

February 19, 2025

File No.: LUB-2025-01

RE: Notice of Public Hearing for Bylaw 1071-25 Land Use Bylaw Amending Bylaw (Innovation Park Text Amendment)

This letter is to advise you that the Council of the City of Beaumont is holding a Public Hearing for Bylaw 1071-25 Land Use Bylaw Amending Bylaw (Innovation Park Text Amendment) as noted above. The Public Hearing is to be held on **Tuesday, March 11, 2025 at 6:00 p.m.** in the Council Chambers of the Beaumont Administration Office, located at 5600 49 Street, Beaumont. It may also be viewed at www.youtube.com/c/BeaumontAbCaT4X.

Statutory Public Hearing for Bylaw 1071-25 Land Use Bylaw Amending Bylaw:

The purpose of proposed Bylaw 1071-25 Land Use Bylaw Amending Bylaw is to facilitate development within the Multi-disciplinary Campus and Safety and Education Training policy areas of the Innovation Park Area Structure Plan.

The amendment proposes to:

- Add Emergency Service Training Facility and Motor Vehicle Training and Research Facility as Discretionary Uses in the Business Light Industrial (BLI) District and Unpermitted in all other Land Use Districts.
- Amend the Government Use definition to exclude Emergency Service Training Facility.
- Add Use Standards in the BLI District to support the development of the Innovation Park in alignment with higher order plans and establish a high aesthetic standard and minimize all forms of nuisance.
- Define minimum parking standards for the two new uses.



Meeting Details:

The Public Hearing Notice can be viewed here: <https://www.beaumont.ab.ca/public-notice/>

A copy of the proposed bylaw and related documents are available for inspection by contacting Legislative@beaumont.ab.ca or 780-929-8782.

The proposed bylaw and related documents can also be accessed online at <https://pub-beaumontab.escribemeetings.com> in the Council meeting agenda package on or after the Thursday before the meeting.

A PUBLIC HEARING for this Land Use Bylaw Amendment application will be held on March 11, 2025, at 6 pm, or as soon thereafter as possible. The live webcast can be viewed at: www.youtube.com/c/BeaumontAbCaT4X

Public hearing submissions may be made in writing by email, in advance, or verbally by registering to make a presentation in person or by electronic means during the public hearing.

Members of the public who wish to provide written submissions or make a verbal presentation to Council on Bylaw 1071-25 must notify the City Clerk office in advance at Legislative@beaumont.ab.ca or 780-929-8782.

Please note the following details:

- Written submissions from the public in response to advertised public hearing matters must be provided to the City Clerk at Legislative@beaumont.ab.ca no later than 12:00 pm (noon) on the business day prior to the public hearing. Late submissions will not be considered by Council.
- Anything that may have previously been submitted to the municipality is not considered a Public Hearing submission and you must send your submissions in accordance with the guidelines in this advertisement.
- For those wishing to speak in person at the public hearing, you are encouraged to register with the City Clerk in advance of the public hearing, but you may also choose to register at the public hearing.
- For those wishing to make a presentation by electronic means, you must register with the City Clerk by 4:00 pm on the business day prior to the public hearing. Once you register, the City Clerk will provide you with instructions for accessing the meeting and making your presentation.
- Each speaker will be limited to five minutes, not including time for any questions from Council.
- The names of presenters and the written submissions received become part of the public record and written submissions are made available for public inspection on the City's website. Other personal information is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act.



- Anonymous submissions are not accepted, and an individual's name must be attached to every submission.
- Meetings are webcast live and recordings will be available on the City's website after the meeting.

If you have questions about the public hearing process (including viewing the proposed amendment and bylaw, making submissions, and presenting to Council), please contact the City Clerk at Legislative@beaumont.ab.ca or 780-929-8782.

If you have questions about the details of the proposed Land Use Bylaw Amending Bylaw, please contact Yasmin Sharp at yasmin.sharp@beaumont.ab.ca or 780-243-0552.

Thank you,



Yasmin Sharp, RPP MCIP
Senior Development Planner
Yasmin.sharp@beaumont.ab.ca 780-

Attachment:

- 1 Summary of Proposed Amendments
- 2 Innovation Park Land Use Concept



ATTACHMENT 1: Proposed Land Use Bylaw Amendments (Innovation Park)

Two New Institutional Uses:

Emergency Service Training Facility development used to support specialized protective and emergency service training including indoor firing range and protective services exercises and simulations. Does not include a police station, fire station, ambulance station or outdoor firing range

Motor Vehicle Training and Research Facility a paved motor vehicle course specifically designed, constructed and maintained for training, research, and testing, of motor vehicles. Does not include recreational or professional racing

The two new Institutional Uses, defined above, are proposed as unpermitted within the Agricultural Holdings (AH), Conventional Neighbourhood (CN), Integrated Neighbourhood (IN), Mature Neighbourhood (MN), Main Street (MS), and Commercial (C) Districts. **Emergency Service Training** and **Motor Vehicle Training and Research Facility** are proposed as discretionary uses within the Business Light Industrial (BLI) District.

Revision of Government Use Definition:

The definition for Government to be amended to include the text in red.

Government development owned, operated, or occupied by a government agency including, but not limited to, government officials and departments, social service facilities, public works facilities and / or courthouses. **Excludes emergency service training facilities.**

Section 3.8.3 Use Standards

Add the following two Use Standards for **Industrial Uses (all)**:

- a. Land uses within the High Aesthetic Standard/Low Nuisance Uses area in the applicable Area Structure Plan and Neighbourhood Structure Plan shall only allow for low or limited nuisance activities with uses contained within the building and/or site so there is no noise, odour, visual (including light pollution), or other nuisance impacts beyond the property line.
- b. Sites that front Major or Minor Regional Arterial Roadways shall provide enhanced parking lot landscaping and screened parking, waste storage, and loading areas, to the satisfaction of the Development Authority



Add the following Use Standards:

Emergency Service Training Facility:

- a. Emergency Service Training Facility shall only be considered within Bylaw 1065-25 Innovation Park Area Structure Plan.
- b. Outdoor storage may be allowed but shall be screened through landscaping, berms or fencing, to the satisfaction of the Development Authority.
- c. Use Standards under S 3.8.3 c) Industrial Uses (all) are applicable

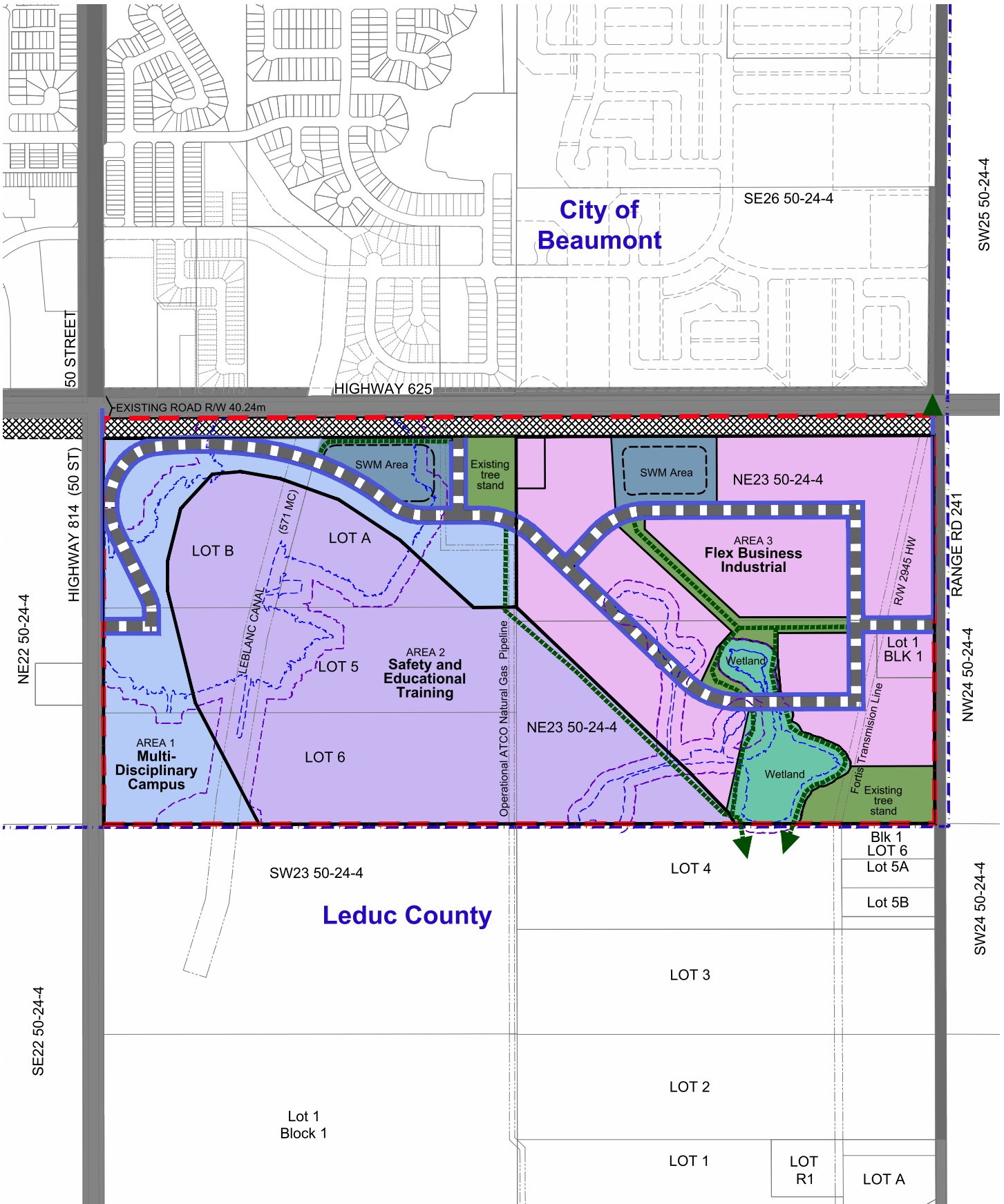
Motor Vehicle Training Research and Facility:

- a. Motor Vehicle Training and Research Facility shall only be considered within Bylaw 1065-25 Innovation Park Area Structure Plan.
- b. Motor vehicle courses shall be surrounded by a berm to screen its use and mitigate any off-site nuisances including noise, odour, visual (including light pollution), or other nuisance impacts.
- c. Recreational use of the facility, such as special events and/or racing is prohibited
- d. Outdoor storage may be permitted as an accessory use and shall be fully screened from adjacent commercial, residential, and public lands
- e. Use Standards under S 3.8.3 c) Industrial Uses (all) are applicable”

3.8.10 Parking Requirements

Require 2 parking stalls per 100m² of lot coverage for **Emergency Service Training** and **Motor Vehicle Training and Research Facility** uses. Lot coverage is the portion of the lot covered by covered structures and would therefore not include all hard surfaced areas.





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Integrated Expertise, Locally Delivered

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

Land Use Concept

Figure 5
City of Beaumont
Innovation Park ASP
January 2025