

Subject: Bylaw No. 19/002 - Amendments to the Land Use Bylaw (Bylaw 99/059): Definition and General Regulations Related to Project Accommodations**APPROVALS:****Annette Antoniak**_____
Director_____
Chief Administrative Officer**Recommended Motion:**

1. THAT Bylaw No. 19/002, being an amendment to the Land Use Bylaw No. 99/059 specific to Project Accommodations, be read a second time.
2. THAT Bylaw No. 19/002 be read a third time.

Summary:

Project Accommodations are a common form of housing for the region's industrial workforce. Over time, concerns have arisen with respect to accommodating this population, officially termed the region's "shadow population." Currently accounting for roughly 31% of the region's population, there is inadequate municipal regulatory oversight of the project accommodations that serve this segment of the population.

Administration is proposing amendments to the Land Use Bylaw to introduce new provisions that better regulate project accommodations in the region and align with policy direction.

Background:

Project accommodations are intended to provide housing for industrial workers in remote areas where operations are significantly distant from urban and rural centres. The Land Use Bylaw currently allows project accommodations in almost all land use districts with little supporting regulation, which is inconsistent with direction provided in several Area Structure Plans.

There is a need to revise the provisions in the Land Use Bylaw to provide more robust direction to the Development Authority when reviewing development permit applications for project accommodations. Relevant definitions are out of date, and there is currently insufficient direction given to identifying appropriate locations for project accommodations, duration of the permit approval, and application submission criteria.

The Bylaw also lacks sufficient language surrounding the need for a business case providing a firm rationale for the project accommodation.

The Land Use Bylaw's Fee Schedule is also outdated, and permit fees for project accommodations remain low, with a base fee of \$250 plus \$1.25 for each proposed bed. Planning and Development has been working closely with the Finance Department to update the Fee Schedule, and this work will include an amended application fee for project accommodations. This will be presented to Council in a separate report by the Finance Department.

Budget/Financial Implications:

The new fee structure for project accommodations will likely generate more revenue for the Municipality through application fees. However, this may be offset by any decline in the number of applications.

Rationale for Recommendation:

The proposed amendments to the Land Use Bylaw will provide better regulatory oversight for project accommodations, allowing the Municipality to exercise a greater degree of control over the applications it receives.

Strategic Priorities:

Responsible Government
Regional Economic Development

Attachments:

1. Bylaw 19/002 Land Use Bylaw Amendment for Project Accommodations