



**City of Grande Prairie**  
Development Services  
Department

**SUMMERSIDE**  
**OUTLINE PLAN**  
OP-05-05

**October 11, 2005**

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## **1.0 INTRODUCTION**

### **1.1 Purpose of Plan**

This Outline Plan has been prepared on behalf of the owners of the subject lands to provide a detailed framework for the future development of lands in southeast Grande Prairie for residential purposes.

This Outline Plan has been prepared in accordance with Policy 7.2.2 of the City of Grande Prairie Municipal Development Plan. As required by this policy, the Plan addresses the following:

- Physical features and development constraints;
- Future land use and development concept, including lot layout;
- Proposed transportation network, including the approximate alignment of future arterial, collector and local roads;
- Disposition of municipal reserve;
- Proposed servicing for the area; and
- Intended phasing of development.

### **1.2 Plan Area Location**

This Outline Plan applies to 104.5 ha of land that is bounded to the north by 68<sup>th</sup> Avenue and to the west by the Alberta RailNet rail line. The Plan area is to the east and south of the Countryside South neighbourhood. The City boundary is located along the south and west sides of the subject lands as indicated in Map 1. The subject land was annexed into the City in January 2001.

Other adjacent land uses include the Grande Prairie Golf and Country Club to the west, an organic agricultural operation to the south, and acreage development to the north and east.

### **1.3 Ownership and Dispositions**

As outlined in Table 1, the Plan area consists of 104.5 ha of land under the ownership of multiple owners. The land in question has been subdivided on previous occasions for country residential purposes, as well as for the creation of a storm pond. An easement containing a high pressure gas line runs along the west boundary of the Plan area parallel to the Alberta RailNet rail line.

### **1.4 Policy and Regulatory Context**

The Summerside Outline Plan has been prepared in accordance with the requirements of the Grande Prairie Municipal Development Plan (MDP). This Outline Plan is also consistent with MDP policies respecting the provision of a diversity of housing types, utilization of spare servicing capacity and the development of an efficient land use pattern, and the preservation of significant natural features.

**Table 1 – Plan Area Composition**

<b>Legal</b>	<b>Owner</b>	<b>Area (ha)</b>
Lot 4, Plan 1735TR	R. & B. Veldhuis/R. Haddow	11.926
Lot 4A, Plan 9524031	D. Bain	4.274
SE 7 71-5-W6M	Garman Enterprises Ltd.	42.31
SW 7-71-5-W6M	R. & N. Bickell	40.9
Lot 1, Plan 9525034	A. & J. Brewster	1.223
Lot 1PUL, Plan 9924785	City of Grande Prairie	3.506
Road Plan 9523830	City of Grande Prairie	0.371
<b>Total</b>		<b>104.51</b>

Aspects of the land use pattern and collector road network contained in this Plan are not, however, consistent with the Development Concept contained in the Southeast Area Structure Plan. As a result, an amendment to the Southeast ASP is required prior to approval of this Outline Plan. This requirement is discussed further in Section 4.2 of this Plan.

The Plan area is currently designated as Urban Reserve (UR) in the Grande Prairie Land Use Bylaw. The subject lands will be rezoned to reflect the land uses contained in this Outline Plan prior to subdivision and development approval.

## **1.5 Site Characteristics**

As illustrated in Map 2 the Plan area is predominantly forested, with areas of open meadow. The dominant natural feature of the Plan area is a drainage channel known locally as Woody Creek, which runs along the east boundary of the Plan area. This creek drains a large portion of the east side of the City into Bear Creek to the south. A drainage channel has also been constructed along the north side of the SE 7, which connects a storm pond located on the SW 7 to Woody Creek.

Present development in the Plan area consists of three residences. Any future development concept will be required to incorporate these existing homes into the proposed layout.

Map 3 shows that the Plan area is characterized by undulating topography, with elevations ranging from 653 m at the north and southeast central areas to 645 m in proximity to the storm pond and Woody Creek. Historically portions of the plan area have been poorly drained, but this has been improved with the construction of the storm pond and associated drainage channels. Soil tests<sup>1</sup> show that the water table is approximately 1.8 m from the surface in proximity to the storm pond, but increases to more than 6 m.

<sup>1</sup> Source: JR Paine & Associates Ltd. Test holes drilled on December 3, 2003 and levels remeasured on May 15, 2004.

## **2.0 DEVELOPMENT PLAN**

### **2.1 Plan Objectives**

The Summerside Outline Plan is intended to achieve the following objectives:

1. To provide an overall framework for future residential and open space development in the southeast portion of the City that is compatible with development located on, or proposed for, adjacent lands;
2. To provide for the development of a unique and attractive residential neighbourhood that is designed to take advantage of natural topography and physical features;
3. To develop a safe and efficient transportation network that meets the needs of passenger vehicles, pedestrians, cyclists, and public transit; and
4. To develop an efficient municipal servicing and phasing system for the Plan area.

### **2.2 Development Concept**

#### **2.2.1 General**

The proposed land use concept for the Summerside Outline Plan is illustrated in Map 4, and a summary of land uses is provided in Table 2. It is proposed that the Plan area be developed for predominantly low density residential use.

As indicated in Table 2, the net developable area available is approximately 100 hectares once the area occupied by additional right-of-way for 68<sup>th</sup> Avenue and the gas line right-of-way is removed.

#### **2.2.2 Residential Development**

The largest single land use in the Plan is low-density residential development, totaling approximately 49 ha in area. A single multi-family site of 2 ha is proposed adjacent to a future school site in the southwest portion of the Plan area.

As illustrated in Table 3, it is anticipated that a total of approximately 780 single family units and 60 multi-family units<sup>2</sup> may be accommodated in the Plan area based on the lot configuration shown in Map 4. This represents approximately 2,600 residents of which an estimated 535 will be of school age. This equates to a residential density of 8.1 units and 25.0 persons per net developable hectare.

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<sup>2</sup> Multi-family densities assume a development density of 30 units per hectare. Actual single family lot sizes will be dependent on market conditions, although larger lots will be located adjacent to significant environmental features.

It is the intent of this Plan to ensure a seamless transition between established neighbourhoods and new development. As a result, all residential development proposed adjacent to Countryside South will be of a density and character comparable to that of the existing development.

**TABLE 2 – LAND USE SUMMARY**

<b>Land Use</b>	<b>Lot 4</b>	<b>Lot 4A</b>	<b>SW 7</b>	<b>SE 7</b>	<b>Area (ha)</b>	<b>Percent</b>
<b>Gross Area</b>	<b>11.93</b>	<b>4.25</b>	<b>45.94</b>	<b>42.31</b>	<b>104.43</b>	
Less 68 <sup>th</sup> Avenue Widening	0.04	0.11	0	0	<b>0.15</b>	
Less Gas Line ROW	0	0	0.90	0	<b>0.90</b>	
<b>Net Developable Area</b>	<b>11.89</b>	<b>4.14</b>	<b>45.04</b>	<b>42.31</b>	<b>103.38</b>	<b>100.0</b>
<b>Residential</b>	<b>7.01</b>	<b>2.50</b>	<b>20.64</b>	<b>20.49</b>	<b>50.64</b>	<b>49.0</b>
Single Family	7.01	2.50	18.59	20.49	<b>48.59</b>	<b>47.0</b>
Multi-Family	0	0	2.05	0	<b>2.05</b>	<b>2.0</b>
<b>Open Space</b>	<b>0.49</b>	<b>0.02</b>	<b>9.01</b>	<b>2.17</b>	<b>11.69</b>	<b>11.3</b>
Neighbourhood Parks	0.49	0.02	4.01	2.17	<b>6.69</b>	<b>6.5</b>
School Site	0	0	5.00	0	<b>5.00</b>	<b>4.8</b>
<b>Roads</b>	<b>3.05</b>	<b>0.98</b>	<b>7.46</b>	<b>7.35</b>	<b>18.84</b>	<b>18.2</b>
<b>Utilities</b>	<b>1.34</b>	<b>0.64</b>	<b>7.93</b>	<b>12.30</b>	<b>22.21</b>	<b>21.5</b>
Public Utility Lots	1.34	0.64	4.41	3.47	<b>9.86</b>	<b>9.6</b>
Storm Ponds	0	0	3.52	3.32	<b>6.84</b>	<b>6.6</b>
Greenway	0	0	0	5.51	<b>5.51</b>	<b>5.3</b>

**TABLE 3 – POPULATION AND STUDENT GENERATION**

<b>Population Generation</b>		
Single Family	780 units @ 3.2 ppu	2,496
Multi-Family	60 units @ 1.7 ppu	102
<b>Total Population</b>		<b>2,598</b>
<b>Student Generation<sup>3</sup></b>		
<b>Total Students</b>	20.6% of Population	<b>535</b>
Total Public	66.2% of Total Students	354
Total Separate	33.8% of Total Students	181
<b>Public School Students</b>		
<b>Total Students</b>		<b>354</b>
Total K-9	73.8% of Students	261
Total 10-12	26.2% of Students	93
<b>Separate School Students</b>		
<b>Total Students</b>		<b>181</b>
Total K-9	78.1% of Students	141
Total 10-12	21.9% of Students	40

<sup>3</sup> Based on school enrolments as of October 31, 2004.

### 2.2.3 Open Space

Open space in the Plan area is provided through a combination of preserved natural areas and developed park space.

The amount of land to be set aside as municipal reserve totals approximately 11.7 ha. This exceeds the maximum allowable under the Municipal Government Act, but is necessary due to large portions of the Plan area (particularly the SW 7) being unsuitable for residential development as a result of poor soil conditions. The following is a detailed breakdown of municipal reserve allocation:

- A K-9 school site of 5.0 ha is proposed for the west portion of the Plan area in accordance with the Southeast Area Structure Plan. Much of this site is unsuitable for residential construction due to soils and water table conditions, but is suitable for playing fields. The school building would be located on developable ground adjacent to the multi-family site. It should be noted that the land required for this site exceeds the amount of MR that is available from the SW 7. An agreement is in place between the owners of the SW7 and the SE7 with respect to the transfer of funds to compensate for this overdedication.
- An area of approximately 4.8 ha adjacent to the central storm ponds east of the school site is allocated as municipal reserve. Although unsuitable for residential construction, there are opportunities to accommodate trail connections and play structures in these areas.
- Two large neighbourhood parks are to be provided in the southeast portion of the Plan area the largest of which is 1.3 ha in size. A second is located adjacent to the central storm pond. Only those portions of wet ponds that are located above the 1:100 year flood may be eligible for MR credit. All lands located within the 1:100 year flood contour, including an appropriate access area, will be dedicated as a public utility lot. Public utility lots located adjacent to the reserve lands in proximity to the storm ponds are not included in the reserve calculation, but serve an additional open space function.

In addition to the above, the following unique circumstances apply to the Plan area:

- There is no reserve owing on Lots 4 and 4A as municipal reserve was dedicated at the time of subdivision in the 1980's when the land was located in the County. In this case the reserve was dedicated in the form of a school site in the NE corner of the quarter, which was subsequently disposed of by the County and developed for residential use. Any reserve dedication in this portion of the Plan area is in excess of that required under the Municipal Government Act. However, in order to provide recreation opportunities for residents in this area, open space has been provided in the form of two tot lot parks (averaging 0.12 ha) as illustrated in Map 4.
- As part of an agreement with the developers of Countryside South to construct the existing storm pond, 1.8 ha of municipal reserve has been transferred from Countryside South to the SW 7. Under the terms of the agreement, the reserve lands are to be dedicated around the perimeter of the storm pond. This reserve land is provided in addition to municipal reserve owing within the Plan area and is included in the reserve calculations contained in Table 2.



Further, a corridor (public utility lot) of approximately 40 m in width has been provided along the north boundary of SE 7 to provide a trail linkage opportunity between the central storm pond areas and Woody Creek. This corridor extends to include an area of approximately 5.5 ha in proximity to Woody Creek on the east boundary of the Plan area (SE 7). This area is characterized by an existing creek corridor that will accommodate a north-south trail linkage.

#### **2.2.4 Shadow Plan Areas**

Four areas are identified on Map 4 as “Shadow Plan” areas. These locations are either the sites of existing residences, or are vacant lands that are to be retained by the current owners for personal use. The likelihood of these areas being subdivided in the foreseeable future is very low as three of these sites are currently occupied. Further, due to soil conditions, the two sites located to the immediate north of the large municipal reserve parcels are not suitable for residential construction at present.

In keeping with City requirements, this Plan has made provision for the future subdivision of these lands by illustrating how redevelopment of these sites might occur in the long term. Based on the scenarios shown in Map 4, it is estimated that an additional 25 residential lots may be developed in these locations. As a result of the poor soils conditions noted above for two of the sites, the developer shall register a caveat against these lands noting these lands as undevelopable for residential purposes unless proper measures are employed to improve building conditions.

### **3.0 INFRASTRUCTURE**

#### **3.1 Transportation Network**

The Plan area is served by two arterial roadways: 68<sup>th</sup> Avenue to the north which is developed to a two-lane paved standard, and Resources Road to the west, a four-lane divided roadway. In order to accommodate the eventual widening and upgrading of 68<sup>th</sup> Avenue<sup>4</sup>, a strip of land has been provided along the north boundary of Lots 4 and 4A. In addition, lots backing on to 68<sup>th</sup> Avenue have been designed with extra depth in order to accommodate noise attenuation measures.

Major collector access to the Summerside area is limited to 68<sup>th</sup> Avenue through Countryside South at 90<sup>th</sup> and 88<sup>th</sup> Streets, and a new connection at 86<sup>th</sup> Street. A future connection to Resources Road is proposed at 52<sup>nd</sup> Avenue opposite the Wedgewood entrance. Future east-west collectors are proposed to link to the lands to the east, which are also slated to be developed for residential purposes. The collector network will also facilitate the efficient future routing of public transit from Countryside South.

As illustrated in Map 5, the Plan area is also to be served by a hierarchy of roads, including minor collectors and local roads. All roadways are to be developed to City standards. No lanes are proposed for the Plan area. Provision of an emergency access is also to be provided to Resources Road at approximately 60<sup>th</sup> Avenue, which is the location of an existing driveway to SW7. This route will also be utilized as a construction access during the development of these lands.

Accommodation for pedestrians and cyclists is provided through the development of an asphalt trail and concrete sidewalk network that provides connections to existing trails in Countryside South and to future trails along 68<sup>th</sup> Avenue. Internal connections are provided to the school site and along the greenway. It is intended that these trail connections serve as a critical asset for the neighbourhood.

A proposed transit network is illustrated in Map 5A.

#### **3.2 Water Distribution**

The main feed to the Plan area is the connection to the 300 mm diameter water main located on the north side of Countryside South that extends from 90<sup>th</sup> Street. A 300 mm line is also proposed along the southerly portions of the Plan area to meet the needs of the City's Water Distribution System Master Plan. A 250 mm internal water main will provide connection between the two 300 mm water mains located on the north and south boundaries of the Plan area. The proposed looped water system for the Plan area is illustrated on Map 6.

Additional information pertaining to the water distribution/fire system is outlined in the detailed design report for water.

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<sup>4</sup> 68<sup>th</sup> Avenue will eventually be upgraded to a four lane divided arterial standard. Improvements to the 68<sup>th</sup> Avenue rail crossing and 68<sup>th</sup> Avenue-Resources Road intersection are required in advance of twinning to alleviate increasing traffic congestion, but the timing of these upgrades are at the discretion of the City of Grande Prairie.

### **3.3 Sanitary Sewer**

The northerly portion of the Plan area as outlined on Map 7 will be collected via internal sanitary gravity mains and connected to the existing 750 mm diameter sanitary line located on the east boundary of the Countryside South neighbourhood. The remainder of the Plan area will be collected via internal sanitary gravity mains and connected to a lift station located on the north end of the SE 7. The lift station will discharge through a forcemain to the existing 750 mm trunk main located at the SE corner of Countryside South.

Additional detailed information pertaining to the sanitary system is outlined in the design report for sanitary.

### **3.4 Stormwater Management**

The proposed storm drainage system for the Plan area is illustrated on Map 8, and will consist of wet ponds and underground sewer systems. Storm water will be retained in four ponds, two in the SE 7, one in the SW 7, and one off-site in the NW 6 adjacent to or within an existing wetland. The outlet to the existing storm water ponds in the SW 7 will need to be modified to handle downstream requirements. With the exception of the pond located on the NW 6, all storm water will be ultimately discharged to Woody Creek at a controlled rate. It is recognized that the pond situated on the NW 6 is located in the County of Grande Prairie and under different ownership than the applicants of this Outline Plan. Should an agreement to utilize these lands for stormwater management purposes be unattainable, a temporary storm pond will be developed within the Plan area until an acceptable permanent solution is approved by the City.

Over the long term, the Woody Creek corridor is intended to be developed as a “greenway”, along which a trail system is intended to be developed. A typical design cross-section of the proposed greenway is provided in Figure 1.

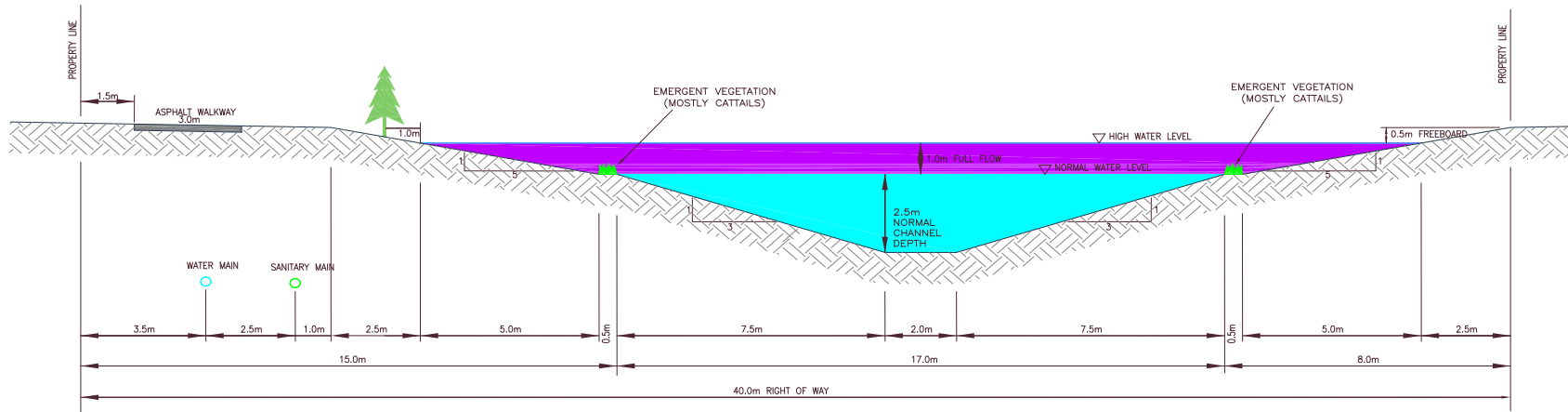
Additional information pertaining to the storm drainage system is outlined in the detailed design report for storm.

### **3.5 Shallow Utilities**

All shallow utilities (natural gas, power, telephone) are to be extended into the Plan area by the individual franchise holders as required.

In accordance with City policy, all overhead lines located adjacent to residential areas will be installed underground at the Developer’s expense.

Figure 1 – Cross-Section of Woody Creek Greenway



### **3.6 Fencing**

Chain link fencing shall be provided by the Developer for all residential and school lands located adjacent to the rail line. Such fencing shall also be provided for all residential lots that abut the Woody Creek greenway in order to maintain a separation between private and public lands. There will be no noise attenuation measures provided adjacent to the rail line.

## **4.0 IMPLEMENTATION**

### **4.1 Phasing**

A tentative phasing plan is provided in Map 9. It is intended that development of the subject lands start at the north end of the Plan area in order to take advantage of the existing 68<sup>th</sup> Avenue sanitary sewer and water lines. Development will then proceed to the south as conditions warrant.

Notwithstanding the above, the school site may be developed in advance of Phase B8 subject to the agreement of the owner, the City, the public school board and Aquatera Utilities Inc. with respect to the provision of access and services.

As a condition of subdivision approval of Phases B4 and B7 as illustrated on Map 9, buffering in the form of a 1.8m (6 ft) high solid fence, landscaping, berming, or a combination thereof shall be provided along the south boundary of SW7.

### **4.2 Statutory Plan Amendments**

The Southeast Area Structure Plan was approved in September 2001 with a land use pattern that included a multi-family node adjacent to 68<sup>th</sup> Avenue. The Plan also proposes residential development in proximity to the central storm pond on lands that are not developable for residential purposes. In addition, the collector road network proposed in this Outline Plan is at variance with that shown in the ASP. As a result, an amendment to the Southeast ASP is required prior to Outline Plan approval as follows:

- Eliminate the “Higher Density Housing” node adjacent to 68<sup>th</sup> Avenue and relocate it to the south of the proposed school site; and
- Realignment of the major collector network, and including connections to 68<sup>th</sup> Avenue and 84<sup>th</sup> Street.

This amendment will be submitted to the City concurrently with this Outline Plan and Land Use Bylaw amendment.

### **4.3 Proposed Zoning**

Proposed zoning for the Plan area is identified in Map 10. The areas slated for single family residential development will be zoned under the Low Density Residential (RL) District of the Land Use Bylaw. The balance of the area will be zoned under the Medium Density Residential (RM) and Public Service (PS) Districts. All zoning changes will be made in advance of subdivision approval.

#### **4.4 Adjacent County Lands**

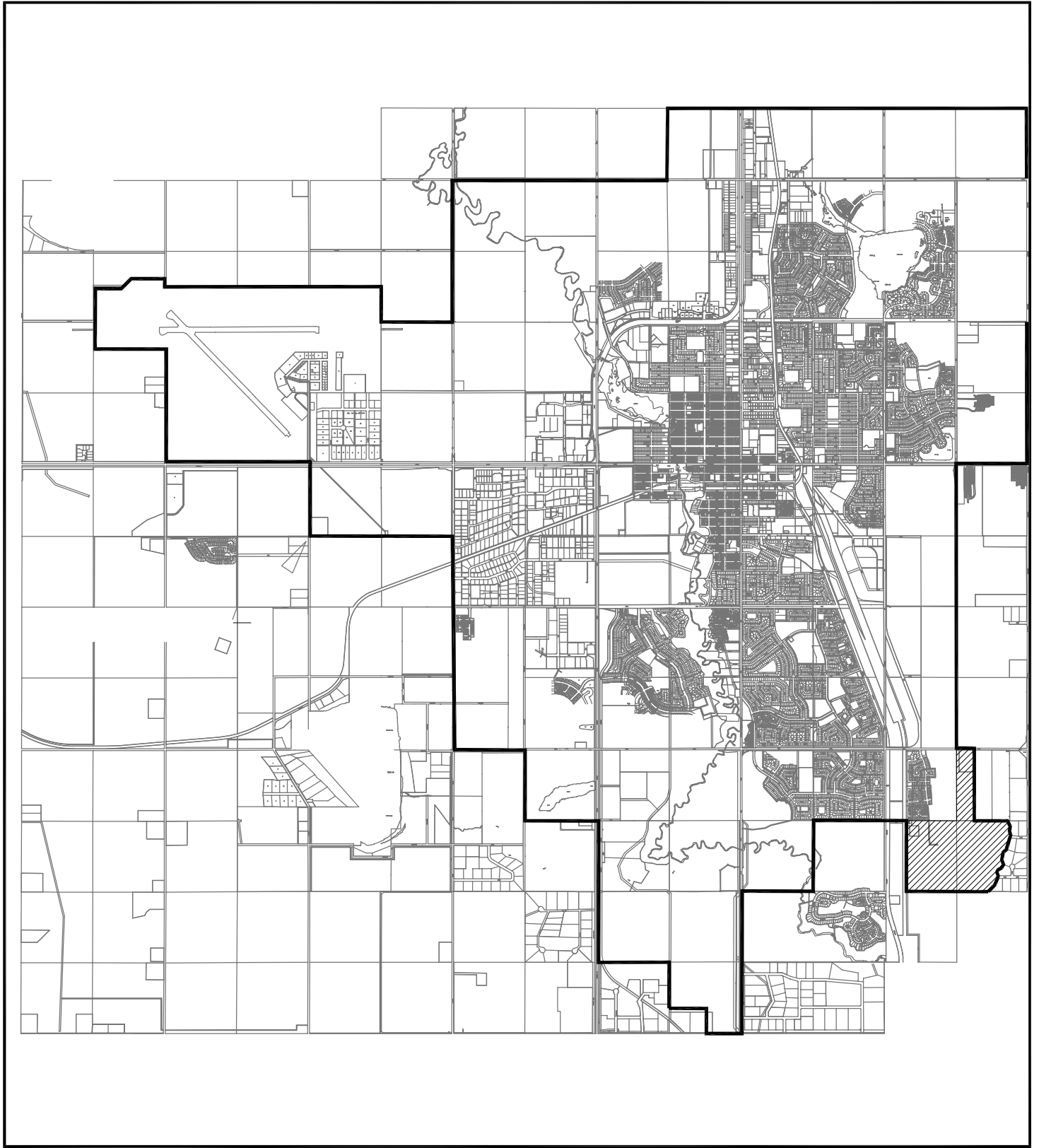
As noted elsewhere in this Plan, development in the Plan area is integrated with adjacent County lands to the northeast in terms of the transportation network, stormwater management, and sanitary sewer collection. It is anticipated that these lands will be annexed into the City prior to development occurring. The draft Summerside East Area Structure Plan contains an expression of intent with respect to annexing those lands into the City. However, if development occurs on the subject lands and the developer requires street access and/or servicing connections from lands currently located in the County prior to annexation, servicing arrangements will need to be addressed with the County. In the event that the developer and the County do not make the necessary servicing arrangements, these lands will remain undeveloped until such time as annexation of the County occurs and the outstanding servicing and access issues are resolved to the City's satisfaction.

Rezoning of Area A3 and C1 through C5 as illustrated on Map 9 shall be conditional upon satisfactory servicing arrangements and street access being provided through County<sup>5</sup> lands.

Additionally, the proposed access to Resources Road at the south end of the Plan Area is located on lands that are in the County of Grande Prairie. It is recognized that the provision of access will be reviewed at the time of subdivision application and that subdivision approval shall be contingent on arrangements for public road access and connection to Resources Road satisfactory to the City.

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<sup>5</sup> That is, lands that are located within the County at the time of approval of this Outline Plan.



SUMMERSIDE OUTLINE PLAN  
CITY OF GRANDE PRAIRIE  
MAP 1 - LOCATION



BEIRSTO, LEHNERS, KETCHUM  
ENGINEERING LTD.











# CITY OF GRANDE PRAIRIE SUMMERSIDE OUTLINE PLAN

## LEGEND

-  BUILDINGS
-  DRAINAGE DITCH
-  WOODY CREEK
-  GAS LINE

-  CITY BOUNDARY
-  PLAN BOUNDARY



SCALE : N.T.S.

## MAP 2 - EXISTING CONDITIONS

**ISL**

BEAIRSTO, LEHMERS, KETCHUM  
ENGINEERING LTD.

**opac**  
CONSULTING LTD.

Alignments and lotting are approximate and subject to confirmation at time of survey.

October 2005

# CITY OF GRANDE PRAIRIE SUMMERSIDE OUTLINE PLAN

## LEGEND

← DIRECTION OF FLOW

--- CITY BOUNDARY  
— PLAN BOUNDARY



SCALE : N.T.S.

## MAP 3 - TOPOGRAPHY

**ISL**

BEAUPRE, LEHMERS, KETCHUM  
ENGINEERING LTD.

**opac**  
CONSULTING LTD.









Alignments and lotting are approximate and subject  
to confirmation at time of survey.

July 2005



# CITY OF GRANDE PRAIRIE SUMMERSIDE OUTLINE PLAN

## LEGEND

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  MUNICIPAL RESERVE
-  STORM POND
-  PUBLIC UTILITY LOT
-  SHADOW PLANS
- X X X BUFFER (As per Sec.4.1)
-  CITY BOUNDARY
-  PLAN BOUNDARY



SCALE : N.T.S.

## MAP 4 - LAND USE CONCEPT

**ISL**

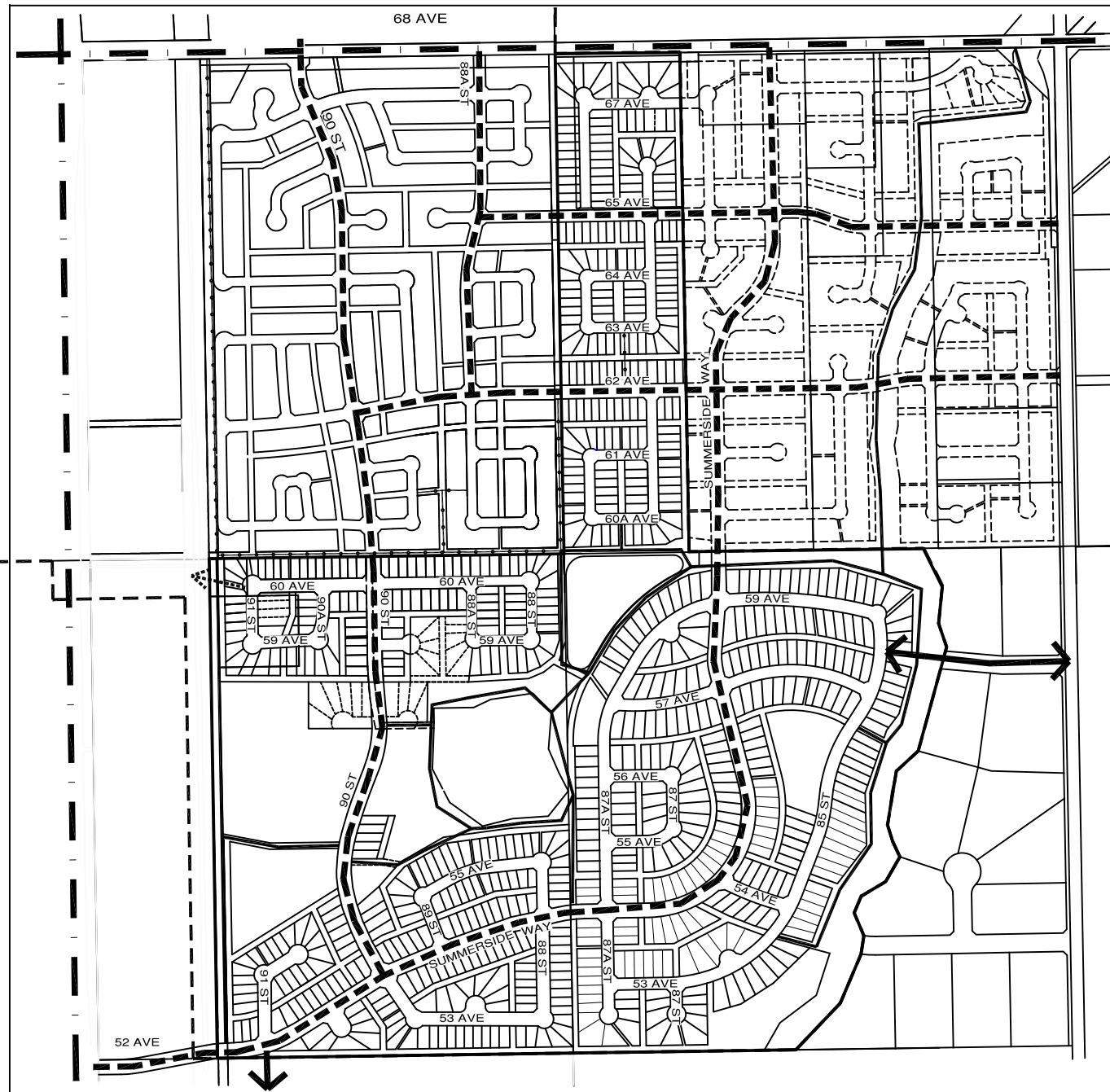
BEARSTO, LEHMERS, KETCHUM  
ENGINEERING LTD.

**opac**  
CONSULTING LTD.

Alignments and lotting are approximate and subject to confirmation at time of survey.

October 2005

XXXXXXXXXXXXXXXXXXXXXXXXXXXX



# CITY OF GRANDE PRAIRIE SUMMERSIDE OUTLINE PLAN

## LEGEND

- ARTERIAL ROAD
- - - COLLECTOR ROAD (MAJOR AND MINOR)
- ← POTENTIAL FUTURE CONNECTION
- TRAIL NETWORK (PROPOSED)
- TRAIL NETWORK (EXISTING)
- CONSTRUCTION/EMERGENCY ACCESS
  
- - - CITY BOUNDARY
- PLAN BOUNDARY










SCALE : N.T.S.

MAP 5 - TRANSPORTATION SYSTEM  
OP-05-05A  
March 22, 2010

Alignments and lotting are approximate and subject to confirmation at time of survey.

# CITY OF GRANDE PRAIRIE SUMMERSIDE OUTLINE PLAN

## LEGEND

-  CURRENT TRANSIT ROUTE
-  POTENTIAL INTERIM ROUTE
-  FUTURE TRANSIT ROUTE
-  CURRENT TRANSIT STOPS
-  POTENTIAL FUTURE TRANSIT STOPS
  
-  CITY BOUNDARY
-  PLAN BOUNDARY



SCALE : N.T.S.

## MAP 5A - TRANSIT NETWORK

**ISL**

BEAUPRE, LEHMERS, KETCHUM  
ENGINEERING LTD.

**dec**  
CONSULTING LTD.

Alignments and lotting are approximate and subject to confirmation at time of survey.

October 2005

# CITY OF GRANDE PRAIRIE SUMMERSIDE OUTLINE PLAN

## LEGEND

--- FUTURE WATER LINES  
— EXISTING WATER LINES

--- CITY BOUNDARY  
— PLAN BOUNDARY



SCALE : N.T.S.

## MAP 6 - WATER SYSTEM

**ISL**

BEARSTO, LEHMERS, KETCHUM  
ENGINEERING LTD.

**opac**  
CONSULTING LTD.








Alignments and lotting are approximate and subject  
to confirmation at time of survey.

October 2005



# CITY OF GRANDE PRAIRIE SUMMERSIDE OUTLINE PLAN

## LEGEND

-  EXISTING SANITARY LINES
-  GRAVITY FEED TO COUNTRYSIDE SOUTH
-  GRAVITY FEED TO FUTURE LIFT STATION
-  PROPOSED FORCEMAIN
-  LIFT STATION
-  CITY BOUNDARY
-  PLAN BOUNDARY



SCALE : N.T.S.

## MAP 7 - SANITARY SEWER SYSTEM

**ISL**

BEARSTO, LEHMERS, KETCHUM  
ENGINEERING LTD.

**opac**  
CONSULTING LTD.

Alignments and lotting are approximate and subject to confirmation at time of survey.

October 2005

# CITY OF GRANDE PRAIRIE SUMMERSIDE OUTLINE PLAN

## LEGEND

- ■ CREEK CHANNEL
- - - FUTURE STORM LINES
- EXISTING STORM LINES
- S STORM POND

- - - CITY BOUNDARY
- PLAN BOUNDARY



SCALE : N.T.S.

## MAP 8 - STORM DRAINAGE SYSTEM

**ISL**

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ENGINEERING LTD.

**dec**  
CONSULTING LTD.

Alignments and lotting are approximate and subject to confirmation at time of survey.

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TO BEAR CREEK — S (EXISTING WETLAND)



# CITY OF GRANDE PRAIRIE SUMMERSIDE OUTLINE PLAN

## LEGEND

**A1** DEVELOPMENT PHASE (TENTATIVE)

--- CITY BOUNDARY  
— PLAN BOUNDARY



SCALE : N.T.S.

## MAP 9 - PHASING

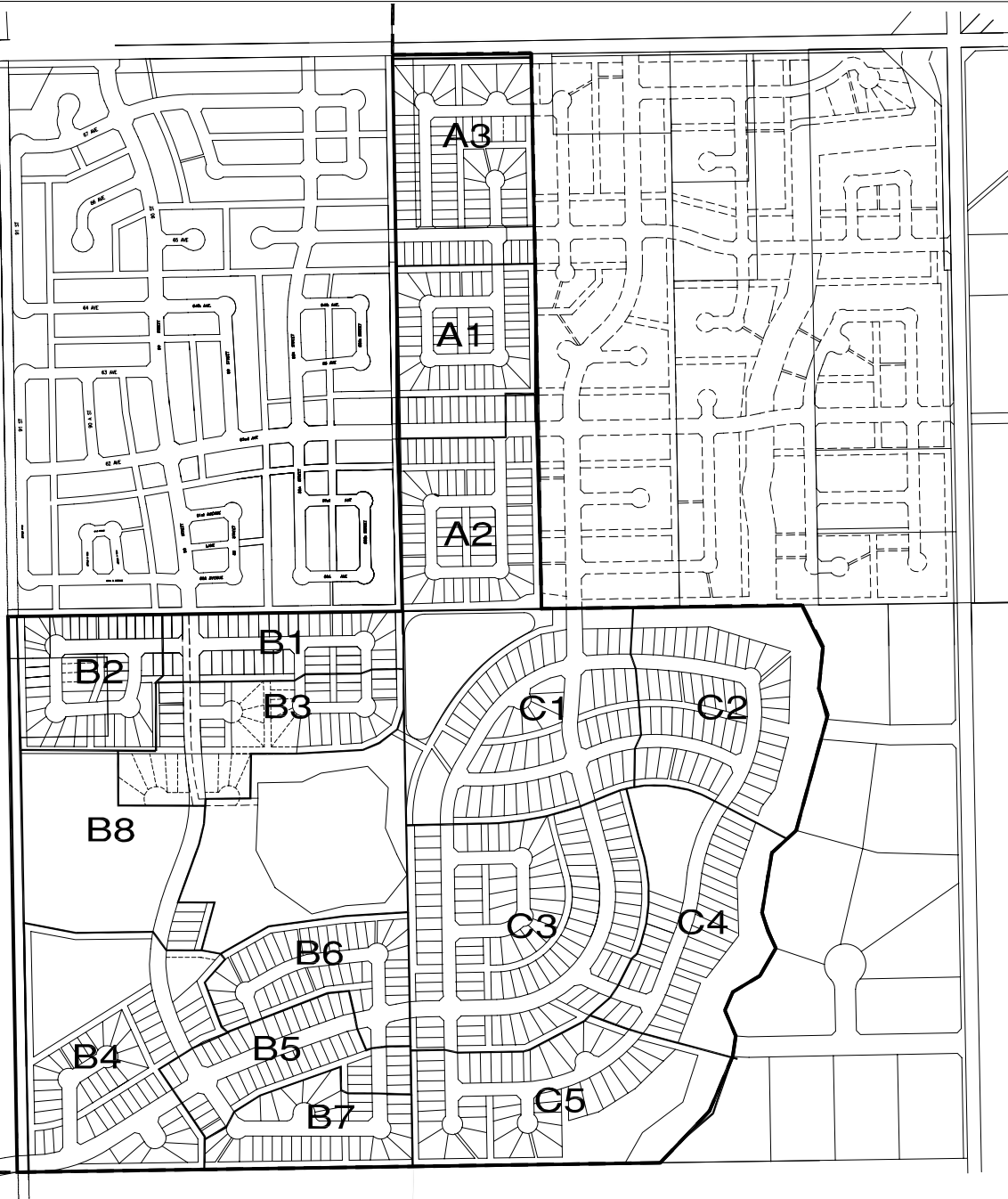
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# CITY OF GRANDE PRAIRIE SUMMERSIDE OUTLINE PLAN

## LEGEND

**RL** LOW DENSITY RESIDENTIAL  
**RM** MEDIUM DENSITY RESIDENTIAL  
**PS** PUBLIC SERVICE

--- CITY BOUNDARY  
 --- PLAN BOUNDARY



SCALE : N.T.S.

## MAP 10 - ZONING

**ISL**

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October 2005

