

OUTLINE PLAN
FOR
FOUR SEASONS ESTATES

PREPARED BY:

830480 ALBERTA INC.

GEN. MGR. 

APPROVED AGENDA ITEM

46-4

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EXECUTIVE SUMMARY

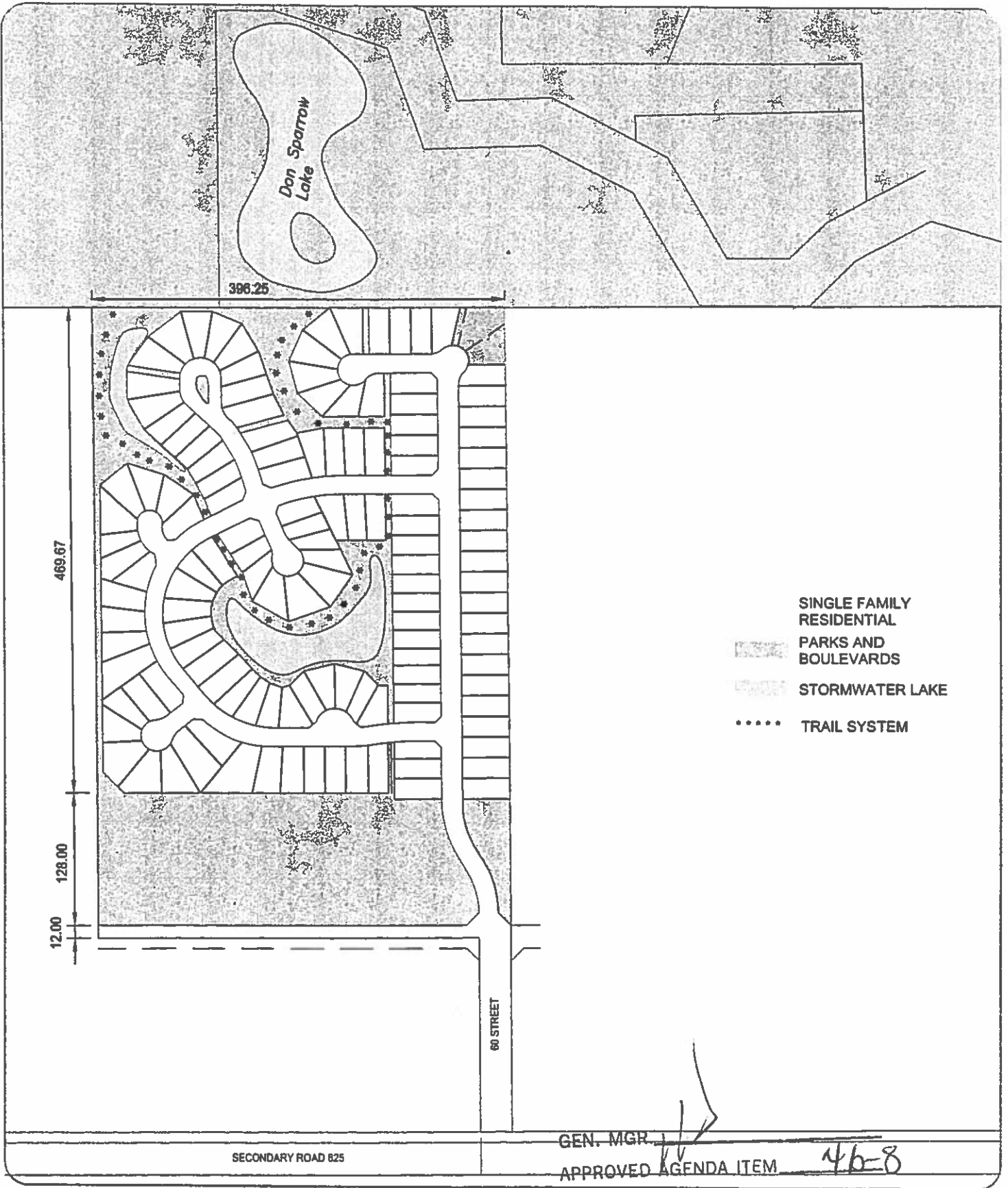
INTRODUCTION

This report presents an Outline Plan for the Four Seasons Estates subdivision, a proposed development that borders the southern boundary of the existing Four Seasons Park in the Town of Beaumont. This report presents the developmental and the engineering servicing concepts, which will be used to develop the proposed 48 acres of land as shown in Figure S --1. This report also deals with the concerns and considerations of developing a 12-acre Municipal reserve parcel.

The main THEME of this development revolves around a large lot residential subdivision in a natural setting. The main feature of this development is the Blue - Green concept consisting of 2 lakes that are interconnected, surrounded by green areas. A system of walkways connecting lakes and most of the development to the rest of the communities will create a natural flow and dynamic, resulting in a new and vibrant community (Figure S - 2).

HOUSING PROFILE

The proposed housing in the Estates will mainly consist of low-density suburban residential lots, each with 65 to 70 feet frontage. The minimum lot area will be 9,100 square feet, as compared to 6,500 square feet under Residential Detached



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**FOUR SEASONS ESTATES
 BEAUMONT, ALBERTA
 OVERALL CONCEPT**

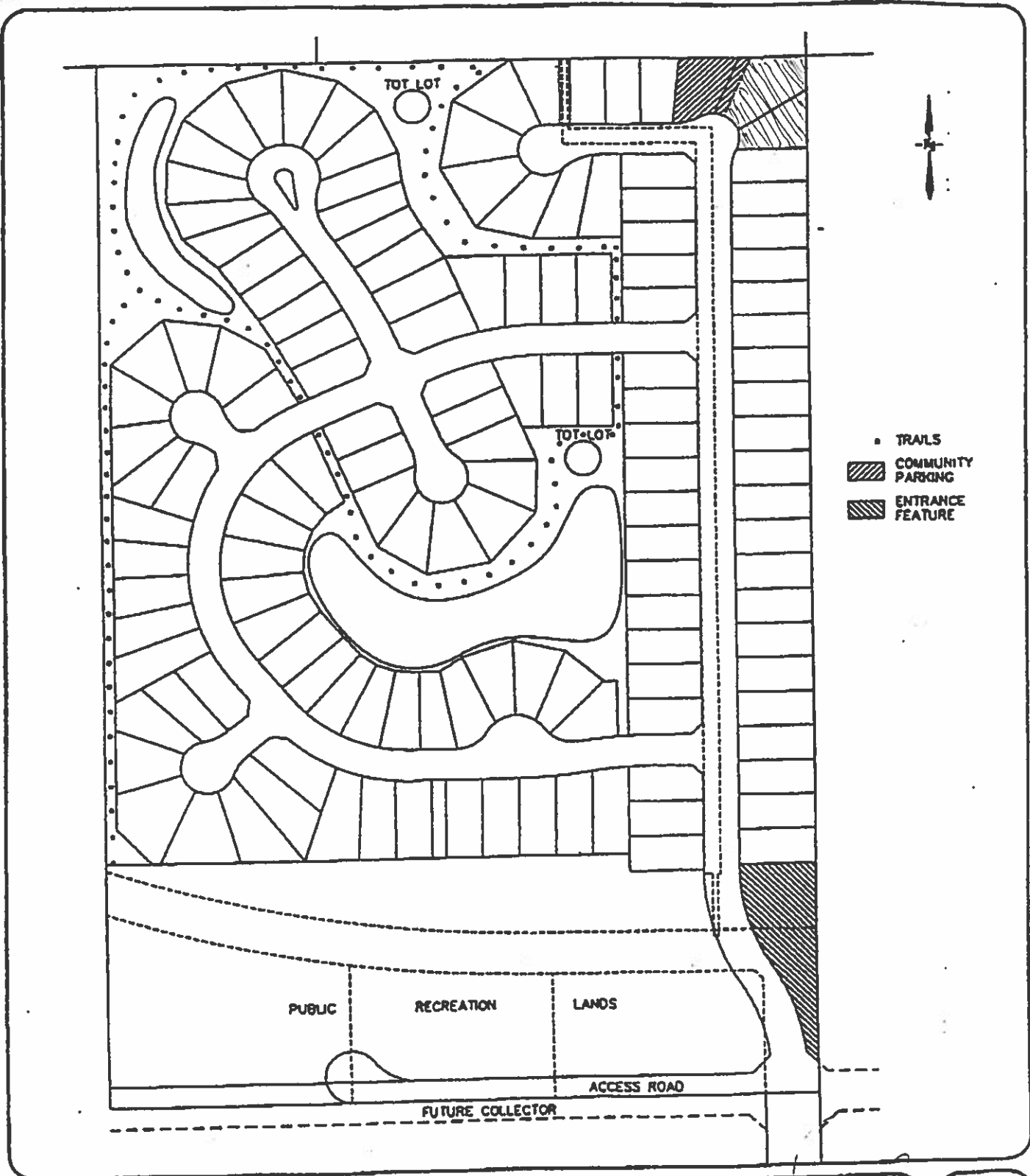
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Single Family District - R18, and will have the following characteristics:

- * The minimum site width will be 65 ft. as compared to 59 ft. under R18;**
- * the minimum site depth will be 140 ft. as compared to 110 ft. under R18;**
- and**
- * the minimum side yard will be 8 ft. as compared to 5ft. under R18 for principle buildings.**

LAND USE SUMMARY

Table 1 defines the allocation of the land area within the neighbourhood to various uses. The total anticipated numbers of suburban residential housing units, which can be built in the proposed Estates, are 134 with a total population of around 400 people. The maximum area required for storing stormwater from this development is in the vicinity of 1.5 acre. However, the Developer has decided to provide 2 lakes using over 8 acres of land surrounded by green areas for aesthetic purposes as shown in Figure S - 1. A trail network linking all parts of the subdivision is proposed to utilize 2 acres. The proposed trail system will be linked to the existing trails that traverse through the Four Seasons Park as shown in Figure S - 2. The Developer is providing land at his cost for a 64 - car parking lot for the visitors of the Four Seasons Park and the proposed Water Park. A Tot Lot is also proposed for the development.



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FOUR SEASONS ESTATES
830480 ALBERTA LTD.
 S.W. 1/4 Sec. 27, Twp. 50, Rge. 24 W.4 M.
BEAUMONT, ALBERTA

S-10727
 APR 6, 2000
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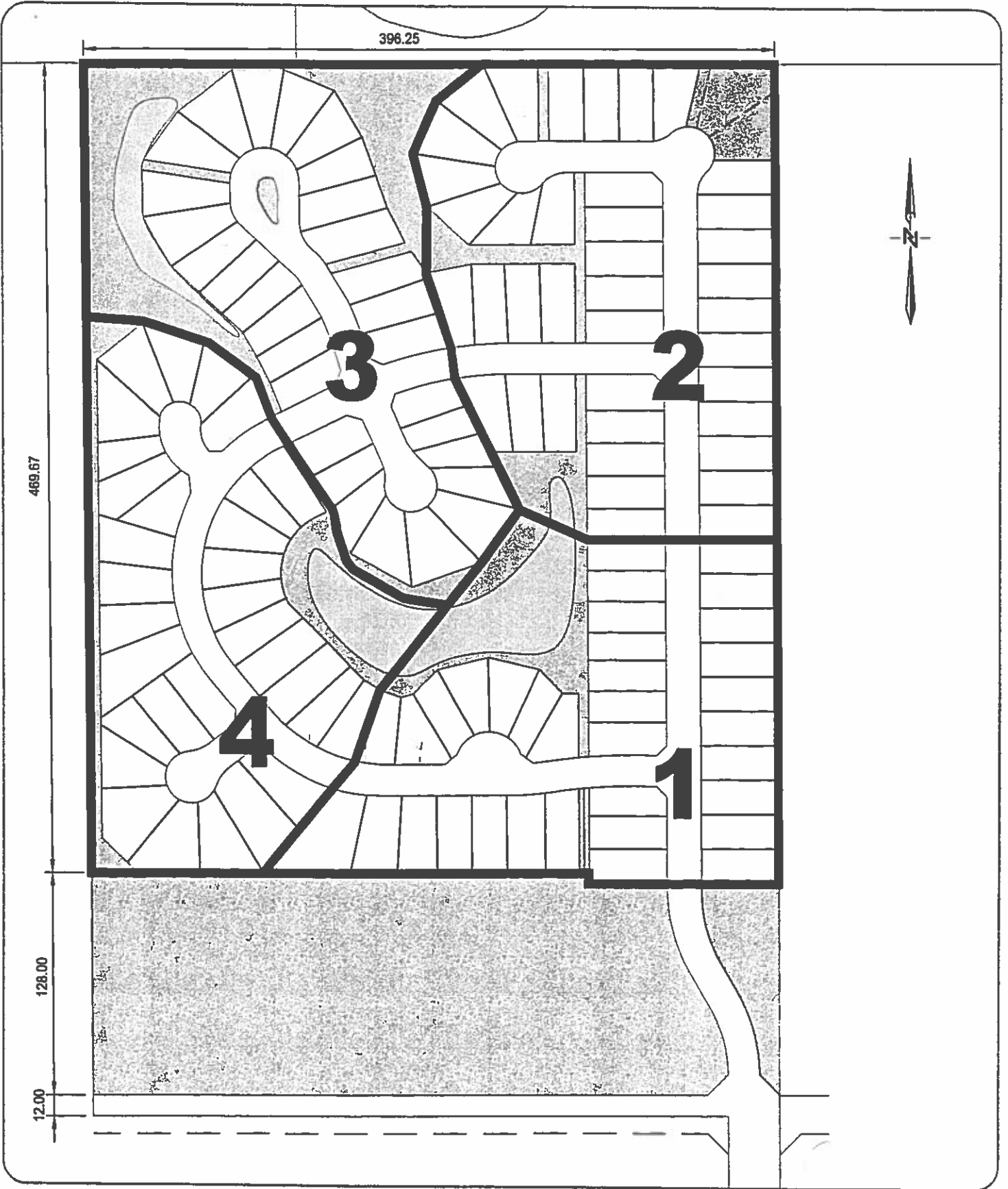
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The Developer is working very closely with the Agricultural Society to help them finalize the proposed Fairground for a horse show. A twelve acre land parcel is proposed as a combination of Fairground and future Recreational Facility grounds. The Developer has agreed to provide a service connection for the parcel to the property line for services such as sanitary sewer, water lines, power, cable, etc. The Developer has also agreed to grade the parcel. Road access to these facilities is proposed along the southern boundary, byway of a partial development of a portion of the future Outer Ring Road as shown in Figure S - 2. The Developer will provide these services for the Agricultural Society on the basis of a cost sharing formula.

IMPLEMENTATION OF THE DEVELOPMENT

The access and logical extension of a municipal servicing system will determine the staging of development that can occur in the neighbourhood. The proposed sequence of development can be seen as a Four-Stage development as shown in Figure S - 3. These stages of development will require both plans of subdivision and/or replotting schemes. It is anticipated that these stages are to be subdivided, serviced, and marketed during 2000 - 2004. The timing for completion of the development will depend on the general market conditions.



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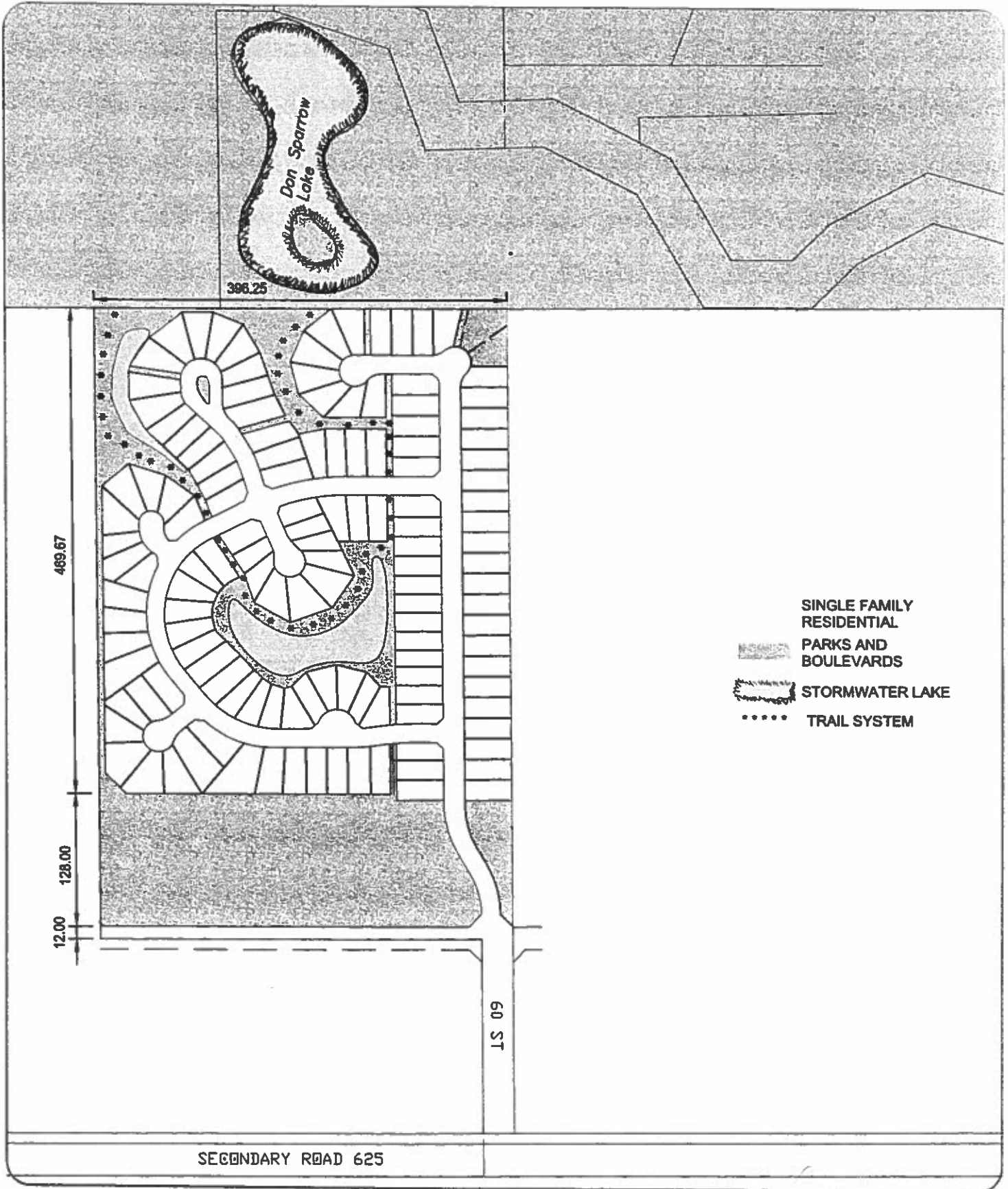
SECTION 1


INTRODUCTION

This report presents an Outline Plan for the Four Seasons Estates subdivision, a proposed development that borders the southern boundary of the existing Four Seasons Park in the Town of Beaumont. This report presents the developmental and the engineering servicing concepts, which will be used to develop the proposed 48 acres of land as shown in Figure 1. This report also deals with the concerns and considerations of developing a 12-acre Municipal reserve parcel.


LOCATION

The area encompassed by the proposed development is legally described as a portion of the SW Section 27, situated within Township 50, Range 24, and West of the 4th Meridian as shown in Figure 1.




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FOUR SEASONS ESTATES
BEAUMONT, ALBERTA
OVERALL CONCEPT

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FIG. 1

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SECTION 2

DEVELOPMENT OBJECTIVES

The main objective of the proposed development concept for the Four Seasons Estates is to serve as a guide for the ultimate development of the Estates. The objectives of the plan are:

1. To provide continuity and enhancement to the existing development concept of the Town with larger residential lots and high quality development;
2. to provide a land use framework for the development of this area and to provide an internal organization of land uses that promote community identity through the definition and integration of distinct development;
3. to anticipate the demand of the marketplace by placing emphasis on the residential estate unit with a minimum width of 65 to 70 feet frontage and 140 to 150 feet lot depth and by providing a unique experience within the economic reach of the general population;
4. to provide a land use framework within this development that meets the basic service requirements necessary to sustain the residential community; and

5. to make sure that the design of this development is sensitive to the needs of surrounding areas.

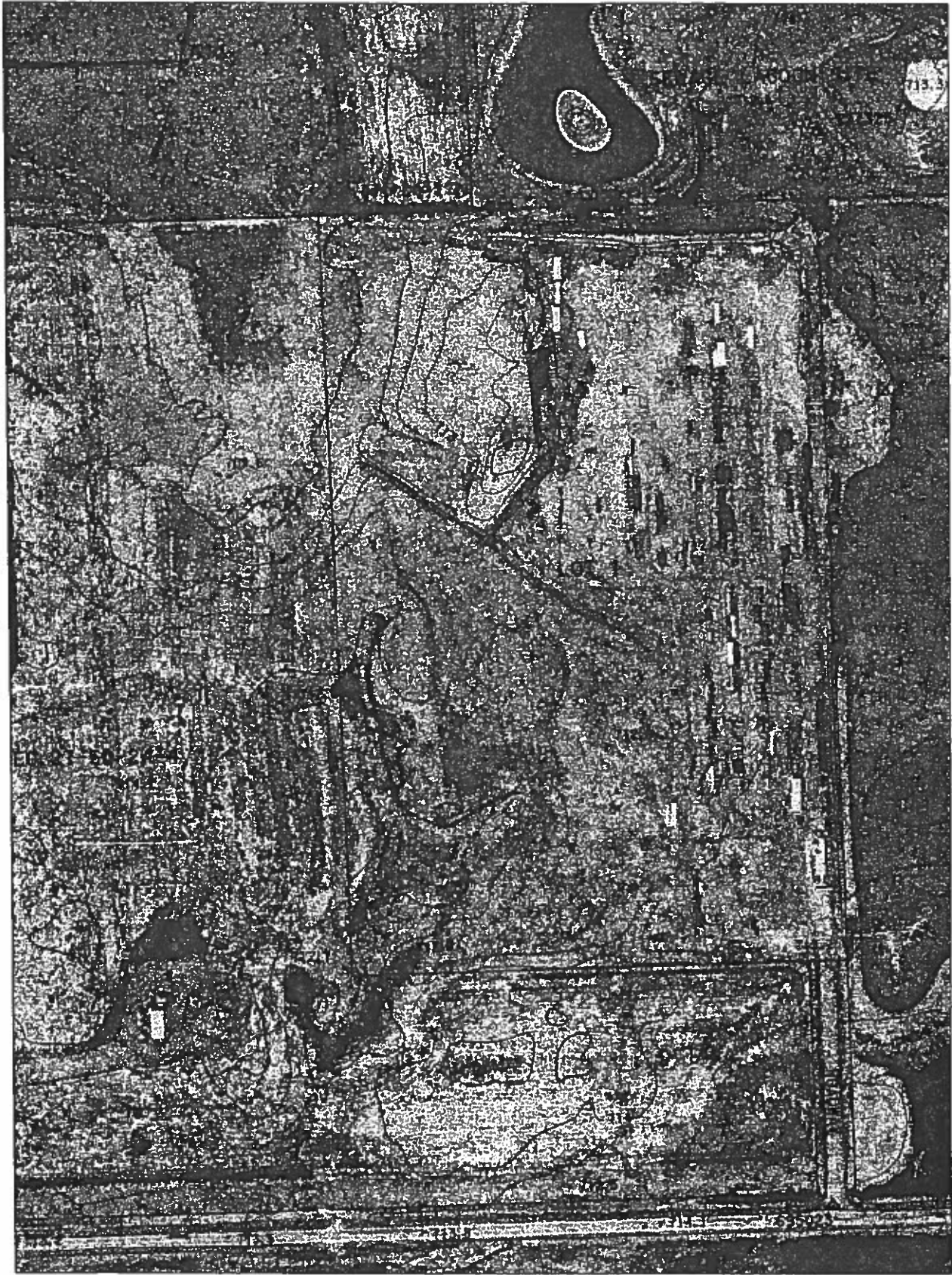
While these objectives form the basic design approach utilized in the formulation of this plan, the opportunities and constraints imposed by the natural and man-made environments within the area, to a large extent, play a role in shaping the future of this development. These environmental factors are the subject of the next section.

ENVIRONMENTAL CONSIDERATIONS

A number of natural and man-made factors, both existing and proposed, define potential opportunities and constraints that should be taken into consideration, while providing the best quality development for this area. Some of these factors are:

TOPOGRAPHY

The topography of the land within the proposed Estates can be described as very flat with an overall drainage slope towards a northwesterly direction, as shown in Figure 2. The Developer is proposing to create new low points in the form of wet/dry ponds, as no low points naturally exist to carry the drainage for this area.



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**FOUR SEASONS ESTATES
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SITE CONTOURS**

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FIG. 2

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SECTION 3

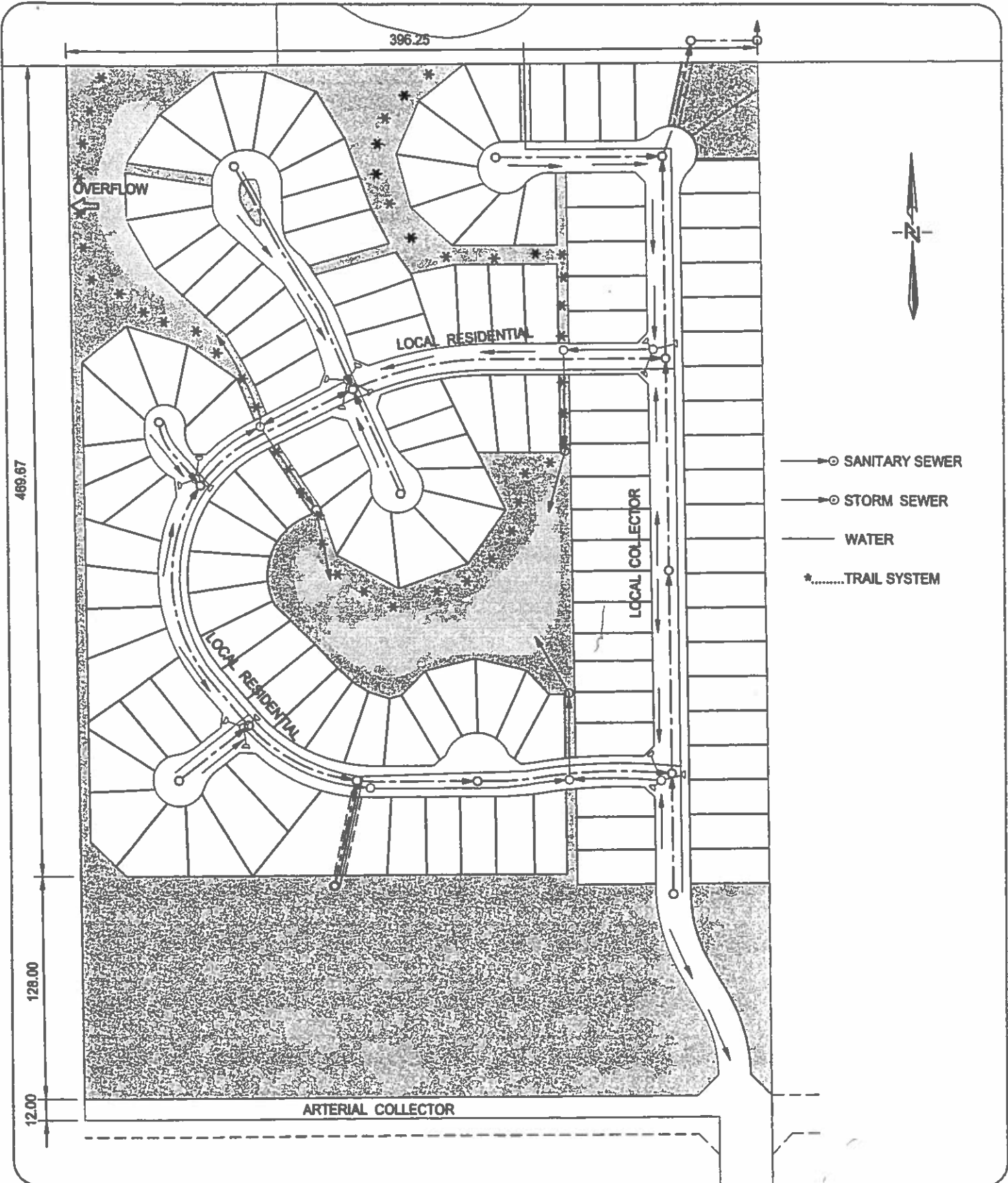
LAND USE CONCEPTS

The development concept proposed to guide the future subdivision and the ultimate development of the Estates is outlined in Figure 1 - Development Concepts. This concept provides for the creation of sub-neighbourhood development units (i.e., bays, loops, and cul-de-sacs). These are intended to be developed with distinct and identifiable physical characteristics. Each of these sub-units is oriented either toward the vehicular circulation system within the Four Seasons Estates, or the pedestrian circulation/open space system with proposed stormwater retention ponds as focal points.

URBAN DESIGN

The design of the Estates was influenced, in large measure, by the development area's terrain and energy conservation factors.

Given that the land within this neighbourhood experiences a very minimal drop in elevation from its south and east boundaries through to its northwest limit, it became important to create low points within the development. This will maximize the utilization of the blue - green concept to create a unique community.



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**FOUR SEASONS ESTATES
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MUNICIPAL INFRASTRUCTURE
AND CIRCULATION**

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FIG. 3

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The main THEME of this development revolves around a large lot residential subdivision in a natural setting. The main feature of this development is the Blue - Green concept consisting of 2 lakes that are interconnected, surrounded by green areas. A system of walkways connecting lakes and most of the development to the rest of the communities will create a natural flow and dynamic, resulting in a new and vibrant community (Figure 3).

The natural drainage will be directed towards one of two proposed stormwater management lakes through the network of local and collector roads. With the local road system following natural drainage patterns and extending out directly from the collector route, the servicing systems have been defined. This has also helped in the formulation of a logical vehicular circulation system for the neighbourhood.

In addition, maximum effort has been made to separate the residential environment, within the proposed Estates, from direct exposure to the traffic routes. This nicely defines the urban set-up.

Energy conservation concepts play a role in the design of the Estates' internal land

use structure. Wherever possible, local roads are aligned east west to minimize shadow encroachments on adjacent lots, enhancing the potential for each dwelling unit to capture the maximum amount of radiant energy. This fairly simple technique significantly increases the potential to apply the principles of solar space heating to a majority of the dwellings within the neighbourhood.

HOUSING PROFILE

The proposed housing in the Estates will mainly consist of low-density suburban residential lots, each with 65 to 70 feet frontage. The minimum lot area will be 9,100 square feet, as compared to 6,500 sq.ft. under Residential Detached Single Family District - R18, and will have the following characteristics:

- * The minimum site width will be 65 ft. as compared to 59 ft. under R18;
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The Developer is working very closely with the Agricultural Society to help them finalize the proposed Fairground for a horse show. A twelve acre land parcel is proposed as a combination of Fairground and future Recreational Facility grounds. The Developer has agreed to provide a service connection for the parcel to the property line for services such as sanitary sewer, water lines, power, cable, etc. The Developer has also agreed to grade the parcel. Road access to these facilities is proposed along the southern boundary, byway of a partial development of a portion of the future Outer Ring Road as shown in Figure 3. The Developer will provide these services for the Agricultural Society on the basis of a cost

children from ECS to Grade 6 and students at the junior and senior high school levels. A new school site is available in the N.E. quadrant.

PARKS AND OPEN SPACES

The existing Four Seasons Park abuts the proposed development on its northern boundary, with Don Sparrow Lake overlooking the proposed development. Figure 2 shows these locations. A combination of lakes, open spaces and trail system are the main feature of the proposed development.

RETAIL/COMMERCIAL SERVICES

Local convenience and major commercial facilities are located within minutes of the proposed development. The major shopping centres are located within a 7-minute drive to south Edmonton.

CHURCHES

Beaumont has a strong institutional focal point in its historic St. Vital Catholic Church and lengthy French cultural heritage. Other churches include St. Columbia Anglican Church, The Seventh – Day Adventist Church, Harvest Community Church, Beaumont United Church, and BAHA’I Faith of Beaumont.

GOLF COURSES

A major attractive feature of the proposed development is the existing golf course across from 50th street on the east side. This 18-hole golf course is conveniently located for the residents of the proposed development.

SECTION 4

ENGINEERING AND UTILITY INFRASTRUCTURE

General:

This section of the Outline Plan briefly describes the design concepts proposed for the sanitary sewer system, storm drainage system, water distribution system, transportation, power, telephone, and natural gas. A design brief in support of this Outline Plan will follow to describe these concepts in more detail.

SANITARY SEWERAGE SERVICES

The basin for the sanitary servicing is shown in Figure 3. The proposed sanitary servicing plan in Figure 3 consists of the following:

- An internal neighbourhood sanitary sewer system which will be composed of a series of gravity sewers ranging in size from 200mm to 250mm that will drain to a 250 mm pipe running north to the existing sanitary line;
- a 300-mm offsite trunk to the existing connection which will be oversized to accommodate other future upstream areas;
- capacity which is available in the line based on an infiltration allowance of 0.28L/sec/ha, and is judged to be an appropriate allowance for the low

density of development in Phase I. Also, it is mandatory to provide a sump pump to drain the weeping tiles.

WATER DISTRIBUTION SYSTEM

The water distribution system for the proposed development is shown in Figure 3.

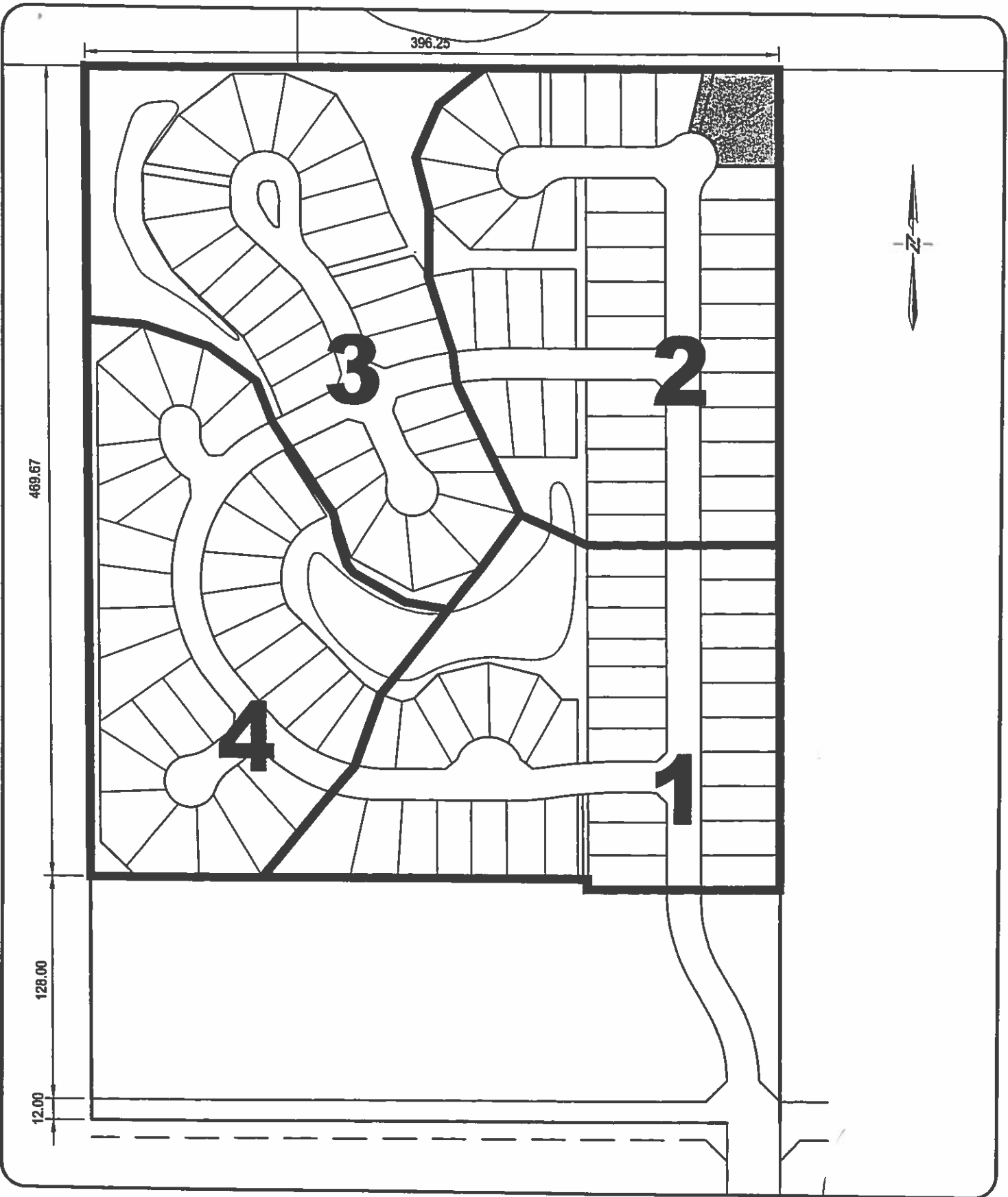
Stage 1 will be serviced by a connection to the existing 300-mm pipe. Stage 2 will be serviced by an extension of the existing 300-mm pipe. It is anticipated that looping will be completed when lands east of the proposed development are developed.


STORMWATER DRAINAGE SERVICES

The development will be serviced by an overland stormwater collection system by which stormwater will be captured at a number of locations by a conventional piped storm system that will drain to a stormwater management lake. The proposed stormwater management lakes are designed to store excess runoff from the 100-year storm and release at the pre-development rate to the existing ditch along northwestern boundary of the proposed development. The proposed minor/major storm system for the development area is shown in Figure 3.

IMPLEMENTATION OF THE DEVELOPMENT

The access and logical extension of a municipal servicing system will determine the staging of development that can occur in the neighbourhood. The proposed sequence of development can be seen as a Four-Stage development as shown in Figure 4. These stages of development will require both plans of subdivision and/or replotting schemes. It is anticipated that these stages are to be subdivided, serviced, and marketed during 2000 - 2004. The timing for completion of the development will depend on the general market conditions.



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BEAUMONT, ALBERTA
PHASING
 GEN. MGR. *[Signature]*

1:3000
FIG. 4

APPENDIX A
LAND DESCRIPTION

Legal Description

SW Section 27-50-24-W4

PLAN 792 1695

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINRALS

PLAN 952 0716

LOT 3

LOT 4

EXCEPTING THEREOUT ALL MINES AND MINRALS

PORTION OF 30 AVE. AND 60 STREET

EXCEPTING THEREOUT ALL MINES AND MINRALS

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Beaumont and District Agricultural Society

"Promoting an Appreciation of Agriculture"
5010A - 52 Avenue, Beaumont Alberta T4X 1E5
Telephone: 929-6900 / FAX: 929-5988

March 10, 2000

FILE REFERENCE: AGSOC-DEVELOPER NEGOTIATIONS LETTING/DIC
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Fax # / N° de télécopieur	Fax # / N° de télécopieur	424-3837	473-3912		

Dear Mr. Choudhry:

The information presented below is our understanding of the decisions taken and pending following negotiations yesterday (March 9, 2000) to re-site the Beaumont & District Agricultural Society's "Fairgrounds Parcel" within the "60-acre parcel" located in southwest Beaumont. The negotiations took place at a meeting between the Fairgrounds Committee of the Beaumont & District Agricultural Society, represented by Bruce Walker and George Rock with technical expertise from Harry Zuzak, and the Developer, 830480 Alberta Inc., represented by Riaz Choudhry and Vinod Bhardwaj.

The Ag Society's Board of Directors directed the Fairgrounds Committee to negotiate with the Developer regarding re-siting of the "Fairgrounds Parcel" to the south side of the development, pending results of negotiations on a list of seven conditions (table below). Both parties agreed that this was the best option, provided agreement could be reached on the conditions.

Original Conditions (abbreviated)	Decision Taken / Pending	Done
1. Help Ag Society acquire "title" to parcel at south end of development	Developer will help the Ag Society in their quest to acquire the land	Yes
2. Move ring road to north side of parcel	Developer will review the outline plan. If the ring road is moved to the north side of the parcel, the Ag Society will be responsible for 50% of the land area of the roadway	Pending
3. Provide "temporary" gravel access road	Share cost (50/50)	Yes
4. Reimburse costs related to engineering expended to-date	Developer will reimburse costs (\$21,000)	Yes
5. Assume costs of re-planning	Developer to assume re-planning costs (\$2500)	Yes
6. Assume costs of grading the site	Ag Society will assume grading costs	Yes
7. Supply services to boundary of site (i.e. water, sanitary, gas, electrical)	Developer will provide services (water, sanitary, gas, electrical) to boundary of "Fairgrounds"	Yes

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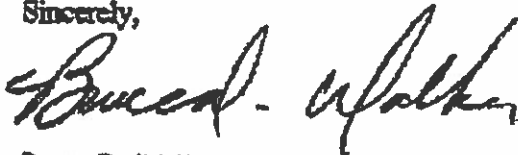
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● Page 2

March 10, 2000

The information above represents the Fairgrounds Committee's understanding of the decisions taken and pending at our afternoon meeting on March 9, 2000. We trust that these meet your understanding as well, and will form the basis for negotiations towards a final agreement. When Condition 2 has been completed to our mutual satisfaction, then a signed and dated letter similar to this one can serve as an Agreement between the Beaumont & District Agricultural Society and 830480 Alberta Inc.

Sincerely,



Bruce D. Walker
Chair, Fairgrounds Committee

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46-34



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March 10, 2000

File No. 10727

Town of Beaumont
5600 49 Street
Beaumont, Alberta
T4X 1A1

Attention: Gordon Stewart, Town Manager

Dear Sir,

Regarding: Four Seasons Estates: Meeting with the Ag Society

Please find enclosed a copy of the minutes of the meeting that was held with the Ag Society on the 9th of March, 2000, to sort out their issues regarding the fairgrounds location etc. All points raised by the Ag Society were discussed and a conclusion was reached to the satisfaction of the Ag Society, on all except one issue, as detailed in the minutes.

The minutes taken by the undersigned provide most of the details, regarding the position of the Developer as well as of the Ag Society. Also attached is the letter from Bruce Walker, regarding the same.

Our Client feels that a berm/fence/vegetation buffer between the residential area and the Equine centre would be better than separating the two areas by an arterial road. The placement of the arterial to cater to both the fairground as well as to the light industrial/commercial is more efficient and desirable, than a road with fairgrounds on one side and the back of residential lots on the other.

The Developer is concerned about his inability to proceed to detailed design because of the above situation.

Sincerely yours
Phoenix Engineering

V.K. Bhardwaj, M.Sc., P.Eng.
Principal Engineer

Cc: Riaz Choudhry

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