

# Beaumont

[town.beaumont.ab.ca](http://town.beaumont.ab.ca)

## Welcome

I would like to invite you to visit Beaumont, Alberta! We are a thriving community with a French heritage, providing a choice location in which to live, work, invest and play. Since incorporation in 1973 with a population of 412, we have grown to our present size of approximately 8,400 people.

Our expanding residential growth provides a great selection of homes for the first-time buyer, or for those looking for a move-up market. You may select a lot on a quiet cul-de-sac, be adjacent to a park, or overlook a championship 18-hole golf course. The choice is up to you!

Our downtown can provide you with daily conveniences as well as numerous opportunities to set up your business. Developed commercial space is available for you now; or, you can choose to build your own facility. Two high-traffic commercial developments, that are currently under construction, provide opportunities for new business.

There is a great future waiting for you in Beaumont. Come and see what we have to offer; and, why we believe "Life is Better in Beaumont!" You'll be glad you did!

Sincerely,

Camille Berube, BA, FCCUI  
Mayor

## Area Overview

Originally a French farming community, Beaumont today is a progressive family oriented town of 8,400 people. Observing Beaumont's roots, the downtown core is reminiscent of a French Village from the unique architecture to the red brick walkways. The Town's piece de resistance, St. Vital Church built in 1919, is located on the "beautiful hill" which gave Beaumont its name.

As the Town's population increases the demand for additional commercial development including retail outlets and professional offices is expected to grow.

Some key advantages of Beaumont include: a strong "sense of community"; a good place to raise children; small, comfortable size of the community; attractive visual appearance of the Town; and close proximity to Edmonton, Nisku and the Edmonton International Airport.

## Community Services

### **Municipal**

Town of Beaumont  
5600 - 49 Street  
Beaumont, Alberta  
T4X 1A1  
Tel: 780-929-8782  
Fax: 780-929-8729

The Administration Office was completed in 1991 and was designed to coincide with the Town's French Village theme. The building also houses the Council Chambers and Mayor's Office.

A full range of services are available at the Town Office including administration, development, building inspection, recreation, utilities, social services, and various permits and licences.

The Town maintains and operates the water, sewer, and road systems in the community.

The Beaumont Library has 28,041 volumes, and offers story-time and crafts for children as well as an educational series for adults.

### **Provincial**

N/A

### **Federal**

Canada Post

## **Community Lifestyle**

### **Recreation**

The Beaumont Regional Activity Centre [BRAC] is the hub for winter activities. The facility includes two arenas, a curling arena and lounge, concession, banquet facility, municipal child care centre and meeting rooms. Community use of all of the schools is available.

There are approximately 253 acres of parkland that provide space for facilities that include 12 ball diamonds, 14 soccer pitches, 4 tennis courts, 4 outdoor basketball courts, 1 sand volleyball court, 2 football fields, outdoor inline hockey area, water play park, skate park and an outdoor rink. For more passive activities, an interconnected walking trail winds its way through the community. There are over 20 neighbourhood parks with many safe and newer play structures for children.

An outstanding feature of the town's parks system is the Four Seasons Park/Parc Quatre Saison [52 acres in size] which includes a recreational trout pond, day use areas, playing fields, picnic sites, water play park and pathways. This park is a great location for ball tournaments.

Coloniale Golf and Country Club is an 18-hole championship golf course in the northeast part of the Town. This golf course was built in conjunction with a residential development which is currently being built in phases.

### **Community Organizations**

Beaumont has numerous community and service organizations, as well as recreation and sports clubs, available for residents to participate in.

### **Religious Services**

Beaumont St. Vital Roman Catholic Church

Beaumont Community Church

Beaumont United Church

Harvest Church

St. Colomba Anglican Church

Baha'i Faith

Church of Jesus Christ of Latter-Day

### **Saints Special Annual Events/Attractions**

Beaumont Town & Country Daze - Mid June

Canada Day - July 1

Communities In Bloom

Brighten Up Beaumont - Christmas festivities

## **Hospitality**

### Accommodations

Kountry Komfort B & B

## **Restaurants**

A & W

Basile's 2 For 1 Pizza and Pasta

Beaujolais Restaurant & Pub

Burger Baron

Chateau on the Hill Dining Room & Lounge

Coloniale Grill

Maina's Donair

Memories Tea House & Gift Boutique

Tommy's Dining Lounge

Subway

Tim Hortons

## **Economic Base**

The Town of Beaumont's largest industry is single family residential housing. The image of the community, its visual appeal and its proximity and accessibility to Edmonton are all factors that will continue to encourage new families to move to the Town.

Private sector developers are showing their confidence in the community by bringing new residential lands onto the market. Currently the Town boasts being the fastest growing municipality in the greater Edmonton region with 214 housing starts in 2004 and a strong market continuing in 2005 that is surpassing predictions. Among the 11 subdivisions currently under construction is in the northeast section of town which provides choice lots that are integrated into an 18-hole championship golf course community. There is a wide range of lots and single family housing available ranging from smaller lots to large lots with more than 60 feet of frontage.

Place Beausejour, a senior's condominium complex, is currently expanding due to growth.

Commercial development has occurred at a pace that matches the Town's population growth. As the Town's population increases the demand for additional commercial development including retail outlets and professional offices, can also be expected to grow. Two large commercial developments are now underway, one on the north and one on the south entrances to the Town. Both are high-traffic areas with a variety of opportunities for commercial development.

## **Economic Facts**

Beaumont is one of the fastest growing communities in the greater Edmonton Capital Region. With the growing population opportunities exist for business to supply the retail needs of the community. The Town has approximately 90 store front businesses and an additional 150 businesses operating out of private residences.

The Town of Beaumont at present has no serviced business park or any industrial assessment. Part of the appeal of the town has been its residential character and that not all industrial development is compatible with that environment. Light commercial and light industrial development and research and development industries that are unobtrusive and non polluting would be welcomed to the community.

Major Businesses Products/Services

N/A

Financial Institutions

Bank of Nova Scotia

## Education

Beaumont is part of the Black Gold Regional School Division #18, headquartered in Nisku [Tel: 403-955-3555]. Beaumont has a combined Public/Separate School system which provides a fully bilingual and French Immersion program at all levels.

### **Public**

Schools in Beaumont include elementary schools Ecole Beau Meadow School and Ecole Bellevue School, middle school Coloniale Estates school, junior high school J.E. Lapointe, and Ecole Secondaire Beaumont High School.

### **Daycare**

The Town of Beaumont operates a quality daycare and out of school care program in the Beaumont Regional Activity Centre. All staff are trained and care is available for children starting at the age of six months. A bussing service is provided to transport the afterschool children to and from school.

## Emergency Services

### **Fire Protection**

Fire Prevention and Fire Protection services are provided by the Beaumont Volunteer Fire Department. Fifteen daytime and 22 night time trained volunteers respond to fire/medical calls within the boundaries of Beaumont [call 911 for emergencies].

### **Police Services**

Police services are provided by a four man detachment of the Royal Canadian Mounted Police located in the Protective services building. [RCMP] [Tel: 403-929-7267 or 911 for emergencies]. Also, A By-law Enforcement Officer/Special Constable ensures compliance with the Town by-laws and selected provincial statutes.

### **Ambulance Services**

To ensure that the residents of Beaumont have the best response time and service possible, ambulance services are contracted with the City of Edmonton Emergency Response Department who provide Basic and Advanced Life Support services [Tel: 403-426-3232 or 911 for emergencies].

## Health Care

The Town has 7 medical doctors, 5 dentists, a chiropractor and several physiotherapy clinics. Hospital services are provided at the Grey Nuns Hospital in south Edmonton where Beaumont residents can receive both emergency and general medical care. Ambulance services are provided by the City of Edmonton with both basic life support and paramedic units. The Capital Region Health Authority, with an office located in Beaumont, provides information and services on a variety of health issues including immunization, nutrition, speech, language and hearing assessment and prenatal classes. This unit also administers the Home Care Program.

## Key Contacts for Business Development

### **Municipal**

#### Town of Beaumont

5600 - 49 Street

Beaumont, Alberta

T4X 1A1

Tel: 780-929-8782

Fax: 780-929-8729

Camille Berube

Mayor Email: [admin@town.beaumont.ab.ca](mailto:admin@town.beaumont.ab.ca)

Pat Vincent

*General Manager*

Email: [pvincent@town.beaumont.ab.ca](mailto:pvincent@town.beaumont.ab.ca)

Norma MacQuarrie

*Manager of Community Development*

Email: [nmacquarrie@town.beaumont.ab.ca](mailto:nmacquarrie@town.beaumont.ab.ca)

Susan Maceyovski

*Planning and Development Officer*

Email: [smaceyovski@town.beaumont.ab.ca](mailto:smaceyovski@town.beaumont.ab.ca)

**Provincial (Updated December 2004)**

David Pattison

Director, Edmonton

Region Regional Development Branch

Alberta Economic Development

5th Floor, Commerce Place

10155 - 102 Street

Edmonton, AB T5J 4L6

Tel: 780-427-6648

Fax: 780-422-5804

E-Mail: [david.pattison@gov.ab.ca](mailto:david.pattison@gov.ab.ca)

(updated May 10, 2004)

Jan Couper, *Client Services Representative*

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E-Mail: [jan.couper@gov.ab.ca](mailto:jan.couper@gov.ab.ca)

George Rogers

*Member of the Legislative Assembly [MLA]*

Leduc Constituency

513 Legislature Building

10800 - 97 Avenue

Edmonton, Alberta

T5K 2B6

Tel: 780-415-0989

Fax: 780-427-1835

**Federal (Updated May 2006)**

LAKE, Mike (Conservative)

Edmonton--Mill Woods--Beaumont, Alberta

Parliamentary Address

House of Commons

Ottawa, Ontario

K1A 0A6

Telephone: (613) 995-8695

Fax: (613) 995-6465

E-Mail: [Lake.M@parl.gc.ca](mailto:Lake.M@parl.gc.ca)

### Constituency Address

#212, 6203 - 28 Avenue  
Edmonton, Alberta  
T6L 6K3  
Telephone: (780) 495-2149  
Fax: (780) 495-2147  
TTY:  
E-Mail: LakeM1@parl.gc.ca

## Location

The Town of Beaumont is located just 3 km south of the City of Edmonton boundary at the junction of Secondary Highways 814 and 625. These paved routes provide quick and easy access to Highway 2, Highway 21 and the City of Edmonton. The Edmonton International Airport and Nisku Business Park are just minutes west of Beaumont.

## Post Secondary Education

Beaumont is within easy commuting distance to Edmonton-based post-secondary institutions including The University of Alberta, Grant MacEwan Community College, and the Northern Alberta Institute of Technology [NAIT].

## Taxation

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	<u>Residential/Farmland</u>	<u>Non-Residential</u>
<b>2005</b>		
Municipal Tax Rate	7.7620	9.0810
Education - Alberta School Foundation Fund Tax Rate	3.4930	4.8160
Allowance for Non-Collection of Requisitioned Taxes	.1780	.2300
Seniors Lodge Accommodation Tax Rate	.0610	.0610

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Beaumont is very competitive in the Edmonton region. In 1999 the Town had the fourth lowest mill rate when compared to other urban communities in the Alberta Capital Region.

There is no business tax in the Town of Beaumont.

## Transportation

### Air Service

Air services are provided by Edmonton International Airport, located just 10 minutes away.

### Rail Service

N/A

### Highways

Connecting highways are Secondary Highway 814 [50th Street - north-south], which provides access to Edmonton, and Secondary Highway 625[east-west], giving access to Highway 2 and the Nisku Business Park to the west, and Highway 21 to the east.

### Trucking Firms

While there are no local firms, several regional firms serve Beaumont.

### **Bus Services**

N/A

### **Couriers and Taxis**

Several local firms are available to provide taxi and courier services.

## **Utilities**

### **Electrical Power**

TransAlta Utilities Corporation

6111 - 45 Street

Leduc, Alberta

Tel: 780-986-3248

### **Natural Gas**

Centra Gas Ltd.

5509 - 45 Street

Leduc, Alberta

Tel: 780-986-3443

### **Telephone**

Telus

Tel: 780-493-4400

### **Water Supply**

Water and sewage disposal facilities have a growth capacity adequate for 15 to 20 years. Beaumont is a member of both the Capital Region Southwest Water Commissions and the Capital Region Wastewater Commission which supply water and the treatment of waste.

### **Waste Management**

Beaumont is a member of the Leduc Regional Landfill Authority. Residential refuse collection is contracted to a commercial carrier. Larger items can be taken directly to the Regional Landfill located in Leduc County six miles south and two miles west of Beaumont.

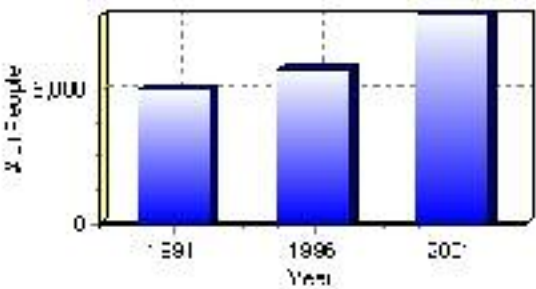
# Population

## Total Population

Population 2004*	7,807
Population 2003*	7,407
Population 2002*	7,128
Population 2001**	7,005
Population 2000*	6,518
Population 1996**	5,810
Population 1991**	5,042
Population % change 1991-1996	13.22%
Population % change 1996-2001	18.49%

\* Source: Official Population List, Alberta Municipal Affairs  
\*\* Source: Statistics Canada 1991, 1996, & 2001 Census

## Total Population 1991-2001

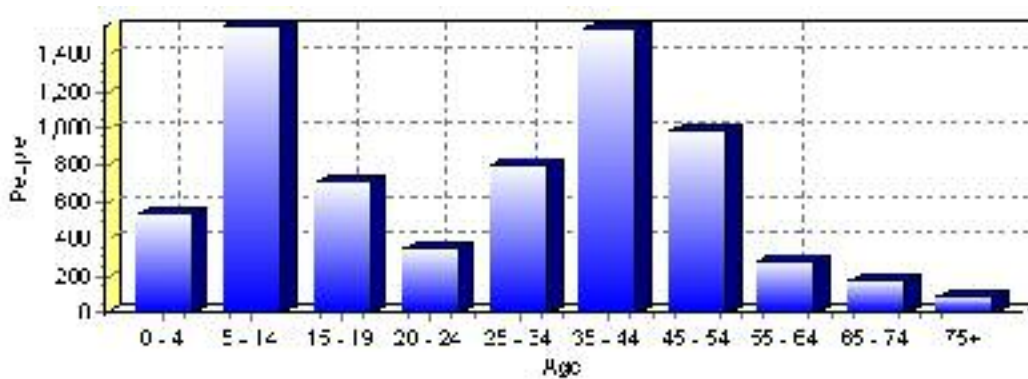




Population by Age and Gender	1996 Male	1996 Female	1996 Total	2001 Male	2001 Female	2001 Total
Age 0 - 4	270	270	540	260	270	530
Age 5 - 14	730	745	1,475	795	760	1,555
Age 15 - 19	255	250	505	350	360	710
Age 20 - 24	90	100	190	195	155	350
Age 25 - 34	360	440	800	385	425	810
Age 35 - 44	705	740	1,445	710	820	1,530
Age 45 - 54	295	225	520	540	445	985
Age 55 - 64	70	80	150	155	125	280
Age 65 - 74	60	55	115	95	80	175
Age 75 and older	25	30	55	40	45	85
Total All Persons	2,870	2,935	5,805	3,520	3,485	7,005

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

### Beaumont Population by Age Group (2001)

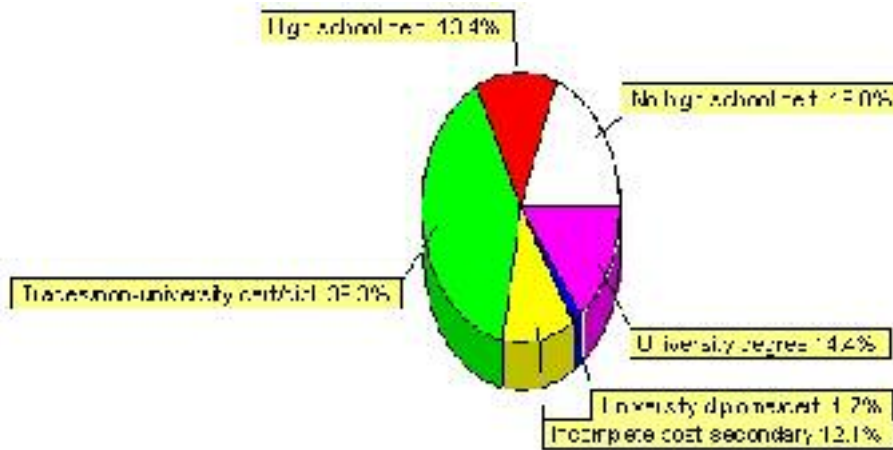


# Education Statistics

Highest level of schooling for Population 20yrs and older	2001	%
People without high school certificates	800	18.98%
People with high school certificates	565	13.40%
People with trades or non-university certificate or diploma	1,655	39.26%
People with post-secondary education (not completed)	510	12.10%
People with university diploma/certificate	70	1.66%
People with university degree	605	14.35%
Total Population 20 years and older	4,215	100.00%

Source: Statistics Canada 2001 Census (numbers may not add up due to rounding)

## Beaumont Highest Level of Schooling 2001



Population with Post Secondary Qualifications	1996	%	2001	%
Agriculture and biological sciences	90	4.95%	105	4.48%
Commerce, management and business administration	335	18.41%	440	18.76%
Educational, recreational and counseling services	270	14.84%	255	10.87%
Engineering and applied science tech. and trades	580	31.87%	875	37.31%
Engineering and applied sciences	55	3.02%	65	2.77%
Fine and applied arts	85	4.67%	70	2.99%
Health professionals, science and technologies	160	8.79%	260	11.09%
Humanities and related fields	75	4.12%	85	3.62%
Mathematics and physical sciences	35	1.92%	45	1.92%
Social sciences and related fields	105	5.77%	150	6.40%
Other and/or no specialization	0	0.00%	0	0.00%
Total people with post secondary qualifications	1,820	100.00%	2,345	100.00%
Females with post-secondary qualifications	875	48.08%	1,035	44.14%
Males with post-secondary qualifications	945	51.92%	1,310	55.86%

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

## Labour Force

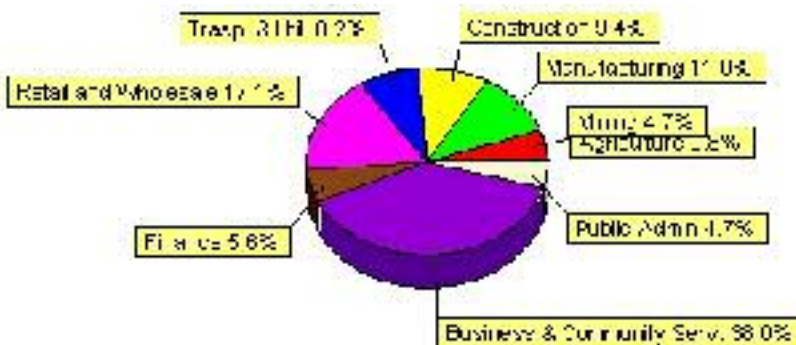
Labour force by activity	1996	2001
In the labour force, both sexes	3,015	3,735
Not in the labour force, both sexes	775	1,190
Total population 15 and over	3,785	4,925
Employed, both sexes	2,855	3,610
Unemployed, both sexes	160	125
Participation rate, both sexes	80.00%	76.00%
Unemployment rate, both sexes	5.00%	3.00%

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Labour Force by Industry Division	1996	% of total	2001	% of total
Agriculture	20	0.67%	30	0.81%
Mining	170	5.71%	175	4.70%
Manufacturing	325	10.92%	410	11.02%
Construction	280	9.41%	350	9.41%
Transportation. & Utilities	190	6.39%	305	8.20%
Retail and Wholesale	575	19.33%	635	17.07%
Finance	145	4.87%	210	5.65%
Business & Community Services	1,090	36.64%	1,415	38.04%
Public Administration	155	5.21%	175	4.70%
Total All Industries	2,975	100.00%	3,720	100.00%

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

### Beaumont Labour Force By Industry - 2001



Labour Force by Major Occupational Groups	1996	%	2001	%
Management occupations	235	7.90%	555	14.94%
Business, Finances and administrative occupations	660	22.18%	615	16.55%
Natural and applied sciences and related occupations	230	7.73%	340	9.15%
Health occupations	105	3.53%	155	4.17%
Occupations in social science; education; government and religion	210	7.06%	245	6.59%
Occupations in art; culture; recreation and sport	70	2.35%	75	2.02%

Sales and service occupations	820	27.56%	830	22.34%
Trades; transport; equipment operators and related occupations	425	14.29%	690	18.57%
Occupations unique to primary industry	85	2.86%	125	3.36%
Occupations unique to processing; manufacturing and utilities	125	4.20%	90	2.42%
Occupations not elsewhere classified	35	1.18%	15	0.40%
Total - All Occupations (major groups)	2,975	100.00%	3,715	100.00%
Females - All Occupations	1,385	46.55%	1,665	44.82%
Males - All Occupations	1,590	53.45%	2,055	55.32%

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

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## Income

<b>Family Income (Number of Families)</b>	<b>1996</b>	<b>%</b>	<b>2001</b>	<b>%</b>
less than \$19,999	50	3.68%	50	3.37%
\$20,000 - \$39,999	150	11.03%	150	10.10%
\$40,000 - \$59,999	390	28.68%	295	19.87%
\$60,000 and over	770	56.62%	1,010	68.01%
Total number of families	1,360	100.00%	1,505	101.35%
Average family income	\$69,864		\$84,942	
Median family income	\$63,430		\$79,418	

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

<b>Household Income (Number of Households)</b>	<b>1996</b>	<b>%</b>	<b>2001</b>	<b>%</b>
less than \$19,999	90	5.44%	80	3.88%
\$20,000 - \$39,999	245	14.80%	175	8.50%
\$40,000 - \$59,999	465	28.10%	325	15.78%
\$60,000 and over	225	13.60%	1,480	71.84%
Total number of households	1,655	100.00%	2,060	100.00%
Average household income	\$66,451		\$83,399	
Median household income	\$60,874		\$78,344	

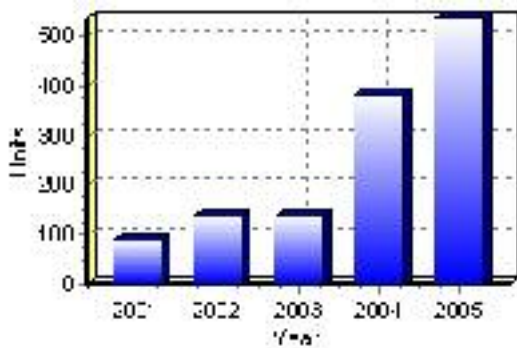
Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

# Building Permits

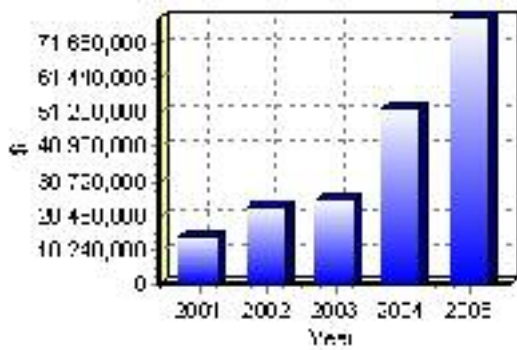
Total Building Permit Values	2001	2002	2003	2004	2005
Building Permits Value, Commercial	\$901,000	\$208,000	\$645,000	\$1,284,000	\$2,188,000
Building Permits Value, Industrial	\$0	\$0	\$0	\$0	\$0
Building Permits Value, Institutional	\$30,000	\$1,708,000	\$2,394,000	\$147,000	\$167,000
Building Permits Value, Residential	\$13,334,000	\$21,595,000	\$21,762,000	\$50,908,000	\$77,077,000
Building Permits Value, Total	\$14,265,000	\$23,511,000	\$24,801,000	\$52,339,000	\$79,432,000
Total Housing Starts	90	139	136	382	537

Source: Statistics Canada 2000-2004 Building Permits (numbers may not add up due to rounding)

## Total Housing Starts



## Value of Building Permits



## Dwellings

<b>Occupied Private Dwellings by Type</b>	<b>1996</b>	<b>% of total</b>	<b>2001</b>	<b>% of total</b>
Apartments	25	1.51%	50	2.43%
Detached Duplexes	10	0.60%	0	0.00%
Movable Dwellings	0	0.00%	0	0.00%
Other single attached house	0	0.00%	0	0.00%
Row and semi-detached house	110	6.65%	120	5.84%
Single-detached house	1,500	90.63%	1,885	91.73%
Total number of occupied private dwellings	1,655	100.00%	2,055	100.00%
Private dwellings, owned	1,480	89.43%	1,890	91.97%
Private Dwellings, rented	180	10.88%	170	8.27%

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

<b>Private Dwellings by Period of Construction</b>	<b># of Dwellings</b>	<b>% of total</b>
Period of construction, before 1946	10	0.49%
Period of construction, 1946 - 1960	10	0.49%
Period of construction, 1961 - 1970	50	2.44%
Period of construction, 1971 - 1980	620	30.24%
Period of construction, 1981 - 1990	645	31.46%
Period of construction, 1991 - 2001	715	34.88%
Total number of private dwellings constructed	2,050	100.00%

Source: Statistics Canada 2001 Census (numbers may not add up due to rounding)

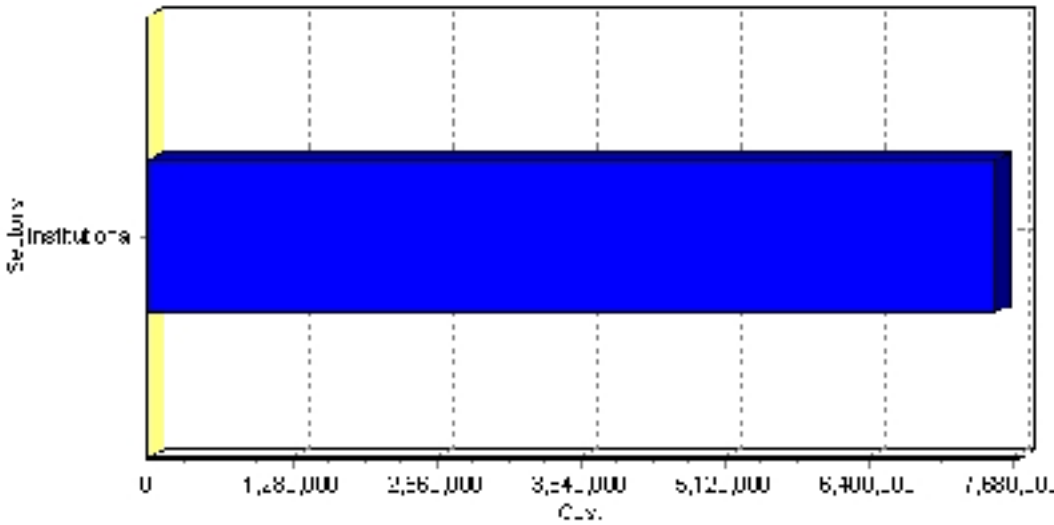
# Projects

## Summary of Projects in Beaumont as of September 2006

Project Sector	Number of Projects	Project Cost
Institutional	2	\$7,520,000
Total	2	\$7,520,000

This inventory lists projects in Alberta that have recently been completed, are under construction, or are proposed to start construction. Not all projects are listed due to reasons of confidentiality and/or due to information not being available at the time of printing. Project data is obtained from public information sources, where possible, this data has been verified with the project proponent/developer, users of the Inventory may wish to confirm project data with the proponent/developer. The inventory does not breakdown project expenditures by any given year. The cost of a project is the value of expenditures expected over all phases of project construction, which may span over two or more years. Cost of projects listed in the Inventory are estimated values only. Source: Alberta Economic Development, 2004.

## Value of Projects by Sector (as of September 2006)



Project Status	Number of Projects	Project Cost
Proposed	1	\$6,000,000
Under Construction	1	\$1,520,000
Total	2	\$7,520,000

This inventory lists projects in Alberta that have recently been completed, are under construction, or are proposed to start construction. Not all projects are listed due to reasons of confidentiality and/or due to information not being available at the time of printing. Project data is obtained from public information sources, where possible, this data has been verified with the project proponent/developer, users of the Inventory may wish to confirm project data with the proponent/developer. The inventory does not breakdown project expenditures by any given year. The cost of a project is the value of expenditures expected over all phases of project construction, which may span over two or more years. Cost of projects listed in the Inventory are estimated values only. Source: Alberta Economic Development, 2004.



## Largest Projects in Beaumont as of September 2006

Company Name	Project Description	Project Location	Project Cost	Construction Schedule	Status
Christenson Developments / Beaumont Aging in Place	Place Beausejour Phase 2	Beaumont	\$6,000,000	-	Proposed
Christianson Developments	Seniors Complex	Beaumont	\$1,520,000	2006-2006	Under Construction

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