



MEMORANDUM

TO: Interim Chief Administrative Officer

FROM: General Manager, Planning & Infrastructure Services
(Director, Planning & Engineering)
(Manager, Long Range Planning)
(Planner)

Presenter: Kendra Raymond (Manager, Long Range Planning)

DATE: June 13, 2017

SUBJECT: Bylaw 887-17 - *Our Complete Community: Municipal Development Plan*
2nd Reading

File: 0550-M03

PURPOSE

To present to Council Bylaw 887-17 - *Our Complete Community: Municipal Development Plan* attached as Schedule A for second reading.

BACKGROUND

A Municipal Development Plan is a statutory planning document that sets out a clear vision for a community's future and serves as an important decision-making tool for Councils, Administrations, and all Stakeholders. It's the primary document that guides the future development and growth for the entire community.

Our Complete Community sets a clear vision for Beaumont's future as it continues to grow and evolve over the next 30 years. This Plan recognizes and celebrates Beaumont's past while striving for a prosperous future, and supporting the community and the greater region.

Our Complete Community received First Reading on April 25, 2017 and a Public Hearing was held on May 23, 2017. One member of the Public spoke at the Public Hearing and identified themselves as a landowner. They were looking for more clarity on the plan and wanted to ensure that a stream in the north end of Beaumont was recognized within the plan. Comments were also received from Leduc County, City of Edmonton, and Alberta Health Services. Comments from Elected Officials had also been received prior to the Public Hearing. These comments were considered and several technical revisions to the plan have been made to address the feedback received as shown in the matrix attached as Schedule D.

Public Participation

A rigorous public participation process branded "Our Beaumont" was implemented over the past year and a half in order to develop the Plan. The process was designed to provide diverse engagement opportunities to gain perspectives from administration, stakeholders, and the public. Numerous workshops, open houses, interviews, information sessions, and extensive notification on social media and in La Nouvelle took place. A summary of the public participation process is included as Schedule B.

These engagement sessions included visioning, development of the land use concept (the final land use concept is Map 4 of *Our Complete Community - Schedule A*), mind mapping to develop goals and objectives, along with workshopping individual policies. The intent of these sessions was to ensure stakeholders could be involved in all of the aspects of the Plan's development.

Plan Overview

The Plan has been divided up into the following sections:

- **Introduction:** Overview of the purpose of the document, how to use the Plan, and alignment with other plans, policies, and initiatives.
- **Our Beaumont Past and Present:** Describes Beaumont’s history, including the local and regional context, servicing, population and employment, the vision for the Plan, and the broad land use concept.
- **Seven overarching policy theme areas:**
 - **Healthy Vibrant Community:** Important policy elements that together create an attractive, desirable community that provides a high quality of life for residents of all ages, which include arts and culture, placemaking, history, and social equity.
 - **Responsible Development:** Policies guiding the development of land use character areas.
 - **Effective Movement of People and Goods:** Policies related to the transportation system with a focus on safe, inclusive, and multi-modal options for residents.
 - **Environmental Stewardship:** Policies that ensure the protection and expansion of Beaumont’s environment to ensure future generations can enjoy Beaumont’s resources.
 - **Economic Strength:** Key components for successful growth and attracting diverse and innovative local employment opportunities.
 - **Safety and Emergency Management:** Safety and Emergency Management is included in the Plan to ensure the safety, health, and welfare of Beaumont’s residents.
 - **Working Together:** Policies that demonstrate how Beaumont will collaborate with neighbouring municipalities, Indigenous peoples, and other stakeholders.
- **Implementation, Transition, and Monitoring:** How the objectives and policies of *Our Complete Community* will be monitored and reviewed.

Approval Process

Recognizing the importance of adopting a new MDP and the high profile of this project, the approval process has been designed to accommodate additional feedback and the possibility that another iteration of the Plan may be required prior to second and third reading.

- Following first reading on April 25, 2017, the Plan was referred to affected agencies, including Alberta Transportation, Leduc County, and the City of Edmonton for comment before the May 23, 2017 public hearing.
- A Public Hearing was held on May 23, 2017.
- Once the Plan receives second reading it will be circulated to the Capital Region Board for their review and approval through the Regional Evaluation Framework (REF) process.
- Third reading of the Plan can occur once it has been approved by the Capital Region Board.
- A tentative schedule is attached as Schedule C.

Council may choose to proceed with second reading or defer the bylaw to the Administration for further review and recommendation. A copy of Bylaw 887-17 is attached for Council’s consideration.

FINANCIAL CONSIDERATIONS

The approved project budget for the MDP was \$200,000.

PLANS/STANDARDS

- Strategic Plan 2016-2021: Communication/Citizen Engagement; Complete Community; Economic Development ; Fiscal and Asset Management
<http://www.beaumont.ab.ca/396/Strategic-Plan>
- Capital Region Board Growth Plan: Applicable
<http://capitalregionboard.ab.ca/growth-plan/growth-plan-2010/>
- Land Use Bylaw: Applicable
<http://www.beaumont.ab.ca/DocumentCenter/Home/View/292>
- Current Municipal Development Plan: Not Applicable
- Inter-Municipal Development Plan 485/98: Applicable
<http://www.beaumont.ab.ca/DocumentCenter/View/366>
- Outline Plans: Not Applicable
- Open Space and Trails Master Plan: Applicable
<http://www.beaumont.ab.ca/documentcenter/view/336>

LEGISLATIVE AUTHORITY

- *Municipal Government Act*, Section 632
- *Alberta Land Stewardship Act*: Provincial Land Use Policies
- Capital Region Board Growth Plan (CRGP) Update: Our Complete Community has been prepared to be in alignment with the new Edmonton Region Growth Plan.

ATTACHMENTS

1. Schedule A – Bylaw 887-17
 - Appendix A – *Our Complete Community*: Municipal Development Plan
<http://www.beaumont.ab.ca/DocumentCenter/View/1034>
2. Schedule B – Consultation Summary and timeline
3. Schedule C – Tentative Schedule
4. Schedule D – Revision matrix

ALTERNATIVES

1. That Council give second reading to Bylaw 887-17, *Our Complete Community*: Municipal Development Plan.
2. That Council direct Administration to refer Bylaw 887-17, *Our Complete Community*: Municipal Development Plan the Capital Region Board for their review and approval through the REF process.
3. That Council refer Bylaw 887-17, *Our Complete Community*: Municipal Development Plan to Administration for further review and recommendation.
4. That Council advise how they wish to proceed.

RECOMMENDATION

1. That Council give second reading to Bylaw 887-17, *Our Complete Community*: Municipal Development Plan.
2. That Council direct Administration to refer Bylaw 887-17 - *Our Complete Community*: Municipal Development Plan to the Capital Region Board for review and approval through the REF process.

**TOWN OF BEAUMONT
BYLAW NO. 887-17**

**A Bylaw of the Town of Beaumont in the Province of Alberta to provide for the
adoption of a Municipal Development Plan**

WHEREAS the *Municipal Government Act*, as amended, requires a council of a municipality with a population of 3500 or more to adopt a Municipal Development Plan; and

WHEREAS a Municipal Development Plan has been prepared in accordance with the requirements of Part 17 of the *Municipal Government Act*; and

WHEREAS the Council deems it to be in the public interest to adopt the policies contained with the Municipal Development Plan.

NOW THEREFORE, the Council, duly assembled, hereby enacts as follows:

1. That this Bylaw may be cited as "*Our Complete Community: Town of Beaumont Municipal Development Plan*";
2. That Bylaw 486-98 Town of Beaumont Municipal Development Plan and all amendments are hereby repealed;
3. The document entitled "*Our Complete Community: Town of Beaumont Municipal Development Plan*" and Appendix A as attached is hereby adopted as part of this bylaw; and
3. That this Bylaw shall take effect and come into force upon third reading.

Read a first time in Council this 25th day of April, 2017.

Statutory Public Hearing held this 23rd day of May, 2017.

Read a second time in Council this ____ day of ____, 2017.

Read a third time in Council and finally passed this ____ day of ____, 2017.

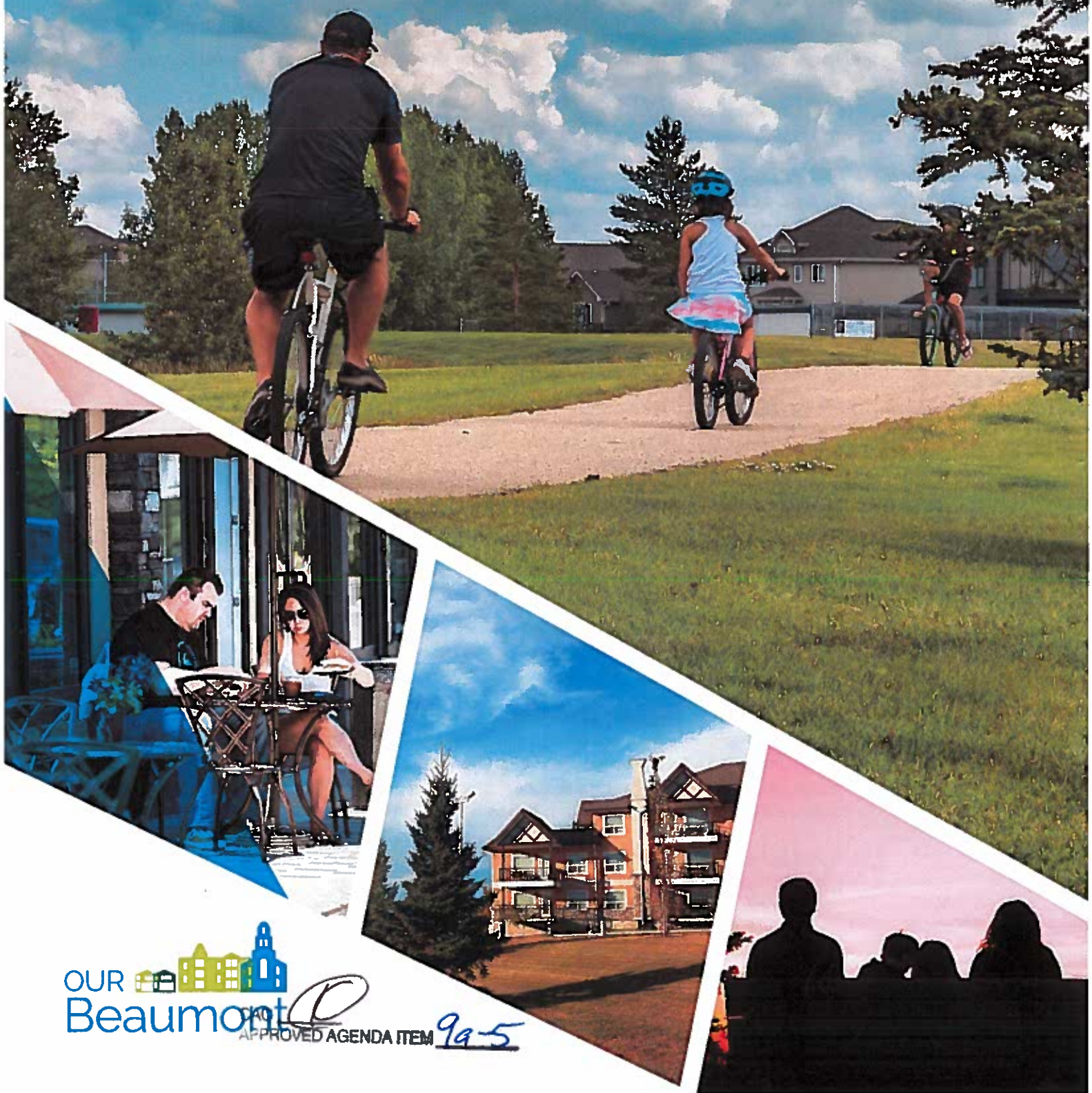
Mayor

Chief Administrative Officer

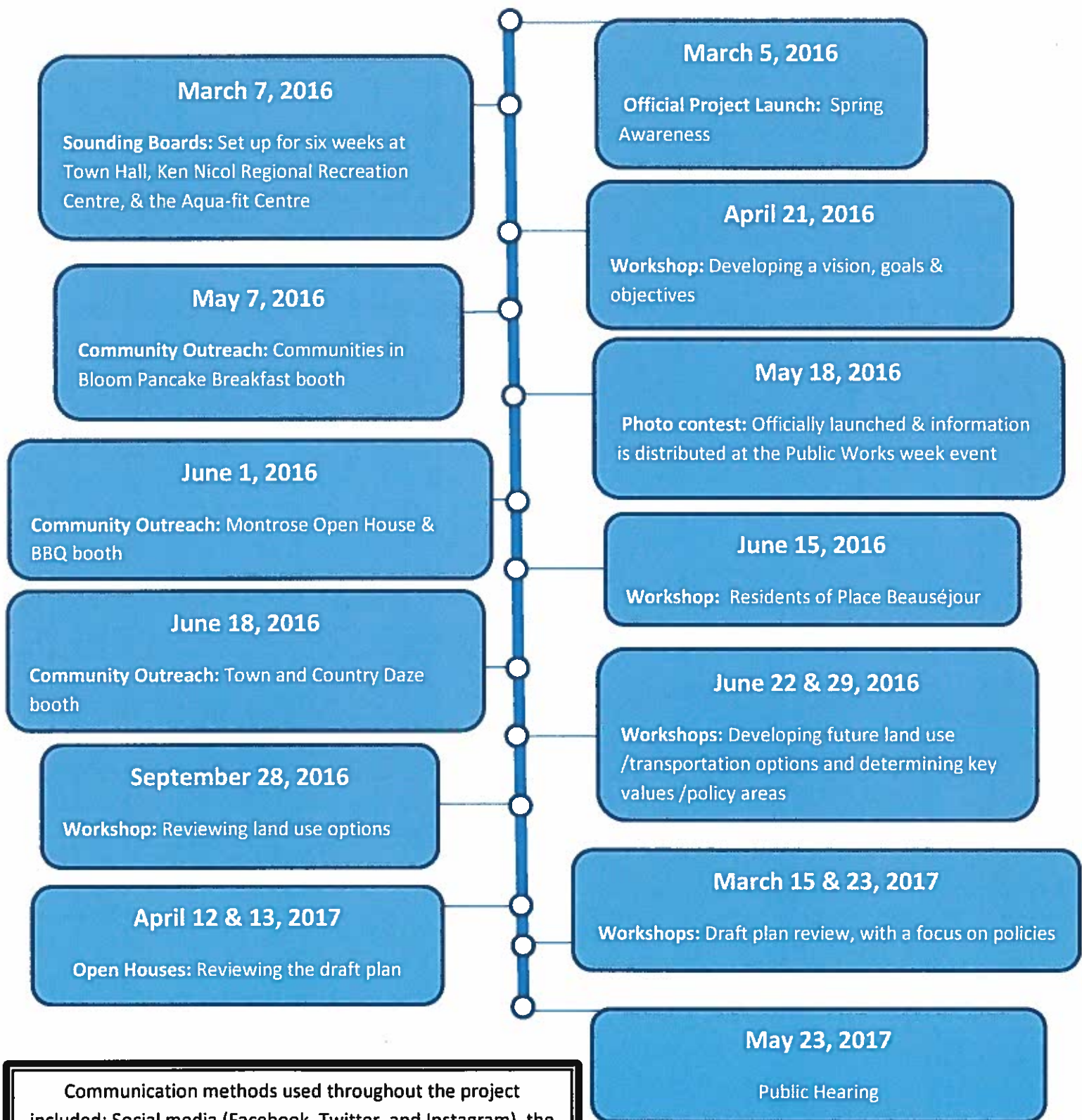
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APPROVED AGENDA ITEM 99-4

OUR COMPLETE COMMUNITY

MUNICIPAL DEVELOPMENT PLAN



Engagement Timeline



Communication methods used throughout the project included: Social media (Facebook, Twitter, and Instagram), the radio, newspaper, and Mind-Mixer. One-on-one interviews with stakeholders were also held.

Municipal Development Plan Schedule

March

Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
			1	2	3	4
5	6 GPC Special Meeting	7	8	9	10	11
12	13	14	15 MDP Workshop #1 at Eaglemont Church	16	17	18
19	20	21	22	23 MDP Workshop #2 at Coleniale Golf Club	24	25
26	27	28	29	30	31	

April

Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
						1
2	3	4	5	6	7	8
9	10 MDP Draft	11	12 MDP Open House	13 MDP Open House	14	15
16	17	18	19	20	21	22
23	24	25 Council 1 st Reading	26	27	28	29

May

Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
30	1	2	3	4	5	6
	8	9	10	11	12	13
	15	16	17	18	19	20
	22	23 Public Hearing	24	25	26	27
	29	30	31			

APPROVED AGENDA ITEM
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 99-7

Municipal Development Plan Schedule

June

Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13 *Council 2 nd Reading * We are at this Phase	14 Submit to Capital Region Board (CRB)	15	16	17
18	19 CRB initiates REF review (tentative)	20	21	22	23	24
25	26	27	28	29	30	

July

Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25 CRB Administration recommendation (tentative). 28 day appeal period begins if approved.	26	27	28	29
30	31					

August

Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
		1	2	3	4	5
	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22 CRB appeal period ends (tentative)	23 CRB decision released (tentative)	24	25	26
27	28	29	30	31		

APPROVED AGENDA ITEM

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Municipal Development Plan Schedule

September

Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
					1	2
3	4	5	6	7	8	9
10	11	12 Council 3 rd Reading (tentative)	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

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 APPROVED AGENDA ITEM
 99-9

Our Complete Community: Municipal Development Plan Referral Agency Responses	
Comment	Response
City of Edmonton	
Consideration should be given to expanding collaboration options as alternatives to in addition to IDPs. Collaboration will depend on the context of the opportunity or issue to be resolved. For example, the collaboration could entail joint non-statutory planning studies.	Section 9.1.7 provides the flexibility for the municipality to enter into statutory or non-statutory planning studies.
The City supports developing communication protocols that would expect sharing and collaboration on short, mid, and long term land use planning, infrastructure/transportation functional studies and detail design, off-site levies and cost sharing agreements early, in advance of and along with the development of Statutory Plans. The intent would be to address governance as well as planning for growth, the environment, and mobility	Communication protocols may be established through future inter-municipal plans or joint planning exercises as outlined in Section 9.1.7.
The City considers that the formal circulation of applications (Policy 9.1.3) should be increased from 800 to 1,600 m, which would be consistent with Edmonton's MDP.	Revised to 1600 metres and added the words "adjacent municipalities" to be more specific.
The approved concept plans completed for 41 Avenue SW by the City of Edmonton and Leduc County indicate that 41 Avenue SW will ultimately be a six lane high standard arterial roadway with limited access. Timelines for construction of upgrades to 41 Avenue SW are unknown at this time, and will depend on development with southwest Edmonton and Leduc County	Revised Map 6 prior to first reading. (Note: This change was made prior to first reading)
In January 2017, Edmonton's City Council approved amendments to the Ellerslie ASP for the consolidation of the Orchards NSP and Ellerslie Neighborhood 4 into a single plan area. This amendment also includes realignment of 66 Street SW back to the original Government Road Allowance north of 41 Avenue SW, as shown on Enclosure I. The Beaumont MDP should be revised to show the new alignment of 66	Noted – changes made prior to first reading

Our Complete Community: Municipal Development Plan Referral Agency Responses	
Comment	Response
Street, between 25 Avenue SW and 41 Avenue SW, within the City of Edmonton limits.	
Should Development within the Town of Beaumont results in increase in traffic volumes on roads within the City limits, the City of Edmonton anticipates that a funding source for roadway widening and upgrading will be provided by the Town of Beaumont.	Regional road upgrades are considered as part of a regional discussion. As indicated in Section 9- Working Together in the MDP, Beaumont participates in regional discussions with Edmonton Metropolitan Region member municipalities.
Edmonton Transit has been working with the Town of Beaumont to establish transit service within the Town of Beaumont, which will include transit service connection to Century Park Transit Centre and LRT Station.	Noted
The map included as Map 4, Regionally Significant Features, is a duplicate of Map 7, Regionally Significant Features. As a number of key sections or policies within the draft MDP refer to Map 4, a complete review of a number of sections within the document cannot be completed at this time, The Biodiversity and River Valley Planning Unit requests that this map be updated and the draft document is re-circulated for further comment once this correction has been made.	Maps revised. Duplicate map removed. (Note: This change was made prior to first reading)
The Success Indicators for "Environmental Stewardship" in section 10.1 are a duplicate of the Success Indicators for another sub-section of the report and do not match the Ley Goal statement and Objections. As a result, a review of the section, or the draft MDP as a whole, cannot be completed at this time. The Biodiversity and River Valley Planning Unit requests that this section be updated and that the draft document is re-circulated for further comment once this correction has been made.	Matrices revised. (Note: This change was made prior to first reading)
The draft MDP recognizes the importance of protecting the habitat of rare or sensitive wildlife and plant species, but appears to emphasize protection of such species over the protection of more common and less sensitive species that are nevertheless critical for biodiversity,	This policy has been revised (and due to reordering the policy is now 7.1.29).

**Our Complete Community: Municipal Development Plan
Referral Agency Responses**

Comment	Response
<p>sustainability, and a functional ecological network (e.g., see the "Natural Features" sub-section of section 2.2.; Policy 7.1.28; and elsewhere)</p>	
<p>It would be valuable to see greater discussion of the regional context and significant of natural features (streams, wetlands, tree stands etc.) within or adjacent to the MDP plan area, as well as more detailed goals or objectives for protecting and conserving the regional ecological network.</p>	<p>The MDP recognizes the larger ecological picture such as the significance of Irvine Creek; however the Plan is focused on Beaumont's local context. A requirement of an ASP will be a biophysical assessment to understand the impacts of the proposal on the ecological network.</p>
<p>The "Natural Features" sub-section 2.2 indicates that 5km search radius was used to identify potential rare or sensitive wildlife species in the Beaumont area. We suggest that such a search radius is important for site-specific plans but is not appropriate for a land use plan of this scale. We recommend that a larger search radius (minimum 10 km but preferably 15 or more km) be utilized to adequately capture rare or sensitive wildlife species that may occur in the area. Through the search radius used for rare plant species has not been listed, we also recommend the use of a larger search radius than 5km for plant species. Please note that this section also appears to misidentify the source of rare or sensitive wildlife species, which is likely to have been the Fisheries and Wildlife Management Information Systems (FWMIS). These advisements notwithstanding, we recommend less focus within this subsection on the techniques and methods used to identify species conservation concern.</p>	<p>Section revised to be less specific.</p>
<p>We suggest the use of the wording within policy 7.1.9 compared to existing wording "the naturalization of all new Stormwater management facilities shall be encouraged." Naturalization of Stormwater management facilities is an important management and sustainability tool, and we recommend making this a requirement of facility</p>	<p>Noted. Policy was intended to allow flexibility in the design of stormwater management facilities. We also added to policy 7.1.13 to encourage naturalization initiatives and added to the Action List (10.1) to include naturalization Standards in the General Design</p>

CANCELLED
 APPROVED AGENDA ITEM
 9-12

Our Complete Community: Municipal Development Plan Referral Agency Responses	
Comment	Response
construction rehabilitation, rather than something that is “encouraged.” In addition, we recommend inclusion of a policy to facilitate the future development of strategies, standards, and guidelines for naturalization.	Standards and to develop strategies and guidelines for naturalization in the Environmental Master Plan.
The importance of wetlands for protecting surface water and ground water quality, ensuring a sustainable water supply, and preventing flooding is not reflected in the “Water Management” sub-section of section 7.0. We recommend that the role of wetland protection, conservation, and management in meeting Beaumont’s water quality and quantity objectives be addressed in this sub-section and elsewhere as appropriate.	Policy 7.1.17 was added to address this comment.
Within Policy 7.1.28, we suggest explicitly recognizing the types of areas, such as natural wetlands, tree stands, and streams that contain habitat for plant and wildlife species. In addition, we suggest that the policy reflect the importance of habitat quality and/or diversity, not just quantity or availability. We also suggest that this policy reflect the importance of all wildlife and plant species, not just those that are rare or sensitive. From an ecological perspective, rare and sensitive species are not more important or critical biodiversity and the functionality of an ecological network compared to more common or widespread species.	Policy 7.1.29 has been added to recognize plants or wildlife species to support biodiversity, sustainability, and a functional ecological network.
We suggest the inclusion of conservation easements and conservation reserve as additional conservation tools in policy 7.1.36	Easements have been added to this list. However, it is important to recognize this list provides suggestions related to types of conservation tools that may be used and is not intended to be an exhaustive list.
A number of policy statements are somewhat vague and may prove challenging to implement. For example, it is unclear what is meant by “logically connected” in policy 7.1.38 or “sustainable land use practices” in policy 7.1.31.	Policy 3.1.38 was combined with 7.1.40 to add clarity and 7.1.31 (now 7.1.32) was simplified for clarity. Some policies have also been re-ordered to help with flow.

CARLOS
 APPROVED AGENDA ITEM
 9-13

**Our Complete Community: Municipal Development Plan
Referral Agency Responses**

Comment	Response
<p>The approved Area Master Plan (AMP) for Southeast Ellerslie has the storm discharge from a substantial part of AMP area draining to the Cawes Lake at the boundary of proposed MDP amendment. The MDP does not show the drainage concept for the proposed amendment areas and the interaction with Cawes Lake.</p>	<p>The MDP is our plan for Beaumont's future growth and development. Infrastructure plans in adjacent municipalities are not considered within this plan but can be considered in a Joint Planning Study or through the recommendations of the Blackmud/Whitemud Creek Surface Water Management Study.</p>
<p>Southeast Ellerslie will be generating 0.9421 cms of sanitary flow and is proposed to connect to SSESS at the intersection of 41 Avenue and 66 Street. It is suggested that coordination be carried out at this stage to ensure that there is adequate capacity within the system for future expansion.</p>	<p>Noted. Suggested that this item be part of a future Joint Planning Study.</p>
<p>As indicated in our April 25, 2017 letter, the Plan's policies do not adequately reference regional collaboration between the Town of Beaumont and the City of Edmonton, for example the Regulatory Requirements policies of Section 4.0 Responsible Development and Regional Networks policies of Section 6.0 Efficient Movement of People and Goods. The City of Edmonton's position is that the Town and the City need to work together more closely than with other Edmonton Metropolitan Region municipalities that do not share a border.</p> <p>Furthermore, the City of Edmonton has reviewed the Section 9.0 Working Together policies and understands that Intermunicipal Development Plans are one regional collaboration tool, but that there are other tools that can be more flexible and effective in supporting strong intermunicipal relationships. We are happy to explore those through further discussion.</p>	<p>Section 9-Working Together addresses how Beaumont plans to work with Edmonton, other adjacent municipalities, and the region. Wording in 9.1.2 and 9.1.4 have been changed from work to collaborate to strengthen this commitment. In addition, Section 9.1.7 provides the flexibility for the municipality to enter into statutory or non-statutory planning studies.</p>

Our Complete Community: Municipal Development Plan Referral Agency Responses	
Comment	Response
There is some lack of clarity regarding servicing considerations and concepts in the Future Development Area, for example policy 4.1.14 and the Municipal Servicing and Utilities policies, both of Section 4.0 Responsible Development. These decisions could have a significant impact on the City of Edmonton. We are seeking a better understanding of Town's infrastructure assumptions and emerging plans.	Servicing considerations are dealt with through lower level plans and subdivision stage in conjunction with the Utilities Master Plan.
Policies 9.1.3's set out a formal circulation are of 800m. As indicated in our April 25, 2017 letter, the City of Edmonton Uses 1.6 km and sees value in consistency among regional municipalities.	Noted, referral distance changed to be consistent.
We are curious about the absence of Leduc County's North Major Area Structure Plan from Map 2 Adjacent Land Use.	Revision made to Map 2.
Leduc County	
Location of Metropolitan Area Boundary. The location of the Metropolitan Area Boundary adjacent to the City of Leduc on Map 1, the Edmonton Metropolitan Regional Structure Context Map should be located further east.	Alignment has been confirmed.
Naming conventions of the roadways. Map 4, Regionally significant Features refers to Regional Expressways and Regional Arterial; Map 9, Land Use Concepts refers to Major Roads; and Map 6, Transportation Context refers to Regional Connections and on Map 7, Transportation Network it refers to Mobility Street, These terms are not defined and it is unclear what they mean.	Section 6 has been revised to provide more context to the road naming. In addition some maps have been modified to be consistent where appropriate.
Location and/or designation of some roads within the County's jurisdiction. <ul style="list-style-type: none"> • Map 6 <ul style="list-style-type: none"> ○ The location of 9th street and Spine Road is not accurate ○ The County has identified Range Road 245 as a local arterial. It is not identified as a local arterial on this map. 	Maps have been revised so that arrows do not extend into Leduc county's jurisdiction and maps have been revised as appropriate.

APPROVED AGENDA ITEM
 99-15

Our Complete Community: Municipal Development Plan Referral Agency Responses	
Comment	Response
<ul style="list-style-type: none"> ○ The County has identified Range Road 243 as a local arterial and this map has identified it as a regional connection ○ The map has identified Range Road 241 north of the Town as a regional connection which is not contemplated by the County ● Map 7 <ul style="list-style-type: none"> ○ The arrow to the south and north on Range Road 241 would suggest that “mobility Street” continues on into the County which is not contemplated by the County 	
<p>As per our letter to you dated April 25, 2017, the naming convention of the roads depicted on the maps are somewhat confusing. Map 4, Regionally Significant Features refers to Regional Expressway and Regional Arterial; Map 9, Land Use Concept refers to Major Roads; and Map 6, Transportation Context refers to Major Connections and Map 7, Transportation Network refers to Collector (Major), Future Collector (Major), Arterial, and Highway. Not all these terms are defined and it is unclear what they mean.</p>	<p>Maps have been revised so that arrows do not extend into Leduc county’s jurisdiction and maps have been revised as appropriate.</p>
<p>The maps suggest arterial roads south and north on Range Road 241 and east and west of Township Road 505 continue into the County. As the County has not classified these roads as arterials and does not want to create expectations that these will be developed to a standard that is not currently contemplated, please ensure these maps are revised.</p>	<p>Maps have been revised so that arrows do not extend into Leduc county’s jurisdiction and maps have been revised as appropriate.</p>
Council Comments from Public Hearing	
<p>What is the status of the 50th Street bypass north of Township 510 in the Functional Planning Study as it is not shown on the maps in the Plan</p>	<p>Future road improvements are not shown within the MDP. Any upgrades to 50th Street will be considered on a regional basis as part of the Integrated Regional</p>

CA [Signature]
 APPROVED AGENDA ITEM
 99-16

Our Complete Community: Municipal Development Plan Referral Agency Responses	
Comment	Response
	Transportation Plan and Beaumont's Transportation Master Plan and any ASP's in the vicinity.
Why has North Major Area Structure Plan not been shown on adjacent land use figure	Map revised to show North Major Area Structure Plan
Previous Council Comments (addressed prior to First Reading)	
Review wording of Policy 4.1.3 (d)	changed from "shall provide to "will strive to provide"
Policy 4.1.10 - Aspirational intensification target of 10%. Include modifications to highlights as to change to impact; so that there is an understanding of potential impact; noted as possible concern	Added "exceptions may apply" in recognition of the challenges with the aspirational intensification target.
Policy 4.1.31 - Look at wording located near park and ride facilities and transit stops	Revised to "park and ride facilities or transit stops"
Policy 4.1.34 (b) – Where possible can we align as we are inconsistent	The Central Area Redevelopment Plan update will consider intensification more fully in Centre-Ville as suggested
Policy 4.1.55 (e) (Now Policy 4.1.53)– Clarify "other member municipalities"	Clarified, this is in reference to Edmonton Metropolitan Region municipalities.
Policy 4.1.58 (Now Policy 4.1.56)	Specific density target for Centre-Ville is outlined in the new growth plan
Policy 4.1.95 (Now Policy 4.1.93)- Reword so as not to be specific to three roads	Revised to more generally refer to highways and arterial roads
Section 4 – Responsible Development Objectives (i) – Round figure to 50,000 people	Numbers are reflective of EMRGP growth projections for Beaumont
Section 5 – Economic Strength general comment – see measurement targets in Strat plan	Noted
Section 6 – Effective Movement of People and Goods Overview: Delineate that some streets will be faster than others; you are mandating 5 different speed zones; find some way of defining the different types of	Changes made to hierarchy of road types

Our Complete Community: Municipal Development Plan Referral Agency Responses	
Comment	Response
streets without mandating speeds; more work needs to be done on the section. Concern; there appears too many different speed limits. Change the conversation from speed to volume; leads to confusion of actual intention; clarity needs to occur	
Policy 7.1.32 - We are intending to address school site allocation – want to have them readily identified with them; also looking at ways allocating green space within developments to ensure large enough pockets; making sure policies are incorporated with what they need.	Consultation with the school boards have occurred to address school site allocation
Section 7 – Environmental Stewardship General comment: look at having an overarching more specifics coming in the future that talks about how we handle storm	Storm will be considered through the Utility Master Plan and Beaumont’s General Design Standards
Policy 9.1.4 (Now Policy 9.1.6) – Review wording	Noted
Section 1.1/1.2 Provide a visual	visual added
Numbering is off under heading “Private Recreation”	numbering fixed
Include Private Recreation in Glossary	definition added
Different than aging in place; change definition to include the young as well as the old; any age can maneuver;	Revised
Chapter 13 when in fact it is 12 in references;	Updated
Winter Design Principles Definition on page 112 not consistent	Updated
Schedules- Important to let reader know that transportation will be addressed in the TMP; Calgary has an excellent process re sound attenuation	Transportation Section substantially revised
Change back page photo with houses	Photo changed