

**Subject: Bylaw No. 19/018 - Land Use Bylaw Amendment -
Definition and General Regulations Related to Project
Accommodations**

APPROVALS:

Annette Antoniak

Director

Chief Administrative Officer

Recommended Motion:

1. THAT first reading of Bylaw No. 19/002, being an amendment to the Land Use Bylaw specific to project accommodations, be rescinded.
2. THAT Bylaw No. 19/018, being an amendment to the Land Use Bylaw specific to the definition and general regulations related to project accommodations, be read a first time; and

THAT the required public hearing for Bylaw No. 19/018 be scheduled to occur on Tuesday, July 9, 2019.

Summary:

On January 8, 2019, Bylaw No.19/002 received first reading. This bylaw proposed amendments to the Land Use Bylaw which would provide greater regulatory oversight for project accommodations. Since that time, Administration has been meeting with several industry stakeholders who have expressed concerns with some of the proposed amendments, including a proposed 2-year maximum on permit approvals for project accommodations. Administration has carefully considered this input and is requesting that a new bylaw be brought forward incorporating amendments that address industry concerns but still offer an acceptable level of control.

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 centers. 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 of the 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 Relevant definitions are out of date, and there is currently insufficient direction given to identifying appropriate locations for project accommodations, duration of the permit approval, and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.

Budget/Financial Implications:

The increase in permit approval duration from two to four years may result in lower revenue generation due to a decrease in 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 No. 19/018 Land Use Bylaw Amendment - Definition and General Regulations Related to Project Accommodations