

February 10, 2021

Sharon Shuya
Edmonton Metropolitan Region Board
#1100 Bell Tower
10104 - 103 Avenue
Edmonton, AB T5J 0H8

RE: EMRB REF Referral of City of Beaumont's Le Rêve Area Structure Plan (Bylaw 994-21)

Please accept this letter as a request to the Edmonton Metropolitan Region Board to review the Le Rêve Area Structure Plan (Bylaw 994-21). Beaumont Council gave First Reading to Bylaw 994-21 on January 12, 2021. This matter is being referred to the Edmonton Metropolitan Region Board in accordance with the Ministerial Order 088/20 as it meets the following submission criteria under Section 4.1 of the Regional Evaluation Framework:

4.1 New Statutory Plans - A municipality must refer to the Board any proposed new statutory plan.

The proposed Le Rêve Area Structure Plan is a statutory plan for approximately 260 hectares in northeast Beaumont. It will repeal and replace the North Major Area Structure Plan (developed by Leduc County for areas under its jurisdiction at the time) for the subject lands. The Plan:

1. Provides a new vision for the development of the northeast area of Beaumont.
2. Proposes land use concepts and policies for the development;
3. Describes the required servicing infrastructure such as water, storm and wastewater networks, mobility/transportation networks, parking and access to support the development; and
4. Provides an implementation plan for the development.

The Le Rêve Area Structure Plan sets out a land use concept which includes Low, Medium, and High Density Residential, Commercial areas, Mixed Use sites, as well as Municipal Reserve, Natural Areas, Greenways, and Environmental Right-of-Way. The Plan provides a roadmap to achieve a density of 36.1 dwelling units per net residential hectare. The Plan also achieves major objectives of the Edmonton Metropolitan Region Growth Plan regarding responsible development and complete communities. The plan complies with Beaumont's Municipal Development Plan (*Our Complete Community*) and other strategic plans that guide growth and development within Beaumont.



The following documents are included pursuant to Section 5.2 of the Regional Evaluation Framework:

1. The current approved North Major Area Structure Plan (Leduc County/ Bylaw 14-04)
2. Bylaw 994-21 – Le Rêve Area Structure Plan
3. Proposed Le Rêve Area Structure Plan
4. Principles and Objectives Checklist for Le Rêve Area Structure Plan
5. Administration’s Report to Council for first reading of Bylaw 994-21
6. Administration Report Location Map
7. Administration Report Land Use Concept

Attachment 3 contains the current version of the Le Rêve Area Structure Plan. This version of plan includes a minor revision to the servicing discussion to ensure it reflected finalized analysis completed in support of the application.

The planning consultant on record for this application is Invistec Consulting Ltd. If you have any questions or require further assistance, please contact Joannes Wong at 780-915-7874 or via email at joannes.wong@beaumont.ab.ca.

Sincerely,

Jwong

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