

April 16, 2025

File No.: LUB-2024-06

RE: Notice of Public Hearing for Bylaw 1070-25 Land Use Bylaw Amending Bylaw (IN Text Amendment)

This letter is to advise you that the Council of the City of Beaumont is holding a Public Hearing for Bylaw 1070-25 Land Use Bylaw Amending Bylaw (IN Text Amendment) as noted above. The Public Hearing is to be held on **Tuesday, May 6, 2025 at 5:00 p.m.** in the Council Chambers of the Beaumont Administration Office, located at 5600 49 Street, Beaumont. It may also be viewed at www.youtube.com/c/BeaumontAbCaT4X.

Statutory Public Hearing for Bylaw 1070-25 Land Use Bylaw Amending Bylaw:

The purpose of proposed Bylaw 1070-25 Land Use Bylaw Amending Bylaw is to introduce modifications within the Integrated Neighbourhood (IN) District.

The amendment proposes to:

- Reduce the minimum lot width for multi-attached internal units in the Integrated Neighbourhood (IN) District from 4.9m to 4.2m
- Add total lot coverage for multi-attached internal units in the IN District from 55% to 60%
- Increase the allowable lot coverage for accessory buildings in the IN District for multi-attached internal units from 17% to 18%, at the discretion of the Development Authority
- Modify the design standards to permit multi-attached buildings in the IN District to incorporate at least two design techniques or features to enhance variation

Public Hearing Notices can be viewed at <https://www.beaumont.ab.ca/public-notice/>



A copy of the proposed bylaw and related documents are available for inspection by contacting Legislative@beaumont.ab.ca or 780-929-8782, or can be accessed online at <https://www.beaumont.ab.ca/government/mayor-council/council-agenda-meetings/> in the Council meeting agenda package on or after the Thursday before the meeting.

A **PUBLIC HEARING** on this bylaw will be held on May 6 at 5 pm, or as soon thereafter as possible. The live webcast can be viewed at <https://www.youtube.com/c/BeaumontAbCaT4X>.

Members of the public who wish to provide written submissions or make a verbal presentation (in person or by electronic means) to Council on Bylaw 1070-25 should notify the City Clerk office in advance at Legislative@beaumont.ab.ca or 780-929-8782. The registration and submission process can be viewed at https://www.beaumont.ab.ca/public-notice/?filter_active=true&public-notice-type=public-hearing.

You can also view all public notices, council meeting agenda packages, and the public hearing submission process by scanning the QR code below.

Please note the following details:

- Written submissions from the public in response to advertised public hearing matters must be provided to the City Clerk at Legislative@beaumont.ab.ca no later than 12:00 pm (noon) on the business day prior to the public hearing. **Late submissions will not be considered by Council.**
- Anything that may have previously been submitted to the municipality is not considered a Public Hearing submission and you must send your submissions in accordance with the guidelines in this advertisement.
- For those wishing to speak **in person** at the public hearing, you are encouraged to register with the City Clerk in advance of the public hearing, but you may also choose to register at the public hearing.
- For those wishing to make a presentation by **electronic means**, you must register with the City Clerk by 4:00 pm on the business day prior to the public hearing. Once you register, the City Clerk will provide you with instructions for accessing the meeting and making your presentation.
- Each speaker will be limited to five minutes, not including time for any questions from Council.



- The names of presenters and the written submissions received become part of the public record and written submissions are made available for public inspection on the City's website. Other personal information is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act.
- Anonymous submissions are not accepted, and an individual's name must be attached to every submission.
- Meetings are webcast live and recordings will be available on the City's website after the meeting.

If you have questions about the public hearing process (including viewing the proposed bylaw, making submissions, and presenting to Council), please contact the City Clerk at Legislative@beaumont.ab.ca or 780-929-8782.



If you have questions about the details of proposed Bylaw 1070-25 please contact Yasmin Sharp at yasmin.sharp@beaumont.ab.ca or 780-929-8782.

Thank you,

A handwritten signature in black ink, appearing to read 'Yasmin Sharp'.

Yasmin Sharp, RPP MCIP
Senior Development Planner

Attachment:

1 Summary of Proposed Amendments



ATTACHMENT 1: Proposed Land Use Bylaw Amendments (IN Text Amendment)

All amended sections are shown in red.

Section 3.4.4.(c) Block/Subdivision Standards – Lot Width:

Current Regulation: Min 4.9 m to max 15 m except for multi-unit buildings or institutional uses where the lot width may be increased, at the discretion of the Development Authority.

Proposed Regulation:

- i) Min 4.9 m to max 15 m except for multi-unit buildings or institutional uses where the lot width may be increased, at the discretion of the Development Authority.
- ii) **Min 4.2 m for internal lots of multi-attached buildings where access is from a lane at the rear of the property.**

Section 3.4.6.(a)(vi) Building Placement Standards – Principal Buildings – Lot Coverage:

Current Regulation: Max 55% (including accessory building lot coverage as per Section 3.4.6 (b)(v))

Proposed Regulation:

- vi) Max 55% (including accessory building lot coverage as per Section 3.4.6 (b) (v)).
- vii) **Max 60%, (including accessory building lot coverage as per Section 3.4.6 (b) (v)) for internal lots of multi-attached buildings.**

Section 3.4.6.(b)(v) Building Placement Standards – Accessory Buildings – Lot Coverage:

Current Regulation: Max 15%, except for multi-attached accessory buildings on internal lots may be increased to a maximum of 17% at the discretion of the Development Authority

Proposed Regulation: Max 15%, except for multi-attached accessory buildings on internal lots may be increased to a maximum of **18%** at the discretion of the Development Authority

Section 3.4.7.(c)(ii) Building Profile Standards – Design Standards:

Current Regulation: The design of dwellings must ensure individuality and a variety of dwellings. This will require consideration of the exterior treatment of materials, textures,



rooflines and wall openings on the same side of the public roadway, as well as directly across the public roadway from one another. Design variability for the principal dwelling shall follow an A B C D A pattern along the block.

Proposed Regulation:

ii. The design of dwellings must ensure individuality and a variety of dwellings. This will require consideration of the exterior treatment of materials, textures, rooflines and wall openings on the same side of the public roadway, as well as directly across the public roadway from one another. Design variability for the principal dwelling shall follow an A B C D A pattern along the block.

iii. For multi-attached buildings, including townhouses or buildings with three or more principal dwellings, the façade must incorporate at least two design techniques or features to reduce the perception of massing, eliminate large blank walls, and enhance design variation. Design techniques or features may include: variations in rooflines; vertical or horizontal building wall projection or recessions; visual façade breaks into smaller sections; features such as windows, balconies, or porches; use of a combination of finishing materials; or other similar techniques or features.

