

Bylaw 1083-25 Land Use Bylaw Amending Bylaw - Education Use What We Heard Report

Engagement Overview

Following first reading of Bylaw 1083-25, Administration engaged members of the development and business communities who would be impacted by the proposed bylaw amendments through email communications as well as in-person meetings. The purpose was to present and gather feedback on the changes to the bylaw and their intended outcomes.

Engagement Participation Goal

For this engagement project, Administration determined that it was most important to include the following groups:

Engaged Group	Reason for Inclusion
Owners/operators of child care facilities in commercial locations in Beaumont	Bylaw amendments will impact how they apply for a Development Permit if they wish to expand or relocate their business
Owners/operators of home-based child care facilities in Beaumont (dayhomes)	Bylaw amendments will impact how they apply for a Development Permit if they wish expand their business to a commercial location
Developers of commercial lands	Bylaw amendments may change how they structure the mix and format of the retail units they develop, sell, or lease
Commercial realtors	Bylaw amendments may impact the types of businesses they can attract to fill vacancies in commercial spaces

Stakeholders were engaged at the “inform” level of the participation spectrum (see table below). They were asked to share their perspectives on the issues the bylaw amendments were intended to address and ask questions about any aspect of the legislation they felt were not clear.

INCREASING IMPACT ON THE DECISION					
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
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Source: International Association for Public Participation (IAP2), Participation Spectrum

Engagement Methods

Engagement was conducted in June 2025 using an email campaign and in-person business visitations.

Separate emails were sent to each stakeholder group, with the following number of recipients represented:

- Owners/operators of commercial child care facilities - 11
- Owners/operators of dayhomes - 10
- Developers - 18
- Commercial realtors – 12

The emails to owners/operators of commercial child care facilities and dayhomes were sent through an email campaign software. Reports for both campaigns showed a 100% open rate for the emails, indicating that all recipients clicked to view the emails.

Owners and operators of commercial child care facilities, were informed that representatives from Administration would be conducting drop-in visits, or offer phone or in-person meetings to answer questions.

Between June 4 and June 9 representatives from Planning & Development and Economic Development paid visits to 10 child care facilities (two facilities were owned by a single operator). An informal meeting guide was developed to facilitate conversations. In addition to reiterating key messages from the FAQ attachment (see Appendix A), Administration also asked business owners for their thoughts on the implications of the amendment and on their experiences with traffic flow and parking during drop-off and pick-up hours.

What We Heard

The following is a summary of the themes that emerged from the feedback gathered from the engaged groups during visitation meetings and from responses to the email blasts.

In-Person Business Visitations

High Level Themes

- All operators expressed pleasure at being contacted and engaged by the City
- Four operators indicated that these amendments were very timely, and even overdue
- Three operators owned child care facilities in neighbouring municipalities and felt that the changes were in line with the types of regulation they were familiar with and expected
- Three operators also mentioned that recent changes to Alberta Education and Childcare's affordability grant program will impact for-profit child care facilities and likely result in an easing in demand for commercial permits

Economic Development and Business Impacts

- All operators felt the amendments would change how other businesses approach starting up a new facility in Beaumont, with one operator stating they felt this would ensure a more thoughtful permitting process
- While most operators noted that they were at capacity and were maintaining waitlists for child care spots, two operators in the south of Beaumont noted that registrations were declining as more child care facilities opened up
- Two operators voiced concerns about the pace of new child care facility approvals and competition in their sector
- Two operators felt that the proposed amendments would support the viability of existing child care facilities

Parking and Traffic Generation

- All operators felt that the proposed changes would have a positive impact on traffic flows and parking for both new and existing child care facilities in Beaumont
- Two operators described traffic congestion around their site as a challenge for both staff and clients
- Experiences with parking availability were more variable, with two operators noting they experience parking pressures during pick-up and drop-off times, but three others indicating client parking was not a challenge at their site
- Nine operators noted that they accommodate staff or shuttle parking onsite, with four operators indicating that their staff experience challenges finding stalls
- Two operators expressed that they were glad that parking was being seriously considered by City Administration, and that it was an issue that their sector has brought up in the past

Email Responses

Administration received thirteen responses from recipients in the development and real estate sectors, either by email or by verbal means. Most responses consisted of an acknowledgment of receipt and expressed appreciation for the communication. Two respondents had questions for Administration regarding the impact of the amendments to developments that are forthcoming.

One respondent submitted a strong objection to the proposed bylaw amendments. They felt the amendments would add unnecessary regulation and 'red tape' that would hinder the business and investment environment in Beaumont. A copy of the respondent's email has been included in the Council Meeting agenda package for review.

Appendix A: Frequently Asked Questions Email Attachment



PROPOSED CHANGES FOR CHILD CARE FACILITIES AIM TO IMPROVE TRAFFIC, PARKING AND SAFETY

With approximately 25% of Beaumont's population under the age of 15, the City is proposing changes to support safe, accessible spaces for child care facilities in neighbourhoods. Childcare is an important service for young families. We're making changes so we can address the traffic and parking demands in neighbourhoods during busy pick-up and drop-off times early in the development process.

What's Changing and Why It Matters

Right now, schools and daycares are allowed in every part of the city without extra review. The City is proposing a change so child care facilities may be more carefully evaluated before being built or expanded. This gives the City more say in where and how these services are located in order to proactively manage things like traffic and parking.

For safety reasons, we're also proposing a new rule that would require all child care centres to have a proper drop-off area.

Background and Next Steps

- **May 27, 2025** – Bylaw 1083-25 was introduced at Council (first reading).
- **June 2025** – Engagement with affected groups.
- **July 8, 2025** – Council will hold a Public Hearing for Bylaw 1083-25 and then make a decision (second and third reading).



Frequently Asked Questions

I want to get a new permit for a child care facility. How will this impact me?

If the proposed amendments are approved in July, new applications for child care facilities, will be reviewed as a *discretionary use*. This means the City can ask for more information related to the size and location of the facility, and nearby traffic conditions including a Traffic Impact Assessment.

Under the proposed changes, if the permit is approved by the City, it is then subject to appeal.

The City will also notify residents and business owners of the development permit by posting a sign on the property and publishing a notice on the City website. Anyone feeling affected by the permit has 21 days to submit an appeal. No work can take place on the development until after the 21-day appeal period and a final decision has been made.

If the permit is refused, you will receive written notice of the decision.

I already have a permit for a child care facility. Will this impact me?

No, existing approved Development Permits for child care facilities will not be impacted. The proposed changes impact you if you expand your daycare or relocate to an area that does not already have a permit in place.

What conditions or restrictions can be added to a Development Permit?

The City may ask to make the development more compatible with the surrounding area. This can include:

- requiring the applicant to submit a study to show how traffic in the neighbourhood will be impacted by a new daycare (Traffic Impact Assessment).
- setting specific hours of operation, including specific pick-up and drop-off times.
- applying special parking provisions.
- adding other conditions to confirm the development is compatible with surrounding area.

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