

**TOWN OF BEAUMONT  
BYLAW NO. 840-14**

**A Bylaw amending Bylaw No. 722-09, the Central Area Redevelopment Plan  
of the Town of Beaumont in the Province of Alberta**

PURSUANT to the Municipal Government Act 2000 and Amendments thereto, the Council of the Town of Beaumont, duly assembled, enacts as follows:

That the Central Area Redevelopment Plan Bylaw No. 722-09 of the Town of Beaumont and, in particular, to add in Section 4.2 – Mixed Use, paragraph 3 the following:

“Retail/business uses are to be provided at street level and be integrated with residential uses on the upper storeys except in areas north of 52 Avenue where residential shall be optional.”

“Schedule A” details the amendment as it would appear in the Central Area Redevelopment Plan Bylaw No. 722-09.

In addition, Figure 8, which refers to the CARP Land Use Plan, be deleted in its entirety and replaced with the updated Figure 8 attached as “Schedule B.”

Read a first time in Council this 28<sup>th</sup> day of October, 2014.

Public Hearing held this 25<sup>th</sup> day of November, 2014.

Read a second time in Council this 25<sup>th</sup> day of November, 2014.

Read a third and final time in Council and passed this 25<sup>th</sup> day of November, 2014.

  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Legislative Clerk

## 4.2 Mixed Use

**Goal:** *To create a vibrant, attractive French Village in the heart of historic Beaumont. A wide variety of compatible uses will ensure a healthy, active and appealing environment.*

The vision for this portion of the Plan area is of a district that is full of life, is strong in character, and is unified by architecture and design that has French Village flair. This area could be home to boutique shops, sidewalk cafés, bakeries, perfumeries, travel agencies, or restaurants. Utilizing French inspired design elements establishes a character and feel for the district. Elements such as peaked roofs, gables, brightly coloured roof and storefronts, derived from Beaumont's French heritage give the buildings an engaging presence, and a unique quality that is not commonly found in Alberta. The public realm compliments these features and invites activity out into the street and into parks. Signage, sidewalk seating, landscaping and other improvements will be designed to soften the transition from indoor to outdoor, and should be well integrated.

The Mixed Use (MU) area is proposed in the heart of downtown, generally on both sides of 50<sup>th</sup> Street and 50<sup>th</sup> Avenue. This area is at the crux of the redevelopment plan, and will ideally set the tone for the rest of the redevelopment of the Central Area.

This designation will allow for a variety of uses such as retail, restaurants, businesses, services, and apartment housing. Retail/business uses are to be provided at street level and be integrated with residential uses on the upper storeys except in areas north of 52<sup>nd</sup> Avenue where residential shall be optional. This will promote business activity at the street level during the daytime, a presence during evening hours, and will offer residential accommodation within a short walking distance of services. The MU designation will also allow for the development of a variety of commercial and residential uses within close proximity of one

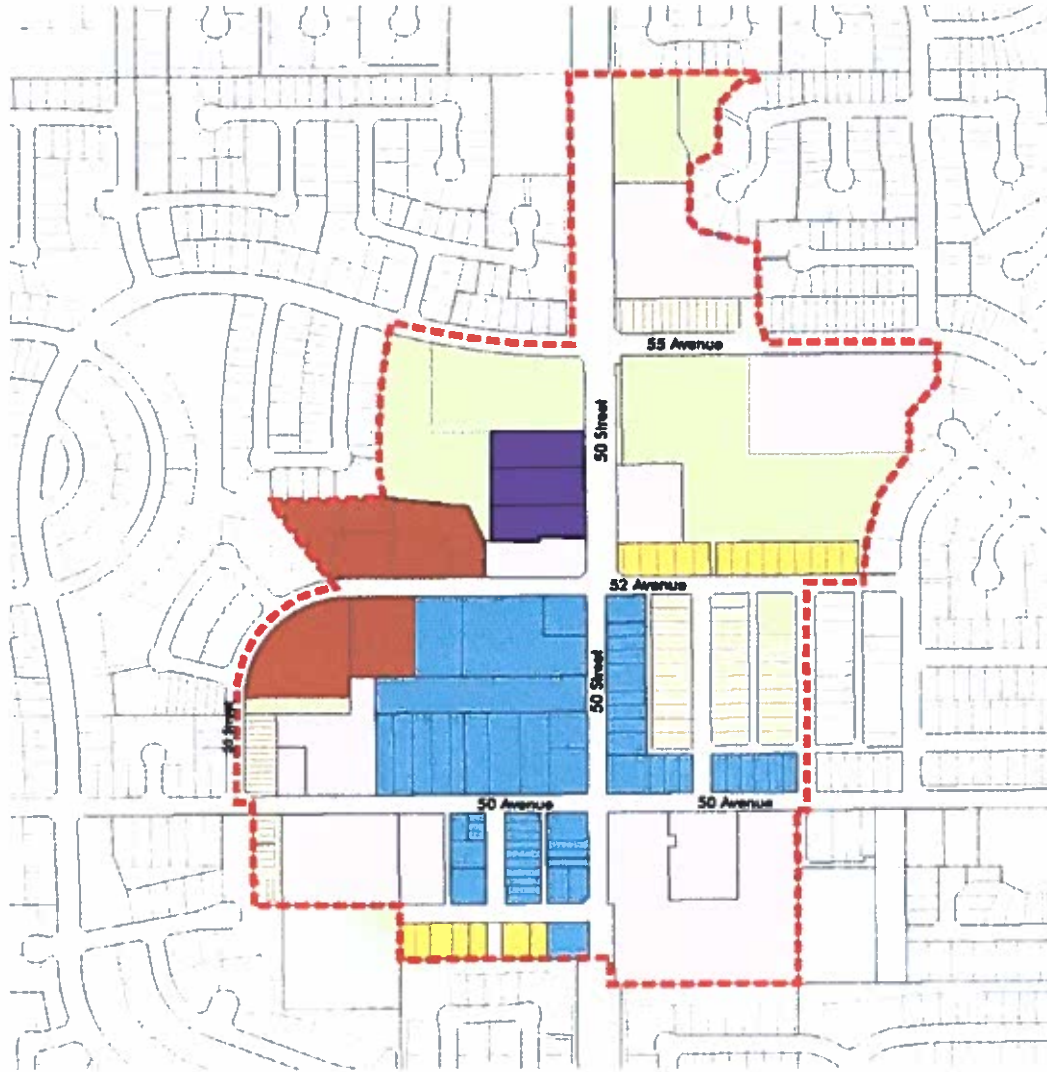
another, so that these uses can be phased according to demand.



# Town of Beaumont



## Central Area Redevelopment Plan



### Legend

- |  |   |
|--|---|
|  Residential                    |  Institutional               |
|  Medium Density Residential     |  Reserves and Public Utility |
|  Live / Work                    |  Central Area Boundary       |
|  Mixed Use                      |   |
|  Mixed Use/Residential Optional |   |



Stantec

Figure 8

Land Use Plan