

CITY OF BEAUMONT
NOTICE OF PUBLIC HEARING
BYLAW 1074-25 ELAN AREA STRUCTURE PLAN AMENDING BYLAW

May 27, 6:00pm, City Hall
5600 49 Street, Beaumont, AB

The purpose of proposed Bylaw 1074-25 Elan Area Structure Plan Bylaw Amending Bylaw is to amend Bylaw 892-17, being the Elan Area Structure Plan, to allow for a limited amount of row housing in the Elan (Neighbourhood 1) Neighbourhood Structure Plan. It also includes two administrative amendments to change the designation of a portion of 50 Ave (Twp 505) from "collector" to "arterial" to align the ASP and NSP with higher order plans and other bylaws.

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 27, 2025 at 6pm, 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 1074-25 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 1074-25, please contact Matthew Gratton at matthew.gratton@beaumont.ab.ca or 780-340-0964.



(Showing location of
Élan 1 Neighbourhood
Structure Plan within
Élan Area Structure Plan)



Attachment 2: Key Text Amendments to Élan Area Structure Plan

Amended sections are shown in red.

Existing	Proposed
4.3.1 Goals and Objectives	
Providing a range of housing types will accommodate demand from a diverse range of consumers. Low Density Residential is comprised of a mix of single detached, semi-detached, and duplexes. Medium Density Residential is comprised of row housing (stacked and street oriented) and low rise apartment forms.	Providing a range of housing types will accommodate demand from a diverse range of consumers. Low Density Residential is comprised of a mix of single detached, semi-detached, and duplexes, and row housing. Medium Density Residential is comprised of row housing (stacked and street-oriented) and low rise apartment forms.
3.4.2 Low Density Residential (LDR) Policies	
<ul style="list-style-type: none"> • Low Density Residential areas should achieve a average density of 20-30 units per net residential hectare • The predominant residential housing types within Low Density Residential areas will be single detached, duplex, and semi-detached dwellings • Encourage dwellings to be street oriented along collector roads to create a human-scaled environment • Incorporate a variety of lot sizes and housing styles to create a distinct sense of place within each neighbourhood 	<ul style="list-style-type: none"> • Low Density Residential areas should achieve a average density of 20-30 units per net residential hectare • The predominant residential housing types within Low Density Residential areas will be single detached, duplex, and semi-detached, and row housing dwellings • Street-oriented row housing (with alleys) may be found in Low Density Residential areas, as determined at the NSP stage • Encourage dwellings to be street oriented along collector roads to create a human-scaled environment • Incorporate a variety of lot sizes and housing styles to create a distinct sense of place within each neighbourhood