



**OUTLINE PLAN
NE ¼ Sec. 34-50-24-W4
Beaumont, Alberta**

Prepared for:

Camrose Developments Ltd. and
United Inc.

Prepared by:

Stantec Consulting Ltd.
Edmonton, Alberta

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June 2002

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1.0 Introduction

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1.0 Introduction

1.1 PURPOSE

The purpose of this Outline Plan is to describe the land use framework and development objectives for the quarter section of land in north Beaumont located immediately south of Township Road 510 and immediately west of 50 Street. 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 NE ¼ Sec. 34-50-24-W4 has been prepared by Stantec Consulting Ltd. on behalf of Cameron Development Corporation and United Inc.

The overall concept puts forth a pattern for development as a community of residential, commercial and recreational opportunities integrated with complimentary land uses. In order to achieve this, the Outline Plan is designed with interconnected parks and open space linkages, the development of high-quality and varied residential development opportunities and commercial uses serving both the immediate and surrounding market. 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 (redistrictings and plans of subdivision) will refine the concept presented by the Outline Plan.

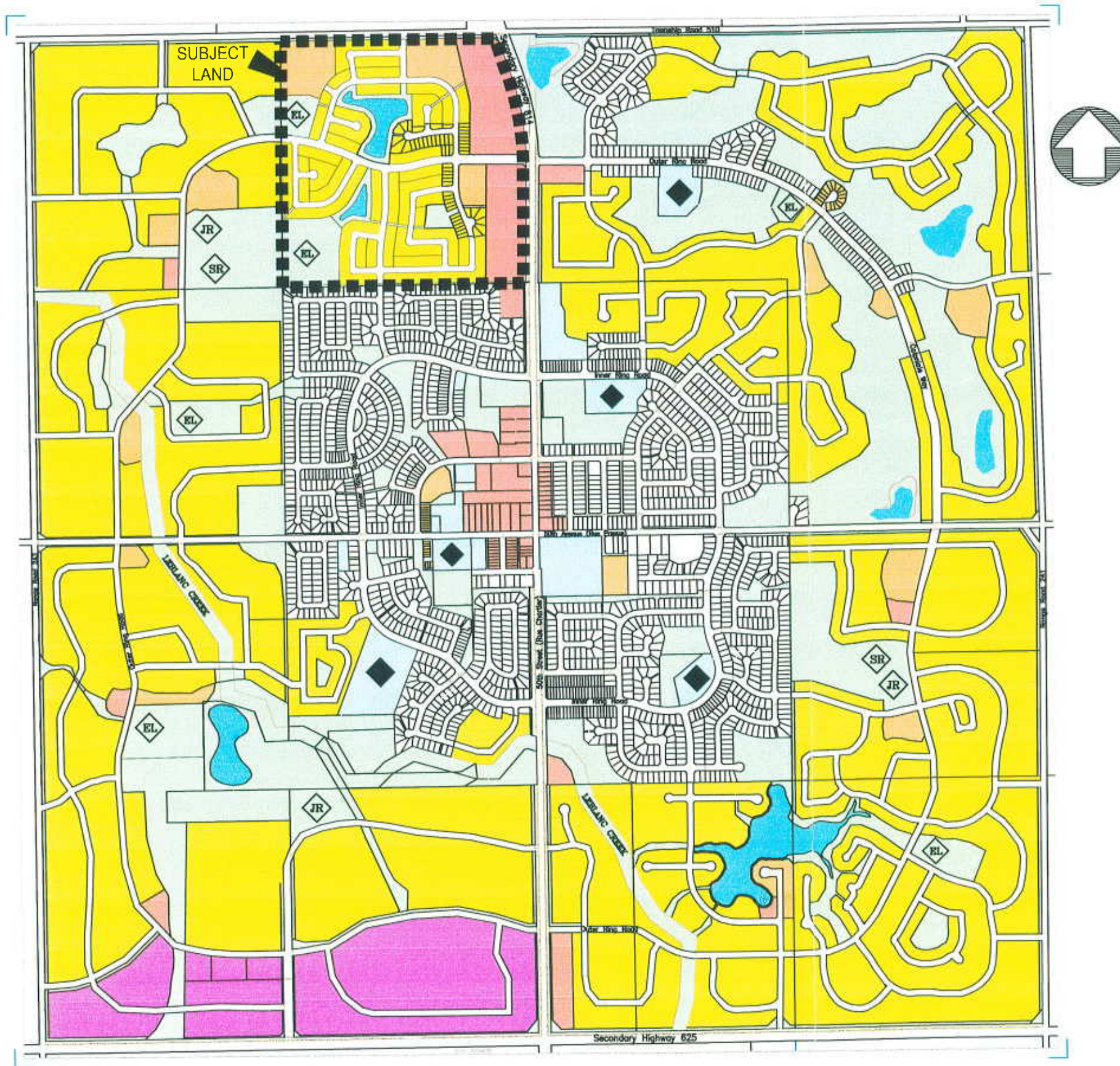
Approval of the Outline Plan will provide the basis for proceeding with the land use concept generally as shown.











The Outline Plan provides the opportunity to develop components of the overall design in the initial phases of development through commercial and 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 DEFINITION OF PLAN AREA



The Outline Plan is comprised of land located within the NE ¼ Section 34-50-24-W4 and is approximately 61.8 hectares (153 acres) in size. As shown in **Figure 1.0 – Context Plan**, the Outline Plan is defined by the following boundaries:



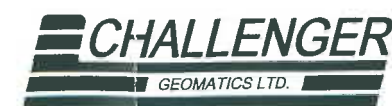
-  SUBJECT PROPERTY
-  RESIDENTIAL
-  MULTI-FAMILY
-  COMMERCIAL
-  BUSINESS PARK
-  EXISTING INSTITUTIONAL
-  WATER BODIES
-  RESERVES & PUBLIC UTILITY
-  FUTURE SCHOOLS
-  EXISTING SCHOOLS

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BEAUMONT, ALBERTA

SCALE 1:15000

**FIGURE 1
CONTEXT PLAN**



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A Division of Challenger Geomatics Ltd.
Engineers, Surveyors and Town Planners

**INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN**
INTRODUCTION

- **North Boundary** – Township Road 510
- **West Boundary** – NW ¼ Section 34-50-24-W4
- **East Boundary** – 50 Street
- **South Boundary** – SE ¼ Section 34-50-24-W4 (Existing Westview 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.

1.3 BACKGROUND

The Outline Plan for the NE 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.

2.0 Site Context & Development Considerations

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2.0 Site Context & Development Considerations

2.1 TOPOGRAPHY, SOILS & VEGETATION

The topography of the Outline Plan slopes gradually from the highest area along 50 Street at the south end of the quarter section to the lowest on the west side approximately 250 meters south of Township Road 510. Elevations range from approximately 724m to 711m for a total difference of nearly 13m.

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 various trees and shrubs located as part of the original farmstead in the southeast area along 50 Street.

2.2 EXISTING LAND USE

The subject area consists primarily of agricultural land with a residence and ancillary buildings located along 50 Street. McCain's Auto, Truck & RV Sales currently occupies this site.

Utility Right-of-Way 902 2319 is located immediately south of Township Road 510 along the north boundary of the Outline Plan and contains an existing sanitary trunk sewer line which also runs down along the outside of the west boundary of the plan.

2.3 SURROUNDING DEVELOPMENT

The land located north of the Outline Plan and across Township Road 510 (in Leduc County) is currently used for agricultural purposes, as well as the land immediately to the west in the NW ¼ Sec. 34-50-24-W4. Coloniale Estates is a developing neighbourhood on the east side of 50 Street and includes the northeasterly portion of the Outer Ring Road (Coloniale Way). The developed residential area of Westview exists immediately to the south of the Outline Plan.

3.0 Development Objectives & Principles

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3.0 Development Objectives & Principles

3.1 DEVELOPMENT OBJECTIVES

The Outline Plan for the NE ¼ Sec. 34-50-24-W4 has been prepared as a comprehensively planned residential neighbourhood taking advantage of both the potential for commercial opportunities fronting onto 50 Street (Rue Preville) and other 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, commercial 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

- Encourage a variety of housing types, including single and semi detached housing, town housing, low-rise apartments, adult-living & seniors complexes and opportunities for home office uses. All housing forms and options will recognize consumer preferences and be in conformance with municipal standards and policies set forth by the Town of Beaumont.
- 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 the school sites.
- Locate residential development to take advantage of features such as Stormwater Management Facilities, the parks/open spaces and commercial amenities.
- Orient the medium density residential development sites adjacent to the collector and arterial road system and the commercial areas to provide easy access and, where appropriate, to provide a transitional land use between adjacent low density residential development, commercial areas and major roads.

3.2.2 Commercial

- Provide for commercial development opportunities within the Outline Plan to serve the immediate and surrounding areas.
- Locate and orient commercial sites along the arterial and/or collector roadways to ensure high visibility and to provide safe and convenient access opportunities.
- Integrate commercial developments into the fabric of the neighbourhood to the extent possible without causing negative impacts on surrounding land uses.
- Provide convenient pedestrian linkages to the commercial areas.

3.2.3 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.

3.2.4 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.
- Protect a corridor for the future improvement of Township Road 510 and development of the trail system along the north boundary of the plan.
- Provide non-vehicular circulation options throughout the Outline Plan with special attention to linkages to the School/Park sites, Stormwater Management Facilities and future development areas to the west.
- 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 and the utility corridor south of Township Road 510 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.

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4.0 Development Concept

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4.0 Development Concept

4.1 NEIGHBOURHOOD UNIT

The development concept for the Outline Plan has been prepared in response to current and anticipated residential and commercial 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.

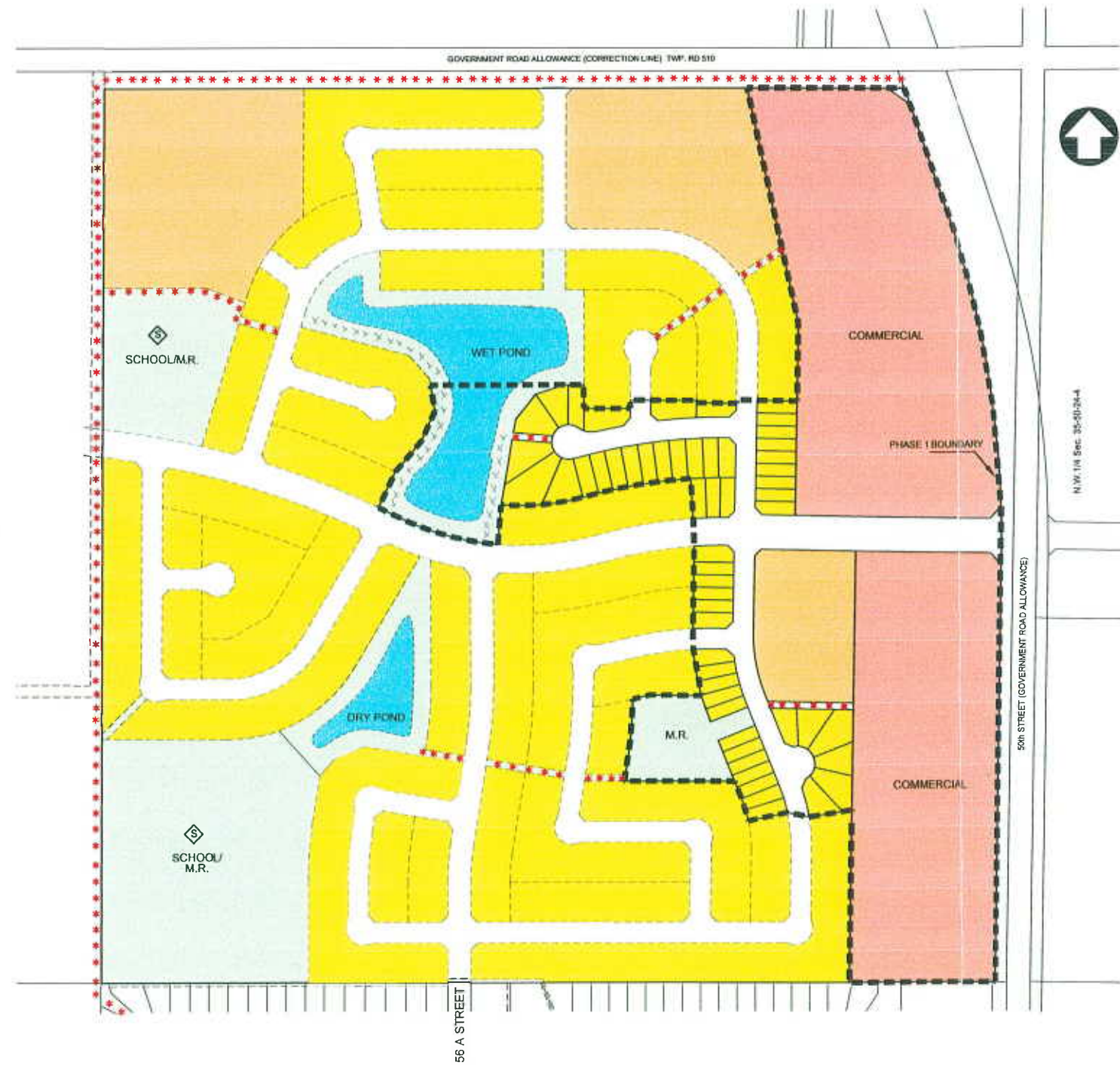
The Outline Plan is comprised of approximately 61.8 hectares of land and is bounded on the north and east sides by existing / future arterial roadways, existing residential development to the south and a future neighbourhood to the west. These boundary conditions create a logical planning unit and the basis for design as shown on **Figure 2.0 – 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 mix of low and medium density residential dwelling units is described and will be implemented based on market conditions and consumer preferences at the time of development. Residential densities of 23 units per net residential hectare for the low density residential areas and 68 units per net hectare for the medium 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 3.6 for low density residential and 2.6 for medium density residential.

4.2.1 Low Density Residential

As shown in the Land Use plan, consideration has been given to the location of low density residential in proximity to the amenities offered by the commercial areas, 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 R20 to R11, RCD and R2 Districts. The minimum lot sizes permitted for the low density residential areas will comply with the R11 District for single-detached homes and the R2 District for semi-detached homes.



LEGEND

- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- COMMERCIAL
- STORMWATER MANAGEMENT
- MUNICIPAL RESERVE
- PHASE 1 BOUNDARY
- S SCHOOL
- TRAIL SYSTEM

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SCALE 1:5000

**FIGURE 2
LAND USE**



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Engineers, Surveyors and Town Planners

TABLE 1
OUTLINE PLAN
NE 1/4 SEC. 34-50-24-W4
LAND USE & POPULATION STATISTICS

LAND USE	Area (ha)	% of GDA
Gross Area	61.78	
TWP. RD. 510 Widening	1.05	
Gross Developable Area	60.73	100.0%
Commercial	10.94	18.01%
School / Park Sites	6.07	10.00%
Stormwater Management	3.52	5.79%
Circulation	9.35	15.40%
Collector Roads	3.22	
Local Roads	5.88	
Walkways / Trail System	0.25	
Total Non-Residential Area	29.88	49.20%
Net Residential Area	30.85	50.80%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Low Density Residential	24.45	20	489	60	3.46	1692
Medium Density Residential	6.40	50	320	40	2.6	832
Total	30.85		809	100.00		2524

Gross Density: 41.6 persons per gross developable hectare

STUDENT GENERATION*

	Elementary (K-6)	Junior High (7-9)	Senior High (10-12)	Total
Total	162	162	162	485

* Calculation of Student Populations at 0.6 students per household:

K-6 33.3% 7-9 33.3% 10-12 33.3%

TABLE 1
OUTLINE PLAN
NE 1/4 SEC. 34-50-24-W4
LAND USE & POPULATION STATISTICS

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Total Non-Residential Area	29.88	49.20%
Net Residential Area	30.85	50.80%

RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION

Land Use	Area (ha)	Units/ha	Units	% of Total	People/Unit	Population
Low Density Residential	24.45	23	550	56	3.46	1903
Medium Density Residential	6.40	68	435	44	2.6	1132
Total	30.85		985	100.00		3035

Gross Density: 51.26 persons per gross developable hectare

STUDENT GENERATION*

	Elementary (K-6)	Junior High (7-9)	Senior High (10-12)	Total
Total	197	197	197	591

* Calculation of Student Populations at 0.6 students per household:

K-6 33.3% 7-9 33.3% 10-12 33.3%

The areas surrounding the stormwater management facilities may well include larger lot sizes in providing for a variety of residential lot values including a number of lots designed for walk-out basements. 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 esthetically pleasing residential streetscapes. The estimated land area, number of dwelling units (550 units) and population attributed to the low density residential areas are identified in Table 1.

4.2.2 Medium Density Residential

Market trends in medium density residential development point to a growing interest in more lifestyle-oriented housing and thus a shift of locating medium density sites closer to low density housing and oriented away from arterial roadways. The Outline Plan proposes that the medium density residential areas be more integrated into the community with access off the collector roadways. These medium density areas are also located adjacent to the school & park sites, stormwater management facilities and commercial areas in helping to ensure exposure of these features to many residents. It should be noted, however, that the location of medium density areas still respects that through-traffic within low density residential areas should be reduced and/or eliminated wherever possible and as such all medium density residential areas have been located with direct access to the major roadways to ensure efficient traffic circulation for the neighbourhood. These areas are also well served by pedestrian linkages allowing convenient access to the many neighbourhood amenities.

While the medium density areas are likely to be developed on a self contained basis, opportunities exist for a variety of medium density housing forms and densities including townhomes, row housing, stacked townhomes and low rise apartment buildings found in the RM40, RM60 and RM74 Districts. Opportunities also exist for the development of more adult-living style developments and assisted-living seniors apartment complexes. In each instance, the medium density areas will be integrated alongside the low density residential housing through sensitive streetscape design, appropriate landscape treatment and attention to transitioning.

There are three medium density areas located within the plan: two are situated adjacent to Township Road 510 to the north with the third lying south of the east-west collector road and immediately west of the commercial area. The northwest and northeast areas are approximately 2.91ha and 2.30ha respectively with the

southeast area approximately 1.07ha in size. These areas are intended to be developed with a maximum allowable density of 74 units per hectare although a blended rate of 68 units per hectare is used in anticipation there will be a mix of housing forms between all of these areas. Each of the medium density areas has also been designed to accommodate single detached or semi detached layouts if the market prefers.

All of the medium density residential areas have been located with direct access to the major roadways to ensure efficient traffic circulation throughout the neighbourhood.

The estimated net area, number of dwelling units (435 units) and population attributed to medium density residential areas are also shown in Table 1.

4.3 COMMERCIAL

At this location along the entire length of 50 Street, and with strong pedestrian linkages, the site will act as an important focal point for the neighbourhood as well as serving vehicles traveling along 50 Street.

The commercial areas are of sufficient size to support a variety of commercial uses accommodating a range of retail, business, medical and professional office uses to serve residents of the Outline Plan and immediately surrounding areas.

Located on the periphery of the neighbourhood with access to both arterial and collector roadways, development of the commercial areas will ensure convenient access to residents while maintaining appropriate traffic patterns and volumes in the neighbourhood.

4.4 PARKS AND OPEN SPACES

Parks and open spaces are provided in optimal locations throughout the Outline Plan. Combining the areas, including a portion surrounding the south stormwater management facility, the total amount of municipal reserve dedication provided in the Outline Plan equals approximately 6.07ha or 10% of the Gross Developable Area in accordance with the Municipal Government Act.

4.4.1 School / Park Sites

To comply with the Beaumont MDP, there are two areas identified in the Outline Plan for the possible development of schools. The area in the northwest part of the plan combined with adjacent, future open space to the west will accommodate an Elementary School at this location. This area enjoys high visibility and accessibility

by virtue of its location on the outside curve of the Outer Ring Road and its connections with the trail system. The area in the southwest corner combined with adjacent, future open space to the west will accommodate Junior and Senior High Schools. The southwest area includes a large park site in order to share and economize on field sizes. This area is also directly connected to the 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 farther to the west, the southwest school / park site is appropriately located to serve the Outline Plan as well as outside areas without significantly disrupting local traffic flows.

In order to provide suitable building sites for the schools (and possible community league), there may be a requirement for adjustments to the siting to accommodate variations in soil conditions. The ultimate configuration will be designed to the satisfaction of the Town of Beaumont and Black Gold Regional Schools.

The northwest and southwest sites are approximately 1.42ha and 3.92ha respectively although detailed subdivision layouts will determine the ultimate configuration and size for each.

4.4.2 Local Park Sites

One local park site is located in the southeast part of the plan approximately 0.66ha in size. This site provides an area of park space closer to residents in this area and is connected to the southwest school / park site and the east commercial areas by direct walkway links.

4.4.3 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 2km in length.

4.5 STORMWATER MANAGEMENT FACILITIES

Stormwater management facilities have been located to take advantage of the existing topography and low lying areas. The facilities also provide for recreational opportunities and have been configured to provide views from residential enclaves as well as from the walkway linkages and the collector / local roadway network.

The north stormwater management facility has been designed as a wet pond while the south pond is dry. Area around the dry pond from the normal to high water lines is included as part of the municipal reserve dedication for the neighbourhood.

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 6 – Road Hierarchy** presented later in the Outline Plan shows the overall road network.

Access to the surrounding one-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.

A corner-cut will be provided at the southwest corner of the intersection of Township Road 510 and 50 Street to provide for an entrance feature for the Town of Beaumont. As well, the two collector road entrances from 50 Street and Township Road 510 may include features to 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 east sides of the neighbourhood to accommodate the neighbourhood's major internal & external traffic flows. They consist of the future arterial road along Township Road 510 and existing 50 Street.

4.6.2 COLLECTOR ROADWAYS

The Outline Plan provides for the extension of the Outer Ring Road (Coloniale Way) through this area leading to the west and then eventually south. A connection is made from this collector to the south to meet with 56A Street as developed in the existing Westview residential area.

A local road loops north of the Ring Road with a collector road connection out to Township Road 510

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.

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5.0 Engineering Services

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

The proposed water distribution system is shown in **Figure 3 – Water Distribution System**. The proposed water network for this area will be looped back to the Town of Beaumont's existing system at two nodal points:

- Phases I & II will be serviced from the existing 300mm watermain located at the intersection of 50 Street and Coloniale Way, located east of the Outline Plan.
- Future phases will incorporate an interconnection to the Town's existing system via an existing 200mm watermain stub located south of the Outline Plan on 56A Street, thereby ultimately providing a looped distribution network.

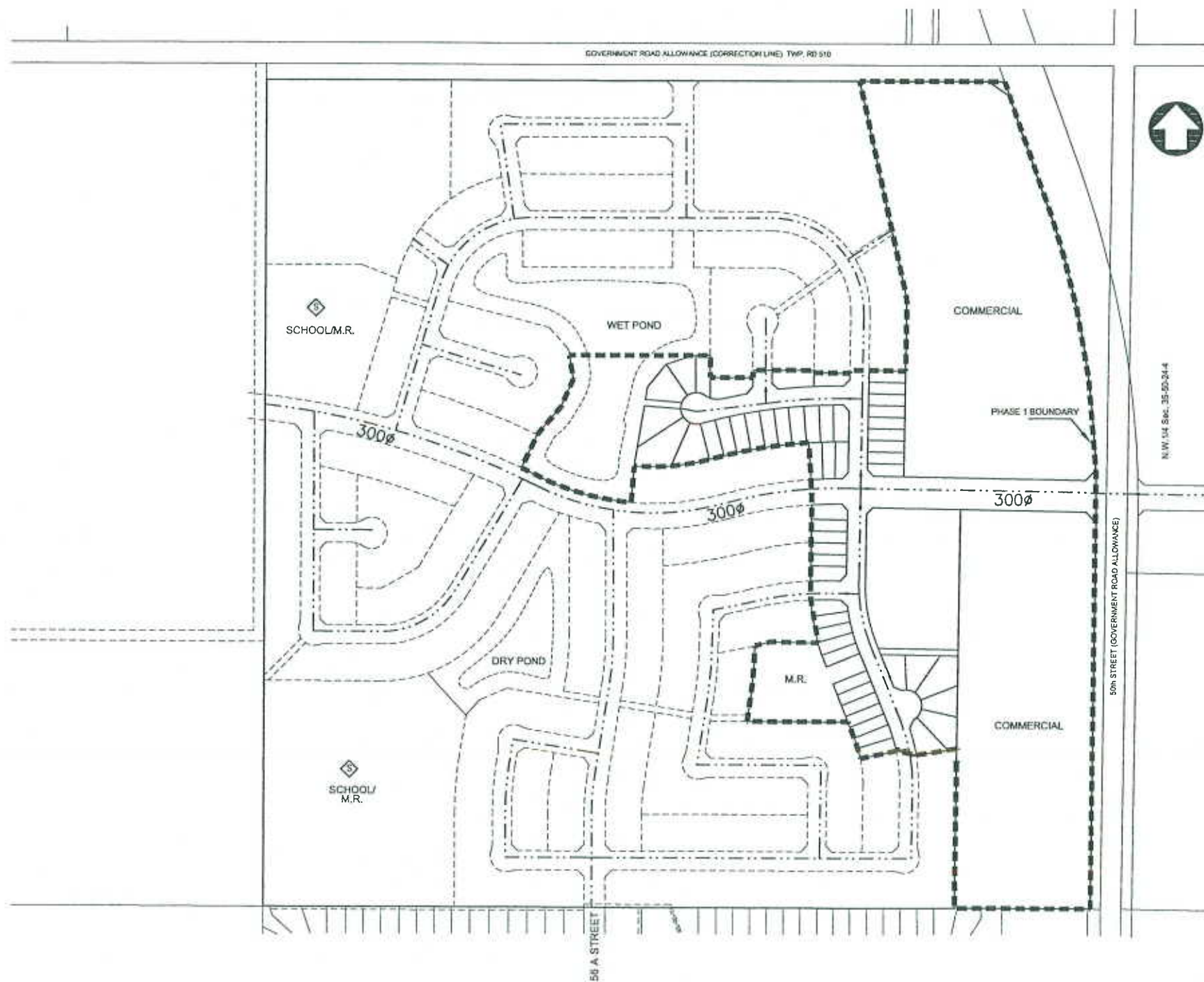
The internal network will consist of watermains ranging in size from 150mm lot service connections, 200mm feeder loops, and 300mm transmission mains. Main sizing will be confirmed by a hydraulic network analysis for the development area.

5.2 SANITARY SEWER SYSTEM

Figure 4 – Sanitary Sewer System shows the location of the existing sanitary trunk sewer that runs within a protected easement along Township Road 510 (along the north side of the Outline Plan) then south along the outside of the western boundary of the Outline Plan. This existing sanitary trunk sewer ranges in size from 300mm – 375mm and currently drains the Coloniale Estates neighbourhood located in the northeast quadrant of the Town. This sanitary trunk connects to the 525mm Edmonton Regional Sanitary Sewer Trunk located approximately 1 km southwest of the subject site.

The sanitary sewer system will be comprised of gravity sewers ranging in size from 150mm individual lot services to 250mm sewer mains that will connect to the existing trunk sewer at two (or more) different locations:

- Phase I will be discharge into the trunk sewer along the northern boundary of the Outline Plan. Phase II will be connected to the Phase I system.



LEGEND

- PROPOSED WATERMAIN
(UNLESS OTHERWISE NOTED ALL WATERMAINS ARE 200Ø)
- PHASE 1 BOUNDARY
- ◇ SCHOOL

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**FIGURE 3
WATER DISTRIBUTION SYSTEM**



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EXISTING SANITARY TRUNK
SEWER R/W PLAN 902 2319

GOVERNMENT ROAD ALLOWANCE (CORRECTION LINE)

GOVERNMENT ROAD ALLOWANCE (CORRECTION LINE) TWP. RD 510



N.W. 1/4 Sec. 34-50-24-4

SCHOOL/M.R.

WET POND

COMMERCIAL

PHASE 1 BOUNDARY

N.W. 1/4 Sec. 35-50-24-4

EXISTING
SEWER R/W PLAN 902 2319
10.0m

DRY POND

M.R.

COMMERCIAL

5th STREET (GOVERNMENT ROAD ALLOWANCE)

GOVERNMENT ROAD ALLOWANCE

DRAINAGE RW 571 MC

TRUNK SEWER RW PLAN 842 0134

S.W. 1/4 Sec. 34-50-24-4

5th A STREET

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FIGURE 4 SANITARY SEWER SYSTEM

LEGEND

- EXISTING SANITARY TRUNK SEWER
- PROPOSED SANITARY SEWER
- PHASE 1 BOUNDARY
- SCHOOL



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- Subsequent phases will discharge into the same trunk sewer along the northern and western boundaries of the Outline Plan.
- Connections will be made to the trunk sewer as dictated by the development phasing.

5.2 STORMWATER MANAGEMENT

The proposed stormwater management system for the Outline Plan will be in accordance with principles outlined by Alberta Environment. The minor system will be comprised of a conventional piped system. These flows will be conveyed to a wet pond / dry pond system for managing the major system. The stormwater management system will then drain into a temporary open channel routed from the western boundary of the Outline Plan, along a protected easement into the LeBlanc Canal (see **Figure 5 – Stormwater Management**). The stormwater discharge will ultimately be integrated into the development of the adjacent lands to the west).

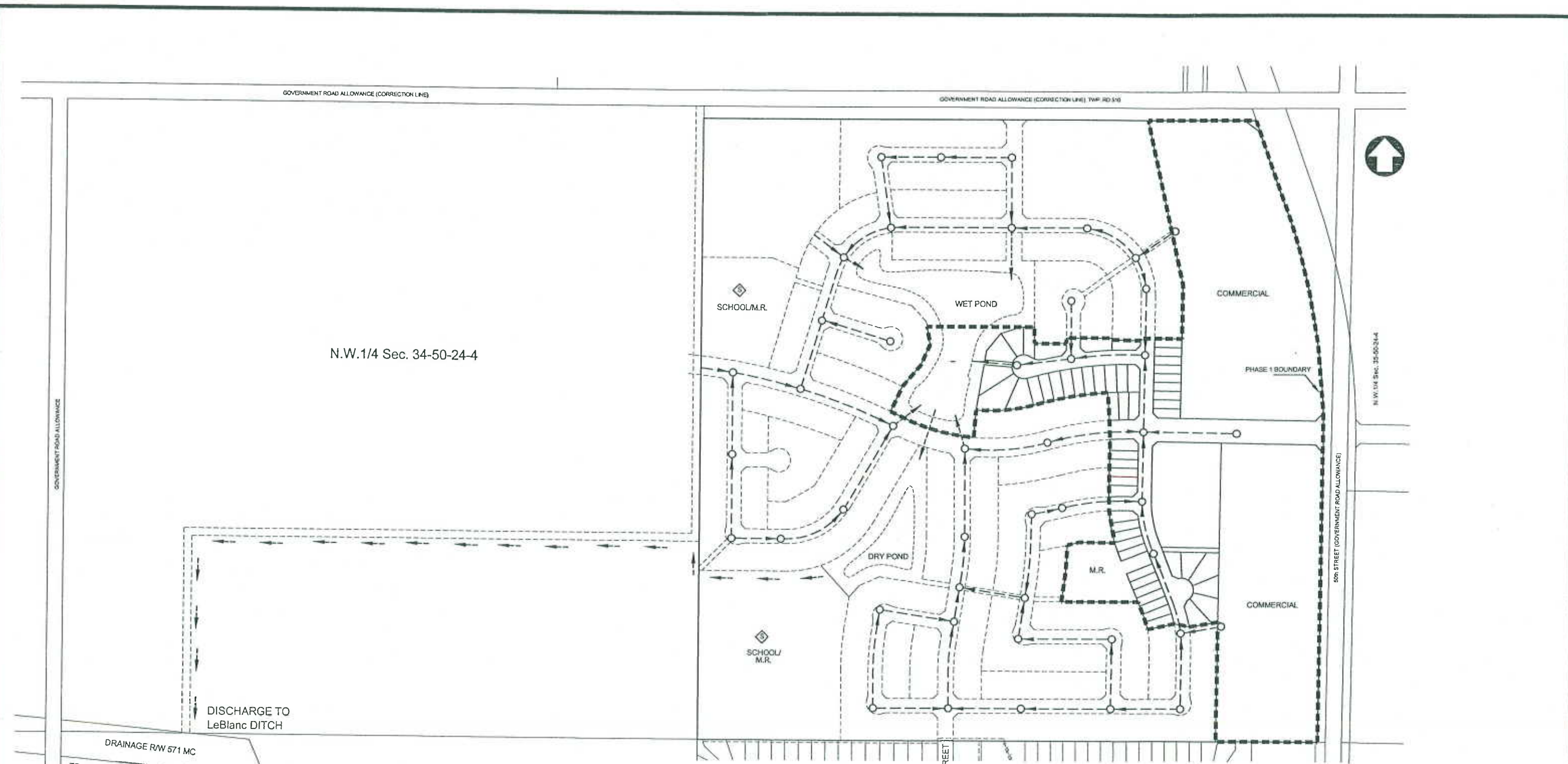
The minor system will have the capacity to handle all flows from a 1:5 year event. The major system will be designed to accommodate the 1:100 year event. Pre-development flow rate will be maintained via attenuation of peak post-development flows through the wet pond and dry pond. The wet pond will provide an enhanced environmental feature. The dry pond will handle flows in excess of the wet pond capacity while providing a dual function as a recreational area (i.e. sports field). The dry pond will also attenuate peak flows by providing temporary storage during major rainfall events.

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 2.5m 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.



LEGEND

- PROPOSED STORM SEWER
- PHASE 1 BOUNDARY
- ◇ SCHOOL

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**FIGURE 5
STORMWATER MANAGEMENT**



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5.5 ROADS

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 Coloniale Way right-of-way west of 50th Street. 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 6 – Road Hierarchy**.

Alberta Transportation requirements will be applied to the intersection treatment at Secondary Highway 814 (50 Street) and the Outer Ring Road.

An overall plan of the proposed traffic sign locations and street names will be submitted with the detailed design drawings. As per Town preferences, all signage will be of a bilingual nature and in accordance with approved street designations

OUTLINE PLAN
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6.0 Implementation

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6.0 IMPLEMENTATION	6.1
6.1 DEVELOPMENT STAGING	6.1
6.2 REDISTRICTING & SUBDIVISION	6.1

6.0 Implementation

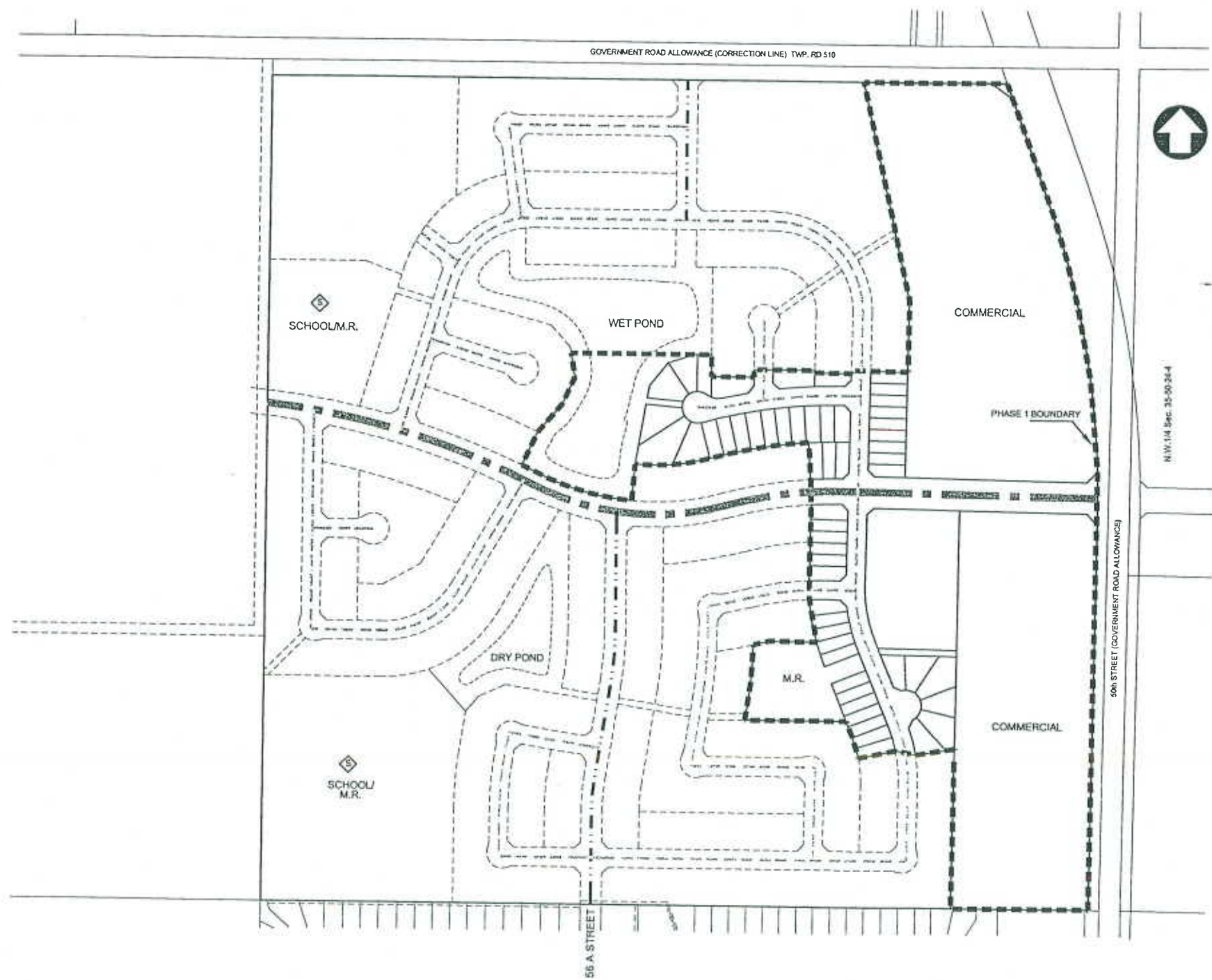
6.1 DEVELOPMENT STAGING

Infrastructure to service the area covered by the Outline Plan will initially be extended into the neighbourhood from Coloniale Way (Outer Ring Road) to the east. Each successive stage will be developed with the logical and economical extension of these municipal services, and also from those extending from 56A Avenue to the south, 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 intersection of Coloniale Way and 50 Street and proceeding to the west. 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.



LEGEND

- 
 MAJOR COLLECTOR
 (UNDIVIDED - UCU60) 12.0m WIDTH
- 
 MINOR COLLECTOR
 (UNDIVIDED - UMC) 11.0m WIDTH
- 
 LOCAL RESIDENTIAL
 (ULU50) 10.0m WIDTH
- 
 PHASE 1 BOUNDARY
- 
 SCHOOL

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**FIGURE 6
ROAD HIERARCHY**



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