

BYLAW 1071-25
The City of Beaumont
Land Use Bylaw Amending Bylaw

Whereas pursuant to Section 640 of the *Municipal Government Act*, every municipality must pass a land use bylaw;

Pursuant to the *Municipal Government Act*, a land use bylaw may prohibit or regulate and control the use and development of land and buildings, and may provide for any other matter council considers necessary to regulate land use within the municipality; and

Pursuant to the *Municipal Government Act*, a municipality may amend or repeal a bylaw;

Council therefore enacts:

Amendments

Bylaw 944-19 is amended as follows:

- 1 Part 6 is amended to add the following two definitions:
"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 and does not include training facilities required for the standard training and development of local public service agencies.

AND
"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."
- 2 Part 6 is amended to remove the definition for Government and replace with:
"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."
- 3 Add the following two uses under INSTITUTIONAL USES in sections 3.2.2, 3.3.2, 3.4.2, 3.5.2, 3.6.2, 3.7.2 and 3.8.2:
"Emergency Service Training Facility"

AND

"Motor Vehicle Training and Research Facility"

- 4 Designate "Emergency Service Training Facility" as an Unpermitted Use in Sections 3.2.2, 3.3.2, 3.4.2, 3.5.2, 3.6.2 and 3.7.2.
- 5 Designate "Motor Vehicle Training and Research Facility" as an Unpermitted Use in Sections 3.2.2, 3.3.2, 3.4.2, 3.5.2, 3.6.2 and 3.7.2.
- 6 Designate "Emergency Service Training Facility" as a Discretionary Use in Section 3.8.2
- 7 Designate "Motor Vehicle Training and Research Facility" as a Discretionary Use in Sections 3.8.2
- 8 Add the following Use Standards to Section 3.8.3 c) Industrial Uses (all)
 - b. "Land uses within the High Aesthetic Standard/Low Nuisance Uses area in the applicable Area Structure Plan or 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.
 - c. Sites that front arterial roadways shall provide enhanced parking lot landscaping and screened parking, waste storage, and loading areas, through landscaping, berms or fencing, to the satisfaction of the Development Authority"
- 9 Add the following Use Standards to Section 3.8.3 "Emergency Service Training Facility:
 - a. Emergency Service Training Facility shall only be considered within the Innovation Park Area Structure Plan area.
 - b. Limited outdoor storage may be allowed but shall be ancillary to the primary use of the property and screened through landscaping, berms and/or fencing, to the satisfaction of the Development Authority.
 - c. Use Standards under S 3.8.3 c) Industrial Uses (all) are applicable"
- 10 Add the following Use Standards to Section 3.8.3 "Motor Vehicle Training Research and Facility:

- a. Motor Vehicle Training and Research Facility shall only be considered within the Innovation Park Area Structure Plan area.
 - b. Motor vehicle courses shall be surrounded by a berm, designed to the satisfaction of the Development Authority, 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, through the use of landscaping, berms, or fencing to the satisfaction of the Development Authority.
 - e. Use Standards under S 3.8.3 c) Industrial Uses (all) are applicable”
- 11 Section 3.8.10 a) vii is amended to add “Emergency Service Training Facility” and “Motor Vehicle Training Research and Facility” to Institutional Uses that require 2 stalls per 100m² of lot coverage

FIRST READING: _____

PUBLIC HEARING: _____

SECOND READING: _____

THIRD READING: _____

SIGNED THIS ___ day of _____, 2025.

MAYOR

CLERK