

December 2, 2024

File No. **588-001**

To: Adjacent Landowners

**RE: Ruisseau NW-27-50-24-4 Land Use Bylaw Amendment (Redistricting)
Application (LUB-2024-04)**

The City of Beaumont has received a redistricting application for lands in the Ruisseau neighbourhood, representing a portion of N.W. ¼ SEC. 27-50-24-W4. The subject site is located south of 46 Avenue, between Range Road 243 and 66 Street.

The application proposes to redistrict a block in the Ruisseau neighbourhood from Conventional Neighbourhood (CN) District to Integrated Neighbourhood (IN) District. The purpose of this application is to allow for the development of narrower lot townhouse residential.

Attached for your reference is the redistricting map and a copy of the Ruisseau Neighbourhood Outline Plan development concept.

City administration is in the early stages of reviewing this 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 it has been scheduled and will include information on how to register to speak to Council or provide a written submission.

The City is looking for your feedback on this proposal. If you have any comments or questions, please contact planning@beaumont.ab.ca or 780-995-7850 by **December 20, 2024**.

Thank you,



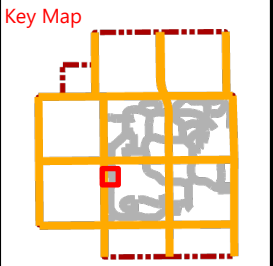
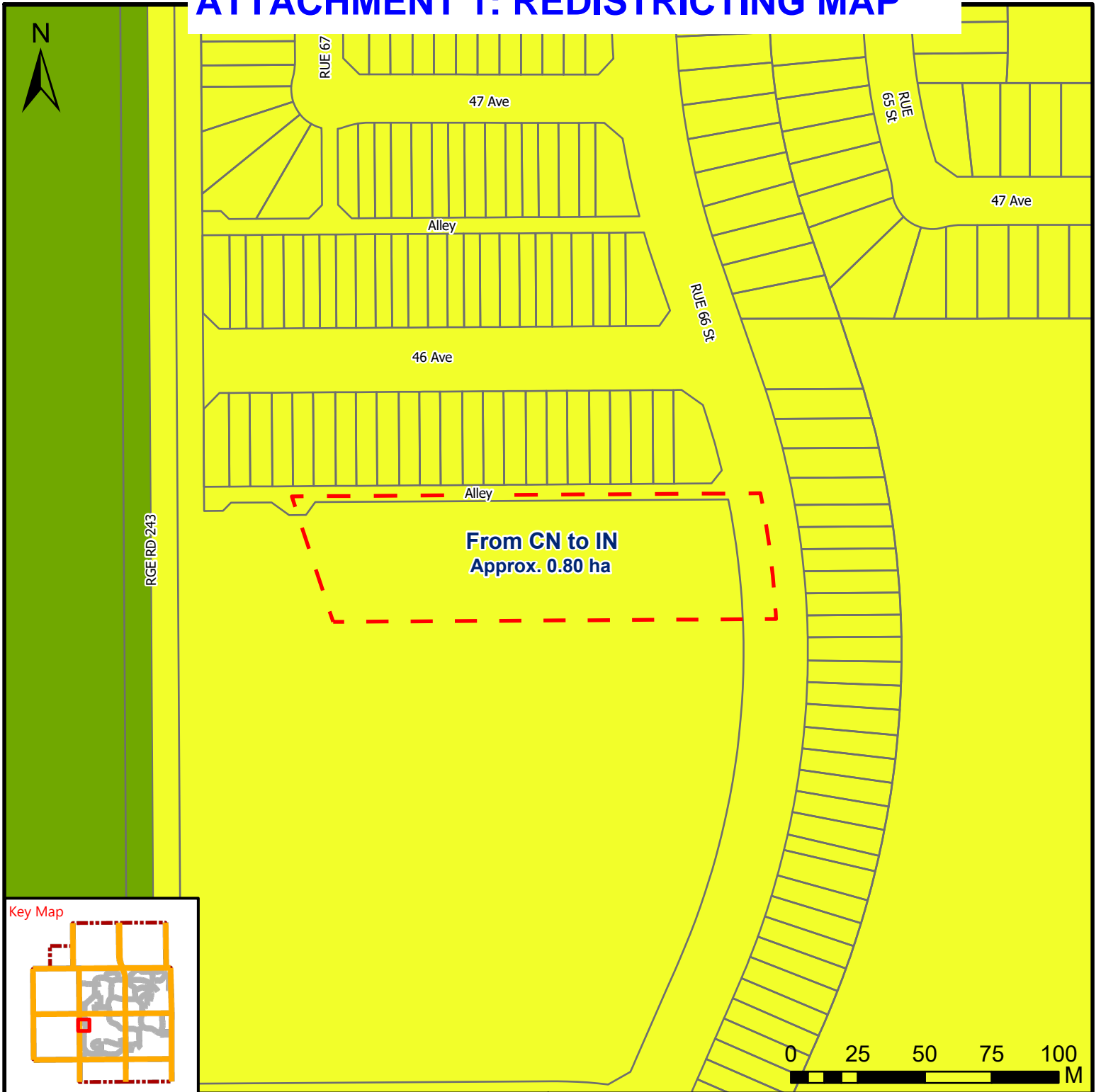
Brenda Kolenbrander
Planner II, Long Range Planning
780-995-7850 | brenda.kolenbrander@beaumont.ab.ca

Attachments:

- #1 – Redistricting Map
- #2 – Ruisseau Outline Plan Development Concept







ATTACHMENT 1: REDISTRICTING MAP



Ruisseau Re-districting Map		
Mapped By:	Checked By:	
Uche.D	Brenda.K	
Projected Coordinate System:	Scale:	
Datum: North American 1983	1:2,000	
Version:	Date:	Changes:
V1-R0	11/29/2024	Map Created

Legend

-  Redistricting Boundary
-  Agricultural Holding District (AH)
-  Conventional Neighbourhood District (CN)
-  Registered Parcel

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City of Beaumont 5600 49 Street Beaumont Alberta T4X 1A1. Telephone: 780-929-6782 Web: www.beaumont.ab.ca



ATTACHMENT 2: OP DEVELOPMENT CONCEPT

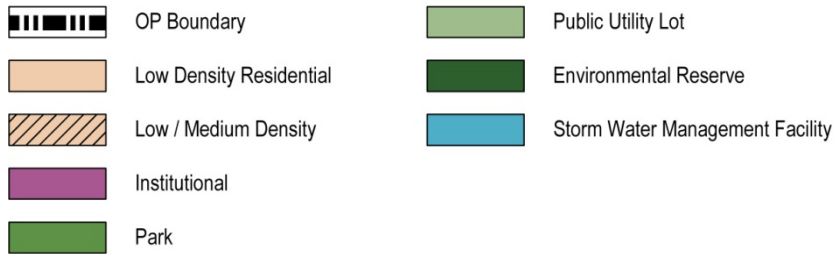
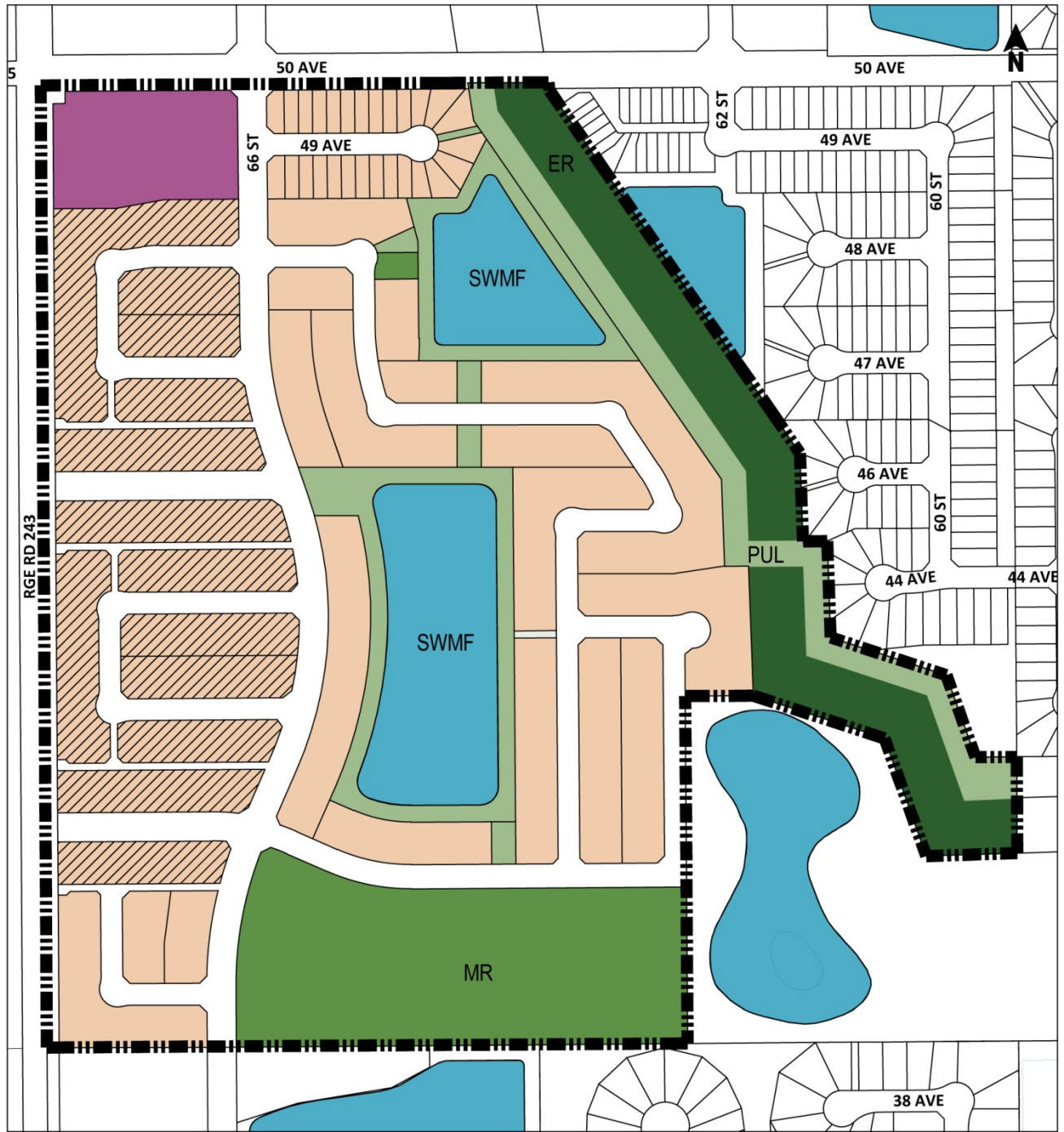


Figure 4: Ruisseau Development Concept