



**REF 2017-019, Town of Beaumont
Proposed Municipal Development Plan Amendment
Proposed Area Structure Plan - Elan**

Recommendation

CRB Administration recommends that REF application 2017-019 be approved.

Background

On September 26, 2017 the CRB received an application from the Town of Beaumont (the Town) for approval of a proposed Municipal Development Plan amendment (MDP) and new Area Structure (ASP). The Town submitted the MDP and ASP 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.*

And

3.2 *A municipality must refer to the Board any other statutory plan or statutory plan amendment where:*

a) *one or more of the following conditions exist:*

(iv) *the plan boundaries are within 0.8 km of a road identified in the Regional Transportation Infrastructure map of the Capital Region Growth Plan;*

And,

b) *the statutory plan or statutory plan amendment proposes land uses that would add to, alter, interrupt or interfere with:*

(ii) *the distribution, expansion, and/or integrated development of regional infrastructure, and recreation, transportation and utility corridors as identified on the Regional Transportation Infrastructure, Regional Water and Wastewater Infrastructure, Regional Power Infrastructure and Regional Corridor maps in the Capital Region Growth Plan or conservation buffers as shown on the Regional Buffers Areas map of the Capital Region Growth Plan.*

CRB Administration deemed the application complete on September 28, 2017.

The Application

The proposed amendments to the existing MDP are an interim measure while the Town works with surrounding regional municipalities on revisions to their new MDP. The amendments revise the Land Use Concept to include lands recently annexed by the Town. The annexed lands to the west will be



designated in the MDP to support the proposed new Elan ASP, a new neighbourhood development that is planned to accommodate approximately 7,989 new dwelling units and 21,424 new residents at full build-out within 20-25 years. The annexed lands to the south of the Town are planned for non-residential uses and designated Urban Reserve. An overlay is being applied that requires an ASP be submitted for any future development. The annexed lands to the north are also being designated Urban Reserve, with an overlay that refers to the Leduc County North Major ASP that was in place at the time of annexation. Other revisions and housekeeping amendments address changes in policy direction and provide an updated framework to guide planning and development in the Town.

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 plans in relation to the objectives of the Capital Region Growth Plan (CRGP) 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 evaluation recommends that the proposed MDP amendment and new ASP be approved.

CRB Administration Comments

MDP

The amendments to the MDP update the plan to include the newly annexed areas to the north, west and south. The updates to the Land Use Concept provide the framework for contiguous and logical extension of the growth of the community. The Urban Reserve designation to the north allows for continued dialogue and coordination of growth with adjacent municipalities that are experiencing similar growth pressures as the Town, consistent with objectives of the Growth stated in Section 11 of the Regulation. The MDP amendments also address population and employment growth, aligning their projections with the CRB forecasts. The Town is within Priority Growth Area “C_E” (PGA “C_E”) of the Capital Region Growth Plan. The MDP has been amended to ensure future growth is consistent with the density targets in PGA “C_E” of 25-35 units per net residential hectare. The annexed lands to the south have been identified for future business park and light industrial uses. Expanding the employment base in the Town aligns with Growth Plan policies that support attracting and retaining a workforce through a range of economic opportunities and sustainable communities throughout the Region.

ASP

The Elan ASP is located within the newly annexed lands on the west side of Beaumont. The ASP proposes residential, commercial, business park and mix use land uses on 515 ha of greenfield lands. The neighbourhood is a logical extension of Beaumont, benefitting from easy access to the water and sanitary trunk mains that run through the lands from the west to serve the existing Town to the east. The ASP proposes a density at the top end of the 25-35 dwelling units per net residential hectare as required by PGA “C_E” in the Growth Plan. The proposed future low, medium, and mixed use residential development is consistent with policies supporting increased density throughout the region.



Overall, the amendments to the MDP and proposed Elan ASP are consistent with the Growth Plan and Section 11 of the CRB Regulation.

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

Recommendation

CRB Administration recommends that REF 2017-019 be approved.

Attachments

Evaluation	Lovatt Planning Consultants Inc.
REF Documents	<ol style="list-style-type: none">1. Letter of Submission to CRB date stamped2. Bylaw 894-17 MDP Amendment3. Council Report Bylaw 894-17 MDP 1st Reading4. Council Report Bylaw 892-17 Elan 1st Reading5. Bylaw 892-17 Elan ASP6. MDP most recently amended