities and day-to-day operations.
	Slope failure	• Avoid work on steep slopes unless absolutely necessary. Areas with slopes of Class 6 (15-30%) or greater, especially where soils are shallow: • Use appropriate geo-technical control measures to stabilize slopes. Consult occupational health and safety guidelines.
Decommissioning and Abandonment		
Demolition activities / foundation removal	Dust production	• Wet down dry, exposed soils. • Ensure fine materials being stored or transported are covered with tarps or equivalent material.
	Discovery of existing soil contamination	• If any contamination is found, cease work immediately. Inform the building site supervisor and, if necessary, implement Emergency Response Plan.
	Loss of topsoil and/or topsoil-subsoil mixing	• Wherever possible, use separate lifts and storage of topsoil and subsoil horizons, replacing them in the same order after completion of activity. • Soils will be stored away from any grades, subsoils, spoil material, construction activities and day-to-day operations.
Site Reclamation or Restoration		
Grading	Dust production	• Wet down dry, exposed soils. • Ensure materials being stored or transported are covered with tarps or equivalent material.
	Runoff / sedimentation	• Halt grading on exposed soil during events of high rainfall intensity and runoff. Consult the Sediment and Erosion Control Plan. • Cover stockpiles of soil with polyethylene sheeting, tarps, or vegetative cover. Where possible, establishment containment structures to trap runoff.
	Wind and water erosion	Particularly in areas with silty deposits (VL3 and VL4) and sloped areas with sandy deposits (see Figure 4.2): • Protect exposed soils with coarse granular materials, mulches, or straw along drainage pathways. • Recontour slopes to pre-disturbance conditions.
Revegetation	Runoff / sedimentation / erosion	• Initiate replanting of disturbed areas immediately after construction is completed.

Table 4.3 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects - *Continued*

Activity	Potential Impacts	Mitigation Measures
Revegetation (continued)	Compaction of soils	• Cultivate affected areas before reclaiming, especially areas with fine textured or organic soils.
	Weed invasion	• Revegetate exposed areas at first opportunity. • Ensure topsoil is clean and weed free. If clean fill is unavailable, check on weeds or treat as needed for 3 years following landscaping and revegetation. • Revegetate with Parks Canada approved grass seed mix or the Town seed mix for landscape rehabilitation (see Appendix C). • Monitor the site to ensure appropriate weed control for two years following landscaping (applicable to construction crews only). • Follow Parks Canada Integrated Pest Management Plan 2.4.1 for weed control.
Herbicide/fertilizer use	Contamination of soil or water	• Accurately assess the need for chemicals during site revegetation. Use products and methods identified in Parks Canada Management Directive 2.4.1 (1985). • Do not use fertilizers and herbicides in areas where residue or run-off may enter a waterbody or drainage pathway. • Do not over water.
Paving	Dust production	• Wet down dry, exposed soils. • Ensure fine materials being stored or transported are covered with tarps or equivalent material.
	Contamination of soil or water	• Prepare an appropriate Spill Response Plan. In the event of emergency operations (as defined in Section 4.11 of the MCSR), call 911. The Warden Dispatch can also be contacted (available 24 hours/day) at (403) 762-4506 or the Wardens Office at (403) 762-1470 to notify of any emergency procedures required. • Use an environmentally friendly tack coat and do not apply if rain is in the forecast.
	Noise disturbance and mortality of wildlife due to increased traffic	Adjacent to natural areas. • According to the wildlife that may be present, schedule high noise level activities and other intrusive construction activities to avoid critical life stages (breeding, nesting, rearing, migration). Consult with Parks Canada (403-762-1416) to discuss any localized wildlife concerns. • If wildlife mortality is likely to increase due to traffic, post signs to reduce vehicle speeds and increase driver awareness. • Educate workers to not harass or attract wildlife.

Table 4.3 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects - *Continued*

Activity	Potential Impacts	Mitigation Measures
General Activities		
Materials handling / storage	Dust production	• Wet down dry, exposed soils or cover with tarps. • Ensure materials being stored or transported are covered with tarps or equivalent material.
	Damage to adjacent vegetation	• Excavated material will not be permitted to damage or bury plant material that is to be retained on the site or in adjacent areas. • Protect undisturbed land by only stockpiling materials on heavy canvas or polypropylene tarpaulins to protect native vegetation. Excavated material should not be permitted to damage or bury plant material that is to be retained on the construction site or in adjacent areas.
	Decreased aesthetics (visual) and public safety	• Materials will be stored within the confines of the work site.
Equipment operation and maintenance	Decrease in ambient air quality due to emissions	• Ensure all equipment is properly tuned, free of leaks, in good operating order, and fitted with standard air emission control devices. • Minimize idling of engines at all times.
	Dust production	• Wet down dry and dusty roads. • Do not use oil-based dust suppressants. • Reduce speeds. • Ensure fine materials being stored or transported are covered with tarps or equivalent material.
	Contamination of soil and water from accidental spill	• Prepare an appropriate Spill Response Plan. In the event of emergency operations (as defined in Section 4.11 of the MCSR), call 911. The Warden Dispatch can also be contacted (available 24 hours/day) at (403) 762-4506 or the Wardens Office at (403) 762-1470 to notify of any emergency procedures required. • Avoid work in high risk areas, particularly in areas of high water table, steep slopes or in close proximity to streams. • Have spill containment equipment on-hand and ensure that all personnel are trained in their use. • Ensure all construction equipment is free of leaks from oil, fuel or hydraulic fuels. • The crossing of any waterbody (including wetlands) by construction equipment, or the use of such equipment within waterbodies is strictly prohibited unless prior approval has been confirmed.

Table 4.3 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects - *Continued*

Activity	Potential Impacts	Mitigation Measures
Equipment operation and maintenance (continued)	Contamination of soil and water from accidental spill	• Designate refuelling areas at least 100 m away from any water body. Refuelling sites will be bermed with an impermeable liner to contain 125% of the anticipated fuel quantity. Any contaminated rainwater will be moved out of the park.
	Contamination of soil and water from accidental spill	• Refuelling activities should not be conducted where run-off could carry contaminants into drainage pathways (including storm sewers). • Dispose of contaminated materials at provincially certified disposal sites outside of the Park. No treatment of contaminated soils (e.g., bioremediation) is allowed in the Park. All applicable documentation demonstrating proper disposal should be obtained.
	Compaction of soils	• Restrict vehicular travel and other equipment operation to the construction site and approved access routes. • Vehicle parking will be restricted to specialized areas on the construction site. • Minimize or halt construction traffic during wet conditions when the soil shows signs of ponding or rutting. • In sensitive areas, if possible, use equipment which minimizes surface disturbance including low ground pressure tracks/tires, blade shoes and brush rake attachments.
	Damage to adjacent vegetation	Undeveloped areas adjacent to development site: • Careful machine operation is required to ensure that damage to surrounding vegetation does not occur. • Excavated material must not be permitted to bury plant material that is to be retained. Snow fences may be used to prevent excavated material escaping into the surrounding forest. • Hoarding around trees to be retained must be installed beyond the tree's drip line prior to commencement of site work.
	Weed invasion	• All construction equipment from outside Banff National Park will be steam cleaned prior to arrival to minimize the risk of introducing weeds. • Construction equipment from outside the Park will not be washed while in the Park.

Table 4.3 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects - *Continued*

Activity	Potential Impacts	Mitigation Measures
Equipment operation and maintenance (continued)	Sensory disturbance to wildlife	• All undeveloped areas and areas bordering natural habitat, especially wildlife movement corridors and natural wetlands: • Use existing roadways, pathways and previously disturbed areas for site access and travel within the site. • Educate workers not to enter wildlife corridors. • Confine "noise" activities to hours set out in Town of Banff Noise Bylaw.
	Increased traffic levels	• Time construction activities to minimize vehicle conflicts on access roads and/or use flagging personnel.
Waste management (general)	Contamination of soil and water from accidental spill or improper disposal	• No rock, silt, cement, grout, asphalt, petroleum product, lumber, vegetation, domestic waste, or any deleterious substance shall be placed or allowed to disperse into any stream, river, pond, sewer, or other water course.
	Aesthetics (visual and smell)	• Collect all waste, store appropriately and dispose trade waste at the Bow Valley Waste Management Commission's Class III landfill, and garbage at the Waste Transfer Station. • All garbage and food must be stored in bear-proof bins as per the Banff Waste Bylaw. • Construction sites must undergo thorough clean-up, including removal of general litter, survey stakes and flagging tape at project completion.
Hazardous materials collection and handling	Contamination of soil or water	• Prepare an appropriate Spill Response Plan. In the event of emergency operations (as defined in Section 4.11 of the MCSR), call 911. The Warden Dispatch can also be contacted (available 24 hours/day) at (403) 762-4506 or the Wardens Office at (403) 762-1470 to notify of any emergency procedures required. • All toxic/hazardous materials will be identified during demolition and will be handled as required under the Canadian Environmental Protection Act, Transportation of Dangerous Goods Act and Workplace Hazardous Materials Information Service. • Dispose of contaminated materials at provincially certified disposal sites outside of the Park. No treatment of contaminated soils (e.g., bioremediation) is allowed in the Park. All applicable documentation demonstrating proper disposal should be obtained. Alternatively, use the paint exchange program in Banff. • All hazardous materials and wastes will be clearly labelled with WHMIS labels and information. • Spill contingency plans, equipment and supplies will be present on-site at all times and employees trained in their use.

Table 4.3 Sub-Class 1: Buildings: Mitigations for reducing impacts of building projects - *Continued*

Activity	Potential Impacts	Mitigation Measures
Hazardous materials collection and handling (continued)	Contamination of soil or water	• All fuels, oils, lubricants and other petrochemical products will not be stored within 100 meters of any waterbody (including wetlands). • Do not store fuels, lubricants, solvents, paints, and other chemicals on site overnight except within construction trailers secured with lock and key. Storage should be on a bermed, impervious site (secondary containment). Permits are required from Banff National Park or Town of Banff. • No rock, silt, cement, grout, asphalt, petroleum product, lumber, vegetation, domestic waste, or any deleterious substance shall be placed or allowed to disperse into any stream, river, pond, storm or sanitary sewer, or other water course.

4.8 Residual Impacts

Residual impacts are those impacts still remaining after all appropriate mitigation has been implemented.

The potential residual impacts likely to result from this project have been defined using the following terms.

- **Magnitude of Impact** refers to the percentage of a population or resource that may be affected. High, medium or low are the terms identified.

- **Direction** refers to whether an impact to a population or resource is considered to be positive, negative or neutral.

- **Duration** refers to the time it takes a population or resource to recover from the impact. It can be identified as short-term (< 3 to 6 months), moderate-term (6 months to 2 years) and long-term (> 3 years).

- **Frequency** refers to the number of times an activity is likely to occur and can be identified as once, intermittent, or continuous.

- **Geographical Extent** refers to the geographical area potentially affected by the impact and may be rated as local (within CSA), or regional (within Banff National Park) or provincial.

- **Degree of Reversibility** refers to the extent an adverse effect is reversible or irreversible over a 5 year period.

- **Significance Unknown** as the evaluation requires site-specific information.

If the appropriate measures identified in Table 4.3 are followed, most of the potential impacts identified in Table 4.2 and described in Section 4.6 should be reduced to insignificant levels. Potential residual impacts include:

- The effect on ambient air quality from vehicle and equipment emissions can be reduced through minimizing idling of vehicles, and ensuring engines are well tuned. Dust can also be reduced by appropriate measures, including covering building materials with tarps, both during on-site storage and during transportation. Provided these mitigations, and others described in Table 4.3 are followed, the residual impact would be low, negative, short-term, intermittent, local and reversible. This would be considered not significant.

- Minimizing unnecessary vegetation clearing, avoiding use of off-site storage and using only recognized access roads could reduce habitat loss. Fragmentation or encroachment on wildlife movement corridors is more difficult to mitigate. Working only during daylight hours can reduce sensory disturbance, and ensuring wildlife is not harassed if they approach a worksite. As wildlife habitat and movement corridors are located outside the

perimeter of the town (Figure 4.1), impacts from construction activities will likely occur in close proximity to the edge of town and in areas outside the town boundary that are included in the MCSR. Previously disturbed areas well inside the town boundary are unlikely to be impacted.

Provided these mitigations, and the others included in Table 4.3 are followed, any impact from construction activity should be low to moderate (depending on the location), negative, short-term, intermittent, local and irreversible. This would be considered not significant.

- Provided that contractors use appropriate mitigations as described in Table 4.3 when operating in proximity to water bodies, including preparing a Sediment and Erosion Control Plan and controlling overland flow, the likelihood of sedimentation and contamination of surface water from dewatering, waste disposal, equipment operation and herbicide use should be reduced. Resulting effects would be low, negative, short-term, intermittent, local and reversible. This would be considered not significant.

- As long as dewatering continues in the vicinity of the high water table, drawdown is likely to occur. Recharging of the shallow aquifer does occur at a relatively slow rate. The residual effect is rated as low to moderate, negative, medium-term, continuous, local and reversible. The impact would be considered not significant.

- Mitigations during site preparation activities and equipment operation that can reduce soil impacts such as erosion, compaction and contamination include restricting vehicular traffic and other equipment operation to approved access routes, minimizing or halting construction activities during wet conditions, and preparing an appropriate spill response plan prior to site preparation. Provided these mitigations and others in Table 4.3 are followed, the residual impact to soil would be low, negative, short-term, local and reversible. This would not be considered significant.

- Negative aesthetic impacts such as noise and visual impacts can be reduced by adhering to noise restrictions, reducing visual impacts by careful placement of facilities and leaving vegetation screens between access roads and construction sites. Provided appropriate measures described in Table 4.3 are followed, residual impacts from noise would be rated as low, negative, short-term, intermittent and reversible, while visual impacts are low, negative, short-term or long-term (depending on the effect), local, permanent and not reversible. Loss of viewscape and loss of the wilderness experience are less readily mitigated. These impacts would be considered not significant.

In summary, appropriate mitigation measures should be effective in minimizing impacts from construction projects to insignificant levels, except when activities occur in previously undisturbed areas.

4.9 Malfunctions and Accidents

The likelihood of accidents and malfunctions occurring that could cause negative environmental impacts is minimal, as the projects associated with building construction are routine and their effects predictable. Examples of unlikely accidents or malfunctions, and indications of how they should be addressed, include:

- Heavy rains during construction could lead to unexpected erosion and overflows of sediment traps. The best mitigation measures include careful planning and preparation, stopping work during heavy rains, and the use of straw bales and other appropriate erosion control measures to contain and direct flow.
- Spills of petroleum products from vehicles and construction equipment could impact surface water or soils. The best mitigation to prevent such events is careful planning, including a suitable Emergency Response Plan, immediate notification of spills, and onsite availability of standard spill containment kits and procedures.
- Fire could occur during construction, modification or decommissioning, due to such malfunctions as gas leaks, or possibly as a result of wild fires. The best mitigation to prevent such events is careful planning of appropriate prevention measures, including an Emergency Response Plan.

These actions should reduce the potential impacts of these unlikely events.

4.10 Effects of the Environment on the Project

Natural events including flooding, forest fire, heavy wind or snow have the potential to affect construction projects, and, in extreme cases, create emergency situations. These issues and concerns are considered to be mitigable through use of careful planning and Emergency Response procedures. Such measures should be included in Emergency Response Plan, as recommended under Table 4.3, Pre-Planning.

4.11 Emergencies

The Agency has advised Parks Canada "that pursuant to Section 7(1) of the Act, an environmental assessment is not required of a project where the project is to be carried out in response to an emergency and the project is carried out in the interest of preventing damage to property, the environment, or is in the interest of public health and safety. The scope and magnitude of actions taken by Federal Authorities in these circumstances will be defined by the powers that authorize the emergency actions. However, Federal Authorities should, as a matter of policy, attempt to ensure that environmental considerations are factored into their emergency response planning to the extent possible."

Emergencies within BNP, other than those of a national scale, include but are not limited to the actual occurrence of, and/or imminent threat of flooding, dam failure, extreme erosion, facility structural damage and forest fire, snow, rock or debris avalanche, natural gas leaks or explosions,

train derailments and railway track failure, toxic materials release or spill, natural event blockage of the TransCanada Highway or CPR Mainline, and telephone or electrical failure to the town of Banff or the hamlet of Lake Louise. Initial actions or immediate containment will be approved but will require a post project environmental assessment and follow-up. If a longer-term project arises from the initial emergency, the normal environmental assessment protocol will apply to any further undertakings.

If a project would normally be covered by the MCSR, it would also be covered if it resulted from emergency situations that occur within or proximate to the outlying areas of the Town of Banff. Projects that would not normally be covered by the MCSR will not be covered in an emergency situation.

4.11.1 Emergency Situation Environmental Assessment Procedure

Protocols in the event of one of the above-specified emergencies include calling 911. The BNP Warden Office should also be informed of the nature and location of the emergency, initial action proposed and any subsequent follow-up. The 24-hour Banff Park Dispatch Office phone number is (403) 762-4506 and the Warden's office is (403) 762-1470.

The week following an emergency, a CSPR form must be completed and submitted to Parks Canada as outlined in Section 4.13.

4.11.2 Post Emergency Environmental Assessment

Should the emergency action require further long-term work already covered in the MCSR, a CSPR form may be used. When emergency repair is outside the activities included under the MCSR, an individual environmental assessment will be required. Upon submission, an individual environmental assessment will undergo a 14-day public review period.

4.12 Follow-Up Programs

Follow-up is required to ensure compliance with project mitigations, and to track whether the recommended mitigations are effective in reducing predicted impacts.

4.12.1 On-site Monitoring and Auditing during Construction

When a development permit is approved by the Town of Banff that requires a class screening project report (CSPR), it is the responsibility of the proponent to ensure an independent, qualified environmental monitoring professional is available on site to carry out monitoring of on-site construction practices. The monitor shall ensure that the mitigations and any other conditions of the MCSR are implemented during construction, and shall report to the Town of Banff Development Officer pursuant to an approved monitoring plan and schedule.

For projects where a development permit is not required, an on-site monitor will also be necessary to ensure construction practices comply with MCSR mitigations. However, where the

construction contractor can demonstrate there is an operational Environmental Management System (EMS) in place, and that the Operational Controls of the EMS comply with the MCSR mitigations, and are subject to quarterly review as part of the ongoing operation of the EMS, the requirement for an on-site monitor will be waived. This is only *when a development permit is not required*.

Parks Canada, as the Responsible Authority, will be responsible to audit compliance with this provision, by conducting site visits on an occasional basis, to confirm that environmental monitoring professionals are available when required and that recommended mitigations are being implemented.

4.12.2 Training of Construction Crews

It is the responsibility of the proponent to ensure that construction crews on their construction sites are familiar with the mitigations and any other conditions of approval of the MCSR. Training of crews will be conducted by a qualified environmental professional, or by a construction supervisor familiar with project-specific mitigations as they apply in Banff National Park.

Parks Canada will be responsible to audit construction sites to confirm compliance with this provision.

4.12.3 Long-term Monitoring Programs

As the projects included in this sub-class are small scale and routine, long-term site specific monitoring is not required. However, long-term monitoring programs are already in place in the town of Banff that can assist in tracking the accuracy of predicted impacts and the effectiveness of required mitigations. Monitoring projects in place which track changes in the environmental components impacted by building projects include:

- Air quality within the Class Screening Area, conducted by the Town of Banff (see Highwood Environmental Management and URS Corporation. 2002. *Baseline Monitoring Report for Air Quality in the Town of Banff. An Ecological Indicator for the Town of Banff's Environmental Management Project*. Report 1a of 6);

- The spatial loss of habitat and disruption of wildlife movement corridors, conducted by Parks Canada (see Pope, Wendy. 2001. *Wildlife Corridors Around Developed Areas in Banff National Park. Progress Report Winter 2000/01*. Prepared for Parks Canada);

- Native vegetation communities in the town of Banff conducted by the Town of Banff (see Highwood Environmental Management. 2002. *Baseline Monitoring Report for Native Vegetation Communities in the Town of Banff. An Ecological Indicator for the Town of Banff's Environmental Management Project*. Report 2 of 6);

- Aquatic resources in Whiskey Creek, conducted by the Town of Banff (see Highwood Environmental Management. 2002. *Baseline Monitoring Report for the Aquatic Resources of Whiskey Creek. An Ecological Indicator for the Town of Banff's Environmental Management Project.* Report 4 of 6); and

- Water quality in the Bow River, conducted by the Town of Banff and Environment Canada (see Highwood Environmental Management. 2002. *Baseline Monitoring Report for Water Quality of the Bow River. An Ecological Indicator for the Town of Banff's Environmental Management Project.* Report 5 of 6).

These monitoring programs should be continued in the long-term. Management initiatives recommended in these monitoring programs may be followed in order to reduce long-term impacts, and additional mitigations implemented as needed. Long-term monitoring of visual impacts and viewscapes should also be implemented.

4.13 Preparing the Class Screening Project Report

The information included in this MCSR provides the background environmental and project information necessary to prepare the Class Screening Project Report. It is the responsibility of the project proponent to provide site-specific information necessary for Parks Canada, the Responsible Authority (RA), to reach a decision on project approval. This information will be provided through completion of a Class Screening Project Report Form, which includes completion of Class Screening Form A-1.

Form A-1 will be completed by the proponent, and submitted to Parks Canada. Depending upon the expected environmental effects of the individual project, the project will receive approval based on the information in Form A-1, or the proponent will be requested to either provide additional information or will require an individual environmental assessment.

Projects that have:

- Potential significant adverse environmental impacts that are not or cannot be mitigated; or

- Uncertain environmental impacts;

will not receive approval under the MCSR but will be reclassified, and an individual assessment will be required. Parks Canada will specify the scope of assessment required for these projects. This does not mean the project may not proceed. Instead, it means that the project activities and/or the environmental impacts are not covered under the MCSR.

Approval will be given within 14 calendar days of Form A-1 being submitted, or notification of reclassification will be provided within 14 calendar days.

4.13.1 Completing Form A-1

Form A-1 is to be completed by proponents of projects for any new or existing building in the town of Banff or its immediate vicinity, and submitted to the Banff Town Hall. Information and copies of forms can be obtained from:

- Environmental Services
  Banff Town Hall
  110 Bear Street
  P.O. Box 1260
  Banff, Alberta
  T1L 1A1
  Phone (403) 762-1215

- CEAA Coordinator
  The Banff National Park Warden's Office
  Hawk Avenue
  P.O. Box 900
  Banff, Alberta
  T1L 1K2
  Phone (403) 762-1416

4.14 Time Lines

Parks Canada, as the Responsible Authority, will review all projects and provide a response to the proponent within 14 days of submission.

Town of Banff Class Screening Project Report Form A-1
Sub-Class 1: Buildings

COMPLETING A CLASS SCREENING PROJECT REPORT FORM

Forms can be obtained at Environmental Services at the Town of Banff Town Hall or at the Environmental Assessment Office at Banff National Park Warden's Office. Once completed, forms should be returned to one of these offices.

If you have questions about completing the form or the assessment process you should call the Environmental Assessment Office. The addresses and phone numbers for both the Town of Banff and Parks Canada's Environmental Assessment Office are provided below. Incomplete or improperly completed forms will be returned. In some cases you may be asked to supply additional information or to do an individual environmental assessment.

Parks Canada's Environmental Assessment Office will complete a review of the form within 14 days of its submission, and the proponent will be informed of the decision. If approved, a signed document, called the "Environmental Screening Approval Report" will be mailed or faxed to you. A Town of Banff Development Permit may be required once the environmental assessment has been approved.

Certain projects may not need an environmental assessment. Other projects may require a more detailed individual environmental assessment. Such projects are usually those that are located near environmentally sensitive areas, are excluded from the MCSR or those where unproven mitigations are to be used. If your project requires an individual environmental assessment, you will be advised. An individual environmental assessment may need to be prepared by an individual or firm with experience in environmental assessment.

The Environmental Assessment Office Banff Warden's Office 238 Hawk St, Industrial Compound P.O. Box 900 Banff, Alberta T1L 1K2 Tel. (403) 762-1416	Environmental Services Banff Town Hall 110 Bear St. P.O. Box 1260 Banff, Alberta TIL 1A1 Tel. (403) 762-1215

This CSPR form is to be completed by the project proponent or the proponent's authorized agent for proposed building development activities within the Town of Banff or areas adjacent to the town. It is the responsibility of the proponent to ensure that all information provided in this form is accurate and correct. Incomplete or inaccurate forms will be returned. To assist you in the preparation of the form, the following attachments have been provided:

- **Attachment 1**: Mitigation Information for Building Projects (Table 4.3)
- **Attachment 2:** Maps of Wildlife Corridors, Ecosites, Archaeology and Land Use Districts (Figures 4.1 and 4.2)
- **Attachment 3**: Potentially Sensitive Sites in the Class Screening Area (Appendix B)

SUB-CLASS 1: BUILDINGS

Projects in Sub-Class 1 include construction, operation, modification, maintenance or repair and decommissioning and abandonment of a building, including Heritage buildings, within allowable Development Regulations outlined in the Town of Banff Land Use Bylaw and Banff National Parks Development Guidelines.

SECTION 1: DESCRIPTION OF THE PROJECT

This section is designed to determine whether you have a project as defined in the Canadian Environmental Assessment Act that requires an environmental screening.

1. Please provide a **summary description of your project** on a separate sheet and attach, including a site plan showing the proposed development. A one-page site plan is acceptable.

a. Does your project involve (check all of the following that apply)?

i. The construction of a new structure	☐ YES	☐ NO
ii. The demolition of an existing structure(s)	☐ YES	☐ NO
iii. The modification of an existing structure(s)	☐ YES	☐ NO
iv. The issuing of a new lease	☐ YES	☐ NO
v. Geotechnical investigation	☐ YES	☐ NO

b. If your project is the modification of an existing structure what, if any, will be the percentage increase in the footprint and/ or the height of the new structure?

i. Percentage increase of footprint	_____ %
ii. Percentage increase in height	_____ %

c. If your project requires excavation will it be (check all that apply)

i. For geotechnical investigation?	☐ YES	☐ NO
ii. For a building foundation?	☐ YES	☐ NO
iii. For post or footing holes only?	☐ YES	☐ NO
iv. Outside the footprint of an existing building?	☐ YES	☐ NO
v. Will the excavated material be re-used on site?	☐ YES	☐ NO
vi. What is the total quantity of material to be excavated? (specify units)	_____	

d. Will a new lease be required to accommodate your project? ☐ YES ☐ NO

e. If a lease is required, will the building use remain the same? ☐ YES ☐ NO

f. Are you contemplating any of the following changes to the existing buildings:

i. Increasing the footprint by greater than 10%, or	☐ YES	☐ NO
ii. Redevelopment, or a change of use?	☐ YES	☐ NO

SECTION 2: LOCATION OF PROJECT

This section is designed to determine if your projects fits into Sub-Class 1 (Buildings) of the Model Class Screening Report (MCSR).

If your project is located:

2.

a. *Within* the town of Banff please provide:

Street Address:

Town zoning (initials and name, *e.g.*, CA-Banff Avenue. Refer to Attachment 2):

Ecosite (initials and name, *e.g.,* Norquay $\frac{\text{NY3}}{8}$ Refer to Attachment 2)

vi. Will a variance to any town bylaw or bylaws be required to accommodate your project? ☐ YES ☐ NO

vii. If a variance is required does it involve site coverage or floor area ratio (FAR) ☐ YES ☐ NO

b. *Outside* the town of Banff:

i. If your project is located on the periphery of the town in one of the areas listed below, please circle it:

- Banff Rocky Mountain Resorts
- Timberline Lodge
- Rimrock Inn
- Cave and Basin
- Upper Hot Springs
- Banff Gondola

ii. If your project is the modification of an **existing structure** located in one of the peripheral areas mentioned above, will there be:

A change in the method of sewage disposal? ☐ YES ☐ NO

An increase in the amount of sewage other wastes or emissions? ☐ YES ☐ NO

Any excavation outside the footprint of the existing building? ☐ YES ☐ NO

A need created for additional facilities, *e.g.*, parking, garbage bins? ☐ YES ☐ NO

SECTION 3: DESCRIPTION OF THE ENVIRONMENTAL AND CULTURAL SETTING.

This section is designed to determine whether your project could potentially impact any valued environmental or cultural components, and if it may cause any impacts not identified in the MSCR.

3.

a. Will your planned development be located on or adjacent to any of the potentially sensitive sites or special resources described in Attachment 3?

☐ YES ☐ NO

If **YES,** please identify the type of site or resource by clearly marking Attachment 3 and returning it with this form.

b. Is your proposed project located on or adjacent to any of the following?

iii. Previously undisturbed or undeveloped land ☐ YES ☐ NO

iv. The perimeter of town ☐ YES ☐ NO

v. Land with steep or unstable slopes ☐ YES ☐ NO

vi. Wildlife corridors (see Attachment 2) ☐ YES ☐ NO

vii. Within 30 meters of a waterbody (river, stream, creek) ☐ YES ☐ NO

c. In what year or decade were the buildings now existing on site constructed?

_____
Year

d. Has any investigative work been done by you or previous owners to determine:

i. Possible contamination of the site ☐ YES ☐ NO ☐ UNSURE

ii. The existence of hazardous materials in the building(s) on the site (e.g., asbestos, lead, PCB) or in the soil ☐ YES ☐ NO ☐ UNSURE

iii. The presence of fuel tanks, fuel storage etc. on the site (Fuel includes gasoline, propane, diesel, heating oil *i.e,* any hydrocarbon product)? ☐ YES ☐ NO ☐ UNSURE

*If **YES,** please attach a list of the work done or copies of the reports or documents.*

Note: Parks Canada may request that a Phase I Environmental Site Assessment be completed as part of the environmental screening depending on the age of the building or the history of the site or neighbourhood.

SECTION 3: ***Continued***

e. Are any historic or archaeological resources directly or indirectly affected by your project (see Attachment 2)? ☐ YES ☐ NO ☐ UNSURE

f. Are any of the buildings on site listed in the Town of Banff Registry of Heritage Resources? Please contact the Town of Banff if you are not sure. ☐ YES ☐ NO

g. Is a federally or provincially designated heritage building or site affected by your project? ☐ YES ☐ NO

h. Will your project cause any impacts to the environmental or cultural/heritage setting that have not been identified below in Table SC-1? ☐ YES ☐ NO

i. If you answered YES, briefly describe those impacts not already identified. Please attach a separate sheet to this form.

Table SC-1: Potential environmental effects from building projects

• Dust production	• Habitat loss, fragmentation
• Decrease in air quality	• Wildlife sensory disturbance
• Runoff/sedimentation of waterbodies	• Encroachment on wildlife movement corridors
• Soil and water contamination	• Increased traffic
• Soil compaction and erosion	• Risk to public safety
• Slope failure	• Waste production
• Loss of topsoil	• Hazardous materials
• Damage/loss of vegetation	• Use of resources
• Changes in noise/visual quality	• Impact to historical or archaeological resources

SECTION 4: MITIGATIONS

This section is designed to identify what mitigations will be used to remove or reduce the potential impacts identified above, and to determine the potential for impacts to remain after the mitigations are implemented.

4.

a. Will Standard MCSR mitigations as described in Attachment 1 be used? ☐ YES ☐ NO ☐ UNSURE

b. Will any environmental mitigations be undertaken *other than* or *in addition to* those listed in Attachment 1? ☐ YES ☐ NO ☐ UNSURE

If you answer **YES** or **UNSURE** to 4(b), please submit detailed information on your proposed mitigations on a separate sheet along with this form.

c. Will your project involve blasting, dredging, surface or groundwater dewatering, excavation of contaminated soil or disposal of any hazardous materials? If so, please specify on a separate sheet. ☐ YES ☐ NO

d. Will your project require geo-technical investigation - drilling, soil sampling, - to determine soil capacity, contamination, groundwater depth etc? ☐ YES ☐ NO

e. If you answer **YES** to 3(h), and you identified additional potential impacts in 3 (i), please describe additional mitigations to be followed to address those impacts. Please attach a separate sheet if necessary.

SECTION 5: COMPLIANCE MONITORING

This section is designed to determine how you will ensure mitigations will be followed during your project.

5.

a. Will an environmental monitor be available on site during construction to ensure the mitigation measures described in Attachment 1 and Section 4 are implemented? ☐ YES ☐ NO

b. Please indicate those groups/individuals you have informed about your project.

SECTION 6: APPLICATION SIGNATURE

As the developer of the proposed project or his/her authorized agent, I guarantee that to the best of my knowledge all information provided here is complete, correct and accurate.

Signature:	Date:
Name:	Phone:
Address:	

SECTION 7: FOLLOW-UP PROGRAM

(*Parks Canada to complete*)

7.

a. Is a follow-up program required for this project? ☐ YES ☐ NO

If you answered **YES**, describe any project specific follow-up activities that are warranted to verify the environmental effects or the effectiveness of mitigation measures. Describe responsibilities for follow-up activities.

SECTION 8: SIGNIFICANCE

(*Parks Canada to complete*)

8.

a. Is the project likely to cause significant environmental effects if all of the mitigations are followed?

☐ NEGLIGIBLE ☐ LOW ☐ MED ☐ HIGH

Note: This form is to be attached to the Banff National Park Environmental Screening Approval Report Form.