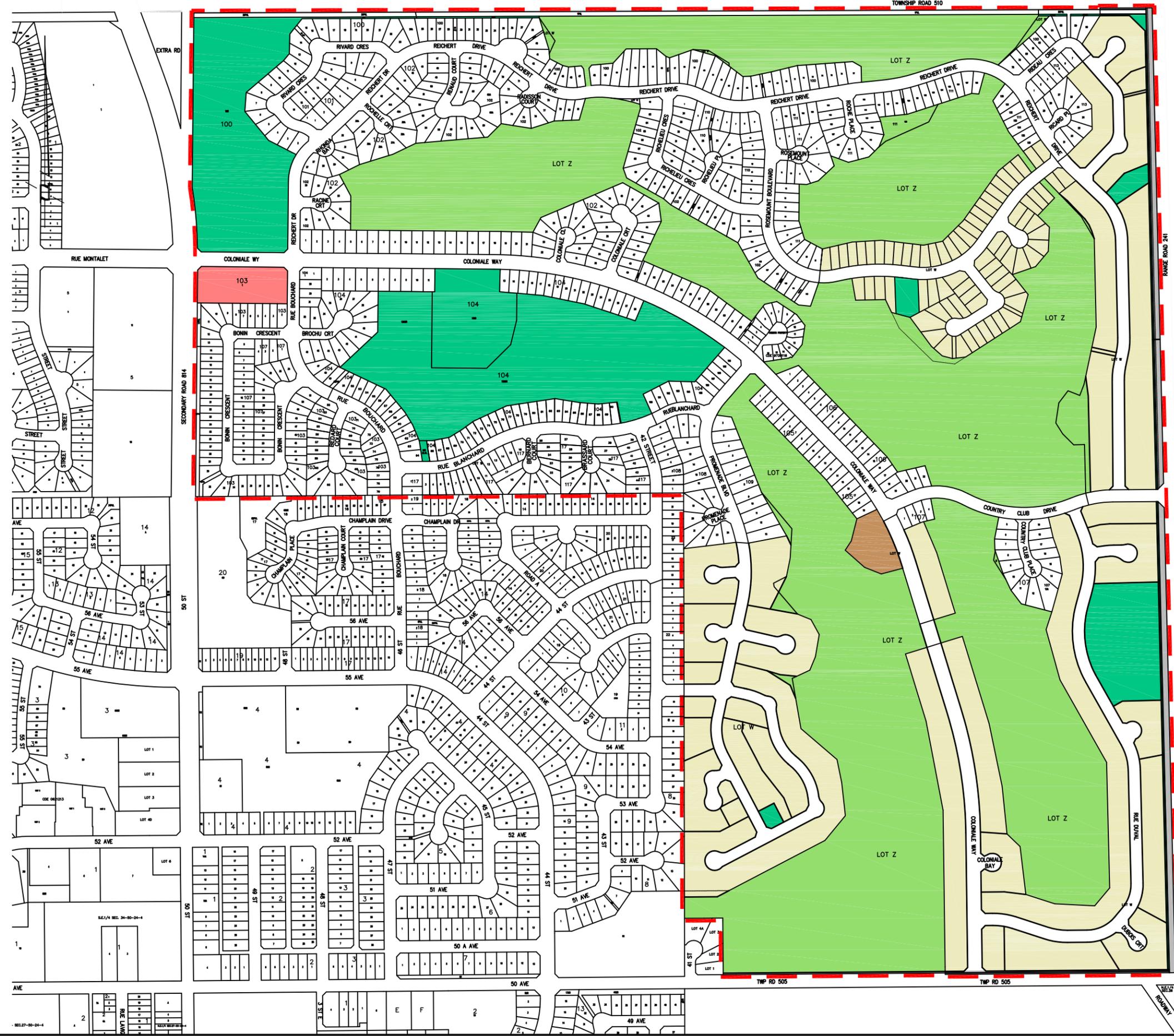


Coloniale Estates OUTLINE PLAN



- Coloniale Estates Boundary (188.82 ha)
- Existing Low Density Residential (35.74 ha)
- Future Low Density Residential (44.00 ha)
- Future Multi-Family Residential (0.60 ha)
- Commercial (0.88 ha)
- Golf Course (62.30 ha)
- Parks/Municipal Reserve (18.88 ha)
- Roads/Road Widening (26.42 ha)

Note: Areas are approximate and subject to change as registered.

Susan

ADOPTED IN PRINCIPLE BY
COUNCIL - Not by Bylaw
March 28, 1990

**AREA STRUCTURE PLAN
NW1/4, NE1/4, SE1/4-35-50-24-W4M
TOWN OF BEAUMONT**

DOCUMENTATION - ANALYSIS

**A.R.W. DEVELOPMENT CORPORATION
PREPARED BY
GPEC CONSULTING LTD.**

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I. INTRODUCTION

This Area Structure Plan deals with the NW1/4, NE1/4, and SE1/4-35-50-24-W4M in the Town of Beaumont, Alberta. The subject property was annexed to the Town of Beaumont effective December 31, 1988 by Order of Council 227/89 dated May 4, 1989 which approved the Local Authorities Board Order No. 18922 dated March 6, 1989.

Appendix "A" contains O/C 227/89 and LAB Board Order 18922.

Figure 1 shows the location of the subject lands within the Town of Beaumont.

Pursuant to statutory requirements a petition for annexation of the subject lands was made by the Council of the Town of Beaumont. The subject lands were privately held and the owners were required to carry out extensive planning of the property. The result was the preparation of an Outline Plan which met with an approval in Principle by the Council. The Outline Plan and supporting documentation were utilized as the basis for the annexation. The Outline Plan also formed the basis of a Development Agreement between ARW Development Corporation and the Town of Beaumont which was executed September 22, 1989.

II. OWNERSHIP

ARW Development Corporation is the fee simple owner of the subject lands. The Corporation is registered to carry on business in the Province of Alberta.

III. OBJECTIVES

In keeping with the principles and policies set out in the General Municipal Plan of the Town of Beaumont, the objective of this Area Structure Plan is:

To prepare an urban growth plan accommodating residential and recreational uses for the orderly future expansion and development of the north-east quadrant of the Town of Beaumont;

and further as a corollary,

to create a plan which will integrate the new area in a cohesive and complimentary context with the existing community while enabling logical and economical incremental growth.

IV. ENVIRONMENTAL ELEMENTS

i) Landform, Soils and Surficial Geology

The Area Structure Plan area is characterized by significant topographic relief. A height of land dominates the west and north boundaries of the SE1/4 of 35-50-24-W4M providing outstanding views. This area in general has mixed and varying terrain with a general slope to the north of the N1/2-35 and to the south of the SE1/4 section. A host of natural low pond areas, together with knob and ravine features are predominant on the NE1/4 and SE1/4. The elevation differential of the area is 29.0m varying from a low elevation of 713.5 to a high of 742.5m a.m.s.l. Topographic relief is illustrated by means of contours in Figure 2 as part of the Area Structure Plan.

The predominant soil characteristics of the area are Class 3 and 4 soils. There is a small triangular shaped area in the northwest corner of the NW1/4-35 which is categorized as Class 1. Class 3 and 4 soils have moderate to severe limitations that restrict the range of crops or require special conservation practises.

Figure 3 following illustrates the delineation of the various soils classes in the Beaumont area. Generally the better soils are situated to the west of the Community while the poorer soils are to the east.

Published surficial geology maps for the Beaumont area indicate that it is underlain by thin, fine to medium grained sand deposits in the near-surface. These deposits overlie glaciolacustrine clays and/or glacial till deposits and bedrock.

Preliminary interpretations of air photographs suggests that the area is generally situated on undulating to hummocky, glacial silty clay till materials. Glaciolacustrine clays and sands may be present in the near-surface in places at lower elevations while weathered bedrock deposits could be encountered at shallow depths beneath the higher ground. Some thickness of organic and/or soft saturated soils may also be present beneath the base of the poorly drained depressions which are located across the development area. None of the above represents a hazard or a constraint to land development given normal engineering procedures.

ii) Vegetation

Historically the land has been utilized for cereal crop production. Accordingly, very little natural vegetation is prevalent on the subject property.

There are two pockets of natural vegetation that are associated with low lying marsh type terrain. One cluster of approximately 2 hectare circumscribes a dugout and is located in the NE1/4-35 and borders the north boundary of the quarter section. The overstory is a natural stand of deciduous vegetation consisting primarily of poplar and willows with a significant amount of deadfall.

A larger cluster of approximately 8 hectare is centrally located along the north boundary of the SE1/4-35. It as well consists primarily of poplars and willows but is quite sparse due to interspersing of several marsh/pond areas.

All other natural vegetation is linear and sporadic and is associated with boundary fence lines.

iii) Surface Drainage

The nature of the topography of the subject lands is such that most of the SE1/4-35 drains to the south while the remainder and both the NE1/4 and NW1/4-35 drain to the north. There are several marsh/pond areas within the property which have no outlet and accordingly do not drain.

Figure 5 illustrates the two basic drainage areas.

vi) Archaeological Review

A literature review indicated no reference as to evidence of sites of archaeological significance in the Area Structure Plan area. Reference is made to the region in general as being intensively cultivated with vestiges of native Parklands occasionally visible and associated with sloughs and streams.

V MAN-MADE ELEMENTS

i) Existing Land Use

As previously noted, the subject property has been utilized for agricultural purposes for several decades. As part of former agricultural operations there are two dugouts. One is located in NE1/4-35 and is associated with a marsh area and a small stand of natural vegetation. The other dugout is centrally located in the SE1/4-35 near the south border of the quarter section.

The other land uses are a 138 kv transmission power line which is located in an easement adjoining and parallel to the north/south road allowance along the east

boundary of the NE1/4 and SE1/4-35 and an east west 14.4 kv line paralleling 50th Avenue at 30 metres from the north limit of 50th Avenue. There is also a 2 inch service gas line adjoining the east/west overhead power line.

VI AREA STRUCTURE PLAN

i) Planning Concept

The Area Structure Plan of the NW1/4, NE1/4, and SE1/4-35-50-24-W4M proposes a concept integrating residential and golf course land uses. The concept is in keeping with the General Municipal Plan of the Town of Beaumont in terms of residential land use, recreation and transportation network. The major deviation is in the provision of a recreational amenity in the form of a golf course within the area.

ii) Land Use

In terms of habitable land uses the concept is primarily oriented to single family residential. There are two multiple family sites which have been incorporated into the plan design.

A small neighbourhood commercial is located at the west entrance adjoining the 50th Street and major collector intersection. Two major municipal reserves are situated in the NW1/4-35-50-24-W4M. The municipal reserve in the north west corner is intended to contain a large pond area and recreational facilities. The municipal reserve near the east centre of the quarter section is intended to incorporate recreational facilities and two school sites. Three other smaller municipal reserves in the form of tot lots are located in the SE1/4 and NE1/4 sections of the development. The whole of the area structure plan area with the exception of municipal reserves and the golf course adjoining right-of-ways, is framed by a 10m buffer.

The other large land use which is integral to the design concept is an 18 hole tournament calibre golf course. The area encompasses nearly 66 hectare (163 acres) which will provide a recreational amenity in the heart of an urban community. The benefits a golf course provides to a community are many and include some of the following:

- Golf courses play a significant role in creating a desirable atmosphere.
- Golf courses have and will attract desirable professional people into the community.

TABLE I
 AREA STRUCTURE PLAN - STATISTICAL PROFILE
 NW1/4, NE1/4, SE1/4-35-50-24-W4M
 ADJOINING
 BEAUMONT, ALBERTA

STATISTICAL PROFILE

I LAND USES

RESIDENTIAL

Single Family

Gross 100.199 ha 247.60 ac

Net (74.823)ha 184.89 ac

Multiple Family 2.578 ha 6.37 ac

102.777 ha 253.96 ac

COMMERCIAL

Neighbourhood

0.880 ha 2.19 ac

0.880 ha 2.19 ac

OPEN SPACE

Municipal Res. 16.111 ha 39.81 ac

Buffers 2.726 ha 6.74 ac

Golf Course 65.776 ha 162.53 ac

84.613 ha 209.08 ac

TOTAL

188.270 ha 465.23 ac

II DWELLING UNITS

RESIDENTIAL

Single Family 1050 du

Multiple Family 100 du

TOTAL 1150 du

III RELATIONSHIPS

% of Municipal Reserve and Buffers to Total Area 10.00%

% of Municipal Reserve and Buffers to Total minus Golf Course 15.35%

% of Open Space to Total Area 44.80%

% of Right-of-Way to Total Area 13.43%

% of Right-of-Way to Gross Residential 24.69%

Overall Density - Dwelling Units to Total Area 6.09/ha

2.46/ac

IV POPULATION 3.3 persons per dwelling unit

3,800

- Golf courses are quiet neighbours and basically for all ages, a plus for any community.
- Golf courses provide local employment.
- Golf courses buy goods from local businesses and suppliers.
- Golf courses given an important scenic value to the community.
- Golf courses provide a sanctuary for birds and smaller animals.
- Golf courses are unique as both a recreational facility and a conservation land tract with no cost to the community.
- Golf courses and associated water bodies provide opportunities for winter outdoor activities.
- Golf courses are an influencing factor in the overall tax base of a community. Those properties that are adjacent to or within a particular radius of the course will consistently reflect a higher appraisal and therefore additional revenues at no added cost to the community.

Table I provides a statistical profile of the Area Structure Plan.

iii) Transportation

The Area Structure Plan concept is based on a hierarchical transportation network. In keeping with the General Municipal Plan of the Town, a major collector traverses through the area. The General Municipal Plan envisions this collector as being a part of an outer ring road of an expanded community. The internal function of the major collector is to convey traffic into and out of the development.

The major collector is fed by local residential collectors which traverse through clusters of single family residential and sweep around the golf course minimizing golf course crossings and maintaining the integrity of the golf course. The local collectors interface as well with the proposed Area Structure Plan located in the SW1/4-35. The inner ring road in the SW1/4-35 is linked with the outer ring road (major collector) via 46th Street, 44th Street as well as indirectly via 43rd Street.

An interconnector is provided between the major collector and the north/south road allowance along the eastern boundary of the plan to facilitate ease of access to the

central golf facilities as development of the major collector from the west will be several years before it reaches the central facilities.

At this time the road allowances bordering the Area Structure Plan area to the north and east are in the County of Leduc. The Town's General Municipal Plan however, designates these roads as future urban arterial. Accordingly, they may be considered as being in a semi-urban status.

There is some doubt that these roads will warrant arterial standards given the concentric development pattern of the community. Depending on the expansion of the Town in the long term future and the interfacing with the City of Edmonton to the north the overall transportation network may well result in a re-alignment of the arterial road pattern. Nevertheless the Town's urban arterial standard of a 25 metre right-of-way is facilitated with a 2.5 metre roadway widening along the eastern and northern boundaries of the Area Structure Plan.

Pending future development of the urban arterial the 25 metre right-of-way can accommodate rural undivided collector. A RCU-208-100 standard will handle traffic volumes well in excess of 450 vehicles per day. This standard calls for a basic right-of-way width of 30 metres in rural areas but is not limited in semi-urban areas.

The right-of-way widths within the Area Structure Plan are in accordance with designations provided in the Development Standards of the Town and the anticipated traffic generation from the development. The widths are noted on the large Area Structure Plan.

iv) Demographics

Historically, Beaumont originated as a French Community in the early 1900's. Typical of most rural communities it served as an agricultural service centre. Over the years it has maintained a strong French character although with rapid growth from the mid 1970's the proportion of French residents has continued to decrease significantly.

The Community of Beaumont was incorporated as a Village on January 1, 1973 at which time it had a population of 412. On January 1, 1980 at a population of 2,144 the Community achieved Town status. The current 1989 population of the Town is 4,386.

Since 1976, the Town has exhibited major growth. In the late 1970's and the early 1980's Beaumont experienced some of the highest growth rates in the Edmonton region. The Town's function has changed as well moving from an agricultural service centre to one of a suburban community for employment activities in the City of Edmonton

and the County of Leduc. Beaumont's proximity to employment centres such as the City of Edmonton, and the Nisku Industrial Park as well as its profile and character reflect a well planned and administered Community which will continue to attract new residents. It is expected that Beaumont's growth rates will continue to be higher than average in the Edmonton region.

The following table illustrates the historical growth pattern of Beaumont since 1973.

TABLE II
TOWN OF BEAUMONT
POPULATION AND PERCENT INCREASE

ITEM	POPULATION	% INCREASE
1973	412	
1974	412 (no census taken)	
1975	532	29.1
1976	846	59.0
1977	1,045	23.2
1978	1,245	19.1
1979	1,546	24.2
1980	2,144	38.7
1981	2,622	22.3
1982	2,927	11.6
1983	3,202	9.4
1984	3,468	8.3
1985	3,723	7.3
1986	3,923	5.4
1987	3,996	1.9
1988	4,189	4.8
1989	4,386	4.7

Table II indicates that the annual percent increase in the last five years is substantially lower than previous years. The average annual growth rate based on the last five (5) years (3,468-1984 to 4,386-1989) is 5.3% percent. The past two years have indicated a strong growth pattern reflected by a relatively strong economy in the Province and a shortage of housing lots in the Edmonton metropolitan region. For purposes of growth over the next 20 years a growth rate in the order of 5.3% percent is reasonable.

Beaumont has one of the higher average size families in the Province. Census statistics indicate the average size family in the Community is very close 3.5 while the Provincial average is closer to 3.0. Given that the trend is towards smaller families a family size of 3.3 has been adopted for determining population generation.

The Area Structure Plan proposes an ultimate development of a total of 1,150 dwelling units consisting of approximately 1,050 single family lots and 100 multiple family dwelling units.

The projected population on the basis of 1150 dwelling units and a family size of 3.3 for the entirety of the subdivision is in the order of 3,800 people.

v) School Demographics

It is expected that a population base of 3,800 and 1,150 dwelling units will ultimately generate a total of nearly 1030 students. This is based on anticipated school population generation in various categories using the past (5) years average of age/population ratio of Beaumont.

The various categories would be as follows:

Kindergarten - 3.3% of 3,800	125
Elementary - 17.2% of 3,800	654
Junior High - 4.2% of 3,800	160
Senior High - 2.4% of 3,800	<u>91</u>
	1030

Given that senior high students would be accommodated in the recently completed new high school, the total school population generated given ultimate development in the 7 to 15 year range of the Area Structure Plan justifies the provision of two school sites. Should there be a need for a third school site an agreement has been reached with the Town that the same would be provided in the SW1/4-36-50-24-W4M immediately adjoining the eastern boundary of the Area Structure Plan area.

VII) MUNICIPAL INFRASTRUCTURE

i) Sanitary Sewage Disposal and Collection System

The Town of Beaumont dispose of their sanitary sewage through the South East Regional Sewage System. The present pipe capacity servicing the Town at the main metering station is 0.149m³/sec. which will facilitate a population of approximately 12,200 persons. This capacity will facilitate residential development in the Town of Beaumont including the proposed Area Structure Plan area.

A gravity trunk sewer will be constructed from the northwest corner of the NW1/4-35-50-24-W4M to the Capital Region Sewage System metering station, following an alignment acceptable to the respective landowners.

The trunk sewer will be oversized to facilitate the development of the N1/2 of Sec 34-50-24-W4M as well as the proposed Area Structure Plan area. The entire area can be serviced with gravity sewage collection mains to the aforementioned trunk sewer.

Figure 4 illustrates the trunk servicing alignment of the sanitary sewer collection system.

ii) Water Source and Distribution System

The Town of Beaumont obtain their water from the Capital Region Southwest Water Commission through a 400mm diameter supply line capable of servicing a population of 15,000. The water is supplied to the Town's storage reservoir and pump station and is then re-pumped into the Town's distribution system. The Town's pump station is adequate to provide maximum day flows plus fire flows for a population of approximately 15,000 persons.

The Town of Beaumont will require additional water storage with further development. The present storage reservoir has a capacity of 1.03 m.i.g. which is adequate to facilitate fire flows plus peak day flows close to the Town's current population. The Town of Beaumont will construct additional storage when required.

The distribution system within the Area Structure Plan area will be constructed through phased development in accordance with supply requirements of the Town.

Figure 4 illustrates the trunk servicing alignments of the water distribution system.

iii) Storm Water Management System

Storm water management within the Area Structure Plan area will be controlled on-site, utilizing local storm sewers outletting into storm water retention ponds. The storm water retention ponds will serve three functions: control storm water runoff created by the residential development; provide an aesthetic/functional character to the golf course; and, store the bulk of the golf course annual

irrigation requirements.

In keeping with the requirements of Alberta Environment, any flows generated by development within the Area Structure Plan area will be retained for release at pre-development flow rates. There are three (3) key retention ponds which will control flow to outside the area. These are located in the northwest corner of the NW1/4-35; in the NE1/4-35 along the north boundary of the quarter section; and, in the SE1/4-35 centrally located along the south boundary of the quarter section. The overflows from the first two are to the north to Irvine Creek approximately one mile north of the area, while the south retention pond will overflow to the south.

Internally some of the water bodies will be interconnected to facilitate maximum availability for irrigation utilization. Notwithstanding provisions for overflows to outside the Area Structure Plan area it is extremely unlikely that there will be any, as all surface waters will be required for irrigation purposes.

iv) Franchise Utilities (gas, power, cable TV and telephone)

All proposed development within the Area Structure Plan area will be serviced underground with franchise utilities. All utilities are available in the Community for servicing purposes.

VIII STAGING

As previously noted the Area Structure Plan area is anticipated to be fully developed within a 7 to 15 year span. The first subdivision phase of development will be in the northwest corner of the NW1/4-35-50-24-W4M and would incorporate both municipal reserves, the neighbourhood commercial area, as well as 96 single family residential lots. The golf course will be developed conjointly with the development of the first phase. Both the first phase and golf course developments are to be constructed in 1990.

The location of the first phase is related to economics associated with trunk servicing and making available the municipal reserves for the Town.

Subsequent subdivision phasing will be sized and expand eastward and southward along the major collector as market conditions warrant.

IX FINANCIAL IMPACT

The financial impact is provided in Appendix "B". It is an excerpt from the Annexation Application document which was presented at the public hearing.

The figures therein have not been modified even though the Area Structure Plan has very slightly changed from the initial Outline Plan for the area. The analysis nevertheless provides an insight into the financial implications of the development represented by the Area Structure Plan.

LOCATION PLAN
OF
AREA STRUCTURE PLAN
IN THE
TOWN OF BEAUMONT
NW 1/4, NE 1/4, SE 1/4 - 35-50-24-W4M

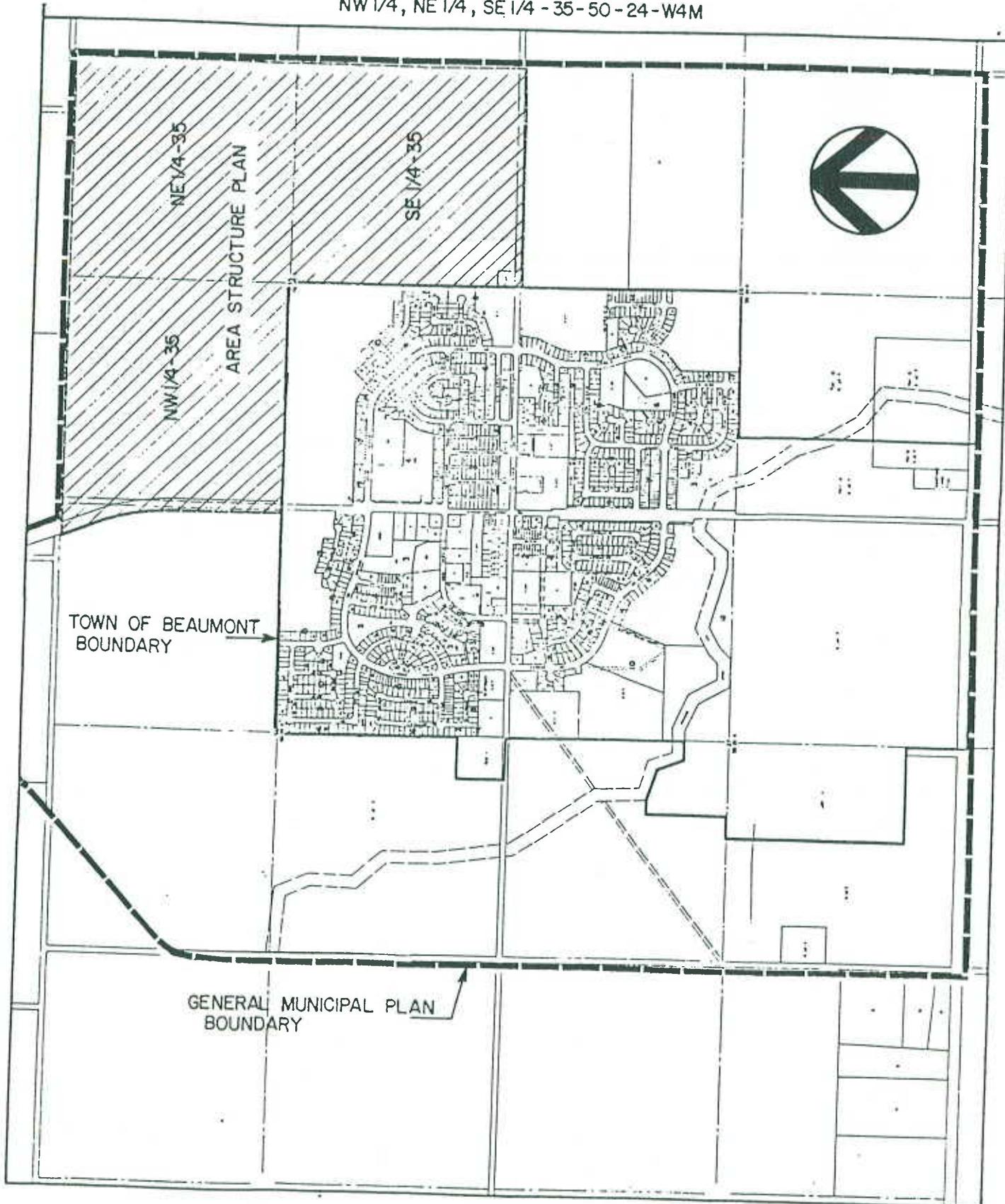


FIGURE 1

APPENDIX "A"
ANNEXATION ORDER NW1/4, NE1/4,SE1/4-35-50-24-W4M



IN THE MATTER OF THE "Municipal Government Act":

AND IN THE MATTER OF THE "County Act":

AND IN THE MATTER OF an application by the Council of the Town of Beaumont, in the Province of Alberta, to annex certain territory lying immediately adjacent thereto and thereby its separation from the County of Leduc No. 25.

Pursuant to Section 20 of the Municipal Government Act, the Council of the Town of Beaumont, in the Province of Alberta, petitioned the Local Authorities Board for the Province of Alberta, for the annexation to the Town of Beaumont of all that territory described as follows:

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP FIFTY (50), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN CONTAINED IN ROAD PLAN 36K

50 AVE

ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION TWENTY-SEVEN (27), TOWNSHIP FIFTY (50), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN CONTAINED IN ROAD PLAN 852 2273

60 ST

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP FIFTY (50), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN CONTAINED IN ROAD PLANS 3708 T.R. and 782 0997

EAST HALF OF SECTION THIRTY-FIVE (35), TOWNSHIP FIFTY (50), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN

NORTH WEST QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP FIFTY (50), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN

THAT NORTH SOUTH GOVERNMENT ROAD ALLOWANCE ADJOINING THE WEST BOUNDARY OF THE NORTH WEST QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP FIFTY (50), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN

THE ABOVE DESCRIBED LANDS CONTAIN ONE HUNDRED NINETY-SEVEN AND TWENTY-THREE ONE HUNDREDTHS (197.23) HECTARES, (487.36 ACRES), MORE OR LESS

(hereinafter called "the said territory")

which lies immediately adjacent to the Town of Beaumont, and thereby its separation from the County of Leduc No. 25, and in respect to which the Board held a public hearing into the matter on February 9, 1989.

Representing the Town of Beaumont were Mayor Chris Calvert and Gordon Stewart, Town Manager.

Ken Pinkoski, Development Officer, appeared on behalf of the County of Leduc No. 25.

Marlene Exner, Senior Planner, appeared on behalf of the Edmonton Metropolitan Regional Planning Commission.

The majority of the landowners, Arnel Corporation, Beaumont Land Corp. and Eagle Five Developments Ltd., were represented by Robert Hall.

The remaining landowner, Polled Cattle Corporation Ltd., submitted a written brief dated February 8, 1989, consenting to the annexation of the Corporation's one acre parcel to the Town of Beaumont.



LOCAL AUTHORITIES BOARD

BOARD ORDER NO. 18922

FILE NO: BEAU/T-3

Alberta Environment and the Energy Resources Conservation Board submitted written briefs to the Board.

The Town of Beaumont is located four kilometres south of the City of Edmonton at the junction of Secondary Highway Nos. 814 and 625. Beaumont obtained Village status in 1973 and has evolved from an agricultural service centre to a dormitory community servicing the employment activities generated by the City of Edmonton, Nisku Industrial Park and the International Airport. As a result of Beaumont's close proximity to the employment centres, the population has increased from 412 in 1973 to the present population of 4,189.

The residential component of the Town of Beaumont's total assessment equals approximately 92%. The Town has virtually no industrial development and the commercial development is designed to meet the immediate needs of the community. The Town is a member of the Capital Region Sewage Commission with a line capacity to serve a population of 12,200. Water service is supplied by the Capital Region Southwest Water Services Commission. The water supply line is capable of servicing a population of 15,000 but this capacity is limited to the current population due to the size of the storage reservoir. Any further development will require an expansion of the storage reservoir.

The said territory is an inverted "L" shaped parcel adjoining the Town's east and north boundary. An east/west access road to the Town of Beaumont forms the south boundary of the said territory and Secondary Highway No. 814 forms the west boundary. Government road allowances abut the east and north boundaries of the said territory. Also included in the proposal is a Town developed road providing access to a parcel situated in the southwest sector of the Town.

The said territory has a mixed and varying terrain with a general slope to the south in the southeast portion and to the north in the northern portion. A host of natural low areas, together with knob and ravine features are predominant in the eastern portion of the said territory. With the exception of a small triangular shaped area of Class 1 soil in the northwest corner of the said territory, the predominant soil characteristics are Class 3 and 4 with moderate to severe limitations that restrict the range of crops or require special conservation practises.

The Town of Beaumont submitted that in the late 1970's and early 1980's the Town experienced some of the highest population growth rates in the Edmonton region. While this high growth rate has not continued into the latter half of the decade, a long term growth rate of 5.52% per annum can be expected over the next twenty years. Based on a projected population of 12,270 in the year 2008, the Town calculated that an additional 390 acres of land is required to meet the projected residential demand.

The Town of Beaumont further submitted that the said territory is the subject of a proposal by the Arnel Corporation, owner of a majority of the land, for an integrated residential and golf course development. The development consists of an 18 hole public golf course and larger than average residential lots. The residential component will be designed for the upscale housing market and when completed will house a population of between 3,200 and 3,750.

In regard to the financial impact of the proposed development, the Town stated that all on-site and off-site servicing costs will be the responsibility of the developer. The provision of soft services such as recreational facilities are presently subject to negotiation, but the increase in assessment provided by the development will more than offset any costs that may become the responsibility of the Town.

In conclusion the Town of Beaumont submitted that both Council and the developer feel that there is a market for larger size lots and that in conjunction with the golf course the demand will ensure the completion of the development in a reasonable time frame. The Town also projected an increase in commercial development as the result of a larger population and the siting of a tournament caliber golf course in the community.

The Town of Beaumont also requested that if the annexation is to be granted, the Town be given jurisdictional control as soon as possible to enable construction of the golf course to commence this spring. With respect to assessment and taxation, the Town suggested that authority be transferred with the new year.

The staff report of the Edmonton Metropolitan Regional Planning Commission reviewed the population projections for the Town of Beaumont based on a twenty-five year time frame. The report projected, on the assumption that the Town of Beaumont may attract 2.2% of the regional population growth, a population of 10,552 in 2013. Based on population projections, an additional 313 acres of residential land will be required. In a review of the proposed development, the residential component is identified as meeting the needs of the Town over a twenty-five year period. The staff report also stated that the annexation proposal conforms to the Edmonton Metropolitan Regional Plan, the Commission's annexation guidelines and the Town of Beaumont's General Municipal Plan and recommended support for the annexation. The Edmonton Metropolitan Regional Planning Commission at its meeting of February 8, 1989, adopted the staff report as its position in support of the proposed annexation by the Town of Beaumont.

The County of Leduc No. 25, by letter to the Board dated February 1, 1989, advised that Council considered the proposal at their regular meeting of January 13, 1989, and adopted a motion not to oppose the annexation of the said territory to the Town of Beaumont.

Mr. Robert Hall, on behalf of the majority of the landowners, stated that it is their intent to commence development of the said territory immediately, with the golf course operational within two years and the residential component developed in stages over a fifteen year period. Mr. Hall stated that while a development agreement with the Town has not been finalized, the Arnel Corporation would be responsible for on-site and off-site services with soft services still subject to negotiation.

Alberta Environment advised that the Department has no environmental concerns regarding the proposed annexation. The Energy Resources Conservation Board advised that there are no sour gas facilities in the vicinity and Alberta Agriculture and Alberta Transportation and Utilities did not comment on the proposal.

The Board, having considered the evidence presented to it at the hearing, has reached the following conclusions:

1. That the Town of Beaumont will continue to grow at projected rates due to the proximity of the City of Edmonton, Nisku Industrial Park and the International Airport.
2. That the Town of Beaumont has developed into a dormitory community with little opportunity for industrial and commercial growth, a situation which appears to both represent and meet the needs of the community.
3. That the development of an upscale residential development would appear to meet the needs of the region and would provide the Town of Beaumont with sufficient residential land over the next twenty-five years.



LOCAL AUTHORITIES BOARD

BOARD ORDER NO. 18922

FILE NO: BEAU/T-3

4. That the golf course as a recreational component of the residential development will enhance the community and attract new residents ensuring the continued growth of the Town of Beaumont.
5. That the proposed annexation conforms with both the Edmonton Metropolitan Regional Plan and the Beaumont General Municipal Plan and is supported by the landowners and the County of Leduc No. 25.
6. That there is merit in granting the Town of Beaumont jurisdictional control as soon as possible to enable construction of the golf course to commence in the spring of 1989.
7. That the said application to annex the said territory by the Town of Beaumont should be GRANTED IN FULL.

THEREFORE, subject to the Lieutenant Governor in Council approving this Order, or prescribing conditions that the Order is subject to and approving the Order subject to those conditions, or varying the Order and approving the Order as varied, IT IS ORDERED AS FOLLOWS:

- I. That there be annexed to the Town of Beaumont, in the Province of Alberta, and thereupon be separated from the County of Leduc No. 25 the following described territory:

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP FIFTY (50), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN CONTAINED IN ROAD PLAN 36K

ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION TWENTY-SEVEN (27), TOWNSHIP FIFTY (50), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN CONTAINED IN ROAD PLAN 852 2273

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION THIRTY-FOUR (34), TOWNSHIP FIFTY (50), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN CONTAINED IN ROAD PLANS 3708 T.R. and 782 0997

EAST HALF OF SECTION THIRTY-FIVE (35), TOWNSHIP FIFTY (50), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN

NORTH WEST QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP FIFTY (50), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN

THAT NORTH SOUTH GOVERNMENT ROAD ALLOWANCE ADJOINING THE WEST BOUNDARY OF THE NORTH WEST QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP FIFTY (50), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN

THE ABOVE DESCRIBED LANDS CONTAIN ONE HUNDRED NINETY-SEVEN AND TWENTY-THREE ONE HUNDREDTHS (197.23) HECTARES, (487.36 ACRES), MORE OR LESS

(A sketch showing the general location of the annexed lands is attached as Schedule "A".)

- II. That any taxes owing to the County of Leduc No. 25 as at December 31, 1988, in respect of the aforementioned properties shall transfer to and become payable to the Town of Beaumont together with any lawful penalties and costs levied thereon in respect of any such taxes; however, upon the Town of Beaumont collecting any or all of such taxes, penalties or costs, such collection shall forthwith be paid by the Town to the County of Leduc No. 25.



LOCAL AUTHORITIES BOARD

BOARD ORDER NO. 18922

FILE NO: BEAU/T-3

- III. That the assessor for the Town of Beaumont shall, for taxation purposes in the year 1989, reassess the annexed lands and assessable improvements thereon, which are by this Order annexed to the Town so that the assessment thereof shall be fair and equitable with other lands and assessable improvements in the Town of Beaumont, and the provisions of the Municipal Taxation Act regarding the assessment roll shall mutatis mutandis apply to such assessment.
- IV. That the Chief Provincial Assessor, appointed pursuant to the provisions of the Municipalities Assessment and Equalization Act, shall, for taxation or grant purposes commencing in the year 1989, reassess or revalue, as the case may be, all properties that are assessable or subject to valuation under the terms of the Electric Power and Pipe Line Assessment Act and the Municipal and Provincial Properties Valuation Act, and which lie within the areas that are by this Order annexed to the Town of Beaumont, so that the assessment or valuation shall be fair and equitable with properties of a similar nature.
- V. That the effective date of this Order is the Thirty-first (31st) day of December, 1988.

DATED and signed at the City of Edmonton, in the Province of Alberta, this 6th day of March, 1989.

LOCAL AUTHORITIES BOARD

CERTIFIED A TRUE COPY

(SGD.) BRYAN T. CLARK
ACTING CHAIRMAN



ACTING SECRETARY

(SGD.) HENRY W. THIESSEN
MEMBER

Alberta 
ORDER IN COUNCIL

APPROVED AND ORDERED,


LIEUTENANT GOVERNOR

O.C. 227/89

May 4, 1989

EDMONTON, ALBERTA

Upon the recommendation of the Honourable the Minister of Municipal Affairs, the Lieutenant Governor in Council, pursuant to section 21 of the Municipal Government Act and section 6 of the County Act, approves the Local Authorities Board Order No. 18922 dated March 6, 1989, annexing to the Town of Beaumont certain territory, effective December 31, 1988, pursuant to the petition by the Council of the Town of Beaumont.


ACTING CHAIRMAN

APPENDIX 'B'
FINANCIAL IMPACT

FINANCIAL IMPACT

Gross and Net Impact

This analysis relates only to the proposed annexation area. Specific annual growth in future years is unknown at this time due to the numerous variables associated with land development. The best estimate indicates that the annexation area is expected to be fully developed in a 10 to 15 year time span. This together with the existing developable lands within the Town will satisfy an 18 year time period based on an annual growth rate of 5.52%.

The analysis utilizes a value/cost added concept on the basis of present value extrapolated to the final development state. Assessments, mill rate, operating costs, etc. of 1987 are deemed to be applicable to the ultimate development.

Table IV on the following page provides the relevant financial data.

The proposed development of the annexation area will have a net positive financial impact on the Town of Beaumont.

The annexation of the proposed development area will add the following to the Town of Beaumont.

Area

- 196.5 ha inclusive of adjoining roadways and the 0.405 ha parcel in the SE1/4-35-50-24-W4M.

Taxable Properties/Improvements

- 1 - 18 hole championship calibre golf course complete with full fledged central golf facilities and a golf maintenance yard - 57.75 ha.
- 1,000 - minimum number of single family lots with an average lot size of 830m² (8,900 ft.²).
- 70 - minimum number of dwelling units on 3 condominium sites comprising 3.47 ha.
- 1 - neighbourhood commercial area of 0.84 ha.

**TABLE IV
TOWN OF BEAUMONT
MUNICIPAL FINANCIAL DATA
1983-1987**

	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>
Population	3,202	3,468	3,723	3,923	3,996	4,189
Gross Debt*	\$2,290,750	\$1,841,546	\$1,386,147	\$1,318,621	\$1,252,570	
Per Capita	\$715.41	\$531.01	\$372.32	\$336.13	\$313.45	not
Consolidated Surplus/ Deficit	\$297,495	\$365,546	\$375,278	\$463,559	\$481,661	
Net Taxes for General Municipal Purposes	\$920,892	\$957,018	\$969,117	\$971,144	\$969,612	available
<u>Mill Rate (Residential)</u>						
Municipal	12.90	12.90	12.90	12.90	12.930	12.340
Education	7.21	6.77	8.20	8.465	8.801	9.878
Other	0.16	0.59	0.44	0.411	0.406	1.012
Total	<u>20.27</u>	<u>20.26</u>	<u>21.54</u>	<u>21.776</u>	<u>22.137</u>	<u>23.230</u>
<u>Assessment</u>						
Residential	\$61,346,190	\$65,414,310	\$67,296,450	\$67,961,185	\$67,930,805	not
Non-Residential	5,648,670	5,641,170	6,069,320	5,860,212	6,135,542	avail-
Total	66,994,860	71,055,480	73,365,770	73,821,397	74,066,257	able
Current Value of a Mill	\$71.14	\$72.61	\$74.41	\$75.58	\$76.01	

* Long Term Debt including Local Improvements

- 1 - existing farmstead.
- 1.7 km of existing Power Transmission Line.

Exempt Properties

- 2 - school sites.
- 18.55 ha of municipal reserves, buffers, walkways.
- Recreation facilities as required in accordance with current facility development plans.

Municipal Infrastructure Facilities

- 15.1 km of roadways inclusive of adjoining roadways.
- 14.6 km of watermains.
- 16.5 km of sanitary sewer mains inclusive of trucks.
- 8.1 km of storm sewer.

Population

- 3,500 residents

School Population

- 115 kindergarten
- 542 elementary school
- 140 junior high school
- 74 senior high school

The average land and improvement assessment of a residential dwelling unit in the Town of Beaumont is \$55,525. This is based on a total residential assessment of \$67,930,805 less \$4,131,040 for vacant land and 1,149 units in 1987. The units comprise all types of single and multiple forms of housing.

It is expected that the proposed development will yield an assessment of at least forty five (45%) percent per dwelling unit greater than the average because of larger lot sizes, highest order to zoning within the Town and proximity to a major amenity. A review of the Town's assessment roll of similar size lots and improvements thereon indicate an average assessment of approximately \$80,000. Accordingly land and improvement assessment for the residential component of the proposed development is projected to be \$85,600,000 (\$80,000/du x 1,070 du).

Land and improvement assessment of the golf course inclusive of all buildings is expected to be in the order of \$1,000,000. The neighborhood commercial site is expected to be in order of \$1,000,000, while the electrical power lines, cable T.V. and existing farmstead is estimated to be in the aggregate \$500,000.

Total land and improvement assessment summarizes as follows:

Residential	- \$ 85,600,000
Golf Course	- \$ 1,000,000
Commercial	- \$ 1,000,000
Other	- \$ 500,000
Schools/Rec. Facilities	- exempt
TOTAL	\$ 88,100,000

Total tax revenues @ 22.137 mills = \$ 1,950,270

Total revenue for general municipal purposes @ 12.930 mills = \$1,139,133.

A review of the 1987 combined operating revenues and expenditures and utilizing a straight line projection on the basis of added population (3,996 existing + 3,500 proposed) for both but excluding net taxes for general purposes results in the following:

Operating Expenditures

Population 3,996	\$2,708,485	
Population 7,500		\$5,083,493
Total Expenditures		\$5,083,493

Operating Revenues

Functionalized Operations		
Population 3,996	\$1,343,675	
Population 7,500		\$2,521,913

General Municipal Revenues

Less Net Taxes for General Puposos		
Population 3,996	\$ 416,590	
Population 7,500		\$ 781,888

Net Taxes for General Purposes

Population 3,996 \$ 969,612

Population 7,500 \$1,139,133

\$2,108,745

Total Revenues

\$5,412,546

SURPLUS

\$ 329,053

Recreational facilities and other capital works will be the subject of negotiations between the Town and the Developer in respect to shareability and costs thereto.

The financial impact of the provision of these facilities on the Town is dependent upon growth rates and thresholds.

LIST OF FIGURES

- FIGURE 1 - LOCATIONAL PLAN
FIGURE 2 - AREA STRUCTURE PLAN
FIGURE 3 - SOILS CLASSIFICATION
FIGURE 4 - WATER AND SANITARY SEWER TRUNK MAINS
FIGURE 5 - STORM WATER MANAGEMENT

LOCATION PLAN
OF
AREA STRUCTURE PLAN
IN THE
TOWN OF BEAUMONT

NW 1/4, NE 1/4, SE 1/4 - 35-50-24-W4M

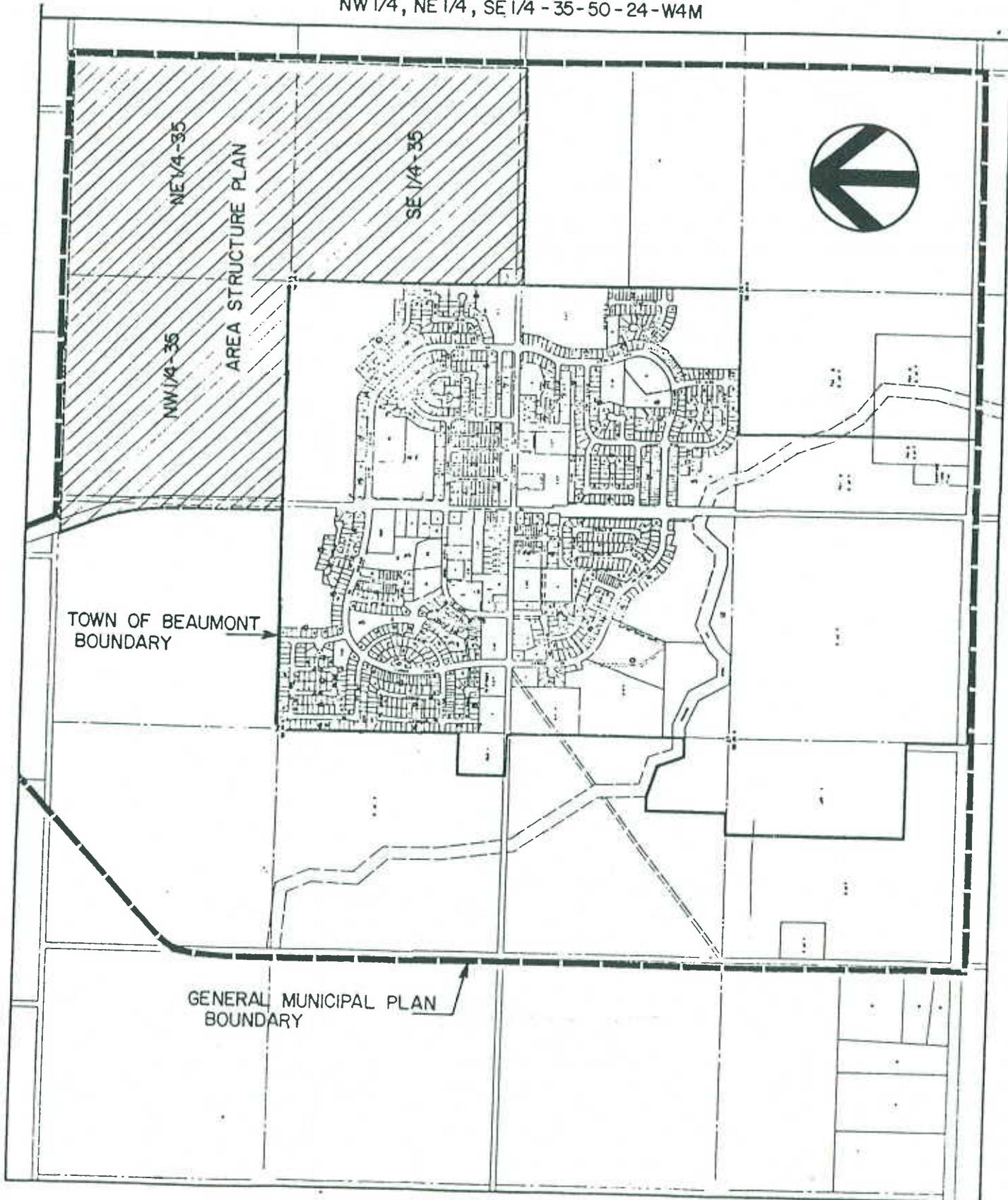
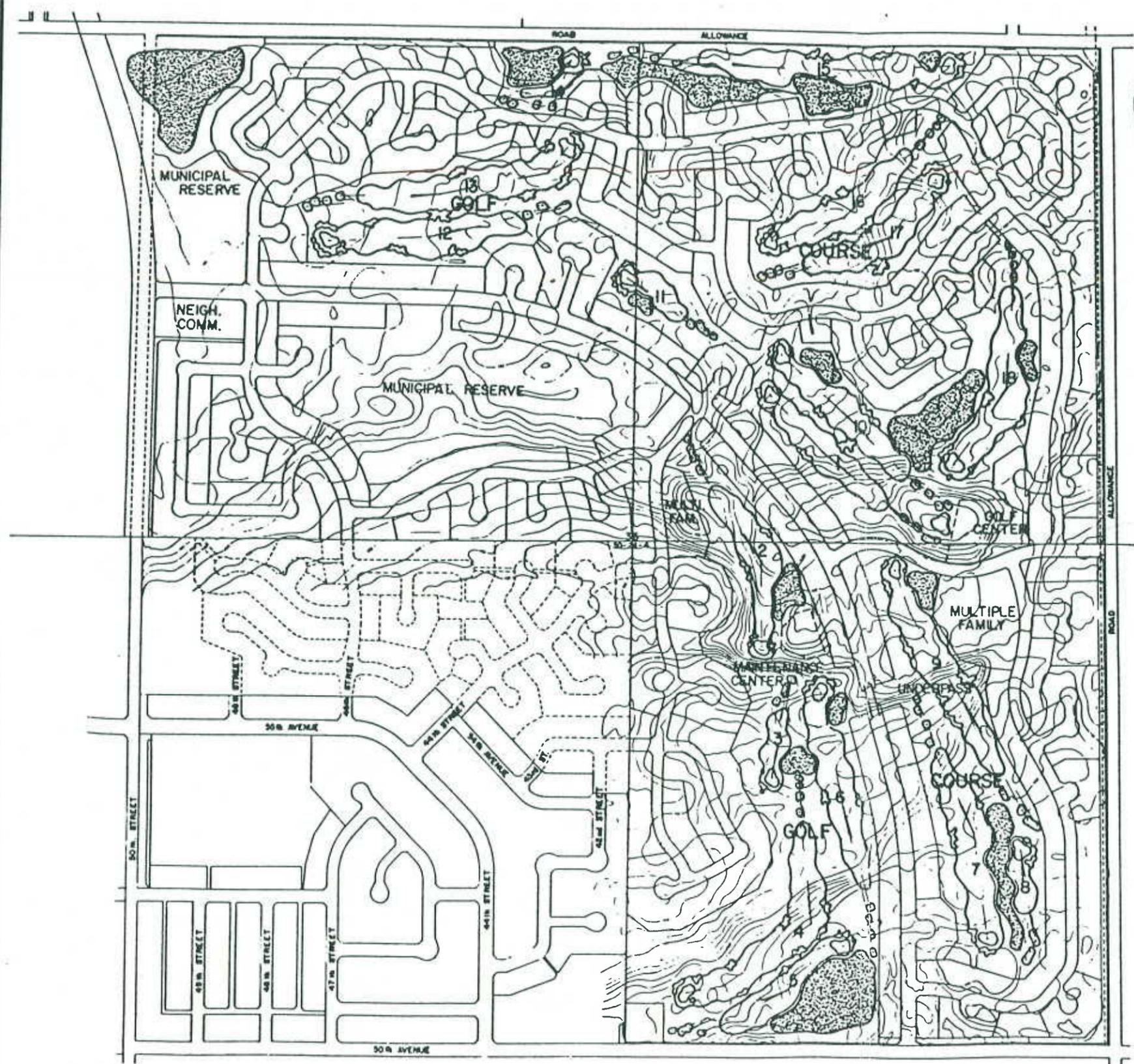


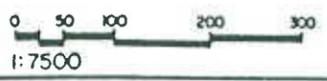
FIGURE 1



AREA STRUCTURE PLAN
 OF THE
 N.W.1/4, N.E.1/4 & S.E.1/4-35-50-24-W4M
 TOWN OF BEAUMONT
 PROPOSED BY
 A.R.W. DEVELOPMENT CORPORATION

STATISTICAL PROFILE

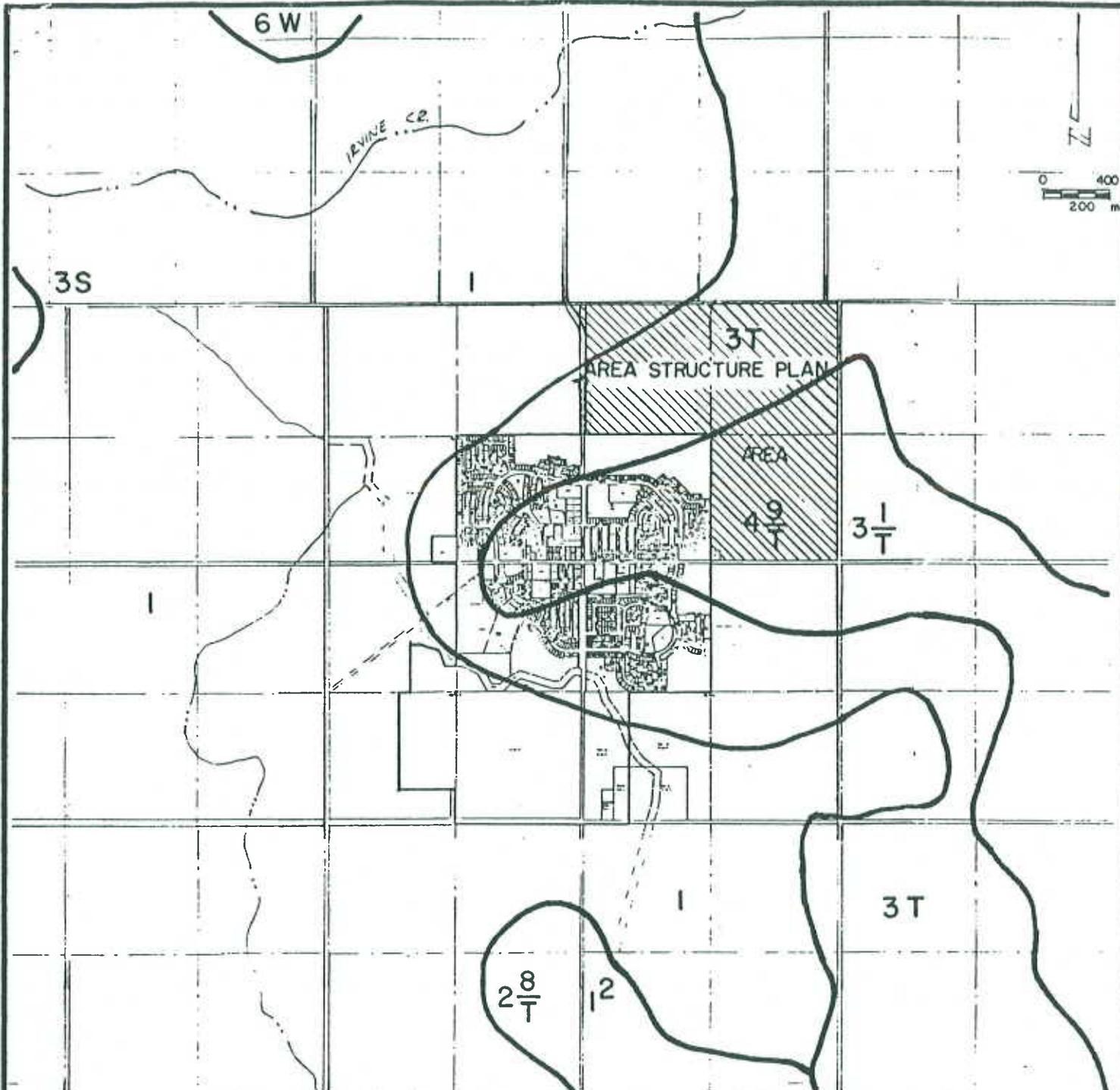
1. RESIDENTIAL	
SINGLE FAMILY	100.20 ha.
MULTIPLE FAMILY	2.58 ha.
	102.78 ha.
COMMERCIAL	
NEIGHBORHOOD	0.88 ha.
	0.88 ha.
OPEN SPACE	
MUNICIPAL RESERVE	16.11 ha.
BUFFERS	2.72 ha.
GOLF COURSE	65.78 ha.
	84.61 ha.
	TOTAL AREA 188.27 ha.
2. DWELLING UNITS	
SINGLE FAMILY	1050 units
MULTIPLE FAMILY	100 units
	1150 units
3. DENSITY	
DWELLING UNITS/HECTARE	6.09/ha.
4. POPULATION	
	3,800



PREPARED BY
 H.S. ZUZAK, PLANNER
 MARCH, 1990



FIGURE 2 consulting ltd



CLASS 1 - SOILS IN THIS CLASS HAVE NO SIGNIFICANT LIMITATIONS IN USE FOR CROPS.

CLASS 3 - SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES.

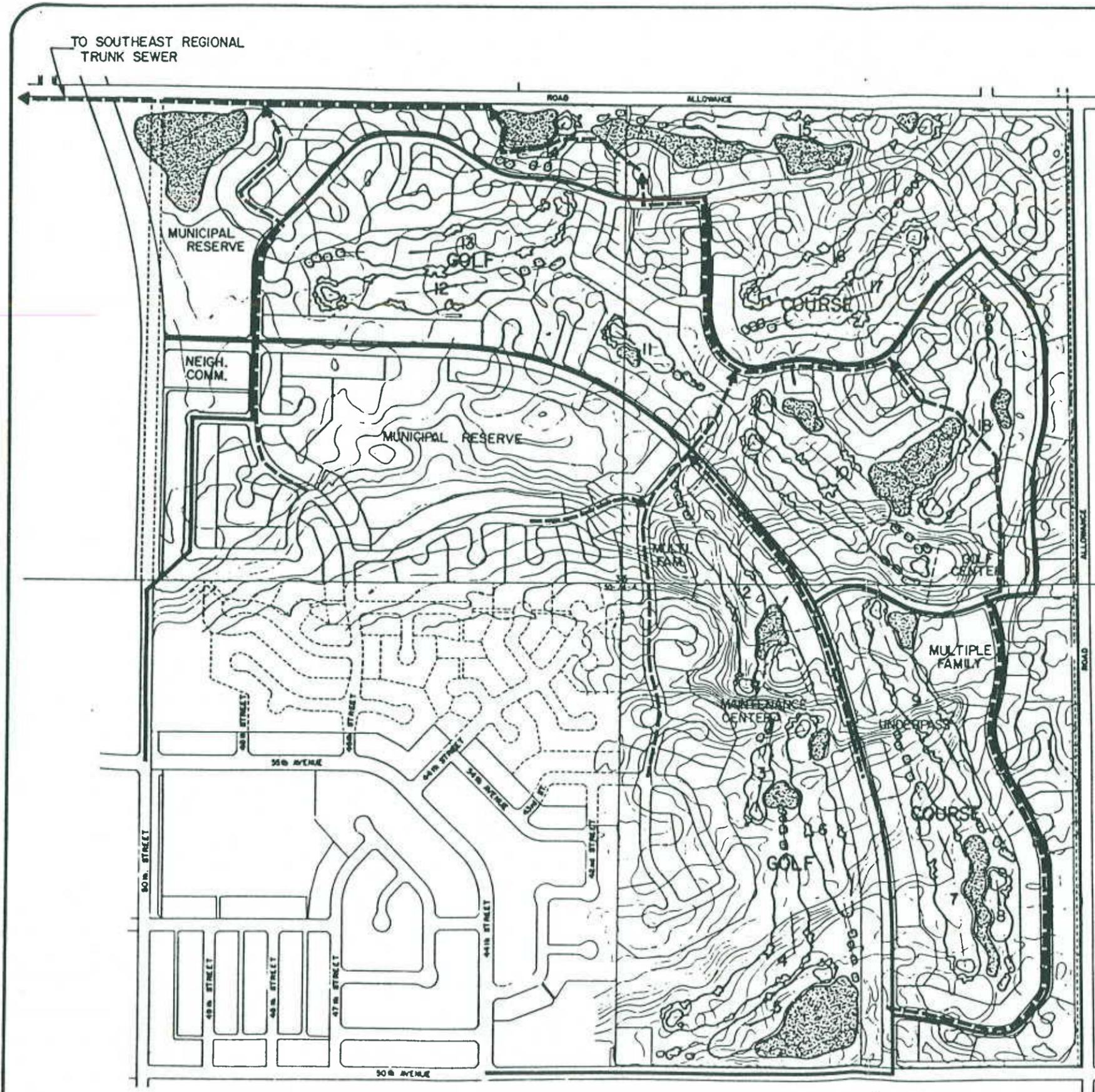
CLASS 4 - SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES, OR BOTH.

SUBCLASS T - ADVERSE TOPOGRAPHY



BEAUMONT AREA
SOILS CAPABILITY FOR AGRICULTURE

(Source: Environment Canada)
FIGURE 3



AREA STRUCTURE PLAN
 OF THE
 N.W.1/4, N.E.1/4 & S.E.1/4 - 35-50-24-W4M
 TOWN OF BEAUMONT
 PROPOSED BY
 A.R.W. DEVELOPMENT CORPORATION

WATER AND SANITARY TRUNK
 SERVICING

LEGEND

SANITARY TRUNK MAIN 
 WATER TRUNK MAIN 

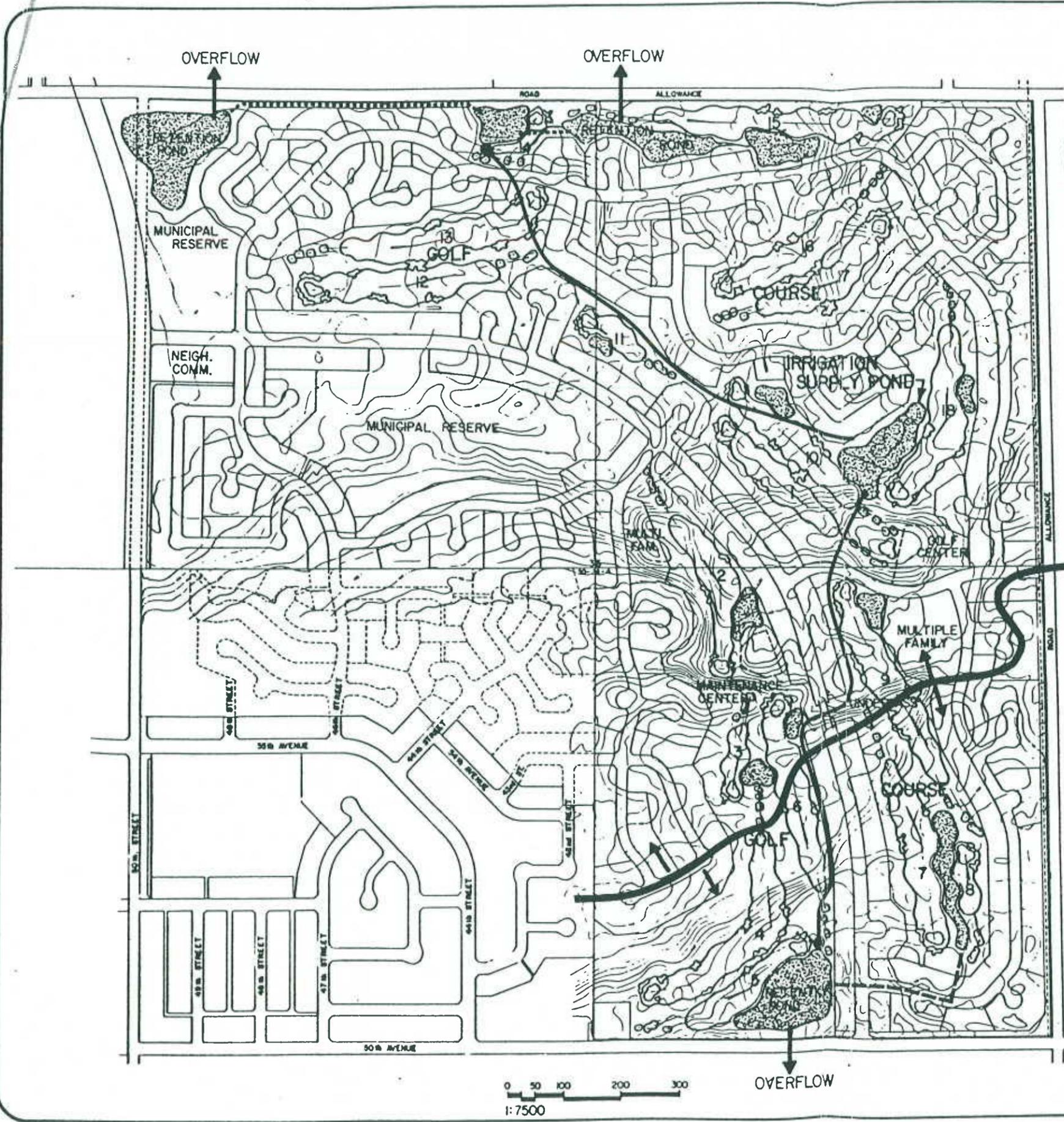
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 H.S. ZUZAK, PLANNER
 MARCH, 1990



FIGURE 4

consulting ltd.

0 50 100 200 300
 1:7500

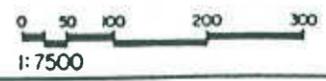


AREA STRUCTURE PLAN
 OF THE
 N.W.1/4, N.E.1/4 & S.E.1/4-35-50-24-W4M
 TOWN OF BEAUMONT
 PROPOSED BY
 A.R.W. DEVELOPMENT CORPORATION

STORM WATER MANAGEMENT

LEGEND:

- LIFT PUMP
- LIFT LINE
- CONTROLLED EQUALIZER PIPE
- CONTROLLED GRAVITY LINE
- MAJOR DRAINAGE DIVIDE



PREPARED BY
 H.S. ZUZAK, PLANNER
 MARCH, 1990



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FIGURE 5