

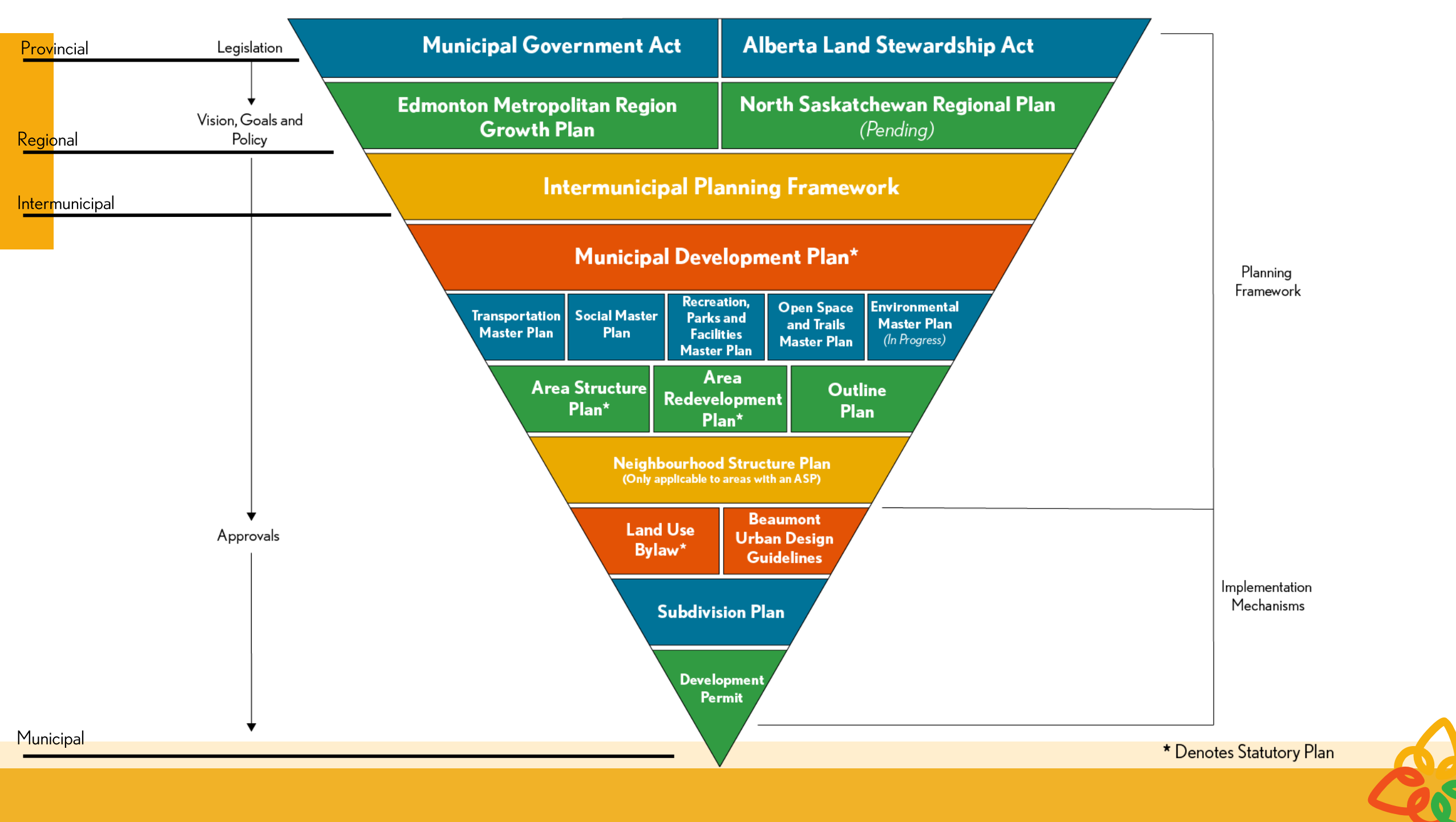
**BUILDING A COMPLETE
COMMUNITY**

BEAUMONT'S EXPERIENCE



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Sa Majesté la Reine du chef du Canada, Ressources naturelles Canada.

USA / É-U d'A



MOVE TOWARDS COMPLETE COMMUNITIES



Healthy Vibrant Community

Important policy elements that together create an attractive, desirable community that provides a high quality of life for residents of all ages, which include arts and culture, placemaking, history, and social equity.

Responsible Development

Policies guiding future development of lands in Beaumont.

Effective Movement of People and Goods

Policies related to the transportation system with a focus on safe, inclusive, and multi-modal options for residents and businesses.

Environmental Stewardship

Policies that ensure the protection and expansion of Beaumont's environment to ensure future generations can enjoy Beaumont's resources.

Economic Strength

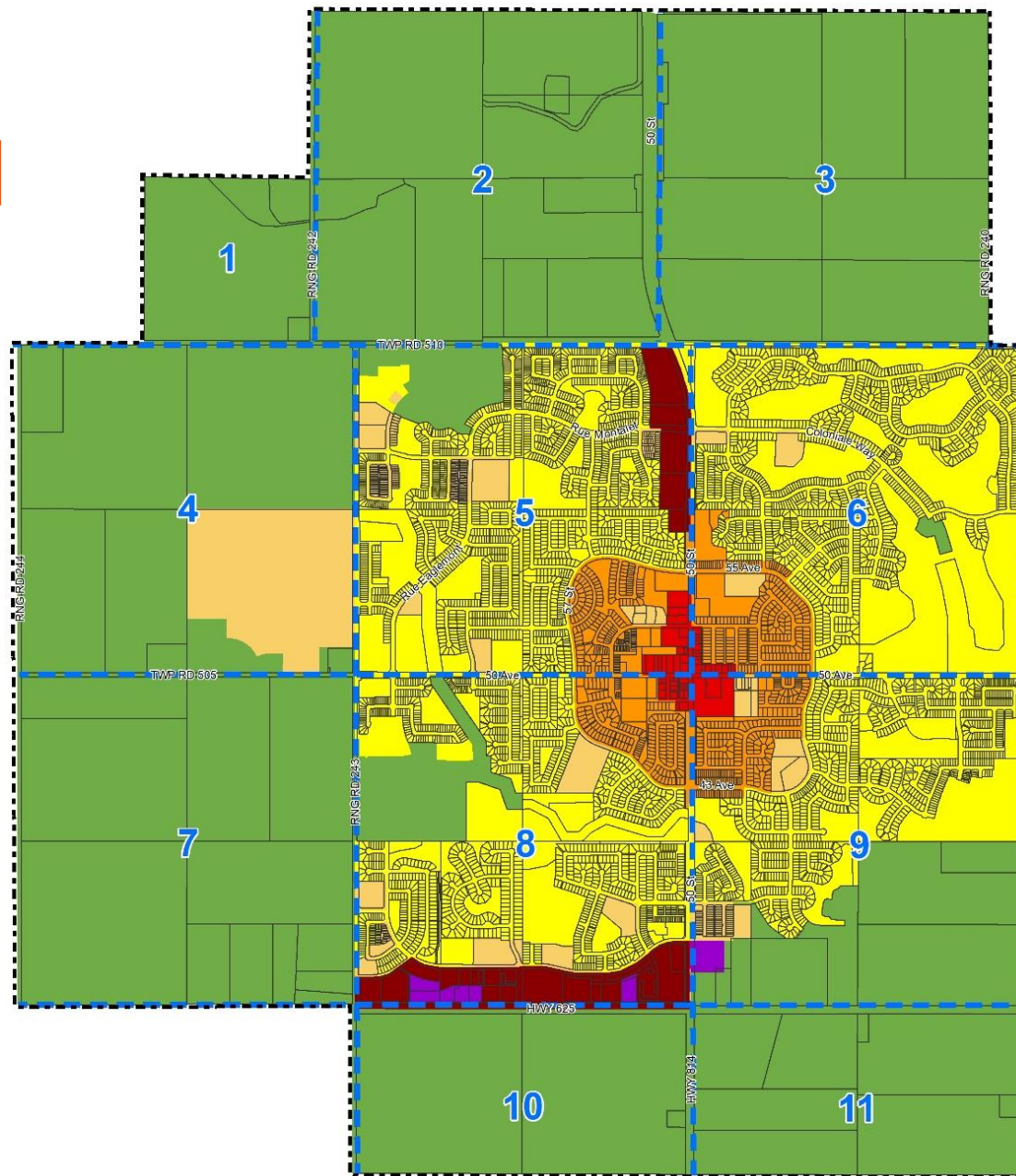
Key components for successful growth and attracting diverse and innovative local employment opportunities.

Safety and Emergency Management

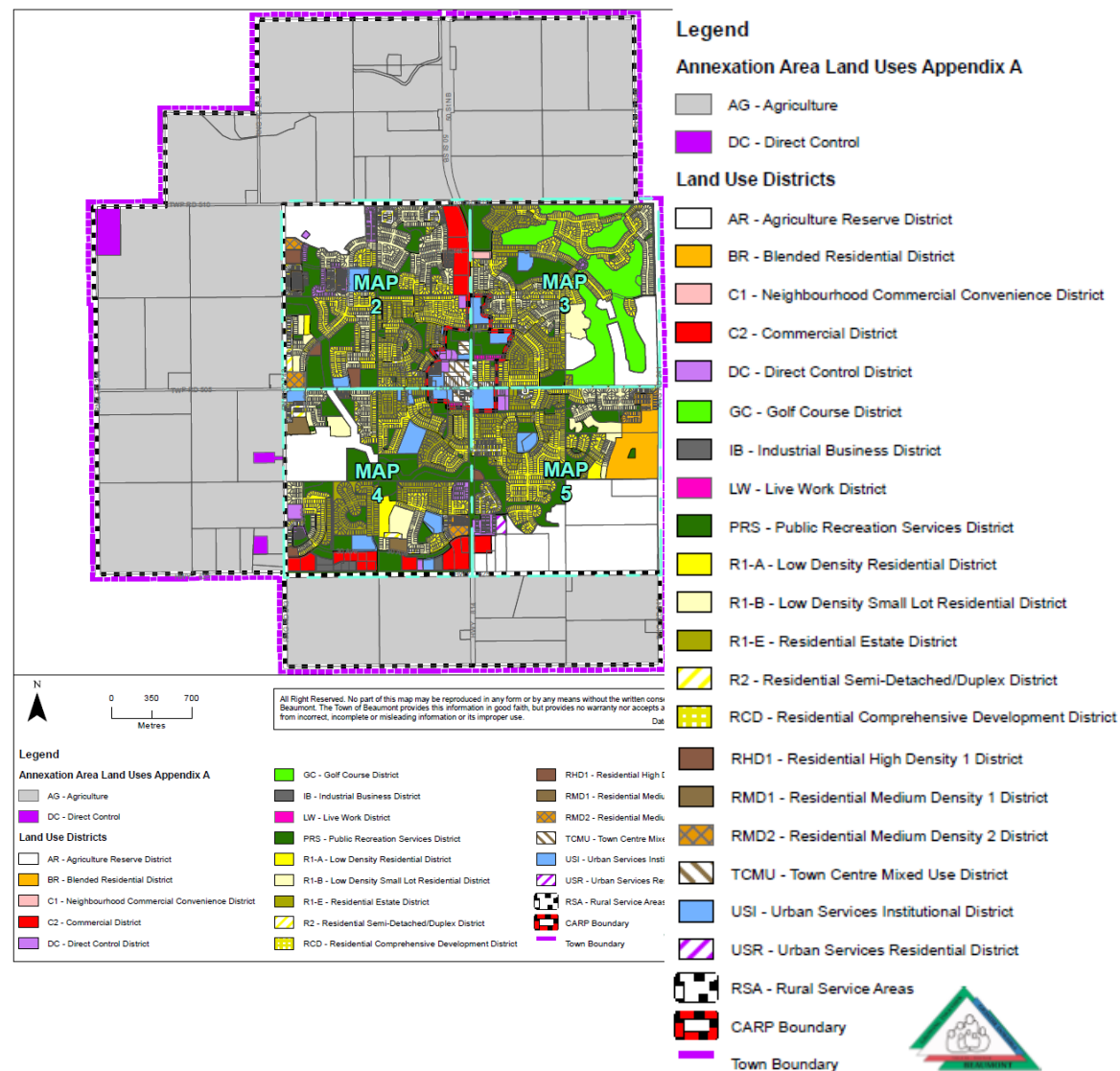
Safety and Emergency Management is included in the plan to ensure the safety, health, and welfare of Beaumont's residents.

NEW APPROACH

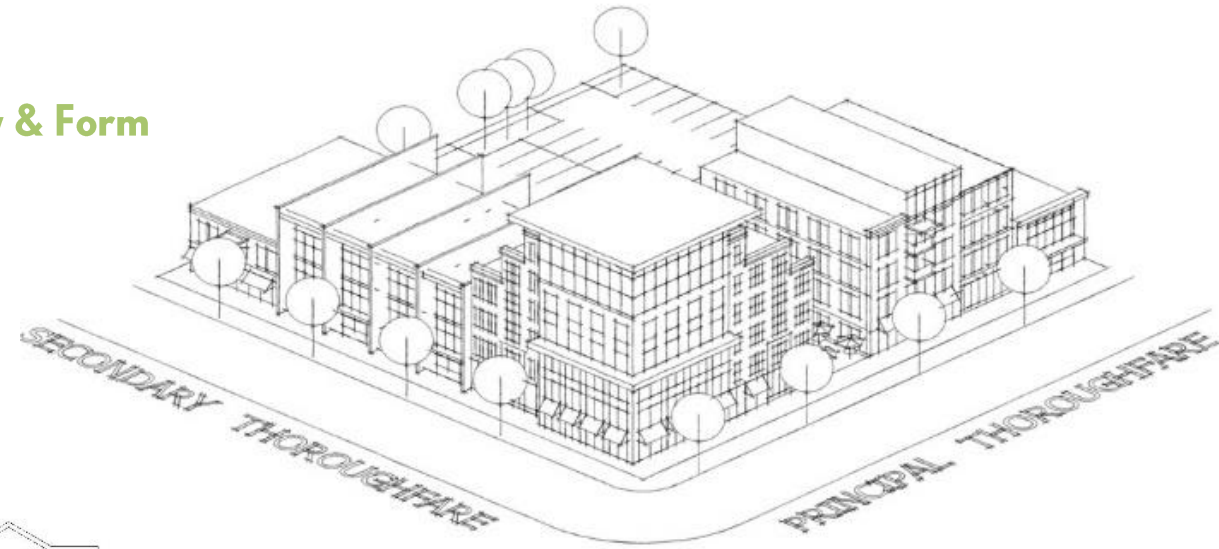
- Agricultural Holdings District (AH)
- Conventional Neighbourhood District (CN)
- Integrated Neighbourhood District (IN)
- Mature Neighbourhood District (MN)
- Main Street District (MS)
- Commercial District (C)
- Business Light Industrial District (BLI)
- Municipal Boundary



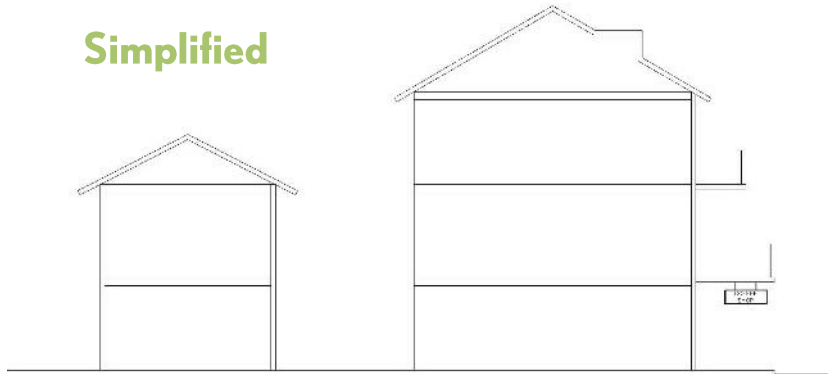
TOWARDS SIMPLIFICATION



Density & Form



Simplified



Clear Standards & Processes



WHAT WE HEARD



- Housing variety and affordability
- Changes to setbacks for site flexibility
- Small town feel
- Integration of non-residential uses
- Importance of trees and landscaping
- Options for parking and design standards
- Simplified application process
- Concerns with subdivision standards
- Local context accommodating change over time

LAND USE REGULATION

Traditional

- Strictly segregates land uses
- Prescriptive
- Problematic regulations

New Approaches

- Faster and less costly
- Social inclusion and equality
- Reinvestment and renewal
- Efficiencies and conversation
- Human health and well-being

Photo credit: Town of Peace River



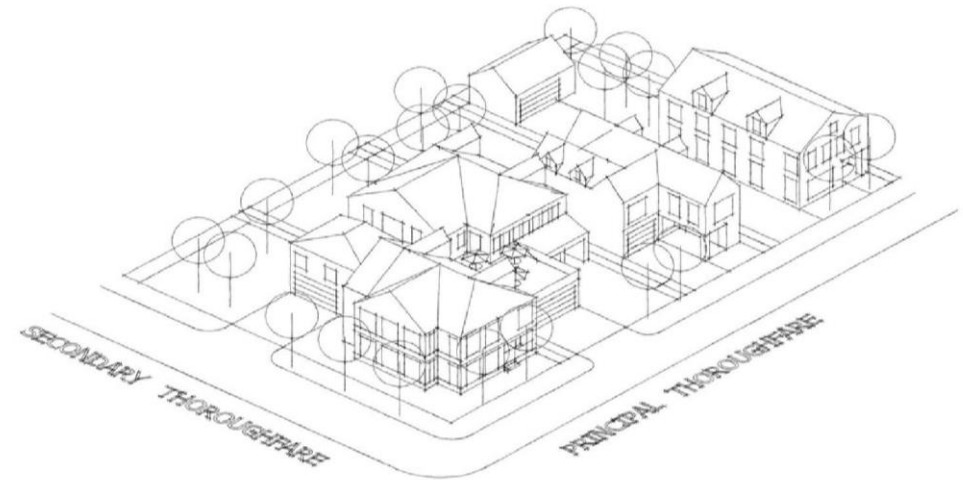
UNIQUE AND INNOVATIVE

- Flexible and simplified
- Inclusive and provides choice
- Builds complete neighbourhoods
- Adaptable

PART 3: LAND USE DISTRICTS

CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)

3.3 CONVENTIONAL NEIGHBOURHOOD DISTRICT (CN)



CHOICE

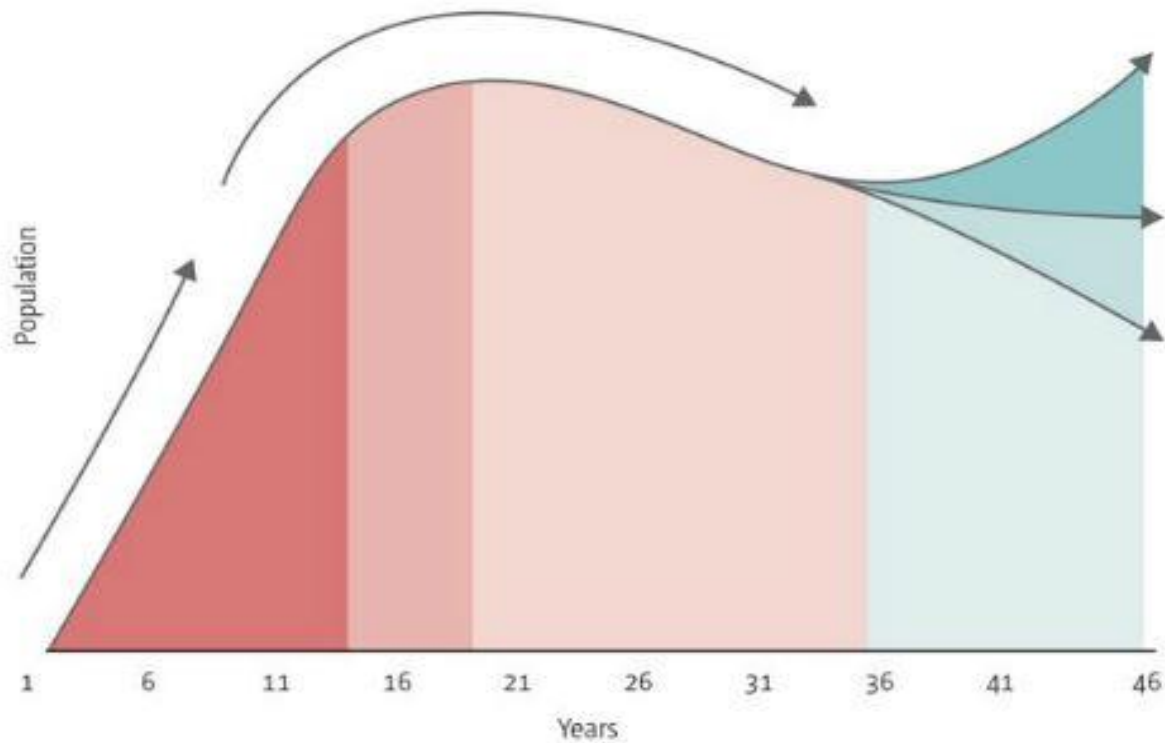
- Different housing types
- Affordability
- Distributed density
- Small town feel



ADAPTIVE

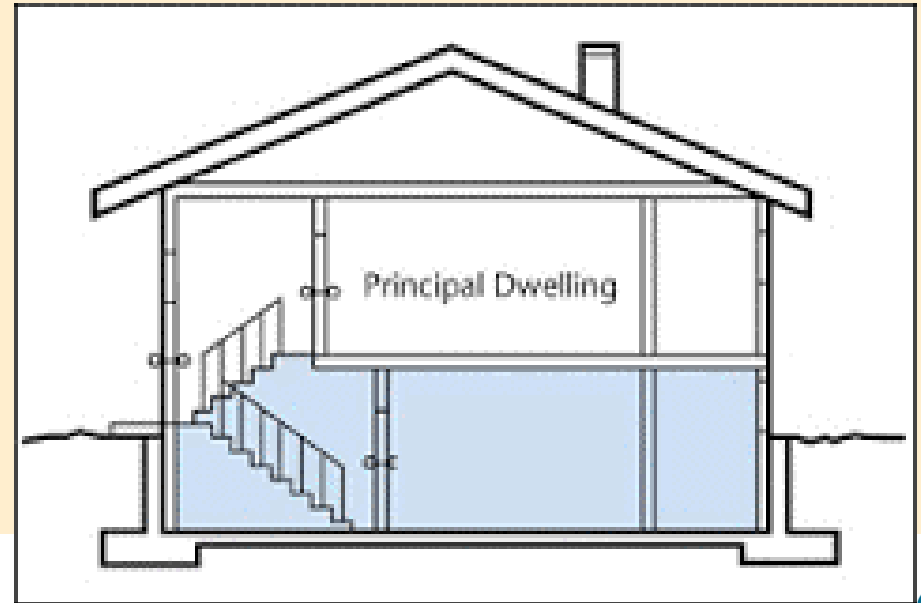
- Resilience and inclusive
- Economic growth and entrepreneurial
- Natural cycles of growth and change
- Remain relevant and attainable
- Commercial uses grow
- Innovation

The Typical Lifecycle of a Neighbourhood



- Development of vacant lands results in population increase, typically young families with young children.
- Neighbourhoods are completed and in-migration slows. The population continues to grow as families have children.
- The population declines as children grow up and leave home.
- Neighbourhoods may be revitalized, or become seen as a desirable place to live. Redevelopment and intensification increase available dwellings and attract new residents.
- New in-migration from young families occurs as older couples begin to leave the neighbourhood. A stable neighbourhood population is achieved.
- Undesirable economic and social conditions may make neighbourhoods unattractive, resulting in population losses.

TRENDS: UNIQUE HOUSING TYPES



TRENDS: DIVERSITY OF FRONTAGE STANDARDS



TRENDS: SMALL-SCALE COMMERCIAL



TRENDS: SMALL-SCALE COMMERCIAL



There's only two things I don't like:

**LIMITATIONS AND
LESSONS LEARNED**

Change and the way things are.



THANK-YOU!