

APPENDIX A



BACKGROUND REPORT

August 27, 2024

DEVELOPMENT PERMIT #2024-D-216

Applicant: Goshen Quality Care Inc / Femi Ajayi
Owner: Katherine McKale, Dan Niehaus, Noel Niehaus
Land Location: Plan 062 2963 Block 1 Lot 1 – SW-19-62-1-W4M – 41532 Hwy 55
Roll: 6201194003
Zoning: Country Residential (Large Lot) “CR2” **Size:** 10.01 acres
Statutory Plans: N/A

DESCRIPTION OF APPLICATION:

The applicant is applying for a change of use from a bed and breakfast to an institutional use for a group home.

ADJACENT PROPERTY:

The property is located northeast of the range road 420 and highway 55 intersection, 2.5 miles west of the Hamlet of Cherry Grove. Adjacent properties are residential parcels and quarter section remnants.

CONSIDERATIONS:

The applicant would like to operate a group home for children aged 0 to 17 years old. Caregivers work in shifts, providing coverage 24 hours a day, 7 days a week. There is a requirement for 1 caregiver for every 3 children and there is accommodation for up to 10 children on site. The caregivers prepare and pack meals for the children who attend local schools and participate in recreational activities.

The organization is operating an approved home in the City of Cold Lake. If approved by the Municipality, they will need approval from the Fire and Health Authorities to enable an application to be made to the Province.

Adjacent Landowner letters were sent out on August 2, 2024, and we received one letter of concern.

They inquired to learn more about the type of group home/children in the care, the qualifications of the and number of employees/ratio of caretakers to children and impacts on property values. It was disclosed that the home is for developmentally delayed and differently abled children, not children with addictions or legal issues. The Director of Care is a former nurse, and the staff are experienced support workers with required training for the caretaker's positions. The ratio is 3 children to 1 staff which will be 4 staff on-site, 27/7, if full occupancy is obtained. Assessment confirmed that proximity to a group home has no impact on property value.

RECOMMENDATION:

Recommendation for development permit application no. 2024-D-216 is **approve** the request for an institutional use for group home as a discretionary use as per Part 6 of the General Regulations, and Part 7, Section 73.2 of the Land Use Bylaw with the following Conditions:

1. Shall be operated as per Provincial approvals.
2. Group home is for minors aged 0 to 17 years old.
3. Maximum occupancy is 10 minors.