



## **Subject: Bylaw 17/006 – Land Use Bylaw Amendment – Part 11 Wildfire Recovery Overlay**

### **APPROVALS:**

Jamie Doyle, Director  
Annette Antoniak, Interim Chief Administrative Officer

### **Administrative Recommendations:**

THAT Bylaw No. 17/006, being a Land Use Bylaw amendment, be read a first time; and

THAT the required public hearing be held on Tuesday, April 25, 2017.

### **Summary:**

Bylaw 17/006 is proposing two amendments to the Land Use Bylaw:

1. Part 11 of the Land Use Bylaw known as the “Wildfire Recovery Overlay”: These amendments are the result of the day-to-day observations during the development permit process and implementation of the “Wildfire Recovery Overlay” (Bylaw 16/020). If approved the revisions to the Wildfire Recovery Overlay will provide clarity with the regulations and facilitate the implementation of the Land Use Bylaw in the “Overlay Area”.
2. Repeal Bylaw 16/014 - Temporary Urban Accommodation: This bylaw opened the possibility for the construction of Temporary Urban Accommodation in the Urban Service Area (USA) to support the recovery and rebuilding efforts in Wood Buffalo. Thus far the vacancy rate in the rental market has demonstrated that Temporary Urban Accommodations are not needed in the USA.

### **Background:**

The “Wildfire Recovery Overlay” was adopted by Council on September 27, 2016. The Overlay Bylaw (Bylaw 16/020) adopted Part 11 – Wildfire Recovery Overlay of the Land Use Bylaw creating regulations that deal with the rebuilding challenges of the affected areas by the Wildfire in May 2016.

The amendments proposed in Bylaw 17/006 are the result of a practical review and work experience when approving development permits for the “Overlay Area”. The intention of these amendments is to solve some of the challenges found and align the regulations of Part 11 with the rest of the Land Use Bylaw regulations.

The amendments to Part 11 can be summarized as follows:

- Include the required Districts in Part 11, to ensure that the properties affected by the Wildfire are provided the same opportunity to rebuild.
- Introduce the definitions of Pre-existing Building Footprint and New Footprint to ensure clarity.
- Include consistent regulations regarding the need for maintenance easements in all the required Districts.
- Add the necessary language to some Land Use Districts to align with Part 11.

Additionally, Bylaw 17/006 is proposing to repeal Bylaw 16/014 - Temporary Urban Accommodations. This bylaw was adopted by Council on June 23, 2016 and its intention was to allow additional accommodations for those entering the Regional Municipality of Wood Buffalo for temporary periods of time to perform tasks related to assisting the region in recovery and rebuilding. The intention of Council is clearly stated in this Bylaw as follows:

“...the Council of the Municipality desires to ensure that development of temporary accommodations occurs only if required to respond to the extraordinary circumstances caused by wildfire damage and does **not unnecessarily flood the market with excess housing.**”

The current vacancy within the rental market and the lack of interest for the proposed interim housing by the Government of Alberta does not support the construction of any temporary project accommodations within the USA. Therefore, Planning and Development is seeking to repeal Bylaw 16/014.

#### **Rationale for Recommendation:**

Administration is committed to facilitate the rebuilding of the areas affected by the Wildfire and make the regulations consistent to avoid further confusion and ensuring a streamline development permit approval process. The proposed amendments to the Land Use Bylaw and Part 11 will provide clarity in the regulations and will facilitate the implementation of the Land Use Bylaw in the “Overlay Area”.

Repealing Bylaw 16/014 before June 30, 2017 will avoid the need of processing new applications for temporary project accommodation in the Urban Service Area.

#### **Strategic Plan Linkages:**

Pillar 1 – Building Responsible Government

Pillar 4 – Building an Effective Land Strategy

#### **Attachments:**

1. Bylaw 17/006 – Land Use Bylaw Amendment