



Introduction

The Province has adopted the Regional Evaluation Framework (REF) for the Capital Region Board's review of statutory plans. The Town of Beaumont has referred a new Municipal Development Plan (MDP) to the Capital Region Board pursuant to REF Section 3.1 *A Municipality must refer to the Board any proposed new Intermunicipal Development Plan, Municipal Development Plan and any proposed amendment.*

Purpose

The purpose of proposed Bylaw 887-17 is to replace the current MDP with a visually appealing contemporary document encompassing newly annexed lands. The proposed MDP also updates the Town's growth and development strategies and broadens the table of contents to consider global, national, provincial and regional initiatives. The proposed MDP conveys the intent of Beaumont's Strategic Plan with links to other municipal objectives.

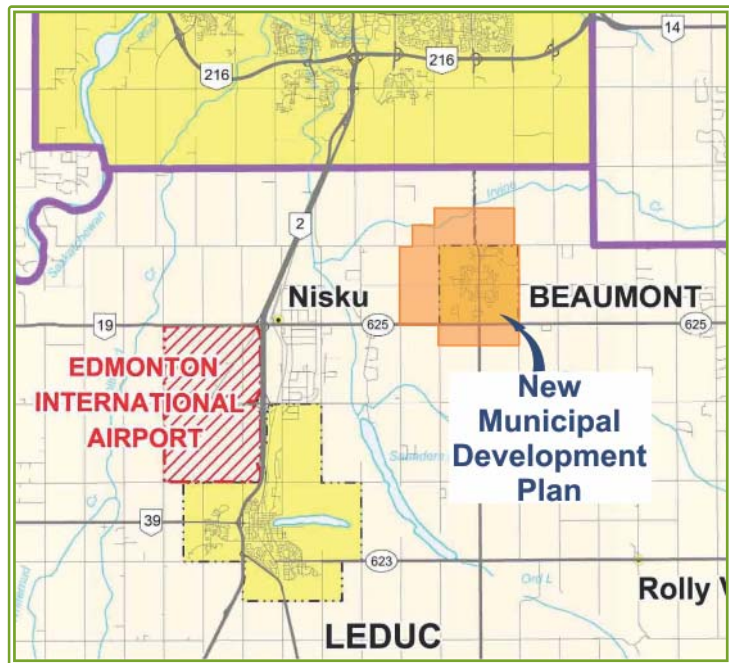
The land use concept has been designed to align with the growth directives in the (proposed) Edmonton Metropolitan Region Growth Plan to appropriately intensify Beaumont's built-up and planned areas, in addition to ensuring that Beaumont's greenfield areas achieve a density of 35 dwelling units per net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

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 sections include Working Together and Implementation, and Transition and Monitoring.

Creation of the proposed MDP involved a robust communication and consultation process that combined stakeholder and public feedback to improve the quality of the Plan.

Recommendation

That Capital Region Board **APPROVE** the Town of Beaumont Municipal Development Plan.



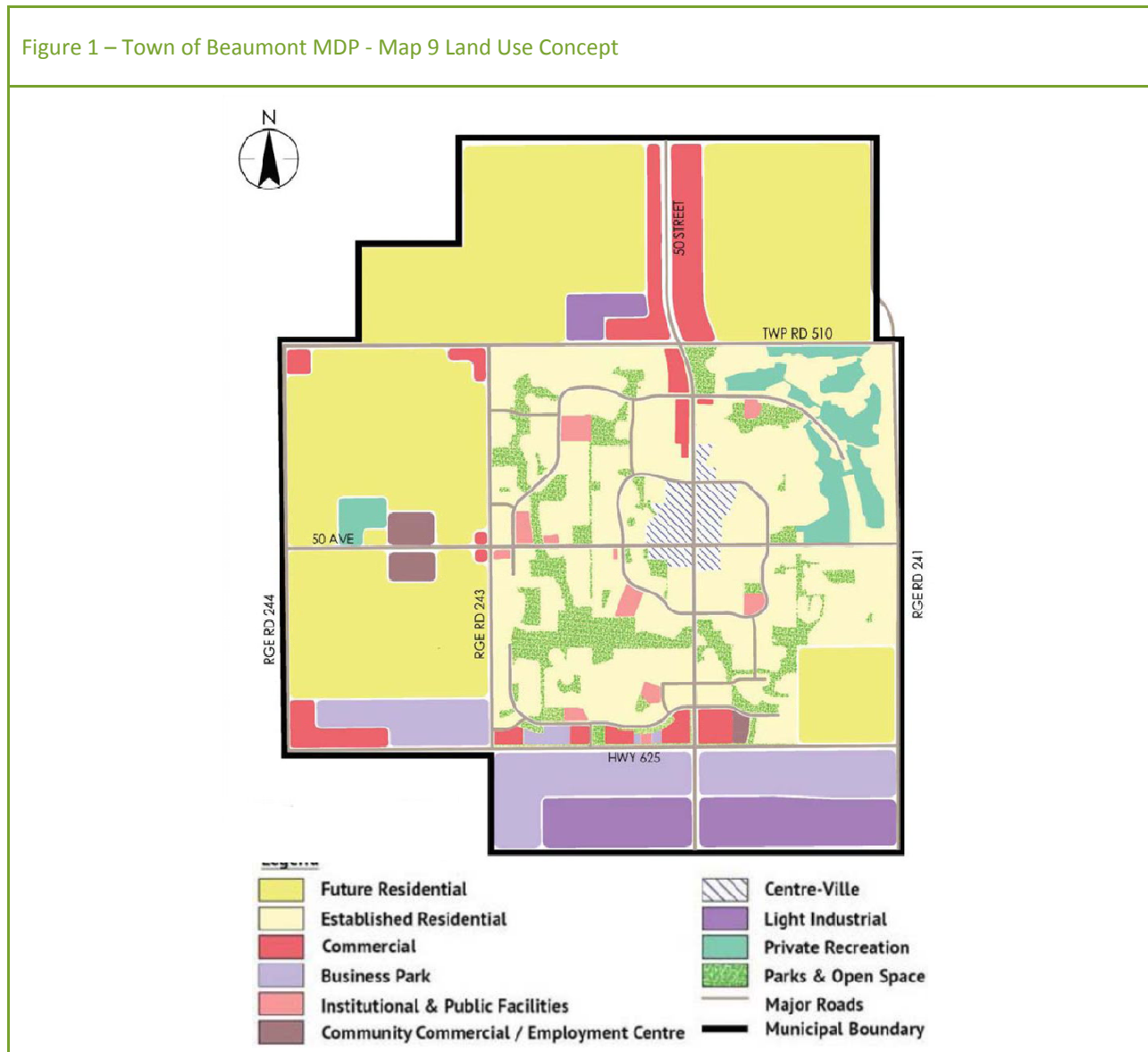
Summary

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 17,000 and doubled in size from 10.2 square kilometres to 23.5 square kilometres. The 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 Town is located in the centre of PGA C_E that has a density target of 25 to 35 dwelling units per net residential hectare. The proposed MDP requires that greenfield residential development achieve a density target of 35 units per net residential hectare in compliance with Schedule 6 of the proposed Edmonton Metropolitan Growth Plan. Intensification of built up areas of ten percent is also required.

The MDP provides a framework to direct greenfield development, consider infill at higher densities and retain agricultural operations, environmentally sensitive lands and open space. The Land Use Concept is divided into nine areas including: Established Residential; Future Residential; Commercial; Light Industrial; Business Park; Community Commercial/Employment Centre; Centre de Ville; Public Facilities and Institutions; Private Recreation; and, Parks and Open Space (see Figure 1).

Figure 1 – Town of Beaumont MDP - Map 9 Land Use Concept



Evaluation Criteria

Section 5.4 of REF lists the criteria the Board must consider in evaluating statutory plans.

<p>5.4(a) Compatibility of the development with the objectives of the Capital Region Growth Plan as set out in Section 11 of the Regulation:</p> <p>✓</p> <p>11(a) To promote an integrated and strategic approach to planning for future growth in the Capital Region;</p> <ul style="list-style-type: none"> • The MDP Land Use Concept and supporting <i>Responsible Development</i> policies are consistent with the current Capital Region Growth Plan (CRGP) residential density target for PGA “C_E” of 25 to 35 dwelling units per net residential hectare. The Plan also takes a strategic approach to planning for future growth by aligning greenfield and infill development policies with the proposed Edmonton Metropolitan Regional Plan. • The <i>Working Together</i> section of the proposed MDP demonstrates a strategic and integrated planning approach between the City of Edmonton and Leduc County for promoting compatible land use strategies and integrated infrastructure systems. 	
<p>✓</p> <p>11(b) To identify the overall development pattern and key future infrastructure investments that would best complement existing infrastructure, services and land uses in the Capital Region, and maximize benefits to the Capital Region;</p> <ul style="list-style-type: none"> • New urban development proposed by the MDP will complement existing land uses within and adjacent to the Town and will allow for the efficient extension of existing infrastructure and services. 	
<p>✓</p> <p>11(c) To co-ordinate decisions in the Capital Region to sustain economic growth and ensure strong communities and a healthy environment;</p> <ul style="list-style-type: none"> • Three themes of the proposed MDP deal with Economic Strength, Healthy Vibrant Communities, and Environmental Stewardship. The related policies strive to support economic growth, promote strong culturally sensitive communities, and encourage a healthy environment. 	
<p>5.4(b) Whether the approval and full implementation of the statutory plan or statutory plan amendment would result in development that is consistent with all of the following:</p> <p>(i) The Land Use Principles and Policies of the Capital Region Growth Plan including the provisions for:</p>	
<p>✓</p> <p>i. Buffer areas as shown on the Regional Buffer Areas map in the Capital Region Growth Plan;</p>	<ul style="list-style-type: none"> • Not applicable.
<p>✓</p> <p>ii. Priority Growth Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;</p>	<ul style="list-style-type: none"> • Beaumont is located within PGA ‘C_E’. The proposed MDP contains policies that will promote growth within this PGA.
<p>✓</p> <p>iii. Cluster Country Residential Areas as shown on the Priority Growth Areas and Cluster Country Residential Areas map in the Capital Region Growth Plan;</p>	<ul style="list-style-type: none"> • Not applicable.

✓ iv. Density targets as outlined in the Capital Region Growth Plan; and	<ul style="list-style-type: none"> The 35 dwelling units per net residential hectare is consistent with upper end of the density target for PGA “C_E”.
✓ v. Outside Priority Growth Areas and Cluster Country Residential Areas.	<ul style="list-style-type: none"> Not applicable.

✓ (ii) The regional population and employment forecasts in the Capital Region Growth Plan.	<ul style="list-style-type: none"> The Town’s 2044 low and high population forecasts (36,800 and 59,800 respectively) are consistent with the population forecast for Beaumont as per the CRGP. The proposed MDP aspires to accommodate 8,022 jobs by 2044 as per the CRGP.
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✓ (iii) The regional transportation network as shown in the Regional Transportation Infrastructure map in the Capital Region Growth Plan.	<ul style="list-style-type: none"> Highway 814 (50th Street) extends through the centre of Beaumont from north to south. The highway is the main arterial for the Town and serves both internal and regional traffic. Highway 625 extends from east to west across the south portion of the Town. Both roadways are recognized by the Regional Transportation Infrastructure map. The proposed MDP includes measures to assess the impact of new developments on the regional infrastructure system.
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✓ (iv) The Intermunicipal Transit Network Plan of the Capital Region Growth Plan (Figures 8, 9 or 10 of the Capital Region Intermunicipal Transit Network Plan) and a Transportation Master Plan as approved by the City of Edmonton.	<ul style="list-style-type: none"> Intermunicipal bus routes are proposed along 50th Street/Highway 814 and west on Highway 625 to Highway 2. These routes are shown on the Intermunicipal Transit Network Plan.
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✓ (v) The 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 of the Capital Region Growth Plan.	<ul style="list-style-type: none"> Expansion of regional water and regional waste water systems are planned for Beaumont.
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✓ (vi) The boundaries and policies of the Alberta’s Industrial Heartland Area Structure Plans (ASPs) and the Edmonton International Airport Area Structure Plan.	<ul style="list-style-type: none"> Not Applicable.
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Attachments

1. Evaluation of a new Municipal Development Plan for the Town of Beaumont against the Principles and Policies of the Capital Region Land Use Plan.

<p>✓ I. PROTECT THE ENVIRONMENT AND RESOURCES</p> <ul style="list-style-type: none">A. Preserve and protect the environment.B. Preserve agricultural land.C. Protect natural resources.D. Minimize the impact of development on regional watersheds and air sheds.E. Minimize the impact of heavy industrial development.	<ul style="list-style-type: none">• The proposed MDP contains policies to preserve and protect the environment, preserve agricultural land, protect natural resources, and minimize the impact on regional water and air sheds.
<p>✓ II. MINIMIZE REGIONAL FOOTPRINT</p> <ul style="list-style-type: none">A. Identify, Protect and Prioritize Lands for Regional InfrastructureB. Concentrate New Growth Within Priority Growth AreasC. Allow Growth Outside of Priority Growth AreasD. Support Expansion of Medium and Higher Density Residential Housing FormsE. Support Cluster Country Residential Development	<ul style="list-style-type: none">• The proposed MDP concentrates new growth in PGA "C_E".• The proposed MDP promotes medium and high density residential housing forms.
<p>✓ III. STRENGTHEN COMMUNITIES</p> <ul style="list-style-type: none">A. Create Inclusive CommunitiesB. Support Healthy CommunitiesC. Support Public TransitD. Support Innovative and Affordable Housing Options	<ul style="list-style-type: none">• The proposed MDP has sections titled <i>Healthy Vibrant Communities</i> and <i>Responsible Development</i>. MDP Policies encourage the creation of inclusive healthy communities that support innovative and affordable housing forms.• MDP policies support public transit.
<p>✓ IV. INCREASE TRANSPORTATION CHOICE</p> <ul style="list-style-type: none">A. Integrate Transportation Systems with Land UseB. Support the Expansion of Transit Service in Various Forms	<ul style="list-style-type: none">• The proposed MDP requires new neighbourhoods and local employment areas to plan for transit service.
<p>✓ V. ENSURE EFFICIENT PROVISION OF SERVICES</p> <ul style="list-style-type: none">A. Design Integrated Physical Infrastructure within the RegionB. Maximize Utilization of Existing Infrastructure	<ul style="list-style-type: none">• The proposed MDP encourages the logical and efficient expansion of existing infrastructure <i>in a contiguous, efficient, and cost effective manner</i>.



VI. SUPPORT REGIONAL ECONOMIC DEVELOPMENT

- A. Ensure a Supply of Land To Sustain a Variety Of Economic Development Activities
- B. Attract and Retain Individuals and Families with a Diverse Range of Skills to the Capital Region to Satisfy the Region's Economic Development Goals
- C. Support Regional Prosperity
- D. Position the Capital Region Competitively on the World Stage

- A key objective of the proposed MDP is to: *Diversify the economic tax base by attracting diverse and unique commercial and industrial/business uses.*
- Another objective is: *To contribute to global economic competitiveness and diversification of the regional economy.*