

**Dansereau Meadows  
Outline Plan**

Proposed Amendment



Prepared by:  
Stantec Consulting Ltd.

# Dansereau Meadows Outline Plan

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## **1.0 Administration**

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### **1.1 PURPOSE**

The purpose of this Outline Plan is to describe the land use framework and development objectives for a quarter section of land in north Beaumont located immediately south of Township Road 510 and immediately east of Range Road 243. The area of the Outline Plan is contemplated in the Beaumont Municipal Development Plan (MDP) as one of a number of neighbourhood units accommodating future growth in north Beaumont.

The Outline Plan for the NW ¼ Sec. 34-50-24-W4 has been prepared by Stantec Consulting Ltd. on behalf of United Acquisition II Corp.

The overall concept puts forth a pattern for development as a community of residential and recreational opportunities integrated with complementary land uses. In order to achieve this, the Outline Plan is designed with interconnected parks and open space linkages and the development of high-quality and varied residential development opportunities. Together, these aspects will provide the Town of Beaumont with a vibrant and sustainable area for community development.

The Outline Plan describes the land use framework and development objectives by identifying the type, size and location of various land uses, density of development, location of major roadways, conceptual servicing designs and sequence of development. The detailed design of each phase (re-districtings and plans of subdivision) will refine the concept presented by the Outline Plan.

Approval of the Outline Plan will provide the basis for proceeding with the land use concept generally as shown.

The Outline Plan provides the opportunity to develop components of the overall design in the initial phases of development through recreational amenities, a variety of housing forms and lifestyles, and by beginning the interconnected trail system incorporated as an integral part of the overall development concept.

### **1.2 TIMEFRAME**

Development within the Dansereau Meadows Outline Plan area is expected to commence in Fall 2007 and is estimated to be fully complete within five years at current absorption rates.

### **1.3 INTERPRETATION**

All symbols, locations, and boundaries shown in the Outline Plan figures shall be interpreted as conceptual unless otherwise specified in the document, or where they coincide with clearly recognizable physical or fixed features within the plan area.

## **DANSEREAU MEADOWS OUTLINE PLAN**

### **1.4 ORIENTATION**

This document contains six sections.

- Section 1 provides administrative information and an orientation to the plan.
- Section 2 describes the Dansereau Meadows Outline Plan location, background, topography, existing land uses and surrounding development.
- Section 3 describes the development objectives and principles of the Dansereau Meadows Outline Plan.
- Section 4 outlines the development concept as it relates to the residential, parks and open spaces, institutional, public utility and transportation land uses for the Neighbourhood.
- Section 5 describes the servicing scenarios required for the plan area.
- Section 6 describes the proposed framework to achieve the development of the plan area.

## DANSEREAU MEADOWS OUTLINE PLAN

### 2.0 Neighbourhood Context

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#### 2.1 LOCATION

The Dansereau Meadows Outline Plan is comprised of land located within the NW ¼ Section 34-50-24-W4, containing approximately 63.8 hectares (157.6 acres). As shown in **Figure 1.0 – Context Plan**, the Outline Plan is defined by the following boundaries:

- North Boundary – Township Road 510
- West Boundary – Range Road 243
- East Boundary – NE ¼ Section 34-50-24-W4 (Montalet neighbourhood)
- South Boundary – SW ¼ Section 34-50-24-W4 (Eaglemont Heights neighbourhood)

**Figure 1** also shows the area of the Outline Plan in relation to the surrounding areas of Beaumont.

The Outline Plan constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations, and is consistent with the Beaumont MDP.

#### 2.2 BACKGROUND

The Outline Plan for the NW ¼ Section 34-50-24-W4 has been prepared as a guiding document for development within the subject lands. The Beaumont MDP allows for the creation of this Outline Plan, which follows the guidelines and policies set forth by the Town of Beaumont in the development of new areas.

The Outline Plan provides general principles and broad land use categories upon which the development pattern is anticipated, though it also provides flexibility for the changing market place.

The area covered by the Outline Plan was part of a larger area annexed by the Town of Beaumont in January of 1999 from Leduc County.

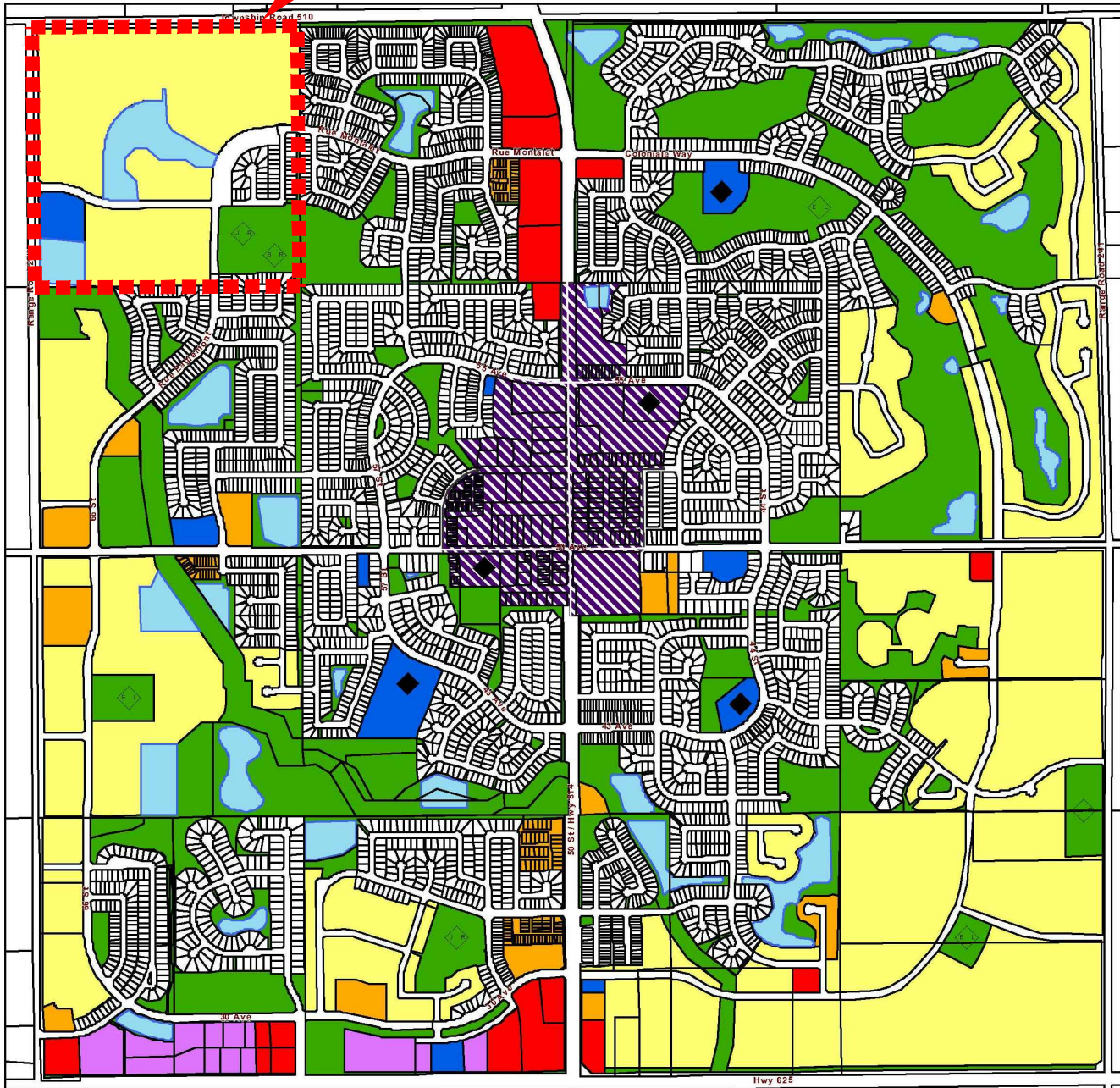
#### 2.3 TOPOGRAPHY

The topography of the Outline Plan slopes gradually from the highest area along the south-east corner of the plan area as well as from Township Road 510 at the north end of the quarter section and the eastern portion of the property adjacent to the N.E. ¼ Sec. 34-50-24-W4 to the lowest on the west side approximately 150 meters east of Range Road 243 at the south side of the quarter section. Elevations range from approximately 714.5m to 707m for a total difference of about 7.5m (**Figure 2.0 – Site Contours**).

There are currently two existing drainage ditches across the property. One is registered Right-of-Way 022 7412 and guides overland drainage westerly from the Montalet neighbourhood, ultimately connecting to the LeBlanc creek drainage ditch south of the



**SUBJECT  
AREA**



NOT TO SCALE



- Water Bodies
- Business Park
- Commercial
- Institutional
- Multi-Family
- Reserves & Public Utilities
- Residential
- Land Uses in accordance with Central Area Redevelopment Plan
- Future Schools
- Existing Schools

Client/Project

UNITED COMMUNITIES LP.  
N.W. 1/4 SEC.34, TWP.50, RGE.24, W.4M.  
BEAUMONT, ALBERTA

Figure No.

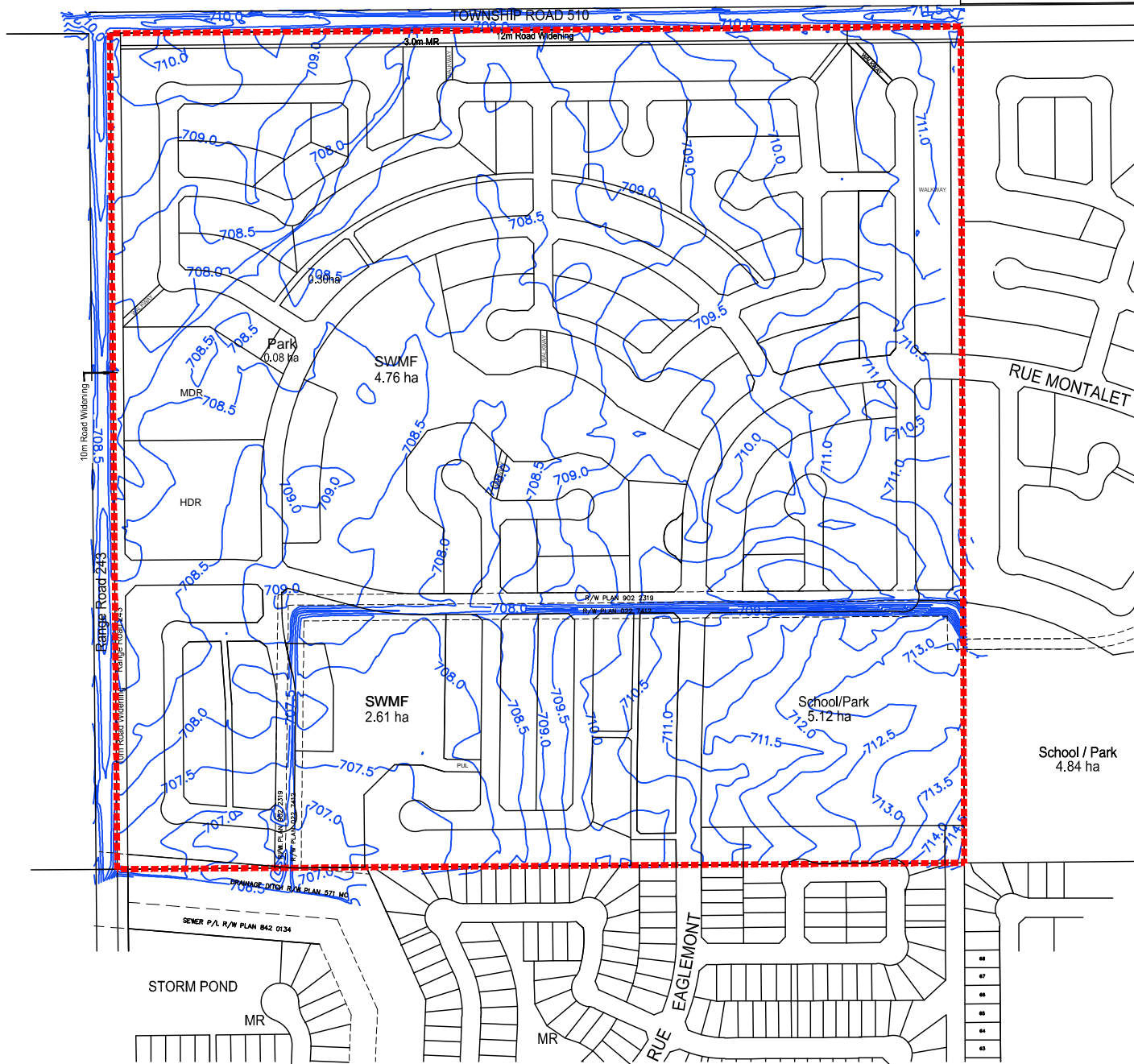
**1.0**

Title

**Context Plan**

JUNE 2, 2016  
1161 104995 KC





NTS

Client/Project  
 UNITED COMMUNITIES LP.  
 N.W. 1/4 SEC.34, TWP.50, RGE.24, W.4M.  
 DANSEREAU MEADOWS OUTLINE PLAN (BEAUMONT, ALBERTA)

Figure No.

Title  
**2.0**  
**Site Contours**

June 2, 2017  
 1161 104995 KC



Legend



Outline Plan Boundary

**DANSEREAU MEADOWS OUTLINE PLAN**

property, registered as Plan 571MC. A second drainage ditch, not within a registered right of way, carries overland drainage from north of Township Road 510 westerly to Range Road 243, connecting into the roadside ditch system.

The soil development and texture of this area is classified as clay loam with the parent mode of deposition being morainal. Soil conditions do not present any impediment to the development of this area for urban land uses.

The area subject to the Outline Plan has been used for agricultural purposes for many years. There is no vegetation existing on the site aside from a small stand of trees located just south of Township Road 510 and east of Range Road 243.

**2.4 EXISTING LAND USE**

The subject area consists primarily of agricultural land with no structures.

Utility Right-of-Way Plan 902 2319 is located along the east boundary of the Outline Plan and contains an existing sanitary trunk sewer line which also runs through the south-central portion of the plan. This existing alignment dictates the location and right of way width of the collector road at this point through the plan.

**2.5 SURROUNDING DEVELOPMENT**

The land located north and west of the Outline Plan (across Township Road 510 and west of Range Road 243 in Leduc County) is currently in use for agricultural purposes. The developing neighbourhoods of Eaglemont Heights (SW ¼ Sec. 34-50-24-W4) and Montalet (NE ¼ Sec. 34-50-24-W4) are immediately to the south and east respectively of the Outline Plan.

**DANSEREAU MEADOWS OUTLINE PLAN****3.0 Development Objectives & Principles**

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**3.1 DEVELOPMENT OBJECTIVES**

The Dansereau Meadows Outline Plan for the NW ¼ Sec. 34-50-24-W4 has been prepared as a comprehensively planned residential neighbourhood taking advantage of the locational attributes of the area. The main objectives of the Outline Plan are:

- to develop a plan consistent with the general intent and purpose of the Town of Beaumont MDP;
- to provide a framework to deliver high quality, comprehensively planned residential, mixed use and open space areas by defining the general pattern and composition of land uses, linkages, servicing designs and development staging;
- to address and accommodate the surrounding, existing uses affecting the plan;
- to ensure the implementation of the plan takes place on an orderly, phased basis.

**3.2 DEVELOPMENT PRINCIPLES**

Development of the various land uses within the Outline Plan is defined through the following general principles:

**3.2.1 Residential and Mixed Use**

- Encourage housing types, including low-density single and semi-detached housing, medium-density town housing and high-density low-rise apartments, that will recognize consumer preferences and be in conformance with municipal standards and policies set forth by the Town of Beaumont.
- Encourage small-scale, neighbourhood-serving commercial uses to serve the day-to-day needs of residents of the neighbourhood, integrating them with medium-density residential uses.
- Encourage pedestrian friendly streetscapes and building siting.
- Establish sufficient overall residential densities within the Outline Plan to help support the efficient provision of municipal services, recreational and educational facilities in a timely fashion.
- Provide direct and safe pedestrian linkages to residential development cells and community nodes such as commercial, open spaces and school sites.
- Locate residential development to take advantage of features such as Stormwater Management Facilities, parks/open spaces and commercial amenities in proximity to the plan area.

**DANSEREAU MEADOWS OUTLINE PLAN****3.2.2 Municipal Reserves and Educational / Community Facilities**

- Provide school and park sites for educational and community facilities within the neighbourhood through the dedication of municipal reserves.
- Locate and size these sites to address the student and overall populations generated within the Outline Plan and in the context of surrounding areas.
- Allow for the provision of dispersed park space within the neighbourhood to provide open space and recreational opportunities for residents through the dedication of Municipal Reserves.
- Where possible and economically viable and sustainable, utilize the Stormwater Management Facilities to provide pedestrian linkages and open space recreational opportunities.

**3.2.3 Transportation**

- Provide a logical, safe and efficient transportation system within the plan area to address pedestrian, bicycle and other multi-use modes, and the transit / vehicular transportation needs of residents moving to, from and within the Outline Plan as well as the adjacent areas.
- Provide non-vehicular circulation options throughout the Outline Plan with special attention to linkages to the School and park sites, Stormwater Management Facilities and future development areas to the south.
- Minimize walking distances by creating an interconnected street network and providing walkways where roadway connections are not feasible.

**3.2.5 Ecological Stewardship**

- Develop land in an efficient manner and encourage intensive development.
- Incorporate open spaces into compatible land uses such as the Stormwater Management Facilities to optimize the use of these areas.
- Encourage naturalized landscaping on public and private lands to the extent acceptable to the Town of Beaumont to minimize environmental and economic costs associated with their maintenance.
- Promote the development of open spaces and walkway linkages for pedestrian, bicycle and other multi-use travel, and connect them to the surrounding areas.
- Encourage energy efficient construction and other innovative building and infrastructure techniques.

**DANSEREAU MEADOWS OUTLINE PLAN****4.0 Development Concept**

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**4.1 NEIGHBOURHOOD UNIT**

The development concept for the Dansereau Meadows Outline Plan has been prepared in response to current and anticipated residential market trends within Beaumont and the immediately surrounding area. An analysis of these trends and an assessment of their implications assist in shaping the plan with respect to the type, size and location of various land uses.

The Outline Plan area is comprised of approximately 63.8 hectares of land and is bounded on the north and west sides by existing roadways, existing and future residential development to the south and existing / future residential development to the east. These boundary conditions create a logical planning unit and the basis for design as shown on **Figure 3.0 – Land Use**. The land use statistics, number of residential units and population are represented in **Table 1 – Land Use & Population Statistics** following the Development Concept.

**4.2 RESIDENTIAL**

The majority of land within the Outline Plan is intended for residential development. A mixture of low-density, medium-density and high-density residential dwelling units are proposed and will be implemented based on market conditions and consumer preferences at the time of development. A mixed use area is also proposed, intended to integrated medium density residential development with ground-floor commercial uses to serve the day-to-day needs of neighbourhood residents. Residential densities of 23 units per net residential hectare (upnrha) for the low density residential areas, 40 upnrha for the medium density residential and mixed use areas, and 80 upnrha for the high-density residential areas are used in the calculation of the estimated numbers of units for the neighbourhood. The numbers of people per household used for both population and student generation estimates are 3.03 for all residential development types.

The estimated land area, number of dwelling units and population attributed to the low, medium, mixed use and high density residential areas are identified in **Table 1 – Land Use & Population Statistics**.












**4.2.1 Low Density Residential**

As shown on **Figure 3.0 – Land Use**, low density residential is located in proximity to the amenities offered by the Stormwater Management Facilities, walkways, school & park sites, transportation routes / nodes and utility corridors. Within the low density residential areas identified in the Outline Plan, housing forms will consist of single and semi-detached housing catering to a variety of lot and home sizes permitted in the low density residential land use districts of the Land Use Bylaw. Further consideration may be given, based on



NTS



LEGEND	
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Mixed Use
	School / Park
	Public Utility Lot
	Storm Water Management Facility
	Land traded as M.R. to S.W. 1/4 Sec. 34-50-24-W4M
	Proposed Trail System
	Proposed Emergency Access
	Plan Boundary

Client/Project

UNITED COMMUNITIES LP.  
 N.W. 1/4 SEC.34, TWP.50, RGE.24, W.4M.  
 DANSEREAU MEADOWS OUTLINE PLAN (BEAUMONT, ALBERTA)

Figure No.

**3.0**

Title

**Land Use Concept**

June 2, 2017  
 1161 104995 KC

**DANSEREAU MEADOWS OUTLINE PLAN**

**DANSEREAU MEADOWS**  
**OUTLINE PLAN - PROPOSED AMENDMENT**  
**NW 1/4 SEC. 34-50-24-W4**  
**LAND USE & POPULATION STATISTICS**

LAND USE	Area (ha)	% of GDA
<b>Gross Area</b>	<b>63.80</b>	
TWP. RD. 510 (12.0 m Widening)	0.97	
<b>Gross Developable Area</b>	<b>62.83</b>	<b>100.0%</b>
		MR % of GDA
Municipal Reserve (School)	5.12	8.15%
Municipal Reserve dedication along TR 510 (3m)	0.24	0.39%
Municipal Reserve - Land Trade *	0.89	1.42%
Municipal Reserve - NW Lot	0.08	0.13%
Total MR dedicated	6.33	10.08%
PUL / Stormwater Management Facilities	7.97	12.69%
Circulation (Collectors/Locals/Lanes)	13.30	21.16%
<b>Total Non-Residential Area</b>	<b>27.60</b>	<b>43.93%</b>
<b>Net Residential Area</b>	<b>35.23</b>	<b>56.07%</b>

**RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION**

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit Population	
Low Density Residential	27.24	23	627	62	3.03	1898
Medium Density Residential	6.20	40	248	25	3.03	751
Mixed Use	0.30	40	12	1	3.03	36
High Density Residential	1.49	80	119	12	3.03	361
<b>Total</b>	<b>35.23</b>	<b>29</b>	<b>1006</b>	<b>100</b>		<b>3047</b>

Gross Density: 49 persons per gross developable hectare

CRB Growth Plan Density 29 units per net residential hectare

**STUDENT GENERATION\*\***

	Elementary (K-6)	Junior High (7-9)	Senior High (10-12)	Total
Total	302	151	151	604

\* Area of land trade between United Acquisition Corp II and S.W. 1/4 - Sec. 34 - Twp. 50 - Rge 24 - W4M (0.89 ha of municipal reserve).

\*\* Calculation of Student Populations at 0.6 students per household:

K-6 50%    7-9 25%    10-12 25%

**DANSEREAU MEADOWS OUTLINE PLAN**

market and consumer demands, to development as Bareland Condominiums, whereby private roadways would provide access into the site.

The areas surrounding the stormwater management facilities may well include larger lot sizes in providing for a variety of residential lot values. Similarly, the areas surrounding the school & park sites may include a choice of larger lot sizes backing onto these open space amenities.

Low density residential development will be planned in clusters/cells to provide a greater sense of identity to the various residential sub-areas and to create a safe pedestrian environment. Architectural guidelines may be employed within the low density residential areas to ensure aesthetically pleasing residential streetscapes.

**4.2.2 Medium Density Residential**

Medium-density residential is to be developed as town housing, both in street-oriented and larger-site project forms.

Street-oriented town housing is identified in locations where rear lanes can be provided, ensuring an adequate supply of on-street parking for these higher-intensity land uses. Town housing is identified within the northcentral portion of the plan area as well as the southwest. Additional street-oriented town housing is also identified across from the school/park site, offering the potential for a greater number of families within easy walking distance of this school and amenity space.

A project town house site, with dwelling units intended to be served by private, internal roadways, is identified on the western edge of the neighbourhood, north of the neighbourhood access to Range Road 243. This site will be immediately adjacent to the amenity of the central Stormwater Management Facility and will provide a transition between residential land uses of differing density.

**4.2.3 Mixed Use**

Mixed use is to be developed in low-rise buildings with small-scale ground floor commercial and service uses and upper storey apartments, with buildings oriented towards a collector roadway. Where market conditions do not support the development of commercial uses on the ground floor, portions of the mixed use area may be developed for medium density residential development without a commercial component.

Mixed use is identified in a location where a rear lane can be provided, ensuring an adequate supply of on-street parking for this higher-intensity land use. The mixed use area is also identified adjacent to a park and across the collector roadway from the central stormwater management facility, potentially enhancing the public use of these amenity areas.



## **DANSEREAU MEADOWS OUTLINE PLAN**

### **4.2.4 High Density Residential**

High-density residential is to be developed as low-rise apartments. This land use has been identified in a single location at the intersection of two collector roadways and immediately adjacent to the neighbourhood access to Range Road 243. This is to ensure that this higher traffic generating land use is located with adequate roadway capacity and to avoid pulling larger volumes of traffic through the broader neighbourhood. It is also located adjacent to both stormwater management facilities to ensure convenient access to neighbourhood amenities.

### **4.3 PARKS AND OPEN SPACES**

Parks and open spaces are provided in optimal locations throughout the Outline Plan. The total area of land dedication attributed to Municipal Reserves (MR) is 6.33 ha or 10.08% of the Gross Developable Area in excess of that required by the Municipal Government Act. The land dedication includes the future school site in the south-east corner, a 0.08 ha “Tot Lot” in the northwest of the plan area, and a parcel 3 m in width along the length of Township Road 510.

As part of the overall reserve dedication of 6.33 ha, an area of 0.89 ha in the south-east corner of the Outline Plan area has been previously provided as “MR land in kind” by the proponent of the Dansereau Meadows Outline Plan to the landowner of the SW ¼ Sec. 34-50-24-W4 (Eaglemont Corporation). The intention for this land was to augment the municipal reserve dedication of Eaglemont Heights by providing a site at the intersection of Rue Eaglemont and 50 Avenue that would be large enough to accommodate a public recreation facility. As such, since the 0.89 ha has been dedicated by the proponent of this Outline Plan, the land area has been included as part of the overall MR land dedication.

#### **4.3.1 School / Park Sites**

To comply with the Beaumont MDP, there is one area identified in the Outline Plan for the possible development of schools. The area in the southeast part of the plan combined with adjacent, future open space to the east in the Montalet neighbourhood is proposed to accommodate a joint school site. The southeast area includes a large park site in order to share and economize on field sizes. This area is also directly connected to the Beaumont Master Trail system.

The Outline Plan focuses on these areas and the stormwater management facilities in order to provide quality open space and recreational amenities, and incorporates a comprehensive network of pedestrian linkages to nearly all parts of the plan.

Fronting onto the Outer Ring Road to the west and a minor collector to the north, the school / park site has approximately 45% roadway frontage, providing opportunities for various access and parking alternatives. The site is also appropriately located to serve the Outline Plan as well as outside areas without significantly disrupting local traffic flows.

The southeast site has been subdivided under plan 1125848 and is approximately 5.12 ha.

## **DANSEREAU MEADOWS OUTLINE PLAN**

### **4.3.2 Walkways and Trail System**

The Outline Plan has been designed around the concept of community recreational nodes connected to all areas of the neighbourhood by a series of walkways and the Beaumont Master Trail Plan.

The walkway system provided within each development cell / cluster will be designed according to the Town of Beaumont standards and will be appropriate for each area.

The trail system connects all areas of the plan with appealing, safe and direct access to the community recreational nodes as well as to areas outside the plan. At the same time, the trail makes the most efficient connections for pedestrian and multi-use travelers. The trail system within and immediately adjacent to the Outline Plan on the west side is estimated at approximately 3 km in length.

### **4.4 COMMERCIAL**

Given the proximity and range of commercial opportunities along 50 Street and the Town Centre, the proposed Outline Plan does not foresee a demand for large-scale commercial development within this neighbourhood. Small-scale neighbourhood-serving convenience commercial and/or services will be provided for by the mixed use area in the northwest portion of the neighbourhood.

### **4.5 STORMWATER MANAGEMENT FACILITIES**

A central Public Utility Lot (stormwater management facility, "SWMF") of approximately 4.76 ha is located to take advantage of the existing topography and low lying areas. This facility also provides for recreational opportunities and has been configured to provide views from residential enclaves as well as from the walkway linkages and the collector / local roadway network.

A public utility lot on the southern edge of the plan area has been located directly north of the Leblanc canal drainage ditch. The area of the facility providing additional storage capacity for the canal is approximately 2.61 ha. The remainder of the PUL area is intended to accommodate two existing utility right of ways and a proposed sanitary lift station and off-line storage system.

The central stormwater management facility has been designed as a wet pond while the south pond is dry and will provide additional storage capacity for the Leblanc canal drainage ditch.

### **4.6 TRANSPORTATION**

The system of roads proposed for the Outline Plan provides its residents and the surrounding, travelling public with safe and efficient access for this area of Beaumont. **Figure 4 – Road Hierarchy** presented later in the Outline Plan shows the overall road network.

## **DANSEREAU MEADOWS OUTLINE PLAN**

The road system in the Outline Plan will be in general conformance with the current Beaumont Municipal Development Plan.

The Outer Ring Road will be extended across the subject parcel by extension of the Rue Montalet right-of-way from the Montalet neighbourhood. Street widths for the collector and minor residential streets will be in accordance with the Town of Beaumont's recommended dimensions, as shown in **Figure 4 – Road Hierarchy**.

Access to the surrounding 1.6 km (1 mile) arterial grid system is provided by collector roadway facilities traversing the neighbourhood. Collector roadways providing internal & external access are spaced at approximately 400m intervals to facilitate traffic progression and to ensure that sufficient intersection spacing is provided

In addition to the development of the collector roadway facilities, the Outline Plan incorporates a number of internal local roads which provide excellent access to various neighbourhood destinations such as the school / park sites and stormwater management facilities.

Corner-cuts are provided at the collector road entrance from Range Road 243 and may include features that will enhance the character of the area and provide a distinct identity for the Outline Plan.

### **4.6.1 Arterial Roadways**

Arterial roadways are located on the north and west sides of the neighbourhood to accommodate the neighbourhood's major internal & external traffic flows. These roadways, Township Road 510 and Range Road 243, are currently constructed to a rural cross-section, but are considered as future arterial roadways.

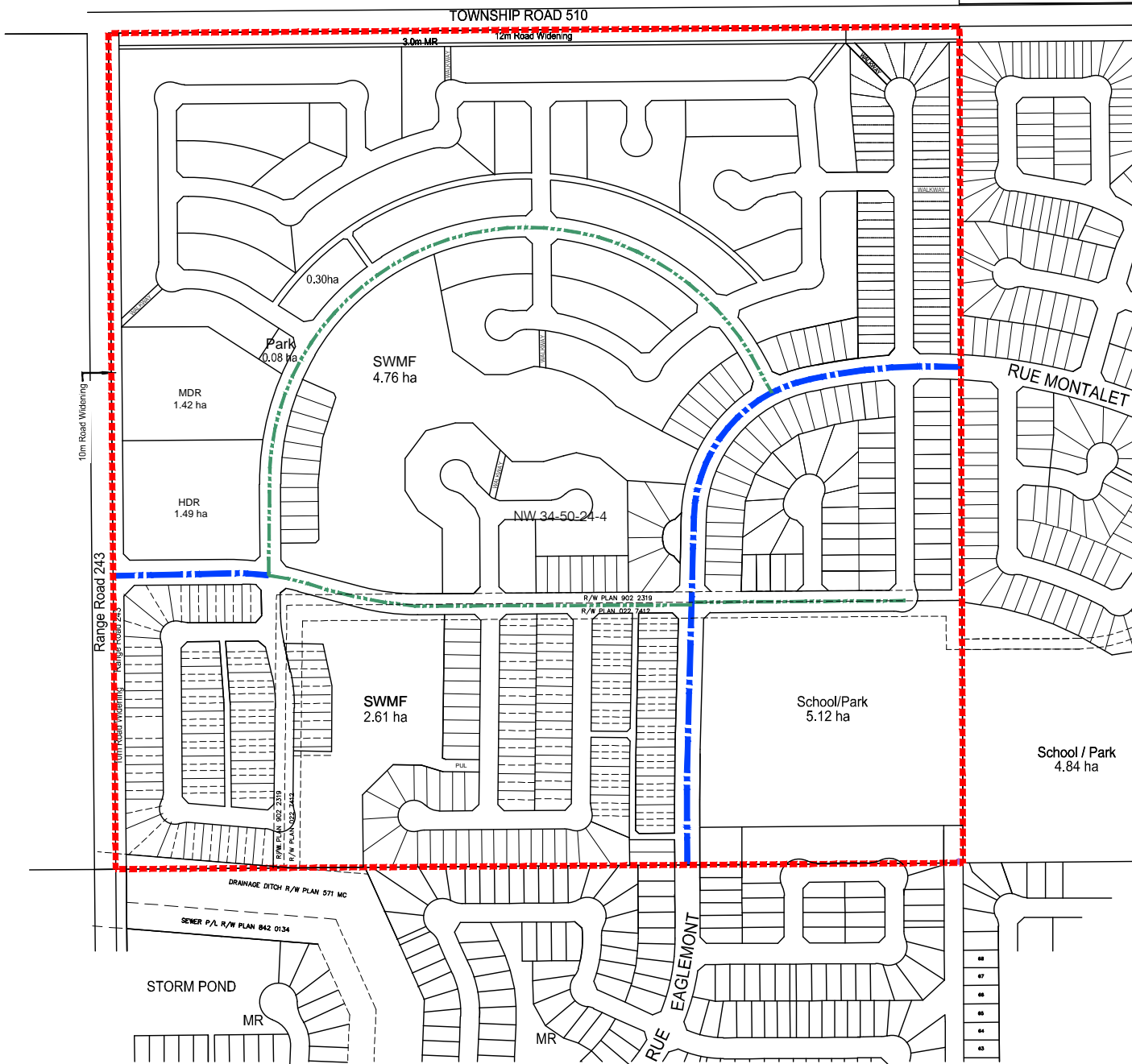
### **4.6.2 Collector Roadways**

The Outline Plan provides for the extension of the Outer Ring Road (Rue Montalet) through this area leading to the west and then eventually south to meet with the proposed Eaglemont Heights development within the S.W. ¼ 34-50-24-W4M.

A collector road provides an east-west link from the Outer Ring Road to Range Road 243, while a second collector loops north and west of the Ring Road and provides linkages to the local road network in the northern portion of the plan area.

### **4.6.3 Local Roads**




The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through the neighbourhood. Local roads have been designed to meet the standards of the Town of Beaumont.



NTS



Legend

-  MAJOR COLLECTOR
-  MINOR COLLECTOR
-  Outline Plan Boundary

Client/Project

UNITED COMMUNITIES LP.  
 N.W. 1/4 SEC.34, TWP.50, RGE.24, W.4M.  
 DANSEREAU MEADOWS OUTLINE PLAN (BEAUMONT, ALBERTA)

Figure No.

Title

**4.0**  
**Road Hierarchy**

June 2, 2017  
 1161 104995 KC

**DANSEREAU MEADOWS OUTLINE PLAN****5.0 Engineering Services**

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This section of the Outline Plan defines the municipal infrastructure servicing concepts that are intended to guide the proposed development area. The general concepts for routing and phasing of the water, sanitary and storm sewer systems and roads are presented herein, with the details to be provided in the form of a Design Brief when required.

**5.1 WATER DISTRIBUTION****5.1.1 General**

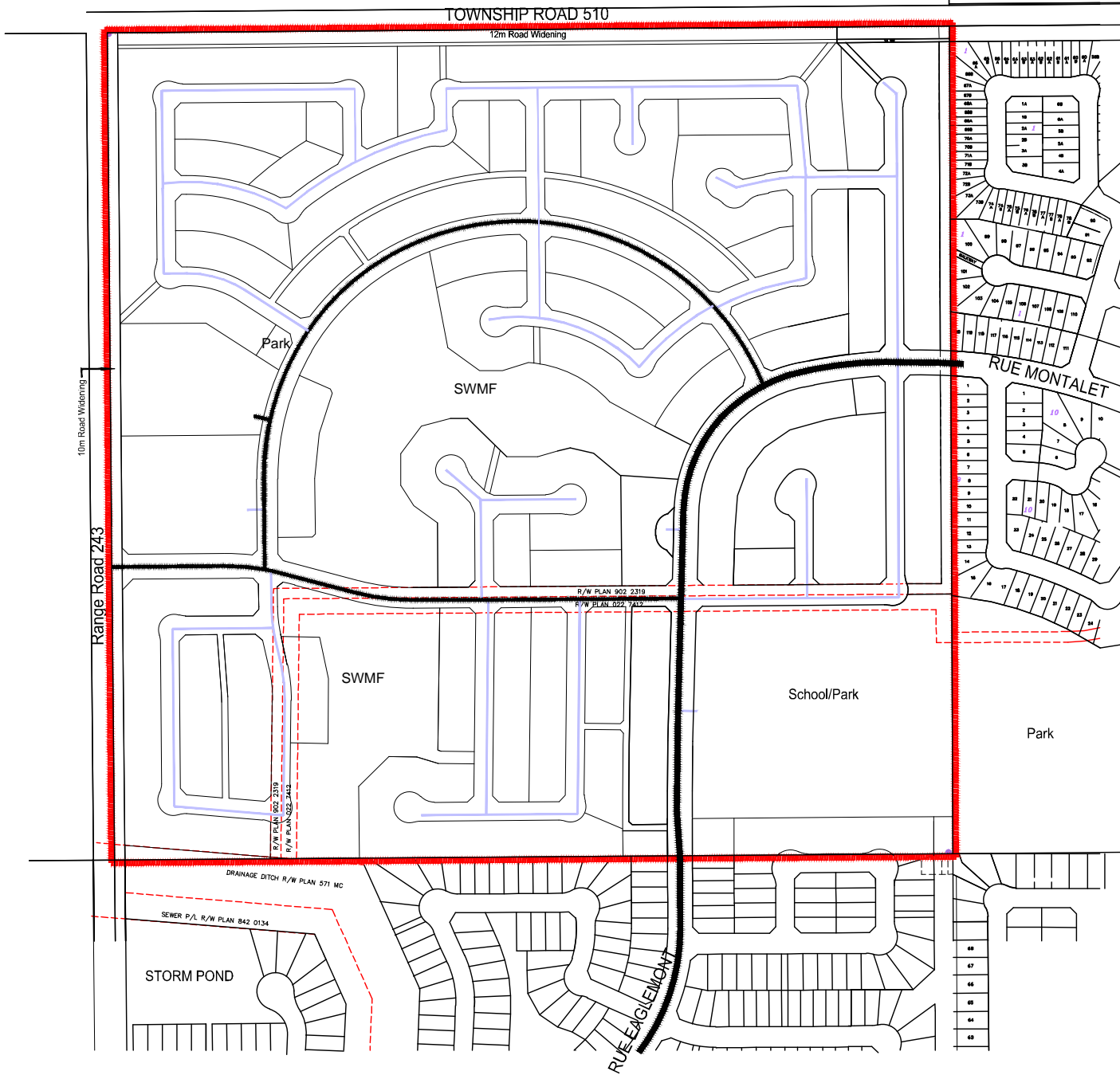
**Figure 5 – Water Distribution System**, illustrates the conceptual water distribution system that consists of a 300 mm trunk water main aligned along the Ring Road and a 250 mm secondary trunk aligned around the central stormwater pond, connecting on either end to the 300 mm trunk water main. The balance of water main through the subdivision is proposed at 200 mm.

The water distribution system was designed based on boundary conditions provided by UMA Engineering Ltd. for a number of boundary pressure and flow conditions. The boundary condition scenarios included for one or two 300 mm trunk connections of the 300 mm, east connecting to the Montalet Subdivision and south connecting to the Eaglemont Subdivision for varying flows and pressures.

**5.1.2 Design Criteria**

The water distribution system as proposed:

- Conforms to the Towns' General Design Standards:
  - 300 mm trunk main aligned along the Ring Road;
  - Provides 360 lpcd , peak day factor of 2.0 and peak hour factor of 4.0;
  - Generally operating pressures between 350 kpa (50 psi) and 550 kpa (80 psi) with some areas reaching 578 kpa (84 psi). The system can be designed to maintain pressures within the allowable pressures during the design phase.
- Fire Flows
  - Provides 180 l/s fire flow for the two urban service sites;
  - Provides 100 l/s fire flow for low density residential.



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Legend

-  300mm WATERMAIN
-  250mm WATERMAIN
-  200mm WATERMAIN

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 BEAUMONT, ALBERTA

Figure No.

**5**

Title

**Water Distribution System**

JUNE 2, 2017  
 1161 104995

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## **DANSEREAU MEADOWS OUTLINE PLAN**

### **5.1.3 Boundary Connections**

Based on the boundary conditions and for the initial phases of development, a single connection and extension of the 300 mm water main from the Montalet Subdivision is adequate. A single connection to the 300 mm trunk from Montalet, can satisfy peak day domestic demand and meet an urban institutional fire flow of 180 l/s for the urban institutional school site; and 180 l/s fire flow for the medium and high density residential sites to the west, provided the 250 mm is looped around the stormwater pond and connected to the 300 mm trunk main.

Connection to the future trunk 300 mm main in the Eaglemont Subdivision should be provided when:

- Development exceeds approximately 250 residential lots;
- Development extends along the Ring Road;

## **5.2 SANITARY SEWER SYSTEM**

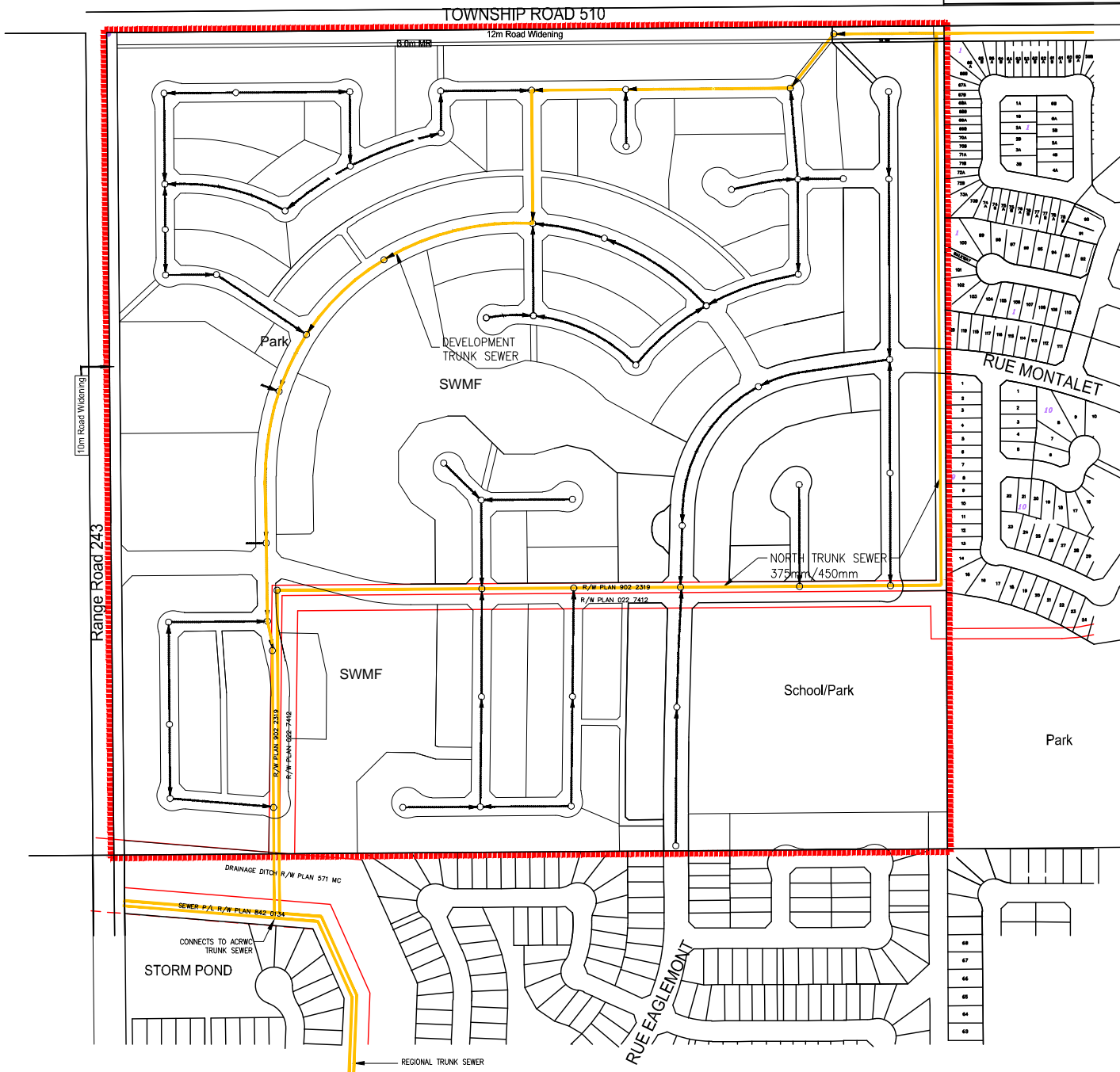
### **5.2.1 General**

**Figure 7 – Sanitary Sewer System**, illustrates the proposed sanitary sewer system, comprised of the following major components:

- North Trunk Sewer presently servicing Coloniale Estates and Montalet Subdivision;
- Development Trunk Sewer connected to the North Trunk and traverses through the subdivision.
- Sanitary sewer collection system that connects to either the North Trunk or Development Trunk sewer;

### **5.2.2 Design Factors and Servicing Considerations**

The sanitary sewer collection system design conforms to the Town of Beaumont General Design Standards and was influenced by a number of factors. The general topography of the site is relatively flat and is best serviced by a second trunk north of the stormwater pond that connects to the North Trunk in the northeast. Both the existing North Trunk and proposed development trunk sewer will be connected to the future ACRWC regional sanitary trunk expansion that is proposed over the next couple of years. This will increase the capacity of the offsite sanitary trunk to service new development in Beaumont, including Dansereau Meadows.



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Legend

- TRUNK SANITARY SEWER
- SANITARY SEWER COLLECTION SYSTEM

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 BEAUMONT, ALBERTA

Figure No.

**6**

Title

**Sanitary Sewer System**

June 2, 2017  
 1161 104995

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## **DANSEREAU MEADOWS OUTLINE PLAN**

### **5.2.3 Sanitary Sewer Servicing**

As contemplated, the development sanitary sewer system is proposed to function as follows:

- A Development Trunk Sanitary sewer that connects to the North Trunk in the northeast corner of the development that could convey diverted flows from the North Trunk into the sanitary sewer system.
- The development area generally north, east and west of the Development Trunk would be serviced by that trunk sanitary sewer.

## **5.3 STORMWATER MANAGEMENT**

### **5.3.1 General**

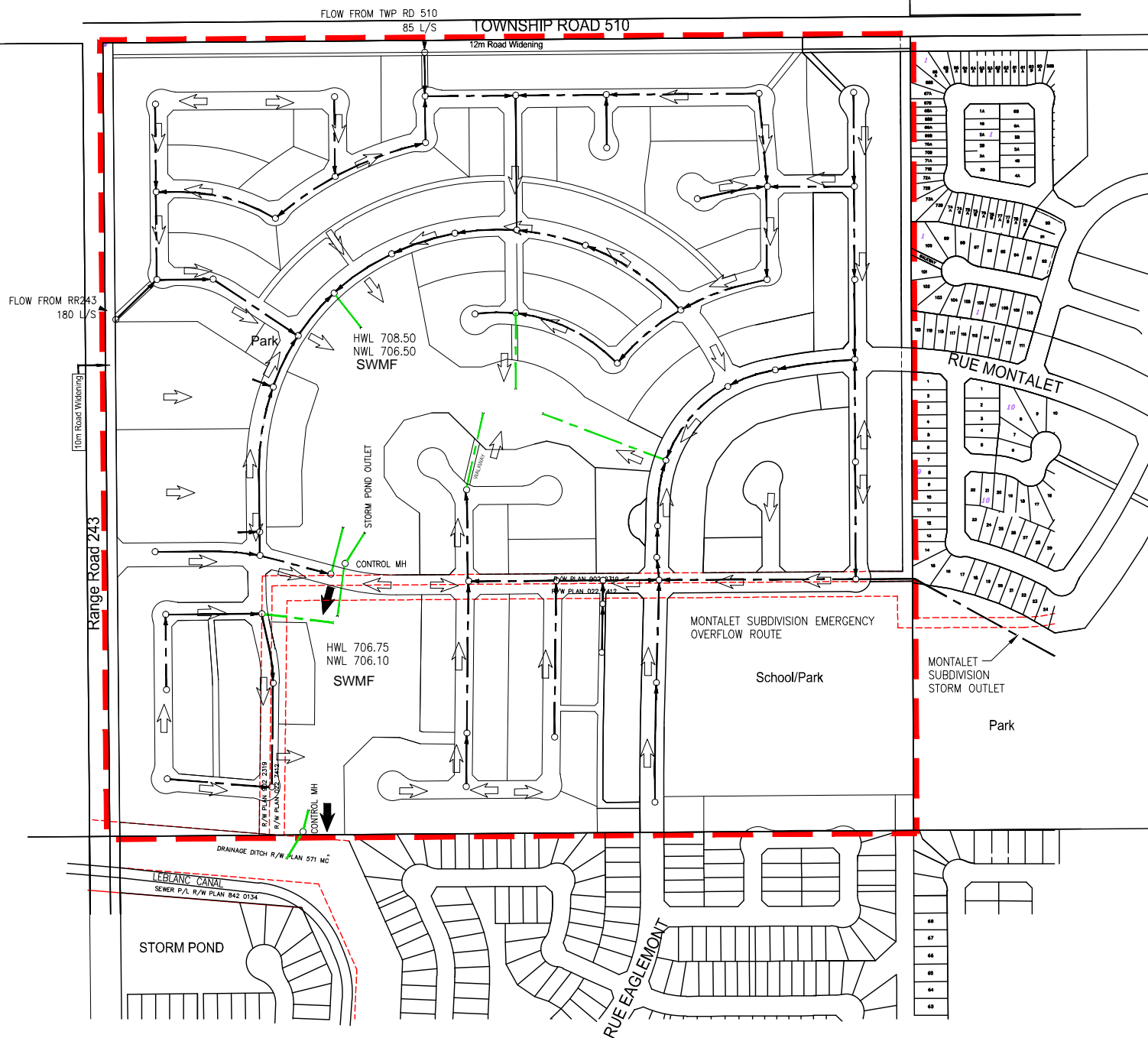
**Figure 8 – Stormwater Management**, illustrates the proposed stormwater system that is comprised of the following components:

- Outfall from Montalet Stormwater Pond and emergency overflow to the Beaumont West Stormwater Pond;
- LeBlanc Canal Flood Plain Storage;
- Stormwater piping system;
- Major overland flow routes.

### **5.3.2 Design Factors and Servicing**

The stormwater management system conforms to the Town of Beaumont General Design Standards and was influenced by a number of factors that include:





- Discharge from the present Montalet storm pond discharge via a pipe that conveys controlled flow to an open ditch that flows to the LeBlanc Canal. A means to convey the flow along with providing a route for the emergency overflow from the pond is required;
- A 2.61 hectare PUL (South SWMF) has been included on the southern edge of the Outline Plan area which would account for off-stream historical flood storage as well as providing storage for on site development. The required flood storage would be accommodated between the existing flood elevation of 707.75 m and the High Water Line (HWL);



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Legend

-  STORM OUTFALL
-  OVERLAND FLOW ROUTE
-  STORM SEWER
-  OVERLAND EMERGENCY OVERFLOW

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Figure No.

**7**

Title

**Storm Water Management System**

June 2, 2017  
1161 104995

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**DANSEREAU MEADOWS OUTLINE PLAN**

- The minor stormwater piping system and major overland flow discharge to the central stormwater management pond then to the south pond and finally into LeBlanc Canal;
- The 4.76 hectare central stormwater pond accepts stormwater flows from the development and discharges to the 2.61 hectare flood storage area (South SWMF) at a controlled rate. The high-water level is 708.5 m, normal water level at 706.5 m and bottom elevation of 704.0 m. Emergency overflow above the 708.5 m high-water level discharges to the LeBlanc Canal through the south pond.

**5.4 SHALLOW BURY UTILITIES – POWER, TELEPHONE, GAS, CABLE**

Alignment, location and routing of the shallow utilities will be subject to the conditions of the various franchise agreements between the Town of Beaumont and the utility providers. Essentially, all utilities will be underground and located within the road right-of-way. Where necessary, easements will be provided on private property.

As in other areas of Beaumont, a 3.0 m easement will be provided inside the front property line for the installation and maintenance of the natural gas line.

Power and cable will be provided in shallow trenches in the boulevard on either side of the road, as per Town of Beaumont preferences. The boulevard will also accommodate the necessary transformers, pedestals and switching cabinets. Street lighting will also conform to the Town of Beaumont alignment preferences.

**DANSEREAU MEADOWS OUTLINE PLAN****6.0 Implementation**

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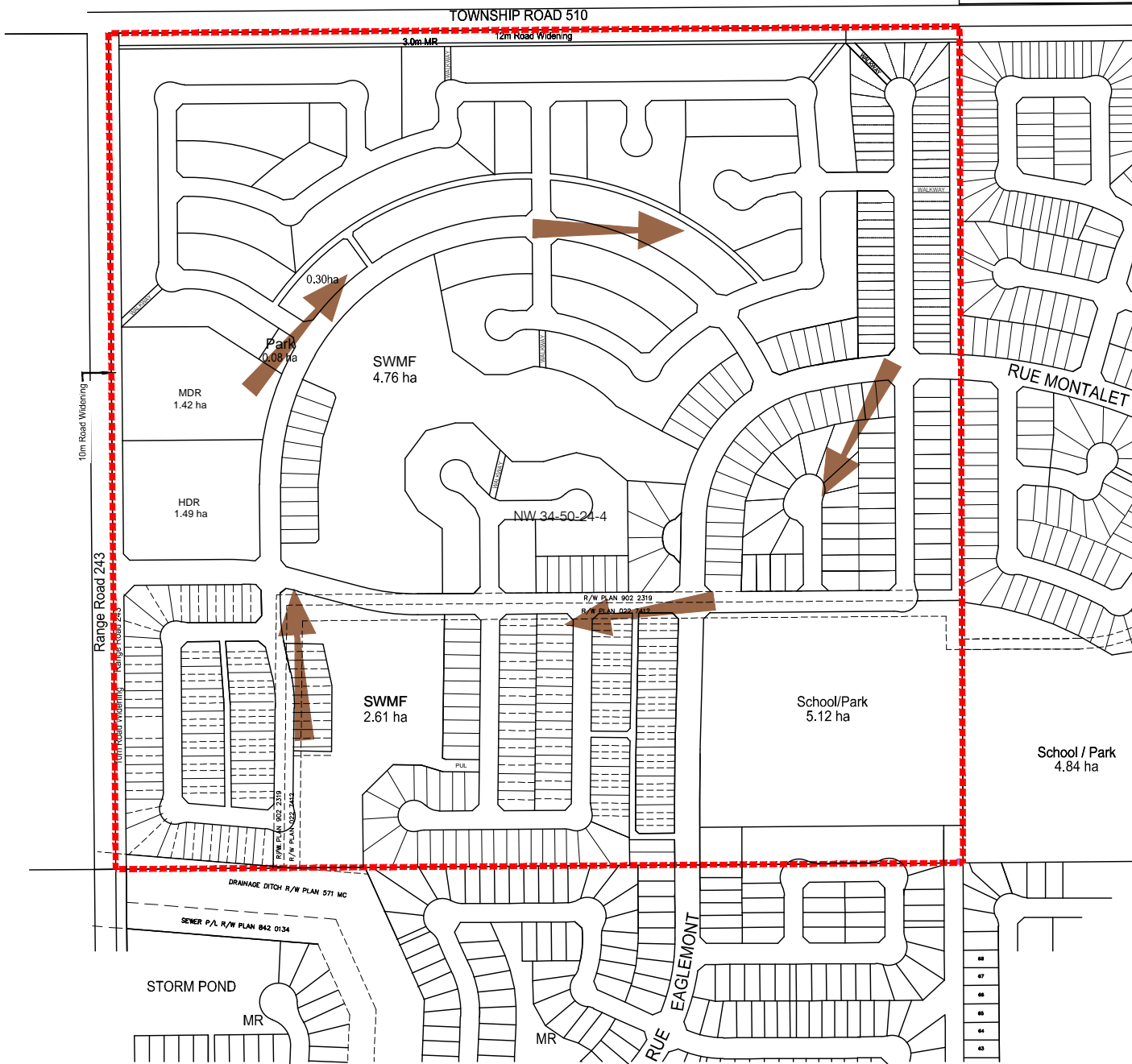
**6.1 DEVELOPMENT STAGING**

Infrastructure to service the area covered by the Outline Plan will initially be extended westward into the neighbourhood from Rue Montalet (Outer Ring Road) located at the east boundary of the plan area. Each successive stage will be developed with the logical and economical extension of these municipal services, with the intent of meeting the needs of the regional and local housing market.

Development in the first part of the Outline Plan is anticipated to begin from the westerly extent of Rue Montalet and proceed towards the southwest and then north portions of the plan area (**Figure 8 – Proposed Staging**). The development of individual phases may vary slightly from the actual redistricting and subdivision applications and as well portions of separate phases may be developed concurrently if there is sufficient demand and/or if the engineering design is made more efficiently as a result.

**6.2 REDISTRICTING & SUBDIVISION**

Redistricting and subdivision applications to conform to the land use designations described in the Outline Plan will be undertaken as necessary. Guided by the Town of Beaumont's MDP and the intent of this Outline Plan, redistrictings and subdivisions will be required to adhere to the Town of Beaumont Land Use Bylaw and the informational requirements necessary for each application.



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Legend

- Outline Plan Boundary
- Potential Path of Development

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 DANSEREAU MEADOWS OUTLINE PLAN (BEAUMONT, ALBERTA)

Figure No.

Title **8.0**  
**Proposed Staging**

June 2, 2017  
 1161 104995 KC

