

VILLE DE / TOWN OF
BEAUMONT

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April 28, 2017

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

Dear Mr. Sarnecki,

Re: Beaumont Municipal Development Plan Amendment

Please accept the Town of Beaumont's proposed map and text amendment to the Municipal Development Plan 486-98 (Bylaw 877-17) to allow mixed use developments to occur outside of Beaumont's Centre-Ville area and amend Map 5.1, the Future Land Use Concept.

The Bylaw received first reading on January 10, 2017 and the Public Hearing was held on January 24, 2017. This amendment will enable Beaumont to adopt the Beau Val Park/Beaumont Lakes south Area Structure Plan, which was also introduced for first reading on January 10, 2017.

This amendment is being referred as part of the Regional Evaluation Framework established under Ministerial Order L: 270/10, pursuant to the following section:

- 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.

This MDP amendment is being recommended for approval by the Town of Beaumont to facilitate the Beau Val Park/Beaumont Lakes South Area Structure Plan which aligns with the Capital Region Growth Plan. The Beau Val/Beaumont Lakes Area Structure Plan has been included as information as Schedule 3.

The proposed map and text amendment to the Municipal Development Plan will provide the ability to approve mixed use developments outside of the Central Area Redevelopment Plan, subject to an approved Area Structure Plan at Council's discretion.

The lands that are affected by the map amendment are located north of Highway 625, east of 50 Street, and south of 30 Avenue (within the S.W. 1/4 Section of 26-50-24-W4W and are legally

described as Parcels A, B, C, and D of Plan 1912 EO and Plan 1025 KS). The changes to the map include the extension of lands designated as Reserves & Public Utilities further east, to the north of the ring road. This will ensure that an existing tree stand will be protected and provides good street frontage and access to open space for the neighbourhood. The amendment will also increase the amount of land designated as commercial lands by allocating commercial lands to the west of the LeBlanc Canal.

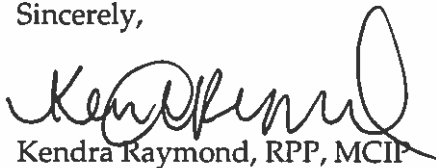
This application includes the following information:

- 1) Bylaw 877-17 amendment to the Municipal Development Plan
- 2) Motion for first reading of Bylaw 877-17
- 3) Bylaw 878-17 Beau Val Park/Beaumont Lakes South Area Structure Plan
- 4) Report to the Capital Region Board to explain the plan amendment and evaluation criteria in section 5.4 of the REF
- 5) Most recently amended plan without the proposed amendment

The Town of Beaumont is currently working on revising their entire Municipal Development Plan to include the newly annexed lands and align with the new Edmonton Region Metropolitan Growth Plan. However, this amendment is required so that development can continue on these lands in a timely manner as the Town is not anticipating circulating the new Municipal Development Plan until summer of 2017.

If you have any additional questions or concerns regarding this submission, please feel free to contact me.

Sincerely,



Kendra Raymond, RPP, MCIP

Manager, Long Range Planning

Ville de / Town of Beaumont

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cc: Mayor, Camille Bérubé

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