

From: [Helen Jones](#)
To: [Division 5, Greg Boehlke](#); [Legislative Services](#)
Subject: Fwd: Land Use Bylaw Amenndments to the Care Facilities (group) Use
Date: February 26, 2024 4:56:27 PM

Dear Sirs

Please be advised that we are supporting the proposed amendments to Land Use Bylaw C-8000-2020 which would

a) remove the ability to apply for new Care Facility (group) uses on agricultural or residential parcels until additional

requirements are approved by Council to regulate the location and impacts of such uses.

b) require that the following applications be determined by Council ,as Development Authority for Care Facility (group) uses:

... Development Permit Applications for new uses submitted to the County prior to the effective date of any amendments removing the ability

to apply for the use

...Development Permits for renewal of existing temporary use

We have several concerns with the current process that was implemented for the existing temporary Group Home on 262A Road recently.

It would be wonderful if these concerns could be addressed when implementing a new criteria for Group Home placement

1. According to the Area Structure Plan currently in place, this business would have been acceptable in a commercial area south of the 556. This is not a home based business and it is questionable whether or not a home, owned by a business, can be operating in a residential location

2. The existing owners advised Rockyview in their application that there would be only 3 retired Government employees living there and they would be very low risk. The current residents are not retired government employees and the risk factor is questionable. It would be advised that a risk factor be determined - preferably low risk- and that the risk factor for residents must be maintained throughout the time period of the Home's permit.

3. As a result of a police incident relating to this home, security should also be in place. We have no idea what type of offenders are residing in this home, as Everbright accepts all types of offenders. The fact that these residents are escaping into the neighbourhood is a little scary with so many children now in our area.

4. Currently there is only 3 residents allowed in the Everbright homes . Unfortunately AHS does not get involved in these businesses unless there are 4 residents. This needs to be addressed so the applicant for group homes is not allowed to operate unless they comply with the industry standard as specified by AHS, regardless of the number of residents.

5. It should be noted that this business was allowed to open without the permit being formally

approved. How can this happen in any business? They should have to abide by the same laws as all other businesses??

6. If a Group home is approved for 3 residents then there should only ever be that number of residents for the full term of the Permit. It should be noted that the owner of the 262A Group home has inferred in an interview, that this location is planned for his entire community, which would be in the neighbourhood of 50 or so residents.

We have resided in Rockyview for 20+ years. The application process for this group home, including the residents' funded meeting at the Balzac Hall when the Rockyview staff and the Group Home owners were present , was extremely disrespectful to the concerns of the residents/ taxpayers of our area. Despite the fact that 90% of the residents were against this Group Home on our road, the applicant was still welcomed and allowed to open initially without permit.

Sincerely

Narinder Darubra

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