

December 3, 2024

File No. **593-001**

To: Adjacent Landowners

RE: Élan 24306 TWP RD 505 Commercial Land Use Bylaw Amendment (Redistricting)
Application (LUB-2024-02) – **Second Circulation**

The City of Beaumont has received a redistricting application for lands in the Élan 1 neighbourhood, representing a portion of SE ¼ Sec. 33-50-24, located at 24306 Twp Rd 505, Beaumont, Alberta. The subject site is situated north of Twp Rd 505 (50 Avenue) and west of Rge Rd 243.

The application proposes to amend the Land Use Bylaw to change the land use district of this parcel from Agricultural Holdings (AH) District to Commercial (C) District. The purpose of the application is to allow for development of a neighbourhood commercial site that aligns with the land use concept set out in the Élan Area Structure Plan and Élan Neighbourhood Structure Plan.

Attached for your reference is a redistricting map and a copy of the Élan Neighbourhood Structure Plan land use concept.

This application was first circulated to stakeholders in March 2024. The application was placed on hold by the applicant, and has recently been revised to remove Plan 0524489, Block A from the redistricting area.

The City is requesting feedback on this revised application. Once 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 supplied 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.

The City is looking for your feedback on this proposal. If you have any comments or questions, please contact planning@beaumont.ab.ca or 780-340-1678 by **December 18, 2024**.

Thank you,



With **spirit** | Avec **esprit**

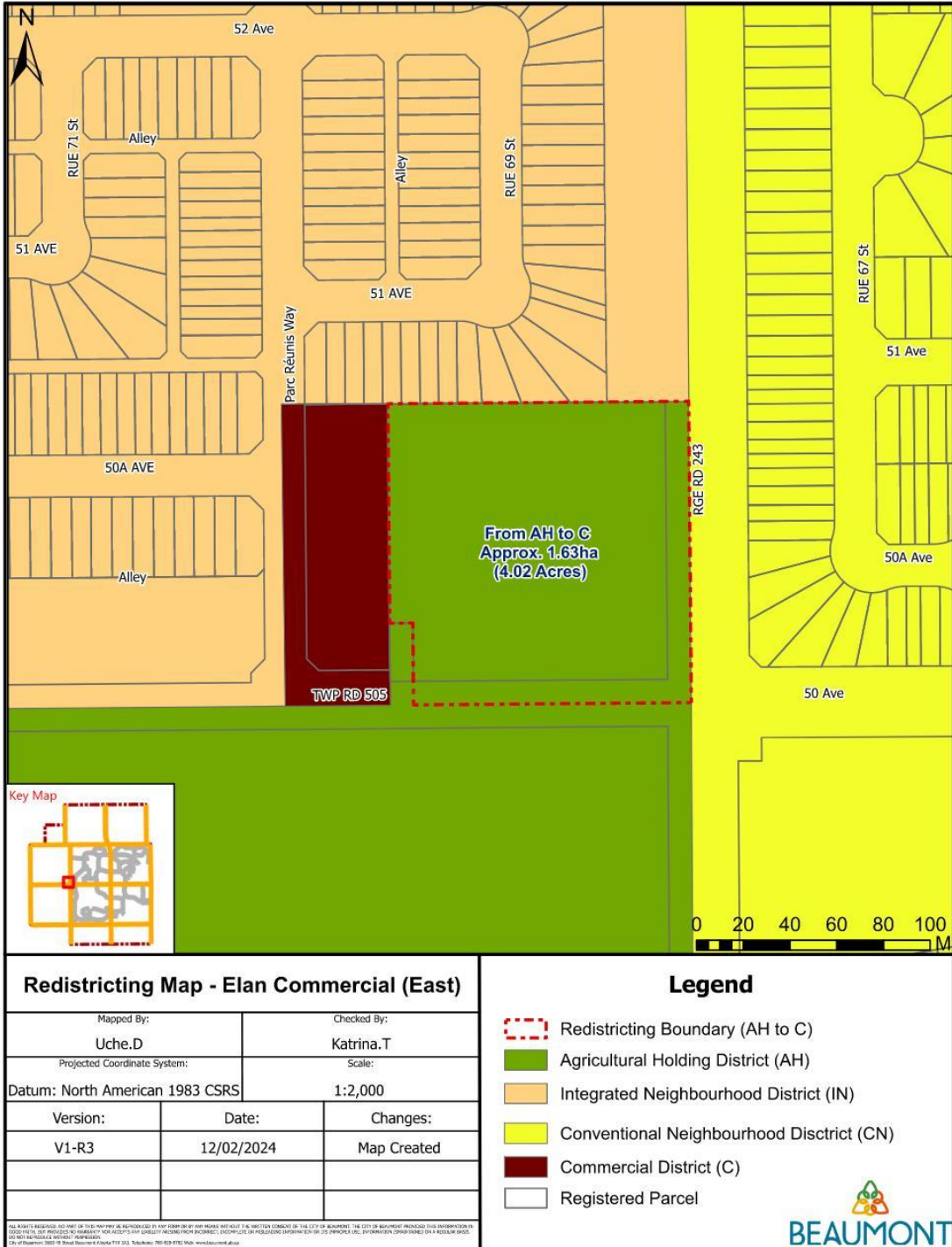
Katrina Tarnawsky
Long Range Planner
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Attachments:

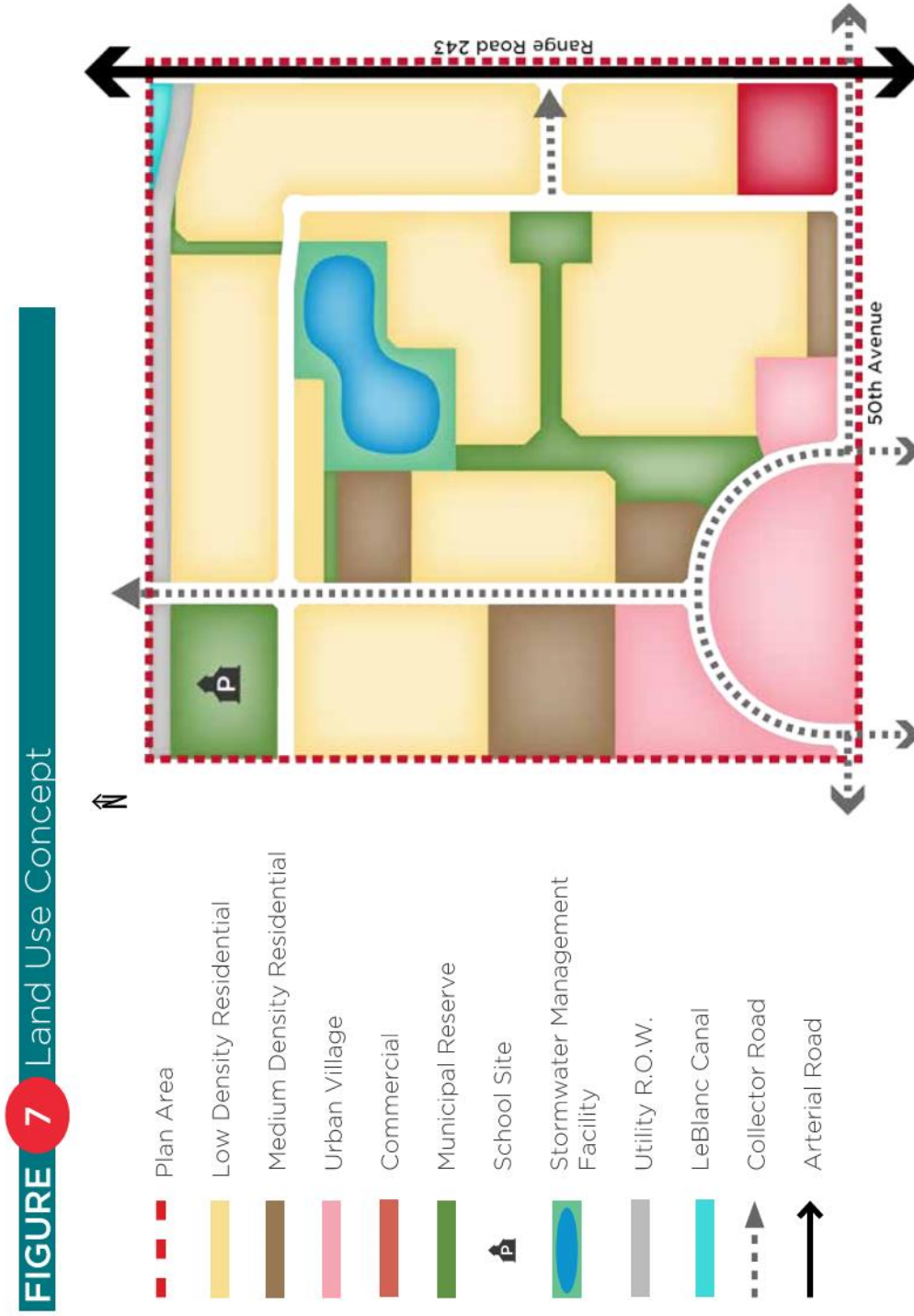
- #1 – Redistricting Map
- #2 – Élan Neighbourhood Structure Plan Land Use Concept Map



Attachment #1 - Redistricting Map



Attachment #2 – Élan Neighbourhood Structure Plan Land Use Concept Map



*Local roadway alignments are conceptual and subject to change.

