MEMORANDUM

TO: Chief Administrative Officer
FROM: General Manager, Planning & Infrastructure Services
(Director, Planning & Engineering)
(Manager, Long Range Planning)

Presenter: Kendra Raymond (Manager, Long Range Planning)

DATE: July 25, 2017

SUBJECT: Bylaw 892-17 – Elan Area Structure Plan – 1st Reading

PURPOSE
To present to Council Bylaw 892-17 for first reading to adopt the Elan Area Structure Plan.

BACKGROUND
Invistec Consulting Ltd., on behalf of 1662825 Alberta Ltd., has submitted an Area Structure Plan for approximately 515 hectares (two sections of land) in the west portion of Beaumont’s annexed lands and immediately east of Leduc County’s East Vistas Local Area Structure Plan. The plan area is bounded by Township Road 510 to the north, Highway 625 to the south, Range Road 243 to the east, and Range Road 244 to the west. An Area Structure Plan is a statutory plan that provides a framework for development and growth in a specific area of land.

The proposed land uses in the Area Structure Plan (ASP) as shown in the Land Use Concept (Attachment C) are:

- Low density residential
- Medium density residential
- Commercial
- Business Park
- Community mixed use
- Private recreation
- Municipal Reserve
- Super wetland
- Stormwater management facility
- Environmental Reserve
- Leblanc Canal
- Utility Right of Way

The Elan ASP proposes approximately 7,989 new dwelling units and is planned to accommodate 21,424 new residents at full build-out within 20-25 years. The ASP is planned to achieve a density of 35 dwelling units per net residential hectare which meets the requirements of the pending Capital Region Board’s new Edmonton Metropolitan Region Growth Plan.

Unique features of the plan include:

- a community-oriented mixed use area for high design commercial and residential uses that will form the social and cultural hub for the neighbourhood;
- Business Park to provide much needed employment lands in Beaumont by accommodating higher quality business, light industrial, and ancillary office uses;
- 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 preparation of the Elan ASP began in January 2014 when the lands were still in Leduc County’s jurisdiction. Two public meetings were held in 2014 and in May 2014. Beaumont and Leduc County agreed to a collaborative intermunicipal review of the plan. Beaumont was actively involved in providing comments throughout the development of the plan. When Beaumont initiated the new Municipal Development Plan - Our Complete Community (including these lands) the applicant participated throughout the entire process to ensure that the Elan Area Structure Plan is in alignment with Beaumont’s future plans and adequately addresses Beaumont’s unique context. The applicant held an additional Open House on June 1, 2017 to provide an opportunity for residents to view and comment on the ASP. Consultation was also held with a variety of agencies including the three school boards in Beaumont.

Administration has worked closely with the applicant to review the plan and supporting documentation to ensure consistency with the forthcoming Edmonton Metropolitan Region Growth Plan and our new Municipal Development Plan (a summary of how the ASP complies with these plans can be found on pages 76-83 of the plan). Supporting documentation for the plan included an Environmental Site Assessment, Biophysical Assessment, Geotechnical Report, Municipal Servicing report, Water Network Analysis, Agricultural Impact Assessment, Transportation Impact Assessment, and Historical Resource Impact Assessment.

A copy of Bylaw 892-17 is attached for Council’s consideration as Attachment A.

FINANCIAL CONSIDERATIONS
This ASP will lead to public land dedication, collection of cash-in-lieu for municipal reserve, and the collection of off-site levies through the continued development of the plan area.

PLANS/STANDARDS
- Strategic Plan 2016-2021: Key Focus Areas – Complete Community; Economic Development [http://www.beaumont.ab.ca/396/Strategic-Plan]
- Capital Region Board Growth Plan: Density Target PGA C_E 25-35 units/net residential hectare. The Elan Area Structure Plan is planned to achieve 35 units/net residential hectare. This plan was created in anticipation of the new Capital Region Growth Plan - the Edmonton Metropolitan Region Growth Plan, which requires a Minimum Greenfield Residential Density of 35 dwelling units per net residential hectare. [http://capitalregionboard.ab.ca/growth-plan/growth-plan-2010/]
- Municipal Development Plan 486-98: This area is not identified on Beaumont’s current Municipal Development Plan. However, the Elan Area Structure Plan was developed in alignment with the proposed Municipal Development Plan, which is currently being
reviewed by the Capital Region Board. It designates this area for Future Residential, Commercial, Business Park, and Private Recreation.

http://www.beaumont.ab.ca/DocumentCenter/View/367

  http://www.beaumont.ab.ca/DocumentCenter/View/366
- Open Space and Trails Master Plan: Not Applicable. The Open Space and Trails Master Plan does not recognize the new annexation lands.

**LEGISLATIVE AUTHORITY:**

- *Municipal Government Act,* Section 187
- Town of Beaumont Land Use Bylaw 796-12

**ATTACHMENTS**
1. Attachment A – Bylaw 892-17 Elan Area Structure Plan
2. Attachment B – Location Map
3. Attachment C – Land Use Concept

**ALTERNATIVES:**
1. That Council give first reading to Bylaw 892-17 for the Elan Area Structure Plan.
2. That Council direct Administration to conduct the appropriate processes and advertising to hold a Public Hearing on August 22, 2017.
3. That the Council advise how they wish to proceed.

**RECOMMENDATIONS:**
1. That Council approve first reading to Bylaw 892-17 for the Elan Area Structure Plan.
2. That Council direct Administration to conduct the appropriate processes and advertising to hold a Public Hearing on August 22, 2017.

KR/Id (M_1st Reading)