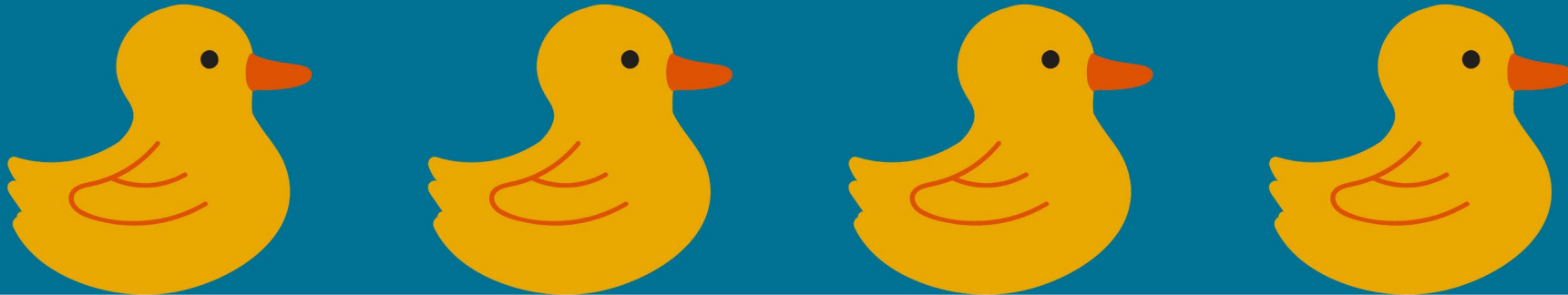


Keeping our ducks in a row.



**BYLAW 1083-25 OUR ZONING BLUEPRINT:
LAND USE BYLAW AMENDING BYLAW –
EDUCATION USE**

JULY 8, 2025



BACKGROUND

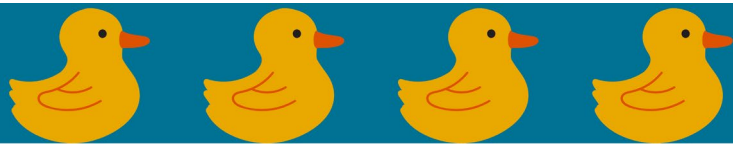
Demographic Pressures

- 25.6% of Beaumont's population is between 0-14 years old compared to 19% across Alberta

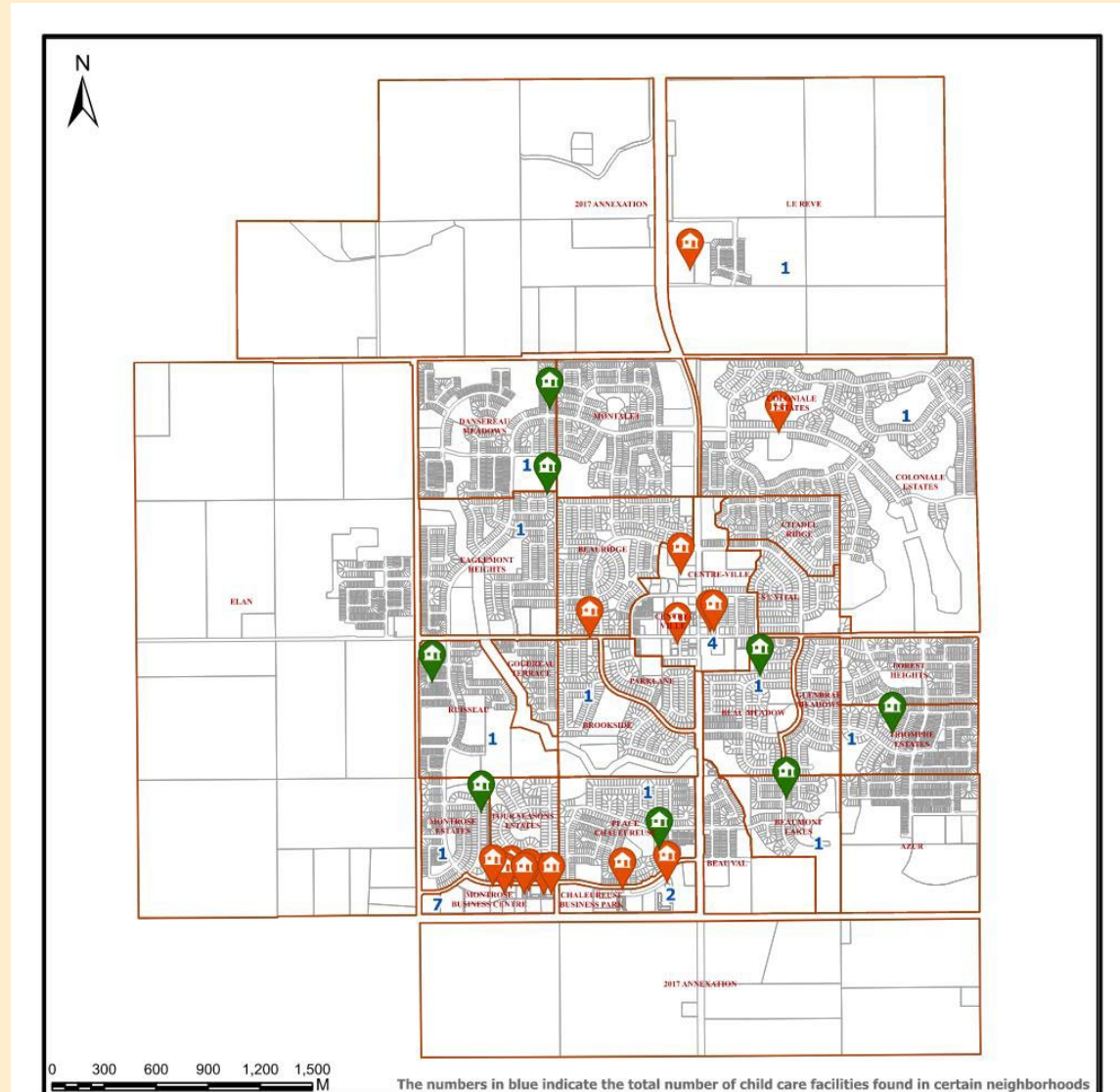
Increase in Education Use Applications (excluding public schools)

- 2022 – 2
- 2023 – 3
- 2024 – 10

Geographic Clustering of Education Uses and Cumulative Impacts to Transportation System

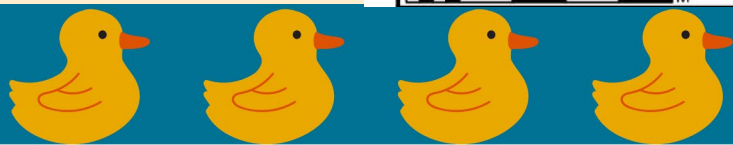


CHILDCARE FACILITIES



Legend

-  BL-Commercial (16)
-  BL-Home Based Business (8)
-  Neighbourhood
-  Registered Parcels



CURRENT REGULATIONS



Education is permitted in all Land Use Districts and defined as:

"Development of public and private places of learning for any age including licensed child care facilities and/or research facilities"



Includes: Schools, Daycares, Tutoring Services, and After School Care Facilities



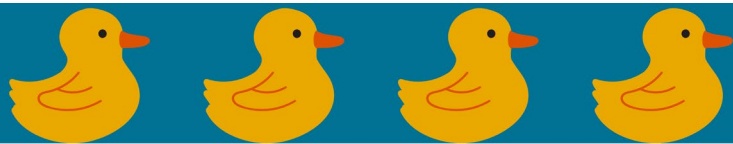
Excludes: Day homes (Home Based Business-Major)



Use Standards: None

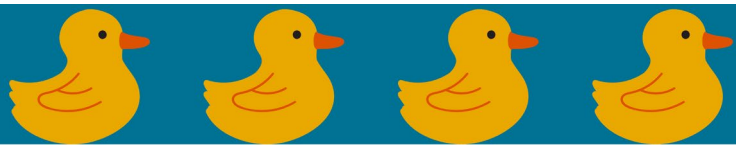


Minimum Parking: 2 stalls per 100m² of lot coverage



SCOPE OF AMENDMENT

- Issue specific amendment to address immediate need
- Excludes minimum parking regulations
 - Administration recommends review of parking as part of comprehensive review
- Excludes play space
 - Requirements outlined in Early Learning and Child Care Regulation
 - As a discretionary use, the location and configuration of play spaces can be reviewed by the Development Authority and conditions included to mitigate site specific issues



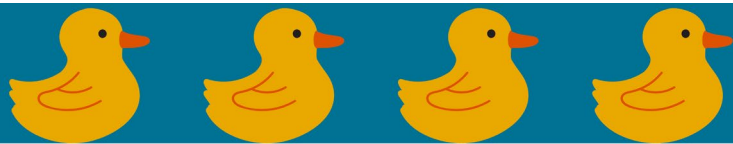
PROPOSED AMENDMENT

1. Change Education Use from permitted to **discretionary** use in all districts.
2. Add the following Use Standard to each district:

Education All Child Care facilities, shall provide an on-site drop-off area suitable to accommodate traffic associated with the use and limit any impact on the surrounding community.

Permitted Use: Must be approved if it meets the standards set out in the LUB. Cannot add conditions that go above and beyond District requirements.

Discretionary Use: Development Authority required to carefully consider compatibility with surrounding context and may attach conditions to ensure compatibility.



JURISDICTIONAL SCAN

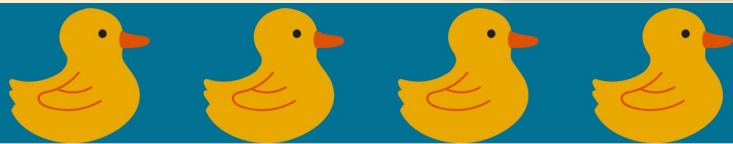
9 municipalities selected based on size, proximity, similar hybrid Land Use Bylaw and/or high growth community.

Childcare facilities mix of permitted and discretionary

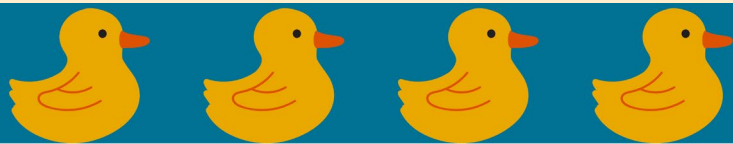
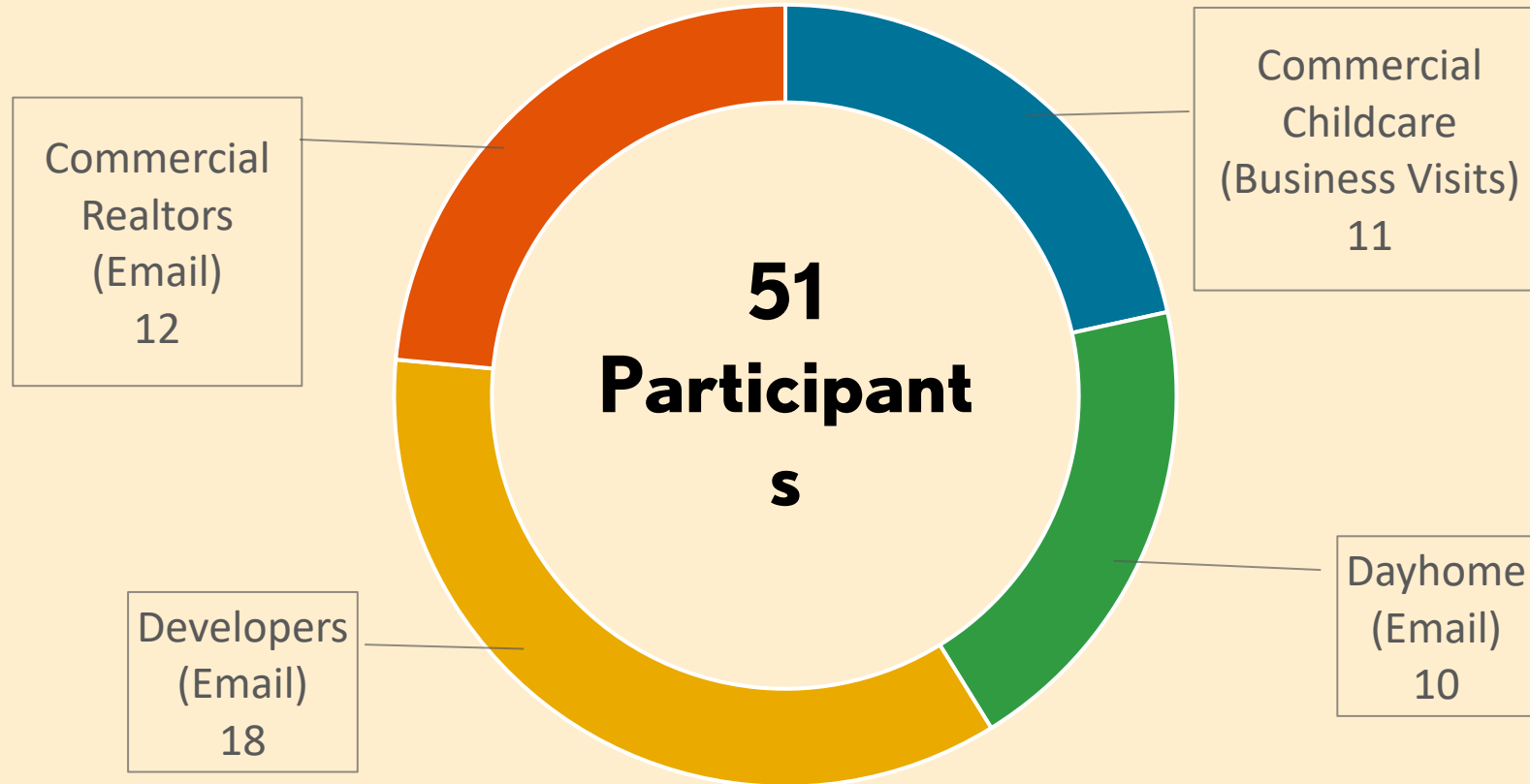
Use standards typically relate to drop off/pickup and transportation network

Comparable parking regulations

Most prescriptive include regulations for outdoor play space (location, fencing etc.)



ENGAGEMENT



RECOMMENDATION

That Bylaw 1083-25 Land Use Bylaw Amending Bylaw - Education Use, be given second reading.

THAT Bylaw 1083-25 Land Use Bylaw Amending Bylaw - Education Use, be given third reading.

