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1. Project Overview

The Town of St. Paul is updating its **Municipal Development Plan (MDP)** to address issues and trends that have emerged since it was last updated (2009) and ensure the MDP is in alignment with changes to the Municipal Government Act (MGA) and other policy documents. The updated MDP will provide Town Council, Administration, landowners, developers, builders, and community members with continued confidence in the Town's future and development process.

2. Phase 1: Engagement Overview

The purpose of Phase 1 engagement was to introduce the project, identify community values and key issue areas, and discuss potential policies. Community members and local interested parties were engaged in November to December 2024 through an online survey (November 27 to December 18, 2024) and one-on-one interviews. This round of engagement was the first of 2 phases of public engagement to take place. Feedback received throughout the project will be used to help shape the final MDP.

This report summarizes the input received from plan area landowners, community members and interested parties.

3. How Decisions are Made

The goal of updating the MDP is to ensure it continues to align with changing community needs and priorities, as well as other policy documents, including those from the Town and the Government of Alberta. These documents include the:

- Municipal Government Act (MGA)
- Town and County's Intermunicipal Development Plan (IDP)
- Town's current Municipal Development Plan (MDP) – Bylaw No. 1157 adopted in 2009
- Land Use Bylaw (LUB)

4. Role of the Public

For this project, the public holds a consulting role as described in Figure 1. They have been asked to inform the project team of their values and priorities related to an MDP. Their feedback will be considered for integration into the final MDP.

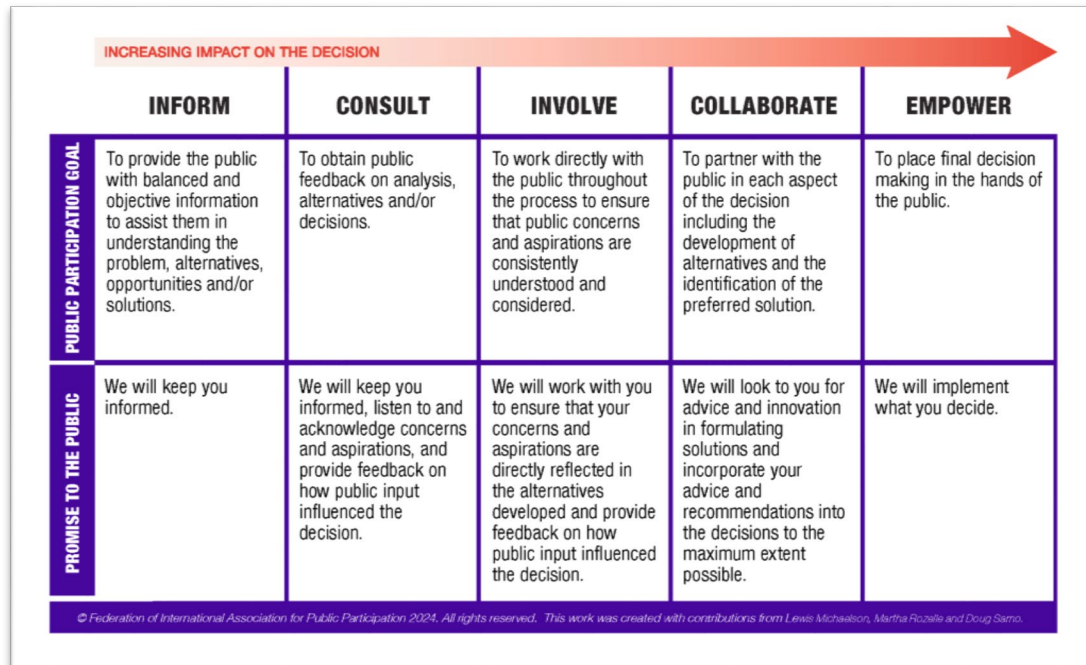


Figure 1: International Association for Public Participation (IAP2), Participation Spectrum

5. How we Engaged & Number of Respondents

The Town hosted a survey on their website to solicit the values and priorities of community members and interested parties. The survey was available online from November 27, 2024 to December 18, 2024 and it was completed by **204 respondents**.

6. Stay Informed!

Information about the project will be made available through the [project website](#) as engagement unfolds and details are determined. This webpage was first created in early 2024. How to access this webpage:

- www.stpaul.ca
- Departments
- Planning & Development
- Municipal Development Plan
- Under the Heading: "Where can I find updates to the MDP 2024/2025 Review Project?"

7. How We Spread the Word

The online survey was promoted through the efforts of ISL & the Planning & Legislative Services department:

Town's Instagram Page	December 4, 2024
Town's Facebook Page	November 27, 2024 December 2, 2024 December 9, 2024
Sandwich Boards at local gathering places (Library, Wellness Centre, Co-op Grocery Store, Pool, No Frills Grocery Store, & a craft show at the Recreation Centre)	November 28, 2024 to December 18, 2024
Local Newspaper	December 3, 2024 December 10, 2024 December 17, 2024
Posters on the Town Hall Doors	November 28, 2024 to December 18, 2024
Town's WorkHub (Internal program) to Town & County Staff	December 2, 2024
Town's Website	November 27, 2024
FCSS Interagency Virtual Newsletter	December 2024
Freestanding Sign by the Golf Course	November 29, 2024 to December 18, 2024
MDP Review Project Poster (with QR code) on Doors	Starting November 2024 and will be displayed until the end of the project.

8. Other Key Stakeholders

The Director of Planning & Legislative Services sent an email to invite local developers, builders, contractors, realtors, lawyers, and surveyors on November 27, 2024. The email was sent to **46 individuals**.

9. Summary of Online Survey Responses

Question 1: Rate how much you agree with the vision statement for redeveloping the MDP.

Current Vision Statement: St. Paul is a friendly community which holds value in its surrounding natural environment. The community boasts on its social and recreational amenities and valuable volunteering spirits. With controlled growth, St. Paul can maintain its safe and small-town atmosphere whilst improving its ability to offer the best opportunities for its residents.

What we heard:

Respondents were divided with how much they agreed with the Vision Statement for the community, with slightly more disagreeing with the statement.

It is possible that respondents did not see the statement as an aspirational goal for the community, but a statement of how things are now in St. Paul. Resident concerns about areas where they see need for improvement may have left them feeling like the statement was not an accurate description of the community today.

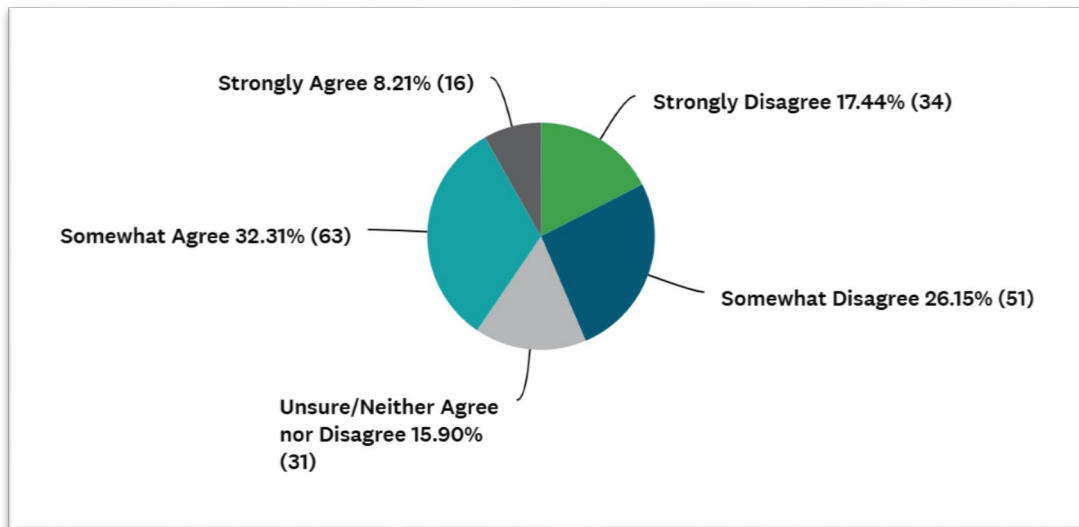


Figure 2: Question 1 feedback results.

Question 2: What makes the Town of St. Paul an attractive place to live? Rank the following qualities in order of importance for maintaining an attractive community.

What we heard:

The data shown in this image tell us on average, which issue areas respondents felt were the most important for maintaining an attractive community. They are listed here from most important to least important:

1. Small town atmosphere
2. Beautiful lakes, parks, and trails
3. Recreational opportunities and amenities
4. Family friendly
5. Economic prosperity and opportunity
6. Volunteering spirit
7. Good social network

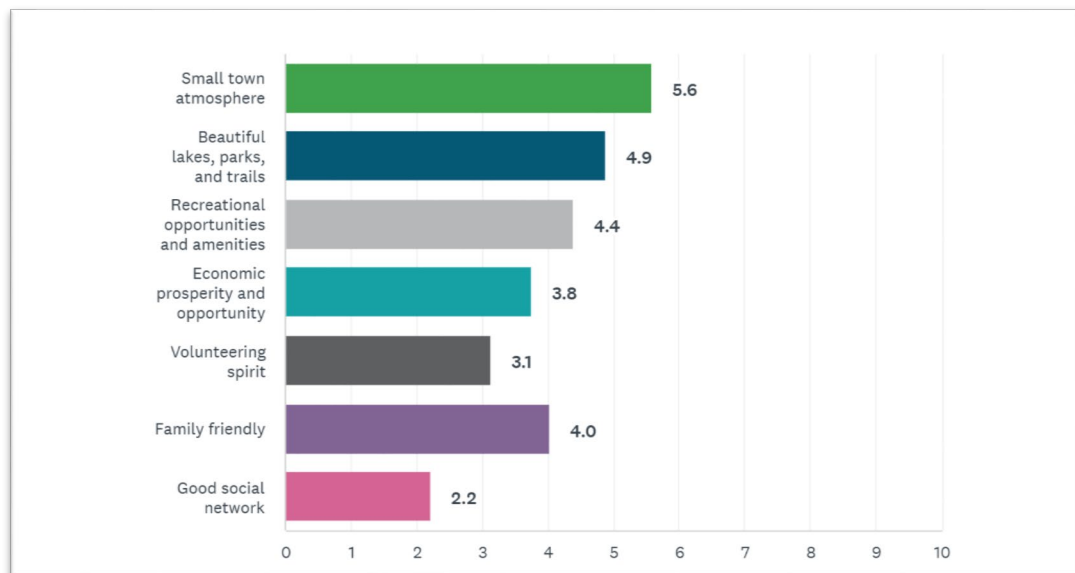


Figure 3: Question 2 feedback results. Bars of data are not in order of level importance in this figure. The numbers associated with bars of data are the weighted average of an issue across all respondents.

Question 3: What should the Town of St. Paul Prioritize? Rank the following areas in order of priority for investment of public resources.

What we heard:

The data shown in this image tell us on average, which issue areas respondents felt the Town should prioritize investing in. They are listed here from most important to least important:

1. Access to healthcare facilities and services
2. Public spaces and recreational facilities
3. Making St. Paul attractive to new and existing residents to grow our community and economy
4. Housing
5. Downtown revitalization
6. Roads, sidewalks, and parks
7. Climate adaptation/resilience

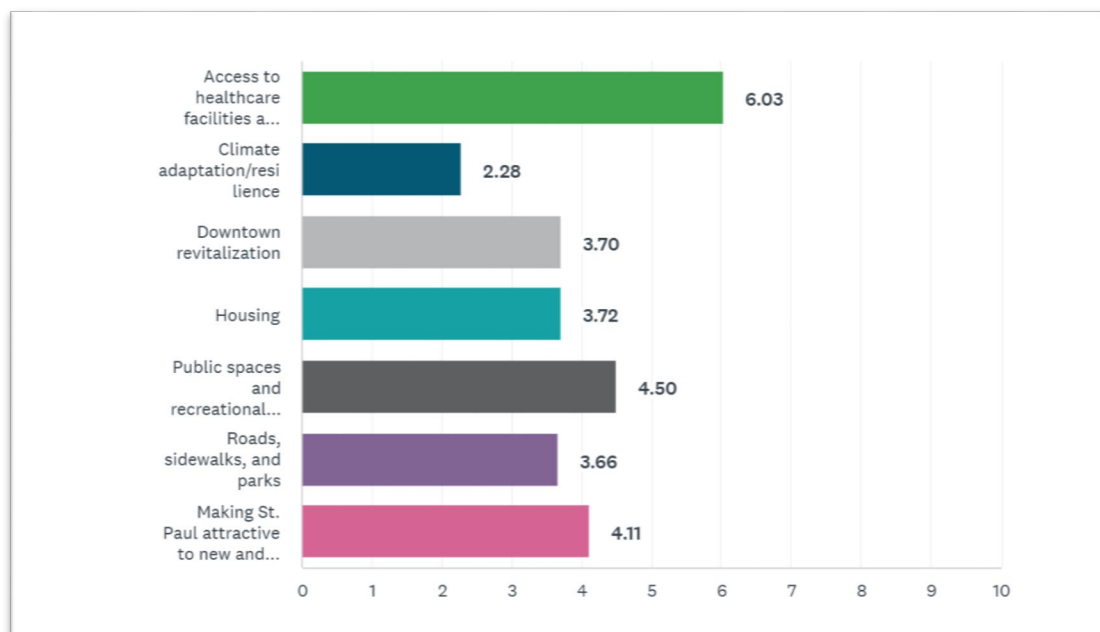


Figure 4: Question 3 feedback results. Bars of data are not in order of level of importance in this figure. The numbers associated with bars of data are the weighted average of an issue area across all respondents.

Question 4: What other factors should be considered when planning for the future of the Town of St. Paul?

What we heard:

The following summary of high-level themes that emerged from the feedback gathered from community members and interested parties. The themes are listed in order from most frequently mentioned to least frequently mentioned.

1. **Personal Safety:** Feelings of personal safety are a major concern from respondents, especially at night. Some respondents said this is a barrier for families with their children feeling are unsafe and that it prevents them from walking in their community. Proposed solutions included increased policing, increased lighting, housing and social programming.
2. **Unhoused and Vulnerable Community Members:** There are significant concerns about the number of community members who are unhoused, vulnerable, and/or addicted to substances. Respondents believe community unwellness is driving issues of crime. Respondents expressed the need for improved services, shelter and housing, and drug treatment options for the community to address these problems.
3. **Recreation:** Just as many respondents were concerned about a lack of recreational opportunities and the maintenance of recreation facilities as those who were concerned about theme 2. Many solutions were proposed, but the most common were an improved trail system, outdoor skating rink, indoor recreation centre, pool upgrades, dog park, and recreation programming for all ages, including adults.
4. **Support for Business:** Just as many respondents were concerned about improving the local economy as those who were concerned about themes 2 and 3. Many respondents proposed tax incentives and streamlining the administrative process for businesses (e.g., Permitting, timelines, getting answers). Making the town safer was also seen to be an important benefit to business.
5. **Low Taxes and Public Spending:** Many community members are concerned about maintaining low taxes and cutting public spending on Town administration costs and public amenities. Those who shared this concern advocated against new community initiatives, especially those that required higher maintenance like indoor facilities. They proposed making improvements to existing infrastructure and discontinuing flowers on Main Street.
6. **Healthcare Services:** Respondents expressed a need for improved access to healthcare services, particularly a local family doctor and a hospital.
7. **Animal Control:** Some respondents said stray animal control was identified as a problem, especially cats.
8. **Seniors Housing:** Some respondents were concerned about the lack of diverse seniors housing options.
9. **Community Cleanliness:** Some respondents said litter and a feeling of “dirtiness” in public spaces and the lake was a concern.

10. Interested Party Interviews

In addition to the survey, the Town and ISL Engineering and Land Services Ltd. (ISL) hosted interested party interviews and invited the following to attend:

- Local real estate agents (Century 21 Poirier Real Estate & Tru Real Estate)
- Property developers and local businesses (C. Lavoie, McsNet)
- Property owners with large holdings
- Local Post Secondary institution (Portage College)
- Utility providers

The interviews were held in December 2024, and the Town and ISL received the following information:

Housing: Several interested parties spoke about the needs for more housing, including affordable, higher density housing options. During interviews, they said that this would benefit the existing community socially, as well as make the community attractive to business and new residents. Interested parties also identified several ideal locations for housing that would best meet community needs and collaboration opportunities.

Downtown Revitalization: Some interested parties suggested work to improve the vibrancy of downtown for the pleasure of residents and to discourage crime.

Crime: Several interested parties identified the need to improve crime and theft management through urban design, lighting, and policing.

Community Health: Many interested parties suggested Town initiatives and collaborative opportunities to improve healthcare and social wrap around resources for the community.

- This included the potential use of social programming to provide better supports to seniors before they need to move into professional care facilities.
- Participants mentioned the opportunity to collaborate on addiction support services and provide better transitional supports for patients being discharged from provincial mental health programs.
- Concern about the lack of services and shelter for community members who are homeless.
- Strengthen policies around recreation, culture, and care to promote healthy living.

Business Incentives: Several interested parties wanted to attract and retain business through:

- Tax and land incentives.
- Improving the social and physical health of the community to attract and retain staff and reduce property crime (e.g., addiction, lack of doctors, lack of recreational opportunities etc.)
- Clear and predictable land zoning.

11. Referral Agency Comments

In addition to the survey and interest party interviews, the Town and ISL consulted with:

- CN Rail
- County of St. Paul
- Conseil Scolaire Centre-Est (Local French School Board)
- St. Paul Education
- Town staff from the Parks and Recreation Department, Utilities Department, Planning and Legislative Services Department, and Public Works Department

12. Project Team | Acknowledgements

Town of St. Paul – Council

- Mayor Maureen Miller
- Councillor Ron Boisvert
- Councillor Brad Eamon
- Deputy Mayor Norm Noel
- Councillor Sid Sood
- Councillor Nathan Taylor
- Councillor Gary Ward

Town of St. Paul Administration

- Steven Jeffery, Chief
Administrative Officer
- Aline Brousseau, Director
of Planning & Legislative
Services

In partnership with:

- ISL Engineering and Land
Services Ltd.

13. Next Steps

Task	Anticipated Date
Phase 1 of the public engagement input from the community and interested parties will be considered by ISL & the Town to form part of a draft MDP document.	Dec 2024- March 2025
The draft MDP will be shared & discussed with Council.	March 2025- April 2025
In a workshop, Council will provide input into the draft document.	Spring 2025
The revised draft will be presented at a public open house (Phase 2 of the public engagement).	Summer 2025
The final MDP will be shared with the public at time of first reading of the proposed bylaw (in a public Council agenda).	Summer 2025
A public hearing will be held on the proposed bylaw (after first reading).	Summer 2025