



City of Grande Prairie

Development Services Department

SUMMERSIDE EAST OUTLINE PLAN

OP-07-08
September 8, 2008

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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 located in southeast Grande Prairie.

This Outline Plan has been prepared in accordance with the City of Grande Prairie Municipal Development Plan (MDP) and 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 approximately 48 ha of land that is bounded to the north by 68th Avenue, to the west and south by the Countryside South neighborhood and to the east by the County of Grande Prairie as indicated in Map 1. The westerly 32.1 hectares are proposed for annexation in 2008 and are the only lands eligible for rezoning.

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

1.3 Ownership and Dispositions

As outlined in Table 1, the Plan area consists of 47.6 ha of land under the ownership of multiple owners. The land in question has been subdivided on previous occasions for country residential purposes prior to annexation consideration.

1.4 Policy and Regulatory Context

The Summerside East Outline Plan has been prepared in accordance with 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. The area is presently part of the existing Southeast Area Structure Plan.

The Plan area is currently undergoing annexation from the County of Grande Prairie. Only the western 32.1 hectares are being annexed. Upon completion of the annexation, the subject lands will be rezoned to reflect the land use pattern and lot sizes as proposed in this Outline Plan and prior to subdivision and development approval.

Table 1 – Plan Area Composition

Legal	Owner	Area (ha)
Lot 1, Plan 1735TR	V. & R. Verbecky	2.4
Lot 2, Plan 1735TR	R. Borstad	12.3
Lot 3, Plan 1735TR	G. Carlson	14.3
Lot 1A, Plan 7621774	W. & M. Redlick	2.0
Lot 2A, Bl. 1, Plan 0227308	R. & B. Borstad	2.0
Lot 2B, Bl. 1, Plan 0227308	L. King	1.9
Lot 3A, Plan 9921621	G. Carlson & K. Kjaer	1.9
Lot 5B, Bl. 1, Plan 0320776	R. Barker	8.8
Lot 5C, Bl. 1, Plan 0725648	A. Boyd	2.0
Total		47.6

1.5 Site Characteristics

As illustrated in Map 2, the Plan area is predominantly forested. The dominant natural feature of the Plan area is a drainage channel known locally as Woody Channel, which runs north-south through the easterly portion 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 on lands immediately south of the Plan area, which connects the storm pond, located on the SW 7, to Woody Channel.

Present development in the Plan area consists of seven residences, two of which contain major home based businesses (landscaping contractor/tree nursery and boarding kennel). The plan has been laid out to accommodate these existing homes. As such any future development concept will be required to incorporate these existing homes into the proposed layout. The layout has also been designed to respect existing property lines.

Map 3 shows that the Plan area is characterized by undulating topography, with elevations ranging from 653 m at the northwest corner to 647 m in proximity to Woody Channel. As a result, the site is relatively flat, with an average slope of 1%. Drainage is generally north to south, and toward the creek. Historically portions of the plan area have been poorly drained, but this has been improved with the past channeling of Woody Channel. Soil tests¹ show that the water table depth ranges from approximately 2.1 m near Woody Channel to 5.2 m.

There are existing wetlands in the area that will need approval from Alberta Environment, Sustainable Resources and Fish and Wildlife prior to development. It is encouraged that any layouts try and consider the impacts of development and try to ensure that natural features are accommodated as is practical.

¹ Source: JR Paine & Associates Ltd. Test holes drilled on December 3, 2003.

2.0 DEVELOPMENT PLAN

2.1 Plan Objectives

The Summerside East 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 East 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 single family residential use. Given that the Plan area is fragmented into a number of parcels, the design concept has been developed, with only a couple of exceptions, to respect existing property lines.

As indicated in Table 2, the net developable area available is approximately 47 hectares once the area occupied by additional right-of-way for 68th Avenue is removed.

2.2.2 Residential Development

The largest single land use in the Plan is general residential (RG) development with a small portion of low-density residential (RL) development, totaling approximately 28 ha in area. As illustrated in Table 3, it is anticipated that a total of approximately 570 single family units² may be accommodated in the Plan area, representing approximately 1,815 residents of which an estimated 375 will be of school age.

² Residential densities are based on an average lot size of 490 m² (5,275 ft²) allocated over 27.8 ha. The minimum permitted in our highest intensity use i.e. the Low Density Residential (RL) District of the City Land Use Bylaw is 302 m² (3,250 ft²).

TABLE 2 – LAND USE SUMMARY

Land Use	Lot 1 1735TR	Lot 1A 7621774	Lot 2 1735TR	Lot 2A 0227308	Lot 2B 0227308	Lot 3 1735TR	Lot 3A 9921621	Lot 5B 0320776	Lot 5C 0725648	Area (ha)	Percent
Gross Area	2.36	2.03	12.21	2.05	1.92	14.25	1.93	8.75	2.02	47.52	
Less 68 th Avenue Widening	0	0	0.04	0.07	0.01	0.02	0.09	0	0.06	0.29	
Net Developable Area	2.36	2.03	12.17	1.98	1.91	14.23	1.84	8.75	1.96	47.23	100.0
Residential RG	1.59	1.38	5.25	1.34	1.17	8.65	1.13	3.31	1.0	24.82	52.5
Residential RL	0	0	0	0	0	0	0	1.63	0	1.63	3.5
Greenway (PUL) Woody Channel	0	0	2.39	0	0	0.18	0	.49	.59	3.65	7.7
Roads	0.44	0.20	2.01	0.43	0.49	3.57	0.45	1.95	.22	9.76	20.7
Public Utility Lots – Utilities only	0.33	0.45	1.63	0.21	0.25	1.83	0.26	1.37	.15	6.48	13.7
Parks	0	0	0.89	0	0	0	0	0	0	0.89	1.9

TABLE 3 – POPULATION AND STUDENT GENERATION

Population Generation		
Residential Low Den.	29 units @ 3.2 ppu	93
Residential Gen Den.	538 units @ 3.2 ppu	1,721
	567 units @ 3.2 ppu	1,814
Student Generation³		
Total Students	20.6% of Population	374
Total Public	66.2% of Total Students	248
Total Separate	33.8% of Total Students	126
Public School Students		248
Total K-9	73.8% of Students	183
Total 10-12	26.2% of Students	65
Separate School Students		126
Total K-9	78.1% of Students	98
Total 10-12	21.9% of Students	28

³ Based on City school enrolments as of October 31, 2004.

2.2.3 Municipal Reserve

The Municipal Government Act enables a municipality to require developers to dedicate a maximum of 10% of their developable land as municipal reserve for parks and open space purposes. Under normal circumstances the municipal reserve would equate to approximately 4.7 ha in the Plan area. However, as a condition of the original subdivision of the subject land, a 6 ha (14.8 acre) school site was dedicated in the northeast corner of the Plan area. This site was in turn disposed of by the County and developed for country residential use. All reserve owing has therefore been previously dedicated, and any new open spaces provided are in excess of the requirements of the Act.

- Open space in the Plan area is to be accommodated by a linear multi-purpose greenway located along Woody Creek. This greenway is provided in accordance with the Stormwater Master Plan, and is approximately 3.8 ha in area (40 m in width). Although it is required to accommodate utilities and therefore dedicated as a public utility lot, a portion of the corridor may be dedicated as municipal reserve as it also serves a recreational function through the inclusion of a trail network.
- A 0.89 ha (2.20 acre) park is being proposed as identified in Map 4. It is proposed that half the pre-development cost of the land will be paid for by the City and the remainder dedicated by the developer. The developer will be responsible for preparing the park to City landscaping standards.

3.0 INFRASTRUCTURE

3.1 Transportation Network

The Plan area is served by 68th Avenue to the north and Range Road 55 (84th Street) to the east. 68th Avenue is a paved, undivided arterial road, while Range Road 55 is a gravel County road that is not part of the annexation. In order to accommodate the eventual widening of 68th Avenue, a 5.0 m strip of land has been provided along the north boundary of the Plan area. In addition, a 7.7m PUL is required for a utility PUL. Lots backing on to 68th Avenue have been designed with extra depth in order to accommodate future landscape berming.

As illustrated in Map 5, major collector access to the Summerside East is limited to a future connection to 68th Avenue at 86th Street, which extends the length of the Plan area and links to future residential lands to the south. In addition, future east-west collectors are proposed to link the Plan area to Countryside South and Range Road 55. 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 standards⁴ unless approval is granted to do otherwise. A proposed transit network is illustrated in Map 5A.

Accommodation for pedestrians and cyclists is provided through the development of a 3 m asphalt trail and 2 m concrete sidewalk network. The focal point of the trail network is the greenway adjacent to Woody Channel. The network also provides connections to existing trails in Countryside South, to future trails along 68th Avenue, and a linkage to the future school site located to the southwest.

In conjunction with phase 1 a secondary access to 68th Avenue will be required.

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 90th Street. A 300 mm line is also proposed along the south and eastern portions of the plan area for pressure requirements. The proposed looped water system for the Plan area is illustrated on Map 6.

Due to the close vicinity of the Aquatera Utilities pumping system, the minimum fire flow for the area will exceed the City's requirement of 95 L/s in all areas. With construction of the perimeter lines, phasing can occur out of sequence and still maintain the required minimum fire flows. Additional development will add to the strength and reliability of the system. Additional information pertaining to the water distribution/fire system is outlined in the detailed design report for water.

3.3 Sanitary Sewer

A portion in the northwest 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 southwest corner 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.

⁴ 68th Avenue will eventually be upgraded to a four-lane divided arterial standard. Improvements to 68th Avenue rail crossing are required prior to twinning to alleviate increasing traffic congestion, but the timing of this upgrade is at the discretion of the City of Grande Prairie.

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

3.4 Stormwater Management

The storm system for the Plan area will consist of open channels and underground sewer systems. Storm water will be retained in two ponds located in the SE 7 and SW 7. The outlet to the existing storm water pond in the SW 7 will need to be modified to handle downstream requirements.

The area is to be surfaced using an urban model of storm drainage as illustrated in Map 8. The only exception to this is the Woody Creek, the east west storm link and the dual storm pond configuration just south of the Plan area. The Woody Creek drainage course is a key component of the plan. The creek acts as a storm retention area as well as a recreational facility for the area. The creek is composed of weir structures and a developed wetland that act as both quantity and quality control. A distinct advantage of the creek profile is that it allows for lower site grading which in turn allows for less site disturbance and reduced development costs. It will be necessary to determine if Woody Creek is fish bearing. Designs at the subdivision stage will need to take this into account. Approvals from Alberta Environment, Fisheries and Alberta Sustainable Resources will be required prior to development of the channel. Development of any lands other than phase 1 will not be allowed until approvals are in place.

All lands below the 1:100 year storm level will be developed as a public utility lot. Anything above this level will be considered MR unless it is occupied by underground utilities. The side slopes of Woody Creek are 5:1, above and below the water line, to ensure public safety and maintain a natural appearance. The MR will consist of landscaped areas with portions designed with trails and lighting. Efforts should be made to allow for natural vegetation such as bullrushes, reeds and willows where possible. These considerations need to take into account the 1:100 year storm event. Widening of the channel may be an option to accommodate additional vegetation potential.

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.

Prior to development all franchise utilities shall be contacted and accommodations made to respect existing infrastructure. This may include moving or deepening existing facilities or avoiding development over these lines

4.0 IMPLEMENTATION

4.1 Phasing

- (a) A plan showing the tentative development/phasing areas is provided in Map 9. It is intended that development of the subject lands start at the southwest portion of the Plan area in order to avoid existing rural residential establishments. Development will then proceed to the north and east as conditions warrant.
- (b) Although the proposed development/phasing plan is tied to the extension of municipal services, development occurring out of sequence would be required to front end additional costs as discussed in Section 3. It is possible that the phasing will not be consistent with the development areas.

4.2 Proposed Zoning

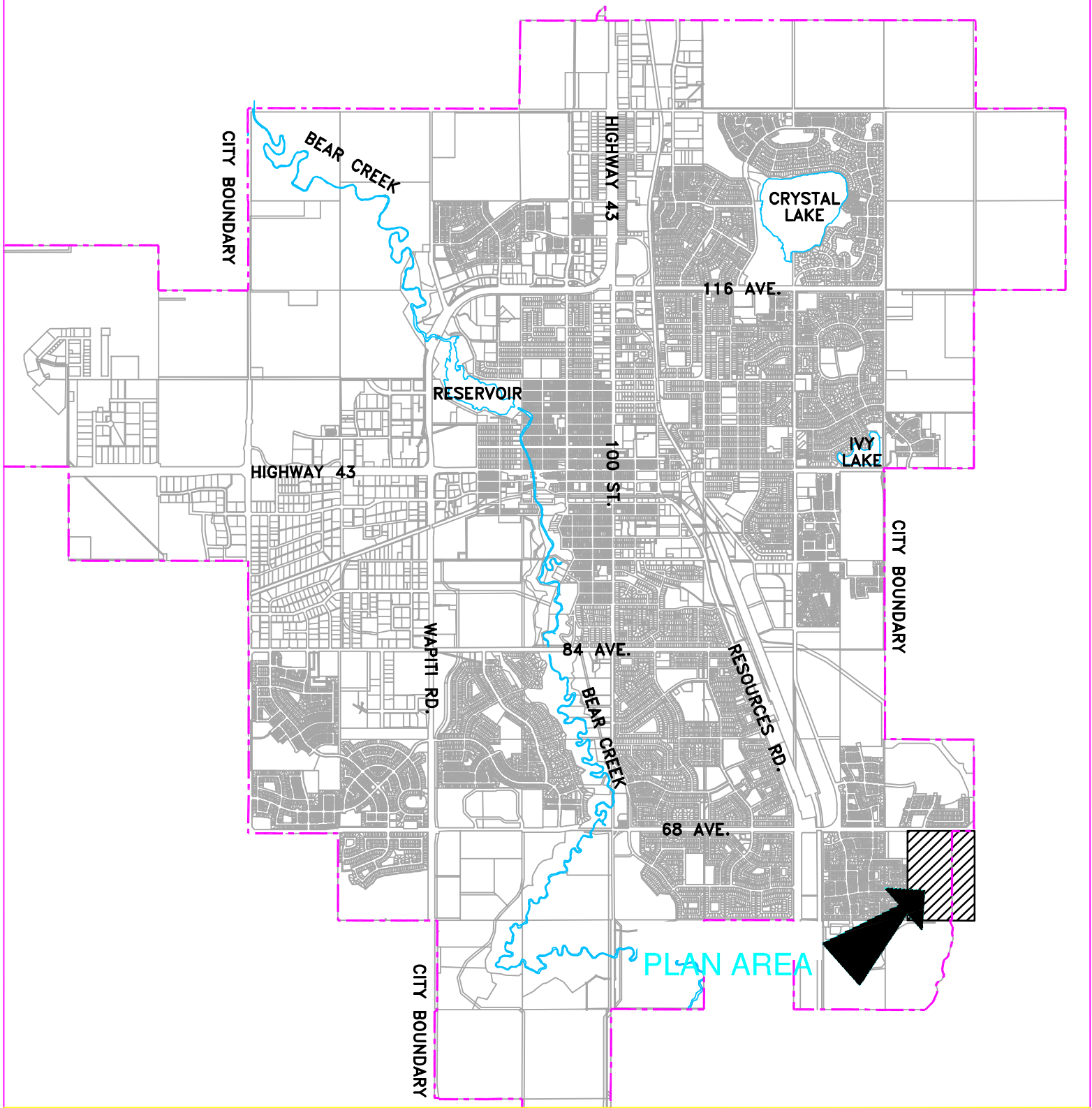
Proposed zoning for the Plan area is identified in Map 10. The largest single land use in the Plan is general residential (RG) development with a small portion of low-density residential (RL) development, totaling approximately 28 ha in area. All zoning changes will be made in advance of subdivision approval.

4.3 Subdivision and Development

All developers shall be required to enter into development agreements with the City as a condition of subdivision approval. The matters to be included in these agreements will include but not be limited to the provision of roads and municipal services, and the payment of off-site levies. The agreements will also deal with issues related to benefiting areas.

Detailed engineering drawings and specifications for roads, water, sanitary sewer, and storm drainage shall be prepared by the developer and approved by the City and Aquatera Utilities Inc. prior to subdivision approval on the subject lands.

The lot sizes and yields identified in this Plan are conceptual. In addition, an amendment will not be required to accommodate minor design changes.



SUMMERSIDE EAST OUTLINE PLAN

CITY OF GRANDE PRAIRIE

MAP 1- LOCATION

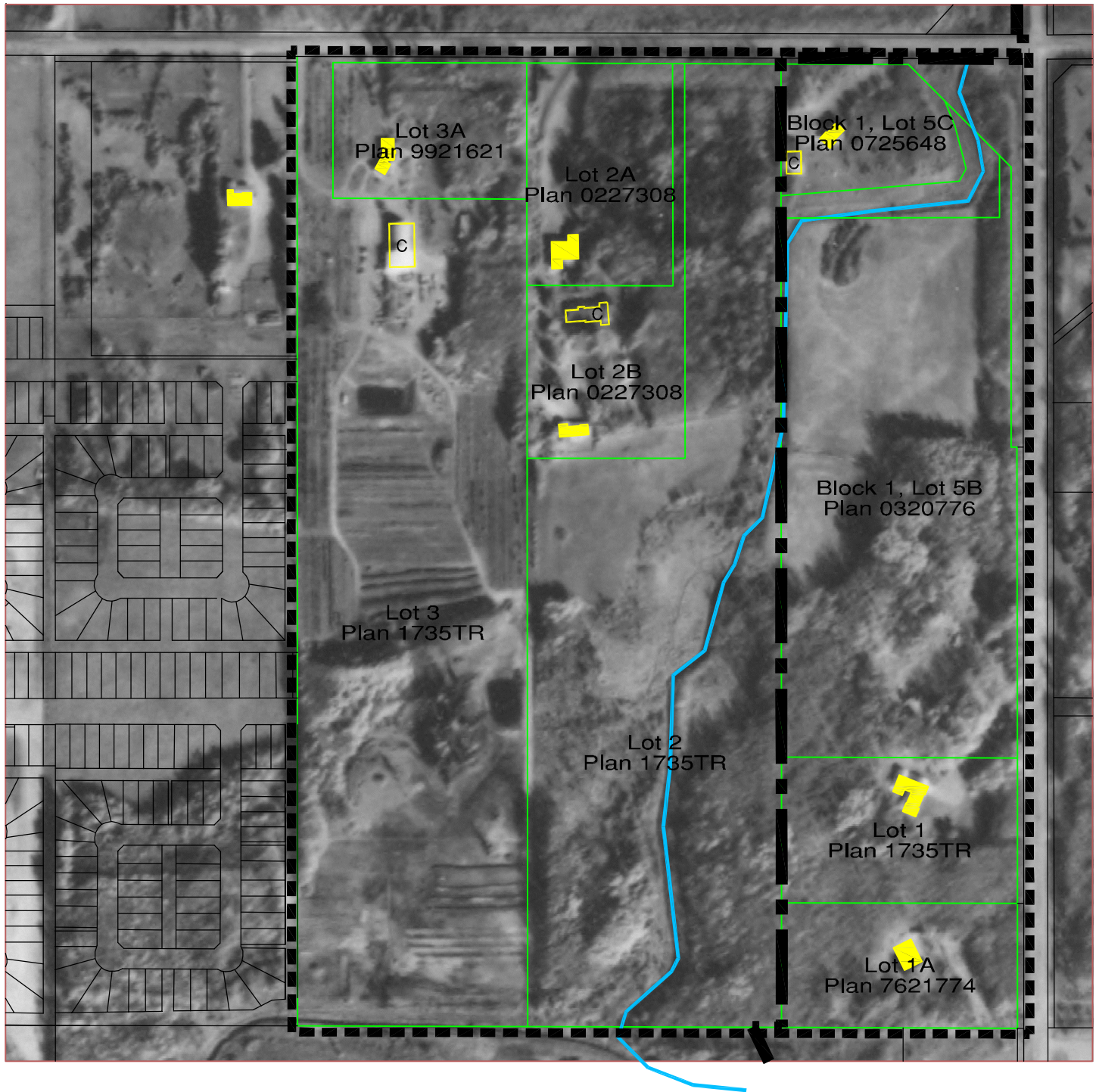


NORTH

SCALE: NTS



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SUMMERSIDE EAST OUTLINE PLAN

CITY OF GRANDE PRAIRIE

MAP 2- EXISTING CONDITIONS

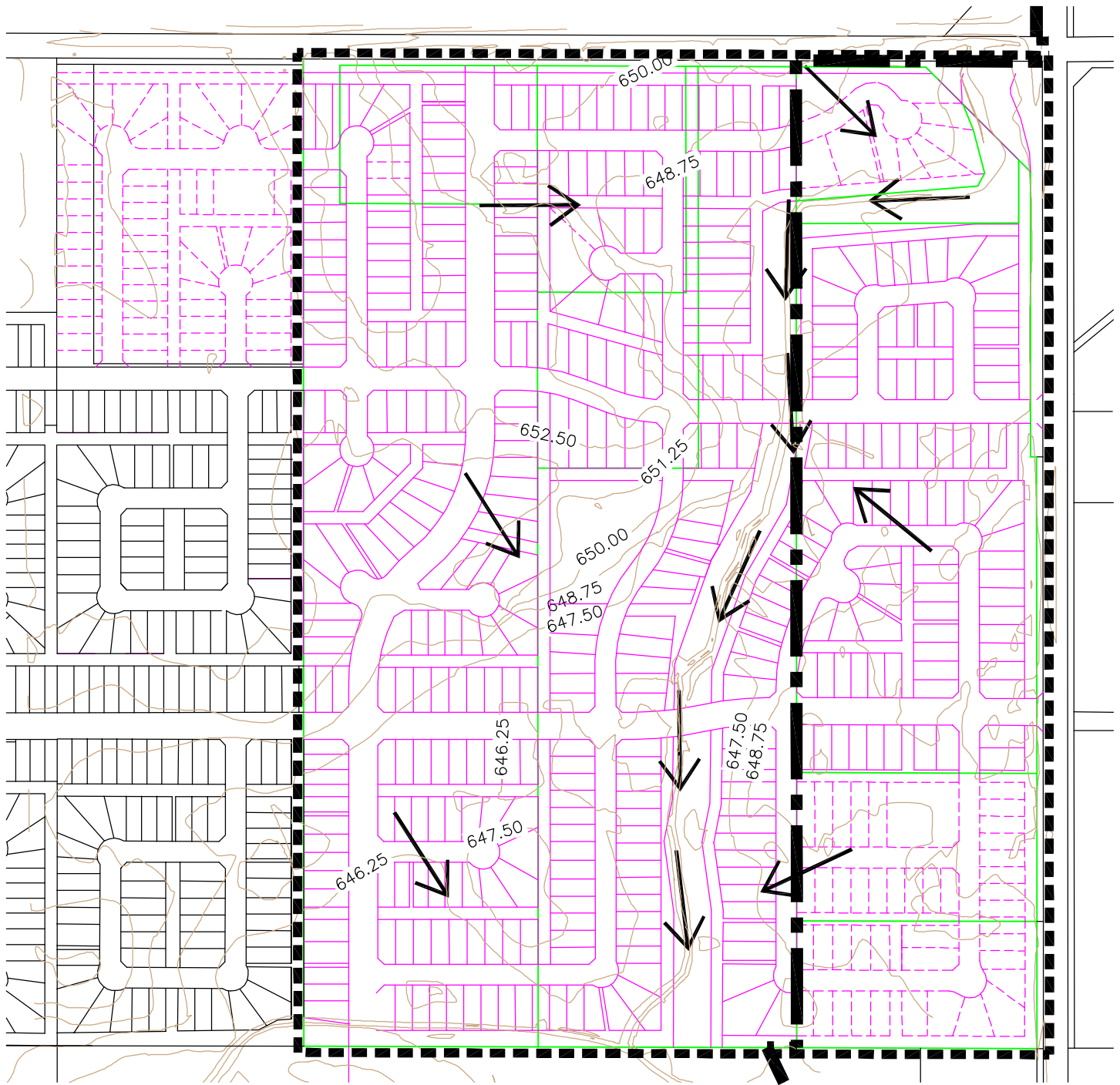


SCALE: NTS

- | | | | |
|--|---------------------------|--|---------------------|
| | RESIDENCE | | COMMERCIAL BUILDING |
| | CREEK | | |
| | EXISTING LEGAL BOUNDARIES | | |
| | CITY BOUNDARY | | |
| | PLAN BOUNDARY | | |



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SUMMERSIDE EAST OUTLINE PLAN

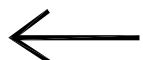
CITY OF GRANDE PRAIRIE

MAP 3- TOPOGRAPHY



NORTH

SCALE: NTS



DIRECTION OF FLOW

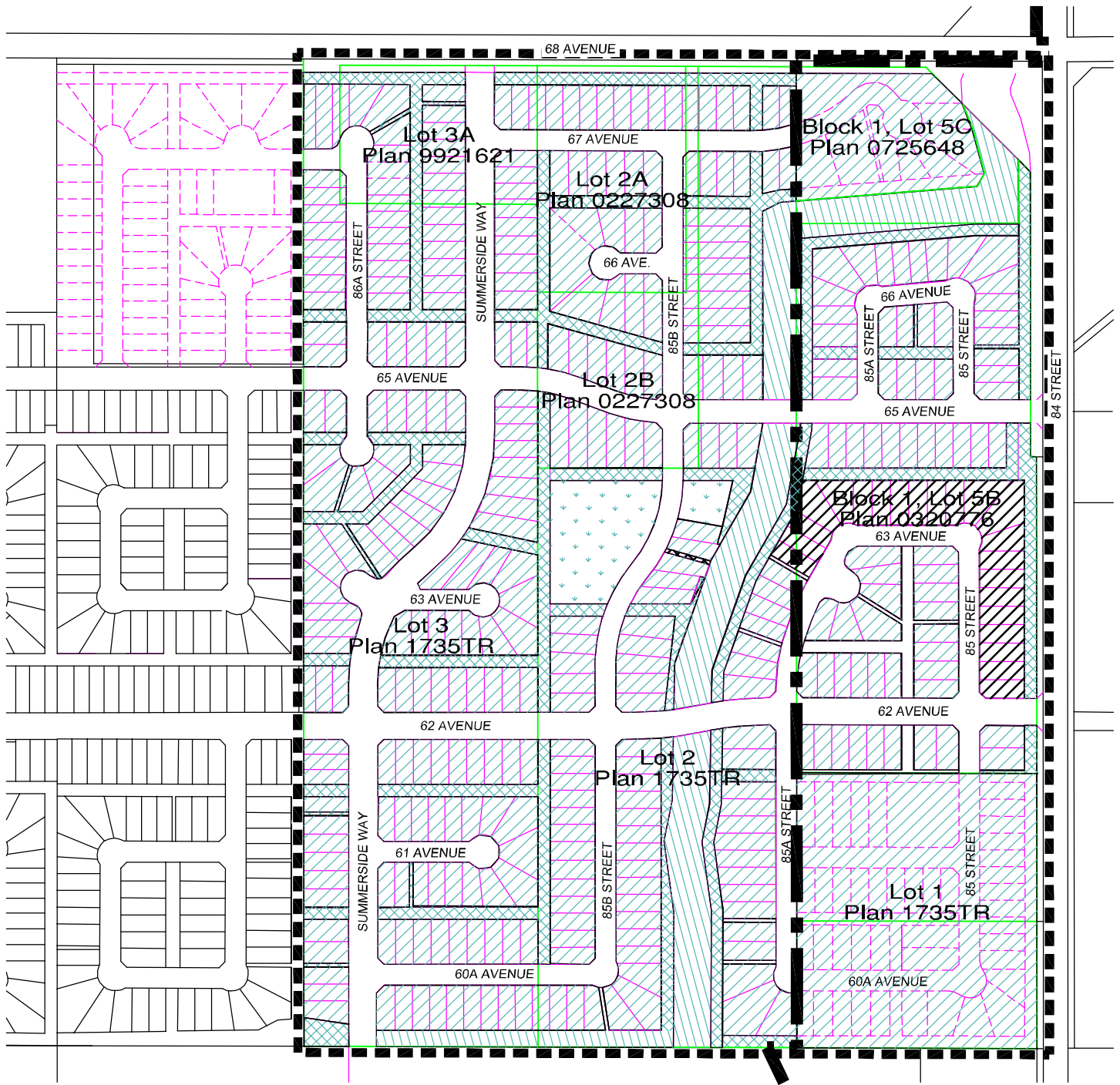
EXISTING LEGAL BOUNDARIES

CITY BOUNDARY

PLAN BOUNDARY



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




SUMMERSIDE EAST OUTLINE PLAN

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MAP 4- LAND USE CONCEPT

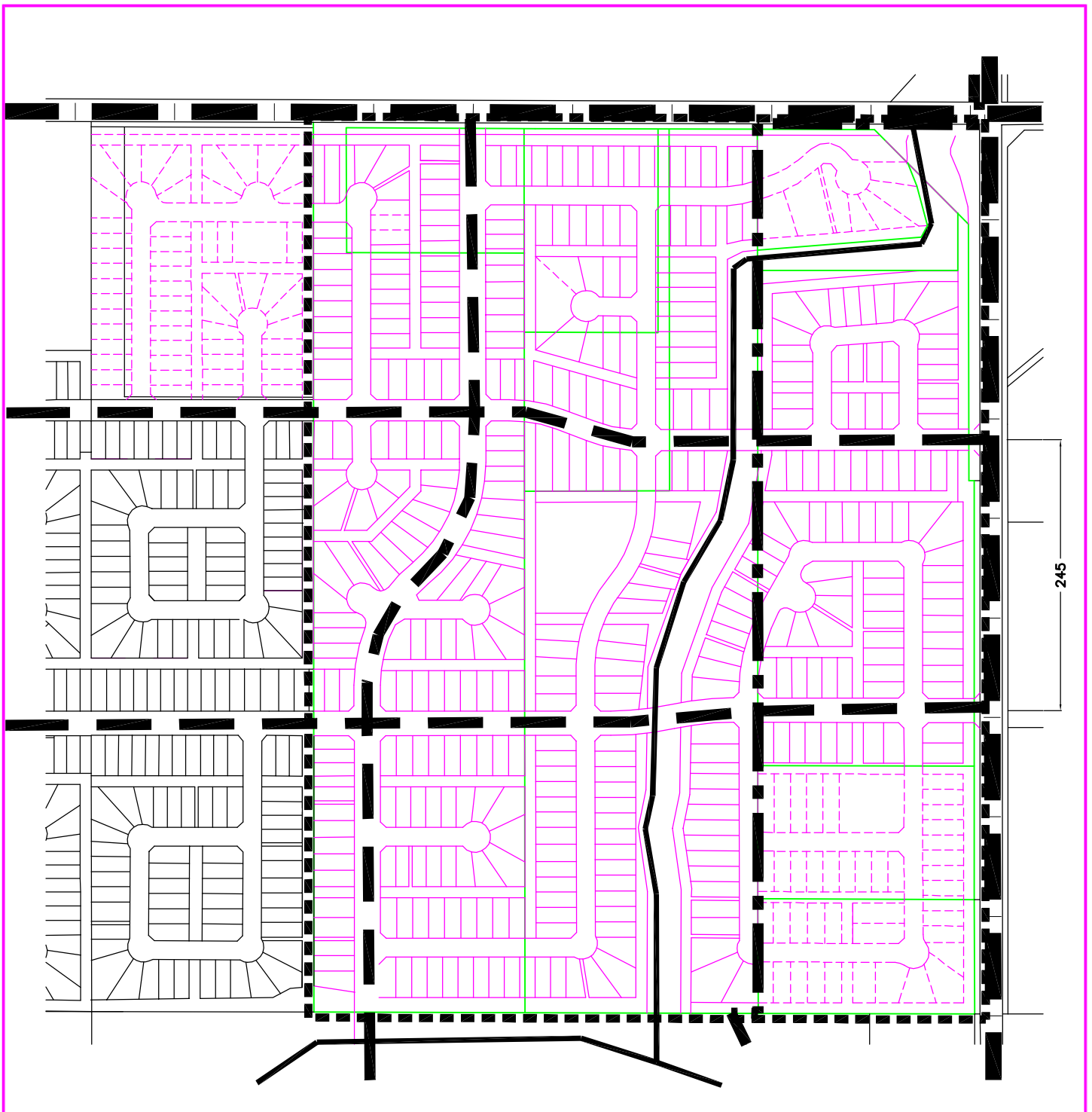


SCALE: NTS

-  RESIDENTIAL
-  PUBLIC UTILITY LOT - UTILITIES
-  MUNICIPAL RESERVE
-  GREENWAY (PUL) - WOODY CHANNEL
-  EXISTING LEGAL BOUNDARIES
-  CITY BOUNDARY
-  PLAN BOUNDARY











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SUMMERSIDE EAST OUTLINE PLAN

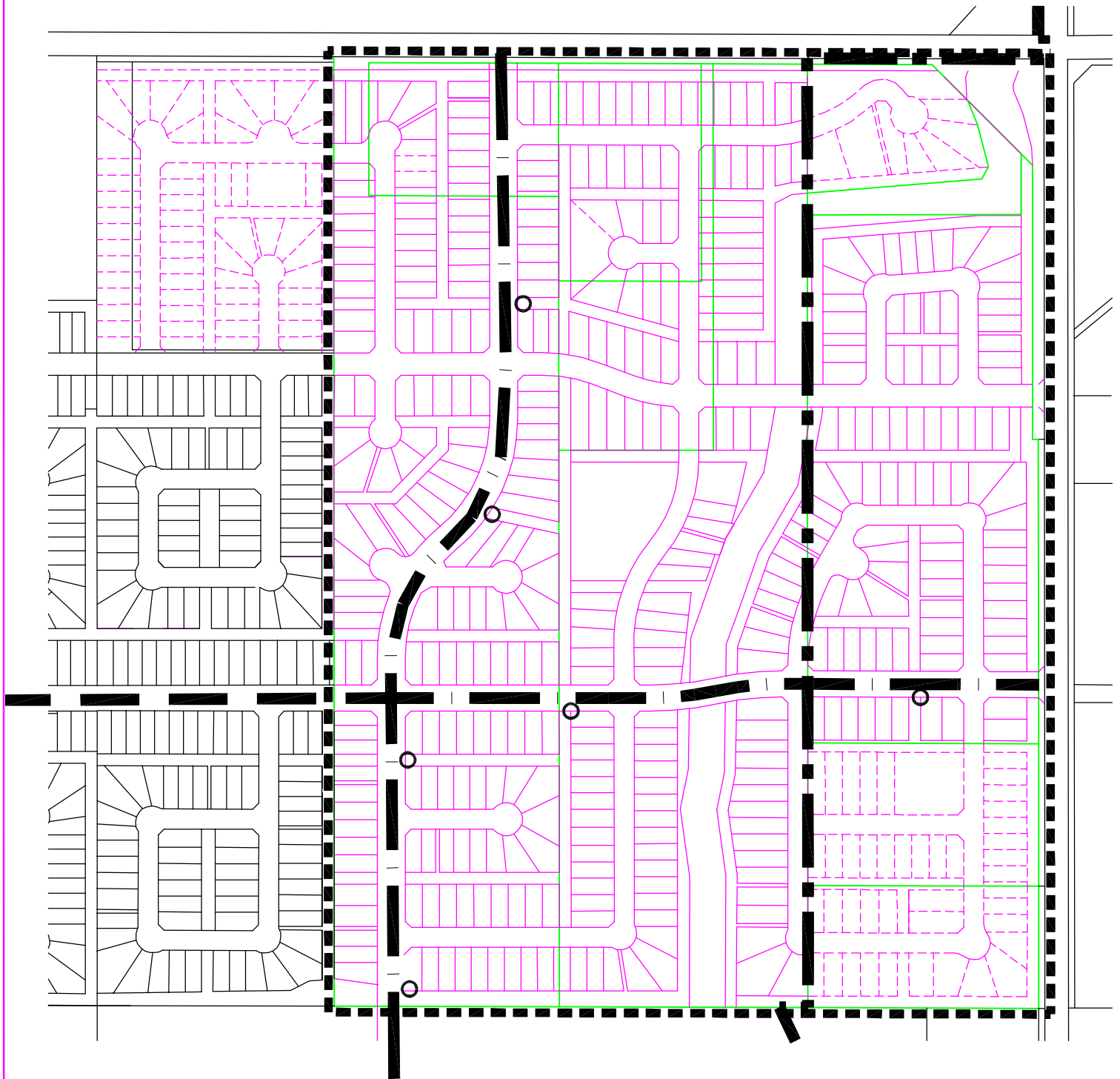
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MAP 5 - TRANSPORTATION SYSTEM

-   ARTERIAL ROAD
-   COLLECTOR ROAD (MAJOR/MINOR)
-  TRAIL
-  EXISTING LEGAL BOUNDARIES
-  CITY BOUNDARY
-  PLAN BOUNDARY



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MAP 5A - TRANSIT NETWORK



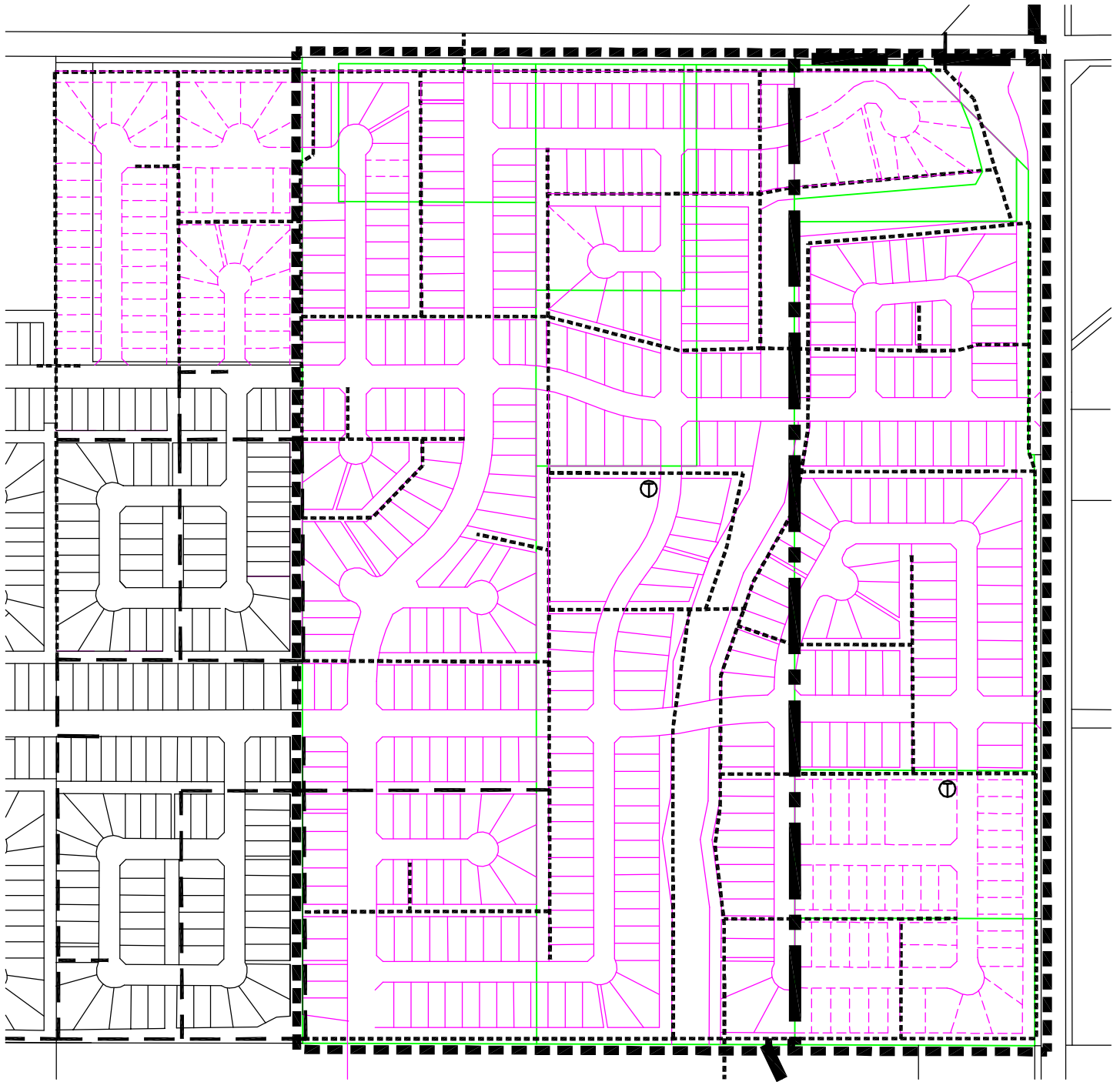
SCALE: NTS

-   FUTURE TRANSIT ROUTE
-   POTENTIAL INTERIM ROUTE
-  EXISTING LEGAL BOUNDARIES
-  CITY BOUNDARY
-  PLAN BOUNDARY

-  POTENTIAL FUTURE TRANSIT STOPS



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MAP 6 - WATER SYSTEM



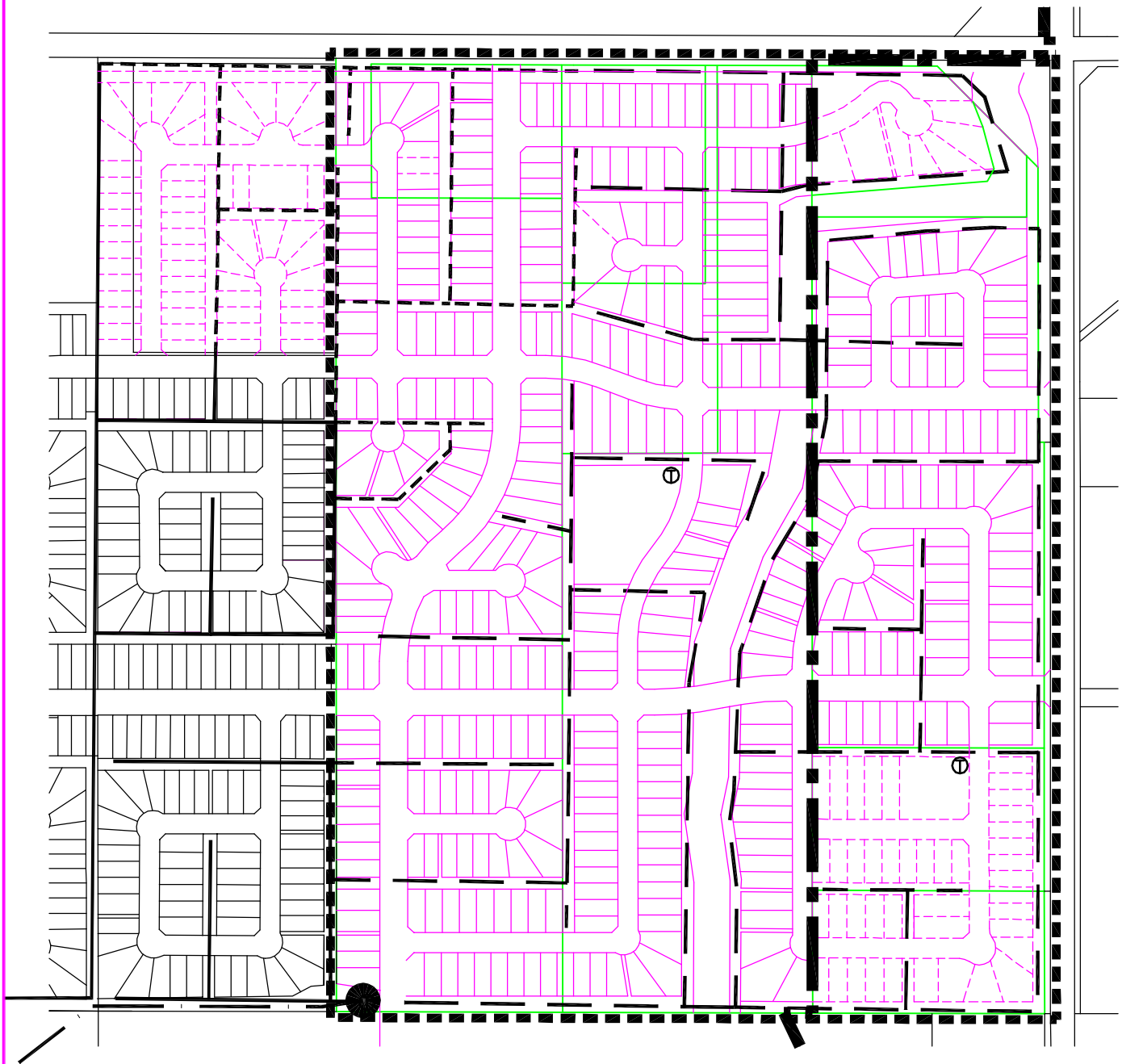
SCALE: NTS

- FUTURE WATER LINES
- — — — — WATER LINES
- EXISTING LEGAL BOUNDARIES
- CITY BOUNDARY
- PLAN BOUNDARY

⊕ 5x5 TELUS PUL



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MAP 7 - SANITARY SEWER SYSTEM



NORTH

SCALE: NTS

- GRAVITY FEED TO COUNTRYSIDE SOUTH
- - - GRAVITY FEED TO LIFT STATION
- EXISTING SANITARY LINES
- EXISTING LEGAL BOUNDARIES
- CITY BOUNDARY
- PLAN BOUNDARY

— FORCE MAIN



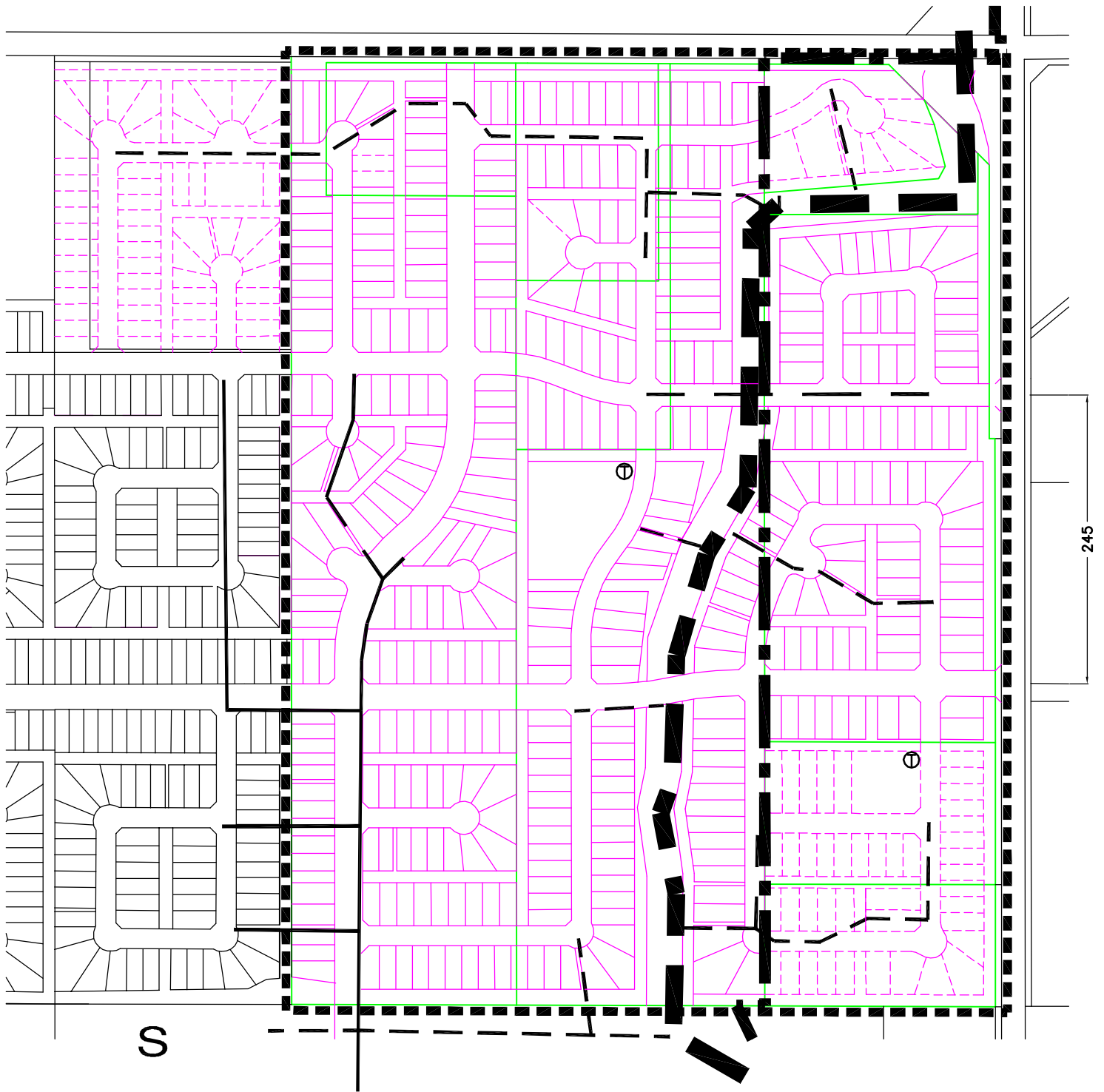
LIFT STATION



5x5 TELUS PUL



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MAP 8 - STORM DRAINAGE SYSTEM



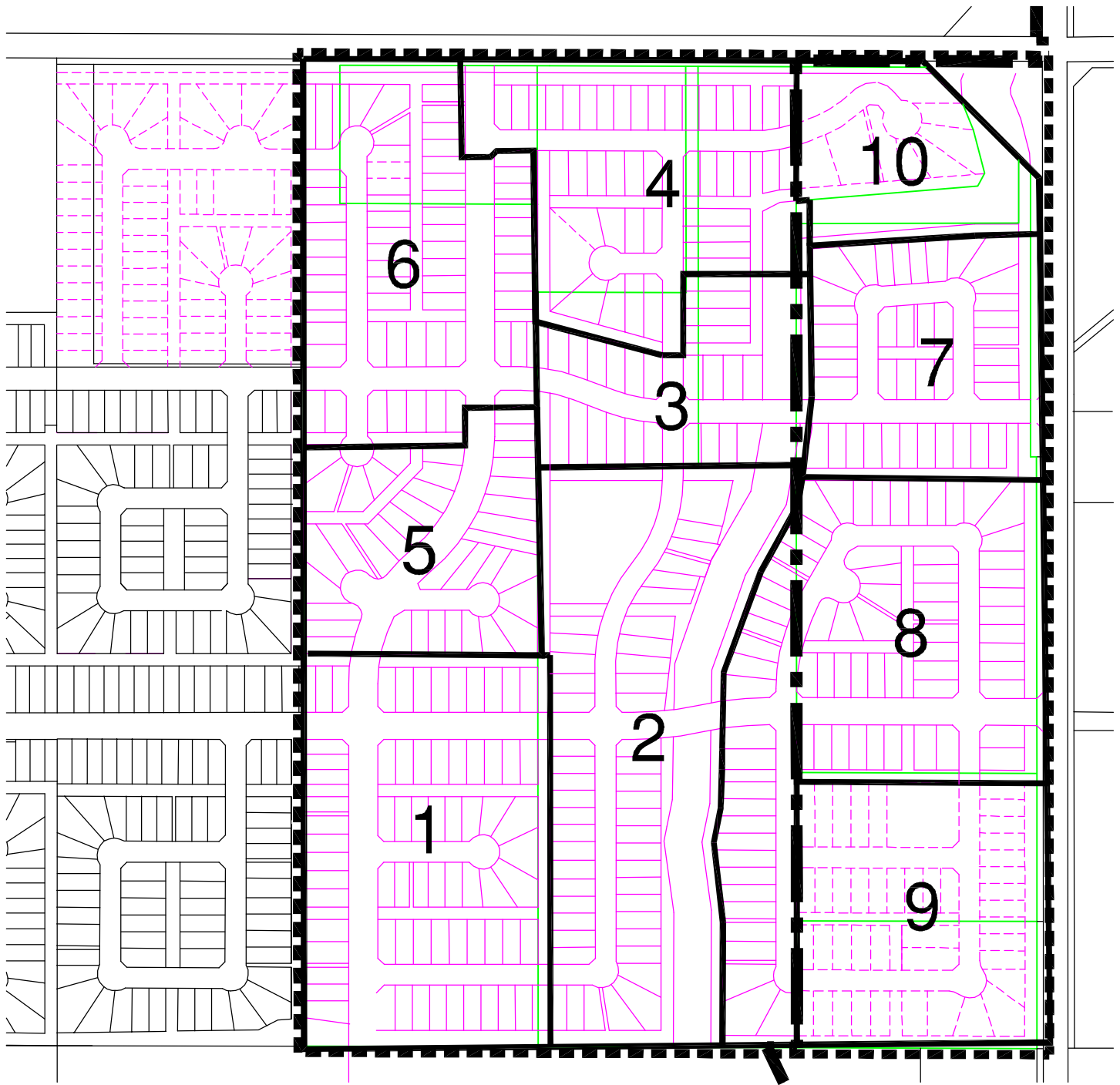
NORTH

SCALE: NTS

- FUTURE STORM LINES
- EXISTING STORM LINES
- S STORM POND
- EXISTING LEGAL BOUNDARIES
- CITY BOUNDARY
- PLAN BOUNDARY
- WOODY CHANNEL
- ⊕ 5x5 TELUS PUL



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SUMMERSIDE EAST OUTLINE PLAN





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MAP 9 -DEVELOPMENT/PHASING AREAS



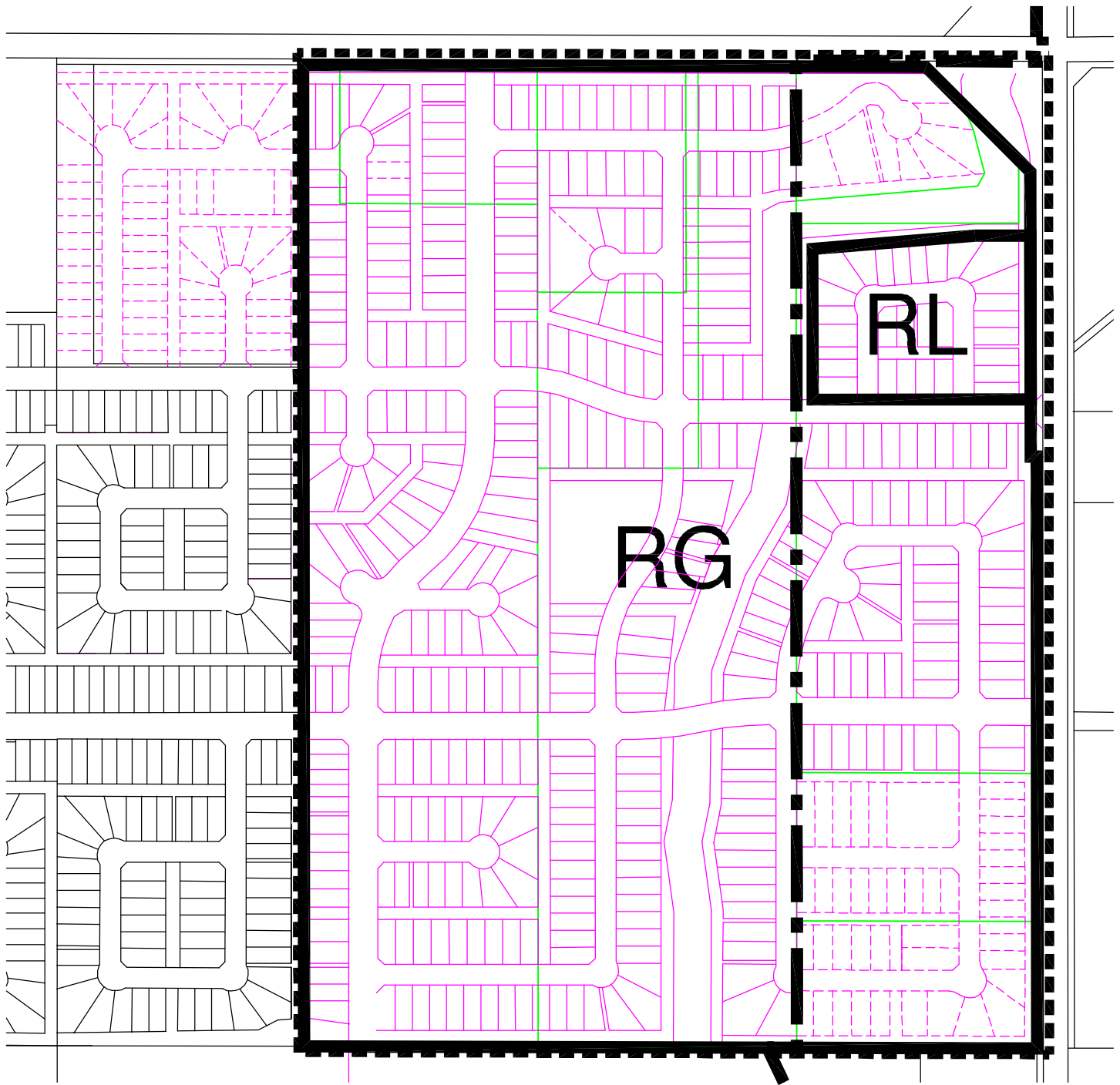
NORTH

SCALE: NTS

-  DEVELOPMENT/PHASING BOUNDARY (TENTATIVE)
-  EXISTING LEGAL BOUNDARIES
-  CITY BOUNDARY
-  PLAN BOUNDARY



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MAP 10 -ZONING



SCALE: NTS

RL LOW DENSITY RESIDENTIAL (CITY ZONING)

RG GENERAL RESIDENTIAL (CITY ZONING)

— EXISTING LEGAL BOUNDARIES

■ ■ ■ ■ ■ CITY BOUNDARY

■ ■ ■ ■ ■ PLAN BOUNDARY



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