



**REF 2017-008, Town of Beaumont
Municipal Development Plan Amendment**

Recommendation

CRB Administration recommends that REF application 2017-008 be approved.

Background

On May 1, 2017 the CRB received an application from the Town of Beaumont (the Town) for approval of a proposed Municipal Development Plan (MDP) amendment. The Town submitted the MDP amendment pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 3.1 A Municipality must refer to the Board any proposed new Intermunicipal Development Plan, Municipal Development Plan and any proposed amendment to an Intermunicipal Development Plan or Municipal Development Plan.*

CRB Administration deemed the application complete on May 4, 2017.

The Application

The amendments to the MDP propose to revise the commercial policies to support mixed use developments outside of the Town's downtown and facilitate an amendment to the Beau Val Park/Beaumont Lakes South Area Structure Plan which proposes a larger commercial area and a mixed use area that will act as a transitional land use between commercial and residential uses than what is currently identified on the Future Land Use Concept Map.

Evaluation

CRB Administration obtained the assistance of Lovatt Planning Consultants Inc. to evaluate the application with respect to the REF requirements. The Lovatt evaluation (attached) reviewed the proposed amendment in relation to the objectives of the Capital Region Growth Plan (the Growth Plan) in section 11 of the Regulation, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in section 5.4 of the Regional Evaluation Framework. The Lovatt Planning Consultants Inc. evaluation recommends that the proposed MDP amendment be approved.

CRB Administration Comments

The proposed text and map amendments to the MDP are consistent with a number of Growth Plan policies. The change in MDP policy to allow mixed use outside of the downtown supports the concentration and intensification of development throughout Priority Growth Areas and serves to minimize the regional footprint. It also supports the expansion of medium and higher density housing forms through innovative design.



The mix of higher intensity land uses in a node along a major transportation corridor enables and supports public transit and strengthens the community by providing a greater variety of housing types and affordability options.

Approval and full implementation of the proposed amendment to the MDP is consistent with Section 11 of the CRB Regulation, the criteria in the Regional Evaluation Framework, and the Principles and Policies of the Growth Plan.

CRB Administration agrees with the third party's evaluation of the proposed MDP amendment and supports approval of the Statutory Plan by the Capital Region Board.

Recommendation

CRB Administration recommends that REF 2017-008 be approved.

Attachments

Evaluation	Lovatt Planning Consultants Inc.
REF Documents	<ol style="list-style-type: none">1. Beaumont Letter of Submission2. Report to Council Bylaw 877-173. Schedule 1 Bylaw 877-174. Schedule 2 Min Jan 10 17 Council5. Schedule 3 Beaumont South ASP Complete6. Schedule 4 Section 5.47. Schedule 5 Current MDP