

POGADL PARK

Outline Plan



Sylvan Lake

prepared by



Select Engineering Consultants

August 2019

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1.0 Introduction

1.1 Purpose

The purpose of the Pogadl Park Outline Plan is to describe the land use, servicing, and development objectives for a parcel of land located in southwest Sylvan Lake. This master planned recreational facility is envisioned to be an integral addition for nearby residents and surrounding communities, offering residents the opportunity to enhance their ability to experience recreational activities and attract new visitors to the Town of Sylvan Lake.

1.2 Plan Area

Pogadl Park is located in southwest Sylvan Lake, directly north of Highway 11, west of 60th Street and directly south of the Waterford Station neighbourhood as shown on **Figure 1**. The subject lands are legally described as Lot 2 Block 1 Plan 172 2743. The parcel is bound to the north by Memorial Trail. The Plan Area consists of approximately 32.31 ha (79.84 ac).

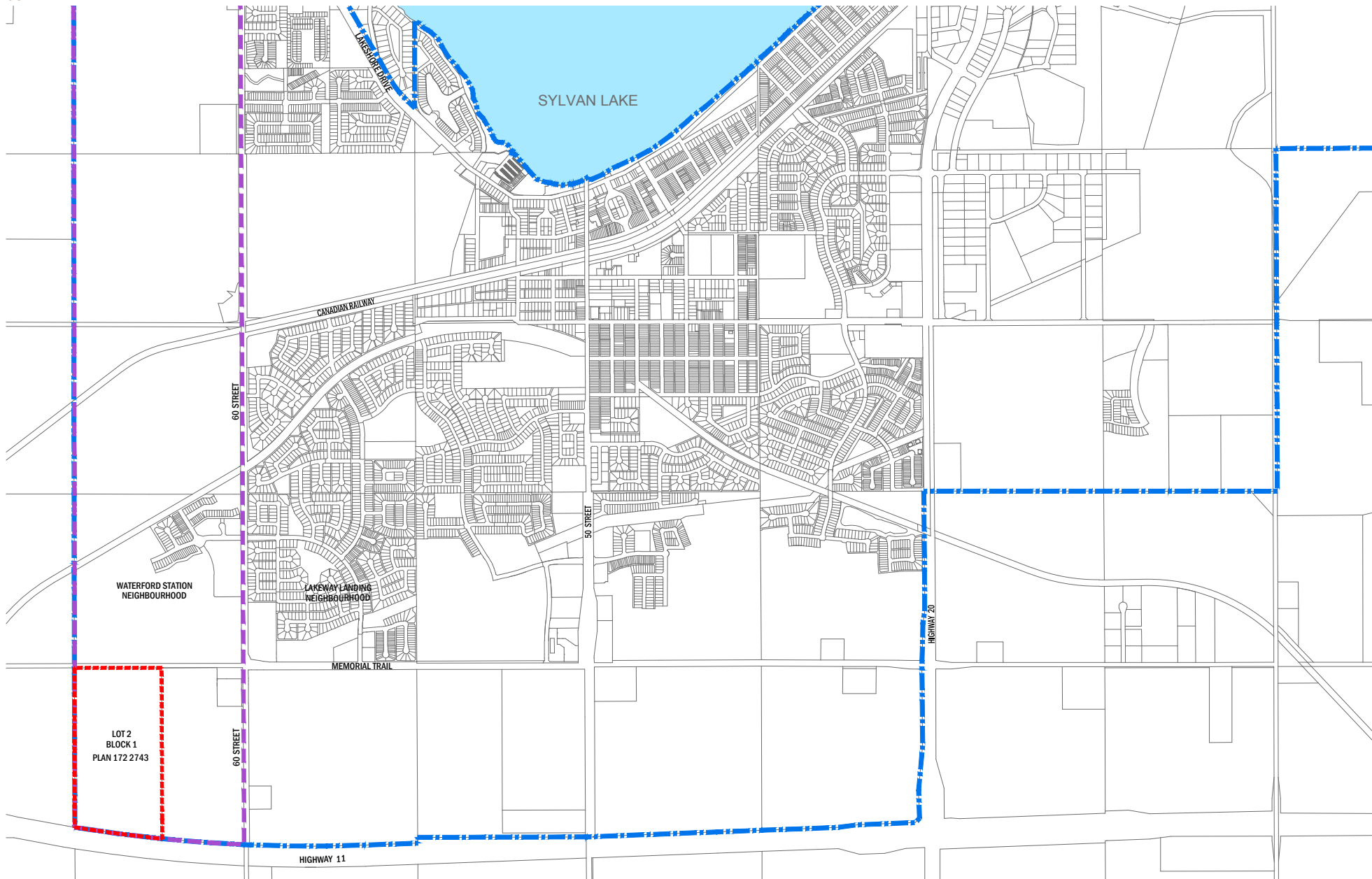
1.2.1 History of the Plan Area

The Pogadl Park Outline Plan Area was historically owned and farmed by the Pogadl family. In 2016 the family sold 60 acres and donated another 20 acres of the land to the Town of Sylvan Lake and the Town has taken over ownership of the land.

A Historical Resources Act Clearance (HRA) is required for this development as advised by the Historic Resources Branch. The Town of Sylvan Lake has applied for HRA approval.

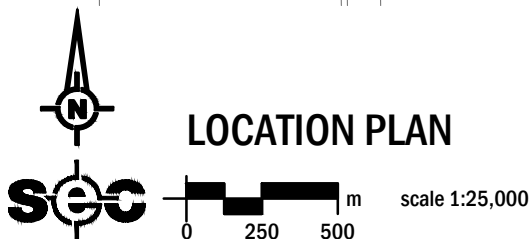
1.3 Plan Interpretation

The Pogadl Park Outline Plan is intended to guide development within the Plan Area. Plan details shall be determined through approval of development permit by the Town of Sylvan Lake.



LEGEND

- Town of Sylvan Lake Boundary
- Outline Plan Boundary
- West Area Structure Plan Boundary



POGADL PARK
TOWN OF SYLVAN LAKE



character image: Multi-Sport Field

2.0 Plan Area Attributes

2.1 Planning Framework

This Outline Plan has been prepared following the policies and guidelines for new development within the Town of Sylvan Lake. This plan has been prepared in accordance with the following documents.

2.1.1 Statutory Planning Documents

Municipal Government Act

The Municipal Government Act (MGA) of Alberta provides the framework, regulations, and the authority municipalities require for land development.

The MGA defines the required information contained within an Area Structure Plan. An Outline Plan is not statutory and therefore is not defined within the MGA, but the overarching ASP defines the requirements for the Outline Plan preparation.

Under the authority of the Municipal Government Act, 10% of the gross developable area of land may be dedicated as Municipal Reserve through a combination of land dedication and/or money in lieu. The Town acquired the land from the Pogadl family through a combination of land purchase and through dedication of municipal reserve from their parent parcel.

Subdivision and zoning of the land shall follow the requirements of the MGA.

Town of Sylvan Lake Municipal Development Plan

The Municipal Development Plan was approved in 2014. An amendment to the MDP was approved in 2016 to incorporate the annexed lands defined by the West ASP, which include the lands where Pogadl Park recreation area is proposed.

The MDP includes a section for Parks, Recreation and Culture providing guidelines for how the development of Recreational Facilities should occur within the Town of Sylvan Lake. The goals, objectives and policies address the following key parks, recreational and cultural issues:

- Maintaining existing passive and active parks and recreation facilities.

- Addressing the need for walkable neighbourhood parks in existing and new parts of the Town.
- Enhancing access and awareness of natural areas.
- Providing interconnectivity between parks and open spaces both locally and regionally.
- Integrating the parks and recreation system into a broader context of green infrastructure to maximize ecosystem conservation.

Town of Sylvan Lake / Red Deer County Intermunicipal Development Plan

The objectives of the Intermunicipal Development Plan (IDP) in the context of Pogadl Park are to continue cooperation between municipalities in delivering recreation and community services and to provide for private recreational uses and development within the Plan Area. The Town and County shall explore ways of providing services to area residents in the most cost-effective manner reflecting the desired levels of service within parts or all of the Plan Area (these may include fire protection, animal control, community facilities, etc.). The Town and County shall share their plans for priorities and timing of investment in recreation facilities.

Town of Sylvan Lake West Area Structure Plan

The Town of Sylvan Lake West Area Structure Plan designates the subject lands as Recreational Facility in the Land Use Concept. The ASP provides the framework and requirements for the subsequent Outline Plans that are required for each ¼ section of land. The policies within the ASP have been considered during the concept design process for the site and the writing of this Outline Plan.

The following principles set out by the West Area Structure Plan also apply to this Outline Plan:

- ***To preserve and integrate natural areas into the design of local neighbourhoods to the greatest extent possible.***

The Outline Plan includes a natural treed corridor, where possible, along the north edge of the plan to provide a connection for wildlife. Two wetlands are being compensated under the Water Act and redeveloped as storm water management facilities.

- ***To provide high quality public areas in the form of parks and other public facilities, that are integrated and well connected within the community, providing both passive and active recreational opportunities.***

Pogadl Park is planned to include active recreation areas for sports and events along with passive open space between the facilities.

- ***To provide a well-connected pedestrian trail system within all neighbourhoods that is integrated with the community trail network.***

The sport facilities are connected by trails within the park and future trail connections to Memorial Trail are identified in **Figure 5**. Additional future trail connections are also proposed as tie-in opportunities once the remainder of the quarter section to the east is developed.

- ***Provide a multi-modal transportation network that balances the needs of motorists, cyclists, and pedestrians.***

The Outline Plan concept shows circulation routes and infrastructure to meet multi-modal needs for motor vehicles, pedestrians, and cyclists.

Town of Sylvan Lake Land Use Bylaw

The Town of Sylvan Lake Land Use Bylaw currently designates these lands as Future Development. Future designation of the lands is proposed to be Public Facility (PF) to support the uses proposed within the plan area.

2.1.2 Supportive Plans

Town of Sylvan Lake Growth Strategy

The Growth Strategy (2008) establishes a high level policy to guide the direction, and form of growth of the Town over a long period of time (30+ years). The study looks at the needs of the community projected into the future to address residential, parks and open space and commercial/industrial lands, as well as housing requirement to accommodate the projected population. The Growth Strategy identifies the following priority in relation to Pogadl Park: Community wide and special purpose park spaces shall be developed at a ratio of 1.88 hectares per 1,000 residents.

Town of Sylvan Lake Municipal Sustainability Plan

The Town's Municipal Sustainability Plan (MSP), which was adopted in 2018, highlights the objectives for healthy growth of the Town for the next 10 years. Key points of the MSP include maintaining and encouraging healthy active lifestyles for all residents, increasing the year-round tourism, and encouraging more artistic and cultural celebration. Pogadl Park will help meet these sustainability goals and encourage new opportunities for the town to come together.

Town of Sylvan Lake Recreation, Parks, and Open Space Master Plan

The Town's Recreation, Parks and Open Space Master Plan provides direction regarding the future recreational needs and expectations for the Town. It outlines the needs for new Town recreational facilities, both indoor and outdoor, and the thresholds at which the Town should be planning for such facilities. This document also covers the types of public amenity features that should be considered for new park and green space development as well as the requirement for recreational trail systems.

The major considerations from the Recreation, Parks and Open Space Master Plan (2010) include the need to replace the existing Four Seasons Park with a new 40-60 acre facility to house adult baseball. The existing fields are identified as being too small, resulting in balls leaving the play area. The Master Plan also identifies a need for municipal camping, soccer fields, and for passive open space, which are all planned to be accommodated within the Pogadl Park Outline Plan.

Town of Sylvan Lake Natural Areas Management Plan

The Natural Areas Management Plan (NAMP) was prepared in 2017 by RC Biosolutions Ltd. This report identifies Environmentally Significant Areas (ESAs) within the Town, along with recommendations for management and protection of those areas.

The NAMP identifies six (6) ESAs within the western half of the quarter section that is the subject of this Outline Plan. Two linear strips of native vegetation along the west and north boundaries of the ¼ section are considered moderately important. The two strips measure 12m

and 20m in width, although much of the west vegetation appears to be within the adjacent property.

The plan recommends keeping one or both of the native vegetation strips that line the west and north edges of the quarter section. These are considered wildlife corridors that allow movement to other ¼ sections.

ESA #3 is identified as a wetland marsh with moderate significance. The remaining ESAs are identified as marsh or ephemeral wetlands with low significance. The wetland ESAs will be incorporated into the overall design of Pogadl Park. They will be maintained or improved to serve as Storm Water Management Facilities for the development. Compensation will be paid under the Water Act, where required, for altering the natural form of these wetlands to incorporate the Storm Water Management Facilities within the Park.

2.2 Existing Conditions

The subject property is located at the south and western edge of The Town of Sylvan Lake, just south of Memorial Trail. Tree stands border the western and northern property lines and there is another tree stand that covers a portion of the southern boundary. The property and surrounding areas are currently used for agriculture. The land to the north across Memorial Trail is under development for residential and commercial uses as part of the Waterford Station Neighbourhood. The plan area also includes two gas lines and four wetlands.

2.2.1 Natural Conditions

2.2.1.1 Vegetation

The Plan Area is bordered by a vegetated windbreak consisting of linear tree stands along the west and north boundaries as shown on **Figure 2**. These tree stands serve as wildlife corridors for wildlife to move throughout the area. In addition, the Sylvan Lake Natural Area Management Plan described the Plan Area vegetation as “native trembling aspen overstores with many native shrub and forb species”.

2.2.1.2 Topography and Soil

The Plan Area has a slightly undulating topography which slopes northeast to southwest towards the southwest corner wetland area. Based on the Geotechnical Investigation completed by Union Street Geotechnical Ltd. In 2017, the soil types found in the Outline Plan area are topsoil, till, sand and mudstone. Fifteen boreholes were drilled and piezometers installed finding that the groundwater level is generally 3.5 to 5m below the surface.

2.2.1.3 Wetlands

A wetland assessment is required to be prepared and submitted in accordance with Alberta Environment policies to receive clearance under the Water Act and Public Lands Act prior to disturbance of any wetlands on site. There are four wetlands identified within the NAMP. A Wetland Assessment and Impact Report (WAIR) will be completed to confirm the information found in the NAMP and to determine the impact on wetlands within the development area.

Compensation shall be paid in accordance with the Public Lands and Water Act to allow for alteration of the wetlands from natural areas to Storm Water Management Facilities.

2.2.2 Natural Resources

2.2.2.1 Utility Rights-of-Way & Pipelines

There are two utility rights-of-way located in the Plan Area, as shown on **Figure 2** and as described below.

Right of Way 833NY

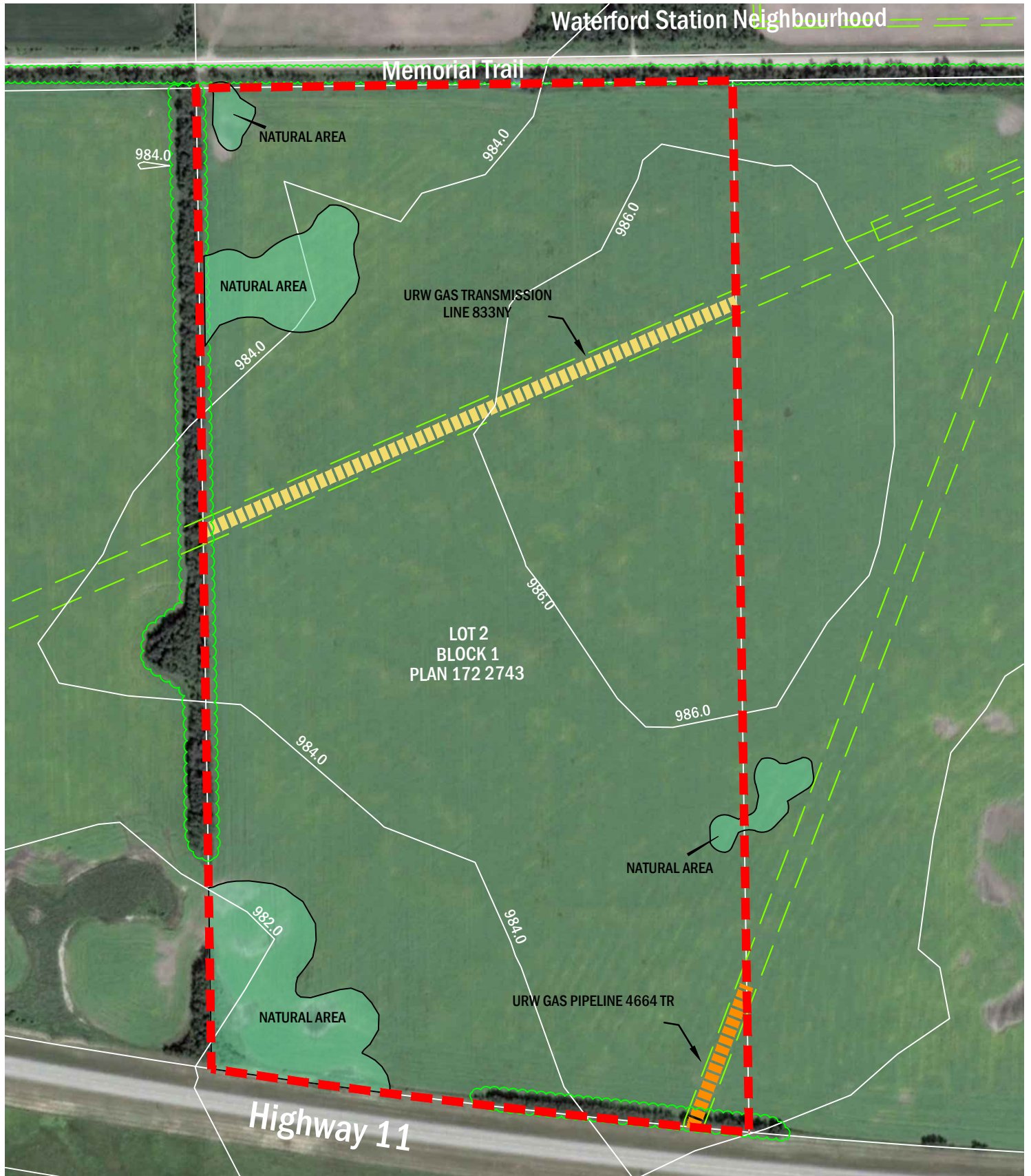
Atco Gas & Pipelines Ltd. Natural Gas Transmission Line known as P58544-11. Line runs northeast to west through the middle of the parcel. Atco has requested via comments at the Area Structure Plan stage, that the pipeline be respected throughout the parcel. As the development concept shows, the number of crossings over the pipeline will be limited and crossings will be at, or as close to 90 degrees. There will be no permanent structures or amenity spaces located along the pipeline, this area will be respected and integrated into passive park areas.

Right of Way 4664TR

NAL Resources Limited Natural Gas Pipeline known as P9584-1. Line runs south at the southeast corner of the parcel.

2.2.2.2 Abandoned Wells

According to the Alberta Energy Regulators website, there are no active or abandoned wells located within the parcel boundaries.



LEGEND

- | | | | |
|--|-----------------------|--|-----------------------|
| | Existing Topography | | Gas Pipeline |
| | Existing Tree Stand | | Gas Transmission Line |
| | Pipeline Right-of-Way | | Natural Area |
| | Outline Plan Boundary | | |

POGADL PARK
TOWN OF SYLVAN LAKE

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FIGURE 2

2.3 Surrounding Development

2.3.1 Land Uses

The subject property is located adjacent to the southern and western borders of the Town of Sylvan Lake. The property and surrounding areas are currently used for agriculture.

West

Land west of the Plan Area is mainly undeveloped agricultural land within the jurisdiction of Red Deer County. Memorial Trail becomes Township Road 384 before turning into Range Road 15A and connecting to Range Road 20 in the parcel to the west. There are a few residential acreage lots located further west as well.

North

Land north of the Plan Area is intended for a future neighbourhood called Waterford Station. This neighbourhood is planned for a mix of residential development with a commercial node located along 60th Street. This commercial land is currently the only major commercial area planned west of 50th Street. The first stage of residential development is underway.

East

Land east of the Plan Area is undeveloped agricultural land zoned under the Future Designation District (FD) under the Towns Land Use Bylaw, but is identified under the West ASP as industrial land intended to support business park type development.

South

Land directly south of the Plan Area is David Thompson Highway (Highway 11). Across the Highway is agricultural land located within the jurisdiction of Red Deer County which has been identified as a potential joint development area.

2.3.2 Nearby Amenities

2.3.2.1 Recreational

Residents within the Town of Sylvan Lake benefit from convenient access to recreational beaches and lake activities during summer months. During winter months those activities shift to snowmobiling, ice fishing etc. These lake amenities provide year round enjoyment to the residents reflecting the Town's focus on "Brilliant All Year". The Lake is located approximately 3 km northeast of the Pogadl Park plan area. The Lakeway Landing Neighbourhood to the northeast provides a variety of recreational amenities within walking distance of the Plan area. There is an off-leash dog park located east of the Plan area along 60th Street about 800 m away. There is also a small sledding hill and two skating rinks located within Leader Field during the winter months.

The Recreation, Parks & Open Space Master Plan (RPOSMP), provides direction and sets priorities for the future development of recreation, parks and cultural opportunities and associated facility development for the next ten (10) years. Since the RPOSMP was developed in

2010, there has been minimal investment or enhancements to the Town's outdoor recreational and sporting amenities.

Over the last eight (8) years the population in Sylvan Lake has increased by approximately 33%; however, the outdoor recreational and sporting amenities have not changed. Throughout this time, minor and adult user groups have not been able to accommodate growth due to a deficit in the Town's infrastructure. The facility shortage has resulted in a majority of the user groups either applying caps to their registrations, or seeking facility usage in neighbouring communities.

Using strictly the population thresholds as illustrated in the RPOSMP, the following Town's outdoor amenities are at a population deficit as of 2018;

Amenity	Deficit #
Baseball Diamonds	-3
Soccer Fields	-1
Tennis Courts	-1
Playgrounds	-1

**Note: newer or emerging sports, such as pickleball, were not included in the 2010 Master Plan, but have been identified as a required amenity as per the 2018 user group and public engagement sessions for Pogadl Park.*

In addition, the RPOSMP identifies recommendation for priorities. The recommendations identified in the Master Plan, were prioritized into three categories; short term (1-5 years), medium term (5-7 years) and long term (7-10 years). The conceptual design Pogadl Park addresses the following priorities identified in the Master Plan:

- Development of a major sports park (short-term)
- Additional baseball facilities (short-term)
- Additional soccer fields (short-term)
- Municipal campground (medium-term)
- Outdoor stage/event space (medium-term)
- Splash/spray pad (long-term)

The park program developed for the future Pogadl Park is based on both active and passive recreation needs as identified in the RPOSMP. The Town has engaged numerous stakeholders, organized sport groups, and the general public for feedback and input on the conceptual design of the future recreational park.

Based on the information and feedback collected through the 2018 engagement sessions and guiding Town documents, Administration and the consultants have developed a concept that identifies recreational infrastructure that meets the needs of our growing community in an efficient, effective and environmentally sustainable manner.

2.3.2.2 Trail Connections

The development of Pogadl Park will bring both foot and cyclist traffic in from surrounding neighbourhoods. As a major point of interest, the park will have great walkability features including trail connections to the north through the Waterford Station Neighbourhood and future connections to the east.

The Recreation, Parks and Open Space Master Plan identifies a potential future trail node at Memorial Trail and 60th Street where multiple trails meet to provide access to various locations throughout the Town. This node will provide access from surrounding neighbourhoods to Pogadl Park. Trails within the park will provide multimodal opportunities for walking, running, biking, etc.

2.3.2.3 Commercial

There is currently no commercial development near the site for Pogadl Park, however there is a future planned commercial development within the Waterford Station Neighbourhood along 60th Street. The commercial district within this neighbourhood will support the needs of the sports park and campers by providing amenities such as food and drink and other shopping necessities. The commercial development will complement the recreational facilities and enhances the location selected for this major Town project.



character image: Spray Park

3.0 Development Objectives and Concept

3.1 Development Objective

The objectives of the Pogadl Park Outline Plan are:

- To provide comprehensive recreational facilities that allows people to be active participants in sport, to be spectators in sporting events and to attract and welcome visitors to the Town.
- Retain significant natural features within the plan area for educational and ecological purposes.
- To provide an area for community facilities and equipment.
- To provide an area for overnight camping.
- To connect areas to the plan and neighbouring communities through trails.

3.2 Land Use Concept

The Land Use Concept for Pogadl Park has been created to address a community need for more recreational facilities, camping opportunities and public works facilities. The Development Concept is included as **Figure 3**. Details of the concept are subject to change with detailed design of the site.

3.3 Land Use Summary

The main land use within the Pogadl Park Outline Plan is recreational. Baseball, slo-pitch, soccer, football and many more recreational facilities may be provided within the park. There will be activity space for everyone to enjoy the facilities provided. A hockey rink and casual ice surface may also be provided for winter months. There is a Community Operations Yard and Town Operations Building planned to provide support for the park uses and facilities. Maintenance equipment and supplies will be stored here to service the park and other areas of the Town.

Accompanying the facilities for sport and recreation is the infrastructure that delivers services to the area and helps people travel within the site. The infrastructure includes storm ponds, to manage storm drainage, roadways for vehicles, and trails for pedestrians. Natural features are planned to be integrated within the site development, where possible, as stated within the Natural Area Management Plan (NAMP). These include the linear vegetation corridors on the north and west boundaries of the site and four wetlands throughout the site. The tree stands help to provide a wind break to maintain a more comfortable environment for Park users and also provide a corridor for wildlife to connect to other areas. Road widening of Memorial Trail may impact the existing vegetation along the north boundary. The tree stands, naturalized corridor along Memorial Trail and the constructed berm in the southeast corner of the park will provide buffering from busy roadways and will reduce traffic noise and visual disruption from Highway 11 and Memorial Trail. No additional buffering is planned along Highway 11. The Park will be a regional destination point for the Town and should be visible to travelers passing by.

The proposed Storm Water Management Facilities (SWMF) are located in low-lying areas where wetlands are identified within the Natural Area Management Plan.

The Atco pipeline that runs through the site will be respected and the area it covers will be incorporated into the plan as passive park areas. There will be limited crossings and no permanent structures built on it to reduce chances of future conflicts with the pipeline.

There will be an area designated for Recreational Vehicle (RV) overnight stay, operated as a public campground. The campground is complementary to the recreational uses as it provides lodging opportunities for tournament participants and spectators from out of town. RV users will also be attracted to the amenities Pogadl Park offers.

Pogadl Park will be an 80-acre municipal recreation facility, 1.21 acres of that space will be reserved for the future expansion of Memorial Trail which will help service and access the site.

Waterford Station Neighbourhood

Memorial Trail

Town Operations

URW GAS TRANSMISSION LINE 833NY

Future Industrial

RV Campground

URW GAS PIPELINE 4664 TR

Highway 11

Note: Development Concept is preliminary and is subject to change

LEGEND

-  Internal Roadway
-  Recreation Facilities
-  Pipeline Right of Way

-  Stormwater Management Facility
-  Outline Plan Boundary

CONCEPT PLAN

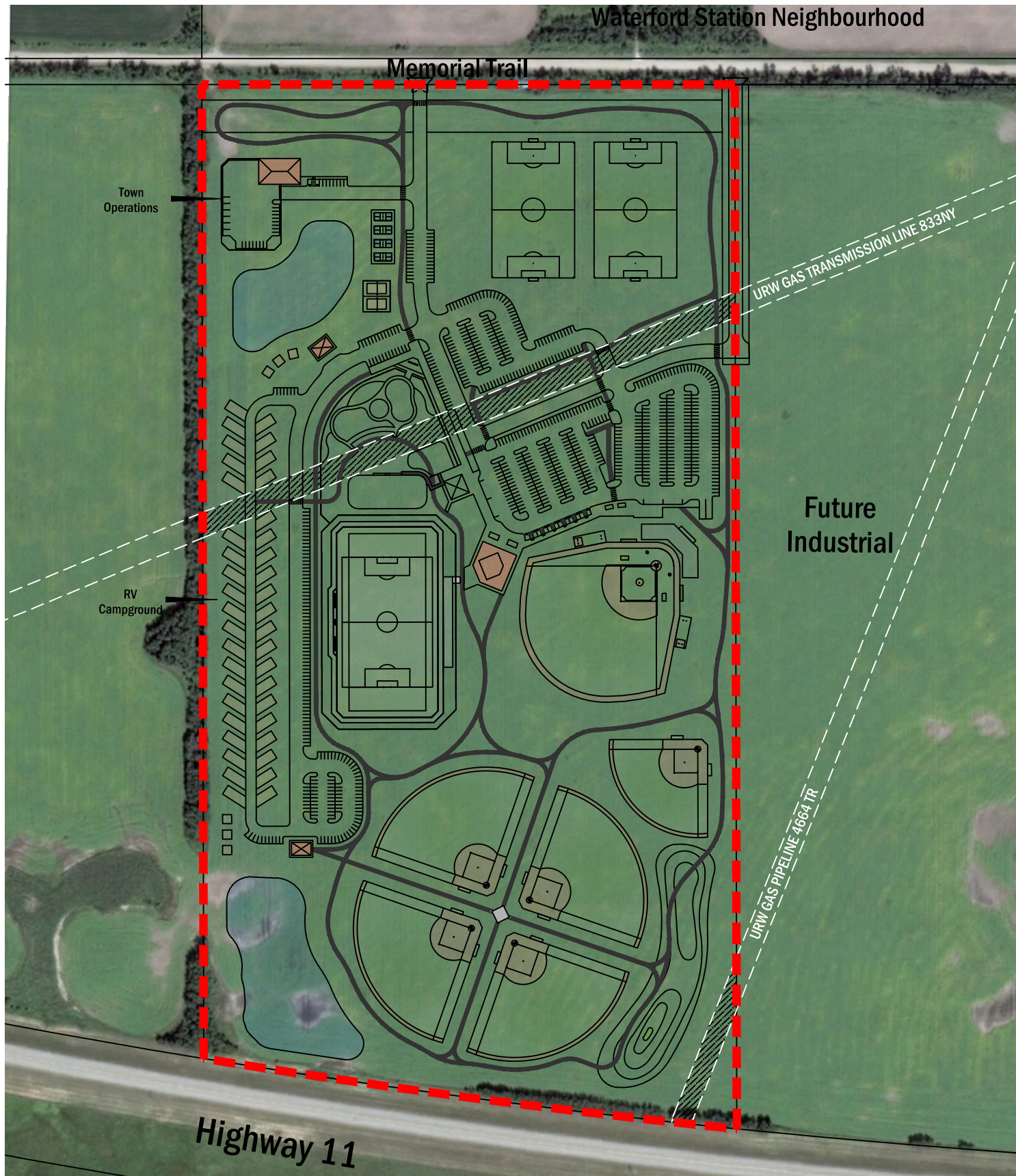


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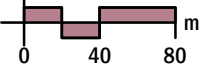
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FIGURE 3



Note: Development Concept is preliminary and is subject to change

CONCEPT PLAN



scale 1:4000

LEGEND

- Recreation Facilities
- Stormwater Management Facility
- Pipeline Right of Way
- Outline Plan Boundary

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TOWN OF SYLVAN LAKE

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FIGURE 4



4.0 Recreation Facility

4.1 Intent

Recreation Facilities are the major land use within Pogadl Park. Amenities include walking trails, sports fields, and passive open fields consisting of a mix of naturalized areas and manicured passive spaces which provide areas for informal play and exercise.

4.2 Recreation Amenities and Open Spaces

The park concept proposes baseball diamonds, slo-pitch diamonds, multiple soccer and sports fields, volleyball, tennis, basketball and pickle ball courts, an outdoor hockey rink, campground and amenity building with change rooms, spray park and playground. A trail is planned along the perimeter of the park and will provide connectivity to the various facilities.

4.2.1 Passive Park

Areas of Pogadl Park will be left open, providing opportunity for passive and informal recreation, such as walking, playing frisbee, reading a book, a game of tag, and gathering spaces for socializing, etc.

4.2.2 Trails

Over 2 km of trails have been identified within **Figure 5**. The trails will link the different amenities within the park and provide a circuit for active users. The specific structure of the trails will be determined with the Town at Development Permit stage.

The Trails will provide access to the sport facilities from parking areas and will also provide a link to the Waterford Station Neighbourhood along the access road to the north and to future development to the east. The trails will connect up to and along Memorial Trail once the road improvements are completed.

Walking trails will be separate from the road network, where possible, to keep pedestrians safe and to create a more enjoyable trail system to use. Trails within the development will handle all

pedestrian movements throughout the park. Sidewalks are only planned near the amenity building and the baseball facility at this time, to assist pedestrian movements from parking lots.

A naturalized corridor is recommended by the NAMP along the north boundary of the site. There are some existing trees, but these will likely be removed with road widening of Memorial Trail. Replanting of a strip of land along a trail would provide a naturalized corridor for wildlife movement on an established route.

4.2.3 Campground

The campground area will include approximately 40 RV parking stalls that will have servicing once the whole park is serviced, however they will be initially available without servicing. The RV stalls will be able to be used during spring, summer and fall, but will be closed during winter months. Accompanying the RV stalls are tent setup areas for traditional camping.

4.2.4 Storm Water Management Areas

The Storm Water Management Facilities are a form of passive open space where people can observe wildlife and relax near the pond. The northern storm pond is located near the proposed community operations yard and would provide a picturesque location for staff to eat lunch. The ponds are integrated into the trail network, providing access to joggers, cyclists and pedestrians.

Waterford Station Neighbourhood

Memorial Trail

URW GAS TRANSMISSION LINE 833NY

Future Industrial

URW GAS PIPELINE 4664 TR

Highway 11

Note: Development Concept is preliminary and is subject to change

CONNECTIVITY PLAN

LEGEND

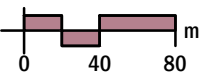
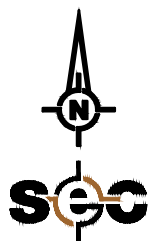
- ● ● ● Trails
- ➔ Possible Future Trail Connection
- ■ ■ ■ Outline Plan Boundary

- Joint Access Collector Road
- 10.5 m North Access Road
- 10.5 m South Park Road
- 8.5 m Campground Loop

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FIGURE 5



scale 1:4000



character image: RV Camping

5.0 Transportation

5.1 Intent

Access to the site will be directly off of Memorial Trail. The site access will align with the intersection to the north that connects to the collector roadway within the Waterford Station Outline Plan. The Town of Sylvan Lake has planned for future upgrades to Memorial Trail that will provide a more urbanized road network in the area.

5.2 Road Network

General road width classifications are shown on **Figure 5** and correspond to the sample cross-sections on **Figure 6**.

The site will be accessed off of Memorial Trail, with the main park access aligning with the proposed Waterford Station collector roadway to the north. The road network within the northern half of the site will consist of 10.5 m wide roads to access the various parking locations.

A second access to Memorial Trail will be developed as a joint access with the adjacent property. It is proposed that a 20 m road right of way be established to develop a 12.5 m wide collector road in accordance with the Town of Sylvan Lake Development Process & Design Guidelines to serve as a right-in right-out access to both sites.

This road will be subdivided and registered as road right of way on title, and a joint access agreement will be required with the adjacent land owner. If a joint access agreement cannot be agreed upon with the adjacent land owner, there would still be sufficient room for a continuation of the 10.5 m road to connect as the right-in right-out access to Memorial Trail along the eastern boundary, which would serve only the Pogadl Park parcel.

The internal road on the south portion of the site will also be designed to 10.5 m width, however only one side will have urbanized curb and gutter as shown on **Figure 6**.

The road to service the RV campground is separated to avoid through traffic and the potential disruption to campers. This road will be 8.5 m wide and will be restricted to one-way traffic only for the RV Campground as shown on **Figure 6**.

The road network will provide long sight lines at slow speeds with clear signage and road markings to promote safety for both vehicles and pedestrians.

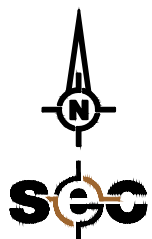
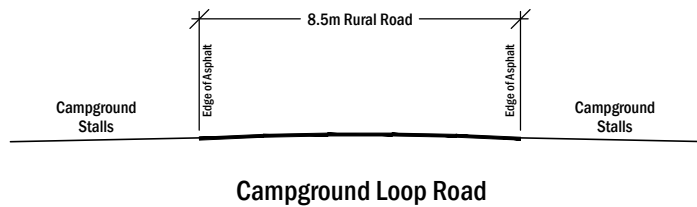
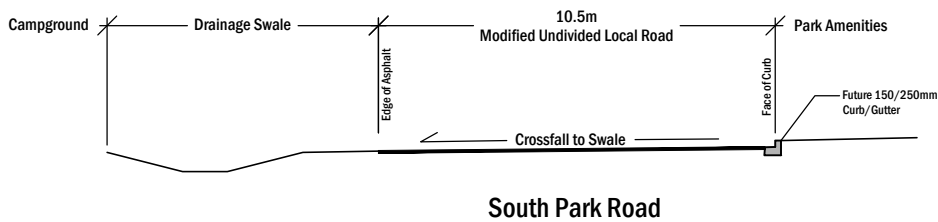
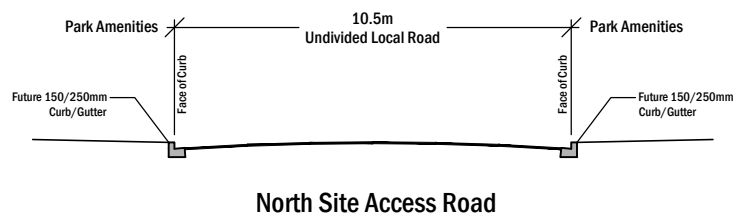
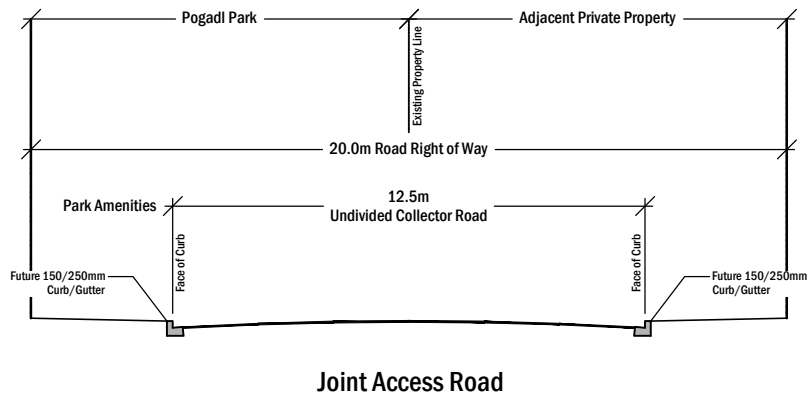
Future upgrades will be made to Memorial Trail to meet increased service and capacity demands for this area. Future road right of way to be subdivided from the parcel has been identified along the north boundary of the plan area to accommodate road widening and other upgrades to Memorial Trail.

5.3 Transit

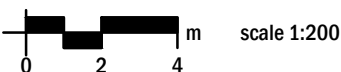
The Town of Sylvan Lake does not provide any transit services at this time however, transit buses could be accommodated on the planned roadway in the future, and there is a loop provided to enter and exit the lands. Internal roadway shall be constructed to accommodate private buses. Future transit planning could be accommodated by this facility, which will be a major focal point as a public transit destination.

5.4 Parking

Public parking areas within the park will provide convenient access to recreational facilities. A parking area will also be provided for the community operations yard. All parking facilities will be designed in accordance with the Town of Sylvan Lake's current Land Use Bylaw at the time of Development Permit. On-street parking within the site is not anticipated however, it would be permitted in certain areas if necessary.



CROSS SECTION



POGADL PARK
TOWN OF SYLVAN LAKE

* Subject to Town of Sylvan Lake Development Process & Engineering Design Guidelines and General Construction Specifications review and approval

260-18001-01-PRF006.DWG
Jjurincic September 24, 2019

FIGURE 6



6.0 Servicing

6.1 Intent

Servicing for Pogadl Park has been designed based on the extension of services shown in the Waterford Station Outline Plan. The extension of the infrastructure into Pogadl Park will ensure servicing for the area, as well as provide extensions for future development to the east.

6.2 Water Servicing

The overall water network for the plan area is illustrated on **Figure 7**. The intent of the system is to provide essential water to key areas and buildings in Pogadl Park. The connection to the existing system would be directly opposite of the access to the park at the Waterford Station Neighbourhood. Since there is only one connection point for the park site available in the Waterford Neighbourhood, it has been assumed that the looped connection would be through the lands to the East identified as future industrial. The future industrial lands have a connection to the existing system available in the Waterford Neighbourhood, which will complete the loop. Water looping has also been shown within the Pogadl Park area to ensure design criteria can be met. All water mains in the Pogadl Park site will be designed in accordance with the Town of Sylvan Lake Development Process & Design Guidelines and General Construction Specifications.

Water looping will be provided to the site along and through the property to the east. Should the east property not be developed prior to the requirement for the water looping, a loop can be created by running a new main along the shared road on the east side of the site. It is anticipated that the water looping will not be required until the development of the large baseball stadium is complete and fire protection is needed. However, a water network analysis will be performed during the design phase of the project to further detail the timing and requirements of the looping.

The alignments for the water mains will vary depending on the areas that they will be installed. In general, the water mains will be aligned in the roadways where possible for ease of maintenance. Within the campsite the mains will run along the roadway with services brought in to each site. There will be one looping main that will be required to run though the field between the football field and baseball quad complex. Alignments of the mains can be found on **Figure 7**.

6.3 Sanitary Servicing

All wastewater generated by the Pogadl area will be collected in a gravity system. This system will drain north to the-proposed system stub shown in the Waterford Station Neighbourhood. The illustration on **Figure 7** shows how the system will run through the land and the areas they will be servicing. There is also a stub shown for a future connection for the industrial lands to the East. All of the sanitary mains in the area will be designed in accordance to the Town of Sylvan Lake Development Process & Design Guidelines and General Construction Specifications.

The alignments for the sanitary mains will generally be installed within the roadways of the site. This will allow easy access for maintenance equipment and manholes will be easy to find. Within the campsite the mains will run along the roadway with services brought in to each site. Alignments of the mains can be found on **Figure 7**.

6.4 Storm water System

6.4.1 Major Drainage System

The Pogadl park site will contain two storm water management facilities, one located in the northwest corner and one located in the southwest corner. These areas will be designed to accommodate the 1:100 year storm event with the outlet controlled to pre-development flow rates. The intent of the storm water management facilities is to detain the major storm event, as well as, enhance water quality of storm water to meet Alberta Environment guidelines. The ponds will also serve as scenic features of the site and will be constructed to enhance the naturalized feeling of the area. The major drainage flows will be conveyed to the ponds through a series of overland routes. These routes will be designed to channel the water flow away from critical areas that can be damaged with high water flows. Generally, this will be through roadways, parking lots and open green space areas. The minor storm system will be connected to the north pond facility, as well as, a series of overland swales. The pond outlet discharge will be constructed to maintain the storm water flows at pre-development rates through the second storm water pond the south west corner of the site. This will ensure we protect and enhance the existing wetlands and its features without cutting off the natural water supply to this area. The northern storm water pond will be constructed with Phase 1. In the event the pond reaches capacity, the excess water will outlet to the ditch along Memorial Trail via overland flow in swales until such time that budget allows for the construction of the second storm pond and pipe necessary to facilitate the connection between the facilities.

6.4.2 Minor Drainage System

The minor storm system will be a combination of catch basins with a piping network and overland drainage to handle the 1:5 year storm events. The overland system will be used to collect storm flows in the larger grassed areas where a network of concrete and bio-swales will be implemented. Bio-swales or grass swales will be used wherever practical to create a natural look and feel to the open space areas, while providing the necessary drainage. In the ball park areas where grades are shallower, concrete swales will be implemented to ensure proper drainage of the areas. Where practical, the concrete and grass swales may be connected to the

pipings network. The minor piped storm system will be connected to the pond with a submerged inlet for the piping network and a channel with erosion protection for the overland drainage. The minor storm piping system will collect water from parking areas, buildings and hard surfaced areas. The design of the minor storm system will be completed in accordance with all relevant Alberta Environment and Town of Sylvan Lake Standards.

The alignments for the storm mains will generally be installed within the roadways of the site. This will allow easy access for maintenance equipment and manholes will be easy to find. The pond interconnection main will run through the campsite and manholes for this main will be placed such that maintenance equipment can easily access them for cleaning. Any services to buildings will be routed the shortest way possible to ensure easy maintenance and cleaning of the lines. Alignments of the mains can be found on **Figure 7**.

6.5 Franchise Utilities

Shallow Utilities will be required for the Pogadl Park Area. These utilities will include power (Fortis), telephone, cable tv, internet (Telus/Shaw) and natural gas (ATCO). These services will be extended from the proposed Waterford Station area to the North.

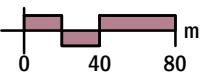
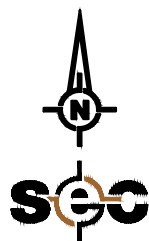


LEGEND

- Storm Pipe
- Sanitary Line
- Watermain
- Outline Plan Boundary

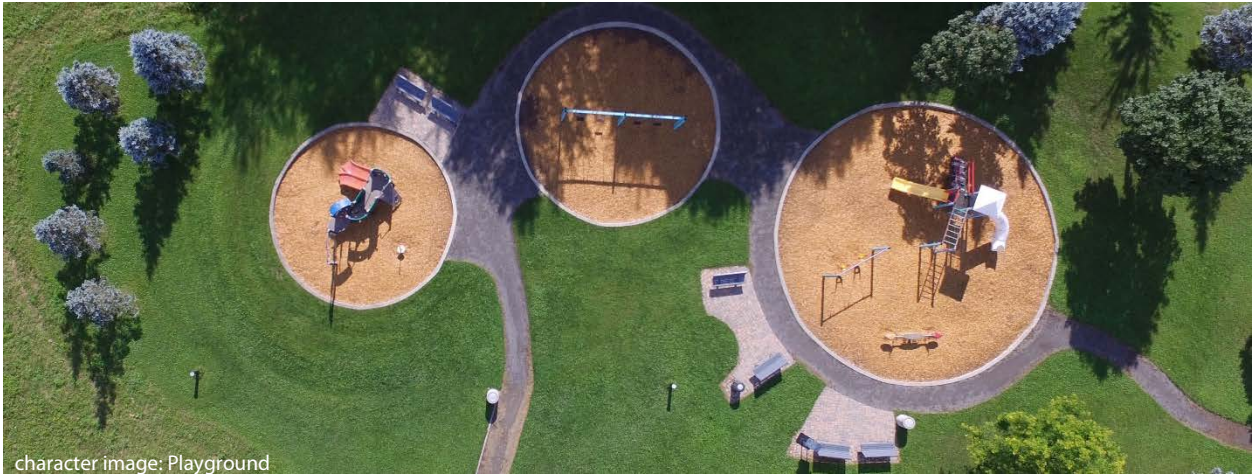
Note: Development Concept is preliminary and is subject to change

SERVICING PLAN



scale 1:4000

POGADL PARK
TOWN OF SYLVAN LAKE



character image: Playground

7.0 Implementation

7.1 Phasing

There is one phase planned at the time of writing of this Outline Plan, with additional phases to be determined in the future based on budget and need, as shown on **Figure 8**. The initial phase of development is proposed to include the site access, the north storm water management facility, RV Park, slo-pitch diamonds and the supporting uses for these areas. Also included in Phase 1 is a Baseball Stadium and a parking area for the Stadium. The construction of the entire facility will take multiple years and will be completed through a phased development. Phasing the development allows for possible changes to future portions of the park to improve the overall facility based on need and feedback from the public. Future phases of the facility will be communicated to the public prior to construction. Timing and specifics of those phases will be based on budget and need at the time of development.

Memorial Trail

PHASE 1

PHASE 1

Future
Industrial

URW GAS TRANSMISSION
LINE 833NY

URW GAS PIPELINE 4664 TR

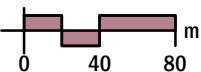
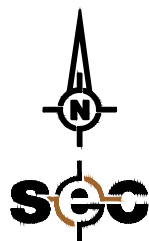
Highway 11

Note: Development Concept is preliminary and is subject to change

LEGEND

- Phase Boundary
- - - Outline Plan Boundary

PHASING PLAN



scale 1:4000

POGADL PARK
TOWN OF SYLVAN LAKE

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FIGURE 8