



City of Grande Prairie

Development Services Department

COUNTRYSIDE SOUTH OUTLINE PLAN

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Council Resolution of August 20, 2001

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APPENDIX

#1 Land Use Summary Table

MAPS

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1.0 Introduction

The City of Grande Prairie's Municipal Development Plan requires that Area Structure Plans be prepared for all new residential neighbourhoods in Grande Prairie.(Policy 3.3.1). As the area that is to be developed will be a new residential area, an area structure plan has been prepared to meet the requirements of the Municipal Development Plan.

The purpose of this plan is to outline the nature and level of subdivision and development proposed for this area. Specifically the plan will describe the sequence of development, the mixture of land uses, the location of transportation and utility routes, and other such matters which will affect the subdivision and development of the lands. The plan will be consistent with Policy 3.3.1 and other policies of the Municipal Development Plan.

A more specific purpose of the plan is to provide both the City and developer with a framework which when approved by both parties will lead to a faster approval time for subdivisions provided that any subdivision or development is done in a manner which is consistent with this plan.

In addition to dealing with the single parcel of land within the City boundaries, the plan will also describe in general terms, the future development potential for certain adjacent lands in order to fully examine the implications for future servicing and transportation requirements. However it is recognized that these lands are not located within the boundaries of the City of Grande Prairie and as such do not form a legal part of this plan.

2.0 Legal Description

The land which is the subject of the application is located in the NW1/4 7-71-5-W6M. The parcel contains approximately 114 acres more or less.

The land is currently jointly owned by 643004 Alberta Ltd. and 643006 Alberta Ltd.

3.0 Background

The City of Grande Prairie has a requirement to provide additional lands for residential development to accommodate the future growth of the City. The City has experienced a healthy growth rate in the past two years and if additional forestry developments occur, the demand will continue.

The City's Municipal Development Plan states that the City should encourage the private sector to provide housing that is innovative and affordable and that is targeted to special groups such as disabled persons, mature adults, and seniors. (Policy 3.3.3).

Policy 3.3.5 also identifies the need to encourage programs of innovative housing techniques and subdivision designs, to encourage moderate increases in densities.

This plan has been prepared to help implement the City's residential development planning policy as outlined in the Municipal Development Plan.

The plan will outline the uses intended for the area, the manner in which the land will be developed including the phasing, an outline of the servicing of the area and the overall transportation network for the area.

The plan is intended to provide for the subdivision of land for residential purposes. More specifically, the area is intended to provide affordable housing utilizing a combination of smaller lot sizes and unique design standards.

In 1984, the City approved the Resources Area Structure Plan for lands south of 100 Avenue and east of the rail lines. It is intended that this plan replace a portion of the plan for the area lying in the NW 7-71-5-6.

4.0 Existing Land Uses

The existing land uses on the site include two single family residences and associated farm buildings. The balance of the land is a combination of pasture and bush with the bush in the south part of the site and pasture in the north. The land is being used to pasture horses.

On surrounding lands outside of the plan area to the south and the east are a small number of country residential uses, residential development on very large lots. Much of the surrounding land is also in bush and pasture.

The development of this site for residential purposes is compatible with the other surrounding uses in the area.

To the north is land which is designated as residential in the Municipal Development Plan.

To the west, and immediately adjacent to the site is the CNR Rail line, Resources Road and Country Club Estates.

5.0 Site Topography and Natural Features

The site is located in the south east sector of the City. As indicated in the previous section the land is currently a combination of bush and pasture.

The land is gently undulating and contains some low pockets of moisture. Generally the slope of the land is to the southeast at 0.7%.

There are no physical constraints which would hamper the development of the site for residential purposes.

6.0 Constraints to Development

The land is conducive to development for residential purposes. In the immediate area there are two man made features which will have to be considered in the design of the subdivision. The CNR rail line to the west of the site will require that a separation distance or buffer be developed between the residential uses and the rail line. In addition, a major high pressure gas line parallels the rail on the western side of the property. A visual and noise buffer shall be provided between the residential uses and the rail line and shall be of a construction type to minimize maintenance.

On the north side are local power and gas lines which will have to be considered.

There are no natural constraints to the development of the area, other than two existing single family residences.

7.0 Land Use Classifications

The Intermunicipal Development Plan for the City and the County of Grande Prairie which covers the area of the plan, identifies the future land uses in the area as residential both in the City and as a long term annexation area in the County. This plan is consistent with this objective.

The current Municipal Development Plan identifies the area as residential on the Future Land Use map.

The Land Use Bylaw classifies the area as Urban Reserve (UR). The zoning will have to be amended in order to accommodate the future subdivision and development in the area.

The area is currently covered by the Resources Area Structure Plan. This plan should be rescinded as it is inconsistent with the adoption of the Countryside South Plan.

8.0 Land Use Design Principles

The major use of area will be primarily single family residential and associated uses. Some semi-detached or duplex housing will also be developed at random locations throughout the subdivision to provide additional mix.

The area will be designed to provide for smaller, more affordable lots. To this end it can be expected that the lots will have smaller frontages, widths and depths than currently allowed. The net affect of the different standard will be to provide a more affordable housing style.

As the area is developed, larger lots may be developed in the more southerly phases of subdivision. Much of this will be based on market demand.

Further, the plan will accommodate the two existing residences on the site. This may mean that these lots will be larger than normal.

The integration of parks will be utilized through the plan area to service the recreational needs of future residents. The parks will be accessed by local roadways or by grassed public utility lots. It shall be the policy of the Developer to promote the usage and maintenance of the public utility lots by future lot owners.

Some consideration for future expansion to the south and to the east has been given. The road network is designed to allow extensions to the land in both directions should these landowners want to develop their respective properties as residential. However, specific plans for these areas are beyond the jurisdiction of this plan until such time as the land is annexed into the City.

Some of the existing tree cover will be maintained wherever possible.

9.0 Population

When the area is fully developed approximately 507 lots will have been created. The most recent population analysis by the City of Grande Prairie indicates an average household size of 2.75 person per household. The analysis does not give a more specific breakdown for single family areas but one can expect a slightly higher average for an area of purely single family houses.

For the purposes of this plan, an average household size of 3.25 person per household has been used. This figure will mean that the population will be in the order of 1650 persons, resulting in an average gross density of 36 persons per hectare.

City statistics show that 18.9% of the population is of school age, between 6 and 17 years. Based on this assumption, the neighbourhood when fully developed may generate approximately 310 school aged children.

10.0 Reserve Dedication

Municipal reserve (parks), will be provided in a manner which is consistent with the development of the area as residential. Parks will be integrated with the residential development in order to provide future residents with open space and recreational opportunities. The general intent of the plan is to provide municipal reserve in parcels large enough to satisfy the local needs only.

A series of small parcels will be provided in key locations as play areas for children. All parks will have legal access via streets or utility lots. The recreation sites will be strategically located and will be designed to minimize long term maintenance costs.

In addition a buffer will be developed along the west side of the property. This area will be integrated into a trail system for the City and provide links between this area and other bike routes in the City and ultimately the urban park trail system.

Given the size of the area, a school site is not deemed to be required and will not be provided.

Further, lands which are under right-of-way restrictions should be considered as municipal reserve, if the lands can be developed for recreational purposes, such as major pathways.

Only the reserve requirement owing as a result of the subdivision will be required at any given time. Any other outstanding amount will be deferred to the balance of the parcel.

As identified in Appendix #1, "Land use Summary", the preliminary projection of municipal reserve within the entire plan area is 6.1%. Should all of the requirements of the Act be necessary, the balance of the required municipal reserve, 3.9% or 1.8 hectares, shall be deferred to the parcel of land encompassing the proposed storm retention pond within the SW 1/4 of Section 7-71-5-W6M. The area shown as MR surrounding the retention pond shall be subdivided from it's existing parcel, landscaped and seeded, with paved pathways linking the Countryside South development, area lighting and other recreational facilities incorporated into the area. Land acquisition would be pending on agreements reached with the landowner of SW 1/4 of Section 7-71-5-W6M, Mr. Roy Bickell.

11.0 Phasing

It is intended that an initial subdivision of approximately 107 lots will be created in the northwest corner of the site. The northwest corner is the most logical for development as it will minimize the requirement for road construction, provide an entrance into the subdivision and provide for the proper sequencing of development.

However it is recognized that sanitary sewer and water services will be brought in from the south due to the topography of the land.

Extension of the East Trunk Sanitary Sewer will be required along the south and east boundaries as development phases proceed.

12.0 Implementation

In order to implement this plan, the city will approve the plan by by-law. Once the plan is approved, the developer may proceed with any land use bylaw amendments, subdivision application and any other measures that may be required to proceed with development.

Once this plan has been approved, any subdivision application which conforms to all land use bylaws and the intent of this plan will be approved as expediently as possible after the receipt of the application in its complete and final form.

Major amendments to this plan will be processed by bylaw. Subdivisions which contain minor variations will be processed according to existing subdivision policy.

Due to the proposed servicing requirements of the area, it will be necessary to apply for subdivision approval from the County of Grande Prairie as well.

Separate arrangements for subdivision approval and development agreements will be negotiated with the County.

13.0 Utility Servicing

In preparing this section, consideration has been given to both the internal servicing requirements of Countryside South and to the water and sanitary sewer trunk main requirements, which must be provided not only for this area but for all of the east side of the City of Grande Prairie. Consideration has also been given to the remaining lands in Section 7-71-5-W6M within the County of Grande Prairie, with respect to sizing and locations of water and sewer trunk mains. This consideration is vital to the long term plans of the east side of Grande Prairie.

Utility servicing will be predominately contained within Public Utility Lots. This has been the preferred servicing concept of the City of Grande Prairie for some time, however it is only one option available.

Development Policies:

- 13.0.1 Subdivision construction shall not proceed until a Servicing Agreement is finalized between the City of Grande Prairie and the Developer, and an acceptable geotechnical investigation has been completed.
- 13.0.2 Underground utilities shall generally follow the alignments indicated on Maps 6,7, and 8.
- 13.0.3 Public utility lots shall generally be 10 meters in width and shall be graded and landscaped at the Developer's expense.
- 13.0.4 Utilities required within the road right-of-way, such as storm sewer mains and leads, fire hydrant leads and street light cables, shall be located in the boulevards or easements outside of the carriageway, where possible.
- 13.0.5 All service lines shall be installed underground and all utilities shall be designed based on the City of Grande Prairie and Alberta Environment's Standards.

13.1 Sanitary Sewer

Servicing is to be compatible with the City of Grande Prairie's Wastewater Collection System Master Plan.

Countryside South will be able to connect to the existing Country Club Estates Lift Station on an interim basis and the lift station will be upgraded as necessary, with associated costs funded entirely by the Developer.

The City shall determine when servicing by the lift station is no longer available and the extension of the East Trunk Sewer is required. The cost of extending the East Trunk Sewer from Country Club West to the lift station will be funded by the City.

The "Wastewater Collection System Master Plan", proposes a 900mm diameter main to border the south property and a 750mm diameter main to border the east property of the Countryside South Development. These sizes would be checked during design of the Phase 1 Development of Countryside South, considering all affected lands within the City and all affected lands within the County that may be annexed by the City in the future.

The proposed East Trunk Main initiates at an existing 1350mm City main at 100th Street and 60th Avenue. At the time of this report the East Trunk Main had been installed to the west limit of the Country Club Estates Subdivision.

13.2 Storm Sewer

Servicing is to be compatible with the City of Grande Prairie's Stormwater Drainage System's Master Plan.

The policy of Alberta Environment to combat watercourse erosion, is to restrict storm water discharge from any new development to pre-development flows. This is accomplished with storm ponding areas that fill during a storm and slowly empty through a controlled flow outlet after the storm.

Preliminary designs for the plan area, including the 1/4 Section to the south, show a requirement of approximately 17,000 cubic meters of storm water storage for a 1:100 year storm.

Wetlands with standing water exist in the quarter section to the south of Countryside South (SW 1/4 Section 7-71-5-W6M). These wetlands have an existing overflow water course to the east in the northeast corner of SW 1/4 Section 7-71-5-W6M. This water course eventually traverses south and east to Bear Creek.

At the time of detailed design, it shall be determined if there is a requirement to deepen this water course, or alternately install a piped system east to the drainage channel, in order to adequately service future development within the SW 1/4 Section 7-71-5-W6M.

Map #8 shows the storm sewer concept, as well as a proposed storm retention pond located in the SW 1/4 Section 7-71-5-W6M. The piping into and out of the pond and the actual pond itself, shall be considered a utility lot. This lot shall be subdivided from it's existing parcel and included in the Phase 1 development of Countryside South. The utility lot would be owned by the City of Grande Prairie. This acquisition of land would be pending on agreements reached with the landowner of the SW 1/4 Section 7-71-5-W6M, Mr. Roy Bickell.

The area shown as MR surrounding the pond, and mentioned earlier in the report, shall be landscaped and seeded, with paved trails, area lighting, and other recreational facilities incorporated into the area.

13.3 Water System

Servicing is to be compatible with the City of Grande Prairie's Water Distribution System Master Plan.

In reference to the plan area, the "Water Distribution System Master Plan" identifies a proposed 300mm watermain along the north side of the property, connecting to an existing 250mm main at Poplar Drive and 68th Avenue. The plan also identifies a proposed 200mm watermain along the south boundary of the plan area, connecting to an existing 200mm watermain in the southeast corner of Country Club Estates.

A fire flow analysis shall be completed at the time of detailed design to confirm required fire flows, can be generated by the system.

13.4 Shallow Utilities

Power, gas, telephone and cablevision services will be designed by the Franchise Utility Companies and conform to utility lot alignments set out by the Developer and the City of Grande Prairie.

An existing 150mm high pressure gas line is located on the east side of the CNR right-of-way, in a 15.24 meter N.U.L. right-of-way. The gas line shall remain as is.

An existing 50mm high pressure gas line is located in a 9.14 meter easement, parallel to 68th Avenue, and approximately 32 meters south of the south property line of 68th Avenue.

There will be a requirement to relocate this 50mm line north into the proposed utility lot, as it conflicts with proposed lotting in it's present location.

14.0 Transportation

All roadways will be designed to meet the City of Grande Prairie engineering standards for roads. The future road network and classifications are outlined on Map #5.

It is intended that access to the area will be provided from 68th Avenue at one location, at the 92nd Street alignment. An emergency access to 68th Avenue will be established at the east side of the development, as shown on Map #5. The alignment of the westerly intersection will be consistent with the future plans for alignment of 92nd Street.

Access to the lands east of Countryside South will be provided for, as shown on Map #5. Transit routes shall be accommodated on collector roads only, as shown on Map #5.

In the future and as other lands to the south develop, access across the rail line to Resources Road may be developed. However as this involves other lands outside the boundaries of the City, it is not proposed at this time.

In addition, all roadways will include curbs and sidewalks to City standards.

The upgrading of 68th Avenue to provide access to the plan area, will occur in accordance with the Resources Road Functional Plan 1996. The Developer will fund the upgrading of 68th Avenue from Resources Road to 92nd Street to a collector standard, including accommodation for pedestrians and street lighting.

The City will fund the upgrading of the intersection of Resources Road and 68th Avenue and the installation of signals at the railway crossing.

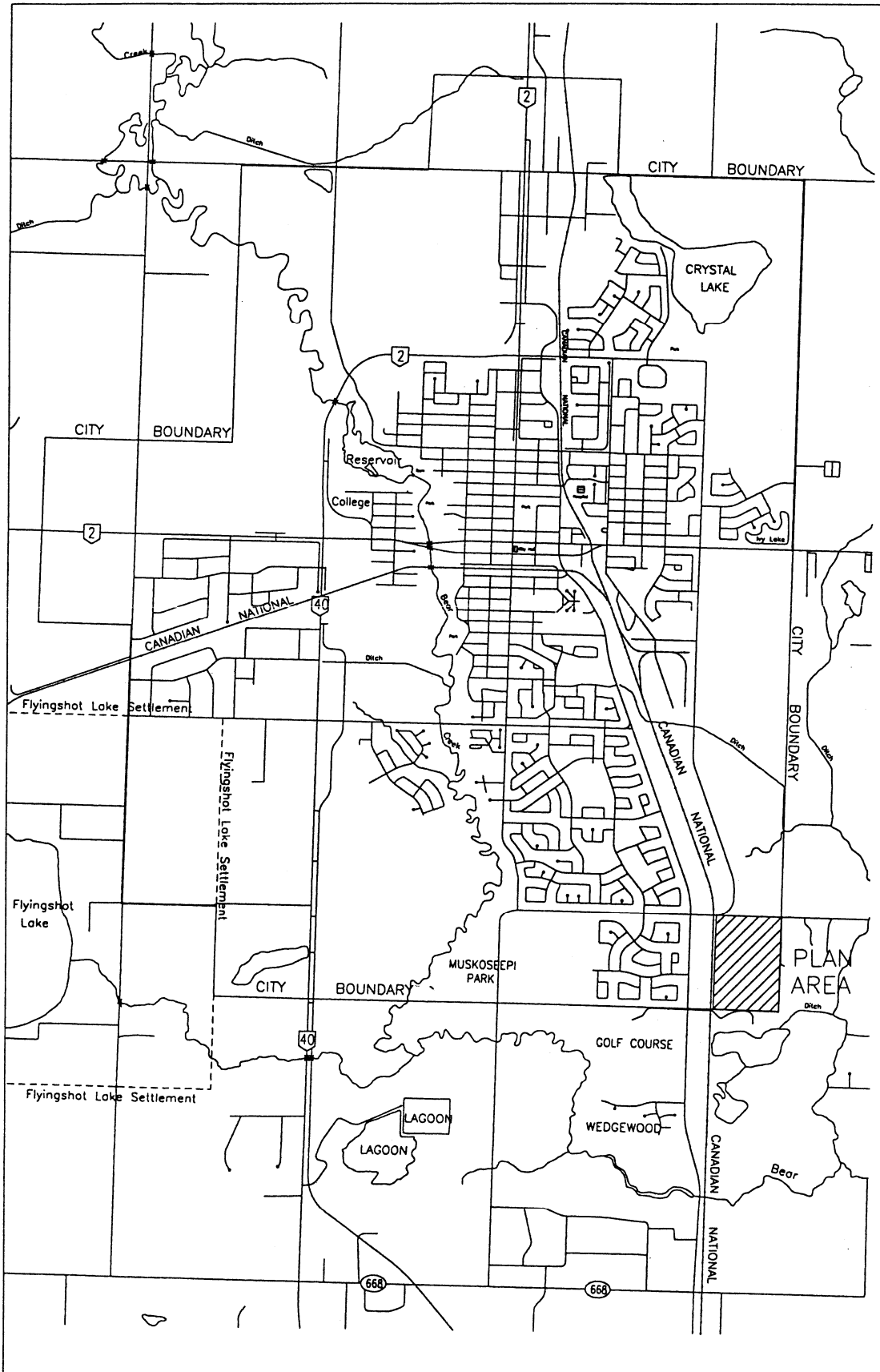
APPENDIX 1
LAND USE SUMMARY

LAND USE	NET AREA (hectares)	NET AREA (% of gross area)
Residential Lots	26.35	57.1%
MR School	NIL	NIL
MR Parks	2.81	6.1%
Public Utility Lots	6.60	14.3%
Street Right-of-Ways	<u>10.39</u>	<u>22.5%</u>
TOTAL GROSS AREA	46.15	100%

COUNTRYSIDE SOUTH OUTLINE PLAN

Map No. 1

CITY LOCATION

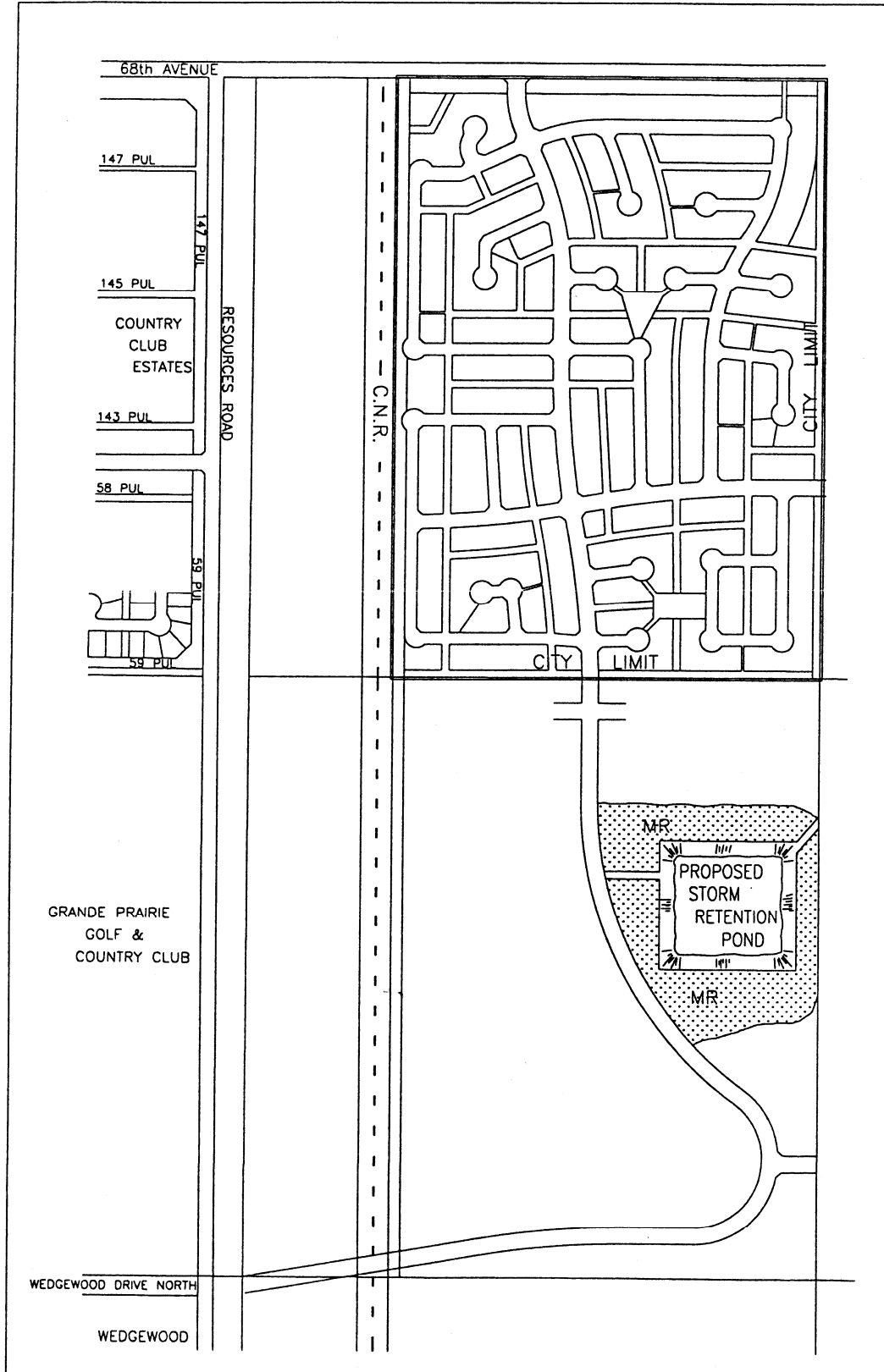


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COUNTRY SIDE SOUTH OUTLINE PLAN

Map No. 2

PLAN AREA BOUNDARY & FUTURE LAND USES



LAND USES

EXISTING UR
PROPOSED R1-A

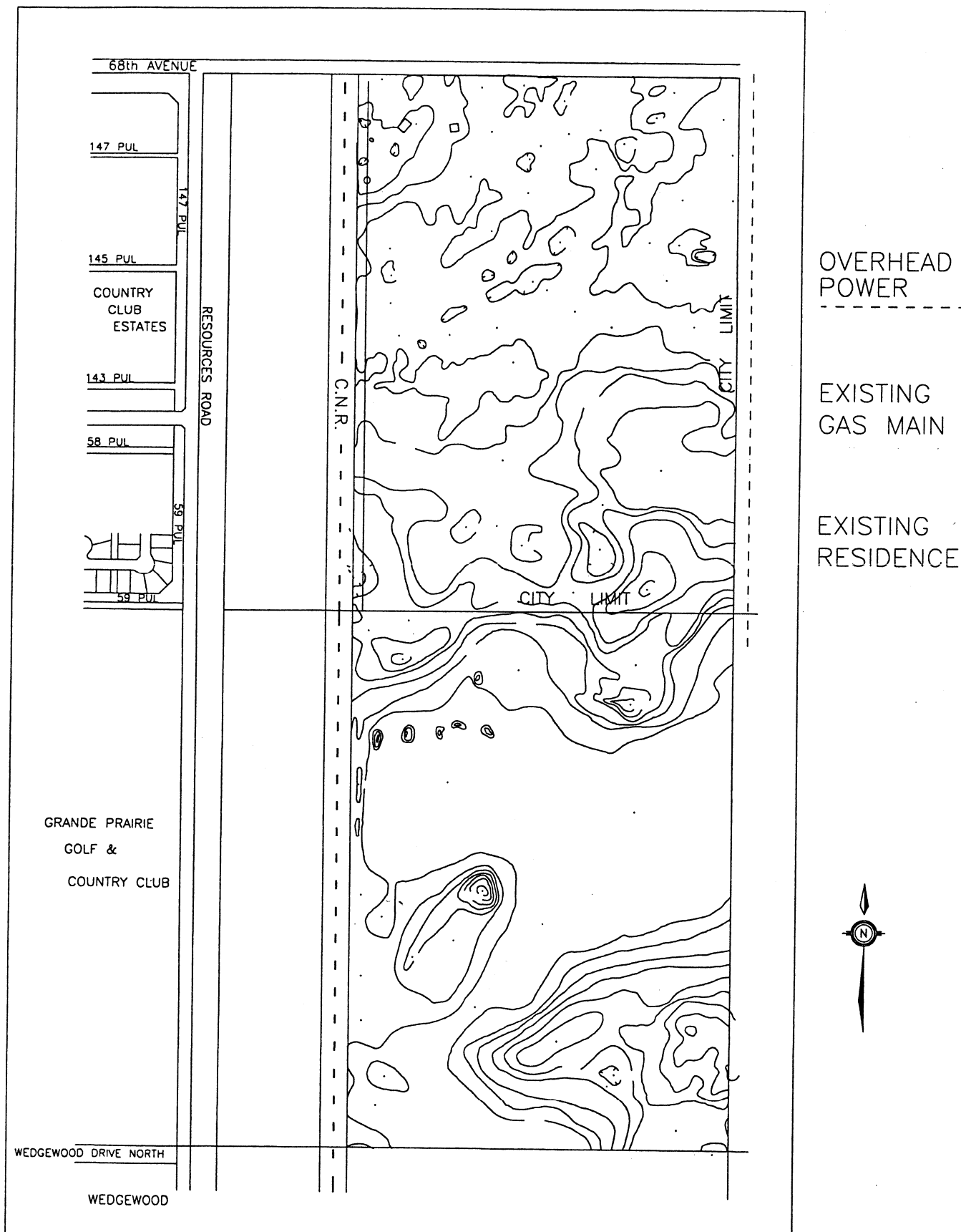


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COUNTRYSIDE SOUTH OUTLINE PLAN

Map No. 3

TOPOGRAPHY & EXISTING FEATURES

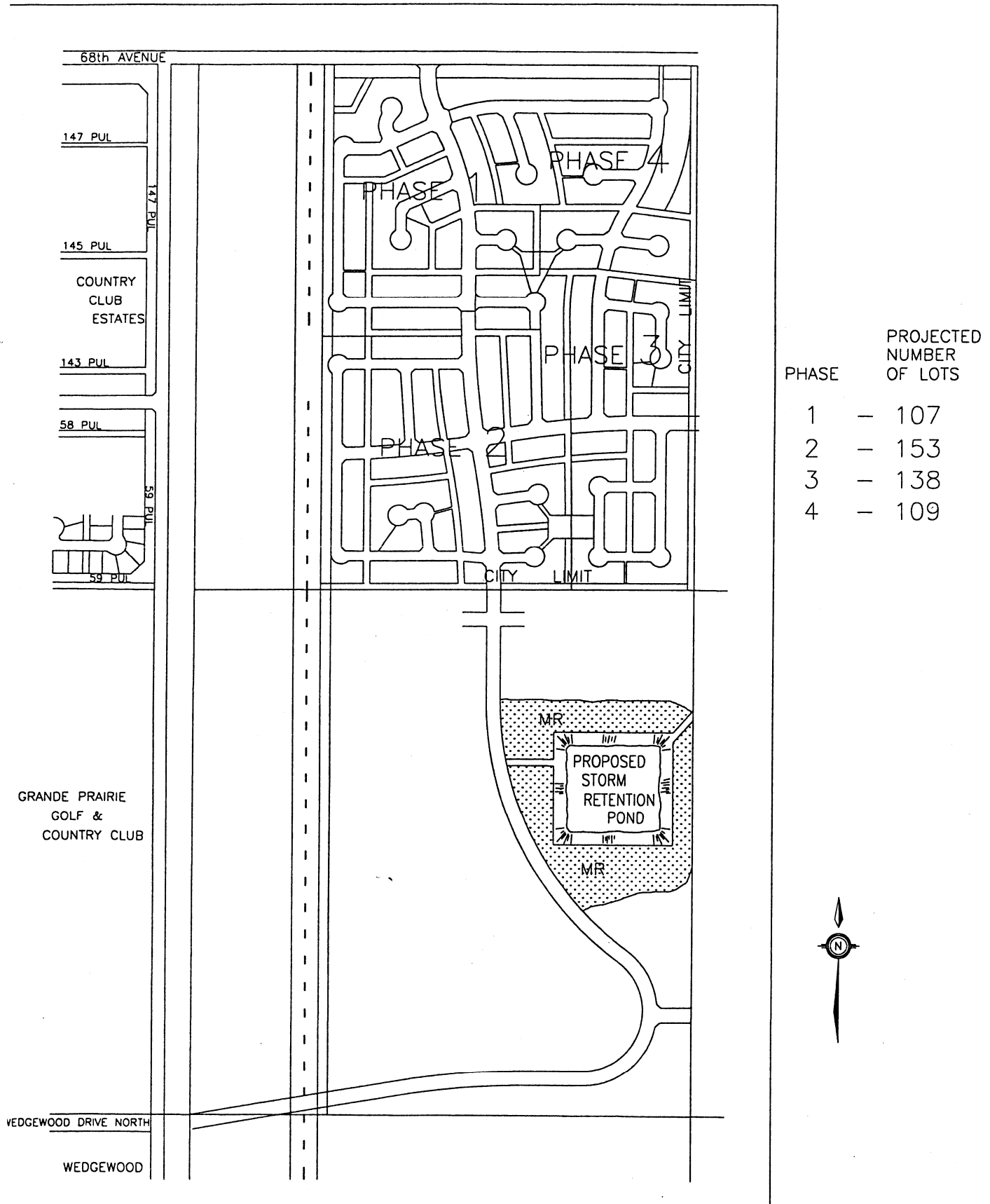


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COUNTRYSIDE SOUTH OUTLINE PLAN

Map No. 4

PROPOSED PHASING

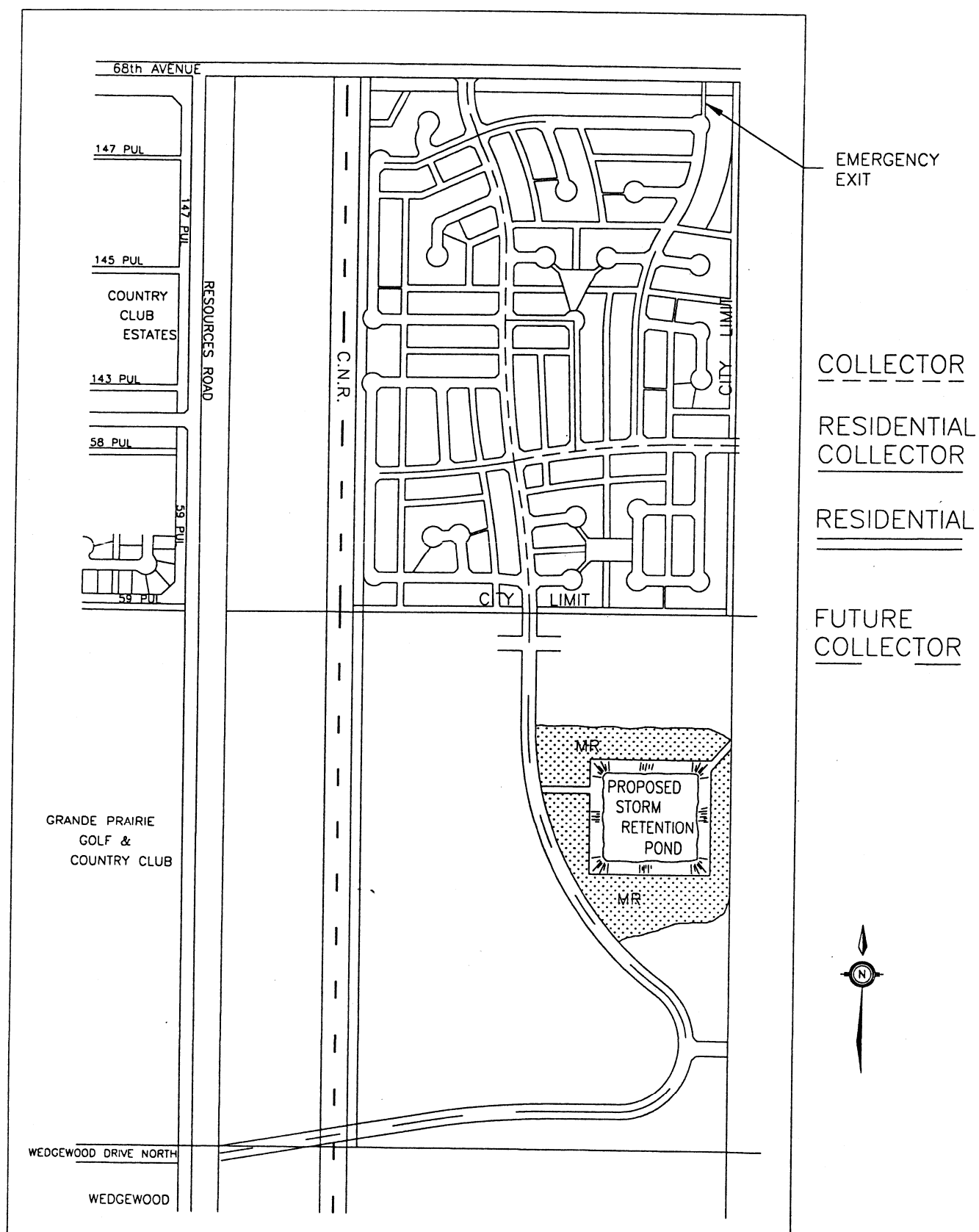


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COUNTRYSIDE SOUTH OUTLINE PLAN

Map No. 5

PROPOSED ROAD CLASSIFICATION

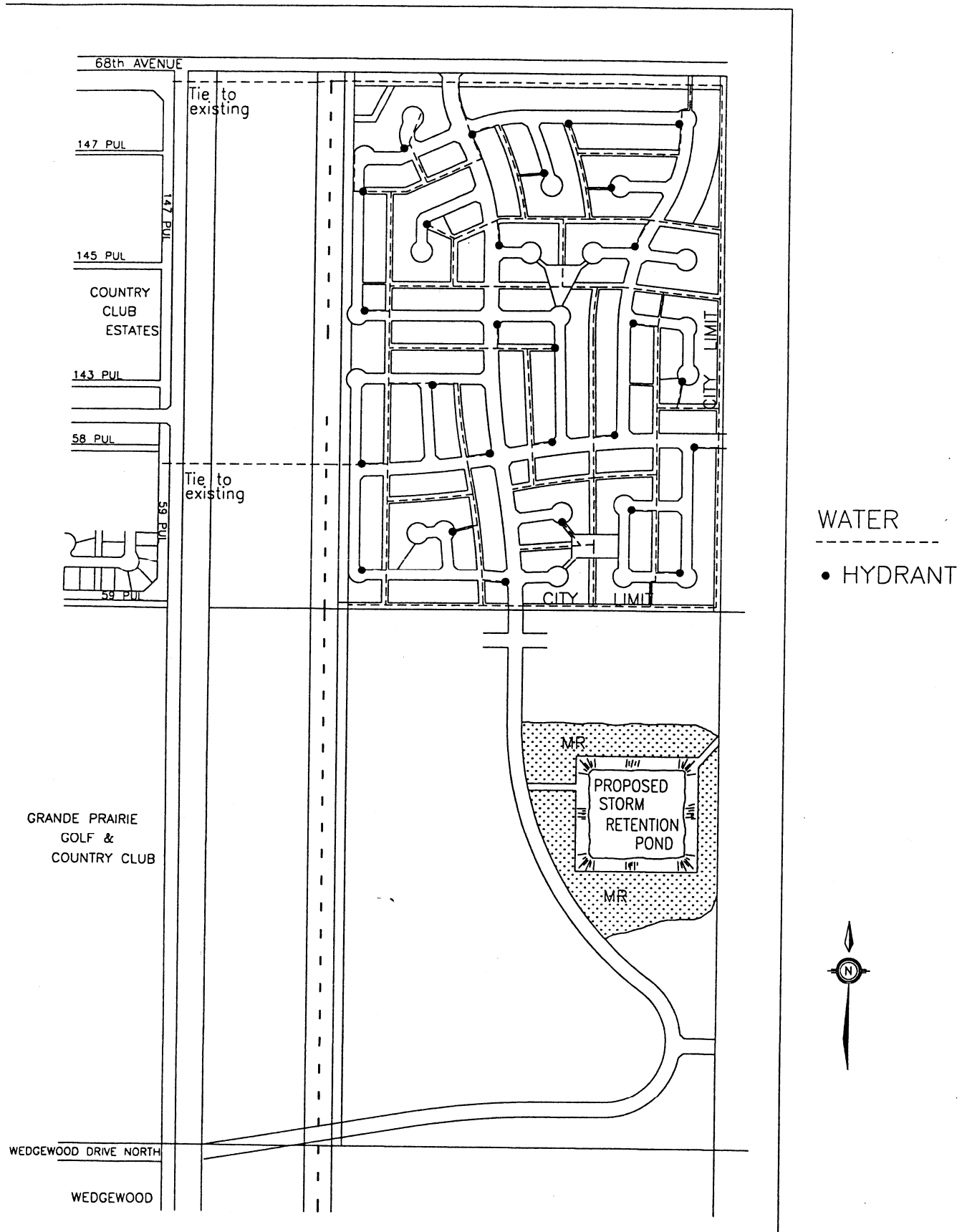


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COUNTRYSIDE SOUTH OUTLINE PLAN

Map No. 6

PROPOSED WATER SYSTEM

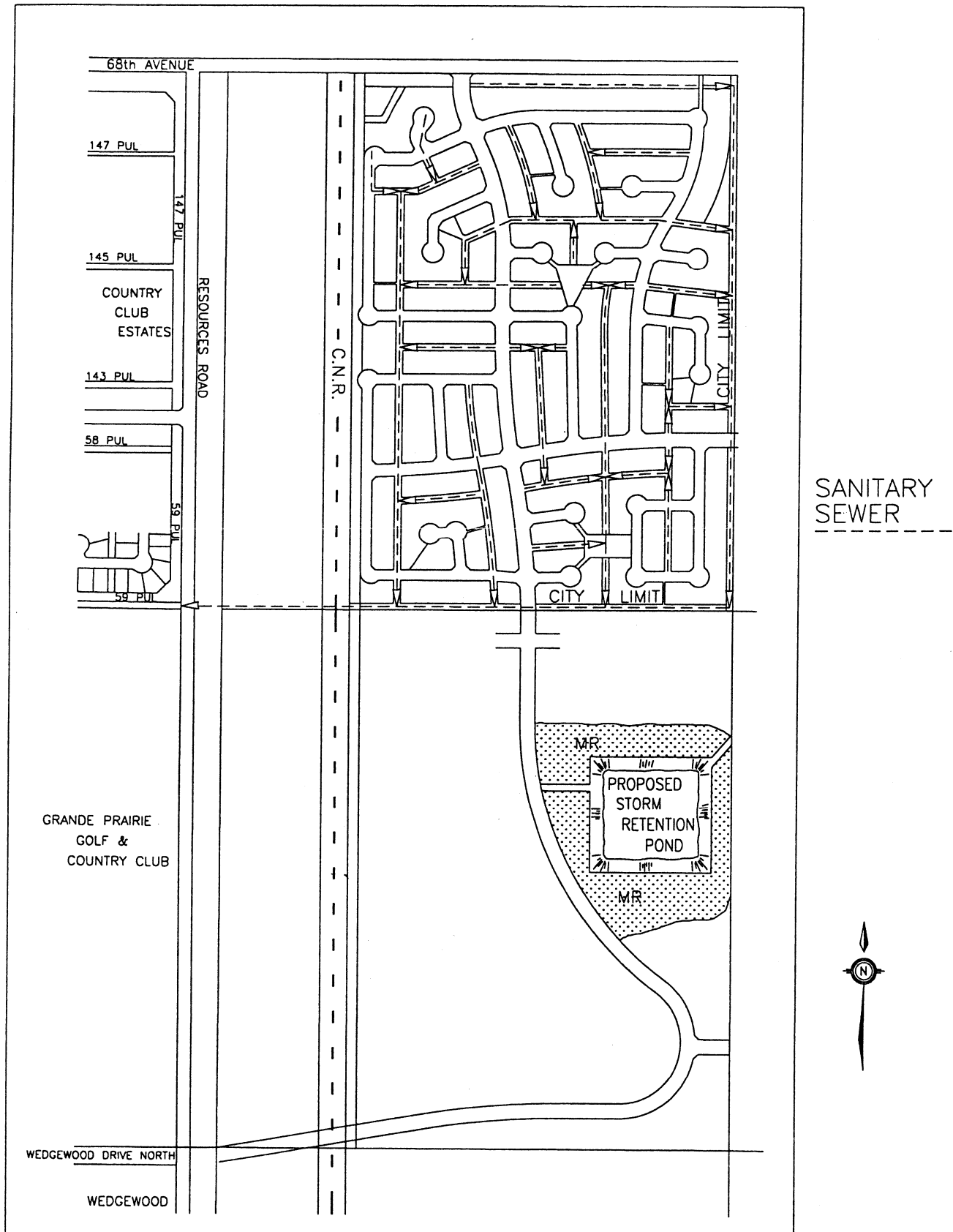


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COUNTRYSIDE SOUTH OUTLINE PLAN

Map No. 7

PROPOSED SANITARY SEWER

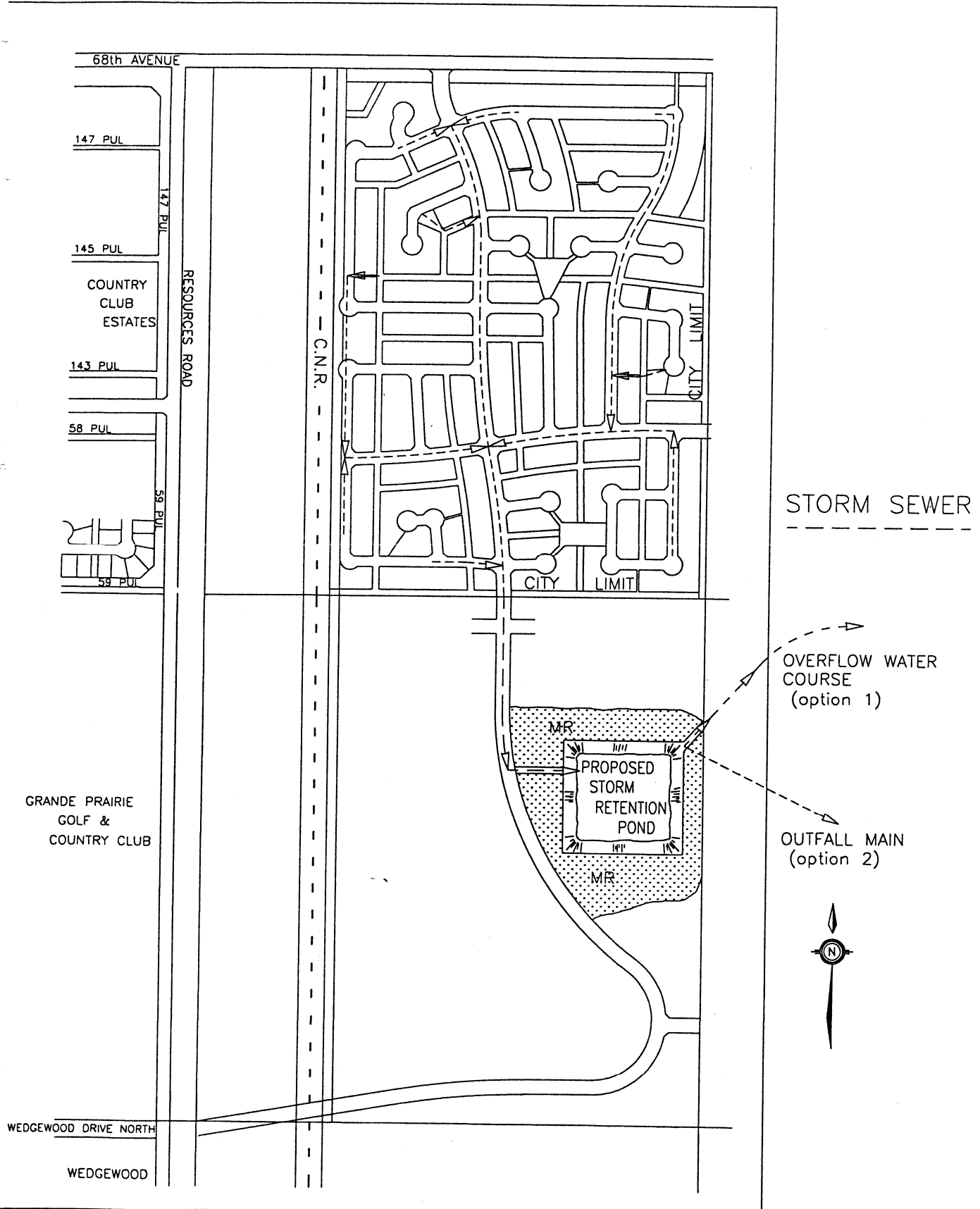


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COUNTRYSIDE SOUTH OUTLINE PLAN

Map No. 8

PROPOSED STORM SEWER

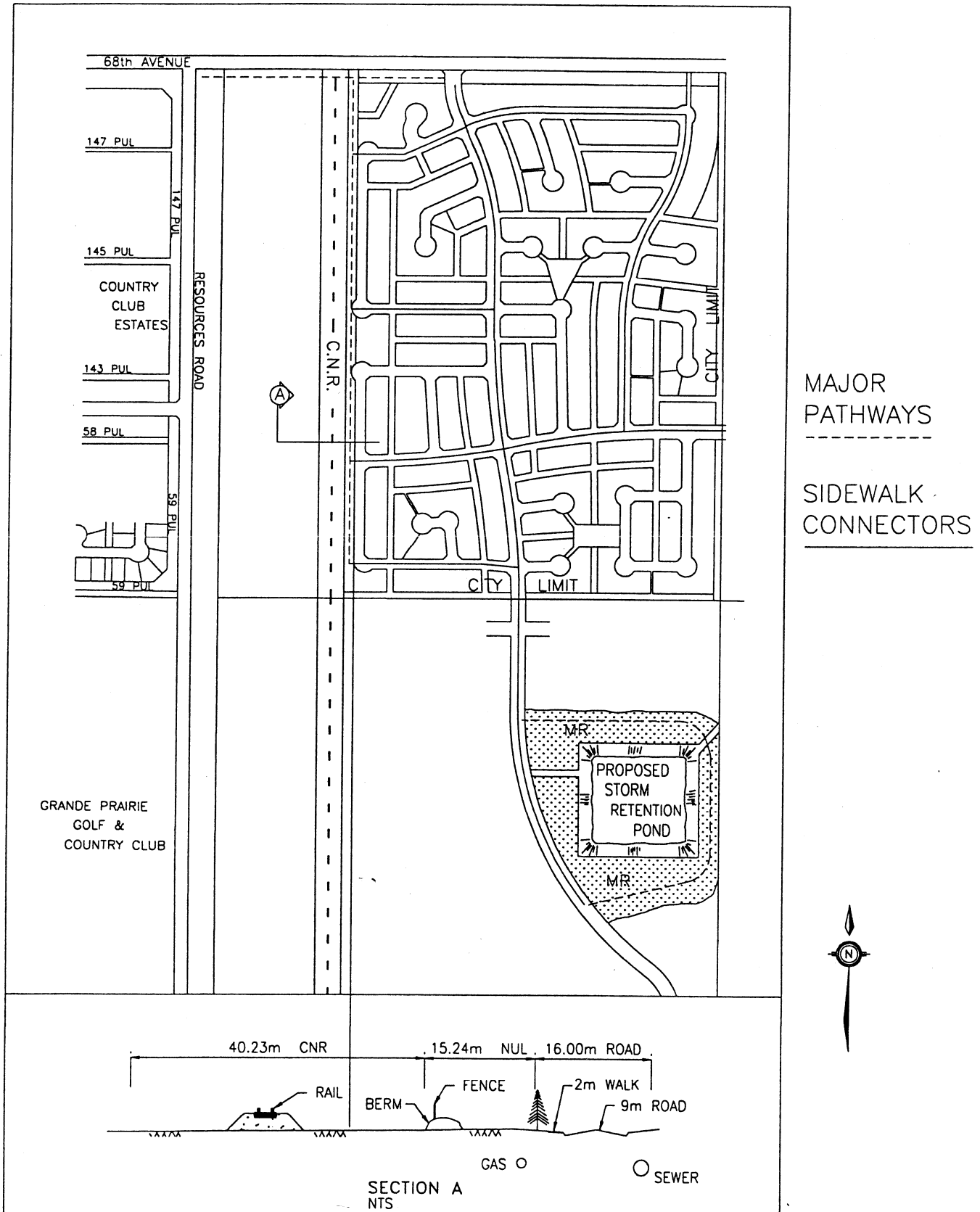


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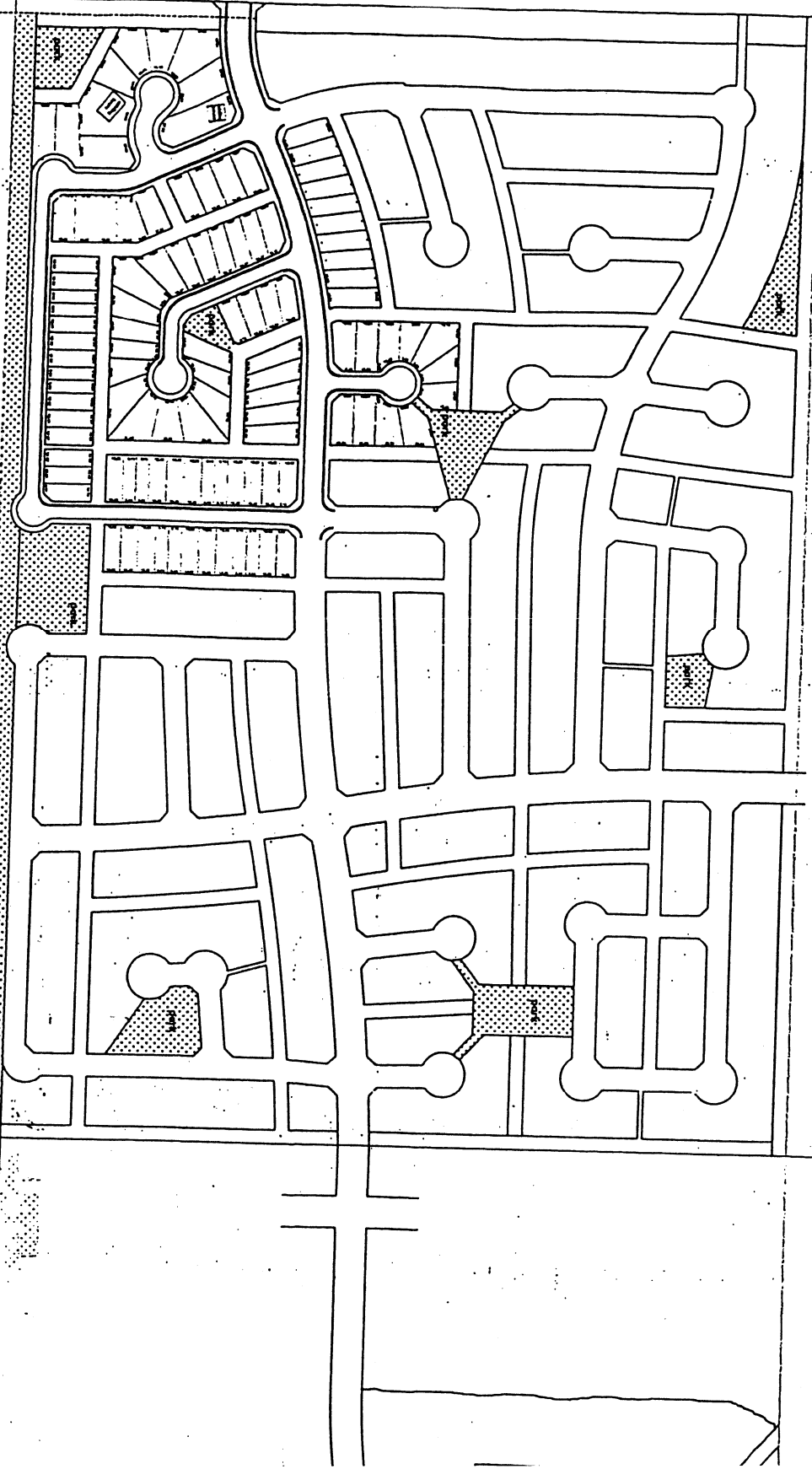
COUNTRYSIDE SOUTH OUTLINE PLAN

Map No. 9

PEDESTRIAN PATHWAYS



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5337-09



SEE PLANS

COUNTRYSIDE SOUTH
PROPOSED SUBDIVISION LAYOUT
GRANDE PRAIRIE, AB

