

January 24, 2024

Roll No. 451

Attn: ADJACENT OWNER

**Re: Legal Description: Lots 24 & 25, Block 9, Plan 1715RS
Proposed Bylaw: 2024-01
Street Address: 5130-45 Avenue**

The Town of St. Paul would like to advise you that we are in receipt of a rezoning application at the above noted address. As a landowner who may be affected, you are being notified in accordance with Section 692 of the Municipal Government Act. Please find enclosed copy of the proposed and related documents for your reference. The public hearing on the proposed bylaw is scheduled as follows:

Date: February 12, 2024
Time: 7:30 p.m.
Place: Town Hall, Council Chambers (5101-50 Street)

We would advise that any written comments you wish to make respecting this proposed bylaw should be forwarded to our office no later than **February 6, 2024 (12:00 Noon)**, to be included as part of the agenda package to Council. Please use the online public hearing submission form located here:

<https://www.stpaul.ca/townhall/public-hearing-submission-form>

If you have questions about the public hearing process (viewing the first reading documents presented to Town Council on January 22, 2024, making a submission, and/or presenting to Council), please contact Aline Brousseau, Director of Planning & Legislative Services at 780-645-8540. Thank you.

Sincerely,

PER:



Aline Brousseau
Director of Planning & Legislative Services

Attachments

Notice of Public Hearing | Bylaw 2024-01

February 12, 2024 | 7:30 p.m.

A public hearing on this proposed bylaw will be held as noted above, or soon as practical thereafter, in the Council Chambers at the Town Hall, 5101-50 Street, St. Paul, AB. The purpose of the hearing is to obtain **public input** in favour or opposed to the proposed bylaw.

PARTICIPATION PROCEDURES:

Anyone who wishes to provide a written submission or a make a presentation to Council on this proposed bylaw should take note of the following deadlines and requirements:

- Written submissions through the online submission form must be received by the Director no later than **February 6, 2024 (12:00 Noon)**. Late submissions will not be included in the public Council Agenda. How do I access this form? In a web browser, you may type in: stpaul.ca > Townhall > Public Hearing Submission Form.
- Oral submissions may be made at the Public Hearing without prior notification to the Town of St. Paul. Each speaker is asked to sign in 5-10 minutes before the hearing. Public Hearings are scheduled on the same day as Regular Council Meetings which begin at 7:00 p.m. You may be seated in the gallery after arriving. Each speaker will be limited to 10 minutes.
- Please note that anything you may have previously submitted to the Town is not considered a public hearing submission and you must send your submission in accordance with the guidelines stated in this notice.

PUBLISHING OF THIS PUBLIC NOTICE:

- This notice has been posted to the Town's website (Town News webpage) on January 23, 2024.
- Written letters will be mailed to owners within a 50m radius on January 24, 2024.
- Additionally, in time, this notice will be posted as follows: Town Hall main and back entrance doors, Town app, & Town Facebook page.
- This notice will be published in the local newspaper on January 30, 2024.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY (FOIP) ACT:

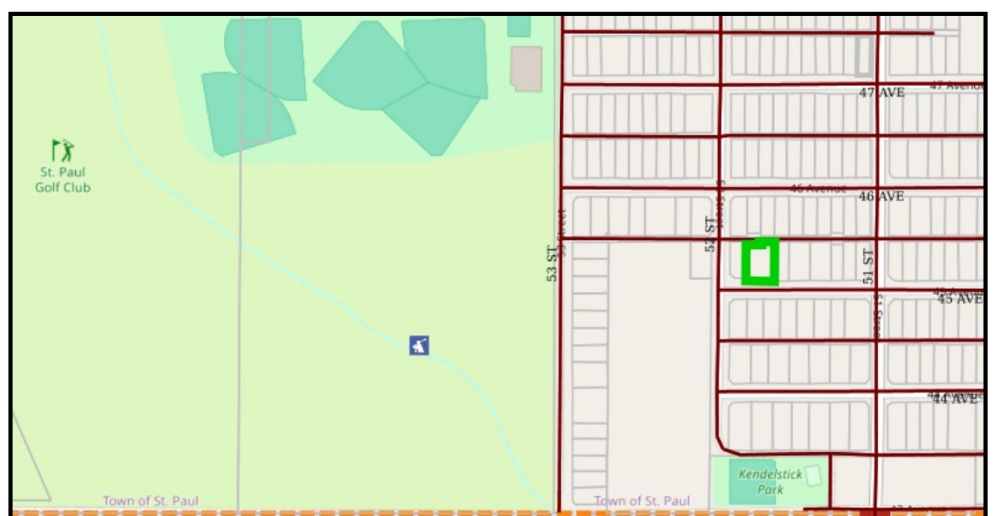
Submissions will become part of the public meeting record & will be subject to the provisions of the FOIP Act.

About Bylaw 2024-01

A developer has requested to amend the Land Use Bylaw 2024-01: To rezone Lots 24 & 25, Block 9, Plan 1715RS / 5130-45 Avenue from Residential Medium Density District (R2) to Institutional District (I).

A paper copy of the proposed bylaw & related documents may be requested on the 2nd Floor of the Town Hall.

Council passed first reading of this proposed bylaw at their Regular Council Meeting held on January 22, 2024.



The live stream can be viewed at: stpaul.ca/townhall/live-stream-meetings. If you have questions about the public hearing process (viewing the proposed bylaw, making a submission, and/or presenting to Council), please contact Aline Brousseau, Director of Planning & Legislative Services at 780-645-8540.

**BYLAW 2024-01
OF THE
TOWN OF ST. PAUL**

A BYLAW OF THE TOWN OF ST. PAUL, IN THE PROVINCE OF ALBERTA, TO AMEND THE LAND USE BYLAW 2021-04, BEING THE LAND USE BYLAW OF THE TOWN OF ST. PAUL.

WHEREAS, Section 640 of the Municipal Government Act, R.S.A. 2000, Chapter M 26 a municipality shall pass a Land Use Bylaw and may amend the Land Use Bylaw; and

WHEREAS, it is deemed expedient to amend Bylaw 2021-04 as set out in Section 692 of the Municipal Government Act, R.S.A. 2000, Chapter M 26 as amended; and

NOW THEREFORE, under the authority and subject to the provision of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended and by virtue of all other powers in the Town of St. Paul; the Council of the Town of St. Paul, duly assembled, enacts as follows.

That Bylaw 2021-04 is amended as follows:

1. That Appendix A: Maps of the Town of St. Paul Land Use Bylaw 2021-04 be amended such that all portions of Lot 24 & 25, Block 9, Plan 1715RS (5130-45 Avenue) as shown on Schedule "A" be rezoned from Residential Medium Density District (R2) to Institutional District (I).
2. This Bylaw shall come into effect upon passing of the third and final reading.

MOTION BY COUNCILLOR BOISVERT THAT BYLAW 2024-01 BE GIVEN FIRST READING THIS 22ND DAY OF JANUARY, 2024.

MOTION BY COUNCILLOR _____ THAT BYLAW 2024-01 BE GIVEN SECOND READING THIS ____ DAY OF _____, 2024.

MOTION BY COUNCILLOR _____ THAT BYLAW 2024-01 BE GIVEN THIRD AND FINAL READING THIS
____ DAY OF _____, 2024.

Maureen Miller
Mayor

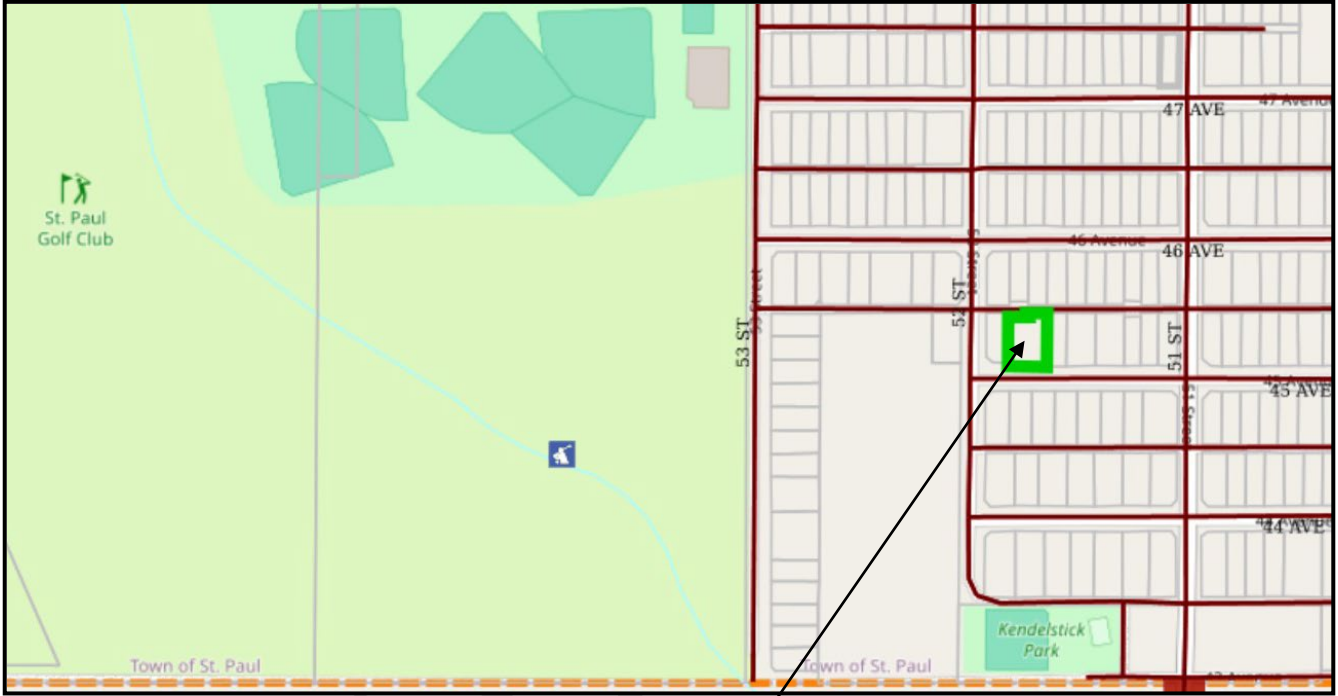
Steven Jeffery
Chief Administrative Officer

UNADOPTED

Mayor Initials: _____

CAO Initials: _____

BYLAW 2024-01: SCHEDULE A



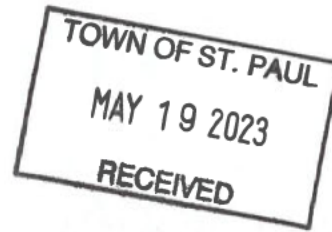
Rezone from R2 to I
Lot 24 & 25, Block 9, Plan 1715RS
Address: 5130-45 Avenue

Mayor Initials: _____

CAO Initials: _____



May 16, 2023



Town Of St Paul
PO Box 1480
5101-50 Street
St. Paul, AB
T0A 3A0

To Whom It May Concern

LETTER OF INTENT: Proposed Development of Transitional Home

Mannawanis Native Friendship Centre is reaching out and seeking approval to zone a proposed development for a supportive living facility: Lot 24 & 25, block 9, Plan 1715RS/Tax Roll No. 451/5130 – 50 Avenue, St Paul, Alberta. As a community it is imperative that we respond to the needs of our community with several homeless people that require a supportive living environment and more specifically when they leave an addiction and/or treatment centers on their journey of sobriety with a continuation of supports in order to succeed. Mannawanis Native Friendship Centre is working in collaboration in the process of negotiating an agreement with Alberta Health Services for transitional housing for adults 18 years and older. This supportive 12 bed - living 24/7 environment is geared towards serving clients coming out of addictions/mental health treatment programs. This transitional home will have trained staff (Addictions/Social Work & Medical) to work with hard to house clients. It is imperative that we ensure a safe secure environment created for clients, staff and the community. This facility will be staffed by security as a precautionary measure and will build a fence around its perimeters to provide the privacy and maintain confidentiality of clients.

This home will be centered around creating a friendly living setting/space and furnished as such. Clients will be screened, and admission will be based on moderate to severe and not an immediate danger to self or others. This supportive living model length of stay will be 6 to 24 months in duration. Trained staff will always be on site. Programing will be provided along with indigenous cultural ceremony, teachings/practices and deconstructing trauma. Daily activities assisting clients to adapt to day programming not inclusive to social, interpersonal, spiritual, recreational, vocational, group work and leisure time activities will be supported and

encouraged. Referral will be managed through Strata Pathways matching and referral systems from Alberta Health Services. MNFC intake staff will determine if client is the right fit for the program after initial meeting. A mutual agreed plan with goals of independence and exit to a permanent home will be part of an ongoing assessment.

It is imperative we get the Town of St Paul Council support on this initiative and address this sector of our population in the most humane way opposed to this population wandering the streets of St Paul which can cause other social problems for all. Look forward to a favorable response and we will be open to questions or other information required to make that informed decision.

Sincerely,



Hilario Rosa
Executive Director,
Mannawanis Native Friendship Centre



Date:	December 22, 2023
Name of Project:	Proposed Supportive Living Facility

Engagement Summary

1.0 Introduction

The Proposed Supportive Living Home's fundamental goals are to assist the client in developing life skills, to their potential, and to facilitate a transitional plan to long-term housing in a manner that is respectful of the client's goals. Residents are entitled to a safe, secure and caring environment that provides support in the development of bio-psychosocial, spiritual, recreational and vocational activities and skills that enhance the client's success.

2.0 Engagement Process

A notice was posted on the Town of St. Paul App on September 27, 2023. As well, on Facebook on October 5, 2023.

Mannawanis Native Friendship Centre posted the notice September 26, 2023 (Facebook). Notices were hand delivered to residents within 50m on September 29, 2023.

3.0 Public Open House Summary

A public open house was held on October 5, 2023 from 6pm to 8pm. The following information summarizes the key topics provided by area residents/public during on consultation phase. Original letters of the submissions were provided to Town Administration for their records.

CONCERNS, ISSUES, OR CHALLENGES WITH POSSIBLE SOLUTION

6 written responses received (attached).

What We've Heard...	Possible Solution
-Traffic	-Clients will not be allowed to bring their vehicles to the transition house. All vehicles that are clientele must have valid drivers and insurance coverage prior to acceptance into the program and will be mandated to park at the centre only.
-Walking through yards	-Clients will be mandated to use proper walkways as designated and any violation will be addressed and/or reprimanded.
-Little to no supervision from the workers	-Qualified employees hired will provide 24-hour, 7-day security and services to clients. Employees will do 12-hour shifts 365 days year-round. All programming will be conducted at the Mannawanis Native Friendship Centre during business hours on weekdays from 9:00 a.m. to 5:00 p.m.
-Parking	-Parking will only be limited to the Mannawanis Native Friendship Centre company van and the two employee's personal vehicle.
-Why this location	-This location was chosen because the house and property were conducive to supportive living. The house was also chosen because it was formally used as a rental unit. At the time we believed the property and house did not violate any zoning issues. We did look at other alternatives that were financially outside of the scope of a potential agreement between Mannawanis and Alberta Health Services.

4.0 Next Steps

- To formally apply for a Land Use Bylaw amendment to the Town of St. Paul.

-Mannawanis Native Friendship Centre