



COUNCIL REPORT

REGULAR COUNCIL MEETING March 11, 2025

Bylaw 1071–25 Land Use Bylaw Amending Bylaw (Innovation Park) Public Hearing, Second and Third Reading

RECOMMENDATION					
<p>THAT Bylaw 1071-25, a bylaw to amend Bylaw 944-19, Our Zoning Blueprint: Land Use Bylaw, be given Second.</p> <p>THAT Bylaw 1071-25 be given third reading.</p>					
REQUESTED COUNCIL ACTION	Decision required				
STRATEGIC ALIGNMENT – BUILDING OUR TOMORROW, TODAY	<p>An economically prosperous and financially sustainable community to last generations.</p> <p>Future-proof growth for a safe, inclusive, and vibrant community.</p>				
COUNCIL BYLAW, POLICY, MASTER PLAN	<p>Our Zoning Blueprint: Land Use Bylaw 944-19</p> <p>Innovation Park Area Structure Plan Bylaw 1065-25</p>				
COUNCIL AND COMMITTEE HISTORY	<table border="0"> <tr> <td>February 25, 2025</td> <td>Council gave first reading to Bylaw 1071-25.</td> </tr> <tr> <td>February 25, 2025</td> <td>Council gave second and third reading to Bylaw 1065-25, a bylaw to adopt the Innovation Park Area Structure Plan.</td> </tr> </table>	February 25, 2025	Council gave first reading to Bylaw 1071-25.	February 25, 2025	Council gave second and third reading to Bylaw 1065-25, a bylaw to adopt the Innovation Park Area Structure Plan.
February 25, 2025	Council gave first reading to Bylaw 1071-25.				
February 25, 2025	Council gave second and third reading to Bylaw 1065-25, a bylaw to adopt the Innovation Park Area Structure Plan.				

Report

Innovation Park, located within southeast Beaumont, is planned to be a unique industrial and commercial employment center that combines business, manufacturing, education, and research opportunities within one area. The Multi-Disciplinary Campus and Safety and Educational Training policy areas, outlined within the Area Structure Plan, contemplate uses that have not otherwise been developed within the City of Beaumont, or the surrounding region. These uses include an Innovation Center for transportation safety and research for alternative energy vehicles as well as uses that advance the training of public service agencies such as emergency, police, and fire response units.

Bylaw 1071-25 seeks to amend the Land Use Bylaw to facilitate future development within the Multi-Disciplinary Campus and Safety and Educational Training policy areas of the Innovation Park Area Structure Plan (Attachment 3). The amendment proposes to:

- Add two new Institutional uses: 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 good development practices.
- Define minimum parking standards for the two new uses.

The Innovation Park Area Structure Plan (ASP) has been developed in accordance with the strategic plans that guide the City of Beaumont's growth and development. The proposed Land Use Bylaw amendment translates the policies established within the ASP into regulations that ensure that future development is consistent with the vision established in both the ASP and the City's strategic plans.

The objectives of the proposed amendment are to:

- Enable the Innovation Park to develop as intended and accommodate the future uses planned by Alberta Motor Transport Association (AMTA),
- Establish site regulations that minimize off-site impacts (potential visual, noise or smell nuisances) and promote a high aesthetic standard,
- Restrict the new uses from locating outside of the Innovation Park, where they would be incompatible with surrounding development,
- Balance the flexibility necessary to facilitate innovation, while establishing clear limitations on what cannot be developed within the Innovation Park area (ex: recreational racing and outdoor shooting range), and
- Maintain the ability for local public services (fire, police, and ambulance) to be established and engage in training outside of the Innovation Park.

Bylaw 1071-25 amends the text of the Land Use Bylaw to include uses and regulations envisioned within the Innovation Park but are not currently included within the Land Use Bylaw. The Innovation Park lands, NW & NE -23-50-24-W4 are currently zoned Agricultural Holdings (AH) District to support rural agricultural activities before transitioning to urban style development. Prior to development, the applicant will be required to submit a redistricting application to change the land use to the Business Light Industrial (BLI) District.

The Innovation Park ASP identifies several additional studies that must be conducted at the redistricting, subdivision, or development stage. Therefore, an application to redistrict lands from AH to the BLI District will be accompanied by a natural area assessment, biophysical impact assessment, geotechnical report, stormwater assessment, and/or noise study to further inform development requirements, depending on what planning stage Administration determines is most appropriate.

The proposed land use amendment was circulated for 21 days, concluding on February 18, 2025, to internal departments, external agencies, adjacent municipalities and Innovation Park plan area landowners. No concerns were received.

Administration is recommending that Council give second and third reading to Bylaw 1071-25 Land Use Bylaw Amending Bylaw.

Financial Analysis

This work was funded through the approved operating budget.

Risk Analysis

The purpose of the proposed Land Use Bylaw amendment is to enable development of the west lands of the Innovation Park in alignment with the vision and policies outlined in the Innovation Park Area Structure Plan. Should Bylaw 1071-25 not be approved by Council, there will be negative implications on the developability of the parcel as intended by the future landowner of the west lands.

Community Insight

Public engagement was conducted as part of the development of the Innovation Park Area Structure Plan over three rounds between April 2023 and December 2024. The Land Use Bylaw closely reflects the vision and policies established in the ASP, therefore engagement consisted of circulating the

amendments to internal departments, external agencies, and landowners in accordance with the Intermunicipal Planning Framework and Municipal Government Act. No concerns were received.

A notice of Public Hearing was posted in the local newspaper and the City of Beaumont website for two consecutive weeks proceeding the Hearing.

Attachments

- 1 Summary of Proposed Land Use Bylaw Amendments
- 2 Bylaw 1071-25 Land Use Bylaw Amending Bylaw
- 3 Innovation Park Land Use Concept
- 4 Presentation