

February 24, 2025

File No. **595-001**

To: Adjacent Landowners

RE: Azur/Lakeview Area Structure Plan Amendment, Municipal Development Plan Amendment, and Land Use Bylaw Amendment (Redistricting) Applications

---

Azur/Lakeview Area Structure Plan Amendment (ASP-2024-03) and Municipal Development Plan Amendment (MDP-2025-01):

The City of Beaumont has received an application to amend the Azur/Lakeview Area Structure Plan (ASP). The plan area is located in southeast Beaumont, bounded by the neighbourhoods of Triomphe Estates to the north and Beau Val Park/Beaumont Lakes South to the west, Highway 625 to the south, and Range Road 241 to the east.

This application proposes to amend the land use concept and servicing connections for the undeveloped portion of the neighbourhood, in order to accommodate a new joint high school site. Changes include:

- Conversion of one High Density Residential site into a Medium Density Residential site
- Conversion and relocation of the Mixed Use area in the southwest to a Commercial area on the corner of Highway 625 and Range Road 241
- Removal of Reverse Housing land use
- Expansion of the Storm Water Management Facility
- Increase in size and reconfiguration of the school site
- Relocation of a portion of Municipal Reserve
- Removal of the east/west Public Utility Lot along Highway 625

Additionally, the application proposes to change the name of the neighbourhood from Azur/Lakeview to Azur.

Concurrently with the ASP amendment, the application also proposes to amend the Municipal Development Plan (MDP) to facilitate the proposed changes. This includes introducing the Commercial land use in the southeast, removal of the Community Commercial/Employment Centre land use, and adjustment to the configuration of the Institution/Public Facilities land use to accommodate the school site.



Attached for your reference are the current and proposed approved Azur/Lakeview ASP Land Use Concept Maps, and the current and proposed MDP Land Use Concept Maps.

Azur/Lakeview Land Use Bylaw Amendment (Redistricting) (LUB-2024-05):

The City of Beaumont has received a redistricting application for lands in the Azur/Lakeview neighbourhood within SE-26-50-24-W4 and Plan 072 1688, Block 1, Lot 1. The application proposes to amend the Land Use Bylaw to change the land use district of several areas in order to align with the proposed ASP amendment. This includes:

- CN to C – 2 areas
- CN to IN – 4 areas
- C to IN – 1 area

Attached for your reference is a redistricting map.

The City is reviewing these applications and requesting feedback from adjacent landowners. 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 mailed to you 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.

If you have any comments or questions, please contact [planning@beaumont.ab.ca](mailto:planning@beaumont.ab.ca) or 780-340-1678 by **March 18, 2025**.

Thank you,



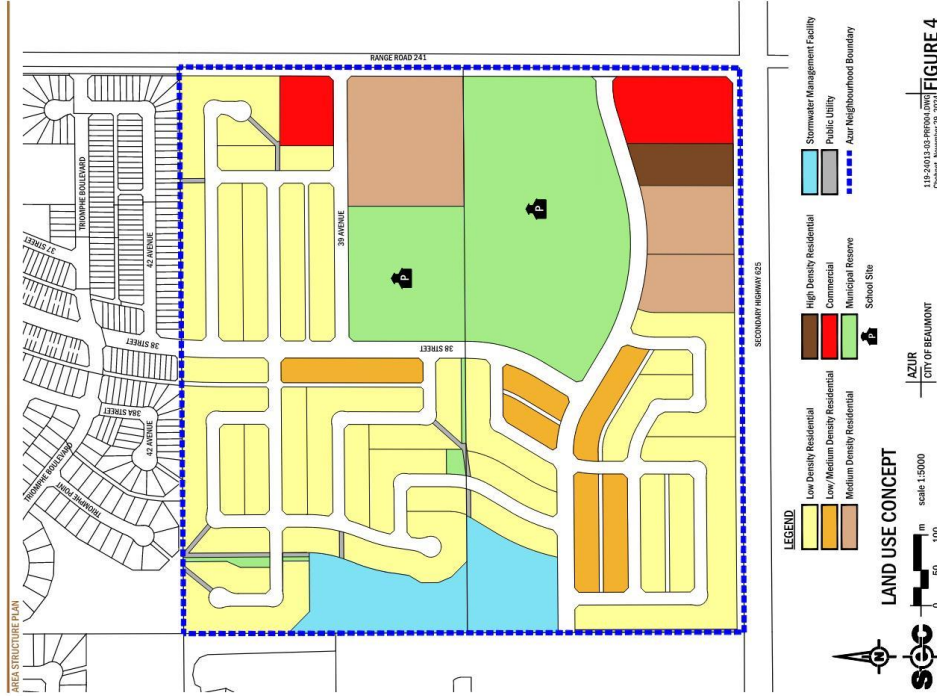
Katrina Tarnawsky  
Planner II, Long Range Planning  
780-340-1678 | [katrina.tarnawsky@beaumont.ab.ca](mailto:katrina.tarnawsky@beaumont.ab.ca)

Attachments:

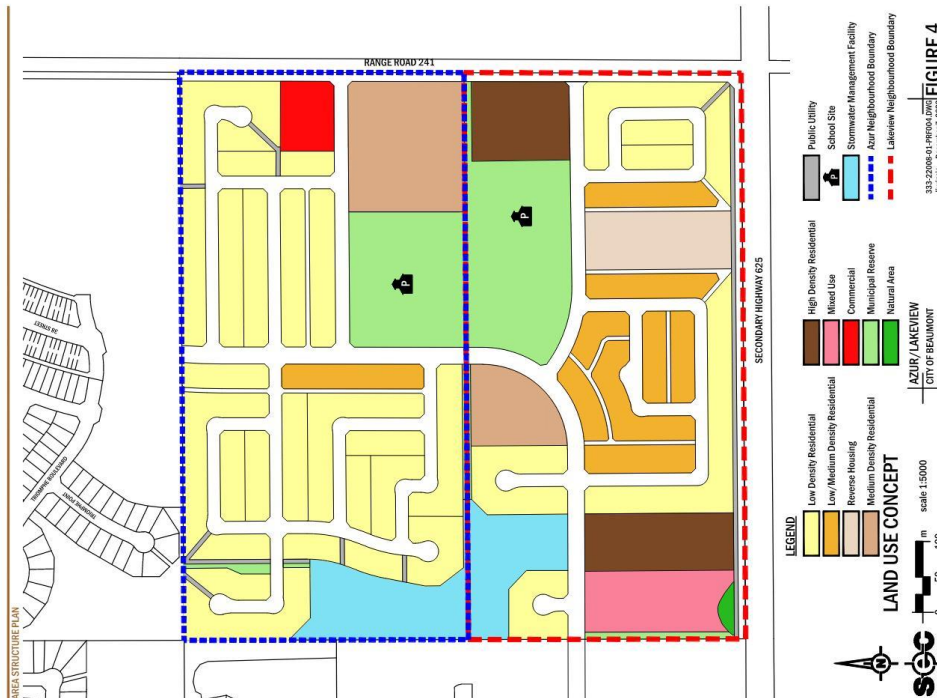
- #1 – Current and Proposed ASP Land Use Concept Maps
- #2 – Current and Proposed MDP Land Use Concept Maps
- #3 – Redistricting Map



**Attachment #1 - Current and Proposed ASP Land Use Concept Maps**



**Proposed Land Use Concept**

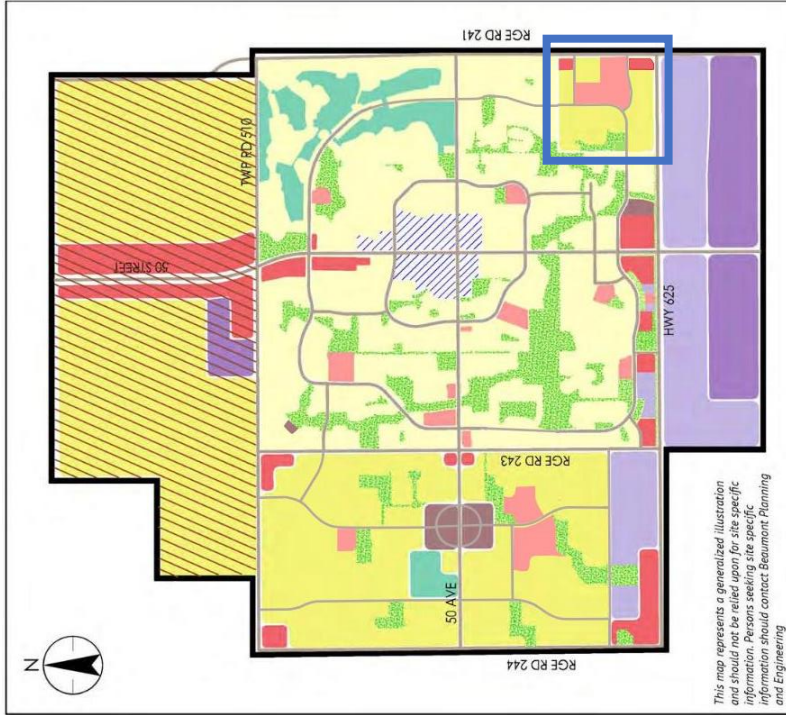


**Current Land Use Concept**



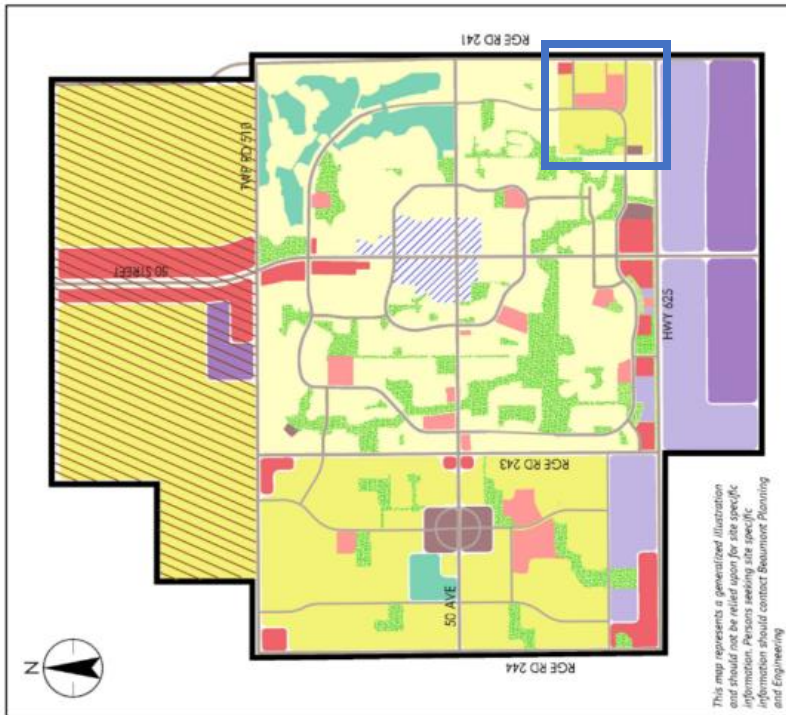
**Attachment #2** – Current and Proposed MDP Land Use Concept Maps  
(*amendment area marked in blue*)

Map 9 Land Use Concept



Proposed Land Use Concept

Map 9 Land Use Concept



Current Land Use Concept



**Attachment #3** – Redistricting Map

