

**Subject: Bylaw No. 19/016 - Land Use Bylaw Amendment
Restricting Project Accommodations****APPROVALS:****Annette Antoniak**_____
Director_____
Chief Administrative Officer**Recommended Motion:**

THAT Bylaw No. 19/016, being a Land Use Bylaw amendment specific to regulating project accommodations, be read a first time; and

THAT the required public hearing for Bylaw No. 19/016 be scheduled to occur on Tuesday, July 9, 2019.

Summary:

Project accommodations, also commonly known as "work camps", are used in all stages of the oil sands industry and provide housing for workers outside of Fort McMurray. In 2011, the Municipal Development Plan (MDP) was adopted by Council and showed that work camps accounted for 22% of the Region's population. In the 2012 Census it was identified that the proportion increased to 33.7% and was 30.6% in the 2015 Census. As of the 2018 Census, work camps were found to be accommodating 29.3% of the regional population.

The MDP sets population targets to be achieved by 2030. Specifically, it anticipates 85% of industry workforce residing in Fort McMurray, 10% in work camps, and the remaining 5% residing in rural hamlets.

To address the MDP's targets, Council carried a motion that sought to restrict further growth of project accommodations in the Region. If implemented, it would prohibit new project accommodations, and those requiring renewal, within 75 km from the Urban Service Area boundary, with the exception of camps intended for turnaround, exploration, maintenance, capital projects and those inaccessible by road. Administration has responded to this by bringing forward the necessary amendments to the Land Use Bylaw (LUB).

Background:

The MDP provides the basis for Council's motion through several growth management

policies that pertain to project accommodations. The relevant policies include the following:

R.1 - Strategic regional population distribution

R.1.1 - Direct population growth to priority growth areas

R.1.3 - Support the development of consolidated work camps

R.1.4 - Encourage permanent residency

The goal of the MDP's regional growth strategy is to promote permanency and long-term residency in the region by attracting a greater proportion of existing and new workers to settle in the priority growth areas of Fort McMurray and Anzac. It further intends to see that work camps are consolidated, and that they be limited within a reasonable commuting distance. This document also recognizes that work camps will continue to provide accommodation for short-term employment, but long-term operational employees will be encouraged to settle permanently.

The LUB is the mechanism for implementing the MDP and it allows the Development Authority to approve or refuse applications throughout the Region. The LUB does not currently restrict project accommodations within 75 km of the Urban Service Area.

Budget/Financial Implications:

The proposed bylaw, if approved, will likely impact the number of applications that could be entertained, and by extension, the revenue generated by those fees. While not a function of planning, it is also anticipated that taxation may be affected.

Rationale for Recommendation:

The proposed amendments to the LUB will provide much needed alignment with the policies in the MDP. Over the last five years the region has experienced dramatic change, and during this time industry has recognized the need to adapt. The Municipality has also responded to that change, and through improved alignment of planning documents, the Municipality will be further demonstrating its commitment to a sustainable and healthy region that ensures enhanced quality of life for residents.

Strategic Priorities:

Responsible Government
Regional Economic Development

Attachments:

1. Bylaw No. 19/016 - Land Use Bylaw Amendment - Restricting Project Accommodations