

CITY OF BEAUMONT
NOTICE OF PUBLIC HEARING
BYLAW 1075-25 ELAN NEIGHBOURHOOD STRUCTURE PLAN AMENDING
BYLAW

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

The purpose of proposed Bylaw 1075-25 Elan Neighbourhood Structure Plan Bylaw Amending Bylaw is to amend Bylaw 926-18, being the Elan Neighbourhood Structure Plan, to broaden the definition of Low Density Residential (LDR) to include some row housing. Proposed policies limit the maximum allowable amount of row housing in LDR areas to 15% on total block area in the Elan NSP, and only where a lane/alley is provided. Proposed policies give the Subdivision Authority the discretion to approve subdivision applications that include row housing, and may require information such as servicing or traffic studies from the applicant. The amendment also includes two administrative amendments to change the designation of a portion of 50 Ave (Twp 505) from "collector" to "arterial" to align with other City plans and bylaws. Legal description of affected lands: SE-33-50-24-W4.

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 1075-25 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.

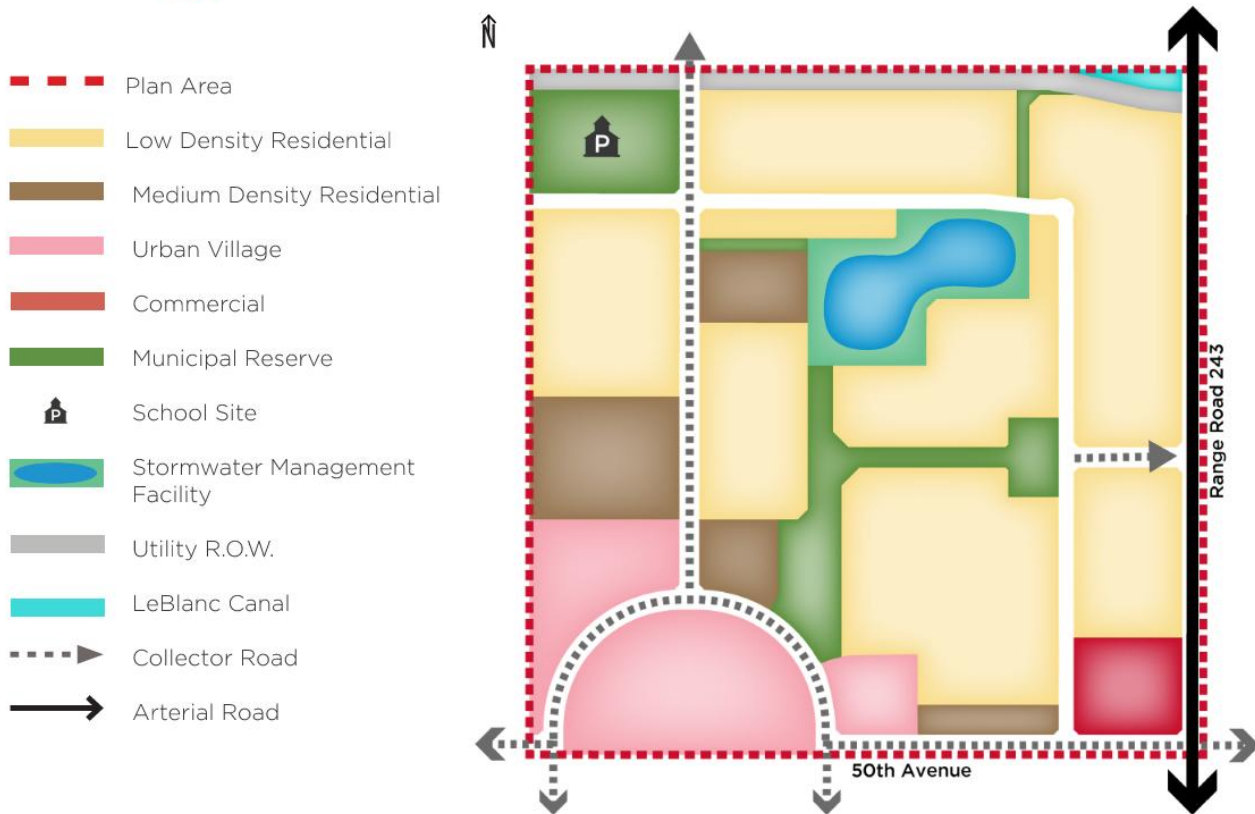
If you have questions about the public hearing process (including viewing the proposed bylaw, making submissions, and presenting to Council), please contact the City Clerk at Legislative@beaumont.ab.ca or 780-929-8782.

If you have questions about the details of proposed Bylaw 1075-25, please contact Matthew Gratton at matthew.gratton@beaumont.ab.ca or 780-340-0964.



Attachment 1: Elan Neighbourhood Structure Plan Land Use Concept

FIGURE 7 Land Use Concept



Attachment 2: Key Text Amendments to Élan 1 Neighbourhood Structure Plan

Amended section are shown in red.

Existing	Proposed
3.4 Residential Land Use	
<p>The majority of the land uses within Elan NSP are planned for residential development which includes low and medium density housing. The Plan Area will feature a mix of residential types that caters to a diverse consumer market of varying economic levels and demographics. Low Density Residential uses shall consist of single detached and semi-detached housing located to take advantage of neighbourhood amenities including parks and open spaces, walkways and stormwater management facility. Medium Density Residential will be developed as row housing, stacked row housing and apartment housing forms. Medium Density Residential uses will be located along or adjacent to collector roadways, Urban Village and commercial areas and other neighbourhood amenities to support compact development and improve overall walkability.</p>	<p>The majority of the land uses within Elan NSP are planned for residential development which includes low and medium density housing. The Plan Area will feature a mix of residential types that caters to a diverse consumer market of varying economic levels and demographics. Low Density Residential uses shall consist of single detached, semi-detached, duplex, and row housing located to take advantage of neighbourhood amenities including parks and open spaces, walkways and stormwater management facility. Medium Density Residential will be developed as row housing, stacked row housing and apartment housing forms. Medium Density Residential uses will be located along or adjacent to collector roadways, Urban Village and commercial areas and other neighbourhood amenities to support compact development and improve overall walkability.</p>
3.4.2 Low Density Residential (LDR) Policies	
<ul style="list-style-type: none"> • Promote affordability by developing a more compact housing form • Provide opportunities to develop secondary suites or garage suites within single detached housing • Encourage a variety of single and semi-detached housing forms to create a more inclusive and diverse community 	<ul style="list-style-type: none"> • Promote affordability by developing a more compact housing form • Provide opportunities to develop secondary suites or garage suites within single detached housing • Encourage a variety of single detached, and semi-detached, duplex, and row housing forms to create a more inclusive and diverse community • Street-oriented row housing (with alleys) may be permitted in LDR Areas at the discretion of the Subdivision Authority or Development Authority

	<p>When considering applications for row housing in this policy area, the Subdivision/Development Authority shall have regard to municipal servicing, fire flows, and traffic generation</p> <ul style="list-style-type: none">• Row housing shall not exceed 15% of the total block area in LDR areas
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