



City of Grande Prairie
Development Services
Department

**COUNTRY CLUB WEST
AREA STRUCTURE PLAN**

Bylaw C-877
Adopted April 30, 1990

CITY OF GRANDE PRAIRIE

OFFICE CONSOLIDATION

BY-LAW C-887

**A By-law to enact the
Country Club Estates West Area Structure Plan
(As Amended by By-law C-887-92-01)**

WHEREAS Section 64 of the Planning Act, 1980, and amendments thereto, provides that Council may, by By-law, adopt an Area Structure Plan; and,

WHEREAS the Council of the City of Grande Prairie has duly authorized the preparation of an Area Structure Plan; and,

WHEREAS the Council of the City of Grande Prairie deems it advisable to adopt such a By-law;

NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF GRANDE PRAIRIE, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. That this By-law be cited as "Country Club Estates West Area Structure Plan" By-law.
2. That the Area Structure Plan attached hereto is designed for the orderly and economic development of the area legally described as Lot A, Registered Plan 812-0075. Country Club Estates West lies in the south of Grande Prairie and is bounded by 68th Avenue on the north, 60th Avenue on the south, 96th Street on the east, and by the extension of 100th Street on the west.

READ a first time this 5th day of March, 1990 A.D.

"D. Logan" (signed)

MAYOR

"A. Roth" (signed)

ACTING CITY CLERK

READ a second time this 30th day of April, 1990 A.D.

READ a third time and finally passed this 30th day of April, 1990 A.D.

"D. Logan" (signed)

MAYOR

"J. Ferguson" (signed)

CITY CLERK

TABLE OF CONTENTS

1.0 INTRODUCTION	4
1.1 Purpose of an Area Structure Plan	4
1.2 The Approval Process	4
2.0 BACKGROUND.....	4
2.1 General Location.....	4
2.2 Ownership and Area.....	5
2.3 Topography.....	5
2.4 Hydrology.....	5
2.5 Existing Land Use and Zoning	6
2.6 Existing Infrastructure	6
2.7 Existing Development.....	7
3.0 Planning Analysis.....	8
3.1 Soil Conditions	8
3.2 Housing Market	9
3.3 Roads and Transportation	10
3.4 Public School Site	11
3.5 Separate School Sites	11
3.6 Commercial Site.....	11
4.0 THE DEVELOPMENT PLAN AND POLICIES	12
4.1 Design Concept.....	12
4.2 Population	12
4.3 Land Use Bylaw	12
4.5 Municipal Infrastructure	15
4.6 Parks, Reserve and Public Use	17
4.7 Emergency Services	18
4.8 Phasing.....	19
5.0 IMPLEMENTATION.....	20
5.1 Relationship to Existing Legislation.....	20
5.2 Amendments	21

LIST OF MAPS AND TABLES

Map 1	Location Bylaw C-887 April 30, 1990
Map 2	Land Ownership Bylaw C-887 April 30, 1990
Map 3	Topography Bylaw C-887 April 30, 1990
Map 4	Existing Services Bylaw C-887 April 30, 1990
Map 5	Existing Services Bylaw C-887 April 30, 1990
Map 6	Existing Land Use Bylaw C-887 April 30, 1990
Map 7	Development Plan Bylaw C-887 April 30, 1990
Map 8	Water Service Bylaw C-887 April 30, 1990
Map 9	Sewer Service Bylaw C-887 April 30, 1990
Map 10	Road Classification Bylaw C-887 April 30, 1990
Map 11	Storm Sewer Bylaw C-887 April 30, 1990
Map 12	Private Utilities Bylaw C-887 April 30, 1990
Map 13	Phasing Bylaw C-887 April 30, 1990
Design C	Long Term Traffic Needs
Table 1	Potential Population
Table 2	Land Use Summary

1.0 INTRODUCTION

1.1 Purpose of an Area Structure Plan

The Grande Prairie Public School District initiated preparation of an Area Structure Plan for Lot A Plan 812-0075 within the City of Grande Prairie. The Plan was prepared by Beirsto Stewart Weir Engineering Limited after receiving permission from Grande Prairie City Council on January 30, 1989.

An Area Structure Plan is a planning tool which provides the guidelines and policies within which the subsequent development of an area shall take place.

In accordance with the Alberta Planning Act this Area Structure Plan describes:

- a) the sequence of development proposed for the area;
- b) the land uses proposed for the area;
- c) the population density proposed for the area; and
- d) the general location of major transportation routes and public utilities.

In addition, the Grande Prairie City Council has directed that the Plan be prepared in accordance with the Tier II requirements of City policy CP-ADM-20.

1.2 The Approval Process

City of Grande Prairie policy CP-ADM-20 specifies an approval process for Area Structure Plans. This process, outlined on the following page, includes liaison with City staff and review by the Municipal Planning Commission, with final recommendation to City Council.

Draft copies of this document were presented to City staff for comment early in the formal process in an effort to resolve design issues prior to preparation of the final Plan.

2.0 BACKGROUND

2.1 General Location

Country Club West is located in the southeast part of the City of Grande Prairie. The Plan area is bounded on the west by the Bear Creek Urban Park corridor, on the north by 68th Avenue, on the east by the existing Country Club Estates subdivision, and on the south by the City boundary.

2.2 Ownership and Area

The Area Structure Plan includes all of Lot A Plan 812-0075 within the SW 1/4 of Section 12, Township 71, Range 6, West of the 6th Meridian. The Plan area contains 34.9 hectares (86.24 acres).

All areas within the Plan are owned by the Grande Prairie Public School District #2357. The City of Grande Prairie has an interest in Lot A Plan 812-0075 of approximately 5.61 acres pursuant to an agreement between the City and the Grande Prairie School District dated March 1979 and as amended June 1984 and September 1988.

Ownership of the Plan area and surrounding property is illustrated on Map 2.

2.3 Topography

Map 3 illustrates the topography of the area. The high point of land lies along 68th Avenue on the north side of the Plan area with an elevation of 656 metres. The lowest point is at the extreme southeast corner with an elevation of 648 metres.

The topography may be generally described as level in the north to moderately sloping in the southern section. There are no serious topographical impediments to development of the area.

The level contours of the northern portion were artificially created when the Grande Prairie sewage lagoon was abandoned on this site approximately 14 years ago. The sewage lagoon issue is further explored in Sections 2.7 and 3.1 of this Plan.

The southerly portion of the Plan area drops gently towards Bear River. Slopes in this portion average 4%. Areas with slopes in excess of 8% may present a constraint on development however, these areas are small and will be re-contoured in conjunction with development of the site.

2.4 Hydrology

The Plan area falls within a single drainage basin draining south via intermittent channels to the Bear River. Contours are illustrated on Map 3.

A relatively deep man-made channel exists in the southeast portion of the Plan area. This channel appears to have been the outlet for the now abandoned sewage lagoon. Parts of the channel have been deepened by erosion. The channel will be filled in conjunction with development of the area.

The northern part of the Plan area is extremely flat and has relatively poor drainage. Several shallow pools of standing water form over this area on a seasonal basis. Development of the area must include grading and contouring to induce adequate surface drainage.

2.5 Existing Land Use and Zoning

Map 6 details the existing Land Use Districts for the Plan area and the immediate surrounding areas. The entire Plan area is currently zoned Urban Reserve (UR). This zoning is primarily intended as a holding classification preparatory to development into residential land use.

The Plan area is presently cultivated farm land in the northern half with poplar brush areas to the south. It is anticipated that most of the natural vegetation will be removed as part of the grading and contouring operations associated with development.

To the east of the Plan area is the existing Country Club Estates neighborhood. This subdivision is primarily divided into two land uses; R-2 in the northern half and R-1 to the south. There is also a commercial area along 68th Avenue. Country Club is unusual in Grande Prairie in that it does not have any higher density housing areas.

The property west of the Plan area is zoned Direct Control (DC-1). The purpose of this district is to provide for development of the Bear Creek area in conformance with the General Plan.

The Plan area is bounded on the north by 68th Avenue and the South Patterson Place R2 residential district.

The south boundary of the Plan area follows the south boundary of the City. The land to the south of the City boundary is within the County of Grande Prairie AG-1 zone and is owned by the City.

2.6 Existing Infrastructure

Maps 4 and 5 detail the existing municipal infrastructure. Municipal infrastructure in this document refers to publicly held sanitary sewer, storm sewer, and water systems as well as private utilities such as gas, telephone, and cable television.

The existing Country Club subdivision is serviced via rear utility corridors. Sewer and water pipes servicing Country Club are stubbed off at several locations along the east boundary of the Plan area. This appears to have been done in anticipation of future development. The design of utility corridors for this Plan coincides with these stub locations.

A major storm sewer pipe passes along the south boundary of the Plan area and then swings south to its eventual outfall into Bear Creek. This pipe services the existing Country Club subdivision. Assuming the pipe has appropriate capacity, as determined by detailed engineering design, it is anticipated that development within the Plan area will also utilize this outfall.

The ability of the existing utilities in Country Club Estates to service any of the Plan area must be determined by a detailed engineering study.

2.7 Existing Development

There is currently no permanent development within the Plan area. Development of the adjacent Country Club subdivision has occurred since 1979. At the time of this writing, building permits have been issued for approximately 456 of the total 580 lots within Country Club Estates.

In general, residential construction has occurred within Country Club Estates somewhat sooner than within other similar subdivisions in the City. This may be attributed to a variety of factors including depressed lot prices, attractive location, and desirable housing types (i.e. absence of high density housing).

At the time of this writing a new public school has opened within Country Club Estates. The new elementary school will have a total population of approximately 225 students. It is intended that the school service both the existing Country Club subdivision and the new influx of students created with the development of the Plan area.

The school is located on a 1.93 hectare (4.8 acre) parcel immediately adjacent to the Plan area. The total area required for the new facility is approximately 6.78 hectares (16.4 acres). Accordingly, it will be necessary to dedicate additional school reserve land of approximately 4.70 hectares from the Plan area (Lot A Plan 812-0075). The additional reserve must be adjacent to the school site.

Bear Creek Urban Park lies immediately west of the Plan area. Some development has occurred within the park including ball diamonds, a nine hole par 3 golf course, and a public pavilion. The portion of the park directly adjacent to the Plan area has not yet undergone significant development.

The City of Grande Prairie currently maintains an equipment storage yard within the extreme northwest corner of the Plan area. This is a temporary use permitted under the Land Use Bylaw. It is assumed that this facility can be relocated to a less visible location as development of the area proceeds.

A large portion of the Plan area was once utilized as a sewage lagoon for the City of Grande Prairie. Also, the north-west corner of the Plan area may have been used

as a solid waste disposal site at one time. The approximate lagoon and waste disposal sites are outlined on Map 3.

The lagoon was abandoned approximately 14 years ago. As part of the abandonment procedure the lagoon berm was leveled and the area reclaimed as agricultural land. The waste disposal site has been out of operation for at least 15 years. The effects these previous land uses may have on future development are examined in section 3.1.

3.0 Planning Analysis

Specific issues which were to be resolved during plan preparation included:

Soil conditions

Examination of relevant geotechnical information to determine potential impediments to development.

Housing market

A brief examination of the Grande Prairie housing market as it relates to lot sizes and density.

Roads

Rational for determining roadway dimension standards and transportation networks.

School site

Determination of an appropriate school site and size.

3.1 Soil Conditions

Soil conditions will play an important part during development of the Plan area. This is indicated by several factors; the soil conditions encountered during development of the existing Country Club subdivision, the existence of an abandoned sewage lagoon within the Plan area, and the possible existence of an abandoned solid waste disposal site within the proposed development area.

A preliminary geotechnical investigation of the Plan area was undertaken in conjunction with the writing of this report. The investigation examined subsurface soil conditions primarily to determine design and construction parameters for single family residential development of the site.

The investigation indicated that no serious problems would be encountered in developing the Plan area. Minor difficulties may occur during construction of underground utilities due to the wet nature of subsurface soils. These problems, however, could be overcome with appropriate construction techniques.

Several bore holes were made through the abandoned sewage lagoon. Geotechnical investigation of the material encountered revealed no major impediments to development. The approximate location of the lagoon is indicated on Map 3.

The Plan area has a relatively high water table. In order to minimize ground and storm water from entering the sanitary sewage system, connection of foundation drains to the sanitary sewer system is prohibited within the Plan area. This requirement is further reflected in policy section 4 of this Plan.

A solid waste disposal site may have been in operation in the north west corner of the Plan area. The approximate location of this site is shown on Map #3. Prior to development of this site an Environmental Health Impact Assessment shall be completed by the developer to the satisfaction of the Local Board of Health before the construction of any publicly occupied buildings can proceed. This requirement is further reflected in policy section 4 of this Plan.

Prior to any development taking place within the Plan area the developer shall be required to provide a detailed geotechnical investigation, prepared by a Professional Engineer, as part of the development application. This requirement is further reflected in policy section 4 of this Plan.

3.2 Housing Market

A brief analysis of the current housing market was undertaken in conjunction with the writing of the Plan. This involved discussions with City staff, local developers, residential housing contractors, and realtors.

In 1989 there was an average consumption of approximately 170 residential lots per year in Grande Prairie. The price for house lots in the City was extremely low, in many cases below the cost of developing new lots. The cost of an average residential lot in Grande Prairie in 1988 was approximately \$14,500.00.

Depressed land prices may have been attributed to many causes and it is beyond the scope of this Plan to examine all in detail, but the major contributing factor appears to have been an oversupply of available lots.

As a consequence of low prices, new home buyers have been able to afford both a larger house and larger lot than they would otherwise be able. Some house builders in the City report that many of the remaining lots in the City are too small for the

requirements of their cliental.

Lot prices in the City must increase, however, as the cost of providing services to new subdivisions is higher than current lot prices. As new subdivisions come on the market it is expected that lot prices will climb to equal or slightly below prices in other Alberta centers such as Edmonton or Red Deer.

As lot prices increase to normal levels the affordable lot size for new home buyers is expected to return to normal (smaller) levels.

For this reason we do not recommend any increase in the minimum lot sizes specified in the relevant Land Use Bylaws as it is possible that many new home buyers would be unable to afford the cost of larger lots in a new subdivision.

An examination of building permit statistics for the City over the past several years indicates that the demand for semi-detached or duplex style homes is very low. The Plan proposes a lower permissible density for this housing type than specified in the Land Use Bylaw. As well, the Plan requires that semi-detached house lots be dispersed throughout the neighborhood rather than concentrated in one block. This requirement is designed to alleviate the often negative appearance of these developments.

Building permit statistics also indicate that current demand for new multi-family (R-3) and (R-4) developments is virtually nonexistent.

3.3 Roads and Transportation

As indicated on Map 5, the existing Country Club Estates subdivision has two major collector roads (Poplar Drive and 63rd Avenue) and two points of access. Poplar Drive has a north-south orientation and intersects with 68th Avenue and 63rd Avenue. Sixty Third Avenue has an east-west orientation, connecting to Resources Road at its east extremity and stubbing off on the Plan boundary at its west end.

The collector road network in the Plan connects to the 63rd Avenue stub at the south end and to 100th Street in the north. This road pattern will provide an additional access for the existing Country Club subdivision as well as providing two points of access to the Plan area.

The road network within the Plan area has been developed in accordance with the Grande Prairie General Municipal Plan. The required width of residential roads has been upgraded in certain instances.

The minimum carriageway width of 9.0 metres has been extended to 11.0 metres for those roads classified as "Residential Collector" on Map 10. This minimum width is more suitable for local roads which handle increased traffic loads such as

entrance ways to p-loops. Residential Collectors are used in the existing Country Club subdivision under similar circumstances.

Several designs for the intersection between 100th Street and 68th Avenue were devised during preparation of the Plan. The City of Grande Prairie Engineering Department has directed that "Design C" be incorporated into the Plan as this design best addresses the long term traffic needs of the City.

3.4 Public School Site

A new public school was constructed within the Country Club subdivision in 1991. Discussions with the School Board indicate that the existing school site in Country Club Estates is undersized for the requirements of the new Montrose school.

Accordingly it will be necessary to allot a portion of the Municipal Reserve within the Plan area for school use. To this end, an additional 4.70 hectares have been set aside adjacent to the existing school site. The total school reserve area, after development is complete, will be 6.8 hectares.

The completed Montrose school will service approximately 340 junior high level students with expansion possible to 540 students through the use of portable classrooms. Neighborhoods served by the school include Country Club Estates, the Plan area, and parts of South Patterson Place. It is anticipated that school construction will be completed by September, 1993.

The School site lies along one collector road (63rd Avenue) which allows adequate access for bus traffic, students and employees.

3.5 Separate School Sites

The Separate School Board has indicated that no current plans exist for locating a Separate School within the Plan area.

3.6 Commercial Site

The existing Country Club subdivision contains a 1.22 hectare commercial site adjacent to 68th Avenue. This site has remained largely undeveloped since its creation approximately 10 years ago. There is an additional commercial site approximately one mile north of the Plan area on 100th Street. This site contains a large strip mall and gas bar.

The presence of a relatively large undeveloped commercial site within the existing Country Club subdivision mitigates the need for a second site within the Plan area. Accordingly no commercial land has been designated within the Plan area.

4.0 THE DEVELOPMENT PLAN AND POLICIES

4.1 Design Concept

The primary objective of the Country Club West Area Structure Plan is to implement the goals and policies set forth in the Grande Prairie General Municipal Plan.

As well as the primary objective, the following secondary objectives were addressed:

- To provide a flexible residential plan which would allow future market conditions to determine changes in the density of land use without affecting the Plan concept or applicable Land Use Bylaws;
- To provide a design which minimizes conflicts with the existing Country Club neighborhood;
- To provide sufficient area for a public school site; and
- To provide adequate residential traffic circulation while restricting or discouraging nonresidential through traffic.

4.2 Population

Table 1 projects potential infill population of the Plan area. Population per dwelling unit is based on typical family unit sizes within the City. Potential lots or units reflect typical net densities found in similar Land Use Districts throughout the City.

**Table 1
Potential Population**

Land Use	Potential Units	Population Per Unit	Total Population
R-1 Single Family	62	3.12	193
R-2 Single Family	243	3.12	758
R-2 Multi Family	10	3.09	31
Total	315		982

4.3 Land Use Bylaw

Preamble

Land use policies are designed to provide high quality land development within the Country Club neighborhood.

The existing Country Club Estates subdivision consists of R-1 and R-2 land use zones with a small commercial site on the north side. Virtually all houses within the subdivision are single detached residences with a few semi detached houses. There are no high density multi family housing areas within the existing Country Club subdivision.

New developments within the Plan which lie adjacent to the existing subdivision will have the same land use classification as the existing subdivision. This means that future subdivisions will be of the same type and quality as existing areas within Country Club Estates; R-1 areas will back onto R-1 areas and R-2 areas will be adjacent to R-2 areas. This policy is designed to minimize conflicts between existing Country Club residents and future development and to maintain a consistent development standard throughout the neighborhood.

Policies

4.3.1 Land Use Districts shall conform generally to that shown on Map 7.

4.3.2 R-2 Multi family housing lots (duplex and semi detached) are permitted within an R-2 Land Use District. Multi family lots may be developed at dispersed locations throughout the R-2 district to a maximum proportion of 3% of the net R-2 area. Proposals for multi family housing shall be subject to the consideration and discretion of the Planning Authority at the time of subdivision.

Table 2 summarizes the approximate net areas for each of the various proposed land uses within the Plan area.

Table 2
Land Use Summary

Land Use	Net Area (Hectares)	Net Area (% of Gross Area)
R-1 Single Family	3.7	11.0
R-2 Single Family	15.2	43.0
R-2 Multi Family	0.5	1.5
MR School	4.7	13.5
MR Parks	0.5	1.5
Public Utility Lots	3.0	8.6
Roads	7.3	20.9
Total Gross Area	34.9	100.0%

4.4 Road Network

Preamble

The proposed road network and classification are outlined on Map 10.

The intersection between 100th Street and 68th Avenue has been designed to improve both the existing road network and future construction.

The road designated as Collector A forms the west boundary of the Plan area. This design feature will provide maximum access to Bear Creek Park as well as providing a visually attractive drive.

An additional road classification has been established which is referred to as "Residential Collector". This classification is designed to handle increased traffic loads in certain key areas. Similar road classification standards are used in the existing Country Club Estates subdivision.

Policies

4.4.1 All roads within the Plan area shall be developed to the standards indicated on Map 10 and specified herein.

4.4.2 Roads identified on Map 10 as Arterial - urban standard and Arterial - rural standard, shall be developed to the standard and size specified by the City of Grande Prairie at the time of development.

4.4.3 Roads identified on Map 10 as Collector Roads shall be 22 metres in width. The carriageway of all Collector Roads shall be 13 metres in width.

4.4.4 Roads identified on Map 10 as Residential Collector Roads shall be 19 metres in width. The carriageway of all Residential Collector Roads shall be 11 metres in width.

4.4.5 Roads identified on Map 10 as Local Roads shall be 16 metres in width. The carriageway of all Local Roads shall be 9 metres in width.

4.4.6 Cul-de-sacs shall have a minimum diameter of 32 metres. The cul-de-sac radius to edge of gutter shall be 12 metres.

4.4.7 Residential Collector and Local Roads shall be developed with curb and sidewalk on one side and with curb on the other side.

4.4.8 Collector roads shall be developed with curb and sidewalk on both sides with the exception of the portion of Collector A adjacent to Bear Creek Urban Park.

Collector A shall be developed without sidewalk on the side adjoining the park and with curb and sidewalk on the side abutting residential lots.

4.4.9 All lands required for road widening purposes shall be dedicated at the time of subdivision.

4.4.10 Minor amendments to the Local Road pattern may be permitted by the Approving Authority provided that the amendments do not alter the intent of this Plan.

4.4.11 Access to 68th Avenue shall not be allowed except at 100th Street as shown on the Maps.

4.4.12 The developer shall provide sidewalks at the locations and alignments required by the City to service potential bus routes.

4.4.13 Arterial and collector roadways may serve as transit bus routes.

4.4.14 A temporary access to the school site (Montrose School) will be provided from 68th Avenue. The intent of this temporary access is to give access to the Montrose Junior High School site only. This temporary access will be removed upon completion of the 100th Street/63rd Avenue road link-up or if this temporary access can be used to gain access to residential areas of this structure plan.

4.5 Municipal Infrastructure

Planning Rational

Maps 8, 9, and 11 outline existing water, sanitary sewer, and storm sewer within the Plan area. Map 12 indicates alignments for proposed private utility lines.

Preliminary engineering investigations indicate that the sewage systems within the existing phases of Country Club Estates have inadequate capacity to receive addition flows from the Plan area. Accordingly, the proposed sewer system may transmit effluent west to the existing 1370mm trunk sewer which passes along the west boundary of Section 12, or alternately transmit effluent to the east trunk main.

The City of Grande Prairie General Municipal Plan indicates the future requirement for a major trunk sanitary sewer servicing the eastern portion of the City "(east trunk main)". This trunk sewer is scheduled to pass along the south boundary of the Plan area. A suitable utility lot has been allocated along the southern boundary of the Plan area in anticipation of this future construction.

Detail design prior to development within the Plan area will identify utility alignments, size, capacity and connection to existing systems.

The existing Country Club Estates area utilizes a storm sewer outfall which lies just south of the plan area. It is proposed that Country Club West will also utilize this outfall to carry excess runoff to Bear Creek. Should detailed engineering, conducted at the time of subdivision approval, indicate that the existing outfall has insufficient capacity the developer shall provide a new outfall sewer from the subdivision to Bear Creek.

The water main system can be extended in accordance with the City's Watermain System Evaluation Report, 1981 (under review). In general, the new water mains will tie to several established connection points along the west boundary of the existing Country Club Estates. Detailed engineering evaluation at the time of subdivision will determine pipe sizes required to maintain adequate flows.

Policies

4.5.1 Subdivision construction shall not proceed until the design of municipal infrastructure systems are approved by the City of Grande Prairie.

4.5.2 All public utility lots shall be graded and landscaped by the developer. Storm sewer lines shall be extended into utility lots where necessary to provide acceptable drainage.

4.5.3 Water and sanitary sewer mains shall be located in 10m wide public utility lots.

4.5.4 Storm sewer mains shall be located within road right of ways but outside the carriageway or sidewalks. Where it is not feasible to locate storm sewers within road right of ways, the developer shall provide suitable utility easements.

4.5.5 Water, storm, and sanitary pipeline locations shall conform generally to the configuration outlined on the accompanying maps. The design of the storm system within the plan area should consider the school site as a potential location of a detention basin.

4.5.6 Natural gas servicing shall be provided by the developer at the time of development. Distribution lines shall be sized to accommodate the entire development area and generally located as shown on Map 12. The developer shall provide any utility lots or easements required to locate distribution lines.

4.5.7 Underground electrical power servicing shall be provided by the developer at the time of development. Distribution lines shall be sized to accommodate the entire development area and generally located as shown on Map 12. The developer shall provide any utility lots or easements required to locate distribution lines.

4.5.8 Underground telephone servicing shall be provided by the developer at the time of development. Distribution lines shall be sized to accommodate the entire development area and generally located as shown on Map 12. The developer shall provide any utility lots or easements required to locate distribution lines.

4.5.9 Underground cable television servicing shall be provided by the developer at the time of development. Distribution lines shall be sized to accommodate the entire development area and generally located as shown on Map 12. The developer shall provide any utility lots or easements required to locate distribution lines.

4.5.10 Prior to any development adjacent to 68th Avenue, a study of the impact of ultimate noise levels of 68th Avenue traffic on residential dwellings shall be undertaken by the developer. The study shall be in accordance with City standards and paid for by the developer. Appropriate noise attenuation along 68th Avenue shall be provided by the developer.

4.5.11 Prior to any development taking place within the Plan area, the developer shall be required to provide a detailed geotechnical investigation, prepared by a Professional Engineer, as part of the development application.

4.5.12 Weeping tile connections to sanitary sewers are prohibited. Where geotechnical/water table analysis referred to Section 4.5.11 indicates the potential for year round subsurface discharge of water to weeping tile, the developer shall provide in these areas storm sewers with a service connection to the property line of each lot.

4.5.13 The approximate location of an abandoned solid waste disposal site is shown on Map 3. Prior to the construction of any publicly occupied buildings, an Environmental Health Impact Assessment shall be completed by the developer to the satisfaction of the Local Board of Health.

4.5.14 All underground utility lines which bisect a park shall be buried a minimum of 2.4 metres.

4.6 Parks, Reserve and Public Use

Map 6 outlines the existing Municipal Reserve areas adjacent to the Plan area. Map 7 outlines the proposed public reserve areas within the Plan.

The Planning Act permits a minimum of 10% of the gross developable land area to be dedicated as municipal reserve at the time of subdivision. Accordingly the total area to be dedicated will be a minimum of 3.36 hectares (8.3 acres).

Generally, the major uses for Municipal Reserve lands include the following:

- Public School sites;
- Parks - active, ornamental and tot-lot parks;
- Buffer zones between incompatible land uses; and
- Access's and trail systems.

The plan area lies adjacent to the Bear Creek urban park. While this park has not yet undergone significant development, the expectation is that the area will eventually evolve into a major active park.

The need for parks within the Plan area is mitigated somewhat by the presence of the Bear Creek Urban Park. The demand for a large school site within the Plan reduces the quantity of dedicated reserve lands available for parks.

Policies

4.6.1 Municipal Reserve lands shall be dedicated at the time of subdivision.

4.6.2 MR lots shall be generally situated in accordance with Map 7.

4.6.3 Access points to Muskoseepi Park shall be designated by the City Community Services Department at the time of development.

4.6.4 The developer shall provide for all Municipal Reserve and U-lot development including landscaping, park amenities, and trail systems. Reserve and U-lot development shall be in accordance with City standards in place at the time of development.

4.6.5 The developer shall provide boulevard tree planting along 63rd Avenue, Collector A, and buffer planting along 68th Avenue. Tree planting shall be in accordance with City standards in place at the time of development.

4.7 Emergency Services

Preamble

The Plan area falls outside the 5 minute response time zone for fire fighting vehicles.

Two issues related to fire protection have been identified. The first issue relates to requirements for fire vehicle access points to the proposed development. The City Fire Department recommends that a second access point to the plan area be provided in conjunction with development. Policy 4.7.1 reflects this concern.

The second issue is the need for a fire hall to serve the south area of the City. The Fire Department recommends that the possibility of locating a fire hall within Phase 2 of the Plan Area should be investigated at the time of Development. Fire halls are not an intended use of Municipal Reserve Land but are a discretionary use of R-1 and R-2 lands. Acquisition of the site would have to be negotiated with the City at the time of Development.

Policies

4.7.1 An all weather access road shall be constructed in conjunction with development in Phase 1 of the Plan Area. The road shall follow the general alignment of the street to the west of proposed new school lot, north to 68th Avenue. The road shall be constructed to Fire Department Standards in effect at the time of development.

4.7.2 The City may establish a fire hall within the Phase 2 portion of the Plan area.

4.7.3 In accordance with the General Municipal Plan, a second access for emergency vehicles shall be established to the p-loop within the south part of Phase 1.

4.8 Phasing

Preamble

The entire Plan area comprises a relatively small scale development. Given appropriate market conditions it would be feasible to construct the entire subdivision at one time. However, current market conditions would indicate that the subdivision is likely to be developed in at least two stages. The two phases are shown on Map 13.

The sequence and boundaries of the proposed phasing are derived from the following:

- The phasing is a logical development of a "least cost" approach to municipal servicing.
- The existing Aspen Grove School requires some additional property from the Plan area.
- The subdivision of school property may be facilitated by including it within the first phase.
- Subdivision of lands immediately adjacent to the new school requires construction of roads necessary for access to school property.

- The first phase includes a mixture of housing types which may be necessary for economical development of the phase.

Policies

4.8.1 Development should proceed in accordance with the phasing and sequence shown on Map 13.

4.8.2 Simultaneous development of both phases shall be permitted if sufficient market demand exists to absorb development in both areas.

4.8.3 Minor variations in phasing may be permitted by the Approving Authority without necessitating an amendment to this Area Structure Plan.

4.8.4 Staged subdivision within each phase is allowable provided that the intent of this Plan is not violated.

5.0 IMPLEMENTATION

5.1 Relationship to Existing Legislation

An Area Structure Plan represents one level within the hierarchy of planning processes in Alberta.

The Grande Prairie General Municipal Plan provides a broad planning framework within which the Area Structure Plan must conform. The General Municipal Plan guides the Planning Authorities in the orderly and economical development of the community.

The Country Club West Area Structure Plan sets out in general terms the policies within which future subdivision and development may occur.

Land Use Bylaws assign land use classifications to specific regions of the Plan area. The Land Use Bylaw specifies in detail the parcel sizes, building site requirements, lot densities and other requirements for development control.

The subdivision application and approval is the final step in the development process. The subdivision plan implements in detail the design set out in more general terms in the Area Structure Plan. In this process appropriate development staging is established, detailed lot lines are set, and lands are transferred to Municipal Reserve, School Reserve, roads, and public utility lots. A Developer's Agreement forms an integral part of the subdivision approval and establishes construction standards and financial responsibility.

All subdivision plans and development permits shall conform to the policies established in this Area Structure Plan.

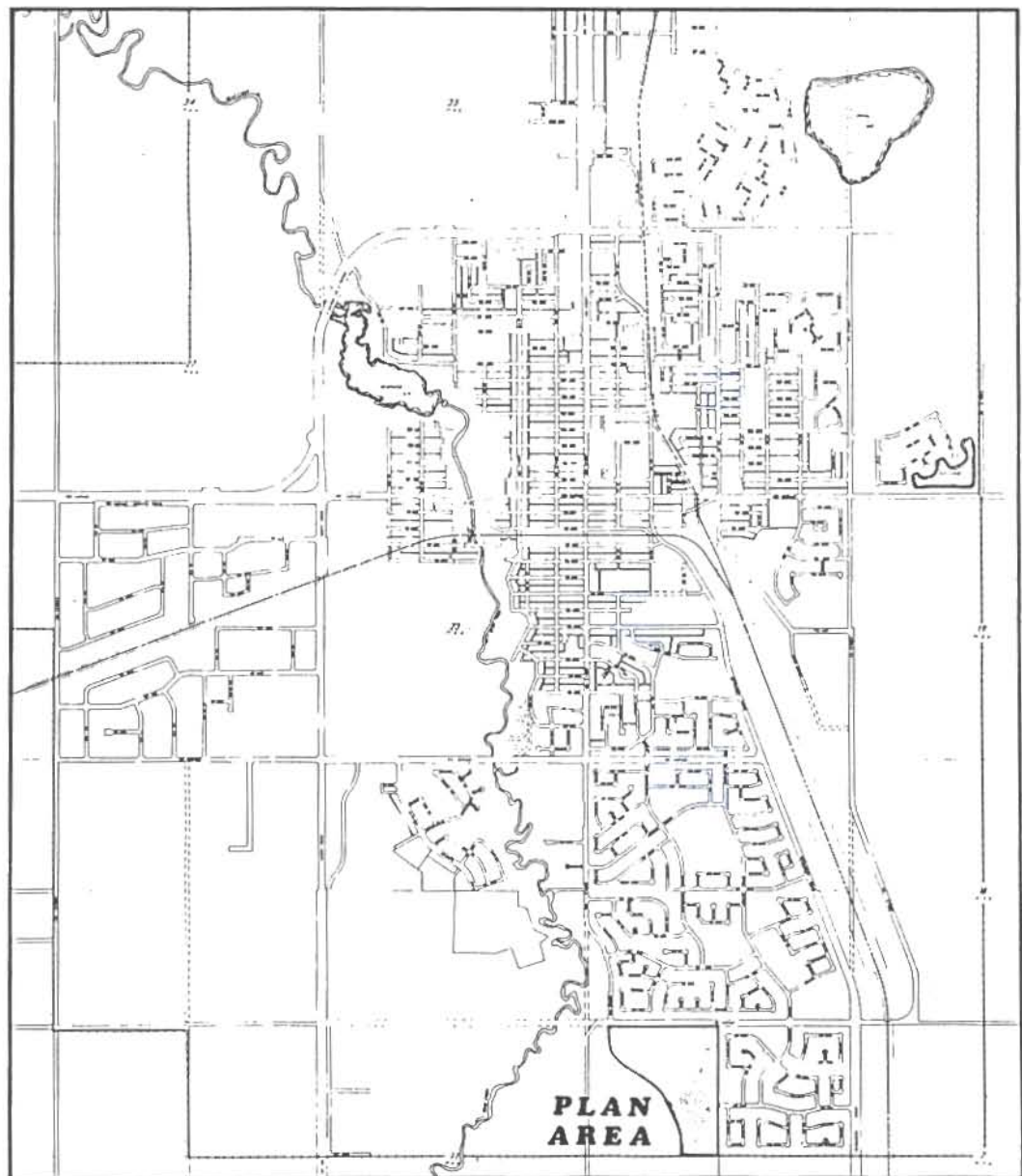
5.2 Amendments

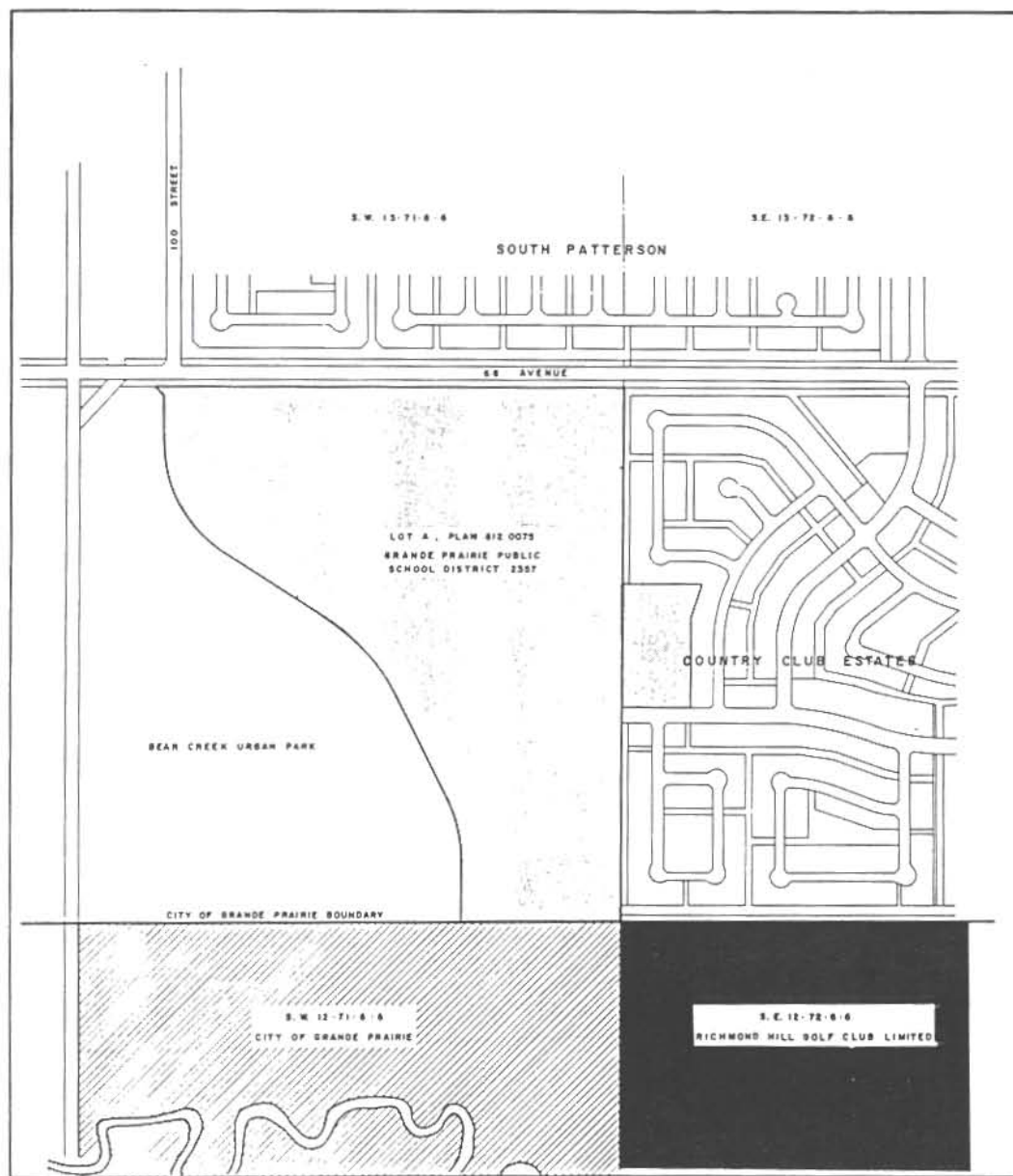
In order to implement the policies of the Area Structure Plan, the Development Area must be re-designated under the relevant Land Use Bylaws as indicated in Map 7.

Country Club West
AREA STRUCTURE PLAN

MAP 1
LOCATION


Bylaw C-887 April 30, 1990






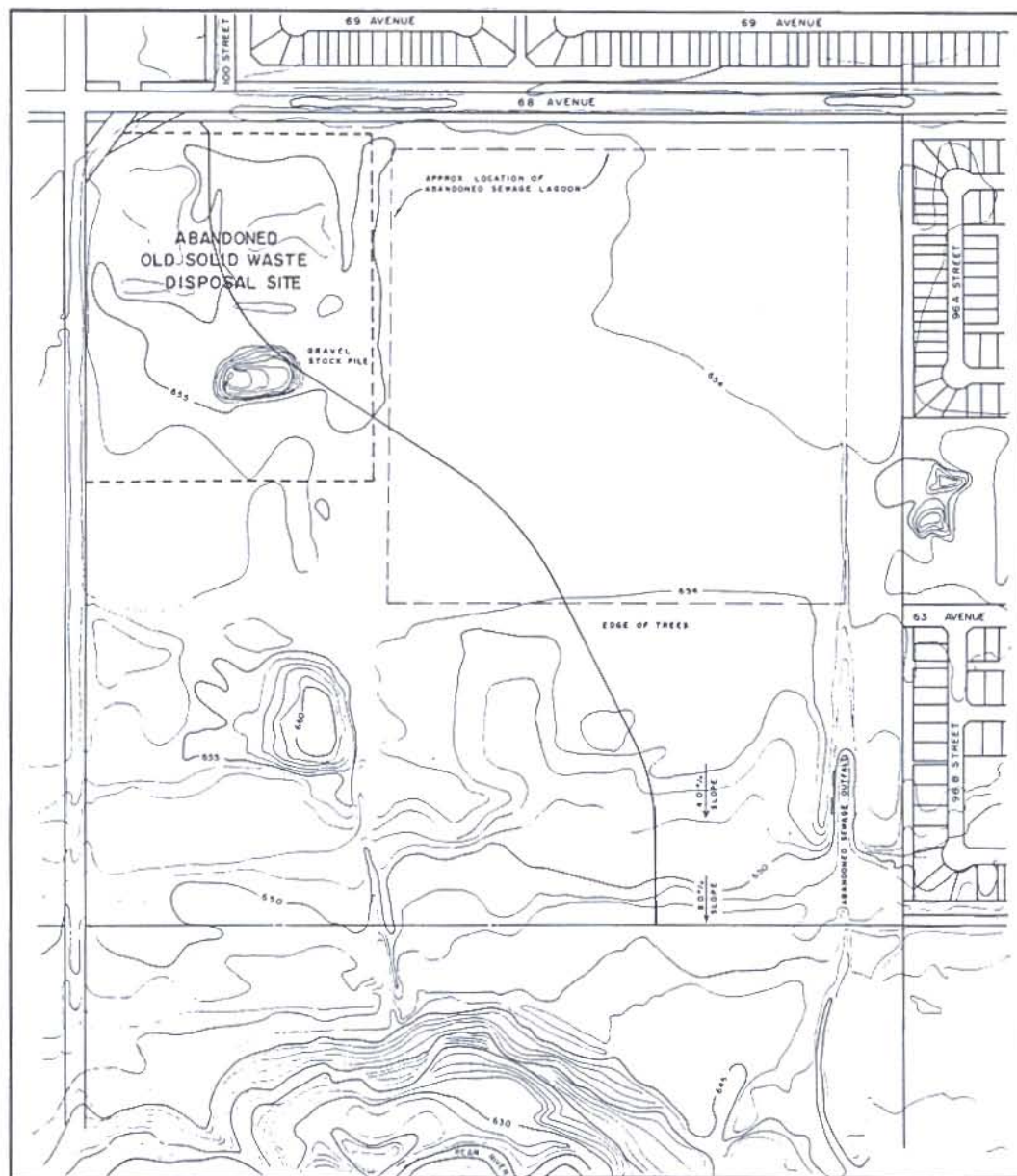
Country Club West AREA STRUCTURE PLAN

MAP 2
Land Ownership
Bylaw C-887 April 30, 1990

 LOT A, PLAN 812 0075
Grande Prairie Public
School District #2357
and the City of Grande Prairie

 The City of
Grande Prairie

 SE-12-71-6-W6M
Richmond Hill
Golf Club Limited

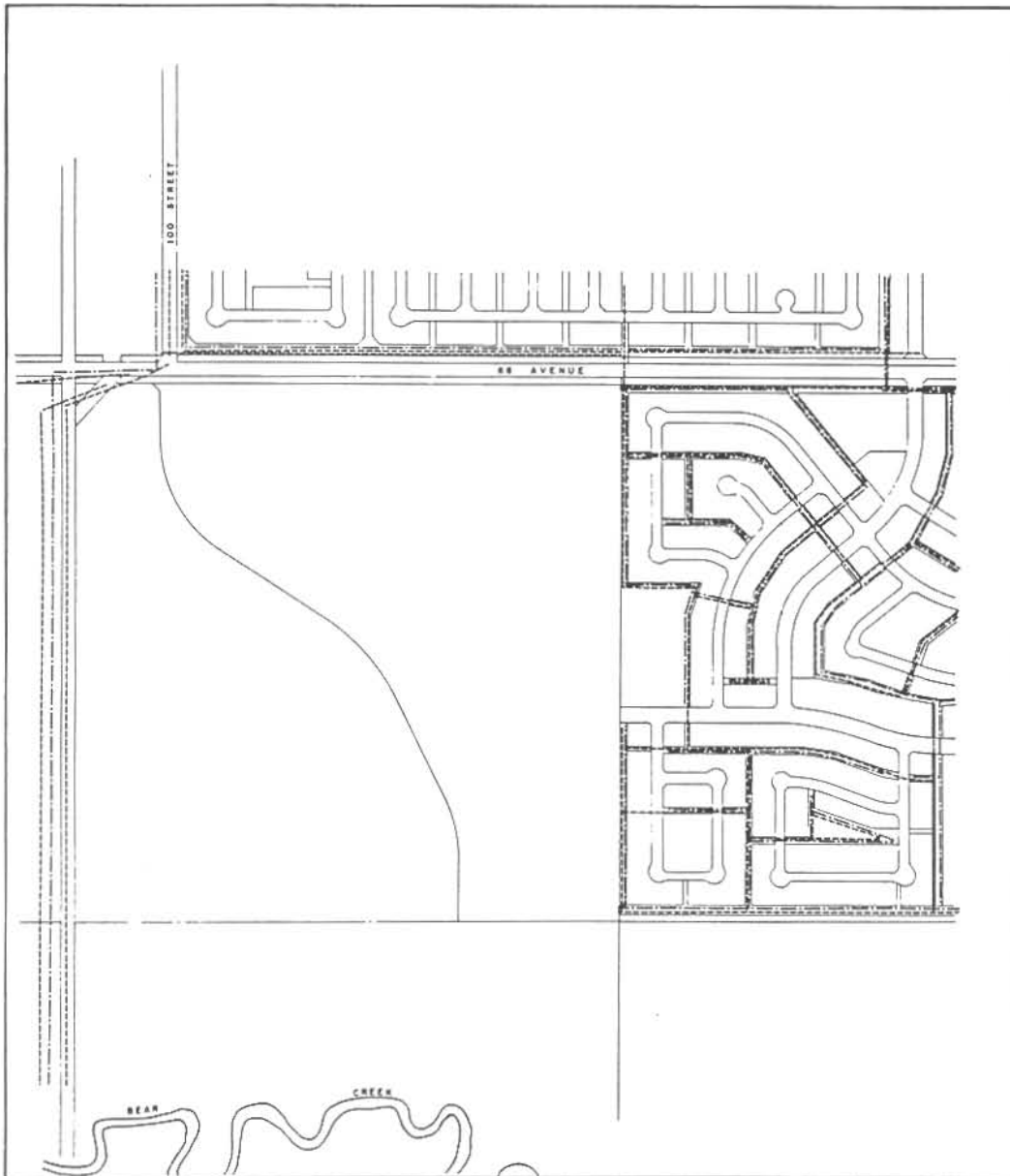


Country Club West AREA STRUCTURE PLAN

MAP 3 TOPOGRAPHY Bylaw C-887 April 30, 1990

CONTOUR INTERVAL: 1 metre

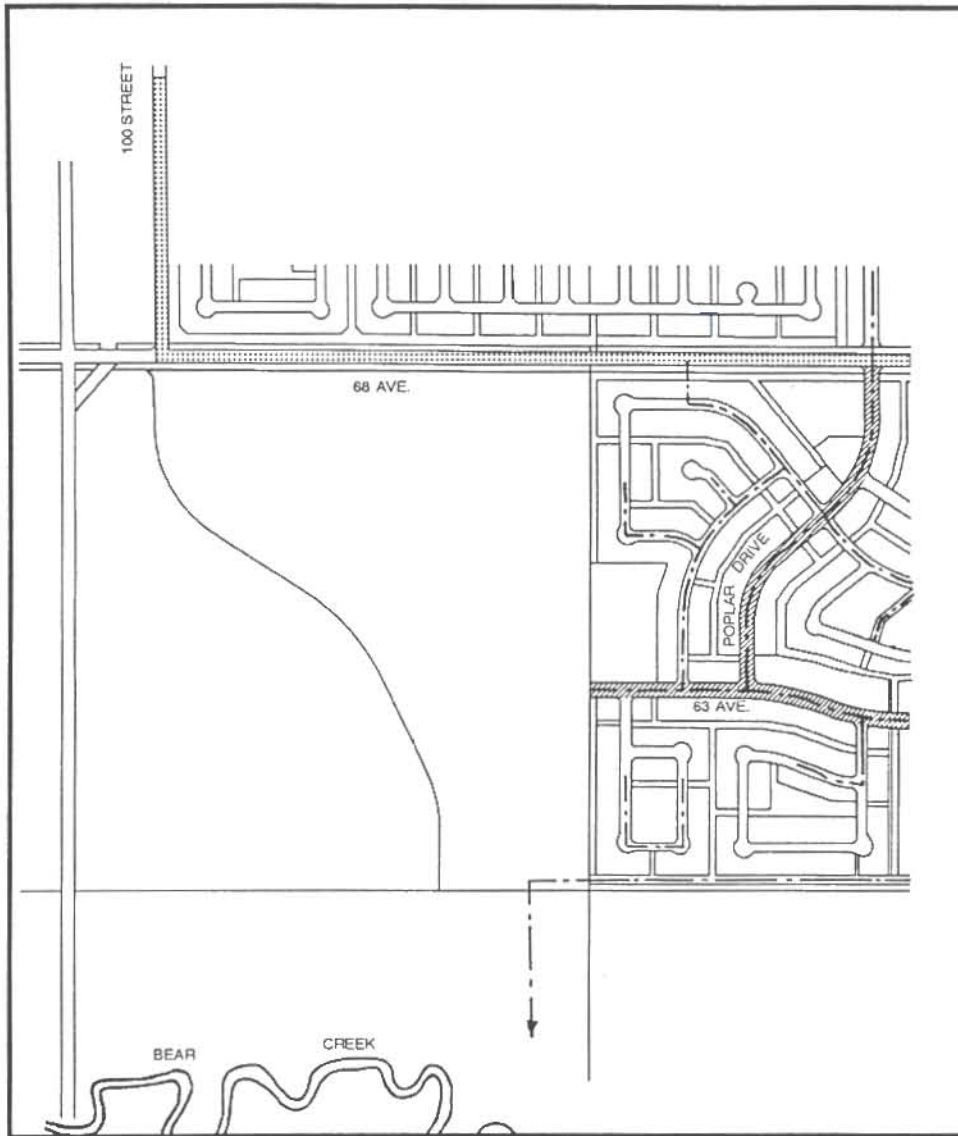
SOURCE: Alberta Bureau of
Surveying and Mapping (1983)



Country Club West
AREA STRUCTURE PLAN

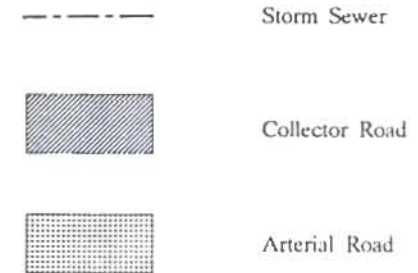
MAP 4
EXISTING SERVICES
Bylaw C-887 April 30, 1990

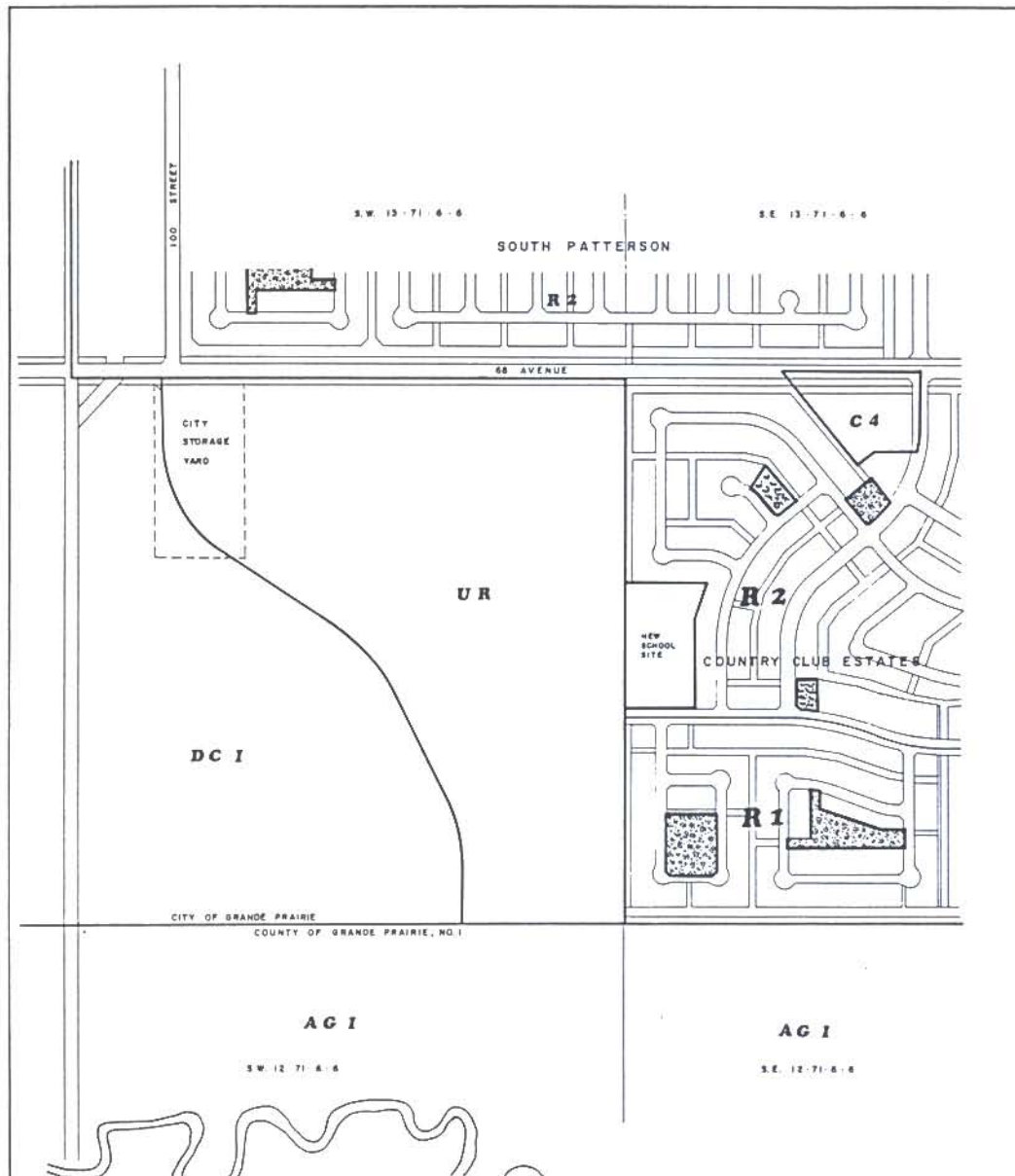
- SANITARY SEWER
- . - . - . WATER MAINS



Country Club West
AREA STRUCTURE PLAN

MAP 5
EXISTING SERVICES
Bylaw C-887 April 30, 1990





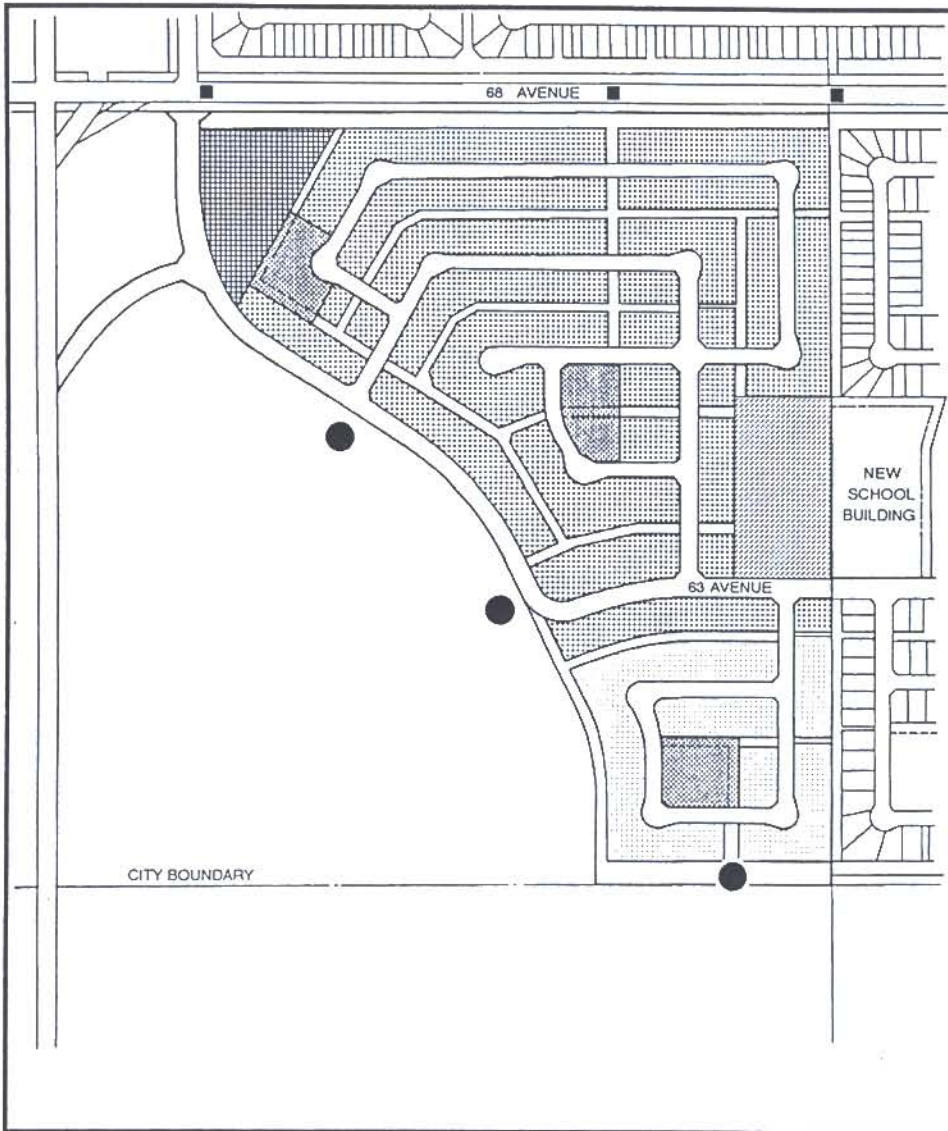
Country Club West AREA STRUCTURE PLAN

MAP 6
EXISTING LAND USE
Bylaw C-887 April 30, 1990

- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 SINGLE AND TWO FAMILY RESIDENTIAL
- C-4 NEIGHBOURHOOD COMMERCIAL
- DC-1 DIRECT CONTROL - URBAN PARK
- UR URBAN RESERVE
- AG-1 COUNTY OF GRANDE PRAIRIE AGRICULTURAL DISTRICT










PARKS

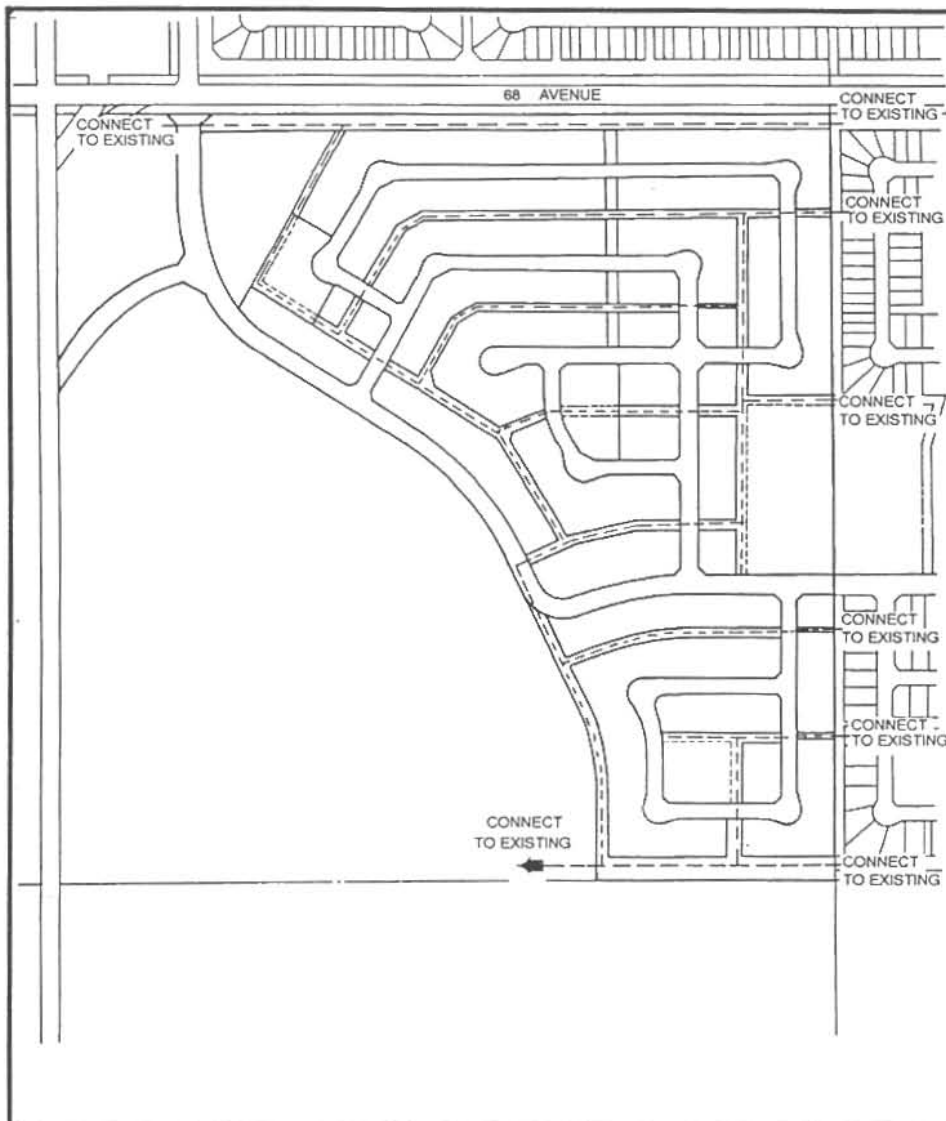


Country Club West AREA STRUCTURE PLAN

MAP 7 DEVELOPMENT PLAN AND LAND USE

Bylaw C-887 April 30, 1990

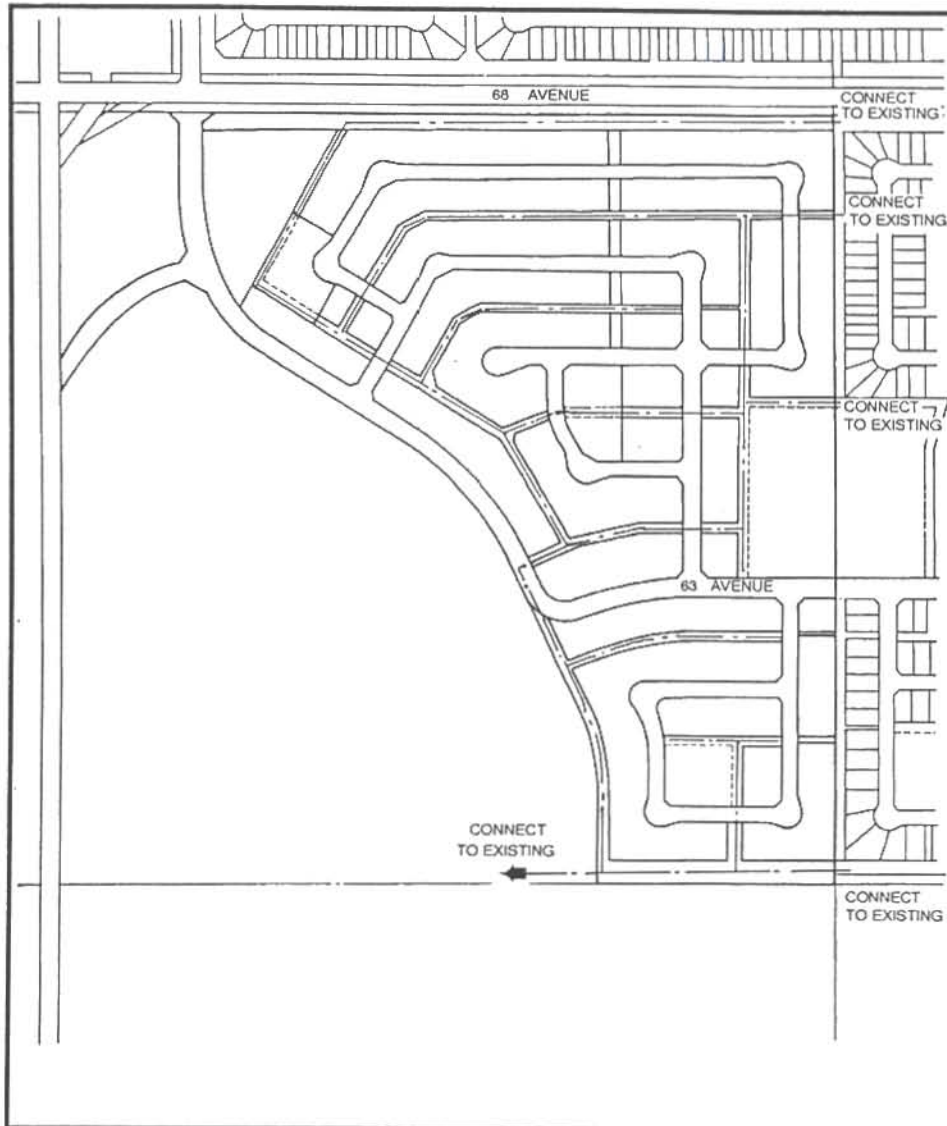
	RESIDENTIAL	R-1
	RESIDENTIAL	R-2
	MULTI-FAMILY	R-5
	PARKS	MR
	SCHOOL	MR
	POTENTIAL TRAIL ACCESS POINTS	
	POTENTIAL PEDESTRIAN CROSSING	



Country Club West
AREA STRUCTURE PLAN

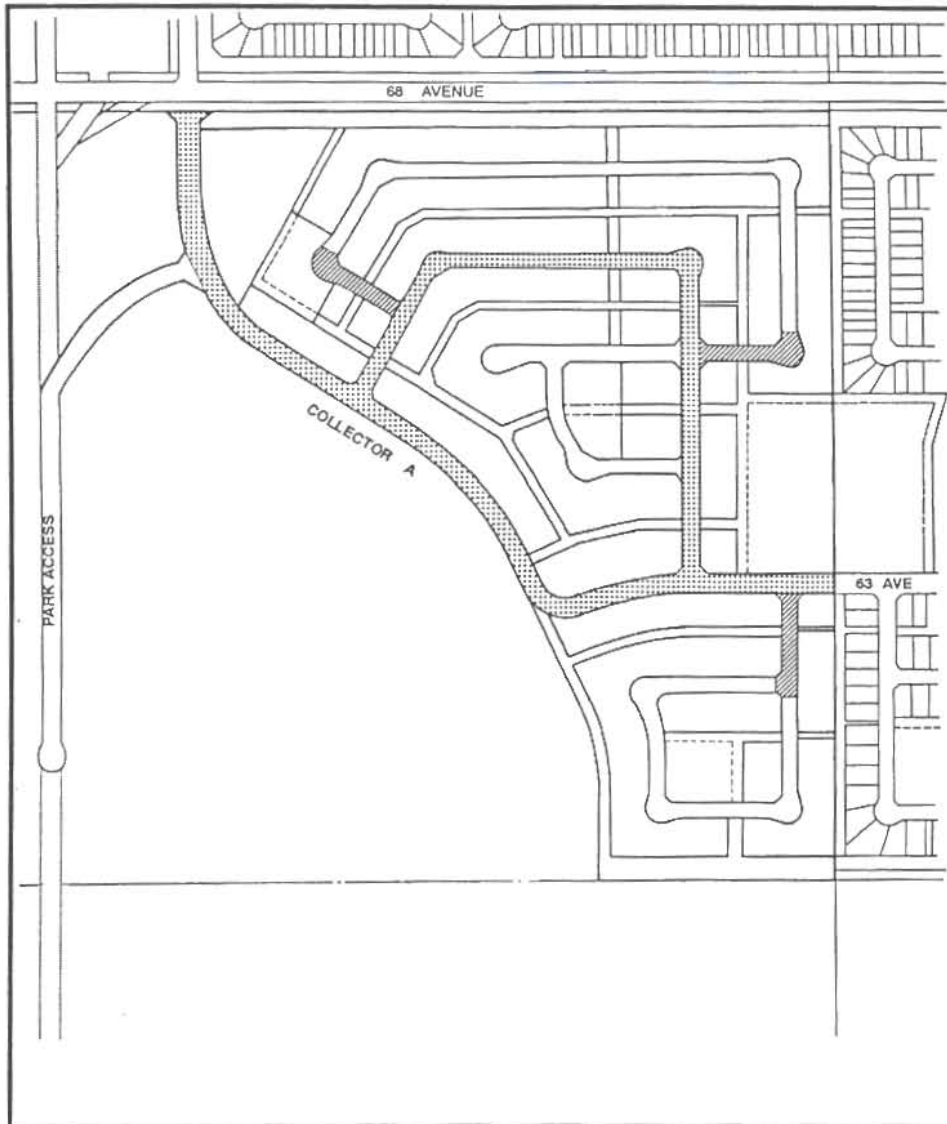
MAP 8
PROPOSED SERVICES
WATER

Bylaw C-887 April 30, 1990
----- WATER MAIN



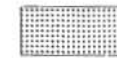
Country Club West
AREA STRUCTURE PLAN

MAP 9
PROPOSED SERVICES
SANITARY SEWER
Bylaw C-887 April 30, 1990
--- SANITARY SEWER



Country Club West
AREA STRUCTURE PLAN

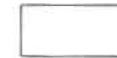
MAP 10
PROPOSED ROAD
CLASSIFICATION
Bylaw C-887 April 30, 1990



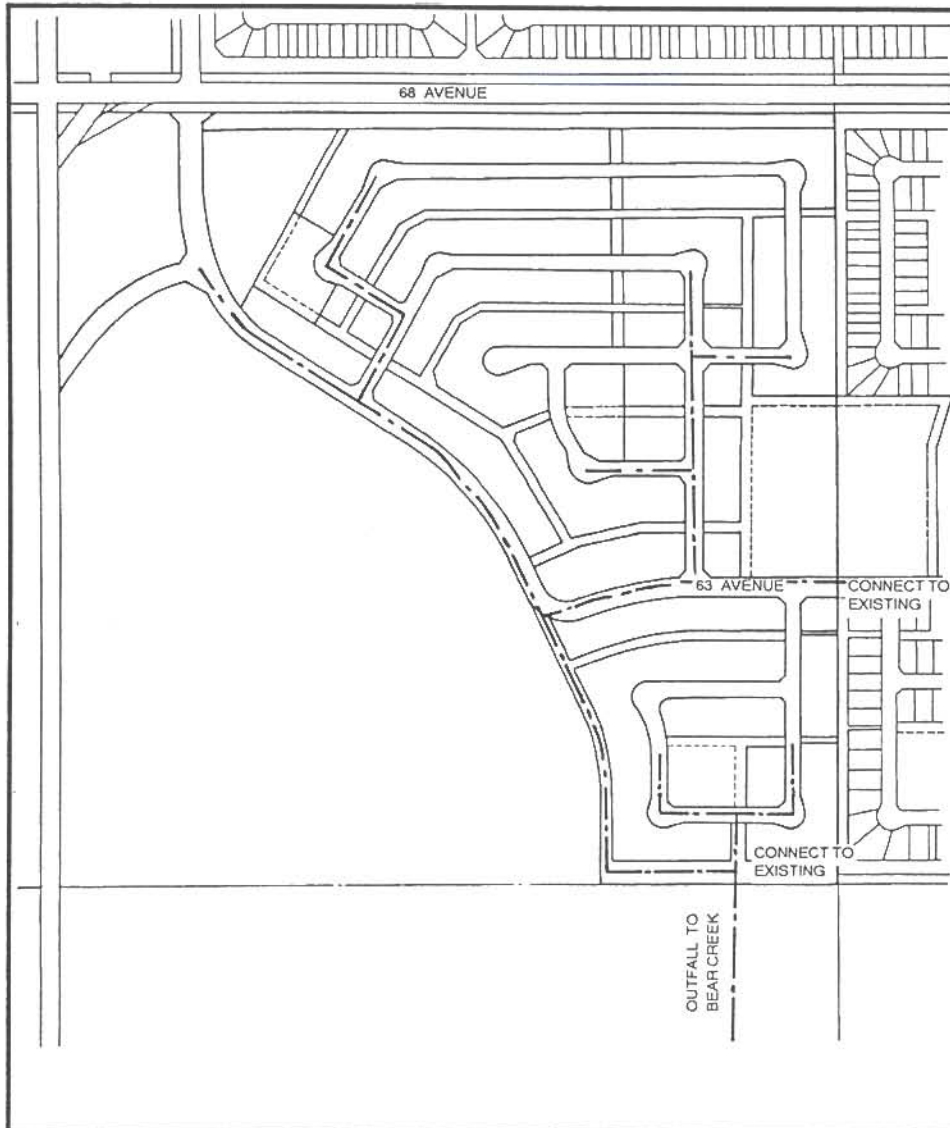
COLLECTOR



RESIDENTIAL COLLECTOR

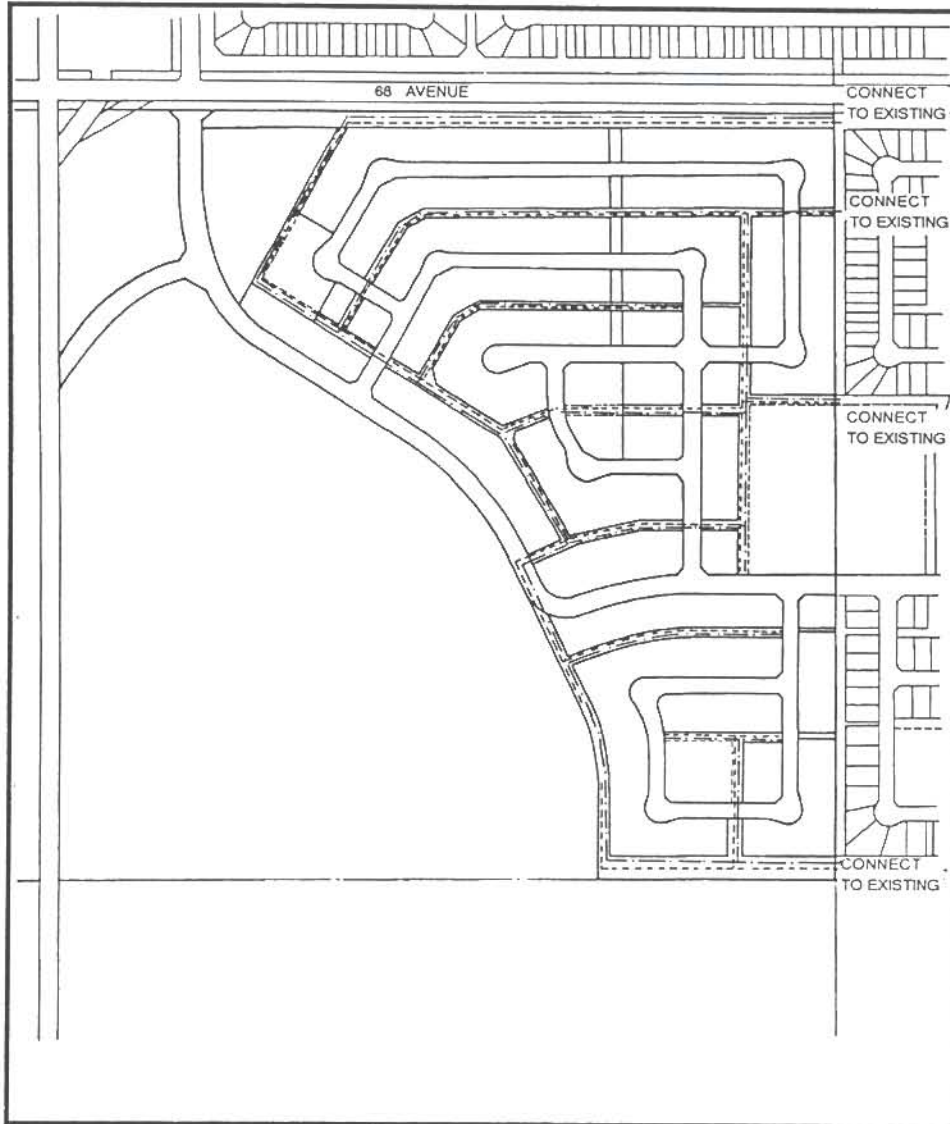


LOCAL



Country Club West
AREA STRUCTURE PLAN

MAP 11
PROPOSED SERVICES
STORM SEWER
Bylaw C-887 April 30, 1990
----- STORM SEWER



Country Club West
AREA STRUCTURE PLAN

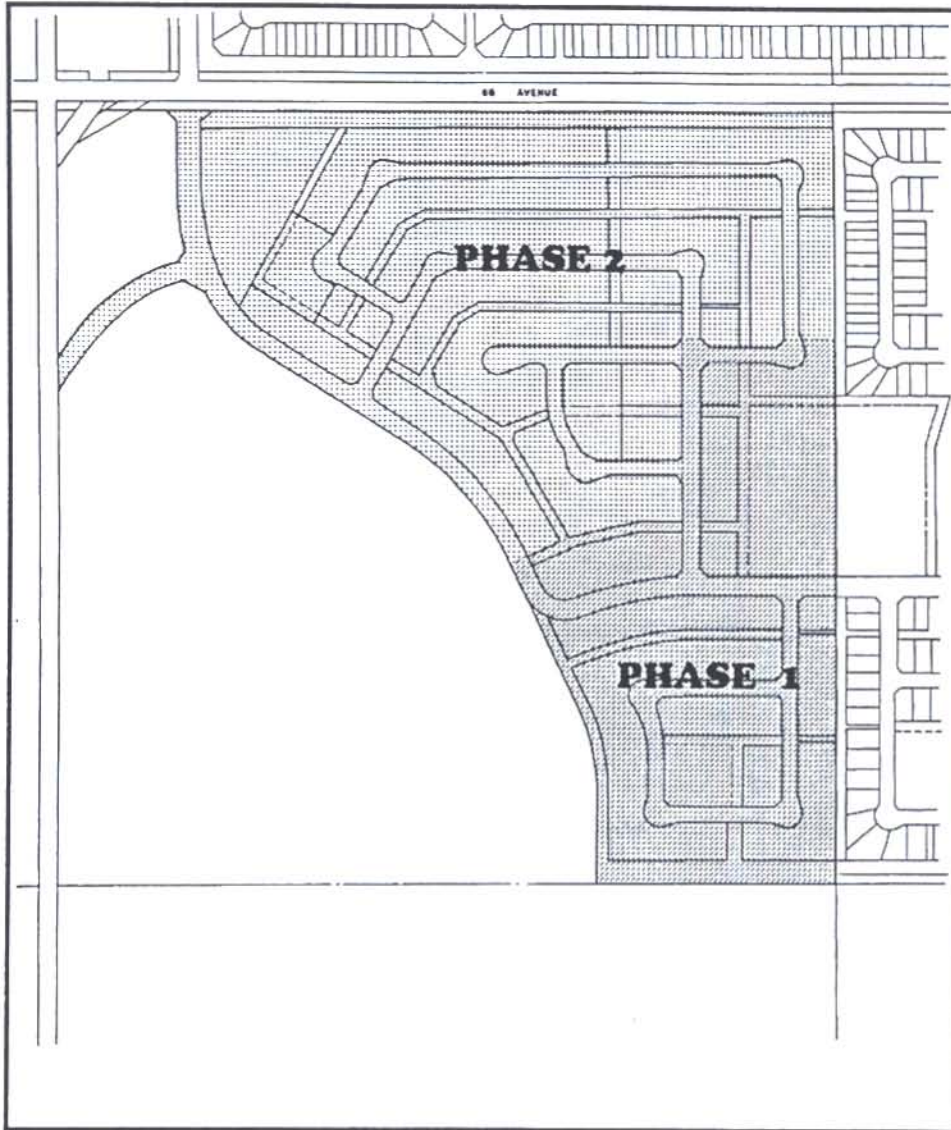
MAP 12
PROPOSED SERVICES
PRIVATE UTILITIES
Bylaw C-887 April 30, 1990
----- NATURAL GAS

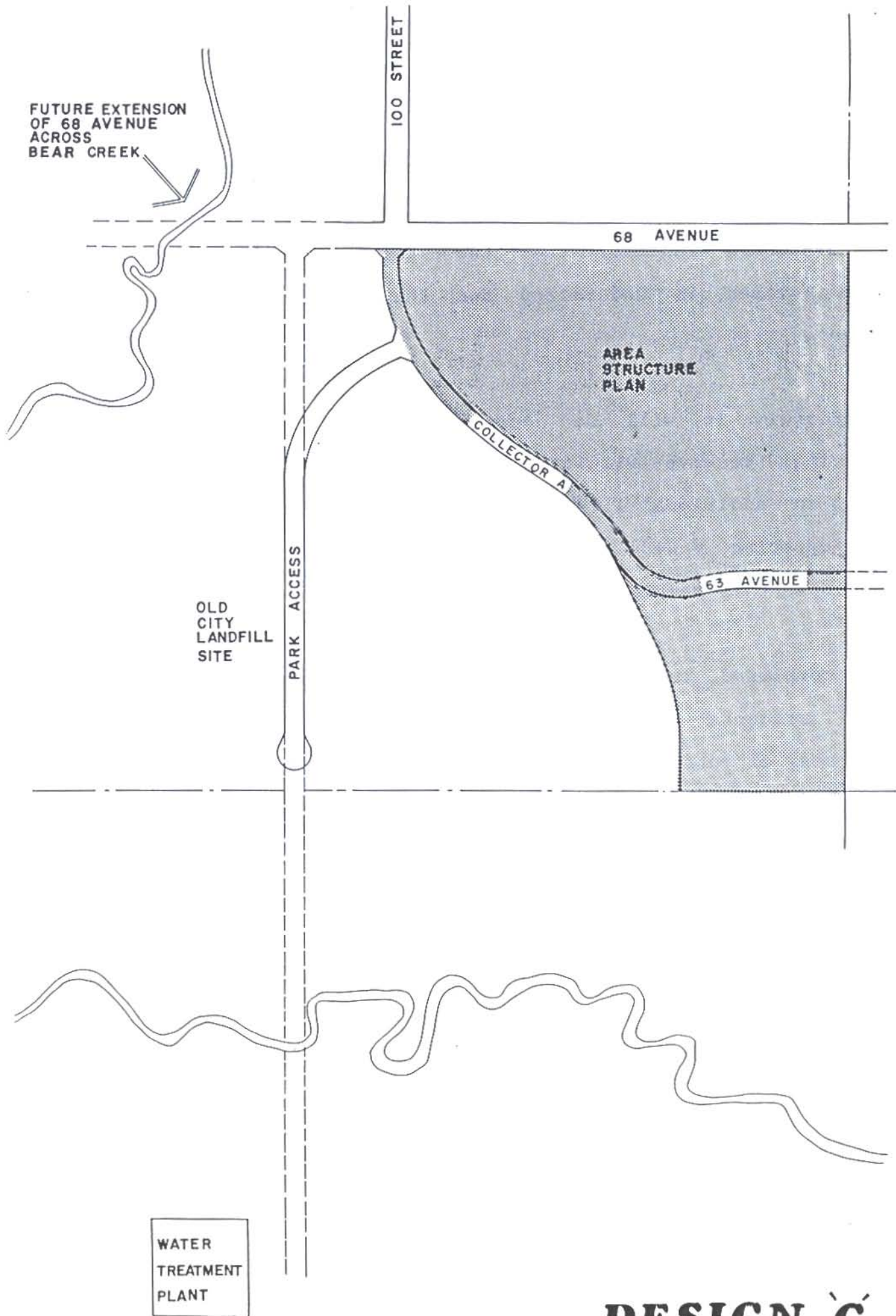
— — — — — ELECTRIC POWER
- - - - - TELEPHONE
- - - - - CABLE TELEVISION

Country Club West
AREA STRUCTURE PLAN

MAP 13
PHASING

Bylaw C-887 April 30, 1990





DESIGN C
Bylaw C-887 April 30, 1990