

December 4, 2024

File No. **0597-001**

To: Landowners and Adjacent Landowners

RE: Beaumont Innovation Park Area Structure Plan

The City of Beaumont received an application for a new Area Structure Plan in south Beaumont. The plan is bounded by Range Road 241 to the east, Highway 625 to the north, Highway 814 (50 Street) to the west and the City's boundary to the south.

The Innovation Park Area Structure Plan establishes the general land use policies for the development of business park and light industrial uses within Beaumont. It provides the general framework for the development of a transportation and servicing network to support development of the plan area as well as the preservation of ecological features.

It is intended that this area will attract business and economic development opportunities to Beaumont and thus a range of commercial, business and light industrial uses are proposed. The plan area is subdivided into three policy areas: Multi-disciplinary Campus, Safety and Education Training, and Flex Business Industrial.

An Area Structure Plan is a statutory plan that must align with Beaumont's Municipal Development Plan: Our Complete Community, which designates this area for future business park and light industrial land uses. The Plan also conforms to the Intermunicipal Planning Framework which identifies this area as future employment area.

A location map, the Innovation Park Area Structure Plan Land Use Concept and Land Use Statistics are attached for your reference. Additional information can be accessed through the City of Beaumont webpage <https://www.beaumont.ab.ca/projects-plans/current-projects/innovation-park/>.

Two online public engagement sessions are planned for December 10 (1 PM) and December 11, 2024 (6 PM). For more information visit <https://www.beaumont.ab.ca/series/innovation-park-asp-presentation/>.

If you have any comments or questions about this application, please contact planning@beaumont.ab.ca by **December 23, 2024**.

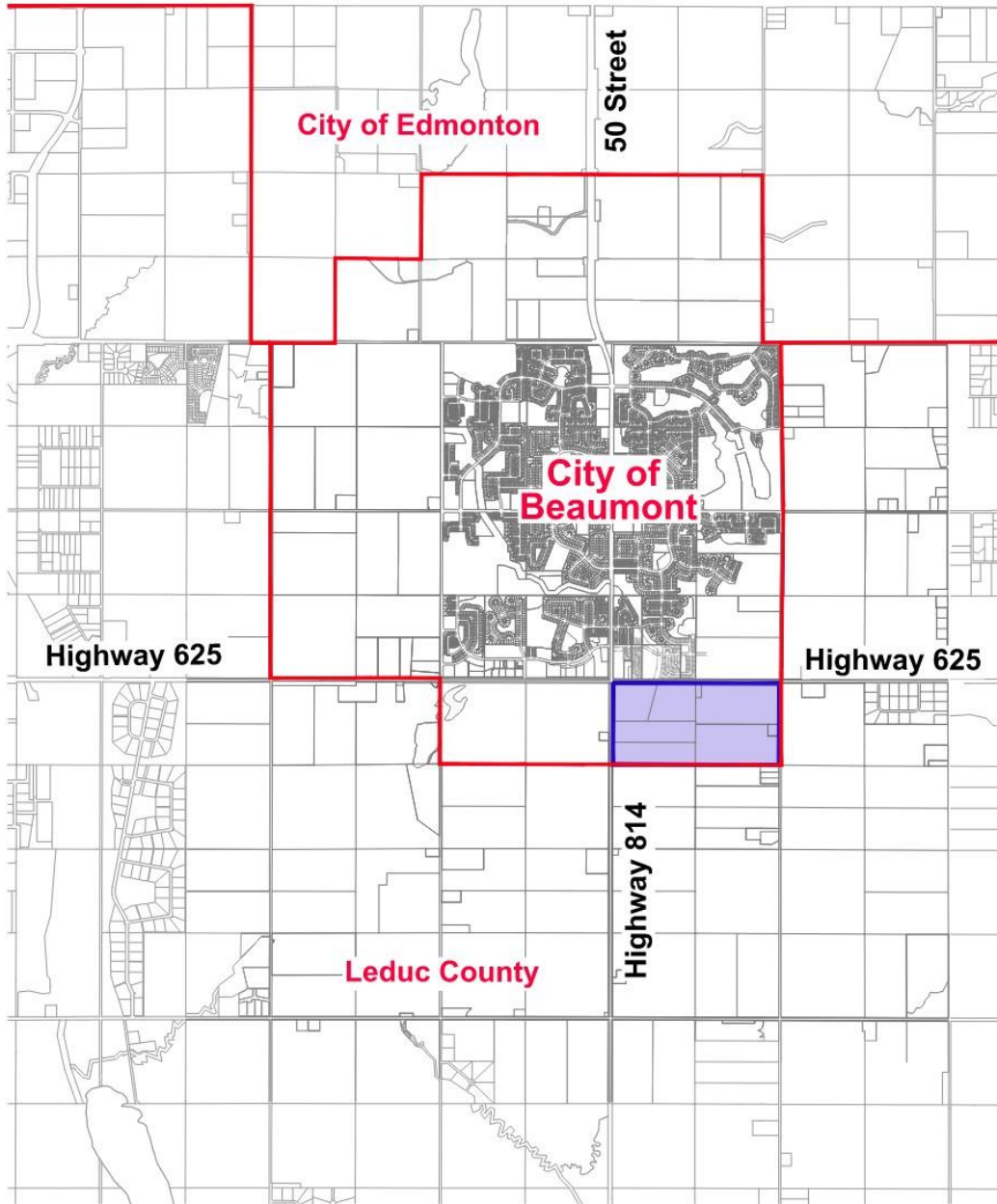
Regards,

Matthew Gratton

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780-340-0964



Attachment 1: Location Map



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0 1000 2000 m
1:50,000

ASP Boundary
Municipal Boundaries

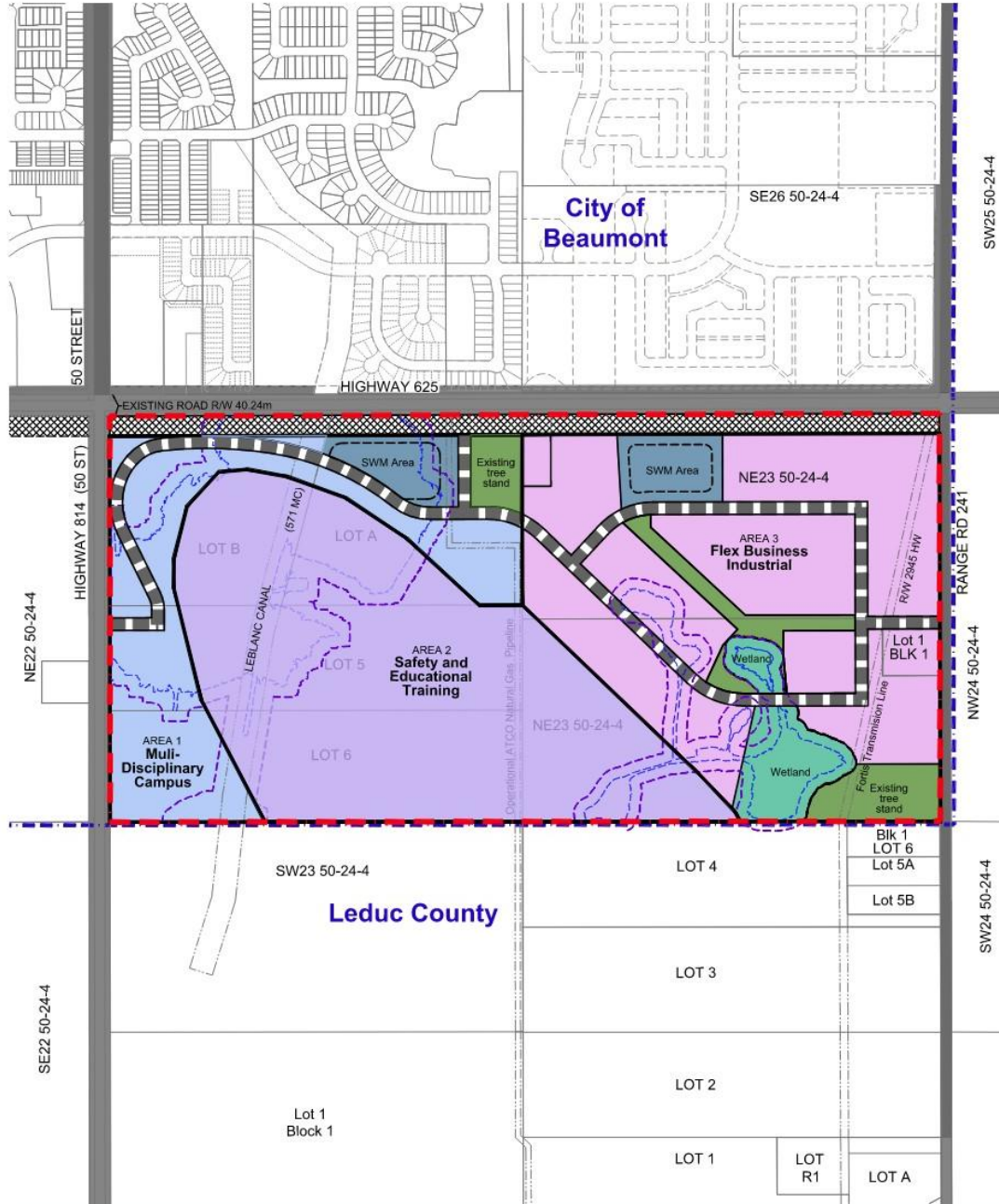
Location Map

Figure 1
City of Beaumont
Innovation Park ASP
November 2024

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Attachment 2: Innovation Park Area Structure Plan Land Use Concept



0 200 400 m
1:10,000

Integrated Expertise, Locally Delivered

	ASP Boundary		Business Park/Industrial Area 1
	Municipal Boundary		Business Park/Industrial Area 2
	Existing Legal		Business Park/Industrial Area 3
	Existing Rights-of-way		Municipal Reserve
	Existing Major Roads		Stormwater Management (SWM)
	Conceptual Roads		Environmental Reserve
	20m Setbacks from Wetlands and Leblanc Canal		Proposed Highway 625 Widening
			Wetland Area
			Trails/Pathways/Sidewalk

Land Use Concept

Figure 5
City of Beaumont
Innovation Park ASP
November 2024

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Attachment 3: Innovation Park Area Structure Plan Land Use Statistics

Proposed Land Use*	Area (ha)	% of GDA
ASP Area	123.93	
Environmental Reserve (includes 20m development setback)	4.41	
Gross Developable Area (GDA)	119.52	100.0%
Business Park/Industrial	94.6	79.1
Internal Circulation	7.76	6.4
Proposed Highway 625 Widening	6.04	5.0
Municipal Reserve	5.96	4.9
Stormwater Management Facilities	5.16	4.3
Total	113.48	100.0%

* Areas are approximate, and any discrepancies are a result of rounding.

