



Subject: Relaxation of RV Parking Restrictions and Temporary Urban Accommodation

APPROVALS:

<p>Jamie Doyle, Acting Director Dale Bendfeld, Acting Executive Director Marcel Ulliac, Chief Administrative Officer</p>
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Administrative Recommendations:

1. THAT Bylaw No. 16/012, being a Land Use Bylaw Amendment to allow temporary relaxation of Recreational Vehicle parking restrictions, be read a second time.
2. THAT Bylaw No. 16/012, be read a third and final time.
3. THAT Bylaw No. 16/014, being a Land Use Bylaw Amendment to make Temporary Urban Accommodation a discretionary use anywhere in the Urban Service Area and in the hamlet of Anzac, be read a second time.
4. THAT Bylaw No. 16/014, be read a third and final time.

Summary:

As a result of the May 2016 wildfires, two separate but inter-related accommodation needs have arisen: one for residents and one for workers entering the Municipality to provide recovery and rebuild support. Administration recommends amending the Land Use Bylaw to allow residents to live in their Recreational Vehicles during the recovery period. Further, Administration recommends amending the Land Use Bylaw to create a temporary discretionary use that would facilitate temporary urban accommodations but ensure that the issuance of any permits for this use are subject to oversight by the Wood Buffalo Recovery Committee.

Background:

As a result of the May 2016 wildfires, the Municipality has new accommodations needs. Residents who either cannot occupy their homes or have lost their homes require temporary housing. Additionally, workers who come into the Municipality solely for the purpose of working in support of the recovery and rebuild require housing. In both cases the need is immediate but temporary.

Resident Need:

Residents who cannot occupy their homes or who have lost their homes require temporary accommodations. Administration recommends allowing residents who own or acquire Recreational Vehicles (RVs) to live in those RVs during the Post-Wildfire Recovery Period.

Bylaw No. 16/012 would amend the Land Use Bylaw to allow one or two RVs to park on a residential lot in the Urban Service Area and be used as a residence, and more than two RV's to park on a lot in the Rural Service Area, for the duration of the Post Fire Recovery Period as defined in the Wood Buffalo Recovery Committee Bylaw. Residents who choose to live in their RV will not be required to apply for a development permit and will only be required to ensure that the placement of an RV on a lot, or the lack of utility services to the RV, does not pose a health and/or safety risk.

Temporary Worker Need:

Workers who have already arrived or will come into the Municipality solely for the purpose of assisting with any aspect of recovery and rebuild during the Post-Wildfire Recovery Period also require temporary accommodations. In an effort to address this need and at the same time ensure that the market is not flooded with unnecessary temporary housing, Administration recommends creating a Temporary Urban Accommodation use.

Bylaw No. 16/014 would amend the Land Use Bylaw to make Temporary Urban Accommodation a discretionary use anywhere in the Urban Service Area and in the hamlet of Anzac. Applicants would have to apply for a development permit and demonstrate the need for temporary accommodations. Development permits for Temporary Urban Accommodation would be time limited – expiring on June 30, 2017 unless an extension is applied for and granted and subject to the conditions of the permit.

All applications for Temporary Urban Project Accommodations would be circulated to the Wood Buffalo Recovery Committee for comment and advice in advance of a decision being made on the application by the Development Officer.

The proposed rules for Temporary Urban Accommodation reference Sections 87 and 72.9 of the Land Use Bylaw, and these sections are reproduced for ease of reference as Attachment 3 to this Council Report.

Budget/Financial Implications:

There are no additional budgetary or financial implications associated with enacting the Bylaws.

Rationale for Recommendations:

The May 2016 wildfires have given rise to two accommodation needs: a need to facilitate temporary housing for residents and a need to facilitate temporary housing for temporary workers who arrive in the Municipality solely to assist with the recovery and rebuild. In order to address the former need, Administration recommends allowing residents to temporarily live in their RVs. In order to address the latter, Administration suggests creating a discretionary Temporary Urban Project Accommodation use that requires the applicant to demonstrate a need for temporary housing and ensures the Municipality can control development.

Strategic Plan Linkages:

Pillar 1 – Building Responsible Government

Pillar 3 – Building a Vibrant Economy Together

Pillar 4 – Building an Effective Land Strategy

Attachments:

1. Bylaw No. 16/012
2. Bylaw No. 16/014
3. Excerpts from Land Use Bylaw – Sections 87 and 72.9