

April 10, 2025

File No. **566-001**

To: Adjacent Landowners

RE: Beau Val Park / Beaumont Lakes South Area Structure Plan Amendment and Land Use Bylaw Amendment (Redistricting) Application

Beau Val Park / Beaumont Lakes South Area Structure Plan Amendment (ASP-2023-03):

The City of Beaumont has received an application to amend the Beau Val Park / Beaumont Lakes South Area Structure Plan. The plan area is located in southeast Beaumont, bounded by the mature neighbourhoods of Beau Meadow and Glenbrae Meadows to the north, developing neighbourhoods Azur and Lakeview to the east, Highway 625 to the south, and 50th Street to the west.

The amendment specifically concerns a parcel located within the south central part of the plan area (Plan 1912EO, Parcel (D)). The stated purpose of the application is to revise the major land use concept, servicing plan, and transportation system for the area within Parcel D. Changes include:

- Extension of the Low Density Residential area west of the LeBlanc Canal and north of 30 Avenue
- Addition of a Medium Density Residential site
- Changing the Mixed Use site to a Commercial use and reducing its size
- Reconfiguring the Stormwater Management Facilities
- Proposing 1 additional canal crossing

Attached for your reference are a Location Map and the current and proposed Beau Val Park / Beaumont Lakes South ASP Land Use Concept Maps.

Beau Val Park / Beaumont Lakes South Land Use Bylaw Amendment (Redistricting) (LUB-2023-01):

The City of Beaumont has received a redistricting application for lands in Parcel D of the Beau Val Park / Beaumont Lakes South neighbourhood. The application proposes to amend the Land Use Bylaw to change the land use district of these lands from Agricultural Holding District (AH) to Conventional Neighbourhood (CN), Integrated Neighbourhood District (IN) and Commercial District (C). The purpose of the application is to allow for development in this parcel as



presented in the Beau Val Park / Beaumont Lakes South Area Structure Plan amendment application described above.

Attached for your reference is a redistricting map.

Please note: Both applications were first circulated to stakeholders in December 2023. The application has been placed on hold by Administration while revisions were made by the applicant based on initial feedback and comments.

The City is now requesting feedback from adjacent landowners on the revised plan amendment and redistricting applications. Once feedback is received and the review is complete, this application will be presented at a Public Hearing for consideration by City Council. Notice of the Public Hearing date and time will be mailed to you once the Public Hearing has been scheduled. Included in the Notice of the Public Hearing notification will be information on how to register to speak to Council.

If you have any comments or questions, please contact planning@beaumont.ab.ca or 780-340-1678 by **April 25, 2025**.

Thank you,



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Attachments:

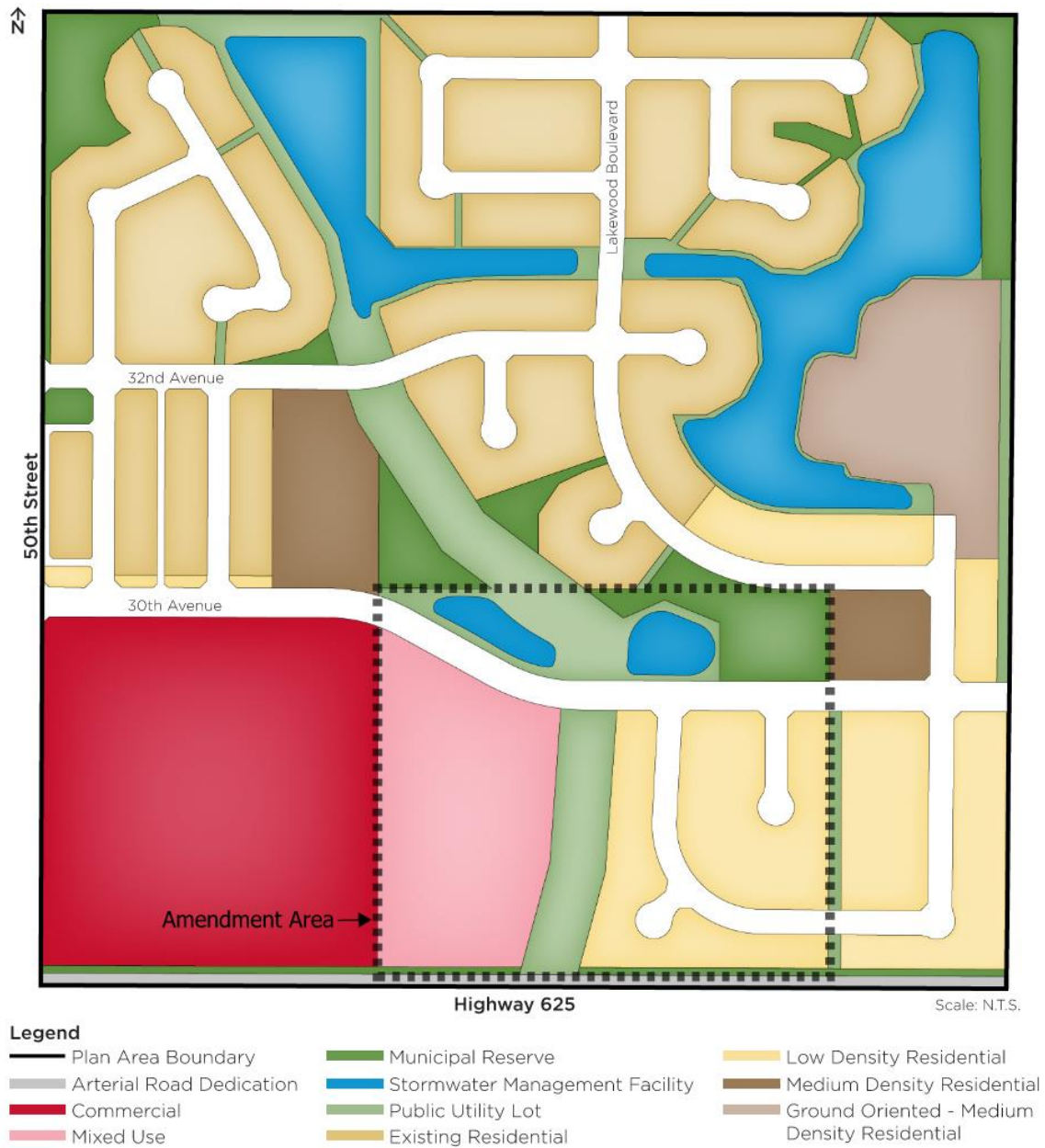
- #1 – Location Map
- #2 – Current ASP Land Use Concept Map
- #3 – Proposed ASP Land Use Concept Map
- #4 – Redistricting Map



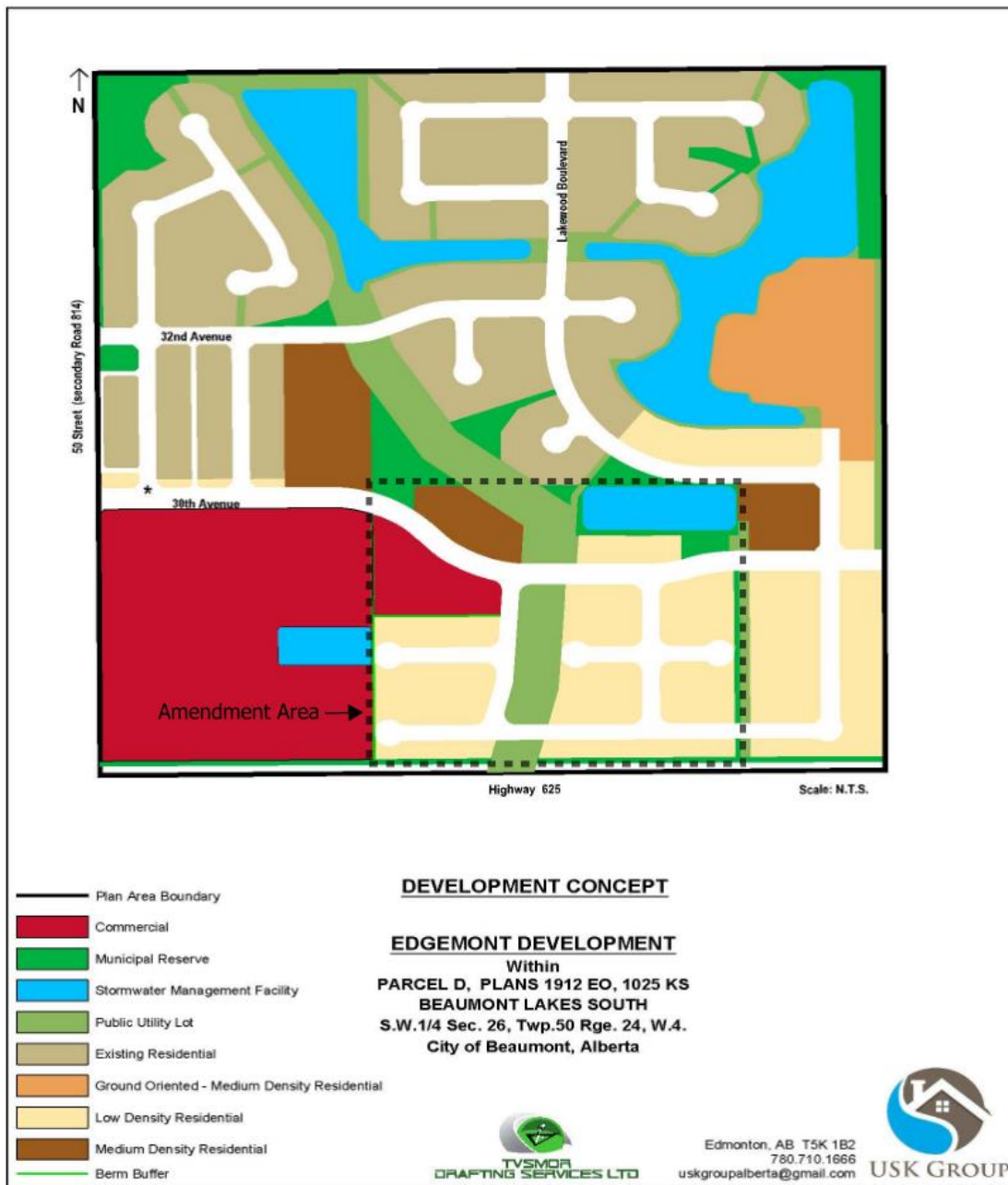
Attachment #1 – Location Map



Attachment #2 – Current ASP Land Use Concept Map



Attachment #3 – Proposed ASP Land Use Concept Map



Attachment #4 – Redistricting Map

