

March 27, 2024

Bylaw No. 2024-04

Attn: ADJACENT OWNER

**Re: Proposed Rezoning from CUD to I District (Land Use Bylaw Amendment)
Lot 2, Block 1, Plan 0427018 / Tax Roll No. 2495 / 5509-46 Street**

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: April 22, 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 **April 16, 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 March 25, 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 2024-04

April 22, 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 **April 16, 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 will be posted on the Town's website (Town News webpage) on March 26-28, 2024.
- Written letters will be mailed to owners within a 50m radius on March 27 or 28, 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 April 2, 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.

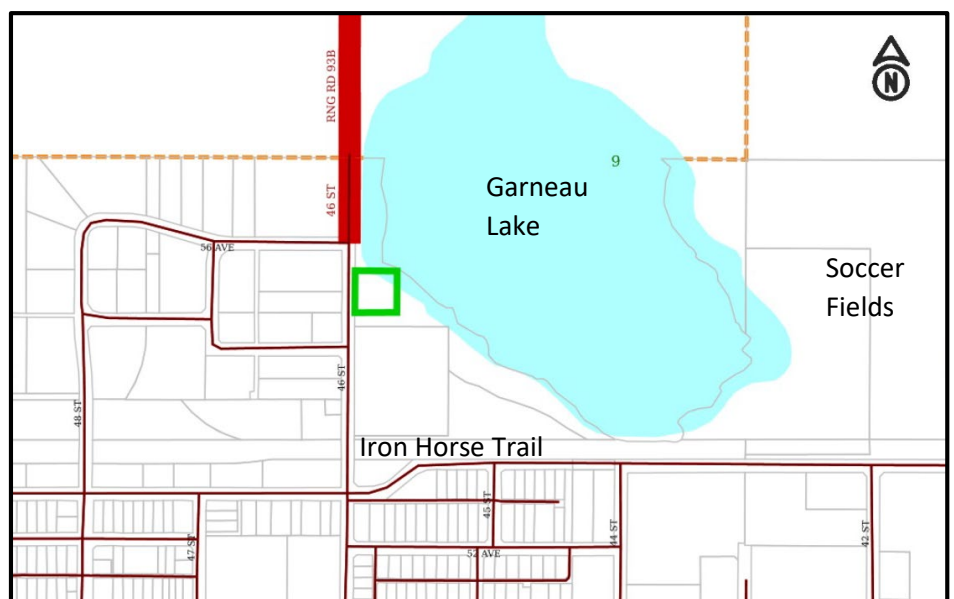
About Bylaw 2024-04

A developer has requested to amend the Land Use Bylaw 2024-01: To rezone Lot 2, Block 1, Plan 0427018 / 5509-46 Street from Controlled Urban Development District (CUD) 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 March 25, 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 2024-04
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 2, Block 1, Plan 0427018 (5509-46 Street) as shown on Schedule "A" be rezoned from Controlled Urban Development District (CUD) to Institutional District (I).
2. This Bylaw shall come into effect upon passing of the third and final reading.

MOTION BY COUNCILLOR _____ THAT BYLAW 2024-04 BE GIVEN FIRST READING THIS 25TH DAY OF MARCH, 2024.

MOTION BY COUNCILLOR _____ THAT BYLAW 2024-04 BE GIVEN SECOND READING THIS _____ DAY OF _____, 2024.

Mayor Initials: _____

CAO Initials: _____

MOTION BY COUNCILLOR _____ THAT BYLAW 2024-04 BE GIVEN THIRD AND FINAL READING THIS
_____ DAY OF _____, 2024.

Maureen Miller
Mayor

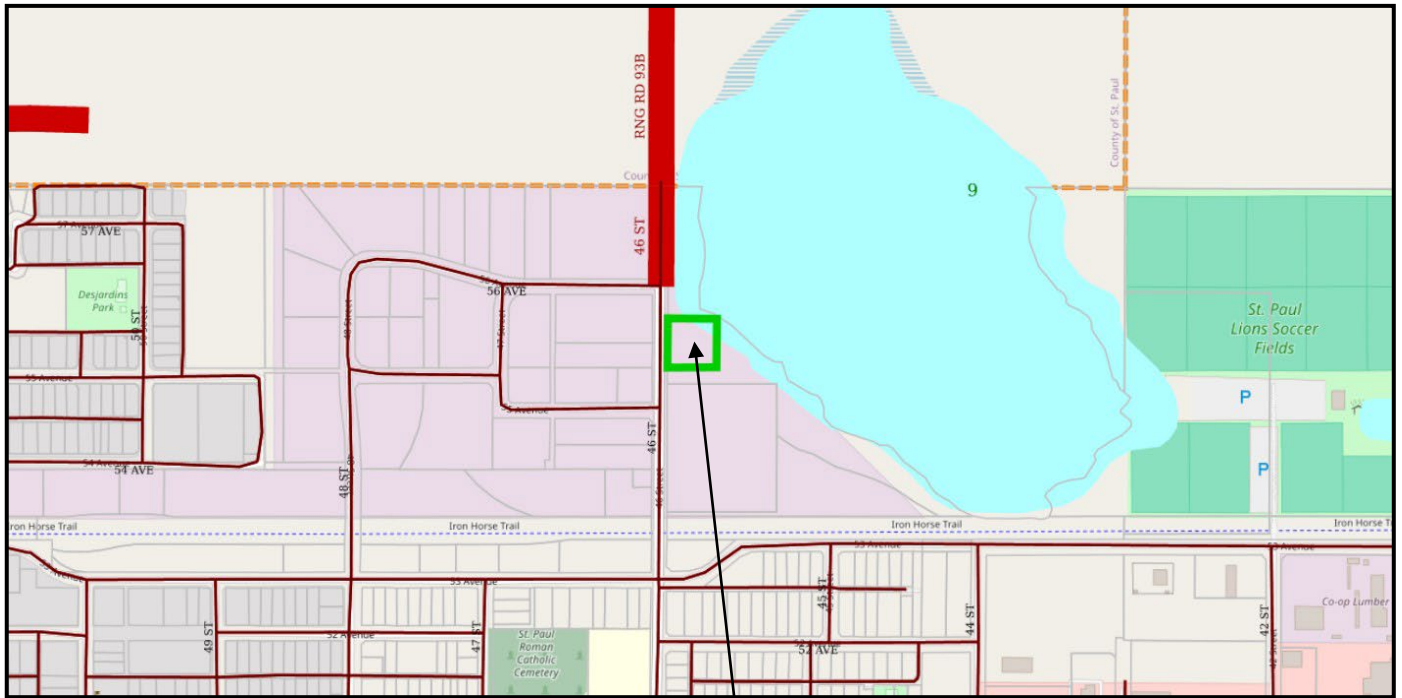
Steven Jeffery
Chief Administrative Officer

DRAFT

Mayor Initials: _____

CAO Initials: _____

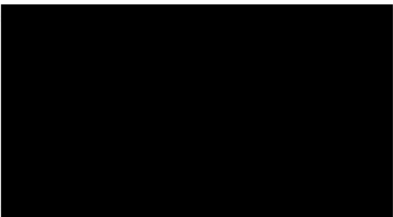
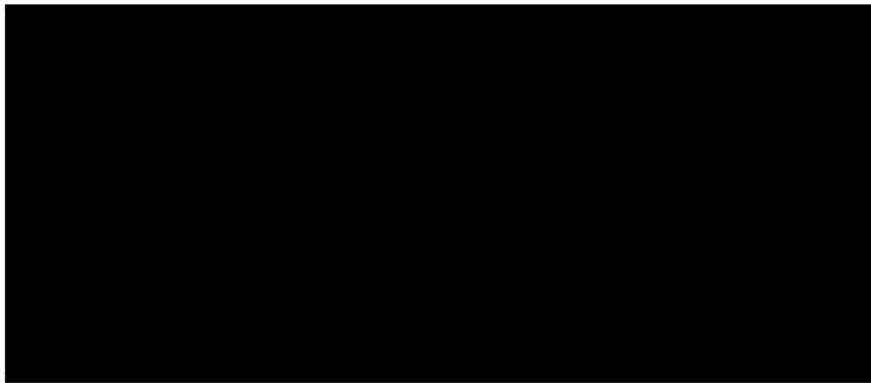
BYLAW 2024-04: SCHEDULE A



Rezone from CUD to I
Lot 2, Block 1, Plan 0427018
Address: 5509-46 Street

Mayor Initials: _____

CAO Initials: _____



TOWN OF ST. PAUL
ATB
MAR 19 2024
+/- 1:30pm
RECEIVED
Revised copy


Aline Brousseau
Director of Planning & Legislative Services
Town Of St. Paul

Dear Council of St. Paul and Aline Brousseau,

I am writing to express our intent regarding the specific use of lands situated at 5509-46 street. As representatives of [redacted], we are keen on initiating a project that will contribute positively to the community and local economy. Our proposal aims to successfully rezone the property from Controlled Urban Development to Institutional District.

The proposed group home or treatment center is designed to provide comprehensive support services, including counseling, therapy, vocational training, and life skills development. By offering a nurturing and structured environment, we aim to empower individuals to overcome their challenges, reintegrate into society, and lead fulfilling lives.

In addition to its social impact, the project holds significant economic benefits for our community. By creating good-paying jobs in the healthcare and social services sectors, this will contribute to the diversification of our service and job industry. These employment opportunities not only enhance the local economy but also foster a sense of pride and purpose among residents.



As discussed, the operation will run on a 24/7 basis, 365 days a year. In adherence to this schedule, it is imperative to ensure adequate staffing levels to maintain operational efficiency, safety, and quality of service. Additionally, considering the potential fluctuation in demand, we aim to remain flexible to accommodate changes in the number of people present in the facility.

Based on the information provided, the following outlines the proposed staffing plan:

Number of Employees per Shift: 2 employees per shift

Total Number of Employees: 12 employees

Hours of Operation: 24/7, 365 days a year

Estimated Number of People in Facility: Initially 14-16 individuals, subject to change with demand

This staffing plan is designed to provide sufficient manpower to handle the workload effectively while also allowing for adjustments in staffing levels based on fluctuations in demand.

To ensure smooth operations and address any changes effectively, we will implement clear communication channels and flexible scheduling procedures. Regular evaluations will be conducted to assess the effectiveness of the staffing plan and make necessary adjustments to optimize performance.

Recognizing the importance of transparency and accountability, in respects to traffic issues in the area. As the use of the property is not changing, any impacts on traffic in the area should not be detrimental. Furthermore, we are committed to implementing traffic management measures to mitigate any potential disruptions.

We are dedicated to fostering open dialogue and collaboration with all stakeholders to ensure that the project aligns with the community's values and interests.

We respectfully request that the council consider our proposal favorably, recognizing its potential to positively impact the lives of individuals in need and contribute to the economic prosperity of our community. We are committed to working closely with the council and other relevant parties throughout the approval process and beyond.



Thank you for considering our letter of intent. Should you require any further information or clarification, please do not hesitate to contact me directly at [redacted] or [redacted]

Yours sincerely,



February 15, 2024

Via Email to: [REDACTED]

**Re: Proposed Rezoning from CUD to I District (Land Use Bylaw Amendment)
Lot 2, Block 1, Plan 0427018 / Tax Roll No. 2495 / 5509-46 Street**

Thank you for filing the Land Use Bylaw Amendment form and fee of \$1000.00 on February 14, 2024 for the above noted address.

In follow up with this application and a review of our Land Use Bylaw, the Town needs to ensure that the most fitting zone for your desired use has been selected. The examination of uses is a critical part of the application process as typically a developer would choose a use to be a "permitted use" within the selected zone. Please review the use types & definitions below at your earliest convenience. You may return a copy of this letter and circle which specific use, in your opinion, seems most fitting.

Use Type	Definition
Supportive Living Facility	means development providing accommodation and associated support services to a <u>minimum of 4 persons</u> 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.
Group Care Home	means a development within a dwelling that provides services to <u>up to 4 persons</u> in need of assistance due to age, physical or mental disability, addiction, behavioral issues, illness, or injury. 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. Any additional services must be arranged for off-site.
Detention and Correction Services	means development for the purpose of holding or confining and treating or rehabilitation persons. Detention and correction services include prisons, mental institutions, jails, remand centers, asylums, and correction centers.
Social Care Housing	means a single detached dwelling where the occupants are living on a temporary basis and are provided with specialized care in the form of supervisory, nursing, medical, self-care, learning, lactation consultant, counselling, or homemaking services. For the purposes of this definition "temporary" means stays less than 12 weeks in duration after which occupants move to another accommodation. This use may include an office or offices. <u>Note:</u> Occupants limited to a maximum of 6 persons. This is noted in the attached special regulations. As well, this use is limited at this time, to being within 50m of the existing hospital.



I have enclosed the following sections from our Land Use Bylaw for ease of reference & discussion purposes:

1. Section 3.13: Institutional District
2. Section 5.44a: Supportive Living – Special Regulations
3. Section 5.12: Care Facilities – Special Regulations
4. Section 5.51: Social Care Housing – Special Regulations

Please know that the special regulations would be attached to the development permit when a development permit is applied for. You will want to ensure that the owner is able to comply with these regulations.

It is recommended that you contact The Inspections Group Inc. to determine if a building permit would be required for this use if the rezoning is successful. There are different building codes depending on how the building is classified. Please inform the safety codes officer that there are 2 existing buildings on site and that the past development permit has lapsed. The contact phone numbers to arrange a fee for service on-site inspection is:

Jamie Machatis, Office Coordinator

Phone: 1-888-853-6411

Steve Henderson, Building Safety Codes Officer

Phone: 1-780-222-1623

Ryan Nixon, Building Safety Codes Officer

Phone: 1-780-996-3355

I recommend adding the following details to your letter of intent: number of employees on shift at any given time, total number of employees, hours of operation, and number of persons within the facility at any given time.

The cheque #001935 from [REDACTED] dated February 14, 2024 will be kept on file until the uses have been reviewed and the most fitting use has been confirmed.

Great work so far, I look forward to working with you and the owner. This may seem like a lot of information, although, please know that our department is here for support and questions. Please do not hesitate to contact the undersigned at 780-645-8540 to arrange a meeting to discuss your file. Thank you.

Sincerely,

PER:



Aline Brousseau

Director of Planning & Legislative Services

Attachments

[REDACTED]

Part 3: Land Use Maps and Districts

Institutional (I) District

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, 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.....	-
Show Home.....	-

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Part 3: Land Use Maps and Districts

Institutional (I) District

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	-
Intermodal Storage Container	D
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	-

SIGNS

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

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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.