



LANCASTER LANDING

8/31/08 Status Report 1 - Plains West Planning Meeting Notes & Outcomes from August 7/08 Meeting with Town of Nanton Administration and Consultants from Associated Engineering, Oldman River Regional Services Commission and the D2S Farms Project Team

Meeting in Nanton Town Office

Attended by: Town of Nanton} Mary Robley, Georgina Sharpe

Associated Engineering} Henry Vander Pyl, Corine Watton

ORRSC} Gavin Scott

D2S Farms Project Team} Steven Butt, Kim Catalano, Robert Kellam, Ivan Chrapko, George Kuhl

Co-chaired by Mary Robley & Robert Kellam

General comments

- MDP update underway ASP needs to be congruent
 - Infrastructure Master Plan underway
 - Several pieces being worked on at the same time, end of 2008 target
 - Development agreement discussions can commence
 - Outline plan (more detailed) based on ASP more general
 - o Higher level of detail already available
 - What needs to move so that ASP can get passed?
 - What could be done for a submission in 30 days?
 - o How do we get there?
 - Tuesday Council Meeting (Aug 5)
 - o Council determined what it was prepared to accept and what they preferred to be dropped from the D2S Farms proposal
-

Commercial

- Village centre/neighbourhood commercial use to be limited to 3 acres
 - o Based on future highway 2 interchange commercial node
 - o Lower area than recommended by Gavin Scott
 - o Could some of the “designated” property be set aside as urban reserve until need for village centre (commercial) use?
-

Storm Water Management

- LID concept of run-off collection cisterns placed on individual lots by developer was not favoured by Council – if done at all, it would have to be left up to individual landowners – concern about Town being saddled in the future with maintenance costs. Felt by Town to be too unreliable – unproven locally.
- The idea of a conveyance system for 1:100 year storm event was thought to be a system of underground pipes that would be uneconomical for this project – later clarification that the conveyance system could/would consist of above ground and overland
 - o Clarification from Town/Associated needs to be explicit



LANCASTER LANDING

- Intention is to meet normal Alberta Environment Standards

Storm Water Management Plan strategy for ASP should be a “high-level” document which discusses conceptual volumes to ensure sufficient land area is provided

No underground storage of storm water is wanted by the Town (with possible exception of individual landowners initiating for themselves)

Rain-gardens, bio-swales etc. need more work before acceptance by Town – primarily a maintenance issue

- Chinook conditions for bio-swales need to be accounted for – some redundancy needs to be built into storm water management
- Need to account for people who don’t want to or can’t maintain a bio-swale system

Town ground-water table rising which is adding to concerns about Lancaster Landing run-off contributing to this through ground water re-charge

- Bedrock issues – better reference in ASP required

Bio-swales need to be eliminated from the ASP

- Better data needed
- Is a hybrid model possible?
- Town doesn’t really want them

Fire flows

The idea of using non-potable water flow for irrigation or fire flows is not wanted

- Too much administration
- Possibility of cross-connections too high
- Too much maintenance

Volume and fire flows need to be at a higher level for national retailers

- 3000 gallons/minute – 10”-12” pipes

Underground holding tank for fire flow supply not too well received by Town

- Town needs better understanding of how and if it would work

If Town water system can’t manage the fire flows, then storage of some sort will have to be considered

- Currently only one pump at the water treatment plant
- Issue of water sprinklers in commercial buildings still under discussion
 - D2S Farms needs to have some flexibility to attract commercial

Town standards and guidelines for engineering are available through Associated Engineering (Nanton is a small town and these are a work in progress)

Area Structure Plan Innovations

These are extensive which is good

Town needs to be led through them to feel more comfortable

Open Space and Municipal Reserve

27th Avenue – remove MR strip so that it is not an impediment for development

- Shadow plan to be prepared by ORRSC?

School reserve issue (MSR designation) not a problem for D2S Farms

Not an issue to remove buildings for public land from plans

Transportation



LANCASTER LANDING

Traffic Impact Assessment (TIA)

- Is a detailed TIA needed at this stage?
- What level of TIA is required?
 - Georgina Sharpe to bring forward the requirements in consultation with Associated and ORRSC

D2S Farms needs to know what is required to support ASP

- Connectivity to downtown (i.e.- east-west connectors)
- Traffic volumes
- Standards/road classifications
- D2S Farms would like it's consultants to derive these in consultation with the Town (Town's consultants)
 - Scope of work needs to be defined
 - Also what isn't going to be in the TIA
 - Is it possible to do a staged TIA?
- Henry Vander Pyl will co-ordinate from Associated Engineering
- D2S Farms needs to know how acceptable existing plan is to have discussion with transportation engineers
- Kim Catalano will supply D2S Farm's transportation engineering consultant name to the Town (target August 29)
- Dialogue between D2s Farms consultants and Town consultants on TIA to take place after August 29th.

Adjacent lot owners have approached D2S Farms about purchasing land for an outlet to 26th Avenue

Development Issues

70% total lot coverage too high; Town wants principle dwelling lot coverage limited to 50%

Other Engineering

Cross-section data on plans too small

- Need to find way to enlarge so shallow utilities can be seen

Can Phase 1 sewage be accommodated with existing plant?

- answer is likely not
- higher than expected infiltration
- flows have doubled in 5 years □ more than can be accounted for by population growth
- Town currently investigating situation
- Plant struggling now

Phase 1 water can be accommodated now for up to 600 people

- Short-term restrictions because of construction at plant
- Conservation measures in use in Town likely to continue

What engineering assumptions can be used for ASP?

- Detailed SWMP not need for ASP
 - Need to know what is happening downstream
 - Outlet location can only be above Town intake if clean water released
 - D2S Farms (Ivan C) not in favour of wet ponds for Storm Water Management
 - Only new- cross-sections need to be shown in plan
 - Sanitary sewer framework basically acceptable –can be tweaked where necessary
timing important
-



LANCASTER LANDING

Summary

TIA is required – level of detail and possible staging to be determined
Maximum area of 3 acres for commercial not sufficient for D2S Farms/Avenue Commercial
Lot coverage of 70% too high for Town – 50% for principal buildings more acceptable - %
for accessory buildings up to 10%?
Sequence of approvals with timeframes requested to be documented by D2S Farms
Earliest date for IMP January or February 2009 which will be the earliest dates for a
Development Agreement and Off-site Levy Bylaw
D2S Farms needs at least a month to absorb and react to comments/feedback on ASP
document and this meeting
D2S Farms could approach Town Council on September 2/08 but a minimum of 1 week
notice is required

Administration

Town does not want any home-owner associations
MDP currently being worked on
MDP, ASP, and Development agreement need to be completed/adopted before development
can commence

- MDP & ASP can possible run concurrently

IMP not related to those processes in terms of concurrency

- May be influential in preparation of either/both though
- Target date for draft IMP to Council is October

ASP should be more of a framework with less detail

- Gavin Scott & George Kuhl will meet and identify where to amend plan to
abbreviate

Ivan Chrapko will meet with Henry Vander Pyl and Corine Watton to discuss engineering
issues