

The MDP for the City of Beaumont directs responsible growth and recognizes the importance of collaborative planning with the City of Edmonton and Leduc County.



Board Reference:  
REF #2019-001

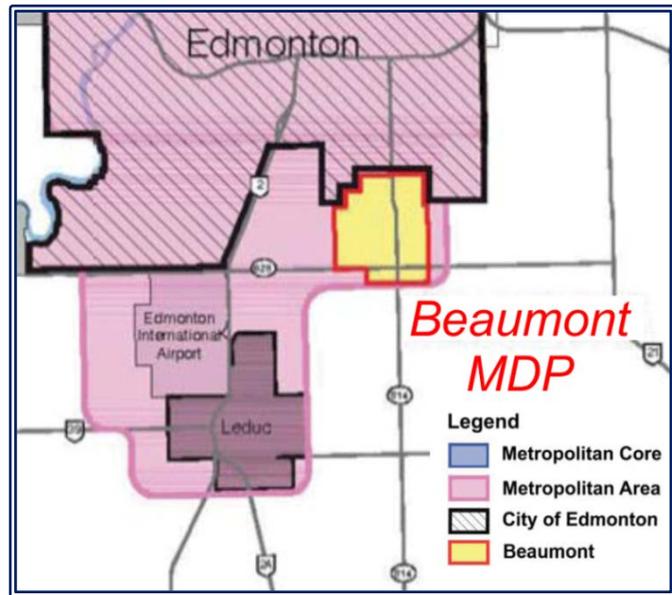
Municipal Bylaw:  
938-19

## Introduction

The Province has adopted the Regional Evaluation Framework (REF) 2.0 for the Edmonton Metropolitan Region Board's (EMRB) review of statutory plans. The City of Beaumont has referred its proposed Municipal Development Plan (MDP) to the EMRB pursuant to the Regional Evaluation Framework (REF) 2.0 Section 4.1 being a new statutory plan.

## Purpose

The purpose of the proposed MDP is to replace the existing 1998 Plan with a more contemporary and collaborative document. The document recognizes the City's current municipal boundary and the Inter-municipal Planning Framework Agreement negotiated with the City of Edmonton and Leduc County. The Framework will mutually benefit relationships with the neighbouring municipalities by committing to joint collaboration in planning matters. The proposed MDP policies acknowledge the Framework and the interconnected relationship between the three municipalities.



The proposed MDP also updates the City's growth projections and development statistics, and conveys the intent of Beaumont's Strategic Plan with links to other municipal objectives.

In particular *the land use concept has been designed to align with the growth directives in the Edmonton Metropolitan Region Growth Plan to appropriately intensify Beaumont's built-up and planned areas, in addition to ensuring that Beaumont's greenfield areas achieve a density of 35 dwelling units per net residential hectare along with supporting transit, employment, urban agriculture, and affordable housing opportunities (MDP s2.6 Generalized Land Use Concept).*

Development of the proposed MDP document involved a robust communication and consultation process that combined stakeholder and public feedback.

## Conclusion

That the EMRB **APPROVE** the proposed City of Beaumont Municipal Development Plan.

## Summary

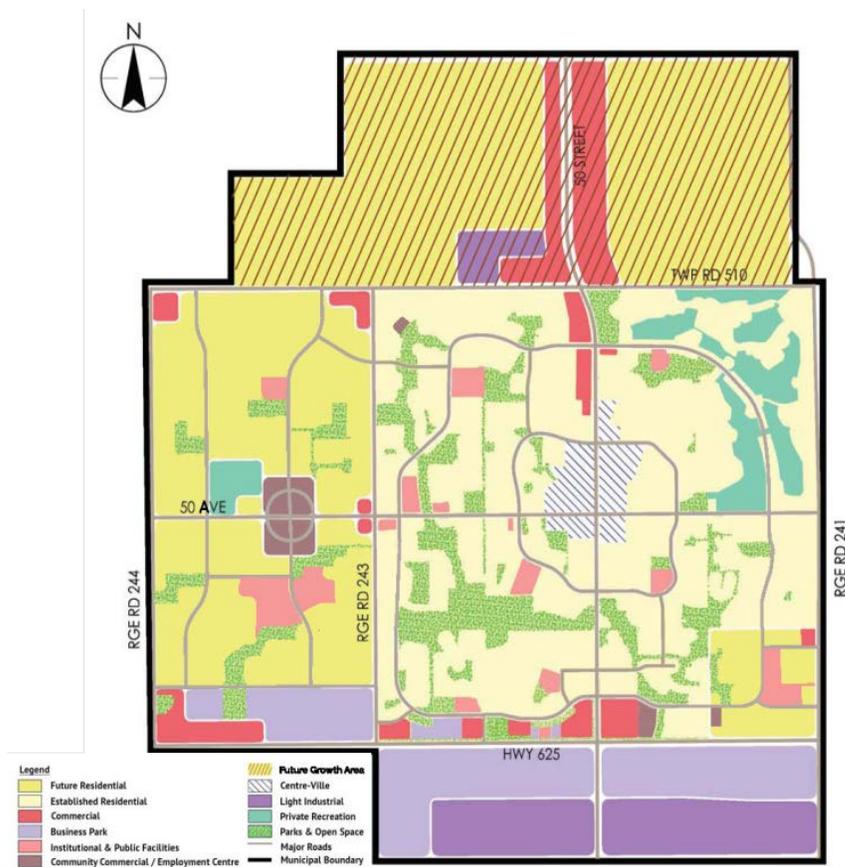
As is noted above the existing MDP was adopted in 1998. In the almost two decades that have elapsed Beaumont has increased in population from about 6,500 to more than 17,500 and doubled in area from 10.2 square kilometres to 23.5 square kilometres. The proposed Plan celebrates the long and proud history of the Ville de Beaumont by including policies to protect indigenous peoples and its French Canadian roots.

The City is located in the Metropolitan Area as per the Edmonton Metropolitan Regional Growth Plan (EMRGP). The proposed MDP requires that greenfield residential development achieve a minimum density of 35 units per net residential hectare in compliance with Schedule 6 of the EMRGP. A ten percent intensification of built up areas is also required and will be achieved by updating existing Area Structure Plans and Outline Plans.

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

The concise document is focussed around six overarching themes: Healthy Vibrant Community; Responsible Development; Economic Strength; Effective Movement of People and Goods; Environmental Stewardship; and, Safety and Emergency Management. The final two sections include Working Together and Implementation, and Transition and Monitoring.

The Land Use Concept is divided into eleven land use categories including a Future Growth Area. Policies related to the 583 hectare Future Growth Area promote *development in a manner that implements the cost-shared servicing approach as identified in the Inter-municipal Planning Framework Agreement*. These policies demonstrate a commitment to shared decision making.



## Evaluation Criteria

In evaluating a statutory plan or statutory plan amendment, the EMRB must consider whether approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with the Edmonton Metropolitan Region Growth Plan.

## Regional Policy Areas

| Principles and Objectives  | Comments on Consistency   |
|--|---|
|  <p>Guiding Principle<br/><b>Promote global economic competitiveness and regional prosperity.</b></p> |   |
| <p>✓ 1.1 Promote global economic competitiveness and diversification of the regional economy.</p>  | <ul style="list-style-type: none"> <li>• A key objective of the proposed MDP is to <i>diversify the economic tax base by attracting diverse and unique commercial and industrial/business uses.</i></li> <li>• Another key objective is to <i>contribute to global economic competitiveness and diversification of the regional economy.</i></li> </ul> |
| <p>✓ 1.2: Promote job growth and the competitiveness of the region's employment base.</p>  | <ul style="list-style-type: none"> <li>• The proposed MDP contains policies that support and promote economic growth.</li> </ul>  |
| <p>✓ 1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region.</p>   | <ul style="list-style-type: none"> <li>• The proposed MDP includes a section dealing with the effective movement of people and goods. A key goal in this section is to build and maintain a resilient transportation system that effectively connects residents, goods, and services locally, regionally, nationally, and internationally.</li> </ul>   |
| <p>✓ 1.4: Promote the liveability and prosperity of the Region and plan for the needs of a changing population and workforce.</p>  | <ul style="list-style-type: none"> <li>• The MDP highlights the City's desire to contribute to the region's ability to attract economic activity and jobs.</li> </ul>   |
|  <p>Guiding Principle<br/><b>Protect natural living systems and environmental assets.</b></p>       |   |
| <p>✓ 2.1: Conserve and restore natural living systems through an ecological network approach.</p>  | <ul style="list-style-type: none"> <li>• Policy 7.1.26 of the MDP <i>supports biodiversity, sustainability, and a functional ecological network</i> to be implemented by incorporating municipal best practices.</li> </ul>   |
| <p>✓ 2.2: Protect regional watershed health, water quality and quantity.</p>   | <ul style="list-style-type: none"> <li>• The key goal of the environmental stewardship theme is to enjoy the benefits of clean water, fresh air and thriving biodiversity.</li> <li>• A key objective is to protect environmentally sensitive and natural areas, air, water quality, and biodiversity.</li> </ul>                                       |

| Principles and Objectives  |   | Comments on Consistency  |
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| ✓  | 2.3: Plan development to promote clean air, land and water and address climate change impacts.  | <ul style="list-style-type: none"> <li>• Many policies within the proposed MDP make specific reference to mitigating the effects of climate change.</li> <li>• As well, MDP policies encourage low impact development and naturalization of stormwater facilities that contribute to a healthy climate.</li> </ul>                                     |
| ✓  | 2.4: Minimize and mitigate the impacts of regional growth on natural living systems.  | <ul style="list-style-type: none"> <li>• Sections in the proposed MDP addressing responsible development and environmental stewardship direct the mitigation of growth impacts.</li> </ul>   |
|  <p><b>Guiding Principle</b><br/> <b>Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</b></p> |   |  |
| ✓  | 3.1: Plan and develop complete communities within each policy tier to accommodate people’s daily needs for living at all ages.              | <ul style="list-style-type: none"> <li>• Appropriately titled, the proposed MDP provides a complete and credible policy framework for creating a Complete Community.</li> </ul>  |
| ✓  | 3.2: Plan for and promote a range of housing options.   | <ul style="list-style-type: none"> <li>• One of the objectives of the responsible development theme is that <i>Beaumont will provide a choice of housing and tenure options, which meet the needs of a multi-generational, culturally diverse, and variable income community.</i></li> </ul>   |
| ✓  | 3.3: Plan for and promote market affordable and non-market housing to address core housing need.  | <ul style="list-style-type: none"> <li>• The proposed MDP supports innovative housing types that will encourage affordability and diversity.</li> </ul>  |
|  <p><b>Guiding Principle</b><br/> <b>Achieve compact growth that optimizes infrastructure investment.</b></p>   |   |  |
| ✓  | 4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth.                                | <ul style="list-style-type: none"> <li>• The proposed MDP is consistent with the minimum 35 dwelling units per net residential hectare density target and the intensification target of 10 percent as per Schedule 6 of the EMRGP.</li> <li>• The MDP promotes the creation of about 5,550 new jobs by 2044 as per Schedule 1 of the EMRGP.</li> </ul> |
| ✓  | 4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint. | <ul style="list-style-type: none"> <li>• The proposed MDP establishes policies to direct redevelopment in the existing residential area and intensification of the Centre-Ville.</li> </ul>  |

| Principles and Objectives  | Comments on Consistency  |
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|  4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities.      | <ul style="list-style-type: none"> <li>The proposed MDP's greenfield policies require appropriate development phasing.</li> </ul>  |
|  4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing.    | <ul style="list-style-type: none"> <li>Not applicable.</li> </ul>  |
|  4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs. | <ul style="list-style-type: none"> <li>The proposed MDP contains policies to support mixed use type developments and to strive for an intensification target in the Centre-Ville of 100 dwelling units per net residential hectare.</li> </ul> |
|  4.6: Prioritize investment and funding of regional infrastructure to support planned growth.                       | <ul style="list-style-type: none"> <li>Expansion of regional water and regional waste water systems are planned for Beaumont.</li> <li>Collaborative servicing in the Future Growth Area ensures regional efficiency.</li> </ul>               |
|  4.7: Ensure compatible land use patterns to minimize risks to public safety and health                             | <ul style="list-style-type: none"> <li>The safety and emergency management section of the proposed MDP links land use with emergency preparedness and hazard mitigation.</li> </ul>  |

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|  | <p>Guiding Principle</p> <p><b>Ensure effective regional mobility.</b></p> |
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|  5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity.   | <ul style="list-style-type: none"> <li>A key goal of the proposed MDP is to build and maintain a resilient transportation system thereby effectively connecting residents, goods, and services locally, regionally, nationally, and internationally.</li> </ul>   |
|  5.2: Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable alternatives to private automobile travel, appropriate to the scale of the community. | <ul style="list-style-type: none"> <li>The first objective in the effective movement of people and goods theme is to maintain a <i>multi-modal transportation network that supports walkability and transit.</i></li> <li>Land use and transportation policies support and encourage future public transit opportunities and transit oriented development.</li> </ul> |
|  5.3: Coordinate and integrate land use and transportation facilities and services to support the efficient and safe movement of people, goods and services in both urban and rural areas.       | <ul style="list-style-type: none"> <li>A Transportation Master Plan will be submitted to the EMRB for review and comment thereby encouraging integrated decision making.</li> <li>New ASPs will be required to complete a Transportation Impact Assessment informed by the local and regional transportation plans.</li> </ul>  |

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| ✓  | 5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world.  | <ul style="list-style-type: none"> <li>• Beaumont's proximity to the Edmonton International Airport and its location on Highway 625 support the airport as a primary gateway to the world by providing location options for airport employees and businesses.</li> </ul>   |
| ✓  | 5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions.                          | <ul style="list-style-type: none"> <li>• MDP policies address collaboration with Alberta Transportation and regional partners <i>to develop an efficient regional transportation network of roads, trails, and regional transit.</i></li> <li>• As well, cost sharing regional transit and protection of regional transportation assets are proposed.</li> </ul> |
|  <b>Guiding Principle</b><br><b>Ensure the wise management of prime agricultural resources.</b> |  |  |
| ✓  | 6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations.      | <ul style="list-style-type: none"> <li>• The MDP requires that <i>prime agriculture lands be conserved for agricultural purposes until the lands are needed to accommodate urban growth.</i></li> </ul>  |
| ✓  | 6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses.   | <ul style="list-style-type: none"> <li>• Proposed MDP policies discourage premature fragmentation of prime agricultural land and require an Agricultural Impact Assessment for new ASPs to direct the staging of development to allow for the continued use of the land for agriculture.</li> </ul>  |
| ✓  | 6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system. | <ul style="list-style-type: none"> <li>• An objective of the healthy and vibrant community theme <i>encourages opportunities for all types of urban agriculture.</i></li> </ul>  |