

**REGULAR COUNCIL MEETING
March 11, 2025**

Bylaw 1064-25 - Ruisseau Neighbourhood Land Use Bylaw Amending Bylaw – Public Hearing, 2nd and 3rd Reading

RECOMMENDATION					
<p>THAT Bylaw 1064-25 – a bylaw to amend Bylaw 944-19 <i>Our Zoning Blueprint: Land Use Bylaw</i>, be given second reading.</p> <p>THAT Bylaw 1064-25 be given third reading.</p>					
REQUESTED COUNCIL ACTION	Decision required				
STRATEGIC ALIGNMENT – BUILDING OUR TOMORROW, TODAY	Future-proof growth for a safe, inclusive, and vibrant community.				
COUNCIL BYLAW, POLICY, MASTER PLAN	Building Our Tomorrow, Today: Council Strategic Plan 2022-2026 Our Complete Community: Municipal Development Plan Bylaw 938-19 Ruisseau Outline Plan				
COUNCIL AND COMMITTEE HISTORY	<table border="0"> <tr> <td>February 11, 2025</td> <td>Council gave Bylaw 1064-25 first reading</td> </tr> <tr> <td>October 8, 2013</td> <td>Ruisseau Outline Plan approved</td> </tr> </table>	February 11, 2025	Council gave Bylaw 1064-25 first reading	October 8, 2013	Ruisseau Outline Plan approved
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Report

On September 18, 2024, Qualico Communities submitted an application to redistrict a portion of NW ¼ SEC. 27-50-24-W4M from Conventional Neighbourhood (CN) District to Integrated Neighbourhood (IN) District.

The purpose of this redistricting application is to allow for development of narrower townhouse development than is allowed in the CN District. In the IN District, the minimum lot width is 4.9 meters, compared to 6.0 meters in the CN District. Council gave first reading to Bylaw 1064-25 on February 11, 2025. This report provides discussion for the second and third reading of Bylaw 1064-25. The amendment bylaw (Bylaw 1064-25) is attached as Attachment 1.

Site and Surrounding Context

The subject site is situated in the Ruisseau neighborhood and covers approximately 0.80 hectares (2 acres). The site is located south of 46 Avenue, west of 66 Street, and east of Range Road 243 as shown in Attachment 2 – Location Map.

Access to this site will be provided via a future road that will be constructed as part of an upcoming subdivision stage. Additionally, existing rear lane access is available through the existing lane located just north of the redistricting area.

Land uses surrounding the site are described in the following table.

	Existing District	Current Development
North	Conventional Neighbourhood (CN) District.	Low/medium density residential consisting of single-family homes, as well as duplex, triplex, and fourplex development.
South	Conventional Neighbourhood (CN) District.	Undeveloped, but has been cleared for low/medium density residential development and low density residential further south next to École Quatre-Saisons School.
East	Conventional Neighbourhood (CN) District.	East of 66 Street is currently undeveloped but has been cleared for low density residential development. A stormwater management facility is located slightly further east.
West	Conventional Neighbourhood (CN) District and Agricultural Holdings (AH) District	The area between Range Road 243 and the redistricting site (east of Range Road 243) has been cleared for future low/medium density residential development. West of Range Road 243 is an agricultural property with a RV storage business.

Land Use Bylaw

The Conventional Neighbourhood (CN) District is the predominant Land Use District within the pre-2017 annexation area of Beaumont, which provides for a more traditional building form in pre-2017 annexation Beaumont. Although low density is the primary function of the CN District, this District does provide for a variety of housing forms, including townhouse development, as well as opportunities for businesses and commercial uses in the neighbourhood. The minimum lot width permitted in the CN District is 6.0 m.

The Integrated Neighbourhood (IN) District provides a variety of housing options with integrated local commercial and business opportunities, primarily in greenfield areas. It is intended to be primarily residential, with opportunities to integrate local commercial and business opportunities. The IN District allows a minimum lot width of 4.9 m.

Ruisseau Outline Plan

This redistricting does not require an amendment to the Ruisseau Outline Plan as the subject site is designated for Low/Medium Density residential development (Attachment 3- Ruisseau Outline Plan Development Concept). The Outline Plan encourages a range of housing types within the Low/Medium Density designation, including single-detached, semi-detached, and multi-attached dwellings.

Rationale and Recommendation

The proposed redistricting aims to accommodate narrower townhouse development than what the CN District allows. The IN District is considered the most suitable zone for the proposed narrower townhouse lots.

Administration is recommending Bylaw 1064-25 be given second and third reading by Council, following the Public Hearing. Administration believes the overall impact of this redistricting would be minimal given that the same housing forms are already permitted under the current CN District, resulting in minimal impact to neighbourhood character. This proposal is also in line with the Ruisseau Outline Plan land use designation for this area which has identified this site for low/medium density residential development. Redistricting this site to IN District will allow for narrower townhouse development (to a minimum lot width of 4.9 m) which supports a greater variety of housing forms in the Ruisseau neighbourhood.

Financial Analysis

No financial impacts are anticipated as the Ruisseau Outline Plan already identifies this site as Low/Medium Density Residential.

Risk Analysis

If Council does not approve this redistricting (Bylaw 1064-25), this proposal would need to meet the 6.0 m lot width required under the CN District.

Community Insight

This application was circulated to internal departments and external agencies from November 28 to December 20, 2024. Due to the mail strike occurring during this time, this application was advertised on our website and through general newspaper advertisements that were placed in the La Nouvelle Beaumont News directing residents to our website for more information on planning and development applications.

The Engineering team requested a brief servicing memo to show how and if a narrower townhouse development proposal would impact servicing availability to the site (water, sanitary sewer, and storm drainage). The Engineering team accepted the applicant's technical memo demonstrating that there would be no impact to servicing capacity as a result of this proposal. No other concerns were identified by the public, other internal departments or external agencies.

On February 19, 2025, following first reading of Bylaw 1064-25, a Notice of Public Hearing was emailed to external agencies and internal departments, and mailed to 48 adjacent landowners within 100 meters. The Notice of Public Hearing was also published on the City's website on February 21st and advertised in the February 21st and February 28th issues of the Beaumont News. No concerns or comments were received at the time of writing this report.

Attachments

- 1 Bylaw 1064-25 – Ruisseau LUB Amendment (Redistricting)
- 2 Location Map
- 3 Ruisseau Outline Plan Development Concept
- 4 Site Photos
- 5 Public Hearing Presentation by City Administration
- 6 Public Hearing Presentation by Applicant (Qualico)
- 7 Public Hearing Submission