



City of Grande Prairie
Development Services
Department

SIGNATURE FALLS
OUTLINE PLAN
OP-05-02

February 27, 2006

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1.0 INTRODUCTION

1.1 Purpose of Plan

The Signature Falls Outline Plan has been prepared on behalf of the owner 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 64.8 ha of land that is bounded to the south by 68th Avenue and to the east by Range Road 55 (84th Street). The Plan area is to the northeast of the Countryside South neighbourhood. The subject lands were recently annexed into the City from the County of Grande Prairie No. 1 in order to facilitate development for urban residential purposes.

Other adjacent land uses include the Eagle Estates country residential subdivision to the north and agricultural lands to east. The lands to the west and south are proposed for urban residential development.

1.3 Ownership and Dispositions

The Plan area consists of 64.8 ha of land as noted in Table 1. The land was previously subdivided to create a municipal reserve parcel in the southeast corner of the property to accommodate intersection and drainage improvements¹. There are no encumbrances on title that affect the future development of the subject lands.

1.4 Policy and Regulatory Context

The Signature Falls Outline Plan has been prepared in accordance with the requirements of the Grande Prairie Municipal Development Plan (MDP). This Outline Plan is consistent with MDP policies

¹ The municipal reserve designation was removed by the County in June, 2005.

Table 1 – Plan Area Composition

Legal	Owner	Area (ha)
SE 18-71-5-W6M	L.J. Albinati	63.71
Lot 1, Plan 842-1221	County of Grande Prairie No. 1	0.35
Road Plans		0.77
Total		64.83

respecting the utilization of spare servicing capacity and the development of an efficient land use pattern.

The subject land is located within the Grande Prairie Intermunicipal Development Plan, in which it is designated as a City Residential Reserve area. This allows for development for urban residential purposes upon annexation into the City, which has recently occurred.

This Outline Plan is contained within the Southeast Area Structure Plan, in which the subject lands are located. This Outline Plan varies slightly from the Area Structure Plan, which will warrant an amendment to the Southeast Area Structure Plan as outlined in Section 4.2.

The Plan area is currently designated as Urban Reserve (UR) in the County of Grande Prairie Land Use Bylaw. Once annexed, the subject lands will be rezoned under the City's Land Use Bylaw 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 open meadow, with two forested areas along the south and east sides. Development in the Plan area at present is limited to a residence and related out-buildings in the southwest corner of the quarter. The quarter is traversed from northwest to southeast by a drainage channel known locally as Woody Creek. This channel drains a large portion of the east side of the City into Bear Creek to the south.

Map 3 shows that the Plan area is relatively flat, with elevations ranging from 651m to 654m for most of the area. Higher elevations, increasing to 659m, are present in the southwest corner of the Plan area. Generally the southerly half of the Plan area drains towards a low area on the south boundary, while the balance of the area drains to Woody Creek.

2.0 DEVELOPMENT PLAN

2.1 Plan Objectives

The Signature Falls 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 an attractive residential neighbourhood;
3. To develop a safe and efficient transportation network that meets the needs of passenger vehicles, pedestrians, and cyclists; 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 Signature Falls Outline Plan is illustrated in Map 4, and a summary of land uses is provided in Table 2. The net developable area available is approximately 64 hectares. It is proposed that the Plan area be developed for low density residential use.

2.2.2 Residential Development

The largest single land use in the Plan area is low-density residential development, totaling approximately 32.7 ha in area.

It is the intent of the developer to provide for a variety of lot sizes in the Plan area in order to maximize market opportunities, but and take advantage of unique development opportunities that the site affords. This is to be achieved through the use of several land use districts as discussed in Section 4.3. Development on the west side of the Plan area is to consist of conventional single family lots, consistent with those proposed in the Countryside North neighbourhood located to the west, transitioning to larger lots in proximity to the Woody Creek corridor.

A gated community of approximately 4.7 ha is proposed to be located in the northeast corner of the Plan area, adjacent to the Woody Creek corridor. It is proposed that this community be developed as a condominium consisting of executive single family dwellings on large lots, averaging approximately 17m (56 ft) in width. The anticipated yield in this area is approximately 55 units. The internal private roads are to be of an equivalent width as other local roads in the Plan area, but located within reduced rights-of-way.

Table 2 – Land Use Summary

Land Use	Area (ha)	Percent
Total Land Area	64.83	
Less Road Plans	0.77	
Net Developable Area	64.06	100.0
Residential	32.68	51.0
Single Family	26.51	41.4
Gated Single Family	4.68	7.3
Multi-Family	1.49	2.3
Open Space	6.53	10.2
Neighbourhood Parks	2.13	3.3
School Site	3.32	5.2
Greenway Trail	0.97	1.5
Other	0.11	0.2
Roads	16.89	26.4
Road Widening	0.54	0.9
Internal Roads	15.75	24.6
Lanes	0.60	0.9
Utilities	7.96	12.4
Storm Ponds	1.89	2.9
Public Utility Lots	1.04	1.6
Woody Creek Greenway (PUL)	5.03	7.9

A node of medium density multi-family development totaling 1.5 ha is proposed for the west-central portion of the Plan area adjacent to 72nd Avenue. Low profile development, serviced by rear lanes and accommodated through the Combined Density Residential (RC) District in the Land Use Bylaw is proposed.

As illustrated in Table 3, it is anticipated that an estimated 664 single family and 67 multi-family units may be accommodated in the Plan area. This will generate approximately 2,370 residents, of which 476 are estimated to be of school age. This equates to a residential density of 11.4 units and 37.0 persons per net developable hectare. A tentative lotting plan is provided in Map 5.

2.2.3 Open Space

The following is a detailed breakdown of municipal reserve allocation in the Plan area:

- A 3.32 ha parcel of land is allocated in the northwest corner of the Plan area to accommodate a portion of a proposed joint school site in accordance with the Southeast Area Structure Plan.
- Four neighbourhood parks, averaging 0.53 ha in size are to be provided throughout the Plan area. The furnishing of these parks will be discussed in detail in the Parks Design Report.

Table 3 – Population and Student Generation

Population Generation		
SF Residential Land Area		26.51 ha
Gated SF Land Area		4.68 ha
MF Residential Land Area		1.49 ha
Number of SF Units	Average 12m lot width	649
Number of Gated SF Units	Average 17m lot width	53
Number of MF Units	Average 7.5m lot width	67
SF Population	609 units @ 3.2 ppu	2,078
Gated SF Population	55 units @ 3.2 ppu	176
MF Population	67 units @ 1.7 ppu	114
Total Population		2,368
Student Generation²		
Total Students	20.1% of Population	476
Total Public	67.8% of Total Students	323
Total Separate	32.2% of Total Students	153
Public School Students		
Total Students		323
Total K-9	74.9% of Students	242
Total 10-12	25.1% of Students	81
Separate School Students		
Total Students		153
Total K-9	79.2% of Students	121
Total 10-12	20.8% of Students	32

- A 10m-wide strip of land, totaling 0.97 ha, has been provided as part of the Woody Creek greenway. The land in question is proposed to accommodate a walking trail adjacent to the creek.
- A 10m-wide strip of land, composed of two small parcels totaling 0.11 ha, has been provided in the proposed Phase 9 to the north of the existing residence in order to protect a shelterbelt consisting of mature spruce trees.

The open space network for the Plan area is illustrated in Map 6.

² Based on school enrolments as of September 30, 2005.

3.0 INFRASTRUCTURE

3.1 Transportation Network

As illustrated in Map 7, the Plan area is served by two arterial roadways: 68th Avenue to the south which is developed to a two-lane paved standard and Range Road 55 (84th Street) to the east, currently a two-lane gravel roadway. According to the City's Transportation Master Plan, both roadways are to be ultimately constructed to an arterial standard. In order to accommodate the eventual upgrading of these roads, lands along the west and south boundaries of the Plan area have been set aside for widening. In addition, lots backing on to these roads have been designed with extra depth in order to accommodate noise attenuation.

Range Road 55 is under the jurisdiction of the County and will remain as a gravel road until such time as upgrading is required. Until such time as this road is annexed into the City of Grande Prairie, the developer will be required to enter into a road use agreement with the County, and provide dust control as required. In addition, should intermunicipal road use concerns arise, the City and County will negotiate efforts to mitigate conflicts which may include but not be limited to hard surfacing, upgrading, and road bans.

Major collector access to the Signature Falls area is provided from 68th Avenue at 86th Street, and via 72nd Avenue from Countryside North to the west, which traverses the Plan area and connects with 84th Street. The balance of the Plan area is to be served by a network of local roads. In addition, approximately 10% of the proposed lots are to be served by rear lanes.

Accommodation for pedestrians and cyclists is provided through the development of an asphalt trail and concrete sidewalk network that provides connections to existing trails along 68th Avenue to the west and to future trails along Woody Creek. Internal connections will be provided to the school site.

3.2 Water Distribution

There will be two main connections to the proposed 300mm main at the west boundary of the Plan area from the proposed Countryside neighbourhood as shown in Map 8. The first will be a 300mm connection at the southwest corner of the Plan area on the north side of 68th Avenue. The second will be a 300mm connection at the south boundary of the school site. These two 300mm mains will traverse east through the development connecting in the east half of the Plan area and continuing east to 84th Street.

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

3.3 Sanitary Sewer

As illustrated on Map 9 the East Trunk main is proposed to be extended north along the west boundary of the Plan area within the proposed Countryside North neighbourhood. Two 250mm connections to the East Trunk are proposed: the first connection will be at the southwest corner of the Plan area and

the second at the major east-west collector at the west-centre of the neighbourhood. A third 200mm connection to the East Trunk is proposed at the south boundary of the school site. A network of 200mm and 250mm gravity sanitary sewer mains will traverse the Plan area from these three connection locations.

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

3.4 Stormwater Management

The Plan area is proposed to house two separate stormwater management facilities as shown on Map 10. The first facility will be Woody Creek, which will be developed into a drainage parkway and linear stormwater retention pond. The Woody Creek corridor will also be widened at a point south of 72 Avenue on the east side of the Plan area in order to increase retention capacity. Woody Creek will accept minor and major stormwater events from the northern and eastern portions of the Plan area as well as minor and major stormwater events from the northern portion of the Countryside neighbourhood to the west. The second facility is a separate storm retention pond proposed in a natural low area in the south-central portion of the Plan area. This facility will accept minor and major stormwater events from the southern portion of the Plan area as well as the southern portion of Countryside, and will serve as an amenity feature at the south entrance to the neighbourhood. Both of these stormwater management facilities will discharge into the Woody Creek system at the southeast corner of the Plan area at predevelopment levels.

A series of stormwater mains will discharge into the two proposed stormwater facilities at several locations.

Over the long term, the Woody Creek corridor is intended to be developed as a “greenway”, along which a trail system is to be developed. A chain link fence will be installed along all residential property lines adjacent to the greenway area in order to maintain a separation between private and public lands. A typical design cross-section of the proposed greenway is provided in Figure 1.

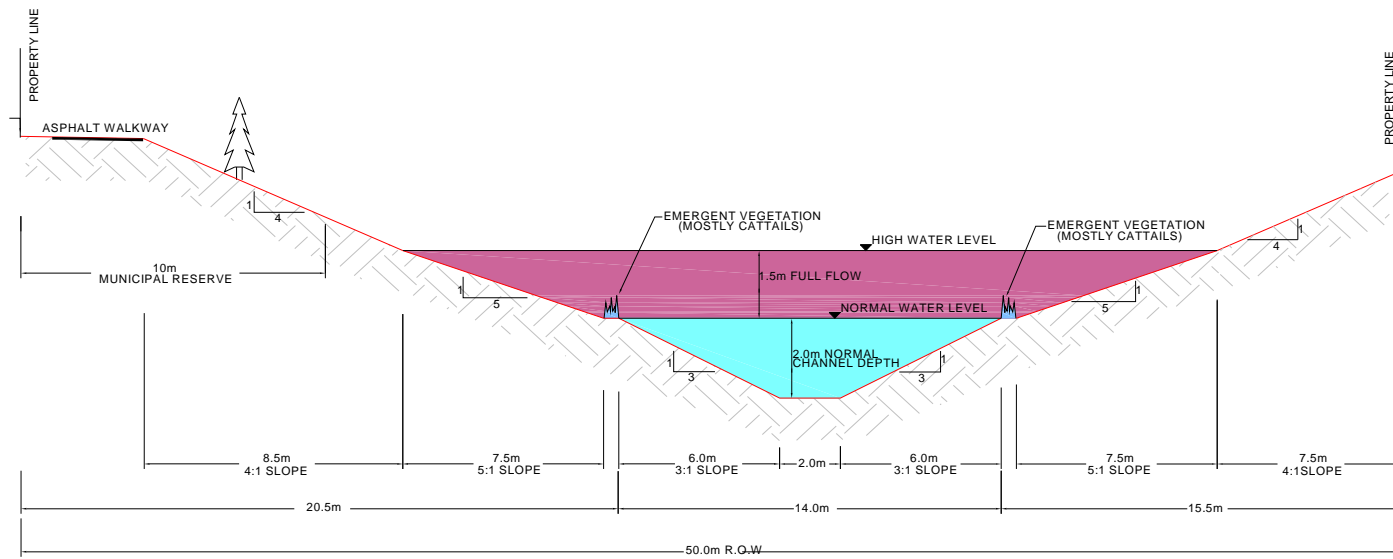
Additional information pertaining to the storm drainage system is outlined in the detailed design report for storm sewer.

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. ATCO Gas has indicated that a feeder main will have to be installed along 92nd Street from 84th to 68th Avenue in order to serve this development.

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



4.0 IMPLEMENTATION

4.1 Phasing

A tentative phasing plan is provided in Map 11. It is intended that development of the subject lands start at the south end of the Plan area and then proceed northerly as conditions warrant. The southwest portion of the Plan area, in which the existing residence is located, is intended to be the final phase of development in order to accommodate the wishes of the owner.

Notwithstanding the above, the school site may be developed in advance of Phase 8 subject to the agreement of the owner, the City, the public and separate school boards and Aquatera Utilities Inc. with respect to the provision of access and services.

In addition, the drainage route for the full length of the Woody Creek corridor will be dedicated as an easement at Phase 1.

4.2 Statutory Plan Amendments

The Southeast Area Structure Plan was approved in September 2001. The collector road network proposed in this Outline Plan is at variance with that shown in the ASP as a connection north through Eagle Estates has not been provided, and a connection to 84th Street has been included. Further, a second storm pond has been included at the south end of the Plan area, and the multi-family site relocated to the west-central portion of the Plan area. As a result, an amendment to the Southeast ASP is required prior to Outline Plan approval to address these changes.

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

4.3 Proposed Zoning

Proposed zoning for the Plan area is identified in Map 12. The westerly portion of the Plan area slated for single family residential development will be zoned under the Low Density Residential (RL) District of the Land Use Bylaw, and transition to General Residential (RG) at the centre of the Plan area. Those lands located adjacent to Woody Creek and within the gated community are to be zoned as Restricted Residential (RR). The multi-family site is to be Combined Density Residential (RC), and the school site will be zoned under the Public Service (PS) District. All zoning changes will be made in advance of subdivision approval.



SIGNATURE FALLS OUTLINE PLAN

CITY OF GRANDE PRAIRIE

LEGEND

 BUILDINGS



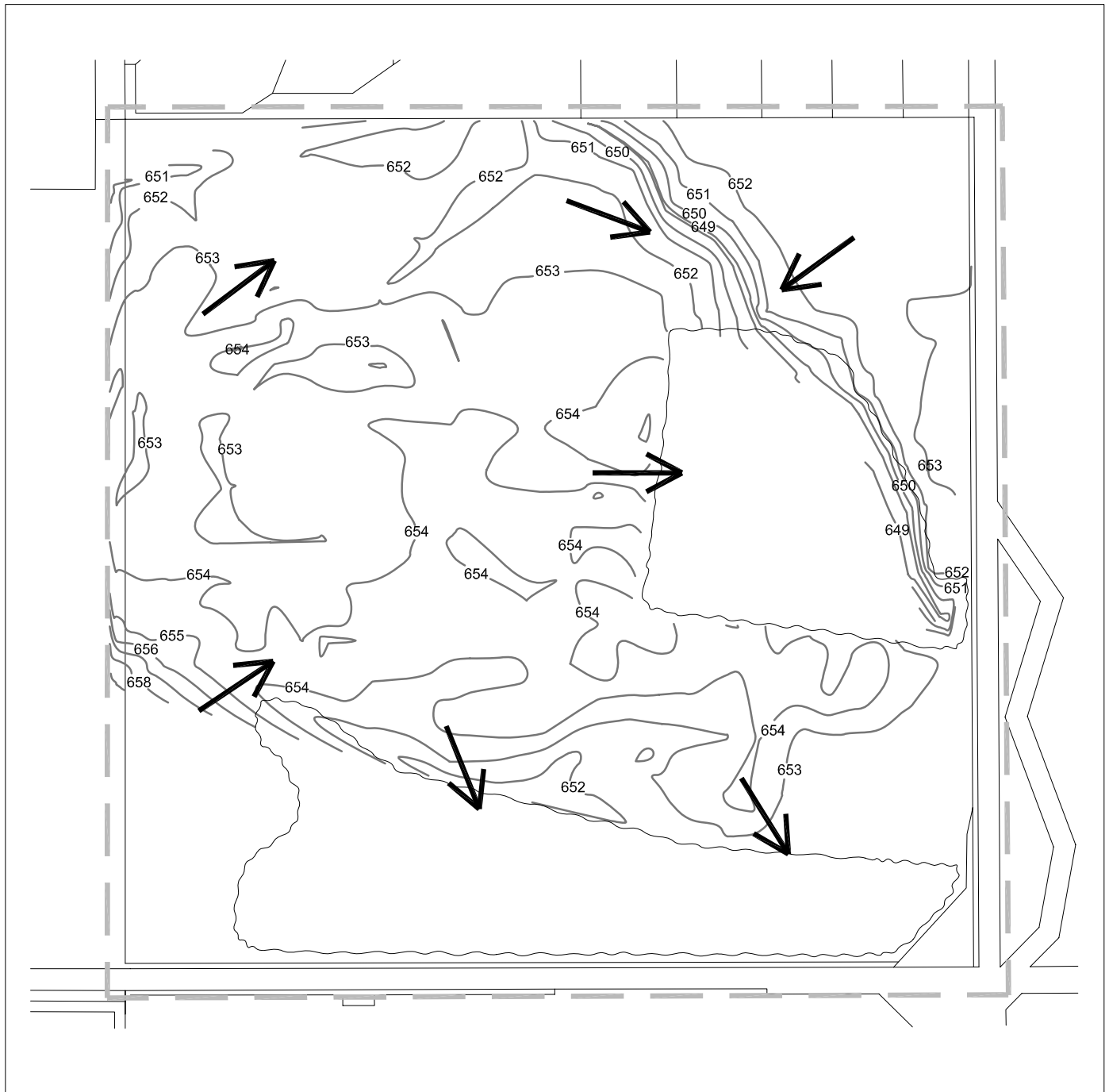
MAP 2 - EXISTING CONDITIONS

SCALE : N.T.S.

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SIGNATURE FALLS OUTLINE PLAN

CITY OF GRANDE PRAIRIE

LEGEND

- 651 ELEVATION
- 1M CONTOUR
- ➔ DIRECTION OF FLOW
- ⬭ FORESTED AREAS



MAP 3 - TOPOGRAPHY

SCALE : N.T.S.

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








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SIGNATURE FALLS OUTLINE PLAN

CITY OF GRANDE PRAIRIE

LEGEND

	SINGLE FAMILY		GATED RESIDENTIAL		ROAD WIDENING
	MULTI-FAMILY		PUBLIC UTILITY LOT		ALBINATI SITE
	MUNICIPAL RESERVE		LANE		STORM POND



MAP 4 - DEVELOPMENT CONCEPT

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LEGEND

 GATED RESIDENTIAL



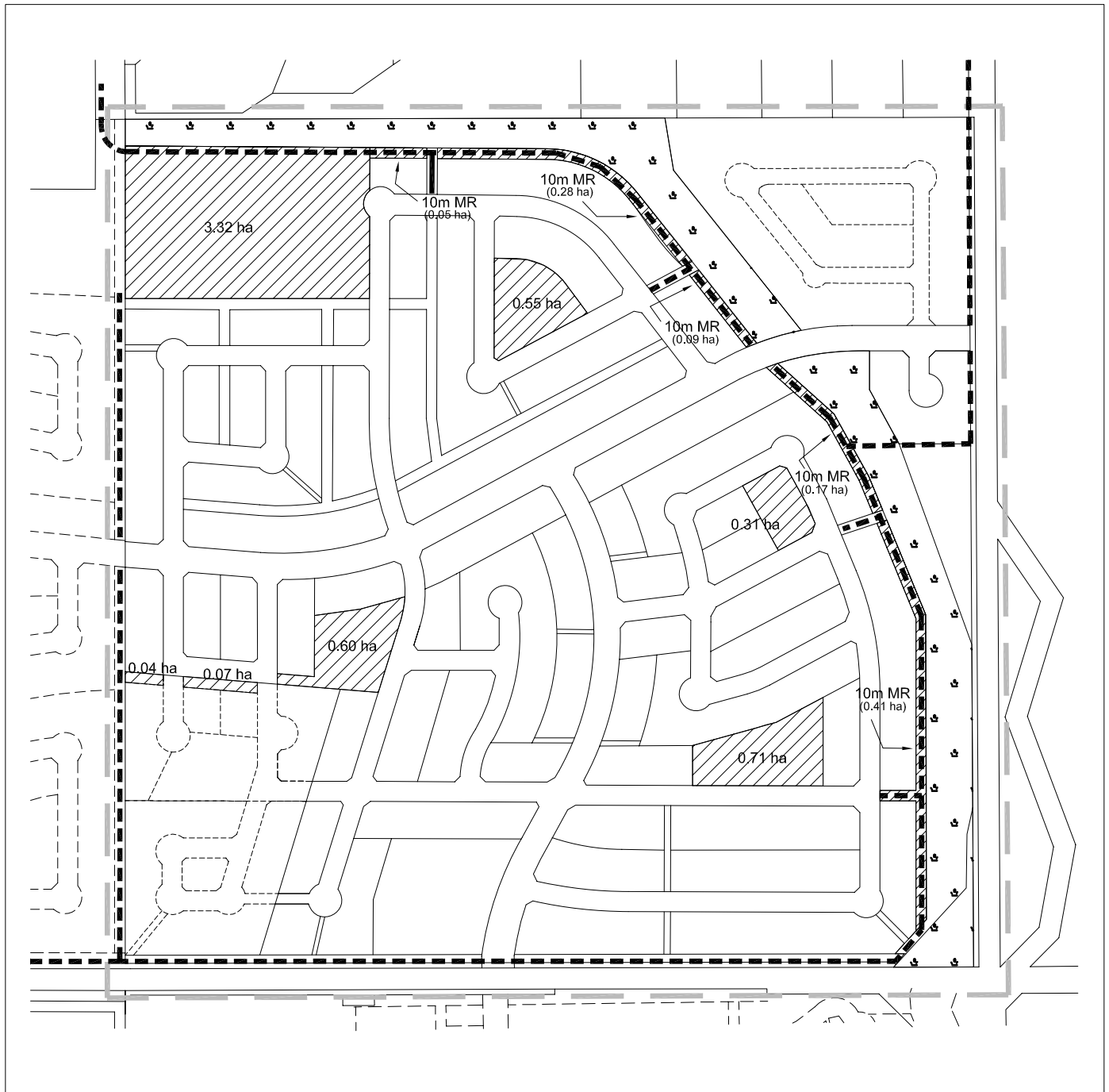
MAP 5 - TENTATIVE LOTTING

SCALE : N.T.S.

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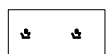
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LEGEND



MUNICIPAL RESERVE



WOODY CREEK GREENWAY



PEDESTRIAN LINK/TRAIL



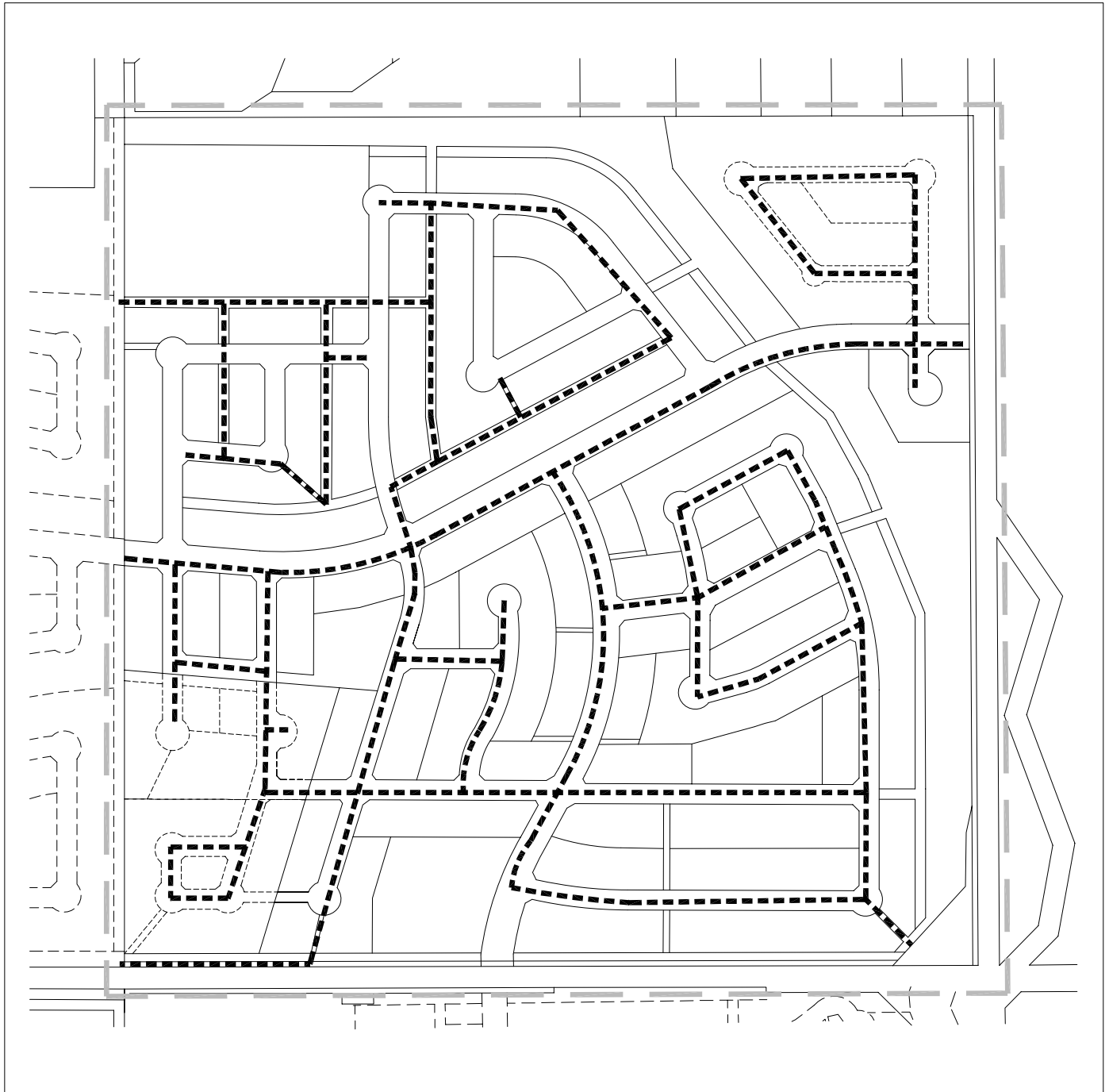
MAP 6 - OPEN SPACE

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----- PROPOSED WATER LINES



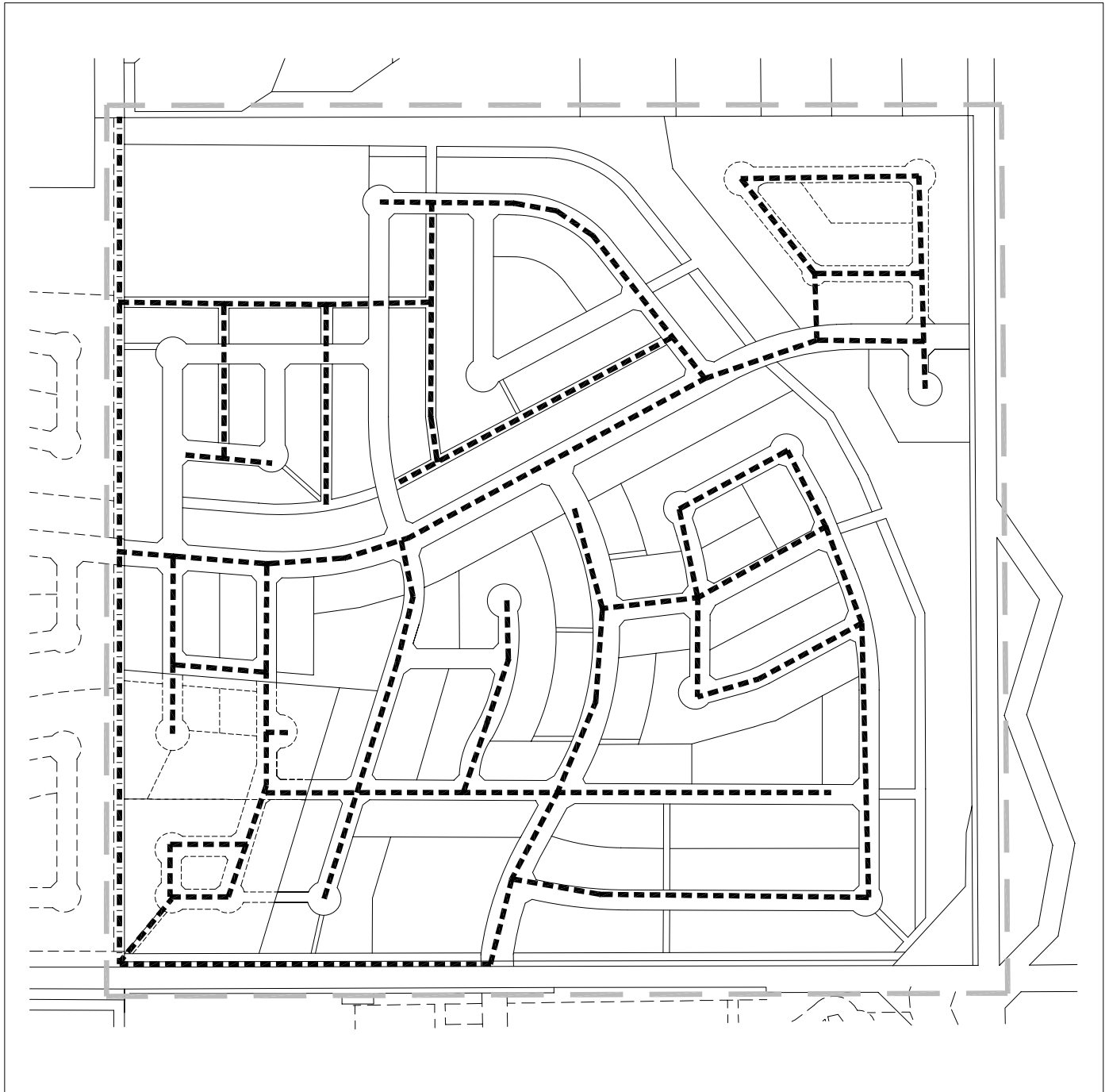
MAP 8 - WATER SYSTEM

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- PROPOSED SEWER LINES
- EAST SANITARY TRUNK



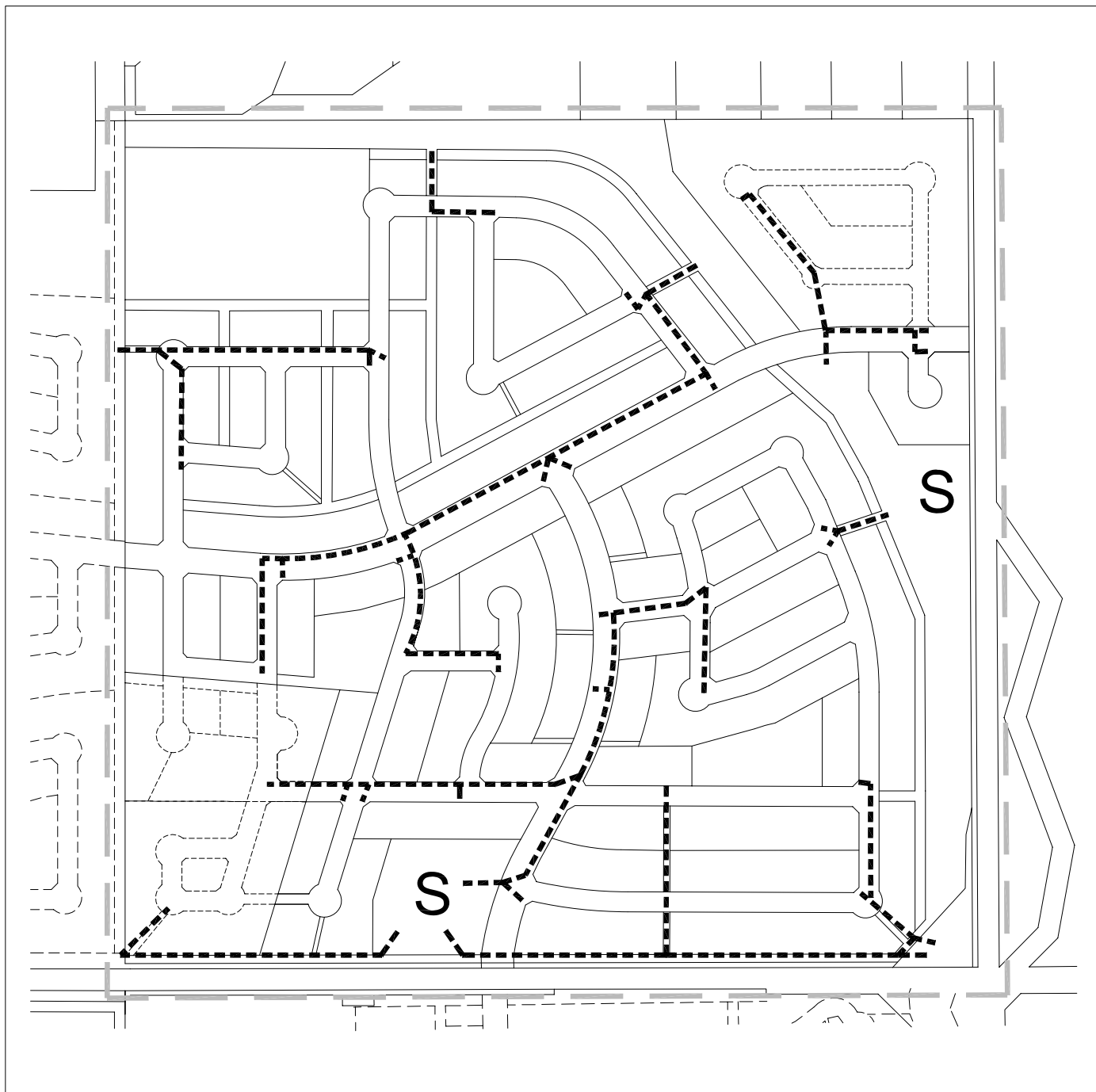
MAP 9 - SANITARY SEWER

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CITY OF GRANDE PRAIRIE

LEGEND

- PROPOSED STORM LINES
- S** PROPOSED STORM PONDS



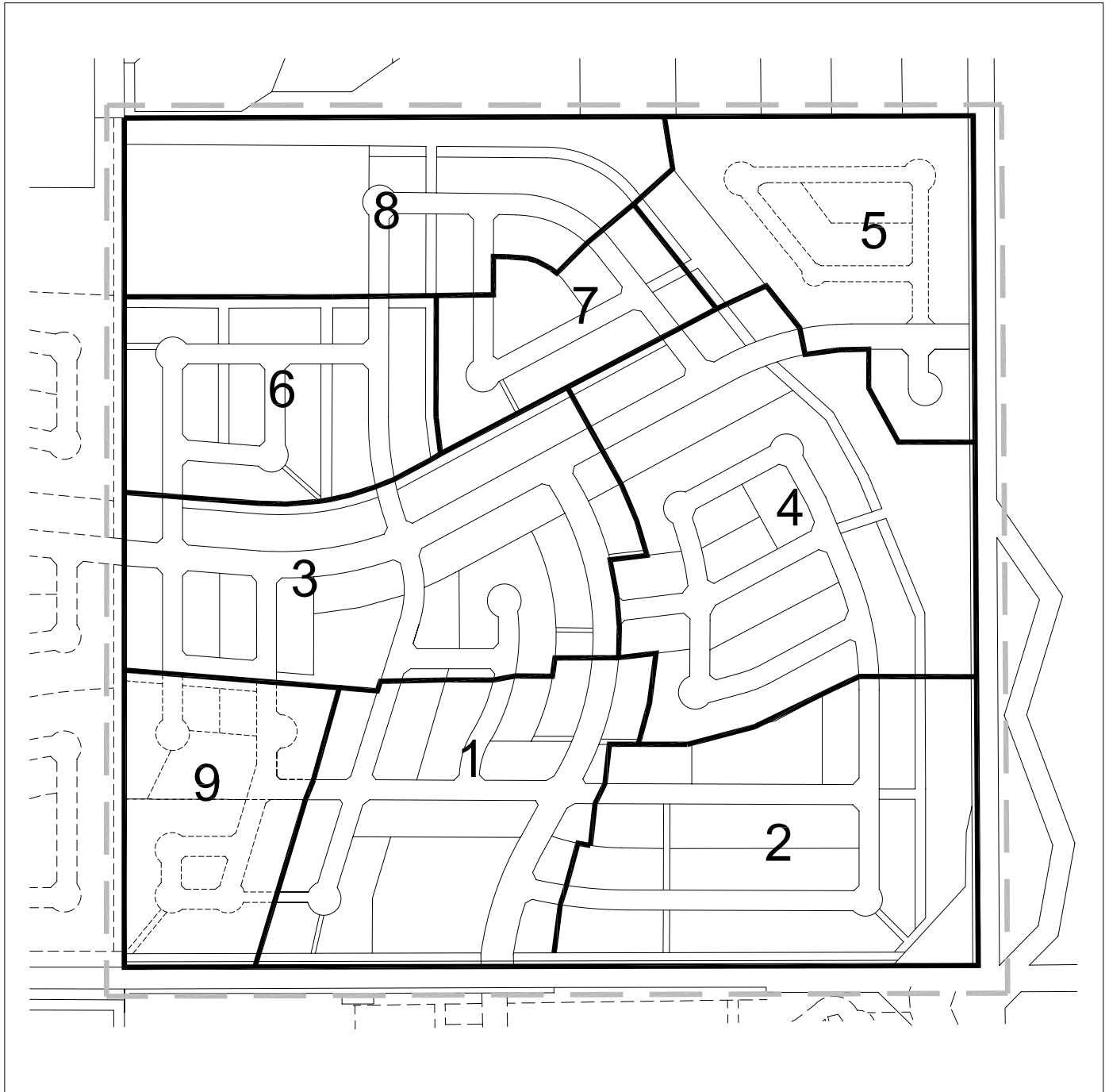
MAP 10 - STORM SEWER

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SIGNATURE FALLS OUTLINE PLAN

CITY OF GRANDE PRAIRIE

LEGEND

- 1 DEVELOPMENT PHASE (TENTATIVE)



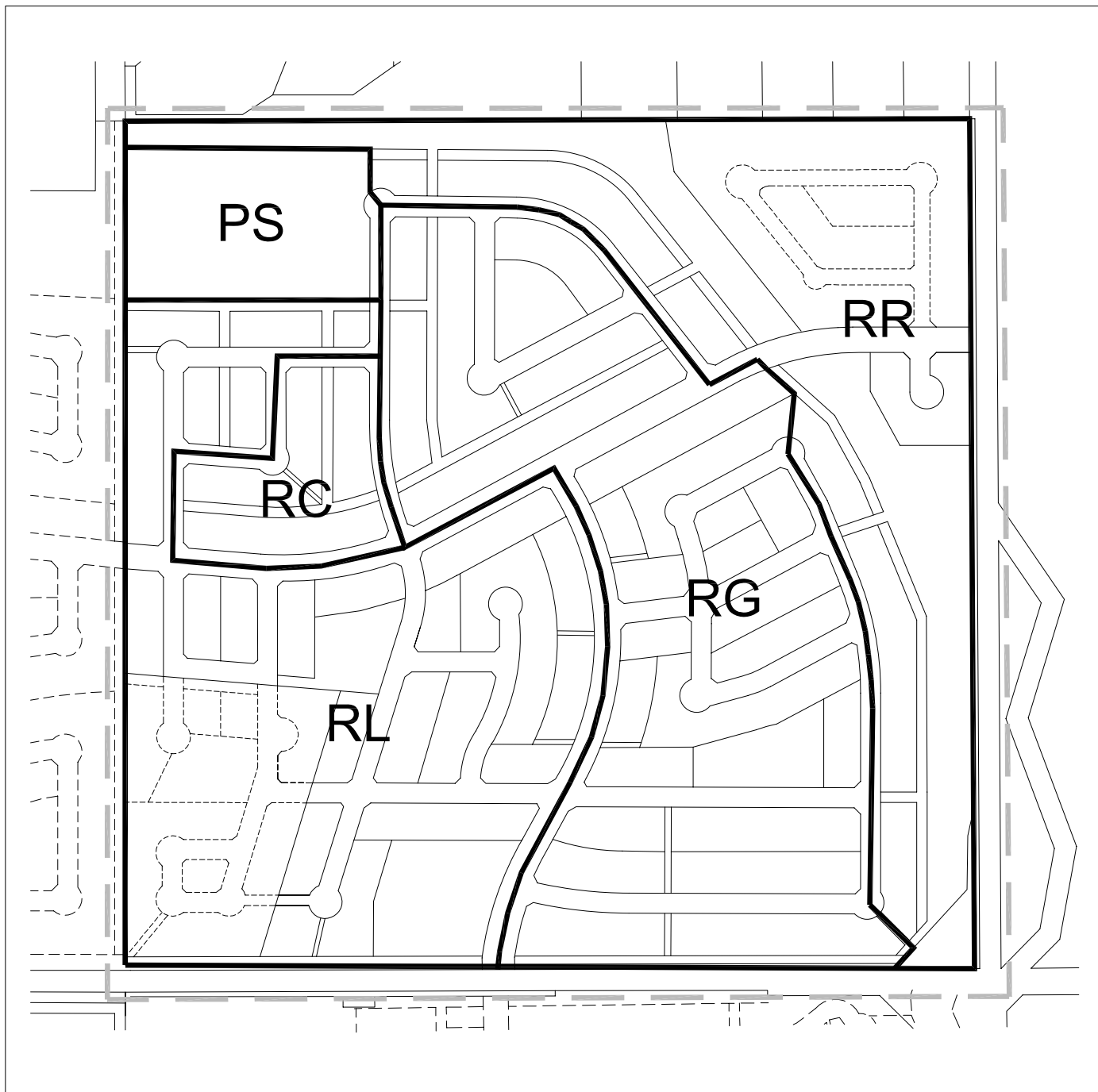
MAP 11 - PHASING

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SIGNATURE FALLS OUTLINE PLAN

CITY OF GRANDE PRAIRIE

LEGEND

RL LOW DENSITY RESIDENTIAL

RR RESTRICTED RESIDENTIAL

RG GENERAL RESIDENTIAL

PS PUBLIC SERVICE

RC COMBINED DENSITY RESIDENTIAL



MAP 12 - ZONING

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