

87. Project Accommodation (Bylaw 06/001)

- 87.1 Notwithstanding Section 20.1(s), all **project accommodation (Bylaw No. 06/001)** that are an accessory use to industrial or resource development require a development permit.
- 87.2 **A development permit for a temporary project accommodation (Bylaw No. 06/001) may be issued for up to one (1) year, at which time an application may be made for a continuance of the use for one (1) additional year, after which a new development permit approval is required. (Bylaw No. 04/012)**
- 87.3 An application for a development permit for a **project accommodation (Bylaw No. 06/001)** must provide the following information:
- (a) the location, type and purpose of the camp;
 - (b) adjacent land uses;
 - (c) the method of supplying water, and sewage and waste disposal to the camp. The proposed method of sewage disposal must comply with the Alberta Private Sewage Treatment and Disposal Regulation and be to the satisfaction of the Regional Health Authority;
 - (c) the number of persons proposed to live in the camp;
 - (e)* the MLL (miscellaneous lease) number issued by Alberta Environmental Protection;
 - (f) the start date for development, date of occupancy by residents, and removal date for the camp; and
 - (g) **deleted (Bylaw No. 08/001) reclamation measures once the camp is no longer needed, at the discretion of the Development Authority. (Bylaw No. 08/001)**
- 87.4 **Within the Urban Service Area and hamlet boundaries (Bylaw No. 08/001) a Project Accommodation must:**
- (a) **be linked to a specific project for which a valid and current Development Permit has been issued and;**
 - i) **can only accommodate workers for this project;**
 - ii) **accommodated workers may only work on this project; and**
 - iii) **be located on the same site as the project.**
 - (b) **be able to accommodate a minimum of 20 (twenty) persons and a maximum of 300 (three hundred) persons;**
 - (c) **be secured by the installation of appropriate fencing around the project accommodation and onsite security staff;**

- (d) provide adequate on site parking for private vehicles to the same standard as a Hotel/Motel;**
- (e) be removed from site when the project is completed;**
- (f) post security with the Municipality of Wood Buffalo sufficient to remove and/or reclaim the site if the project accommodation remains on site after the project is either completed or if work has stopped to the extent that the Municipality no longer feels the project accommodation is necessary to the project, or to reclaim the site if needed after the project accommodation has been removed from the site; and**
- (g) be separated from adjacent land uses.**

87.5 The provisions in this bylaw with respect to project accommodation will be subject to a review by Council, beginning no later than January 1, 2009 and concluding no later than March 31, 2009. (Bylaw No. 06/001)

72.9 Landscaping for Commercial and Urban Industrial Districts

- (a) Minimum of 10% of the site shall be landscaped except in the C-5 district where 100% site coverage for the building is permissible.**
- (b) Hard-surfaced areas such as walkways and plazas shall be enhanced with landscaping at the discretion of a Development Officer. Provision shall be made for adequate on-site pedestrian circulation, by means of sidewalk or walkways to connect with public sidewalks and walkways adjacent to roadways or within right of ways abutting the site.**
- (c) All planting shall be installed to the finished grade. Where, in the opinion of a Development Officer, this is not practical, planters may be used. Such planters shall be of adequate design, having sufficient soil capacity and insulation to promote healthy growth.**
- (d) All boulevards adjacent to the development site shall be seeded or sodded excepting those ditch areas required for drainage, where suitable surface treatment shall be applied. Any surface treatment other than grass or tree planting on the boulevards shall receive prior approval.**
- (e) Where a landscaped area is required adjacent to a boulevard, the tree species and planting shall be similar to, or complement, the existing boulevard trees.**
- (f) Any permitted, outside storage of goods, products, material or equipment shall be kept in a clean and orderly condition at all times and shall be screened by means of a fence or landscaping from the public thoroughfare and adjacent residential areas.**
- (g) Any trash collection area, open storage area or outdoor service area, including any loading or unloading or vehicular service area that is visible from an adjoining site in a Residential or Commercial District or from a public roadway other than a lane, shall be screened to minimize visual impact. The location, thickness and height of such screen planting at maturity shall, in conjunction with a change in grade or other natural or man-made features, be sufficient to minimize visual impact from any Residential or Commercial District or from the public roadway. Such screen planting shall be maintained to provide effective screening from the ground to a height of 2.0 m. If, in the opinion of a Development Officer, screen planting cannot be reasonably expected to survive, earth berming, masonry walls, wood fencing or man-made features may be permitted as a substitution.**

- (h) If the height of materials in an outdoor storage area would limit the effectiveness of the screen planting required by subsection 72.5, a fence, wall, earth berm or a combination thereof, may be substituted , subject to the approval of a Development Officer.**
- (i) Garbage and waste materials shall be stored in weather proof and animal proof containers. Garbage bins and other materials shall be visually screened from all adjacent lots and public thoroughfares.**
- (j) The landscape buffer between residential and commercial or industrial areas shall be a minimum of 3.0 metres unless otherwise approved by a Development Officer. The landscaped buffers:**

 - (i) shall include a mix of deciduous and coniferous trees with at least 60% of these trees being coniferous;**
 - (ii) shall include trees which are at least 6 m high at maturity; and**
 - (iii) may include shrubs in addition to trees provided that the shrubs are at least 2.0 m high at maturity.**
- (k) In addition to general landscape requirements a Development Officer may require that a fence or combination of a fence and soft landscaping be provided to a minimum height of 1.8 m where a commercial/industrial site abuts a residential district, a public street or a lane separating the site from a residential district.**
- (l) Where perimeter landscaping is required in commercial and industrial districts along a public roadway (other than a lane) or adjacent to a public use district, the landscaped area:**

 - (i) shall be at least 6.0 m wide;**
 - (ii) in the case of deciduous trees, shall be planted at regular intervals;**
 - (iii) in the case of coniferous trees, shall be planted in clusters;**
 - (iv) trees must be at least 2.0 m from the property line;**
 - (v) trees must be at least 6.0 m high at maturity.**

- (m) Where landscaping along a blank wall is required in commercial and industrial districts along a public roadway (other than a lane) or adjacent to a public use district, the landscape area:**

 - (i) in the case of deciduous trees, shall be planted at regular intervals;**
 - (ii) in the case of coniferous trees, shall be planted in clusters;**
 - (iii) trees must be at least 6.0 m high at maturity;**
 - (iv) shrubs may be planted between the trees provided they are at least 2.0 m high at maturity.**
- (n) No existing landscaping shall be removed from a Commercial site without prior written permission of the Municipality. The written request to remove existing plant material shall be accompanied by a strategy or plan illustrating how the aesthetics of the site are either improved or maintained.**
- (o) A Developer may be permitted to provide money in lieu of landscaping to provide landscaping on adjacent public property when there are physical impediments to landscaping on site or where off site landscaping would benefit the municipality. Agreement to this is at the sole discretion of a Development Officer.**