

# Wheatland County

## Request for Decision

Regular Council Meeting

June 16, 2020

Report prepared by: Megan Williams



### First Reading: Bylaw 2020-25 – COVID-19 LUB Amendments

#### **Recommendation from Administration**

Resolution 1: That Council grant First Reading of Bylaw 2020-25, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to update multiple Land Use Districts, Specific Use Regulations, Applications for Development and Subdivision, and Definitions regarding recreational vehicles used for quarantine or self-isolation and the COVID-19 temporary payment deferral incentive.

Resolution 2: That a public hearing for Bylaw 2020-25 be scheduled for August 18, 2020 at 9:00 AM in Wheatland County Council Chambers. If the office remains closed to the public due to COVID-19, the public hearing will be held by conference call in accordance with the Municipal Government Act, Section 199.

#### **Chief Administrative Officer's Comments**

N/A

#### **Report**

When the Provincial and Federal Government established a set of guidelines to self-isolate and quarantine to prevent the spread of COVID-19, many residents struggled to balance these recommendations with keeping their family safe. Council directed Staff to research and bring forward a solution that will allow residents to quarantine or work remotely in their recreational vehicle. Brownlee LLP released a series of information sessions regarding the changes COVID-19 was forcing landowners and municipalities to take, and they cautioned municipalities to ensure any changes in operations or application processing were still legal within their Land Use Bylaw and other policy and regulatory documents.

Staff reached out to adjacent municipalities to learn what they had done to accommodate similar requests to use RVs to self isolate or work remotely. The only municipality that had made changes was Strathmore, and they are requiring residents to obtain an 'on-street parking permit' which allows people to obtain a permit for their RVs for self-isolation/quarantine purposes.

As the County's land use bylaw specifically prohibits using an RV as a dwelling, amending the land use bylaw to allow RVs as a dwelling was necessary. Staff reviewed a bylaw amendment Rocky View County implemented to accommodate temporary dwellings after the flooding in 2012 in Bragg Creek. Their bylaw amendment created a new definition, brought the use into several land use districts, and created a time restriction requiring these RVs to be removed by a certain date. Wheatland County staff used this bylaw as an example to deal with RVs during the Covid-19 pandemic; the proposed bylaw sets the removal date for RVs to be October 1, 2021. Staff is also proposing to exempt RVs used for Quarantine or Self-Isolation from obtaining a development permit.

Staff proposed a new incentive program for business-related development permit applications that Council approved on April 20, 2020. As the incentive program delays the payment of development permit applications,

staff needs to amend the sections of the Land Use Bylaw 2016-01 that require payment of the development permit application to deem the application complete. This aligns with the legal recommendation that any changes we make to our processes align with our policies and regulatory documents.

If Council does not choose to move the Recreational Vehicle for Quarantine or Self-Isolation amendments, Staff recommends Council amend Bylaw 2020-25 to remove all but proposed amendments #4 and #5 as these relate to the COVID-19 temporary payment deferral incentive.

### **Relevant Policies, Practices, and Legislation**

In Staff's preliminary review of the South Saskatchewan Regional Plan, Regional Growth Management Strategy, and Municipal Development Plan, there were not any policies, guidelines or objectives that pertained to the proposed amendments. Staff will perform a more in-depth review of these documents for the public hearing.

### **Alignment with the Strategic Plan**

N/A

### **Response Options**

Option 1: THAT the proposed recommendation is accepted/approved.

Option 2: THAT the proposed recommendation is not accepted/approved.

Option 3: THAT an alternate recommendation is accepted/approved.

### **Implications of Recommendation**

#### **General**

N/A

#### **Organizational**

N/A

#### **Financial**

N/A

#### **Environmental, Staff, and Public Safety**

N/A

### **Follow-up Action / Communications**

Staff will advertise the public hearing for August 18, 2020.

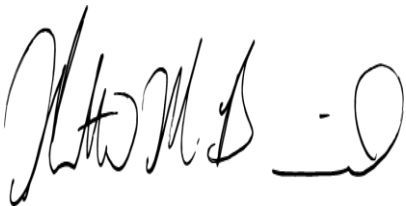
## Report Approval Details

Document Title:	Bylaw 2020-25 First Reading, COVID LUB amendment.docx
Attachments:	- Bylaw 2020-25 LUB amendment, COVID.pdf - Comment summary title page.docx
Final Approval Date:	Jun 8, 2020

This report and all of its attachments were approved and signed as outlined below:

A handwritten signature in black ink, appearing to read "Sherry Baers". The script is cursive and fluid.

Sherry Baers

A handwritten signature in black ink, appearing to read "Matthew Boscarol". The script is cursive and fluid.

Matthew Boscarol