



MEMORANDUM

TO: Chief Administrative Officer

File: 0550-M01

FROM: General Manager, Planning & Infrastructure Services
(Director, Planning & Engineering)
(Manager, Long Range Planning)
(Planner)

Presenter: Eleanor Mohammed (Director, Planning & Engineering)

DATE: January 10, 2017

SUBJECT: Bylaw 877-17 - Municipal Development Plan Amendment - 1st Reading

PURPOSE

The purpose of this memo is to present to Council Bylaw 877-17 for first reading to amend the Municipal Development Plan to facilitate the Beau Val Park/Beaumont Lakes South Area Structure Plan.

BACKGROUND

Administration is presenting a text and map amendment to the current Municipal Development Plan (Bylaw 486-98) to facilitate the Beau Val Park/Beaumont Lakes South Area Structure Plan. The Municipal Development Plan (MDP) is a higher level statutory plan and all Area Structure Plans (ASP) must be in compliance with the MDP.

The proposed amendment will amend the commercial policies section (Section 8) of the MDP to provide the ability to approve mixed use developments outside of the Central Area Redevelopment Plan, subject to an approved ASP at Council's discretion. The proposed Beau Val Park/Beaumont Lakes Area Structure Plan includes a mixed use area that will act as a transitional land use between commercial and residential uses.

The lands that are affected by the map amendment are located 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 amendment will assist the Town in achieving its Economic Development Strategic Outcomes within the Strategic Plan to move Beaumont's current residential/commercial tax base ratio of 95:5 towards a preferred ratio of 80:20. This amendment also supports parks planning principles within the Open Space and Trails Master Plan.

This plan will be considered for approval by the Capital Region Board through their Regional Evaluation Framework (REF) after it has gone to Public Hearing and received second reading. The REF process requires that the plan be submitted after first reading, but before third reading.

CAO _____
APPROVED AGENDA ITEM _____

Although Beaumont is currently working on updating the MDP, this amendment is required in the interim so that development may proceed in the Beau Val Beaumont Lakes neighbourhoods. The proposed amendment is consistent with the proposed Land Use Concept that was endorsed by Council on October 25, 2016.

A copy of Bylaw 877-17 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
- Capital Region Board Growth Plan: Density Target PGA C_E 25-35 units/net residential hectare. The Beau Val Park/Beaumont Lakes South Area Structure Plan, which this amendment is in response to is planned to achieve 38 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. Schedule A - Bylaw 877-17
2. Schedule B - Location Map

ALTERNATIVES:

1. That Council give first reading to Bylaw 877-17 to amend the Municipal Development Plan (Bylaw 486-98).
2. That Council direct the Administration to conduct the appropriate processes for holding a Public Hearing and advertising.
3. That the Council advise how they wish to proceed.

RECOMMENDATIONS:

1. That Council give first reading to Bylaw 877-17 to amend the Municipal Development Plan (Bylaw 486-98).

2. That Council direct the Administration to hold a Public Hearing at the January 24, 2017 Council meeting at 7:00 p.m. in the Council Chambers to hear anyone wishing to speak on the matter and in accordance with the Council's procedural Bylaw.
 - Direct the Administration to place two advertisements in the Beaumont News, January 13, 2017 and January 20, 2017 indicating the time, date and procedure of the Public Hearing specifying that the Bylaw is to amend the Municipal Development Plan and that the Bylaw may be inspected at the Town Office during regular business hours.
 - Direct the Administration to forward written notice to the owners of the designated parcel, Leduc County, the Black Gold Regional School Division, St. Thomas Aquinas Roman Catholic Schools Division, Conseil scolaire Centre-Nord, and to each property owner of the parcels adjacent of the land being redistricted.

KR/ld/jo (M_1st Reading)