



## MEMORANDUM

**TO:** 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:** September 12, 2017

**SUBJECT:** Bylaw 894-17 - Municipal Development Plan Interim Amendment - 1<sup>st</sup> Reading

---

File: 0550-M01

### PURPOSE

The purpose of this memo is to present Bylaw 894-17, the Interim Municipal Development Plan amendment, to Council for first reading.

### BACKGROUND

Administration has been proactively preparing an interim amendment to Beaumont's existing Municipal Development Plan (Bylaw 486-98) in the event there were delays receiving approval for the new Municipal Development Plan (MDP), *Our Complete Community*, by the Capital Region Board (CRB). The purpose of the interim amendment is to:

- recognize Beaumont's boundary as of January 1, 2017 - to enable development to occur on the new lands;
- set the framework for upgrading Beaumont's planning system through the use of statutory plans; and
- update the objectives and policies of the plan for alignment with the CRB Regional Growth Plan.

A key component of the interim amendment is the creation of a new land use concept map to recognize the new annexation lands. The Land Use Concept Map has been replaced in the interim amendment with a new map that builds off of Beaumont's new MDP, while recognizing the new annexation lands as Urban Reserve. This is similar to the Land Use Bylaw update that occurred earlier this year to create a new Rural Service Area (appending the Leduc County Land Use Bylaw, as of January 1, 2017, to Beaumont's Land Use Bylaw). Amendments have also been made to the text to update outdated information and ensure alignment with the CRB Growth Plan.

Lands to the north of Township 510 will be part of an overlay which is governed by Leduc County's North Major Area Structure Plan. Lands south of Highway 625 will be governed by a non-residential overlay which requires an Area Structure Plan (ASP) to be in place to provide policies and guidance for the future development of this area. The Land Use Concept Map recognizes those land use designations that are proposed for the Elan Area Structure Plan as this ASP has previously been given first reading by Council.

Our new Municipal Development Plan received an appeal by the City of Edmonton on August 16, 2017 and a decision on the plan will be made by the CRB board on September 14, 2017. Administration recommends that this interim amendment to our existing MDP-Bylaw 894-17 be submitted to the CRB through their Regional Evaluation Framework (REF) after the decision on Bylaw 887-17 (*Our Complete Community*) has been made on September 14 by the CRB. Administration will also submit the Elan Area Structure Plan (which has already received first reading) in conjunction with the MDP amendment. If *Our Complete Community* is approved by the CRB on September 14, 2017, the interim amendment to our existing MDP is no longer required and Administration will only submit the Elan Area Structure Plan to the CRB.

A copy of Bylaw 894-17 is attached for Council's consideration.

### **FINANCIAL CONSIDERATIONS**

N/A

### **PLANS/STANDARDS**

- Strategic Plan 2016-2021: Key Focus Area - Economic Development; Fiscal and Asset Management; Complete Community  
[www.beaumont.ab.ca/strategicplan](http://www.beaumont.ab.ca/strategicplan)
- Capital Region Board Growth Plan: Density Target PGA C<sub>E</sub> 25-35 units/net residential hectare. The Elan Area Structure Plan, which this amendment is in response to is planned to achieve 36 units/net residential hectare in its new development area.  
<http://capitalregionboard.ab.ca/growth-plan/growth-plan-2010/>
- Land Use Bylaw: Not Applicable
- Inter-Municipal Development Plan 485/98: Referral of Development Matters  
<http://www.beaumont.ab.ca/09/images/file/PDF%20documents/Planning%20and%20Development%20Services/Statutory%20and%20Outline%20Plans/IDP%201998.pdf>
- Open Space and Trails Master Plan: Map 10  
<http://www.beaumont.ab.ca/09/images/file/PDF%20documents/Planning%20and%20Development%20Services/Planning%20Studies/2015-08-04%20Final%20Report.pdf>

### **LEGISLATIVE AUTHORITY:**

*Municipal Government Act*, Section Sections 606 and 692(1)

### **ATTACHMENTS**

1. Attachment 1 - Bylaw 894-17
2. Attachment 2 - Municipal Development Plan Amendment with track changes

### **ALTERNATIVES:**

1. That Council approve first reading to Bylaw 894-17 to amend the Municipal Development Plan (Bylaw 486-98).
2. That Council approve of the submission of Bylaw 894-17 for the Municipal Development Plan Amendment to the Capital Region Board (CRB) for their review and approval through the Regional Evaluation Framework process after a decision has been rendered by the CRB on Bylaw 887-17, *Our Complete Community: Municipal Development Plan*.
3. That Council approve an alternate direction on how they wish to proceed.

**RECOMMENDATIONS:**

1. That Council approve first reading to Bylaw 894-17 to amend the Municipal Development Plan (Bylaw 486-98).
2. That Council approve of the submission of Bylaw 894-17 for the Municipal Development Plan Amendment to the Capital Region Board (CRB) for their review and approval through the Regional Evaluation Framework process after a decision has been rendered by the CRB on Bylaw 887-17, *Our Complete Community*: Municipal Development Plan.

KR/lid/SN (M\_1<sup>st</sup> Reading)