

Role of the Province

Versus the City and the Land Use Bylaw

For Alberta, supportive housing is part of the 'Continuing Care System'. The system as a whole is divided into three branches: Home and Community Care, Continuing Care Homes, and Supportive Living Accommodations. The specific branches that are related to the provision of supportive housing are Continuing Care Homes, Type B and Supportive Living Accommodations, Licensed.

In both instances, Alberta Health Services (AHS) and/or other Provincial agencies (Children and Family Services (CFS), Delegated First Nation Agencies (DFNAs), Family Support for Children with Disabilities (FSCD), Persons with Developmental Disabilities (PDD), Assured Income for the Severely Handicapped (AISH), etc.) oversee the licensing, accommodations, delivery of care, and compliance monitoring of these facilities. Both the Province and supportive housing business owners focus and manage the operation of these facilities.

At the municipal level, the City's responsibilities focus on three main areas: business licensing, development permits, and building permits. Any business, occupation, or trade that is carried on with the intention of making a profit within the City of Airdrie requires a business license, including supportive housing operators. Each supportive housing facility requires its own business license.

The City also reviews, evaluates, and makes decisions on development and building permit applications adhering to set minimum and maximum development standards outlined in the LUB and the National and Provincial building code. Some examples of parameters that the LUB can set include the intensity of use, parking, building siting and location, setbacks, height, and coverage. However, the LUB does not have authority to prescribe the ultimate end user. The City has limited control over who can occupy a specific land use on a property. There are no policies or provisions within the LUB that govern future occupants of a supportive housing facility. Indicators such as age, race, background, income, and lifestyle are not part of the development permit review process.