



REQUEST FOR DECISION

MEETING DATE: March 27, 2023

TITLE: Bylaw C-1249-23 - Land Use Bylaw Text Amendment - Mobile Vending - First Reading

DIVISION: Planning & Infrastructure

SUMMARY:

Bylaw C-1249-23 is part of the proposed Mobile Vending strategy for the City. This amendment would remove the development permit requirement for mobile vendors under most conditions within non-residential sites. This change will reduce approval timelines by eliminating the administrative review and approval process and required appeal period for a development permit.

PROPOSED MOTION:

THAT first reading be given to C-1249-23 Land Use Bylaw Text Amendment - Mobile Vending.

BACKGROUND / ANALYSIS:

The City of Spruce Grove currently has approval processes for mobile vendors on private property, City parks, and within public roads. Administration was requested to find efficiencies in approval timelines to make it easier for mobile vendors to operate in Spruce Grove.

Planning and Development has worked with Enforcement Services and Recreation and Culture to evaluate regulatory and enforcement options regarding food trucks and other mobile vendors. Through evaluation of our existing bylaws and the practices in other municipalities, a strategy has been developed to make approvals for mobile vending easier, shorter and to address a variety of identified issues and concerns from both internal and external clients.

The City has had numerous requests for food trucks over the past several years and the problems encountered are often related to the timing of approvals. For locations on private

properties all mobile vendors are currently considered a use or development and are therefore required to attain a development permit under the Land Use Bylaw. As the development permit approval process includes an appeal period, even if the development authority could turn around a decision in one day, the official approval cannot be issued until after the close of the appeal period of 21 days.

To alleviate the appeal delay in approval, the proposed removal of “Food Trucks” and other mobile vending uses from the Land Use Bylaw would allow a mobile vendor to operate on a site without a development permit. Instead, they would be required to have a valid City of Spruce Grove Business Licence for a mobile vending business and operate within the Terms and Conditions of the business licence. The vendor is responsible for seeking agreement from a private property owner to locate on their site.

Enforcement Services can provide enforcement through the regulations of the Business Licence Bylaw and issue fines as per the Development Fees and Fines Bylaw if and where required.

OPTIONS / ALTERNATIVES:

This bylaw is being brought forward for consideration of first reading. Discussion and consideration of changes to the bylaw may be made at future readings.

CONSULTATION / ENGAGEMENT:

Planning and Development has worked with Enforcement Services and Recreation and Cultural Services to evaluate options regarding food trucks and other mobile vendors. Through review of existing bylaws and the practices in other municipalities a strategy has been created to address:

- Clarity regarding mobile vending regulations on private property;
- Enforceability - Enforcement needs to be able to enforce if needed;
- Approvals need to be prompt;
- Safety standards need to be satisfied;
- Procedure for mobile vending on public land; and
- Procedure for mobile vending within road right-of-way.

IMPLEMENTATION / COMMUNICATION:

Once third reading is given to all three bylaws associated with the mobile vending strategy, a communication guide will be posted to the City website that will outline the process for mobile vending approval and the regulations that apply.

Following third reading of Bylaw C-1249-23, the amendments will be consolidated into the Land Use Bylaw, C-824-12. The consolidated bylaw will then be uploaded onto the City website.

IMPACTS:

Approval of Bylaw C-1249-23 would provide for a more spontaneous deployment of mobile vendors by removing the development permit requirement.

FINANCIAL IMPLICATIONS:

n/a