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August 2, 2018

Neal Sarnecki, Interim CEO
Edmonton Metropolitan Region Board
#1100 Bell Tower
10104 – 103 Ave
Edmonton, AB T5J 0H8

Dear Mr. Sarnecki:

RE: Referral of the Lakeview Area Structure Plan (Bylaw 927-18)

Please accept this letter as a request to the Edmonton Metropolitan Region Board to review and approve the Lakeview Area Structure Plan (Bylaw 927-18). Beaumont Council gave First Reading to Bylaw 927-18 on July 24, 2018. This matter is being referred to the Edmonton Metropolitan Region Board in accordance with the Ministerial Order No. MLS: 111/17.

The application is being referred to the Edmonton Metropolitan Region Board as it meets the following submission criteria under Section 4.1 of the Regional Evaluation Framework (REF):

4.1 New Statutory Plans

A municipality must refer to the Board any proposed new statutory plan

The proposed Lakeview Area Structure Plan is a statutory plan for a Greenfield Area that encompasses 63.68 hectares of land within the southeast portion of Beaumont's pre-annexation boundary. The Plan includes:

- A mix of residential housing which proposes a planned density of 35 dwelling units per net residential hectare in order to meet the diverse needs of a variety of residents including single detached dwellings, semi-detached dwellings, duplexes, greenway housing, row housing, low rise apartments, and medium rise apartments;
- Employment opportunities through the commercial and mixed-use sites to provide residents with easy access to day-to-day neighbourhood commercial needs;
- School sites to accommodate Beaumont's growing need for schools; and
- The retention of a deciduous woodland at the southwest corner of the plan area

In summary, the development of the Lakeview Area Structure Plan is a logical and contiguous extension of the community that supports Beaumont's employment and population growth. The Plan aligns with the principles, objectives, and policies of the Edmonton Metropolitan Region Growth Plan by offering a variety of housing choices, prioritizing growth where infrastructure exists, and maintaining and recognizing Highway 625 as a major regional transportation route. The planned density meets the Edmonton Metropolitan Region Board Growth Plan's Minimum Greenfield Residential Density of 35 dwelling units per net residential hectare as per Schedule 6. The Plan also complies with Beaumont's Municipal Development Plan.

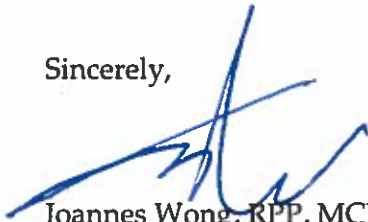
This application includes the following supporting documents pursuant to Section 5.2 of the Regional Evaluation Framework:

- 1) Bylaw 927-18 - Lakeview Area Structure Plan; and
- 2) Administration's report to Council for first reading for Bylaw 927-18

Planning consultant on record for this application is Invistec Consulting Ltd., on behalf of 1994853 Alberta Ltd.

If you have any questions or require further assistance with this matter, please contact Lisa Drury at 780-929-4312 or via email at lisa.drury@beaumont.ab.ca.

Sincerely,



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