

BYLAW NO. 20/032

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

WHEREAS Section 191 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 10 of this bylaw.
2. Section 10 is amended by deleting the definitions of “Project Accommodation” and “Tourism Commercial”; and replacing them with the following:

PROJECT ACCOMMODATION means a residential complex used to house workers who are characteristically employed in industrial projects. These residential complexes may also accommodate non-industrial related populations including but not limited to visiting athletes during competitions hosted in the Regional Municipality or evacuees affected by an emergency, and without restricting the generality of the above, the complex is usually made up of several mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities. The units may be dismantled and removed from the site from time to time.

TOURISM COMMERCIAL means a Development designed, intended, or used to attract people visiting an area, or provide sleeping accommodation for the traveling 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 as defined in Section 10 of this Bylaw.

3. Section 10 is further amended by deleting the definition of “**TEMPORARY PROJECT ACCOMMODATIONS**”.
4. Section 20 is amended by deleting subsection 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 and 87.2 in their entirety and replacing them with the following:
 - 87.1 All Project Accommodations require a development permit.
 - 87.2 A development permit for a Project Accommodation use may be issued for up to a maximum of five (5) years. At the discretion of the Development Authority, a

one-time extension for up to a maximum of five (5) years may be granted pursuant to Section 87.4 subject to the following:

- (a) Development permit fees are paid;
- (b) Reporting as set out in Section 87.5 is compliant; and
- (c) Development permits, including revisions, are current and approved as of the date of the requested extension, including without limitation any changes to site plans, servicing plans, bed counts and floor plans as required.

Note: If a Section 87.4 extension is not available or not otherwise preferred by an applicant / owner, a regular application for a Project Accommodation use remains available pursuant to Section 87 of this Bylaw.

6. Section 87 is further amended by deleting subsection 87.4 in its entirety and replacing it with the following:

87.4 An extension under subsection 87.2 requires that an applicant / owner submit an application containing the following information at any time prior to the expiration of the existing approved Development Permit, all to the satisfaction of the Development Authority:

- (a) Current certificate of title or land dispositions/lease documents issued by the owner/authority,
- (b) Site plan,
- (c) Floor plans,
- (d) Servicing plans, and
- (e) Current emergency management plan.

7. Section 87 is further amended by inserting new subsection 87.5 as follows:

87.5 (a) As a condition of any approval for a Project Accommodation, the holder of a Development Permit is required to submit the following information annually on or before January 31st:

- (i) Updated or as-built site plan on the date of reporting,
- (ii) Existing bed count and current occupancy, and
- (iii) Changes in the facility name, operation, services, or contact details.

- (b) In cases where the applicant / owner fails to submit the annual updates required in accordance with Subsection 87.5 (a), the Development Authority may, at any time and at its discretion, take either or both of the following actions:
 - (i) Refuse to grant an extension of an existing approved Development Permit to the applicant / owner;
 - (ii) Begin enforcement action against the applicant / owner if the Project Accommodation is found to be non-compliant with the conditions of the existing approved Development Permit.

8. Section 87 is further amended by inserting new subsection 87.6 as follows:

- 87.6
- (a) The applicant / owner must inform the Municipality in writing about the removal of a Project Accommodation a minimum of 30 days prior to the expiration of the existing Development Permit(s) for such use.
 - (b) The applicant / owner must apply for a new development permit, or an extension of an existing Development Permit, for Project Accommodation a minimum of 30 days prior to the expiration of an existing Development Permit(s) for such use.
 - (c) An approved Development Permits for a Project Accommodation of 499 beds or less, may be extended a further 120 days to allow for decommissioning. The Project Accommodation shall be unoccupied commencing on the expiry date of such Development Permit and all facilities associated with such use removed from the site within 120 days of such expiry date.
 - (d) In addition to meeting the the requirements of Section 87.6 (c), Project Accommodations of 500 beds or greater shall obtain a Demolition Permit if the decommissioning period is to be longer than 120 days from the date of the expiry of the Development Permit. The term of the Demolition Permit will be established at the discretion of the Development Authority based on the submission of a decommissioning plan by the applicant / owner.
 - (e) The decommissioning requirements of subsections 87.6 (c) or 87.6(d) shall not apply, if, in the opinion of the Development Authority, the applicant / owner is has submitted an application and is working with the Development Authority on either a new development permit or an extension of an existing Development Permit.

9. 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 RIM - 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 R1P - 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

10. 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

11. This bylaw comes into force the day it is passed.

READ a first time this 8th day of December, 2020.

READ a second time this _____ day of _____, 2021.

READ a third and final time this _____ day of _____, 2021.

SIGNED and PASSED this _____ day of _____, 2021.

Mayor

Chief Legislative Officer