



TOWN OF ST. PAUL	REQUEST FOR DECISION
DATE:	January 22, 2024
TOPIC:	Proposed Bylaw 2024-01: Land Use Bylaw Amendment (Map) of Lot 24 & 25, Block 9, Plan 1715RS (5130-45 Avenue) from Residential Medium Density District (R2) to Institutional District (I) / Mannawanis Native Friendship Centre - 1st Reading
BACKGROUND:	<p>A report is attached for Council's review & consideration. This RFD is being prepared as a developer requested to have 5130-45 Avenue redistricted (rezoned) to enable a Supportive Living Facility at the subject site.</p> <p>It should be noted that even if Council passes the first reading of the proposed bylaw, that further bylaw readings can be defeated.</p>
BUDGET/FINANCIAL:	
OPTIONS:	<ol style="list-style-type: none"> 1. That Bylaw 2024-01: Land Use Bylaw Map (rezoning) be given first reading as presented. (This would allow for Council to obtain public input on the proposed bylaw before considering second and third/final readings.) 2. That Bylaw 2024-01: be sent back to Administration for any amendments.
RECOMMENDATION:	That Bylaw 2024-01: being the Land Use Bylaw 2021-04 amendment to rezone Lot 24 & 25, Block 9, Plan 1715RS / 5130-45 Avenue from Residential Medium Density District (R2) to Institutional District (I) be given first reading this 22nd day of January, 2024.
PREPARED BY:	Aline Brousseau, Director of Planning & Legislative Services
APPROVED BY:	Steven Jeffery, Chief Administrative Officer


Assigned Bylaw No.:	2024-01	First Reading Date:	January 22, 2024
Application deemed complete date:	December 22, 2023	Type of Amendment:	Map Amendment

BACKGROUND	
Location:	5130-45 Avenue / Lot 24 & 25, Block 9, Plan 1715RS / Tax Roll #451
Purpose:	To rezone this parcel to enable transitional housing on the site.
Detail:	<p>This application was received complete on December 22, 2023 submitted by Mannawanis Native Friendship Centre to rezone this parcel to enable transitional housing on the property. Specifically, this use in the Land Use Bylaw is called “Supportive Living Facility”. As a result, a bylaw has been prepared for Council’s review & consideration.</p> <p>If the rezoning is granted, uses listed as either Permitted Use = P or Discretionary Use = D within the Institutional District (I) can be applied for. Although, keeping in mind permits that fall into the category of discretionary uses are decided by MPC. If approved, there is a public input (appeal) process.</p> <p>The developer was agreeable to host an open house per recommendation from Council. Subsequently, Bylaw 2023-09 was passed on November 13, 2023 that required public consultation for these types of files in advance of a rezoning bylaw.</p> <p>The developer held an Open House on October 5, 2023 and has provided the attached report (including any letters received) to Town Administration as their public engagement piece on December 22, 2023.</p> <p>Existing Zoning: Residential Medium Density District – R2 Proposed Zoning: Institutional District – I</p> <p>Specifically, the developer proposes to convert an existing single family dwelling & attached garage to a 12 bed facility.</p>
Access:	The property can be accessed from 45 Avenue and the back alley.
Water & Sewer Servicing:	The property is serviced with municipal water & sewer.
Area Zonings:	The zoning of properties in the area to the North/South/East/West are all zoned Residential Medium Density District (R2).
Planning Considerations	<p>When considering the proposed rezoning of the subject parcel for the purpose of the development of a Supportive Living Facility, the primary planning considerations are:</p> <ul style="list-style-type: none"> • To the density of the proposal, • To the appropriateness of a use within the Institutional District given surrounding land uses, • To the safety and security of the clients, staff, adjacent owners, the neighbourhood in general, and • To nuisance impacts such as noise, traffic & parking.

	Administration is not concerned with any improvements or lease entered into with the owner of the lands before the proposed bylaw is considered for bylaw readings as this is a risk the developer is at liberty to take on their own account. Although, it is worth noting that these improvements/signed lease does not guarantee that the property would be successfully rezoned.
AGENCY CIRCULATION	
Typical Agency Circulation (after 1st Reading):	Parties listed on title by way of Caveat, Alberta Transportation, Alberta Energy Regulator (AER), Alberta Environment & Parks (AEP), Canada Post, APEX Utilities, ATCO Electric, East Central Francophone School Division, St. Paul Education Regional Division No. 1 (SPERD), LMP, Lakeland Catholic School Division, Town of St. Paul Public Works / Fire Chief / Director of Utilities / Telus, Alberta Health Services (North Zone & local contact), & County of St. Paul.
Agency circulation requested by Council (S. 7.22.6):	Council may request that the Development Officer circulate the bylaw to any other agency it deems necessary, response would be included at the public hearing stage.
APPLICATION REQUIREMENTS (OUTLINED IN 7.21 & 7.22 OF THE LUB)	
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Application form completed.
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	\$1000.00 fee paid with Receipt #0318789 on June 13, 2023.
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Reasons in support of application given (letter of intent attached).
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Consent from property owner.
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Report drafted by Development Officer for Council's consideration.
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Current Copy of the Certificate of Title (dated within the last 30 days)
<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	Environmental screening conducted.
<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> N/R	Geophysical or Hydrological Report completed.
<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	Agency Referrals completed before 1 st Reading – none.
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Right of Entry completed to allow the Development Officer to carry out an inspection of the subject site.
<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> N/R	<u>Area Structure Plan (ASP) – Section 3.4 in the MDP:</u> Major ASP: not required Minor ASP: not required *There is no existing ASP that applies to these lands.
<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> N/R	Conceptual Scheme or Outline Plan
<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	Bylaw and associated mapping drafted.
RELEVANT LEGISLATION	
Bylaw 1157: Municipal Development Plan (MDP) + amendments:	<p>The Residential Land Use Classification in the Town's MDP contemplates a mix of housing types, and includes "associated institutional religious, educational, small-scale neighbourhood commercial and public uses at a scale and density compatible with the residential neighbourhood." (Section 5.2). Further, there is no Institutional Land Use Classification.</p> <p>The supportive living facility use is consistent with Residential Policy 6.2.2.a (providing a variety of housing types) and Residential Policy 6.3.2.d (encouraging seniors and special needs housing).</p>

Bylaw 2019-06: Intermunicipal Development Plan (IDP):	n/a																												
Area Structure Plan (ASP):	There is no existing ASP applicable to these lands.																												
Bylaw 2021-04: Land Use Bylaw (LUB) & amendments:	<p><u>PART 5: Land Use Maps and Districts</u> 3.5: Residential Medium Density District (R2) 3.13: Institutional District (I)</p> <p><u>Comparison of this “use” in each Land Use District:</u> Permitted Use = P Discretionary Use = D Not Allowed = -</p> <table border="1"> <thead> <tr> <th>Commercial Uses:</th> <th>R1</th> <th>R1A</th> <th>R1B</th> <th>R2</th> <th>R3</th> <th>RMH1</th> <th>RMH2</th> <th>C1</th> <th>C2</th> <th>M</th> <th>P</th> <th>I</th> <th>CUD</th> </tr> </thead> <tbody> <tr> <td>Supportive Living Facility</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>D</td> <td>-</td> <td>-</td> <td>P</td> <td>-</td> </tr> </tbody> </table>	Commercial Uses:	R1	R1A	R1B	R2	R3	RMH1	RMH2	C1	C2	M	P	I	CUD	Supportive Living Facility	-	-	-	-	-	-	-	-	D	-	-	P	-
Commercial Uses:	R1	R1A	R1B	R2	R3	RMH1	RMH2	C1	C2	M	P	I	CUD																
Supportive Living Facility	-	-	-	-	-	-	-	-	D	-	-	P	-																
Municipal Government Act (MGA):	It should be noted that even if Council passes the first reading of the proposed bylaw, that further bylaw readings can be defeated. According to Section 187.1 of the Municipal Government Act which states: "Every proposed bylaw must have 3 distinct and separate readings." Passing first reading, does not bind Council to pass any further bylaw readings.																												

OTHER

Site Photos – captured by Administration:	 <p>Existing home on site (labelled as 5132), although the Town’s records show the home should be 5130-45 Avenue</p>
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West Side Yard View from 45 Avenue



East Side Yard View from 45 Avenue



Rear Yard View from alley


Description of the current development on site:

The subject lands are current developed with a dwelling & attached garage.

Site drainage (soils, topography, direction of run-off) information:

Information about the site drainage has not been provided to date. The details would be further explored/requested at time of development permit application.

	<p>The site appears to be suitable for the proposed use and off-site impacts can be mitigated using conditions during the development permit process.</p>
<p>Why was the Institutional District (I) zone selected vs another zone?</p>	<p>The I District was selected as the developer looked at the uses outlined in the Land Use Bylaw. Choosing the right zone was a critical part of the application process.</p> <p>What is “Rezoning”? Rezoning is the process of changing a property’s zoning to allow for new development. There are 2 situations in which a developer may want/need to rezone:</p> <ul style="list-style-type: none"> • You wish to develop or use your land in a way that is now allowable under the current zone. • You wish to subdivide your land into parcels used for a different purpose.
<p>What is the role of Council and/or Staff in the rezoning process?</p>	<p>STAFF’S ROLE: Staff manages the application and reviews all feedback including technical report comments, and works with the applicant to resolve any outstanding concerns. Staff prepares a report with recommendation for Town Council as part of the Public Hearing agenda and explains how the proposal fits within the Town’s adopted planning documents.</p> <p>COUNCIL’S ROLE: Town Council makes the final decision on a rezoning application. Council is required to hold a public hearing to obtain public input before second reading of a proposed bylaw.</p> <p>If a rezoning application is refused by Town Council, “another application for amendment on the same site for the same or similar use of land may not be made, at this discretion of Council, by the same or any other applicant until at least 6 months from the date of Council’s decision”. (S. 7.22.13 of LUB).</p>
<p>Subsequent steps that the developer is required to undertake:</p>	<p>Subsequent to the Land Use Bylaw amendment being adopted, the developer would will be required to:</p> <ul style="list-style-type: none"> • Apply for a development permit & comply with the “supportive living facility” regulations before opening & while in operation. • Apply for and obtain relevant safety codes permits (building, electrical, gas & plumbing if needed). It is important to note that the change of use and occupancy type may alter the safety codes requirements for the building and may necessitate additional building upgrades.
<p>Supportive Living Facility definition - LUB:</p>	<p>“means development providing accommodation and associated support services to a minimum of 4 persons in need of assistance due to age, physical or mental disability, addiction, behavioral issues, illness, or injury. The maximum number of residents, will be determined by the Development Authority. The accommodation and hospitality services provided as part of this use may be complemented with supportive health services, such as health monitoring and medication assistance, and personal services such as non-emergency transportation, and social, leisure and spiritual opportunities.”</p>
<p>Follow Up / Next Steps:</p>	<p>Should Council approve 1st Reading, Staff will undertake the following steps:</p> <ul style="list-style-type: none"> • Prepare and send notices to applicable agencies; • Prepare and send notices to adjacent owners (50m radius); • Prepare and send notices to the local newspaper for 2 consecutive weeks (Jan 30 & Feb 6, 2024); • Post notice to the Town app, Town Hall doors, Website, and Facebook Page; and

	<ul style="list-style-type: none"> Public Hearing would be scheduled for the Regular Council Meeting on February 12, 2024 @ 7:30 p.m.
<p>Planning Documents Hierarchy:</p>	
<p>Prepared by:</p>	<p>Aline Brousseau, Development Officer / Director of Planning & Legislative Services</p>
<p>Approved by:</p>	<p>Steven Jeffery, Chief Administrative Officer</p>

**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 _____ THAT BYLAW 2024-01 BE GIVEN FIRST READING THIS ____ DAY OF _____, 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.

Page 1 of 3

Mayor Initials: _____

CAO Initials: _____

Bylaw 2024-01: Land Use Bylaw Amendment (Map)

Maureen Miller
Mayor

Steven Jeffery
Chief Administrative Officer

UNADOPTED

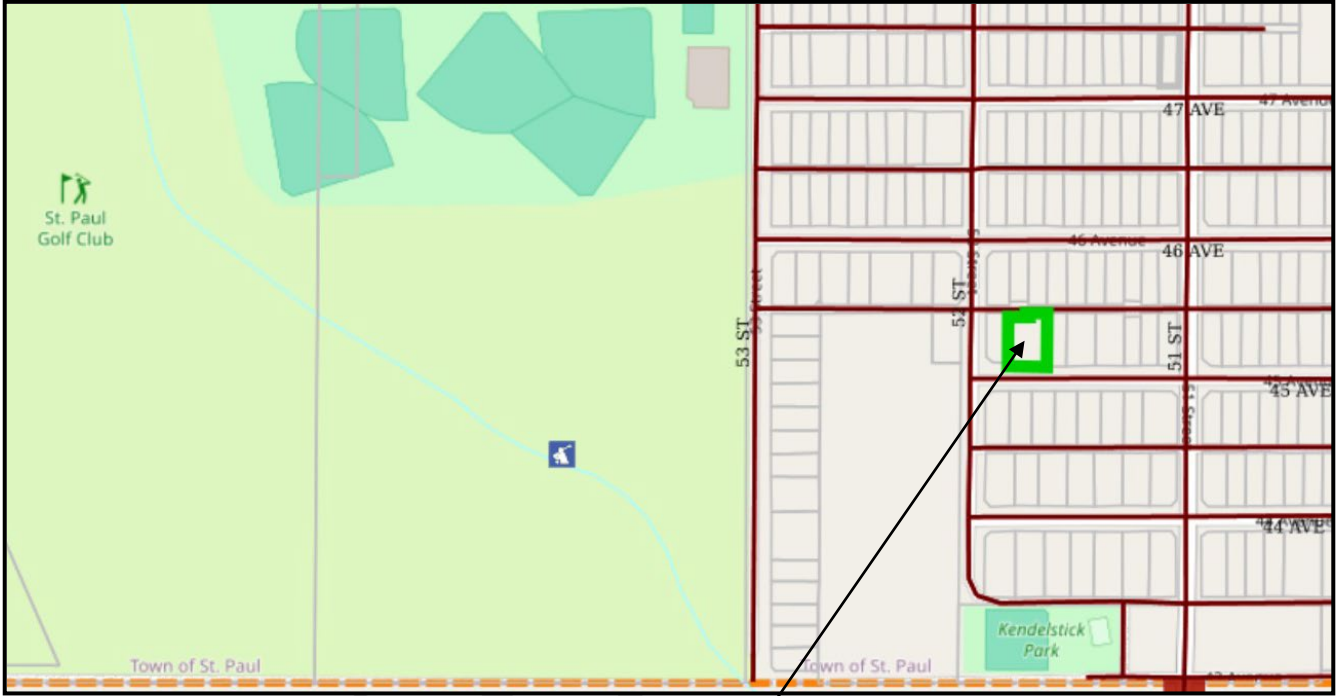
Page 2 of 3

Mayor Initials: _____

CAO Initials: _____

Bylaw 2024-01: Land Use Bylaw Amendment (Map)

BYLAW 2024-01: SCHEDULE A



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

Mayor Initials: _____

CAO Initials: _____



SCHEDULE "B"

LAND USE BYLAW AMENDMENT APPLICATION FORM

SECTION A: APPLICANT AND OWNER CONTACT INFORMATION

Applicant Information

Applicant/Agent: Maniwaganis Native Friendship Centre Phone: [Redacted]
 Address: [Redacted] Cell Phone: [Redacted]
 City/Prov. [Redacted] Postal Code [Redacted]
 Email address: [Redacted] Signature: [Redacted]

Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

Registered Owner Information *A copy of the Corporate Registry must be submitted for property owned by a Corporation.

Owner same as applicant

Registered Owner Name (as shown on land title): [Redacted] Phone: [Redacted]
 Address: [Redacted] Cell Phone: [Redacted]
 City/Prov. [Redacted]
 Email address: [Redacted] Signature: [Redacted]

Applicant/Agent Authorization: I am the applicant/agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

SECTION B: SITE INFORMATION

Legal: Lot 24+25 Block 9 Plan M1585 and Part of _____ ¼ Sec _____ Twp _____ Rge _____ W4M

Street Address: 5130-45 Ave, St. Paul AB

SECTION C: LAND USE BYLAW (LUB) AMENDMENT OR NEW PLAN OR PLAN AMENDMENT

<input type="checkbox"/> New Statutory Plan	<input checked="" type="checkbox"/> LUB Text Amendment	<input type="checkbox"/> LUB Map Amendment	<input type="checkbox"/> Other Amendment
Details:	Section # in LUB: <u>3.5</u>	Current Zoning: <u>R2 - Residential Medium Density District</u> Proposed Zoning: <u>I - Institutional</u>	Name of Plan: _____ Details:

LAND USE BYLAW AMENDMENT APPLICATION FORM

SECTION D: AUTHORIZATION

Right of Entry

Pursuant to Section 542 of the Municipal Government Act, I hereby **do** or **do not** (please check one box) grant consent for a designated officer of the Town of St. Paul to enter upon the land as described above, for a site inspection listed on Page B.

Registered Owner:

Signature: [REDACTED]

SECTION E: CHECKLIST

The following information is required in support of applications to amend the Land Use Bylaw:

- Application Fee of \$1000.00
- A letter or email outlining your intent, including the specific use of your lands, potential traffic impacts, or any other information you feel necessary for the Council to consider.
- For a statutory plan or rezoning, a clearly reproducible or surveyed map showing the lands proposed to be included in the plan and/or rezoned, complete with dimensions and areas (in hectares or acres). n/a *Town Admin will prepare.
- A Current Certificate of Title (dated within the last 30 days) and one (1) copy of each easement document, right-of-way or other legal document registered on the property that affects the use of the lands.
- Any additional information as requested by Planning & Development Staff at the pre-application:

INTERNAL USE ONLY

Type of Payment: DEBIT CASH CHEQUE CREDIT CARD

Staff Name / Title: Aline

Fee: \$1000.00

Receipt #: 0318789

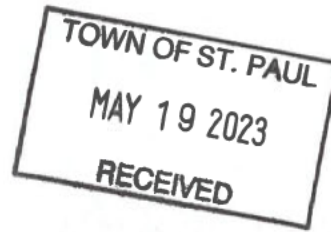
Bylaw No: 2024-01

Application Received Date: JUNE 13/23

Tax Roll No: 451

Application Deemed Complete Date: DECEMBER 22, 2023

The personal information provided is being collected under the authority of the Municipal Government Act and will be used for the purposes under that Act. The personal information that you provide may be made public, subject to the provisions of the Freedom of Information and Protection of Privacy Act. Any questions regarding the collection, use or disposal of this information should be directed to the FOIP Coordinator for the Town of St. Paul at 780-645-4481.



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

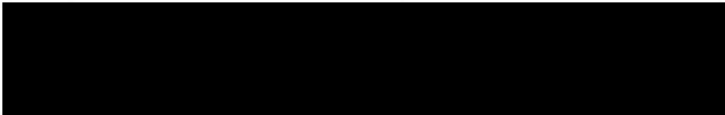
Mannawanis Native Friendship Centre is reaching out and seeking approval to zone a proposed development for a supportive living facility: Lot 24 & 25, block 9, Plan 1715RS/Tax Roll No. 451/5130 – 50 Avenue, St Paul, Alberta. As a community it is imperative that we respond to the needs of our community 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

Part 3: Land Use Maps and Districts

Institutional (I) District

w/AMENDMENTS

3.13 INSTITUTIONAL DISTRICT (I)

1. PURPOSE

To permit development of either a publicly or privately owned facility which provides services to the community.



Part 3: Land Use Maps and Districts

Institutional (I) District

2. USES

AGRICULTURAL USES

Abattoir.....	-
Agricultural Industry	-
Agricultural Operation	-
Agricultural Production.....	-
Agriculture, Extensive	-
Agriculture, Intensive.....	-
Confined Feeding Operation.....	-
Greenhouse and Plant Nursery.....	-
Livestock Sales Yard	-

RESIDENTIAL USES

Dwelling, Apartment.....	-
Dwelling, Duplex	-
Dwelling, Row Housing	-
Dwelling, Semi-Detached.....	-
Dwelling, Single Detached.....	D
Suite, Garage.....	-
Suite, Garden	-
Suite, In-Law	-
Suite, Secondary	-
Manufactured Home	-
Manufactured Home Park.....	-
Manufactured Home Subdivision	-

LODGING USES

Bed and Breakfast Establishment	-
Boarding and Lodging House	D
Group Care Home	-
Hotel	-
Motel	-
Supportive Living Facility.....	P

COMMERCIAL USES

Adult Use	-
Alcohol Sales	-
Animal Breeding and/or Boarding Facility.....	-
Auctioneering Establishment.....	-
Automotive and Equipment Repair Shop, Heavy.....	-

Automotive and Equipment Repair Shop, Light	-
Automotive and Recreational Vehicles Sales/Rental, Heavy.....	-
Automotive and Recreational Vehicles Sales/Rental, Light.....	-
Automotive Body Repair and/or Paint Shop	-
Bulk Fuel Storage and Sales.....	-
Bus Depot.....	-
Business Support Services	-
Cannabis Store	-
Car Wash	-
Commercial Business Centre.....	-
Commercial School.....	-
Communications Facility	P
Communications Tower, Small.....	P
Contractor Service, General	-
Contractor Service, Limited.....	-
Crematorium.....	-
Drinking Establishment	-
Drive-In Business.....	-
Drive-In Restaurant	-
Eating Establishment.....	-
Entertainment and Cultural Establishment	-
Equipment Rental.....	-
Fleet Services	-
Funeral Service.....	-
Gas Bar	-
General Retail Establishment	-
Highway Commercial Use.....	-
Home Occupation, Major.....	-
Home Occupation, Minor.....	-
Household Repair Service	-
Mixed Use Development.....	-
Neighbourhood Commercial Development	-
Office Use.....	D
Personal Service Facility	-
Private Club	-
Recreational Vehicle Storage	-
Retail Store, Convenience	-
Retail Store, General	-
Service Station.....	-
Servicing Establishment	-
Shopping Centre.....	-

Supportive Living Facility amended by Bylaw 2023-10 on Jan 8/24

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Part 3: Land Use Maps and Districts

Institutional (I) District

Show Home.....	-
Sidewalk Café.....	D
Storage Facility.....	-
Storage, Indoor.....	-
Storage, Outdoor.....	-
Truck and Recreational Vehicle Sales/Rental.....	-
Vehicle and Equipment Repair.....	-
Vehicle and Equipment Sales/Rentals.....	-
Veterinary Clinic, Major.....	-
Veterinary Clinic, Minor.....	-
Warehouse.....	-

INDUSTRIAL USES

Automotive wrecking establishment.....	-
Cannabis Facility.....	-
Industrial Use, Heavy.....	-
Industrial Use, Light.....	-
Industrial Use, Medium.....	-
Industrial Use, Petrochemical.....	-
Industrial Vehicle and Heavy Equipment Sales/Rental.....	-
Licensed Medical Marijuana Production Facility..	-
Licensed Industrial Hemp Production Facility.....	-
Manufacturing/Processing Facility.....	-
Natural Resource Extraction.....	-
Oilfield Support Services.....	-
Suite, Surveillance.....	-
Trucking and Cartage Establishment.....	-
Work Camp.....	-

INSTITUTIONAL USES

Amusement Establishment, Indoor.....	-
Amusement Establishment, Outdoor.....	-
Apiary.....	-
Campground.....	-
Campground, Recreational Vehicle.....	-
Campground, Recreational Vehicle, Seasonal.....	-
Campground, Recreational Vehicle, Work Camp..	-
Cemetery.....	P
Child Care Facility.....	P
Community Garden.....	D
Community Service Facility.....	P
Day Home.....	-

Detention and Correction Services.....	D
Government Services.....	P
Health Service.....	P
Health Service, Extended.....	P
Landfill.....	-
Library and Cultural Exhibit.....	P
Natural Environment Preserve.....	D
Place of Worship.....	P
Private Camp.....	-
Protective and Emergency Services.....	P
Public Education Facility.....	P
Public Park.....	P
Public or Quasi-Public Building.....	P
Public or Quasi-Public Use.....	P
Public Use.....	-
Public Utility, Major.....	P
Public Utility, Minor.....	P
Public Utility, Building.....	P
Recreational Facility, Indoor.....	P
Recreational Facility, Outdoor.....	P
Recycling Depot.....	-
Recycling Facility.....	-

OTHER USES

Accessory Building.....	P
Accessory Use.....	-
Off-Street Parking Lot.....	-
Solar Energy Collection System.....	P
Temporary Building.....	D
Temporary Use.....	D
Wind Energy Conversion System, Large.....	-
Wind Energy Conversion System, Micro.....	-
Wind Energy Conversion System, Small.....	-
Intermodal Storage Container (Seacan).....	D

SIGNS

Sign, A-Frame.....	-
Sign, Canopy.....	P
Sign, Electronic.....	-
Sign, Fascia.....	P
Sign, Freestanding.....	P
Sign, Inflatable.....	-
Sign, Neighbourhood Identification.....	-

Text Amended by Bylaw 2022-11 passed on October 24, 2022

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Part 3: Land Use Maps and Districts

Institutional (I) District

Sign, Off-Site -
Sign, Projecting -
Sign, Roof -

Sign, Temporary -
Sign, Window -

Permitted Use	P
Discretionary Use	D
Not Allowed in this District	-

Part 3: Land Use Maps and Districts

Institutional (I) District

3. USE REGULATIONS

a. **Land Use Bylaw
Amendment:**

The list of land uses provided within this District cannot be varied by the Development Authority. If a proposed land use or development is not listed as either a permitted or discretionary use a Land Use Bylaw amendment will be required.

b. **Others:**

Other regulations shall be as required by the Development Authority.

4. SITE REGULATIONS

As required by the Development Authority.

5. BUILDING REGULATIONS

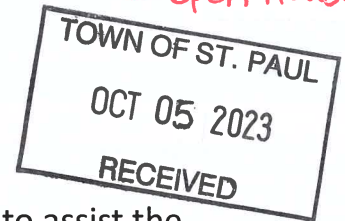
As required by the Development Authority.

6. ADDITIONAL REGULATIONS

Other regulations shall be as required by the Development Authority.

Supportive Living Facility

* HANDOUT *
© Open House



Service Philosophy

The fundamental goals of the Supportive Living Service Model 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 potential for integration into community living.

Criteria for Admission

- a) Over 18 years of age
- b) Have reasonable potential to learn life skills necessary to live independently
- c) Manageable aggressive behavior
- d) Require a group home living situation
- e) Is able to live in a congregate living environment
- f) Compatibility with the other residents is considered at the time of placement

Program

- Maximum capacity of Mannawanis House is 12 individuals
- Expected length to stay is 2 years
- Due to potential turnover and time between discharge and intake we estimate the program will server 12 people annually



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

1
Wayne Huber & Robin Bennett

5122 – 45 Ave.

St. Paul, AB T0A 3A1

Attention: Hinano Rosa, Executive Director of the Mannawanis Native Friendship Centre Society

Attention: Aline Brousseau – Director of Planning & Legislative Services with the Town of St. Paul

Regarding: Proposed Supportive Living Facility – Transition House – at 5130 – 45 Ave. St. Paul, AB

We are writing this letter to express our opposition of the proposed transition house being located at 5130 – 45 Avenue, St. Paul, AB.

We have concerns that this is a R2 Residential Medium Density District – development of primary smaller single detached dwellings, with the possibility of some duplex developments. A supportive living facility with up to 12 residents and 2 paid employees will increase vehicle traffic and foot traffic in the area.

We also have concerns of having recovering addicts and mental health persons located in this residential area. While we feel that a transitional home is needed to help individuals reintegrate back into society, we do not feel safe having these individuals housed in our residential neighbourhood. I believe in the past it has been demonstrated that if you concentrate people who are recovering from mental health and addictions into a single building that the chances of a successful transition is difficult and lapses will occur. This is a quiet neighbourhood of families, families with children, single residence, and seniors and because of the proposed transitional housing for recovering addicts and mental health, we are very concerned about the possibility of bringing in more crime, drugs, etc to the area and our own homes.

Regards,

Wayne Huber & Robin Bennett

2

Oct. 10, 2023
St. Paul, AB.

Attention: Hinano Rosa (Executive Director)

Concerns:

1. We didn't get a notice for the Oct 5/23 meeting.
2. To much traffic on our block.
3. Back driveway block from previous experience with Group Home.
4. Small children in this neighborhood.
5. Also worried about our own Safety as Seniors, living next door.
6. Trespassing on our property also from previous experience.
7. Possibility of damage to our property also from previous experience from Group Home.
8. Very litte Supervision from the workers.
9. Should not be allowed in Residential Area.

3

5117 45 Avenue
St. Paul, AB T0A 3A4

October 10, 2023

Hinano Rosa
Executive Director
Mannawanis Native Friendship Centre
Box 1358, 4901-50 Street
St. Paul, AB T0A 3A0

Dear Mr. Rosa,

This letter is in response to the Informal Meeting of October 5, 2023. Thank you for sharing information regarding the Proposed Supportive Living Facility on 5130-45 Avenue. Prior to this meeting, a complaint form was circulated and signed by many local property owners and delivered to the Town of St. Paul office on March 2, 2023. While we agree that this type of service is important for individuals on their journey to recovery, however the location currently being considered for this type of service would not affectively support the individuals who would rely on it or the residents in the area. This location would house the vulnerable individuals close to two very well know drug houses within a 4-block radius, liquor store and marijuana store within walking distance, which could increase their chance of relapsing.

A lease has been signed for a supportive living facility at 5130 -45 Avenue on a property zoned as R2 (Residential Medium Density) which excludes Supportive Living Facility . We understand from the St. Paul Land Use Bylaw that a Supportive Living Facility would be considered for discretionary use under the Institutional (I) District which residents in this area are not in favor of. In 2010 the owner of 5130 – 45 Avenue canvassed the neighborhood for another supportive living venture and didn't receive a favourable response; this application was denied by the Town of St. Paul.

At the meeting you did request feedback and concerns with the proposed facility to be presented in writing.

These are some of the concerns that were not addressed at the meeting:


- Devalue of our home and surrounding properties will be at least 10%. When selling, how will that loss be recouped?
- Excessive traffic (vehicle and foot traffic) is an issue.
- Two very well know drug houses within a 4-block radius
- Liquor store and marijuana store within walking distance

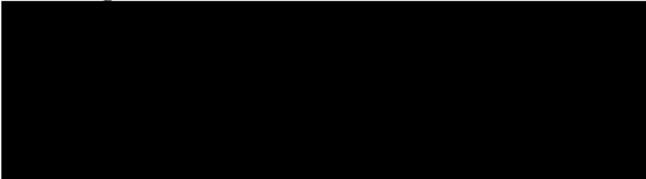
- Park, recreation facilities (i.e., swimming pool, recreation centre and library) in close proximity
- Many young children, families, and seniors in the area
- Already multi-family residential units (duplex and apartment building) on the avenue
- Potential for relapsing clients in the neighbourhood

While a supportive living facility will provide crucial services to individuals on their path to recovery, the current location being considered does not prioritize the long term needs of these individuals. There are other locations within the town that would provide a better location that is not in the middle of the residential neighbourhood.

As you stated, funding for this facility is being provided by AHS and they are currently considering both St. Paul and Fort McMurray for the transitional housing location. Individuals housed at the Supportive Living Facility will be from across the province and culturally diverse. A larger community such as Fort McMurray has more services, such as public transportation and would be a better fit.

Thank you for the opportunity to provide our feedback.

If you would like to discuss this further, please contact us at 



Allan Jaman

Monique Jaman

cc: Aline Brousseau, Town of St. Paul
Maureen Miller, Mayor
Ron Boisvert, Councillor
Brad Eamon, Deputy Mayor
Norm Noel, Councillor
Sid Sood, Councillor
Nathan Taylor, Councillor
Gary Ward, Councillor

No name = No address.

Valerie Williams

From: Aline Brousseau <abrousseau@town.stpaul.ab.ca>
Sent: October 12, 2023 2:48 PM
To: [REDACTED]
Cc: Valerie Williams
Subject: Fw: MNFC Rezoning application

Hello: Here is an email (as it's close to your deadline) that I received. Unfortunately, I have had to redact the personal information due to FOIP. I have encouraged the sender to forward their email to your office but haven't heard back.
Thanks, Aline

From: Aline Brousseau <abrousseau@town.stpaul.ab.ca>
Sent: October 12, 2023 8:43 AM
Subject: Re: MNFC Rezoning application

Thanks for your comments, right now the developer (Mannawanis) is gathering residents comments. Please forward your email below to their office at executivedirector@mannawanis.ca. Comments are due to them by 5pm today. In time, the Town will have a separate notification for a public hearing. Thanks,



Aline Brousseau

Director of Planning & Legislative Services

Address 5101-50 Street, St. Paul AB T0A 3A0

Phone 780-645-1766

Cell 780-645-8540

Email abrousseau@stpaul.ca

Website www.stpaul.ca



Sent: October 12, 2023 8:21 AM
To: Aline Brousseau <abrousseau@town.stpaul.ab.ca>
Subject: MNFC Rezoning application

All for this initiative, much needed but horrible location.

Existing property for sale already set up for something like this. They are claiming this is out of their budget but if you factor in retrofitting cost to current code and depreciation of neighbouring homes that cost shouldn't matter. It's simply the cost to do things properly.

Retrofitting the proposed building properly (Integrated smoke alarms, egress windows, fire proofing between suites, fire proofing to neighbouring properties etc.) would encourage substantial costs.

This project was underway months ago, with renovations completed two beds being moved in we were told. Where it is both parties are claiming they didn't know rezoning was required which everyone knows isn't true. They're now asking for forgiveness instead of permission.

There's numerous bus stops within a block or two of this property, typically 30 kids every morning. This place will

Howells convicted criminals and active attics, are they screening clients for vulnerable persons checks and/or child welfare checks. Are they selecting sex offenders? The clients of this facility will be travelling directly within The areas of these bus stops.

Neighbouring properties will certainly decrease in value, our real estate market is already below half of The provincial average for sale prices. The provincial average for sale prices.

How will this affect the proposed new subdivision for 20 adult living homes? I assume this will hinder the development and sales of those units.

Repair's location it's very close to an already overburdened downtown core, it's no doubt the problems within town will increase with this home being so close.

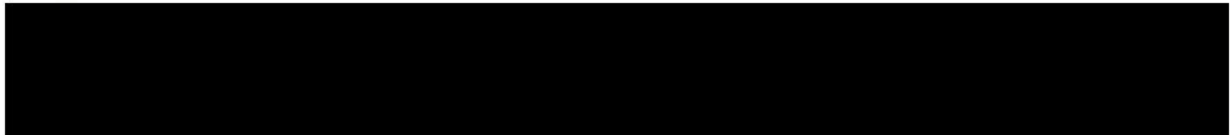
St Paul is already one of the highest crime rates in the province, stretching our emergency services to the limit already. It's inevitable there will be numerous calls per year to this property draining our already overworked byelaw officer, police officers and EMTs.

They have a three strike rule listed, what exactly falls into the criteria for a strike?

We've had discussions with numerous area neighbours and other people throughout the town and neighbouring communities, we haven't spoken to one person that thinks this is the appropriate location for this initiative.

Again it's a great initiative and much needed but wrong location.

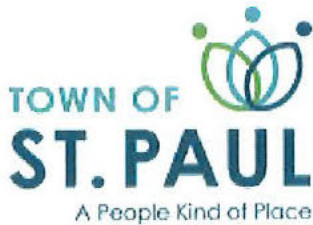





Valerie Williams

From: Aline Brousseau <abrousseau@town.stpaul.ab.ca>
Sent: October 10, 2023 8:59 AM
To: Paul Warholik
Cc: Hinano Rosa; Valerie Williams
Subject: Re: Supportive Living Facility

Hi Paul: Thanks for your email, have you forwarded this to Mannawanis? If not, I have copied them to include in their report.



Aline Brousseau 
Director of Planning & Legislative Services
Address 5101-50 Street, St. Paul AB T0A 3A0
Phone 780-645-1766
Cell 780-645-8540
Email abrousseau@stpaul.ca
Website www.stpaul.ca

From: Paul Warholik 
Sent: October 9, 2023 11:17 AM
To: Aline Brousseau <abrousseau@town.stpaul.ab.ca>
Subject: Supportive Living Facility

5113 - 46 AVE

Our concern is the same as the Mannawannis Centers but for different reasons, the fact that most individuals who go through treatment fail. We understand their concern and desire to help them with this proposed facility. We feel the key consideration should be location of this proposed facility because of the unseen problems it will bring to a family oriented residential area. We are totally against rezoning this property because of this.

Sent from my iPad

RE: Proposed Supportive Housing Facility at 5130 45 Ave

I am part owner of the home next to the subject property and also have a number of other properties close to the said property. I would first like to say my lack of notification of the public meeting held by Mannawanis Native Friendship Center was very poorly advertised. If it was not for me being contacted by a secondary source I would not even know about it. All owners of properties should have been given written notice.

At the meeting which I was fifteen minutes late and also had to leave at just after seven for an appointment. What I heard was very disappointing. The responses to any questions were "we will look at the concerns and are sure we can solve issues". I have called many times for the Executive Director and not once have I received a call back to discuss this proposal. If this is the response to concerns I feel that once approved, there will be no responsibility on part of this manager to address concerns as shown by the lack of response to these may attempts to communicate with him. I also was able to discuss this issue with Aline Brousseau and she promptly emailed the manager to have them contact myself. I thank Aline for also trying but no contact was ever made. As an owner of a home next to this project you would expect reasonable and timely communication!!!

- Issue #1 Safety of neighborhood with aggressive type clients. How may supervisors and what training will they have?
- Issue #2 Extra Traffic will change the quality of the area and cause a concern for families. The traffic from staff, visitors and patrons will turn a quiet area in a busy area.
- Issue #3 Is there going to be drug treatment at the site?
- Issue #4 Property values decrease with many concerns of potential purchasers for properties in the area. How will these affected be compensated? If this is a treatment center the value reduction ranges from 8% to 17%.
- Issue #5 What type of clients are going to be in the home and who will evaluate their needs?
- Issue #6 Why pick a neighborhood of mostly single family dwelling's when there are other options. Have other options been properly researched?

Issue #7 At the meeting it was suggested that the Mannawanis Center has already spent \$60,000 plus on this property. If so are they expecting a rubber stamp for approval without proper procedures being followed for normal business practices. This concerns me as it shows lack due diligence and research into the scope of the project.

I do believe in helping those in need but not without proper administration and planning. The location is poor for this Supportive Living Facility and the Communication thus far has been very poor.

I would strongly recommend for the group and the town work together to find a much more suitable location where the community can get behind it and support the Housing Facility.

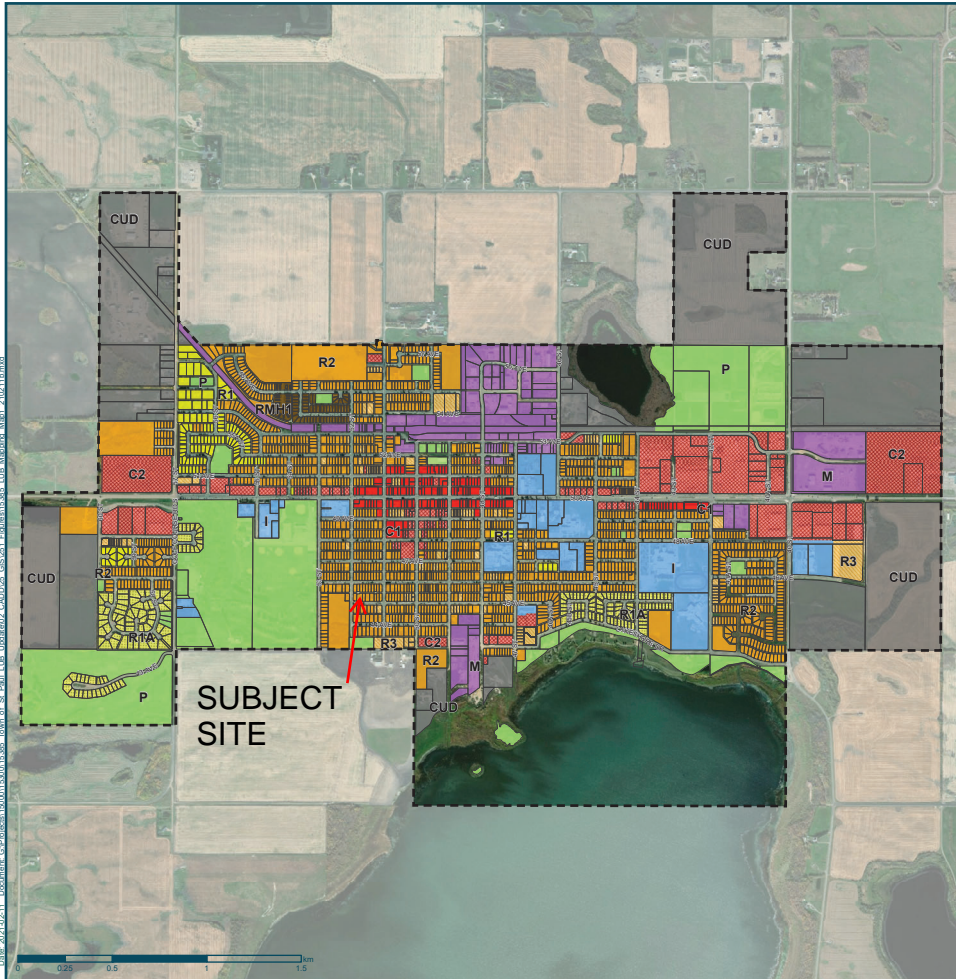
I would clearly Vote NO to this Location

Darryl Poirier

Map Amendments:

-Bylaw 2021-10: E 1/2 of NW 3-58-9-W4M containing +/- 20 acres rezoned from CUD to C2 - passed on June 14, 2021 (attached)

-Bylaw 2023-07: Parcel A, Plan 2701HW of Pt. of SW 9-58-9-W4M +/- 2.71 acres from CUD to M - passed on October 10, 2023 (attached)

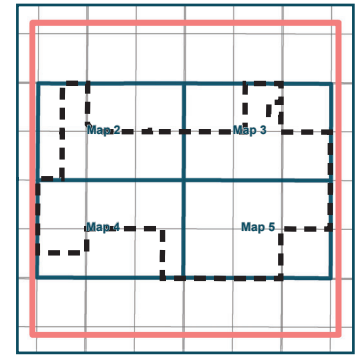


**TOWN OF ST. PAUL
LAND USE BYLAW
Map 1**

LAND USE DISTRICTS

- R1 - Residential Low Density
- R1A - Residential Estate
- R1B - Residential Small Lot*
- R2 - Residential Medium Density
- R3 - Residential High Density
- RMH1 - Residential Manufactured Home Subdivision
- RMH2 - Residential Manufactured Home Park*
- C1 - Central Commercial
- C2 - General Commercial
- M - Industrial
- P - Community
- I - Institutional
- CUD - Controlled Urban Development

* District is available in the Land Use Bylaw but has not yet been applied to any lands within the Town



Scale
1:20,000

Map Updated: February 2021
Provided by: S.E. Engineering and Land Services Ltd.
NAD 1983 UTM 11S
Not to be copied in whole or in part.





APPENDIX A - MAP 1

Bylaw No. 2021-04 LUB



Scale 1: 616



10 yd 
 10 m 

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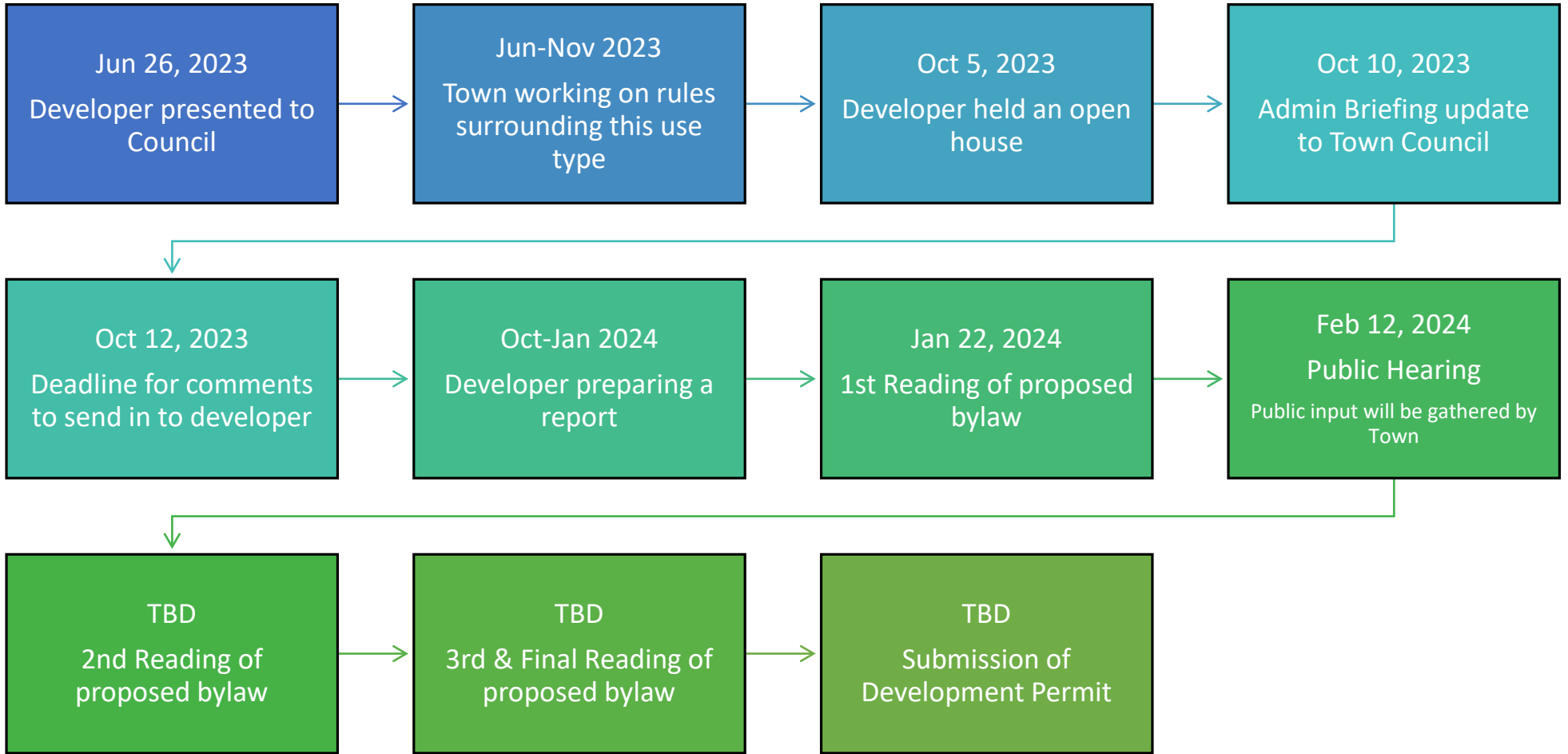
Aerial Photo
Bylaw 2024-01: Rezoning of 5130-45 Avenue

Proposed Supportive Living Facility

Land Use Bylaw Amendment for 5130-45 Avenue

Developer: Mannawanis Native Friendship Centre Society (MNFCS)

Last Updated: January 11, 2024



Council Meeting agendas & minutes can be found online:

<https://townstpaul.civicweb.net/portal/> > Schedule of Meetings Calendar > Go to Meeting Date