

BYLAW NO. 19/018

A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND THE LAND USE BYLAW NO. 99/059

WHEREAS Section 191(1) and 639 of the *Municipal Government Act* empower a council both to pass and to amend a land use bylaw.

NOW THEREFORE the Regional Municipality of Wood Buffalo, in council assembled, enacts as follows:

1. Land Use Bylaw No. 99/059 is amended as set out in sections 2 to 7 of this bylaw.
2. Section 10 is amended by deleting the definitions of “Oil Sands Mining, Extraction and Upgrading”, “Oil Sands Pilot Project” and “Tourism Commercial” and replacing them with the following:

OIL SANDS MINING, EXTRACTION and UPGRADING means commercial oil sands mining and upgrading operations, including but not limited to associated industrial infrastructure, offices, laboratories, on-site security, processing of by-products and utilities and co-generation facilities.

OIL SANDS PILOT PROJECT means pilot operations to test oil sands extraction technologies, including but not limited to monitoring and laboratory functions, upgrading and test drilling programs.

TOURISM COMMERCIAL means a Development designed, intended or used to attract people visiting an area, or provide sleeping accommodation for the travelling public, and includes associated services and facilities. **TOURISM COMMERCIAL** includes but is not limited to: **APARTMENT HOTEL; BED AND BREAKFAST; CARNIVAL; COUNTRY INN; HOSTEL; HOTEL; and MOTEL**, all as defined in Section 10 of this Bylaw.

3. Section 10 is further amended by deleting the definition of “**TEMPORARY PROJECT ACCOMMODATION**”.
4. Section 20 is amended by deleting section 20.1 (s) “project accommodation housing 20 or fewer workers and located on a site for 28 days or less;”
5. Section 87 is amended by deleting subsections 87.1 to 87.5 and replacing with the following:
 - 87.1 All Project Accommodation uses require a development permit.
 - 87.2 A development permit for a Project Accommodation may be issued for up to a maximum of four (4) years, at which time a new development permit application will be required.

- 87.3 A development permit may only be considered valid if all the conditions of the development permit, as imposed by the Development Authority, have been complied with and met to the satisfaction of the Development Authority.
- 87.4 A development permit application for a Project Accommodation must be submitted with the following information:
- (a) Development Permit application form, filled and signed by the applicant or its representative;
 - (b) Business case and operational details including the type and purpose of the Project Accommodation and number of persons proposed to live in the Project Accommodation;
 - (c) A context plan showing location of the proposed Project Accommodation with latitude and longitude information and adjacent land uses. This plan must also provide information about transportation to and from the site and must include access routes, travel distance in kilometers, and bussing. A plan showing on-site traffic accommodation, loading and ingress/egress roads is also required to be submitted;
 - (d) Site Plan;
 - (e) Building Plans (floor plan, elevations, and sections);
 - (f) Servicing Statement that includes information on how the site will be serviced with fresh water, water distribution systems, sewage disposal systems, and a waste management plan showing solid waste disposal systems;
 - (g) Emergency Management Plan;
 - (h) FireSmart Plan;
 - (i) Abandoned well-site information;
 - (j) Signage;
 - (k) Certificate of title or land dispositions/lease documents issued by the owner/authority;
 - (l) Anticipated start date for construction, date of occupancy and removal date for the Project Accommodation;
- 87.5 (a) Project Accommodations must be removed on the date of expiry of the development permit.
- (b) Notwithstanding the above, section 87.5 (a) shall not apply if, in the opinion of the Development Authority, the applicant is working with the Development Authority on renewal of the development permit.

87.7 At the discretion of the Development Authority, the applicant may be required to provide a grading plan, a traffic impact assessment study and/or any such technical documents or studies required to decide on a development permit application.

87.8 Project Accommodation uses must provide on-site parking to the satisfaction of the Development Authority.

6. The following sections are amended by deleting the use "Project Accommodation" under the subsection titled "Discretionary Uses - Development Officer":

93.	R1	Single Detached Residential District
94.	R1E	Single Family Estate Residential District
95.	R 1M	Mixed Form Single Detached Residential District
96.	R1S	Single Family Small Lot Residential District
97.	R2	Low Density Residential District
98.	R3	Medium Density Residential District
99.	R4	High Density Residential District
100.	RMH	Manufactured Home Residential District
101.	RMH-2	Small Zero Lot Line Manufactured Home Residential District
105.	C1	Community Commercial District
106.	C2	Mixed/Transitional Commercial District
107.	C3	Shopping Centre Commercial District
108.	C4	Highway Commercial District
109.	C5	Central Business District
111.	BI	Business Industrial District
113.	PS	Public Services District
114.	PR	Parks and Recreation District
119.	R 1P	Planned Unit Residential District
121.	RMH-1	Modified Manufactured Home District
123.	DC-R4	Direct Control High Density Residential District
124.	C4A	Arterial Commercial District
125.	DC-R2	Direct Control Low Density Residential
126.	R3-1	Medium Density Residential District
127.	DC-RMH	Direct Control Manufactured Home District
200.	DC-UER	Direct Control Urban Estate Residential District
201.	R3-2	Special Medium Density Residential District
202.	R2-1	Modified Medium Density Residential District
203.	DC-R3	Direct Control Medium Density Residential District
204.	C3A	Timberlea Shopping Centre Commercial District

7. The following sections are amended by deleting the use "Temporary Project Accommodation" under the subsection titled "Discretionary Uses - Development Officer":

115	UE	Urban Expansion District
117	HG	Hamlet General District

8. This Bylaw comes into force on the day it is passed.

READ a first time this _____ day of _____, 2019.

READ a second time this _____ day of _____, 2019.

READ a third time this _____ day of _____, 2019.

SIGNED and PASSED this _____ day of _____, 2019.

Mayor

Chief Legislative Officer