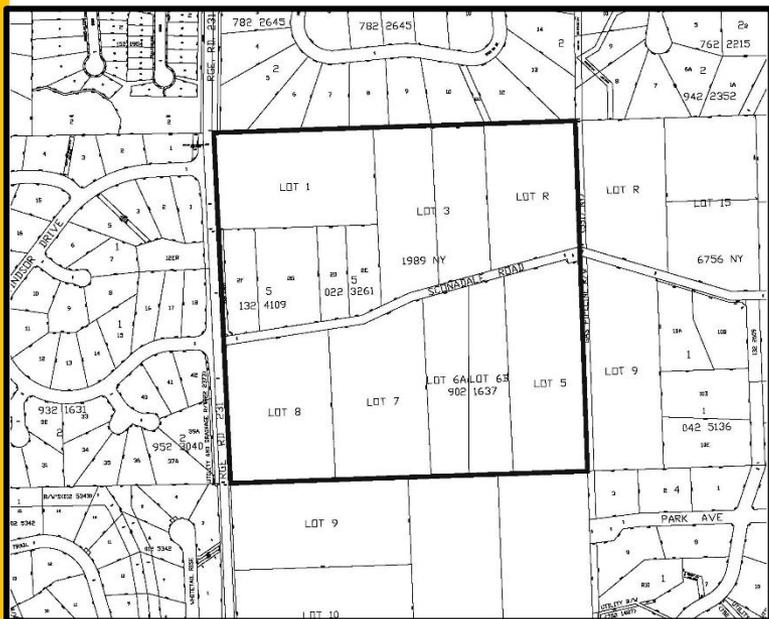
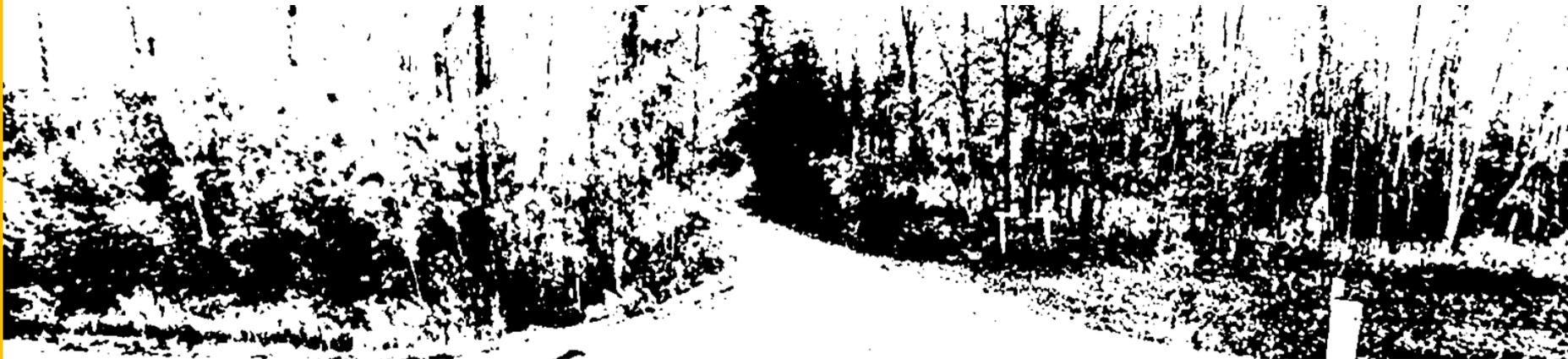


# PANORAMA ESTATES ASP, STRATHCONA COUNTY



NW 13-52-23-W4

## Public Hearing Presentation

Green Space Alliance

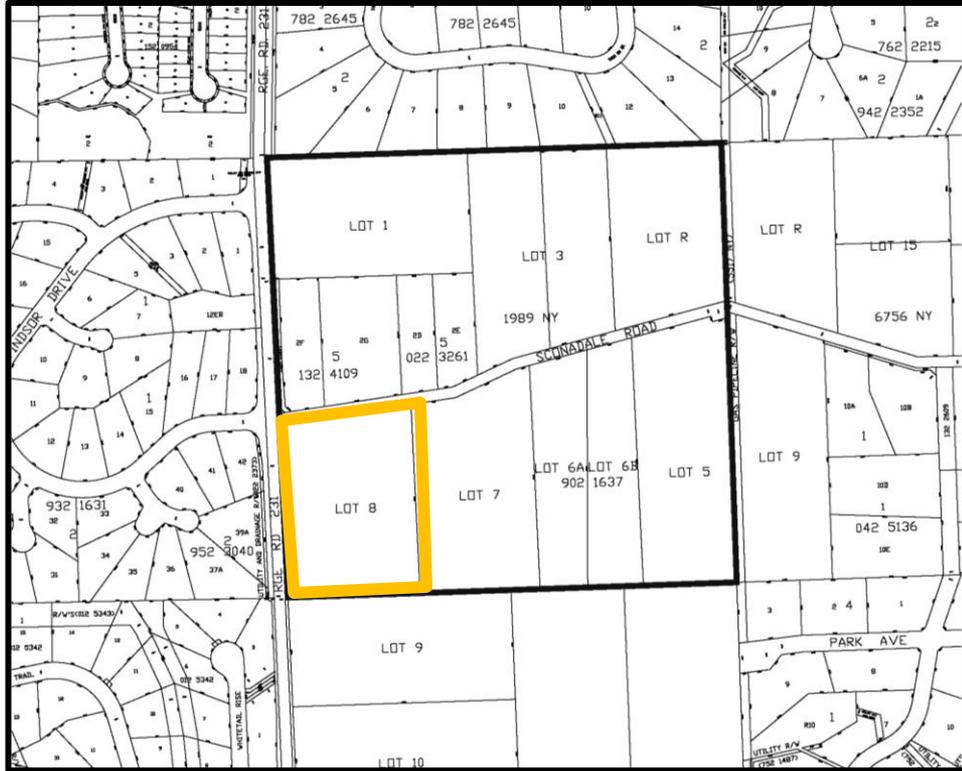
14 June 2022



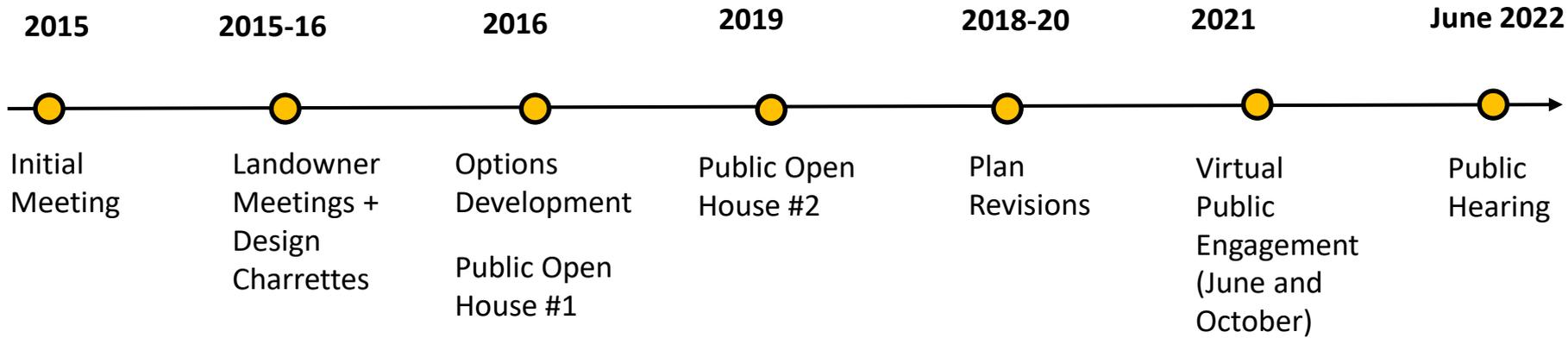
# PRESENTER 1 PLANNER

# SUBJECT SITE

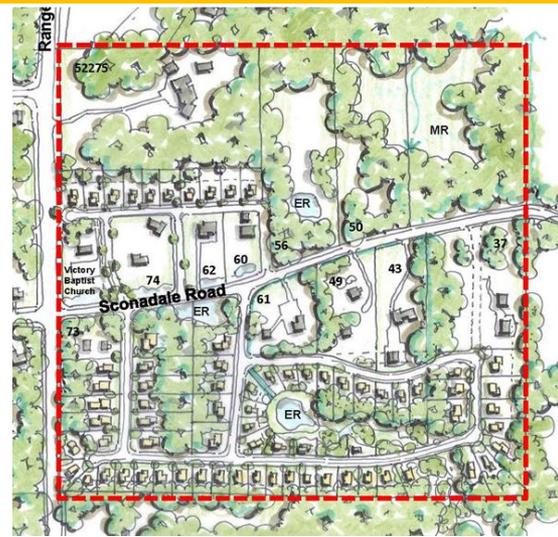
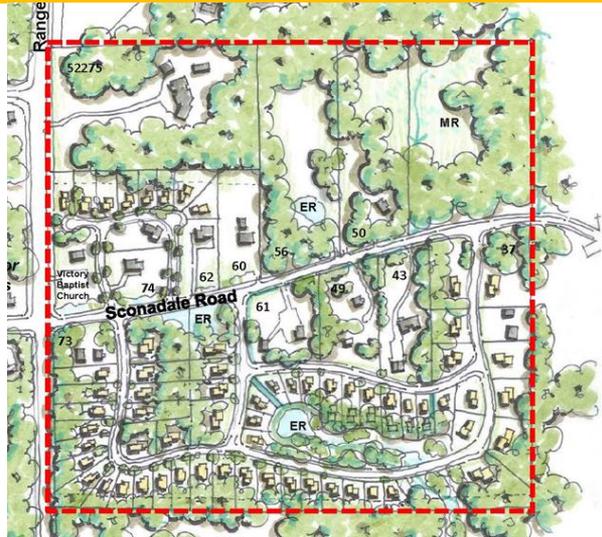
NW 13-52-23-W4



# PROJECT TIMELINE AND ENGAGEMENT



# PLAN DEVELOPMENT PROCESS - OPTIONS



# **PRESENTER 2**

# **MARCELO FIGUEIRA**

# PLAN GUIDING PRINCIPLES

- Retain the **primary use** of the lands as **residential**;
- Provide a **range of residential lot sizes** to accommodate single detached dwellings;
- **Maintain existing character** along Sconadale Road;
- Provide an appropriate **transition** from **surrounding country residential** areas;
- Provide opportunities for **future trail network**; and
- Provide efficient and logical Infrastructure.

- Maximum number of lots in the quarter section: 129
- Equitable distribution of lots for all 13 landowners
- Min. lot size 0.3 acres

*TABLE 2 - DISTRIBUTION OF LOT POTENTIAL*

LEGAL DESCRIPTION	AREA OF LOT	MAXIMUM LOT POTENTIAL
Lot 8, Plan 1989NY	19.41	19
Lot 7, Plan 1989NY	17.73	17
Lot 6A, Plan 9021637	8.65	8
Lot 6B, Plan 9021637	8.17	8
Lot 5, Plan 1989NY	18.5	18
Lot 3, Plan 1989NY (1)	7.59	7
Lot 3, Plan 1989NY (2)	12.17	12
Lot 2D, Block 5, Plan 0223261	3.48	3
Lot 2E, Block 5, Plan 0223261	3.66	4
Lot 2F, Block 5, Plan 1324109	4.9	5
Lot 2G, Block 5, Plan 1324109	7.93	8
Lot 1, Plan 1989NY	20	20
<b>Total</b>	<b>132.19</b>	<b>129</b>



# TRAILS AND WILDLIFE

- New trails will be developed to connect ER, MR and stormwater management facilities
- Provide naturalized trails to promote wildlife connectivity



Panorama Estates Area Structure Plan

## MAP 3

### Land Use Concept



# **PRESENTER 3**

# **DNYANESH DESHPANDE**

# CHARACTER OF NEW SUBDIVISION

- Architectural Controls for the subdivision
- May be implemented through a restrictive covenant
- Use of natural materials and colour palette

# COMPARABLE PROJECTS



Balmoral Heights, Fountain Creek  
Lot size – Approximate 0.3 acres

**Panorama Estates – 0.6 to 0.7 acres**  
**Lot of on-site trees**

# TREE PRESERVATION

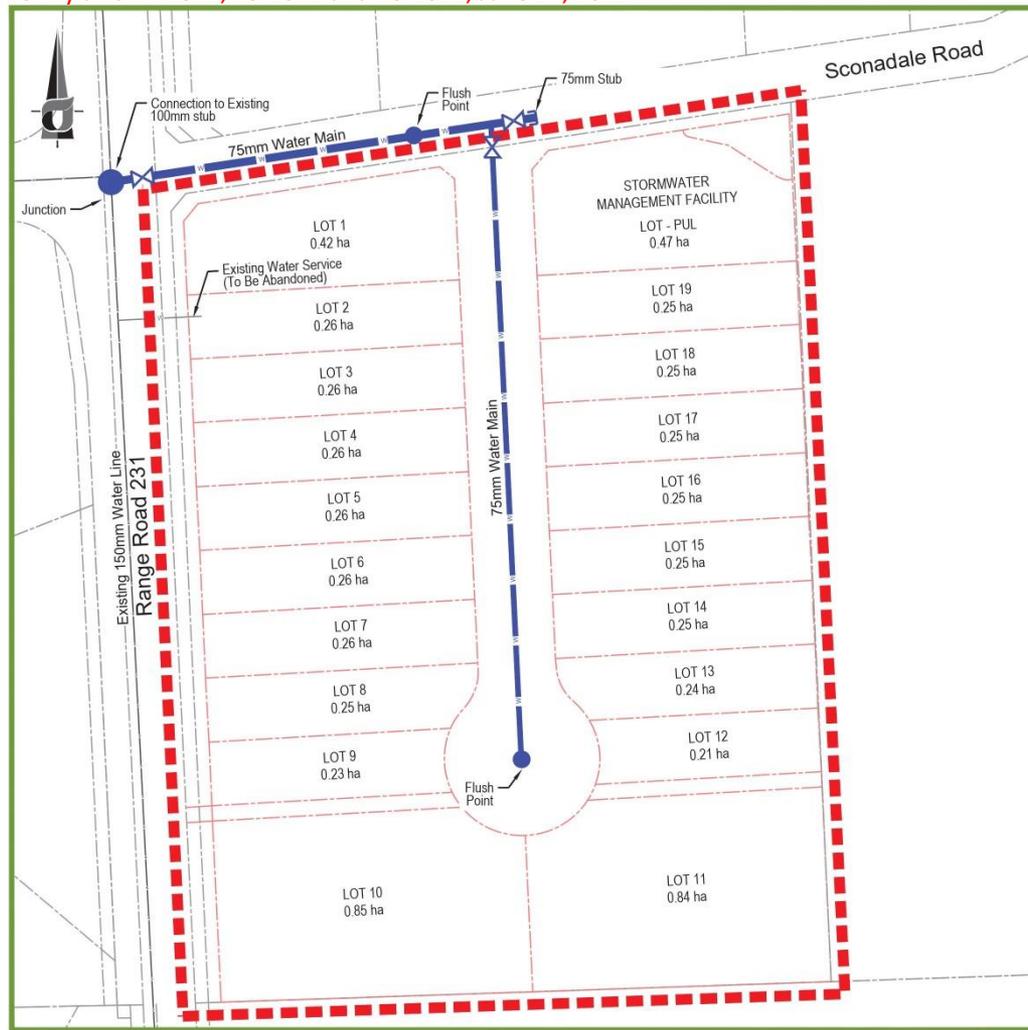


# ASP – MODEL FOR FUTURE INFILL SUBDIVISIONS

- Robust public engagement process
- Good implementation of transition policies
- Good example of working together

# **PRESENTER 4**

# **OASIS ENG.**



### PANORAMA ESTATES

NW 13-52-23-W4M IN STRATHCONA COUNTY, AB

#### PROPOSED WATER MAIN PLAN

SUBJECT TO VARIATION AT TIME OF DEVELOPMENT

FIGURE 4

JANUARY 17, 2022



#### LEGEND

- PROPOSED DEVELOPMENT AREA
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING WATER LINE
- PROPOSED 100mm WATER MAIN
- PROPOSED 75mm WATER MAIN
- PROPOSED WATER VALVE

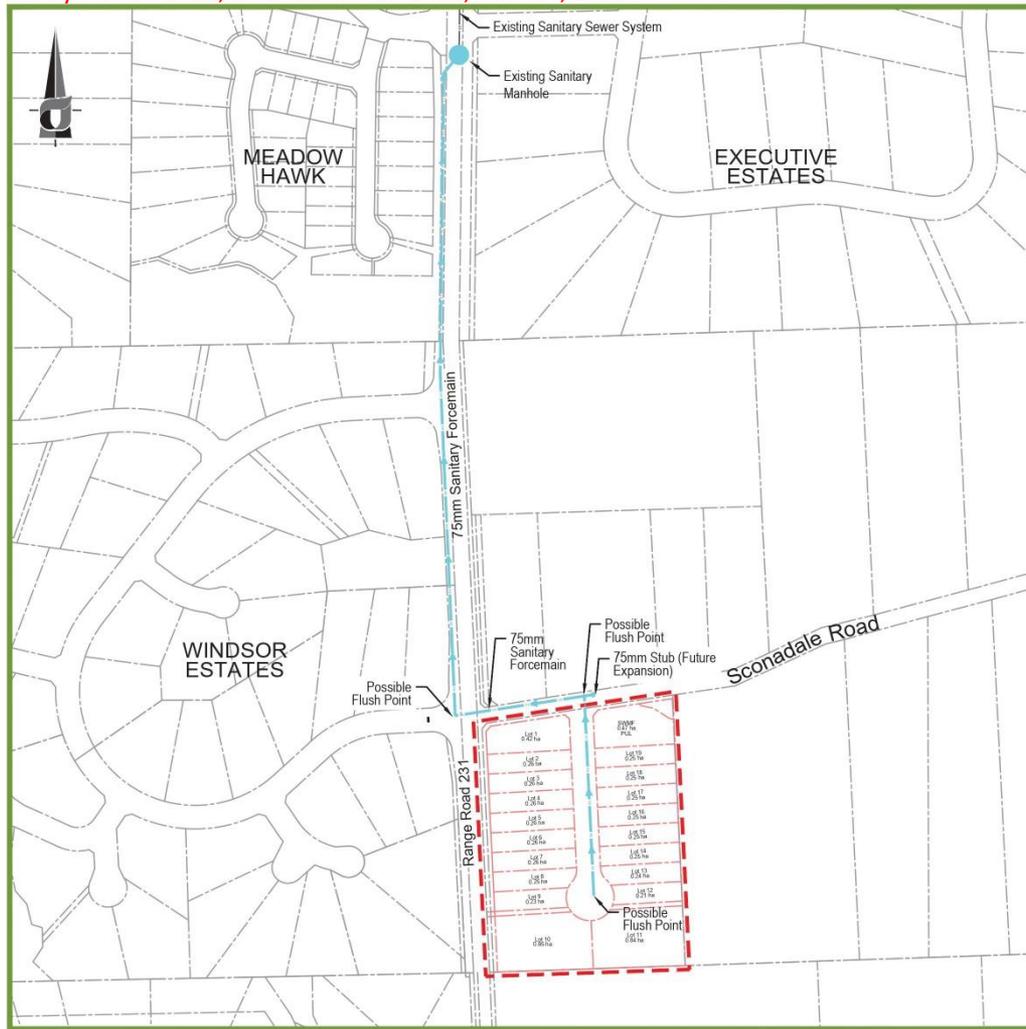


# WATER SERVICING

- A Trickle Fill System will be utilized for servicing the proposed subdivision. This includes the use of a water cistern tank and submersible pump onsite, which is slowly (trickle) filled through the County supply line. This water servicing concept is generally consistent with adjacent subdivisions.

Connection to the existing 150mm water distribution main within RR 231 which has adequate water supply and servicing capacity

- The proposed subdivision is serviced via the existing 150mm water distribution main running North-South along RR 231.



### PANORAMA ESTATES

NW 13-52-23-W4M IN STRATHCONA COUNTY, AB

#### PROPOSED SANITARY FORCEMAIN PLAN

SUBJECT TO VARIATION AT TIME OF DEVELOPMENT

#### FIGURE 5

JANUARY 17, 2022

#### LEGEND

- PROPOSED DEVELOPMENT AREA
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING SANITARY SEWER
- PROPOSED 75mm SANITARY FORCEMAIN

# SANITARY SERVICING

- The proposed subdivision is to be serviced via the existing 250mm sanitary gravity sewer system located North of this land, and services the existing Meadow Hawk subdivision. This sanitary pipe system is located 1.0km downstream of this site, within RR 231, and has adequate capacity to handle the peak outflows from the proposed 19 lot subdivision.
- Within each lot, the homeowner will have a STEP System consisting of a single / two stage septic tank which would separate the solids and effluent, and pump the effluent into a sanitary forcemain for downstream connection to the existing 250mm sanitary sewer system.



## PANORAMA ESTATES

NW 13-52-23-W4M IN STRATHCONA COUNTY, AB

### PRELIMINARY GRADING PLAN

SUBJECT TO VARIATION AT TIME OF DEVELOPMENT

#### FIGURE 9

JANUARY 17, 2022



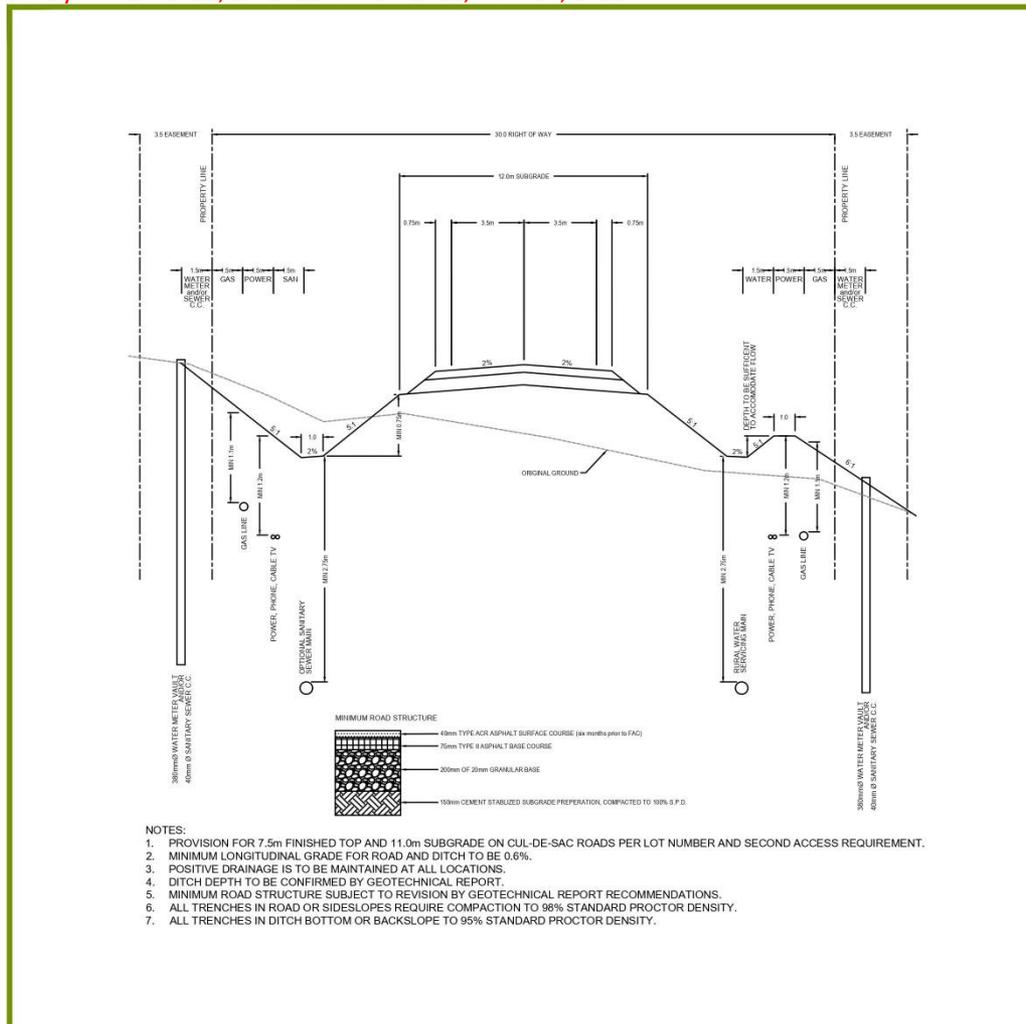
#### LEGEND

- PROPOSED DEVELOPMENT AREA
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- NOISE ATTENUATION FENCE
- PROPOSED DRAINAGE SWALE
- PROPOSED CULVERT
- EXISTING DRAINAGE ARROWS
- CLEARED LOT DRAINAGE ARROWS
- CLEARED LOT
- EXISTING CONTOUR LINES
- PROPOSED ELEVATION (APPROXIMATE)
- DOUBLE/SINGLE LOT ACCESS
- ENVIRONMENTAL RESERVE



# DRAINAGE & STORMWATER MANAGEMENT

- The proposed subdivision has allocated a stormwater management facility at the NE corner of the land, to accommodate storm run-off and containment requirements and prevent any flooding to existing and proposed buildings. In addition, the stormwater release from the pond into the County ditch system will be equal or less than currently experienced from this site as it sits today.
- The proposed cross section of the internal road system will consist of ditches and culverts, which will convey water from the individual lots into the proposed stormwater management facility.



## PANORAMA ESTATES

NW 13-52-23-W4M IN STRATHCONA COUNTY, AB

COUNTRY RESIDENTIAL SUBDIVISION ROADWAY DETAIL (AS PER COUNTY DETAIL #51104)

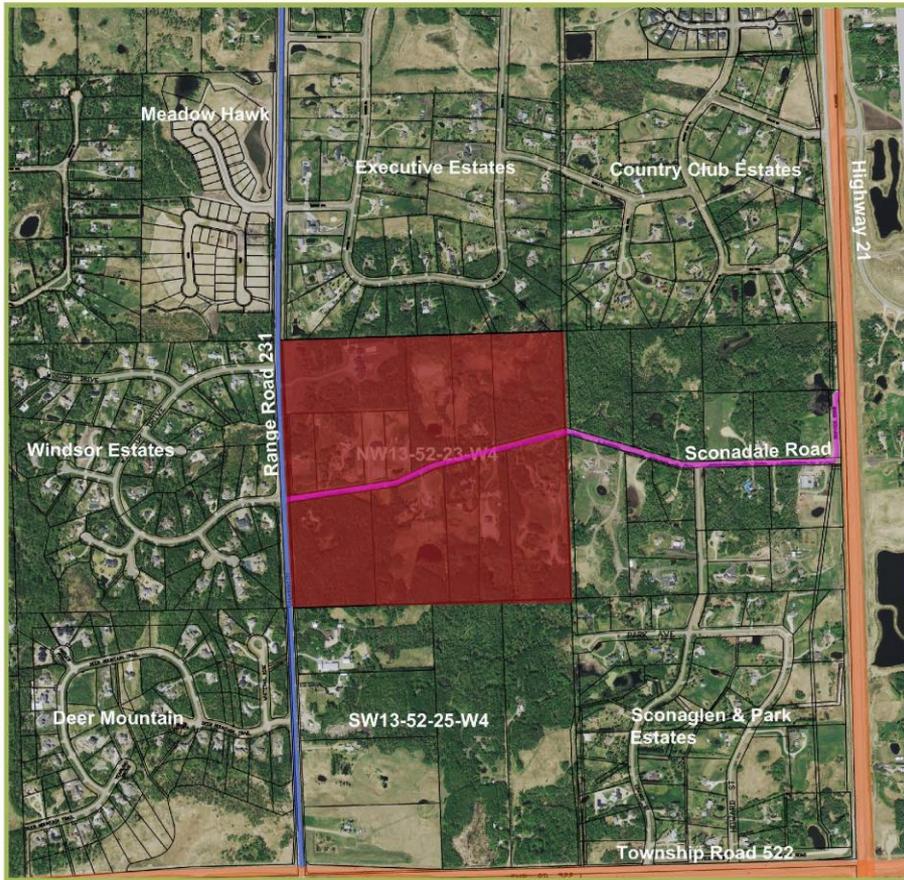
FIGURE 18  
JANUARY 17, 2022

# TRANSPORTATION

- Roadway cross section is proposed for the development's internal road (as shown on next slide)
- An Intersectional Capacity Analysis performed for the intersection of RR231 & Windsor Estates Road/Sconadale Road indicates there is sufficient capacity with the existing intersection treatment supporting the proposed development traffic and future added background traffic.
- A roundabout is recommended (2040) with all development traffic added, as the intersection for this location due to its increase capacity
- The developer is proposing a noise attenuation fence along RR231 to ....

# MAPS

# LOCATION, SITE CONDITIONS



Panorama Estates Area Structure Plan

Panorama Estates Area Structure Plan

## MAP 1 Location & Context

- Site Location
- Provincial Highway
- Rural Grid Road
- Country Residential Subdivision Road



## MAP 2 Existing Site Conditions

- + Water Well
- Swamp, Shrubby
- Swamp, Wooded, Deciduous
- Shallow Open Water, Aquatic Vegetation
- Marsh, Graminoid
- Survey Location



# LAND USE, STAGING

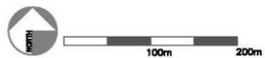


Panorama Estates Area Structure Plan

## MAP 3

### Land Use Concept

- |                         |  |                                |
|-------------------------|--|--------------------------------|
| Residential             | Municipal Reserve                      | Stage 1                        |
| Local Community Service | Swamp, Shrubby                         | Noise Attenuation Wall         |
| PUL                     | Swamp, Wooded, Deciduous               | Potential Future Lot Subdivisi |
|                         | Shallow Open Water, Aquatic Vegetation | Trail Connectivity             |
|                         | Marsh, Graminoid                       |                                |

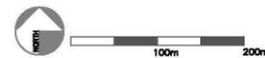


Panorama Estates Area Structure Plan

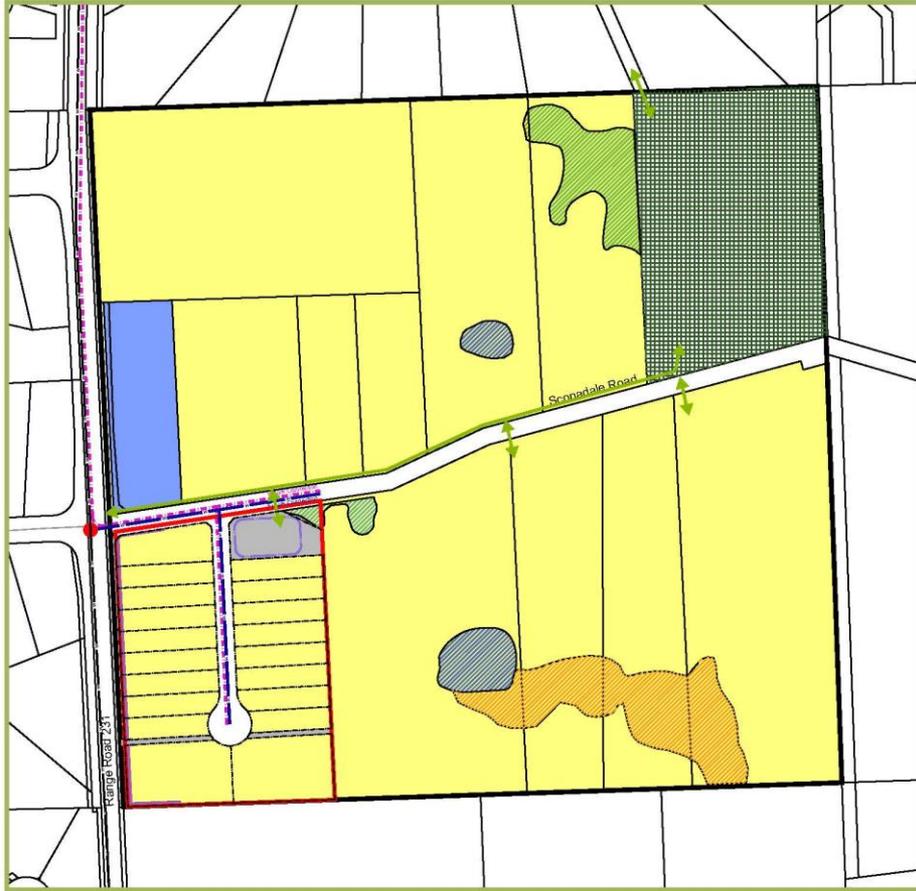
## MAP 4

### Staging Plan

- |               |                   |
|---------------|-------------------|
| Stage 1       | Municipal Reserve |
| Future Stages |                   |



# SERVICING, LOT DISTRIBUTION



Panorama Estates Area Structure Plan

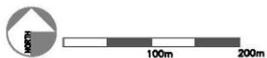


Panorama Estates Area Structure Plan

## MAP 5

### Utility Servicing

- |  |                              |  |
|--|------------------------------|--|
| Residential  | Existing Watermain (150mm Ø) | Municipal Reserve                      |
| Local Community Service                                | Proposed Watermain (75mm Ø)  | Swamp, Shrubby                         |
| PUL (Emergency access)                                 | Sanitary Service (75mm Ø)    | Swamp, Wooded, Deciduous               |
| PUL (Emergency and trail access for adjacent property) | Stormwater Facility          | Shallow Open Water, Aquatic Vegetation |
| Connection Point                                       |                              | Marsh, Graminoid                       |



## MAP 6

### Distribution of Lot Potential

- |                         |                                  |  |
|-------------------------|----------------------------------|--|
| Residential             | Municipal Reserve                | Swamp, Shrubby                         |
| Local Community Service | Potential Future Lot Subdivision | Swamp, Wooded, Deciduous               |
| PUL                     | Stage 1                          | Shallow Open Water, Aquatic Vegetation |
|                         |                                  | Marsh, Graminoid                       |

