

**TOWN OF BEAUMONT
BYLAW NO. 877-17**

**A Bylaw amending Bylaw No. 486-98, the Town of Beaumont
Municipal Development Plan, 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 Municipal Development Plan No. 486-98 of the Town of Beaumont be amended by:

- (i) Updating Map 5.1 Future Land Use Concept with the attached Map.
- (ii) Removing Section 8.3.1 and replacing it with the attached Section 8.3.1.

Read a first time in Council this 10th day of January, 2017.

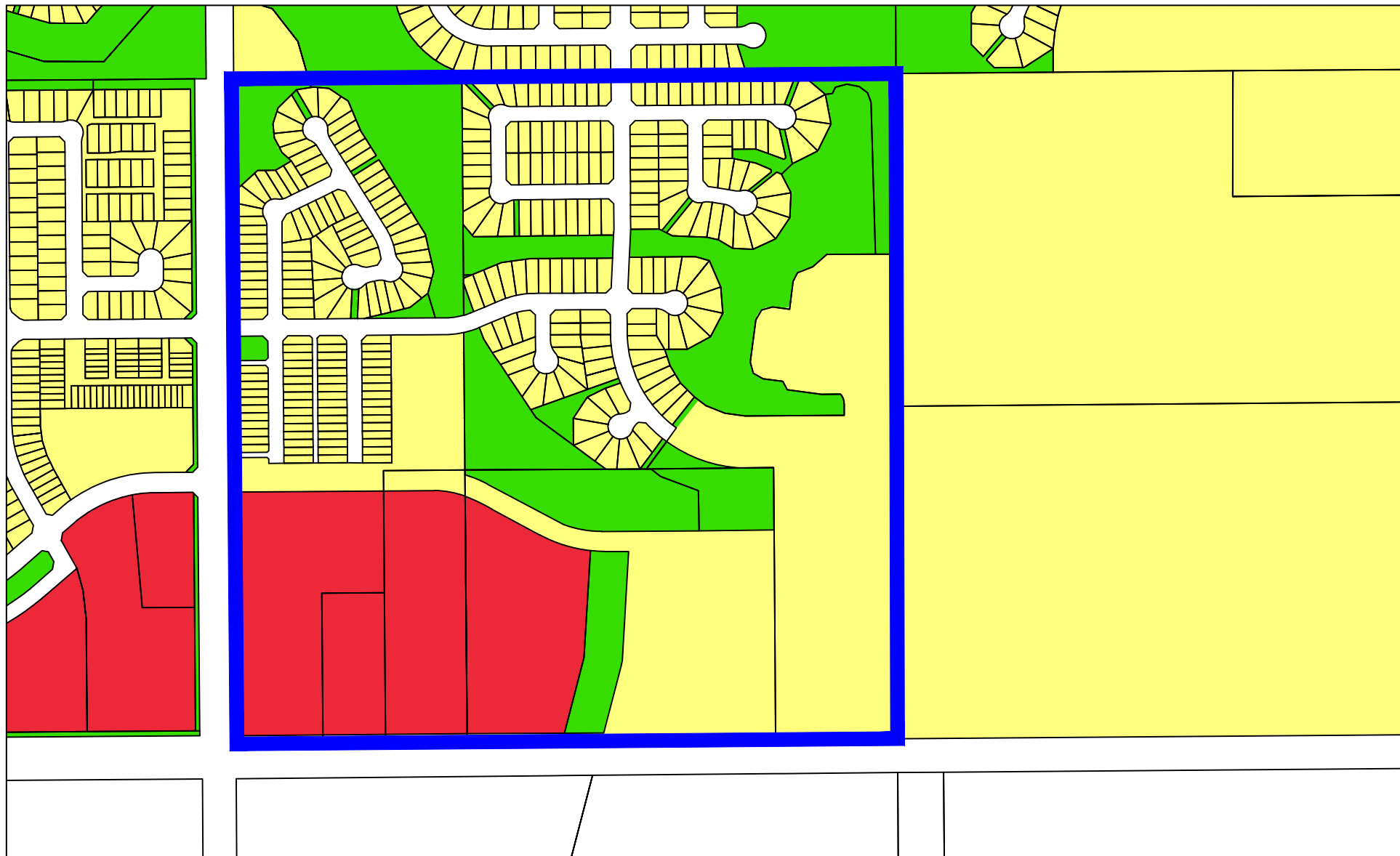
Statutory Public Hearing held this ____ day of ____, 2017.

Read a second time in Council this ____ day of ____, 2017.

Read a third time in Council and finally passed this ____ day of ____, 2017.

Mayor

Chief Administrative Officer



Amendment to the Municipal Development Plan

Beau Val Park - Beaumont Lakes Neighbourhood



Town of Beaumont
5600-49 Street
Beaumont, AB T4X 1A1

-  Amendment Boundary
-  Residential
-  Commercial
-  Reserves & Public Utilities



8. COMMERCIAL AREAS

8.1 ISSUES

Beaumont has two commercial nodes, at the North and South entrances along 50th Street. The challenge is to support the strengthening and renewal of the Central Area Redevelopment Plan, while carefully managing highway and neighbourhood commercial development.

8.2 OBJECTIVES

8.2.1 To strengthen the Downtown area as the retail, office and mixed use focus, while allowing commercial development at strategic locations along major roadways.

8.2.2 To allow the development of other functions in the Downtown area, including residential, social and cultural activities.

8.3 POLICIES

8.3.1 **Mixed use Developments shall be in conformance with the Central Area Redevelopment Plan or at the discretion of Beaumont subject to an approved Area Structure Plan.**

8.3.2 The Town will monitor demand for and supply of commercial space and work with the business sector and developers to identify space requirements. Space for future commercial developments should be met primarily through infilling of vacant land, redevelopment to higher densities, and conversion of other uses to commercial in prime locations.

8.3.3 All development and redevelopment proposals in the Downtown shall:

- a) Conform with the Central Area Redevelopment Plan;
- b) Conform with the French Village Design Guidelines;
- b) Respect the prominence of the St. Vital Church site as the community visual focal point; and
- c) Protect the views of, and from, the hilltop.

8.3.4 Commercial development proposals in the Downtown shall provide for safe vehicular movement, safe and convenient pedestrian movement and linkages to the open space system in accordance with the Central Area Redevelopment Plan.

8.3.5 Development of small commercial sites may be allowed outside the Downtown area if they:

- a) Serve the demonstrated needs of neighbourhoods, the Business Park, or commuter traffic;
- b) Are located adjacent to a major collector or arterial roadway, a portion of the pedestrian open space system, and preferably adjacent to medium density housing (townhouses or apartments); and