



VILLE DE / TOWN OF
BEAUMONT

5600 49 Street, Beaumont, AB T4X 1A1
T 780-929-8782 F 780-929-8729
E admin@beaumont.ab.ca
f /beaumontab t @t4xbeaumont
www.beaumont.ab.ca

September 22, 2017

Capital Region Board
#1100 Bell Tower
10104 103 Avenue
Edmonton AB T5J 0H8



Dear Mr. Sarnecki,

Re: Referral of Beaumont's Municipal Plan Amendment (Bylaw 894-17) and the Elan Area Structure Plan (Bylaw 892-17)

Please accept this letter as a request to the Capital Region Board (CRB) by the Town of Beaumont to review an amendment to our current Municipal Development Plan (MDP) and the Elan Area Structure Plan (ASP). These matters are being referred to the Capital Region Board in accordance with the Regional Evaluation Framework established under Ministerial Order L: 270/10.

This amendment to our MDP is an interim solution while Beaumont works with our regional partners on revisions to *Our Complete Community*, the Town's new Municipal Development Plan. It satisfies Beaumont's need for some minor policy updates and enables development to proceed within the west portion of Beaumont. The proposed amendment includes:

- A revised Land Use Concept Map, which recognizes the proposed land use policy areas for the Elan ASP. The lands north of Township 510 and south of Highway 625 are designated Urban Reserve and are subject to an overlay;
- The lands north of Township 510 remain subject to an overlay that refers to Leduc County's North Major Area Structure Plan as per Section 135 of the *Municipal Government Act*;
- The lands south of Highway 625 are subject to a non-residential overlay and must have an ASP in place prior to development that guides policy direction for business park and light industrial development; and
- Minor housekeeping amendments to recognize the changes in policy direction and planning and engineering best practices since 1998 to provide an updated framework for guiding growth and development.

The amendment to the MDP bylaw is being referred to the Capital Region Board in accordance with the Regional Evaluation Framework established under Ministerial Order L: 270/10, Section 3.1 which states:

- 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.

The Elan ASP is submitted as a supporting document for the amendment to the Municipal Development Plan as well as under Ministerial Order L: 270/10, Sections 3.2 a) (iv) and b) (ii) which state:

- 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
 - 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 Corridors maps in the Capital Region Growth Plan or conservation buffers as shown on the Regional Buffers Areas map of the Capital Region Growth Plan.

The Elan ASP is within 0.8 kilometres of two regional roads: Township Road 510 and Highway 625. The traffic generated by the combination of a large population and non-residential development will result in an impact on Township Road 510 and Highway 625 by necessitating intersection improvements, such as lights to be installed as a result of development. In addition, the development of the west area of Beaumont will have impacts on the regional water and wastewater infrastructure, which is already contemplated and planned to accommodate Beaumont's future growth.

The Elan ASP encompasses 515 hectares of land in the west portion of Beaumont adjacent to the East Vistas Local Area Structure Plan. The ASP proposes a wide mix of land uses, including commercial, residential, and business park with a planned density of 37 dwelling units per net residential hectare, which exceeds the Capital Region Board Growth Plan Priority Growth Area C_E Density Target of 25 - 35 units per net residential hectare. The ASP includes:

- A community-oriented mixed use area for high design commercial and residential uses that will form the social and cultural hub for the neighbourhood;
- Consideration for multimodal transportation including future regional transit opportunities;
- A super wetland to assist with stormwater management on a regional and local basis while also acting as a connection for trails and greenways, boardwalks, and interpretive signage;
- A mix of residential housing to meet diverse needs of a variety of residents including single detached dwellings, semi-detached dwellings, duplexes, row housing, and low rise apartments; and
- School sites to accommodate Beaumont's growing need for schools and district parks.

The proposed Municipal Development Plan amendment (Bylaw 894-17) was prepared collaboratively with ISL Engineering and Land Services and received first reading by Council on September 12, 2017. The Elan ASP (Bylaw 892-17) received first reading on July 25, 2017. The Elan ASP was submitted by Invistec Consulting Ltd, on behalf of 1662825 Alberta Ltd (Dream Developments). The Elan Area Structure Plan (ASP) is consistent with the 2010 Capital Region Growth Plan, while also meeting the objectives and policies of the forthcoming Edmonton Metropolitan Region Growth Plan, and other policies and strategies of the Capital Region Board.

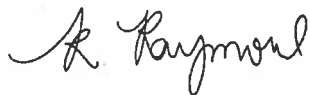
This application includes the following information, pursuant to Section 3.5 of the Regional Evaluation Framework:

- 1) Bylaw 894-17 Municipal Development Plan amendment;
- 2) a copy of the most recently amended Municipal Development Plan;
- 3) Administration's memorandum to Council for first reading for Bylaw 894-17;
- 4) Bylaw 892-17 Elan Area Structure Plan;
- 5) Administration's memorandum to Council for first reading for Bylaw 892-17.

Further supporting reports and information for the Elan ASP (Bylaw 892-17) can be found here: www.beaumont.ab.ca/elan

If you have any additional questions or concerns regarding this submission, please feel free to contact me at 780-929-3302 or via email at kendra.raymond@beaumont.ab.ca.

Sincerely,



Kendra Raymond, RPP, MCIP
Manager, Long Range Planning