



## CITY OF ST. ALBERT ADMINISTRATIVE BACKGROUNDER

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### TITLE: GROUP HOME

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On November 12, 2016 Mayor Crouse provided notice in accordance with Section 23 of Procedure Bylaw 35/2009 that he intended to bring forward the proposed motion below.

*In order for Council to debate the motion, the motion must be formally moved.*

### PROPOSED MOTION(S):

That Administration propose for Council's consideration by August 31, 2017 all related Bylaw and Policy amendments that would result in changing 'Group Home' from discretionary use to Permitted Use.

### BACKGROUND:

Administration's understanding of the intent of the motion is that the Land Use Bylaw (LUB) be amended to allow "**group home**" as a permitted use in the R1 and R2 Land Use Districts, which would put it in the same category as a "**group home, limited**", which is a permitted use in the R1 and R2 Land Use Districts. Currently, a "**group home**" is a discretionary use in the R1 and R2 Land Use Districts.

In LUB terminology, when an application is made for a '*permitted use*' and the application is fully compliant with the development standards of the LUB, a development permit must be issued. When an application is made for a '*discretionary use*' and the application is fully compliant with the development standards of the LUB, the permit may either be refused or granted. For all approved permits, whether for permitted or discretionary uses, conditions may be imposed.

Should Administration be directed to proceed as per the proposed motion, firstly, the definitions for "**group home**" and "**group home, limited**" will require a review.

Secondly, the impact of not providing a radius notification to neighbouring property owners when a discretionary use becomes a permitted use, needs to be evaluated.

Thirdly, prior to bringing proposed amendments to the LUB to Council, s.8.11 of the LUB requires a review. This section addresses the maximum number of residents (s.8.11(a)) allowed per a facility (limited group home and group home). It also stipulates a minimum separation distance between a group home and another group home (s.8.11(c)). Current discussions in the planning world indicate that, when

regulating uses through a LUB, using mandatory separation distances between facilities require careful thought, which include a thorough study of facilities, activities, the functions associated with a specific land use and impacts. All of which indicate that public engagement is required.

In closing, Administration and consultants are currently undertaking a review of all of the Residential Districts in the LUB. Administration will endeavour to bring recommendations forward at the same time that the Residential District Review is being presented to Council, which is in Q2/2017. Should that target date not be achievable, the default date to present the item to Council remains August 31, 2017, as stated in the Notice of Motion.

Report Date: December 5, 2016

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