



**NSP-2025-02**  
**ÉLAN 4 NEIGHBOURHOOD STRUCTURE PLAN**

# WHAT IS A NEIGHBOURHOOD STRUCTURE PLAN?

A Neighbourhood Structure Plan (NSP) is a plan that outlines how land in a neighbourhood will be developed. It builds on the broader Élan Area Structure Plan (ASP), which was approved by City Council in 2017.

While the ASP sets the overall vision for the area, the NSP provides more specific details such as:

- Land uses within the neighbourhood
- Facilities and Roadways
- Servicing Requirements

You can view the Élan ASP on the City's website [by clicking here](#).

# WHAT STAGE OF DEVELOPMENT ARE WE AT?



NSPs are proposed by a developer after the ASP has been approved, but before land can be redistricted from Agricultural Holdings to other categories and subdivided into individual lots.

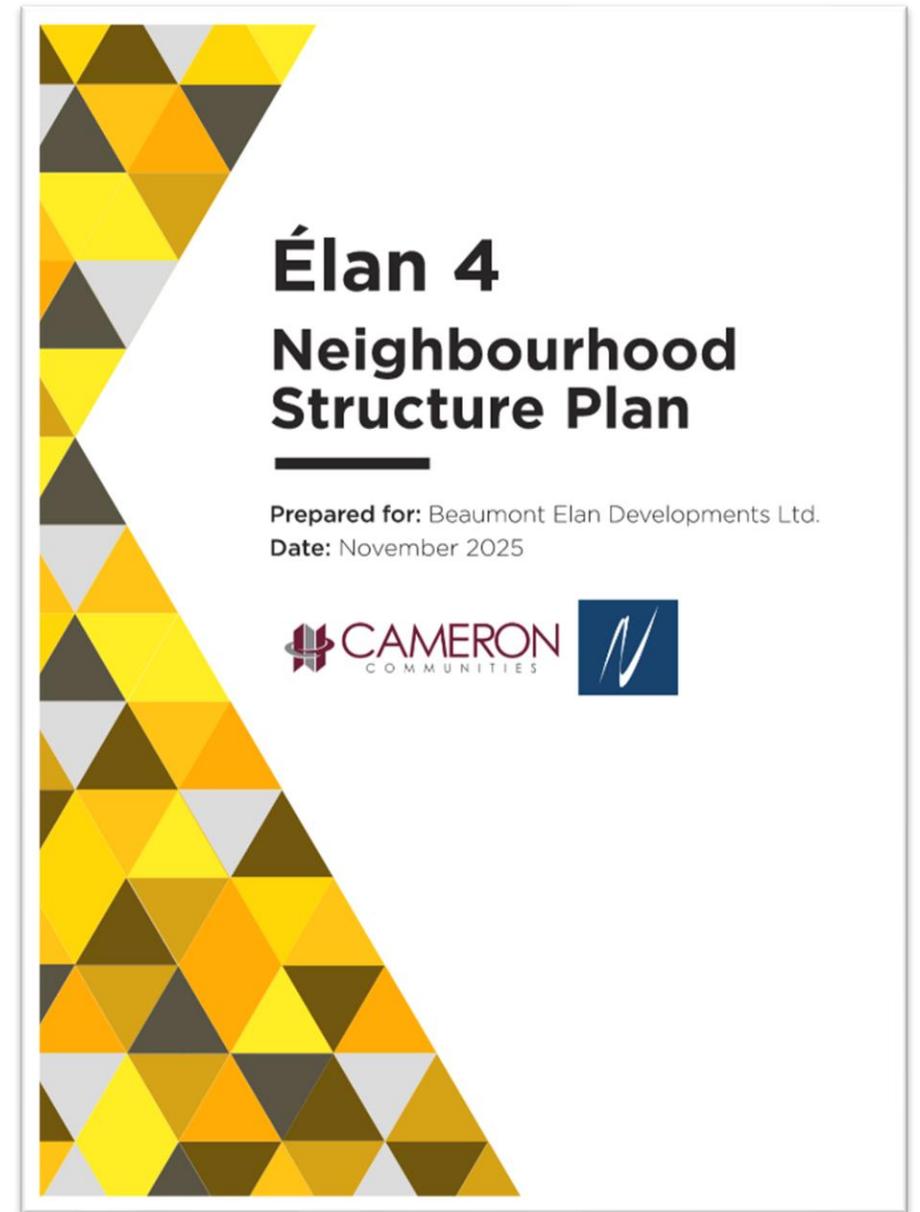
City Administration evaluates the NSP and provides a recommendation to Council. Council then makes a decision to either adopt the NSP by giving the plan bylaw three readings, or defeats the bylaw.

# PROPOSED APPLICATION

The application was submitted in late 2025.

The applicant has proposed the following vision for their plan:

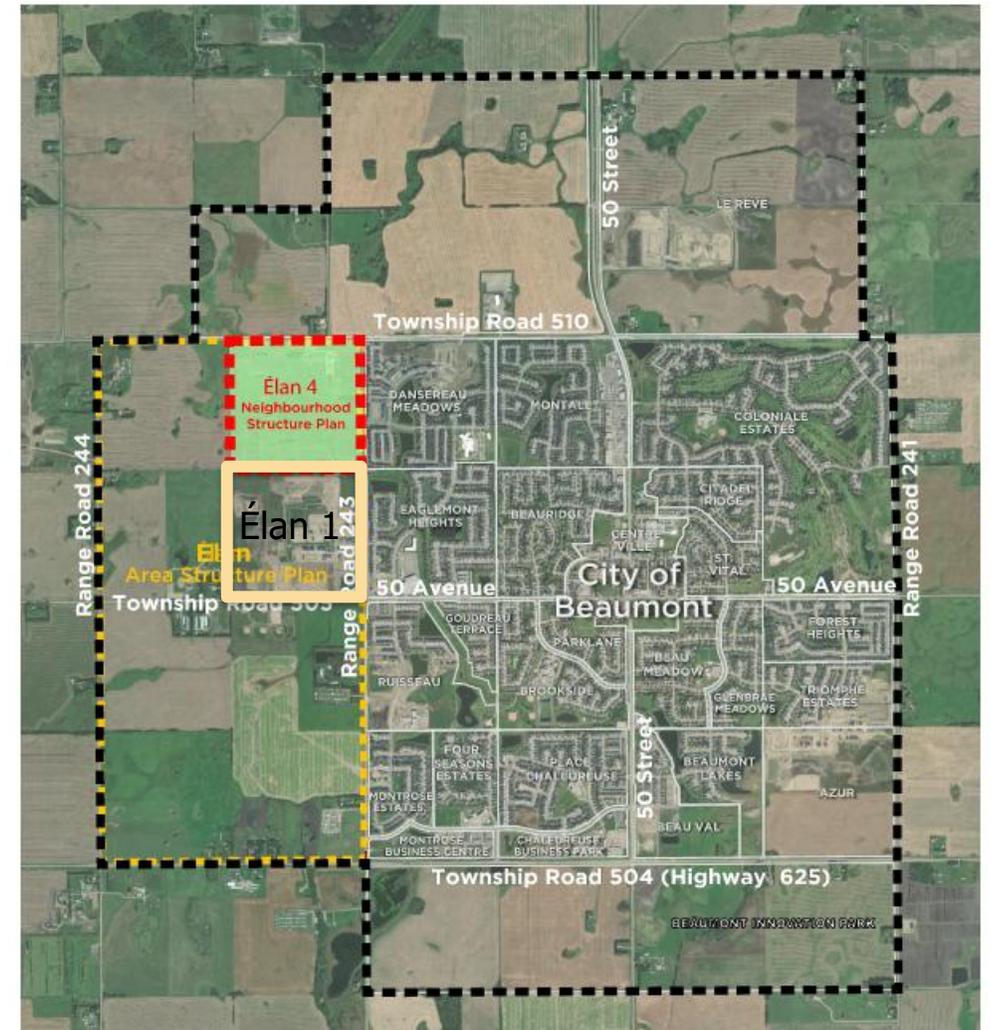
- To guide future development through land use concepts and servicing infrastructure
- To facilitate development that is compatible with surrounding existing and planned development



# SITE CONTEXT

## Location

- North – Township Rd 510
- East – Range Road 243; Dansereau Meadows
- South – Approved Elan 1 NSP
- West – Future Elan NSP



## Legend

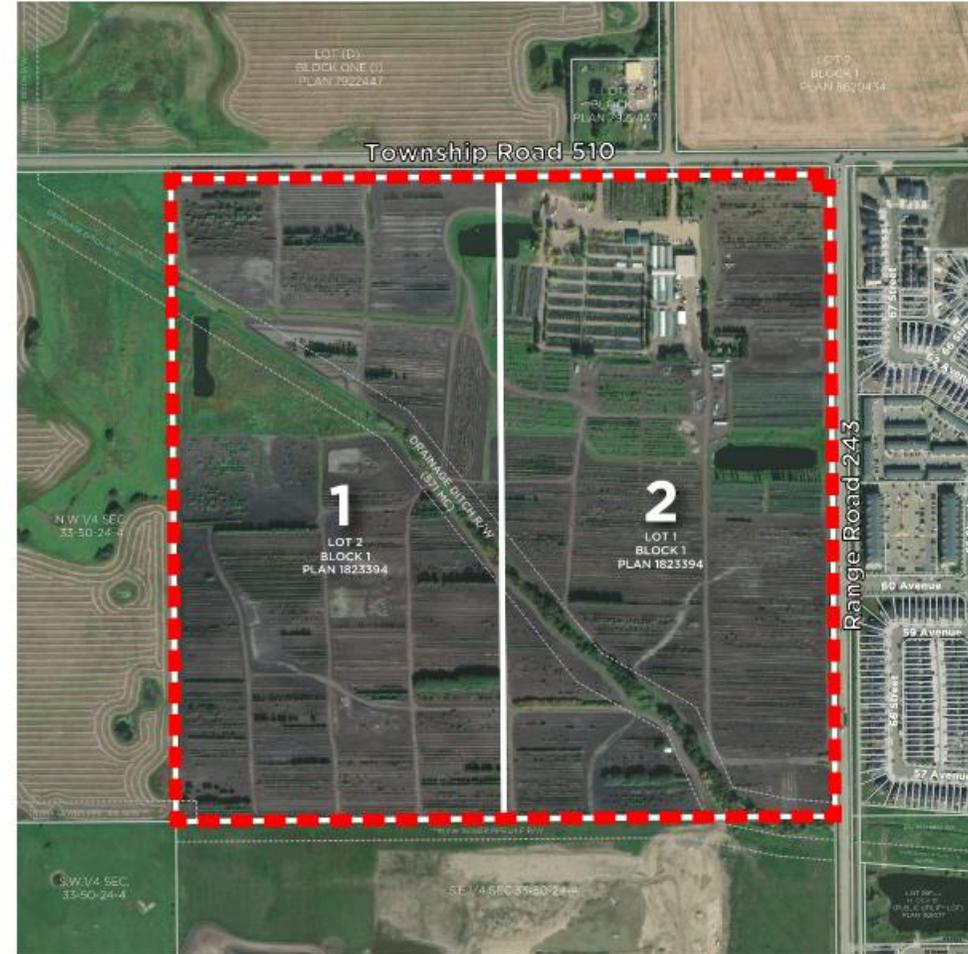
-  Plan Area
-  Élan ASP Boundary
-  City of Beaumont Municipal Boundary

Scale: NTS

# SITE CONTEXT

## Land History & Ownership

- Lot 1 – purchased for development
- Lot 2 – will remain Cheyenne Tree Farms for the near future



Legend

Scale: NTS

— Plan Area

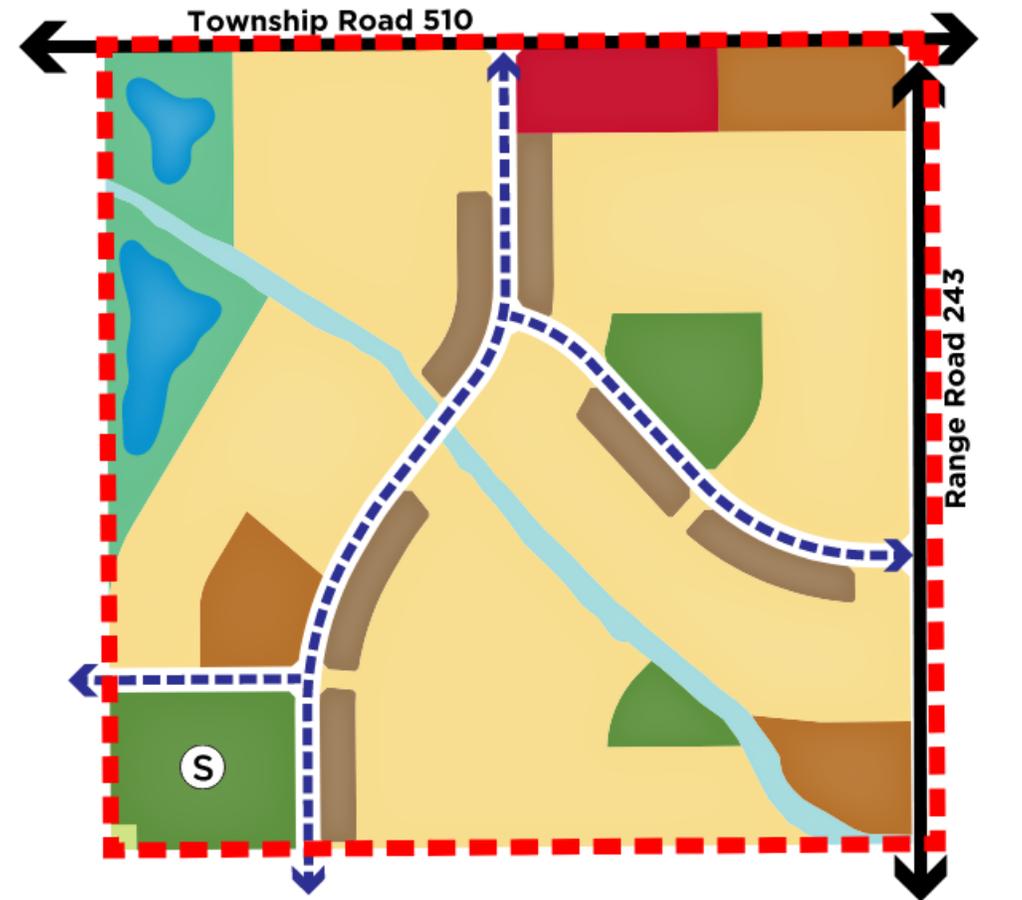
Table 1 - Ownership

Number	Legal Description	Owner
1	Plan 1823394; Block 1; Lot 2	Private Corporation
2	Plan 1823394; Block 1; Lot 1	Private Owner

# DEVELOPMENT CONCEPT

The neighbourhood is proposing to provide:

- A primarily residential community
- A mix of housing types
- 2 park spaces
- 1 school site
- 1 commercial block
- Super wetland - stormwater management facility
- Drainage and utility right-of-way



## Legend

	Plan Area		Drainage R/W
	Low Density Residential		Stormwater Management Facility
	Row Housing		Utility R/W
	Medium Density Residential		Arterial Roadway
	Municipal Reserve		Collector Roadway
	Commercial		

Scale: NTS

# RESIDENTIAL DENSITIES

The NSP proposes three types of residential densities:

## Low Density



Predominantly single detached, duplex, and semi-detached homes with some row housing

## Row Housing



Multi-attached homes, primarily located along collector roadways

## Medium Density

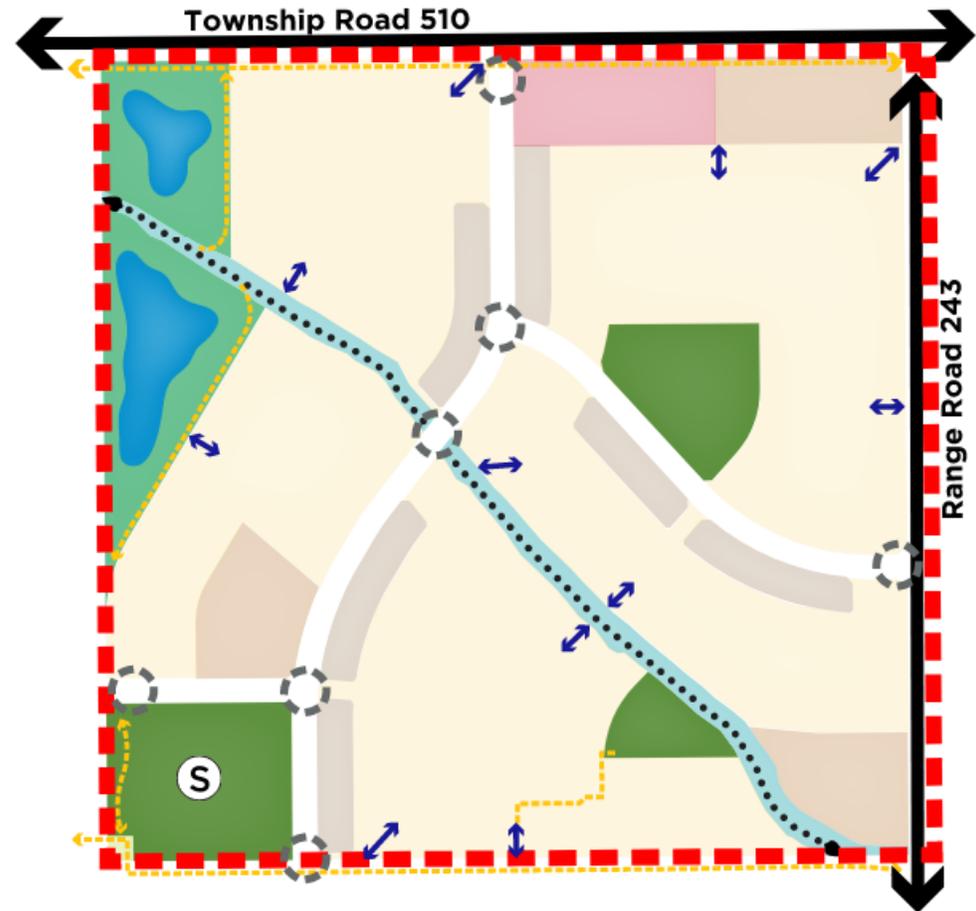


Row housing, stacked row housing and apartment housing forms, primarily located along collector and arterial roadways

# DEVELOPMENT CONCEPT

The open space and active transportation concept is proposing to provide:

- Active and passive recreational spaces
- 1 school site to accommodate a K-9 school
- Two pocket parks
- LeBlanc Canal functions as both a drainage corridor and community amenity with a pedestrian path
- Two integrated stormwater ponds within a “super wetland” serving both functional and amenity roles
- A variety of trails are proposed throughout the area



## Legend

	Plan Area		Potential Top of Bank Trail
	Municipal Reserve		Potential Walkway
	Drainage R/W		Potential Shared Use Path
	Stormwater Management Facility		Potential Pedestrian Crossing
	Utility R/W		

Scale: NTS

# DEVELOPMENT STATISTICS

Elan 4 NSP Land Use Statistics

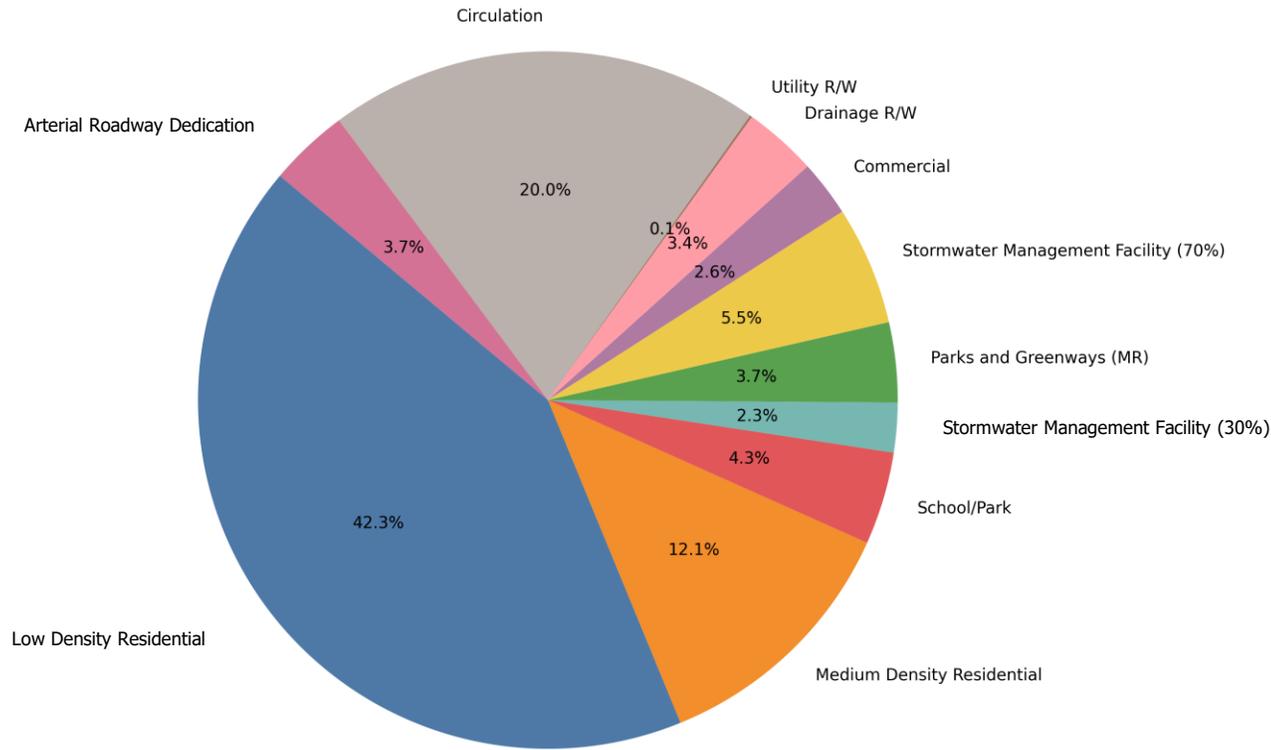


Table 2 - Development Statistics

	Area (ha)	% of GDA
<b>GROSS AREA</b>	<b>63.10</b>	
Gross Developable Area	63.10	100.0
Municipal Reserve (MR)	6.49	10.29 ★
School/Park	2.70	4.3
Stormwater Management Facility (30%)	1.47	2.3
Parks and Greenways (MR)	2.32	3.7
Stormwater Management Facility (70%)	3.44	5.5
Commercial	1.66	2.6
Drainage R/W	2.13	3.4
Utility R/W	0.06	0.1
Circulation @ 20%	12.62	20.0
Arterial Roadway Dedication	2.34	3.7
<b>Total Non-Residential Area</b>	<b>28.75</b>	<b>45.6</b>

Land Use	Area (ha)	% of NRA	Units/ha	Units	PPDU	Pop.
Low Density Residential	26.71	77.8	25	668	3.3	2,204
Medium Density Residential	7.63	22.2	75	572	1.8	1,030
<b>Total Residential</b>	<b>34.34</b>	<b>100%</b>		<b>1,240</b>		<b>3,234</b>

Population Density (ppnrha) 94.2  
 Unit Density (upnrha) 36.1

	Elementary (K-6)	Junior High (7-9)	Senior High (10-12)	Total
Public	244	122	122	487
Separate	122	61	61	244
<b>Total</b>	<b>365</b>	<b>183</b>	<b>183</b>	<b>731</b>
<b>Net Residential Area (NRA)</b>	<b>34.34</b>			<b>54.4</b>

\*Student Generation

22.6% of Total Population

Public: 66% of Students, Separate (Catholic and Francophone): 33% of Students

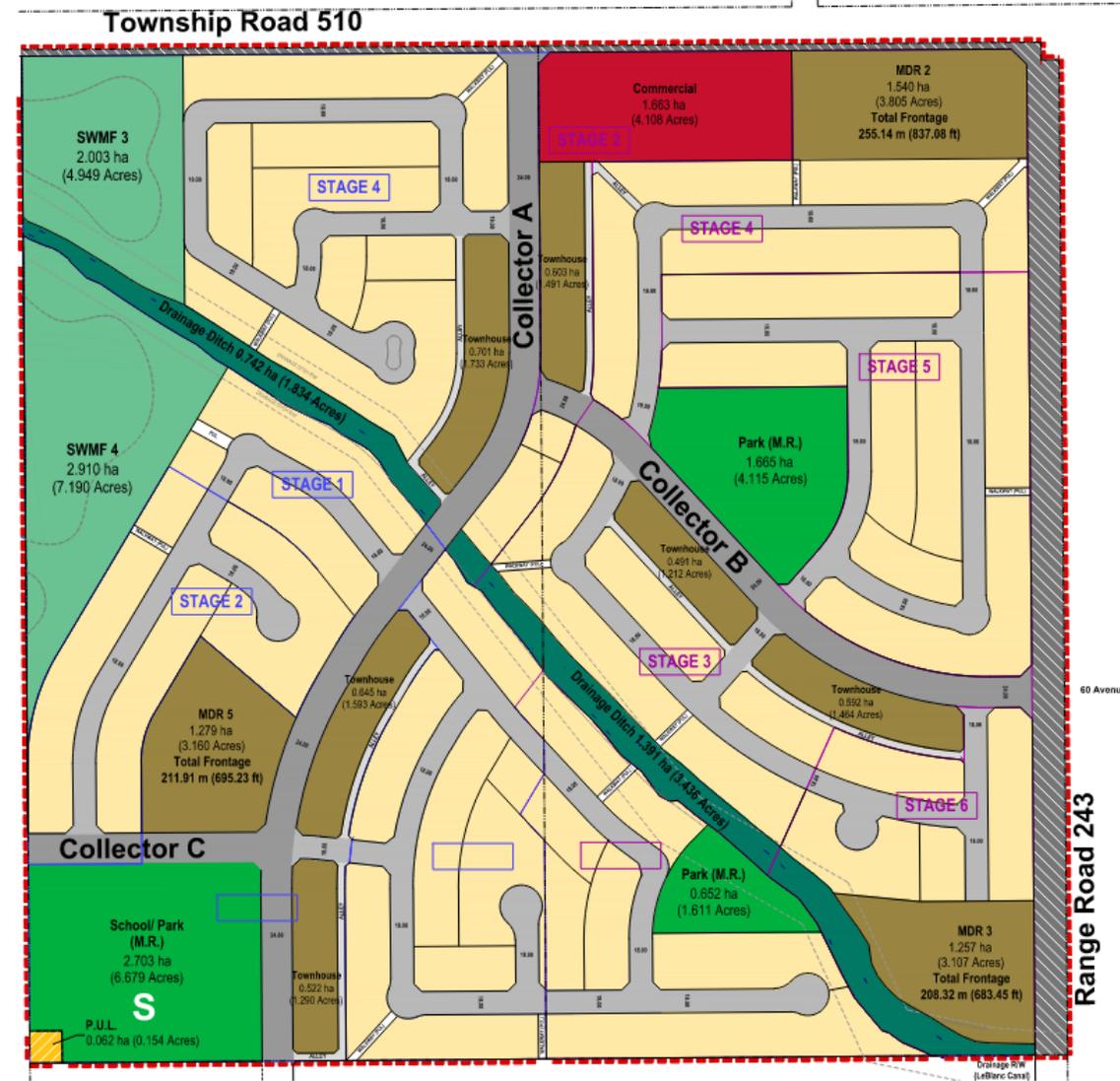
K-6: 50% of Students, 7-9: 25% of Students, 10-12: 25% of Student

★ Alberta law only allow municipalities to require a developer to dedicate 10% of their land to Municipal Reserve (i.e. parks, open spaces, schools)

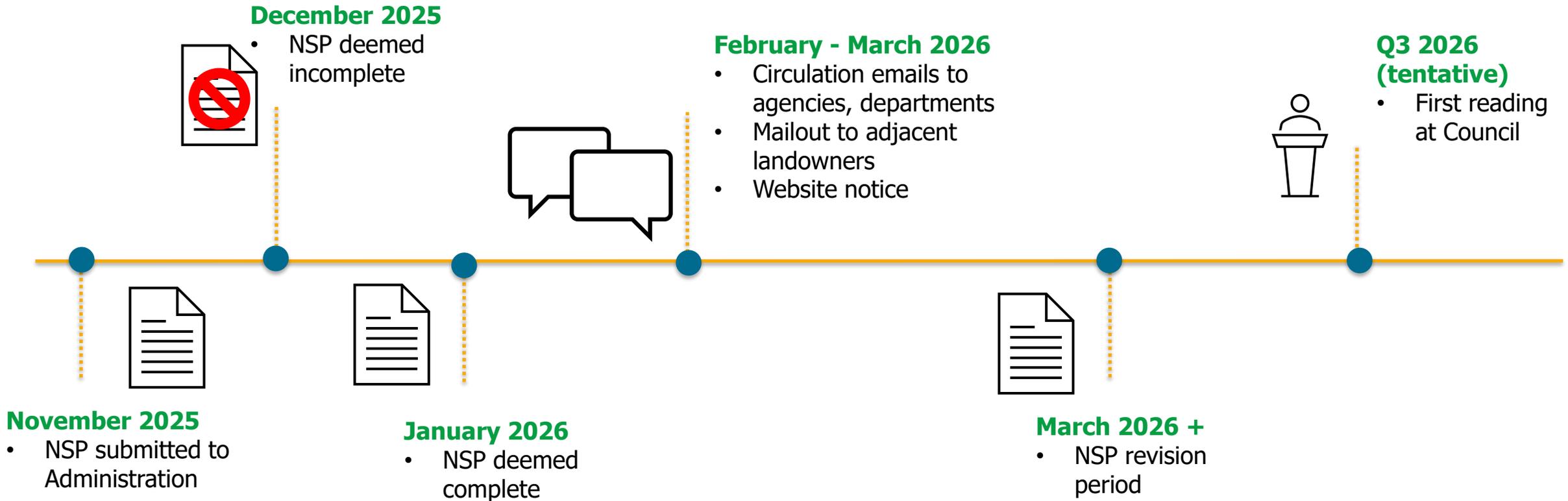
# TRANSPORTATION CONCEPT

The transportation concept is proposing the following:

- A new north-south Collector A roadway connecting to TWP RD 510 and to Elan Boulevard in Elan 1
- A new east-west Collector B roadway between Collector A and RR 243, forming an intersection with 60 Ave
- A new east-west Collector C, between Collector A and extending to a future roadway in the west
- A local roadway network to connect the transportation system



# CIRCULATION AND TIMELINES



# HOW WILL CITY STAFF EVALUATE THIS PLAN?

City Administration will collect and summarize information during the next several weeks/months to prepare our recommendation to Council. We consider:

- Alignment with higher-level City plans and policies that have been approved by Council
  - *i.e. the Municipal Development Plan and Transportation Master Plan*
- Adherence to regulatory requirements
  - *Takes into account the Municipal Government Act, other provincial and federal legislation, feedback from utility and service providers*
- Compatibility of land uses
- Efficiency of servicing
- Functionality of proposed transportation networks
- Provision of services, amenities and a high quality of life to new and future residents
- Long term financial and environmental sustainability
- Responsible stewardship of ecologically and agriculturally sensitive lands

# HOW CAN I GET INVOLVED?

- 1. Review the NSP application.** When reviewing the maps and application information, consider these questions:
  - What do I like or not like about this new neighbourhood?
  - Does the proposed plan reflect the needs of our growing Beaumont community?
  - Looking at housing, transportation, green space, and amenities, which aspects of the neighbourhood plan feel beneficial, and which would you not support?
- 2. Submit feedback to the Planning & Development department.** Email our team at [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca).
- 3. Attend an open house.** The developer will schedule a public open house in the coming months to provide interested parties with a chance to learn more about the plan, ask questions, and provide feedback.
- 4. Participate in the public hearing.** A public hearing will be scheduled before City Council makes a decision on the application.

**THANK YOU**

[planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca)