

CANFOR LANDS OUTLINE PLAN

OP-01-02
Council Resolution June 4, 2001

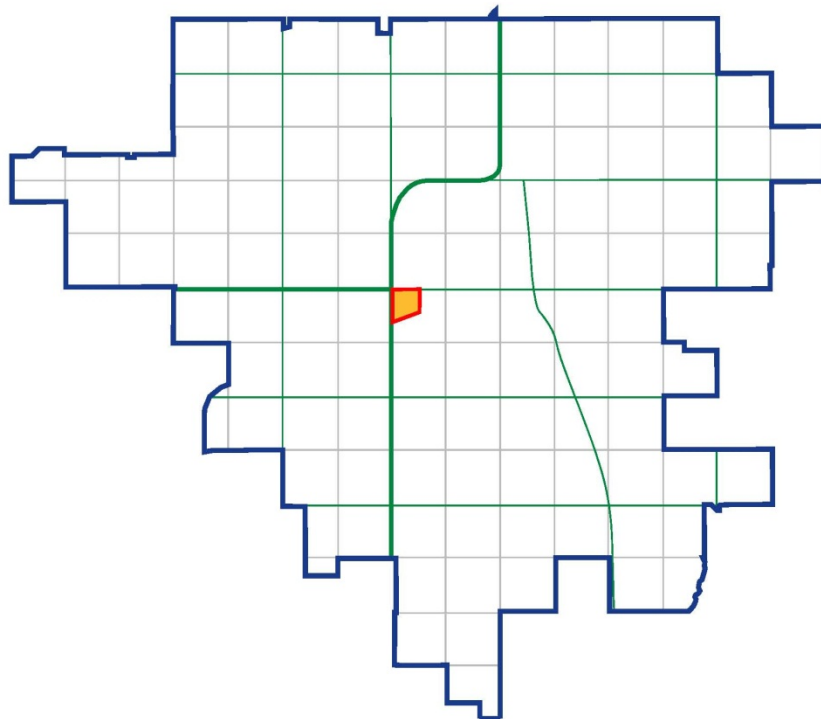


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1.0 INTRODUCTION

The Outline Plan is a non-statutory development document required by the City as a prerequisite to any land use bylaw amendment and subdivision approval. The plan will address land use and servicing issues in greater detail than in an Area Structure Plan. It applies to areas generally no larger than a quarter section in size.

1.1 Plan Framework and Compliance with Statutory Plans

The Outline Plan is consistent with all statutory plans for the City of Grande Prairie. The lands that will be covered by the Outline Plan are designed as Mixed Industrial and Commercial on the Future Land Use Map in the Municipal Development Plan for the City.

The Outline Plan will be accompanied by appropriate land use bylaw amendments that will enable the zoning of the land for the intended uses. The net effect will be to produce a comprehensive plan for the area that will include future zoning. The approval of the plan and land use bylaw amendments should lead to a faster subdivision approval process.

2.0 DEVELOPMENT AREA

2.1 Site Conditions

The Outline Plan will cover the same lands as identified on Map # 1. It includes all those portions of legal subdivisions 12 and 13 of Section 23-71-6-W6M lying north of the northerly limit of railway plan 3399 CL. The area is approximately 13.57 hectares (33.53 acres) in size.

The majority of the land located in the Outline Plan area slopes gently to the southeast from the north. The land is currently in agricultural production and crops are taken off on an annual basis.

2.2 Development Opportunities and Constraints

There are no environmental restrictions, topographical or physical constraints that would inhibit the development of the property. The land has a continuous slope from the north to the southeast with an overall relief of approximately 2 metres. It is well drained. The proximity of the railway, the major arterial road networks and other industrial uses in the area make the site a prime area for a Highway Service Commercial and Industrial district.

The site is a high visibility site. Commercial uses will be directed to the areas of the site with the highest visibility. Industrial uses will be located in the southern portion of the site, adjacent to the railway and the Canfor Industrial site.

In terms of other surrounding land uses, the Richmond Industrial Park lies to the west across 108 Street. To the northwest of the planning area is the Gateway Power Centre. Immediately north of the site is the College ball diamonds with a residential area located to the northeast. To the immediate east is a combination of commercial and industrial land with some multifamily residential along the Bear Creek. Canfor's main Grande Prairie Industrial operations are located south of the railway.

The proposed uses are consistent with other land uses in the area.

3.0 DEVELOPMENT CONCEPT

3.1 Concept Overview

The overall future land use is shown on Map # 4. The land uses in the area will be commercial and industrial.

The area will be well integrated with other adjacent land uses. The road networks and servicing are complimentary. Where development is located adjacent to a major arterial roadway, access points will be well designed to ensure safe traffic flow.

3.2 Commercial Development

The commercial area will be zoned as CA Arterial Commercial District. It is expected that majority of the site will be developed for the uses listed in the district.

3.3 Industrial Development

The Outline Plan proposes to incorporate some industrial land on the north side of the railway. More specifically, it is proposed that the industrial land be designated as Industrial Business District (IB). There is a strong demand in the City for industrial land and the location within the Outline Plan area is an optimal one abutting existing industrial uses to the south and west and to transition the commercial uses on the balance of the site.

3.4 Municipal and School Reserve and Open Space

There is no requirement for school sites or park space within the outline plan area. All municipal reserve owing (if any) will be taken as cash in lieu, with the amount to be determined in accordance with the Municipal Government Act.

4.0 TRANSPORTATION AND CIRCULATION

4.1 Circulation

The overall transportation and circulation patterns are shown on Map # 5.

Four-lane divided arterial roadways, including 108 Street and 100 Avenue, border the site. Access to these roads will be limited to the access points shown on Map #5.

97 Avenue will be extended east through the property as a major collector road running in an east-west direction. 107th Street will be developed in a north-south direction to a major collector standard. 97 Avenue and 107 Street will be the main internal roads to the subdivision. All other roads will be minor collector roads. 106 Street between 99 Avenue and 98 Avenue will be upgraded at the time of subdivision.

A portion of the existing service road will be closed and access to existing Lot A will be provided by an easement to be created at the time of subdivision.

4.2 Landscaping

As the area will develop for commercial and industrial purposes, landscaping will be provided in accordance with the provisions of the Land Use Bylaw. The area is a high visibility area and future uses will no doubt take appropriate measures to ensure a high standard of design and landscaping.

4.3 Transit

An existing transit route is indicated on Map # 6. It is not expected that transit service will be provided internally unless a use is created which generates a demand for transit. Rather, the area will be serviced through some external routes with stops at the Keg Restaurant in the north and Northern Metallic to the west.

4.4 Pedestrian Trail and Sidewalk System

A pedestrian and bicycle trail system is outlined on Map # 7. Much of the trail system will be part of the development of the arterial road system (100 Avenue.) Pedestrian traffic will also be accommodated through a system of sidewalks throughout the planning area. The sidewalk locations are also shown on Map #7.

5.0 SERVICING CONCEPT

5.1 General

Detailed design reports are provided as part of the Outline Plan concept and as a condition of Outline Plan approval.

5.2 Sanitary Sewer

All information pertaining to the sanitary sewer requirements for the area are outlined in the detailed design report for sanitary sewer. The sanitary sewer system will be collected via internal sanitary gravity mains and connected to the existing trunk located on the west side of 108 Street (Wapiti Road).

5.3 Water

All information pertaining to the water distribution/fire system to the development area is outlined in the detailed design report for water. Generally the connections will be made to existing watermains located at the west, south and east perimeters of the planning area.

5.4 Storm Water

All information pertaining to the provision of storm water management for the area is contained within the report for storm water management. On street storm water management will be employed on commercial and industrial lots. The storm water management for the road areas will be controlled by using piped storm sewer system as storage when required. The piped storm sewer system will connect to the existing storm sewer located on 107 Avenue and 106 Street on the east boundary of the subject site. Overland flows will be discharged to the existing railway ditch located at the south boundary of the site.

5.5 Transportation

All information pertaining to the transportation system for the area is contained within the design report for transportation. The proposed property will be serviced with major and minor collector roadways as detailed on Map #5. Three accesses are proposed to the adjacent arterial roadways. One all points access including a proposed right turn deceleration lane will be provided at 108 Street and 97 Avenue. A right-in and right-out access will be provided onto 100 Avenue at 107 Street. The third access will be provided onto 100 Avenue at 106 Street at the existing all points intersection. An auxiliary lane is proposed for the eastbound traffic on 100 Avenue to provide for the turning movements from the 107 and 106 Street intersections.

6.0 IMPLEMENTATION

6.1 Phasing

The phasing of future subdivision and development of land will be governed by market conditions. Generally, the phasing will be from west extending north and south to take advantage of existing servicing patterns. It is intended that the area be developed in one phase.

6.2 Integration with Adjacent Lands

With regard to linkage to adjacent lands, the major road patterns have been identified in the transportation section of this plan. All roads will be designed to meet all City of Grande Prairie design standards. Allowances will be made to ensure that the transportation networks and trunk sanitary sewer and water services will be aligned with adjacent lands wherever possible.

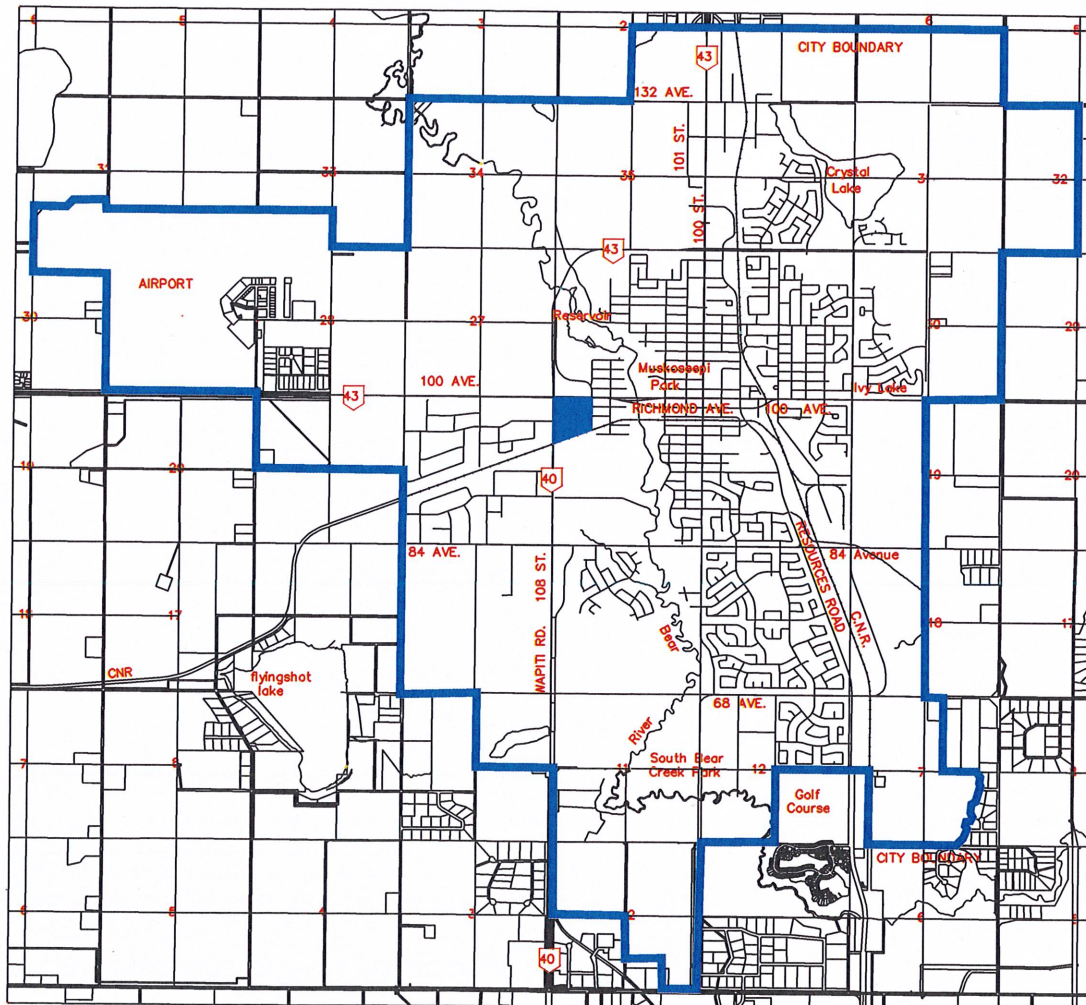
6.3 Development Policies

The Outline Plan will be approved by resolution by the City of Grande Prairie. The approval of the Outline Plan is required prior to the approval of any Land Use Bylaw amendments or subdivisions. All future applications that comply with this plan will be dealt with in an expeditious manner. Flexibility for design changes at the time of subdivision may be allowed without an amendment to the Outline Plan.

6.4 Amending the Plan

An amendment to an Outline Plan shall be required if, in the opinion of the Approving Authority, a proposed subdivision or Land Use Bylaw amendment results in one or more of the following changes to the plan:

- a change in the general land use pattern of an area or site except as provided in this plan;
- the elimination, reclassification, or significant realignment of proposed arterial roads, or the relocation of intersections with major collector roads;
- significant changes to the location of major utility networks or storm water management systems.



Legend

- Study Area
- City / County Boundary

CANFOR LANDS OUTLINE PLAN
Map 1
Location Map

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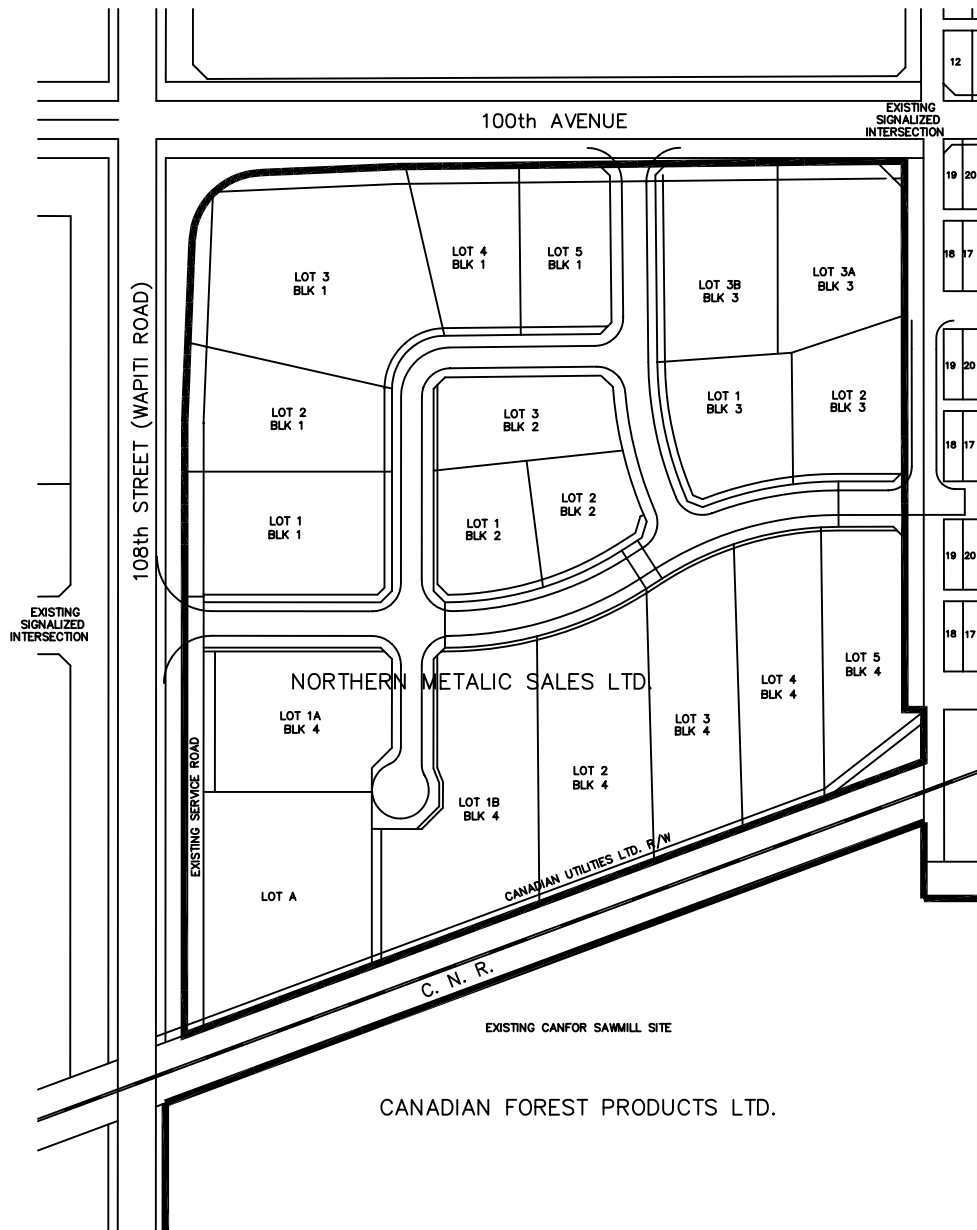
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Legend

-  northern metallic sales ltd.
-  canadian forest products ltd.

CANFOR LANDS OUTLINE PLAN Map 2 ownership



SCALE : N.T.S.

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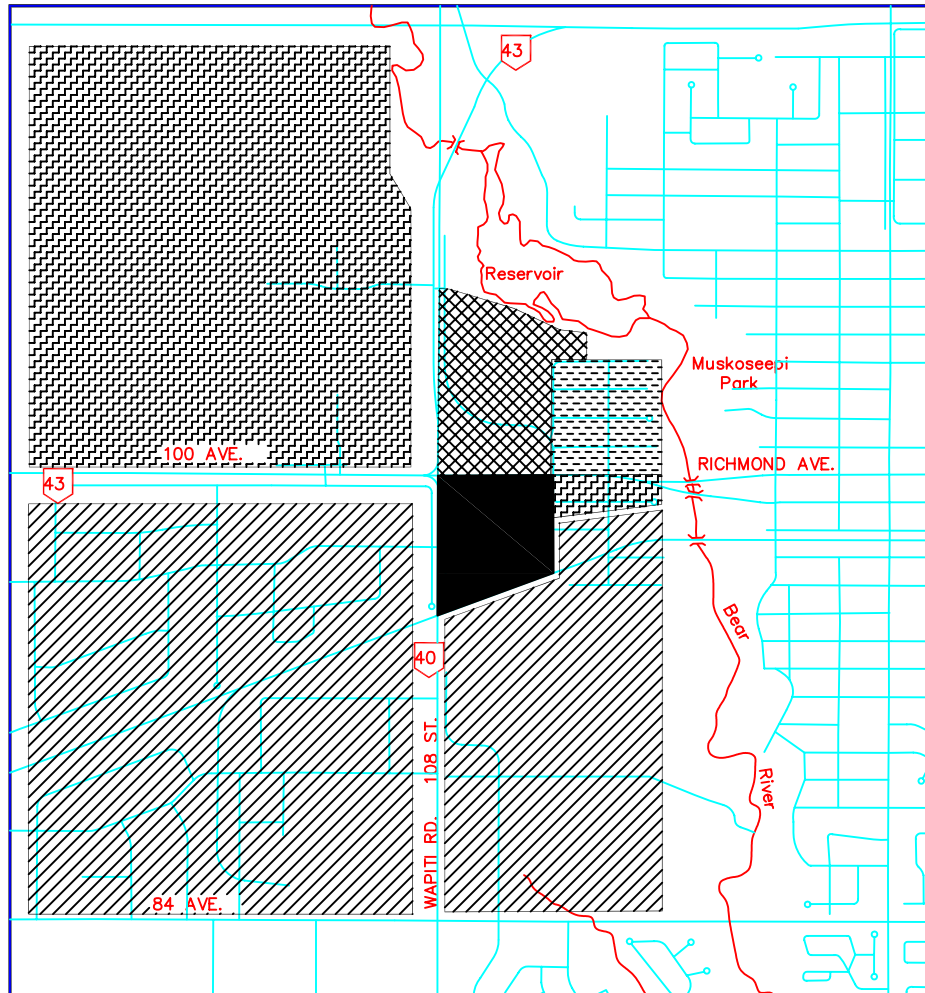
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-  INDUSTRIAL
-  COMMERCIAL
-  RESIDENTIAL
-  INSTITUTIONAL
-  STUDY AREA

CANFOR LANDS OUTLINE PLAN Map 3 EXISTING LAND USE

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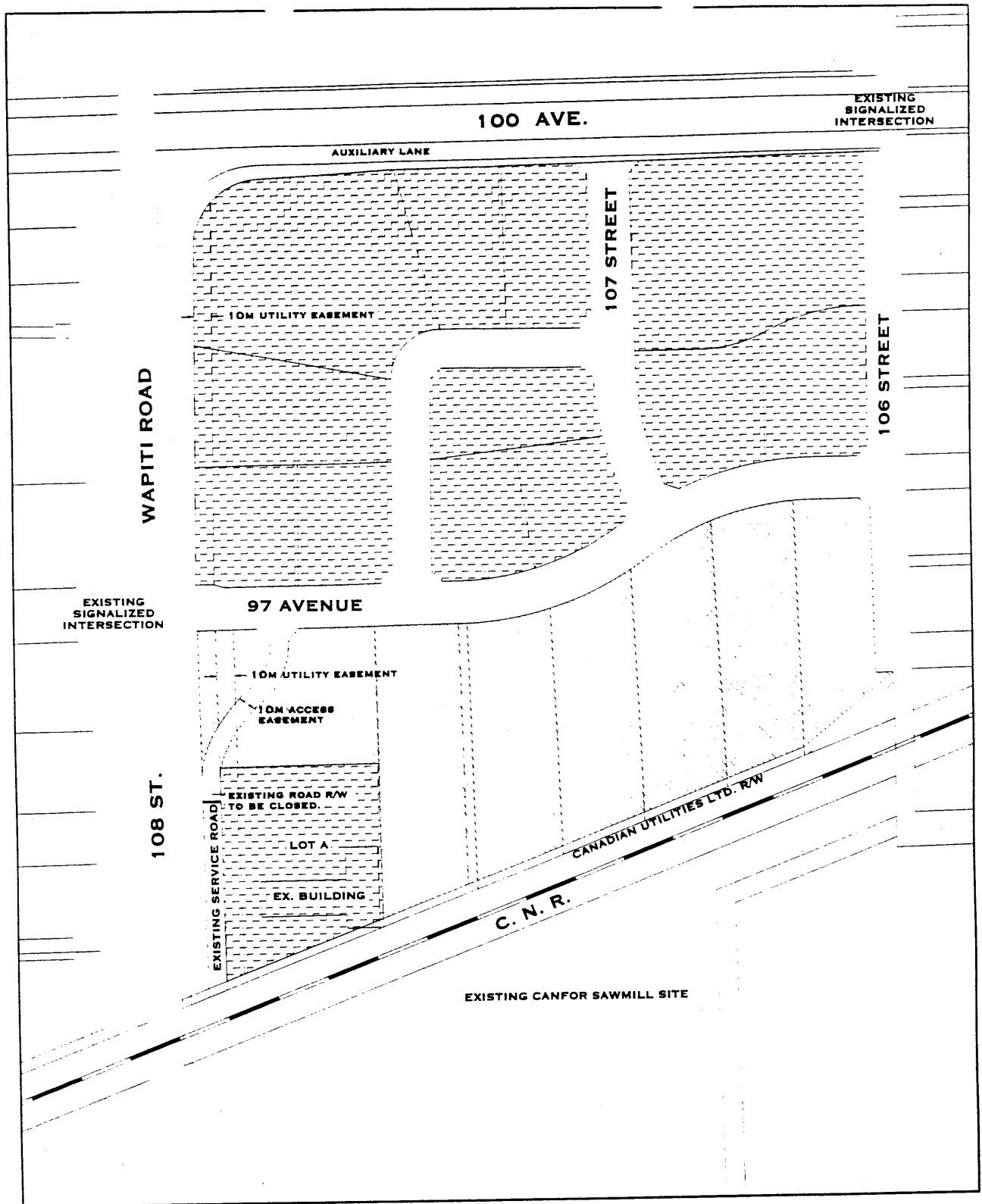
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	IB	INDUSTRIAL BUSINESS
	CA	COMMERCIAL ARTERIAL

CANFOR LANDS OUTLINE PLAN MAP 4 FUTURE LAND USES & ZONES



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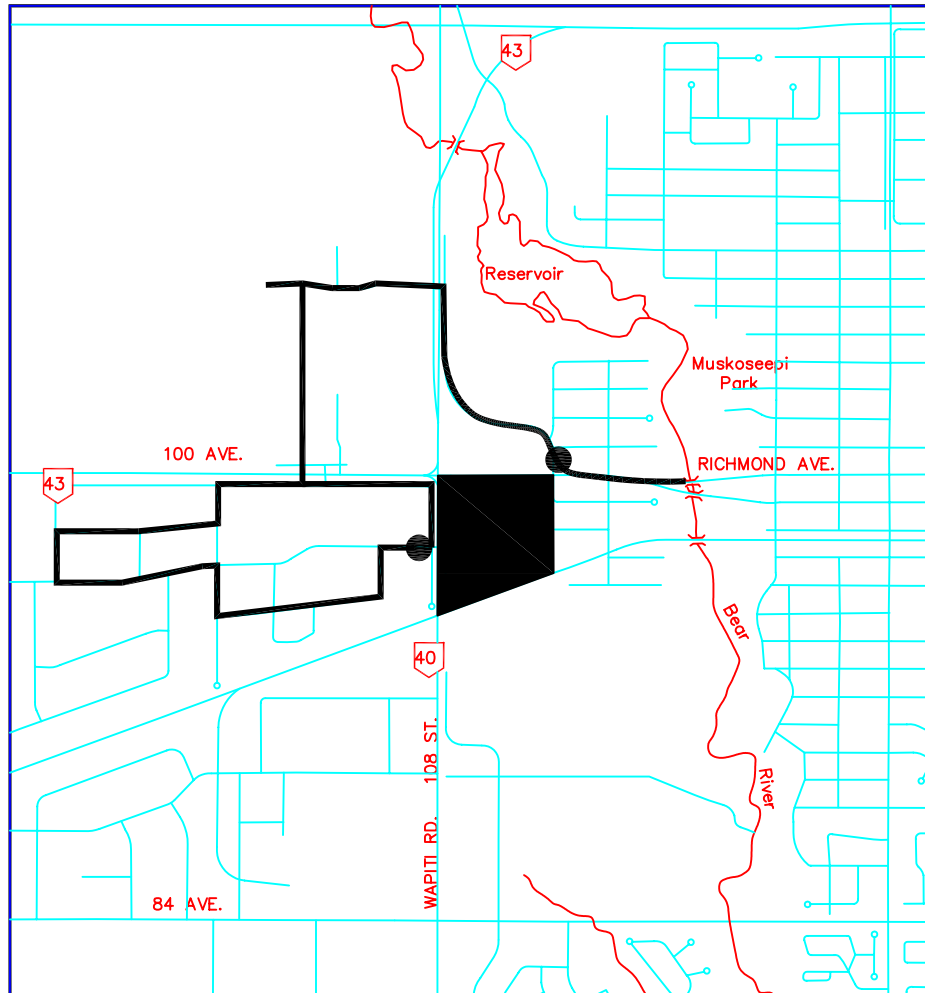
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-  EXISTING TRANSIT ROUTE
-  BUS STOP
-  STUDY AREA

CANFOR LANDS OUTLINE PLAN Map 6 TRANSIT PLAN

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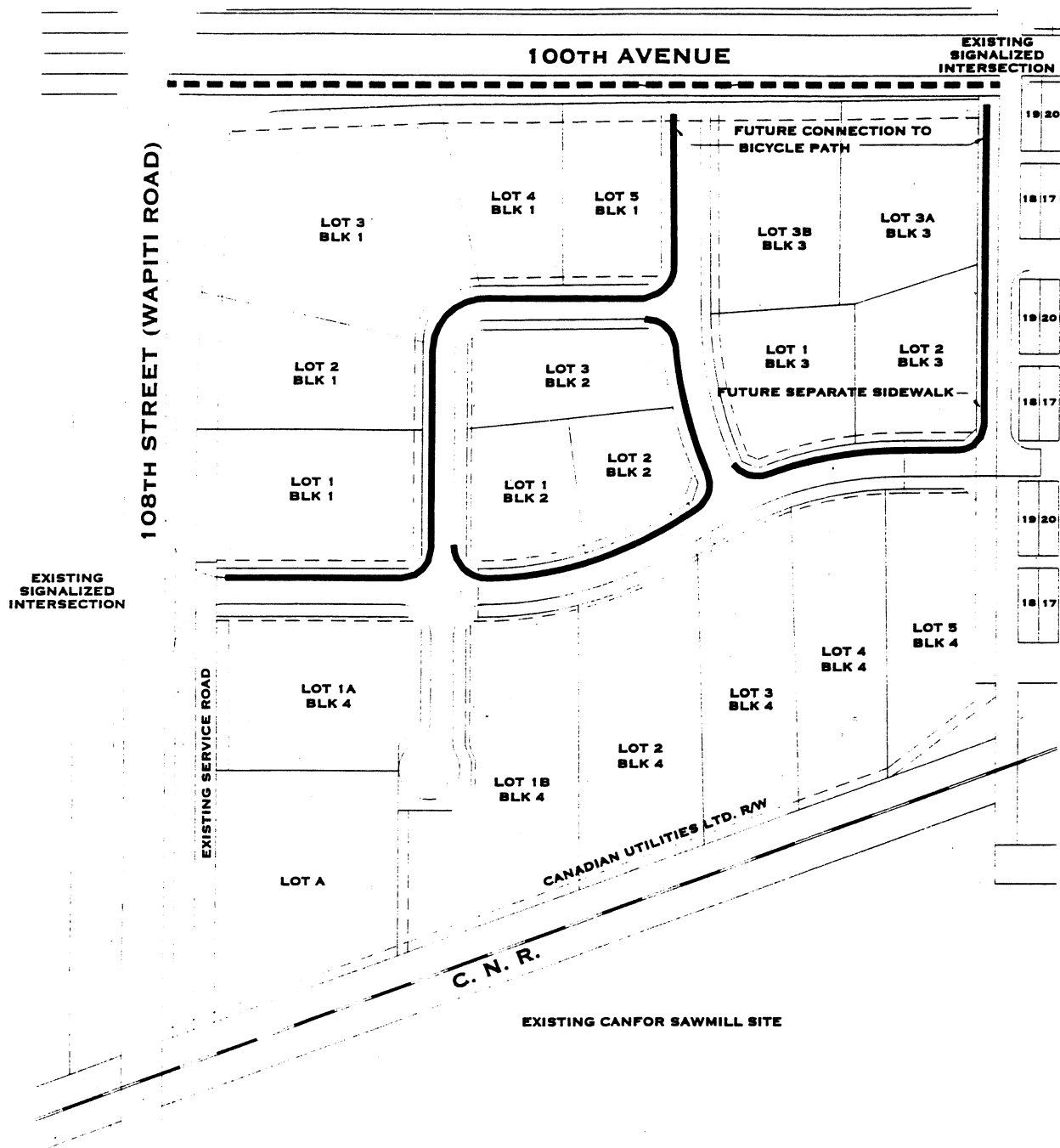
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LEGEND

- TRAILS
- SIDEWALKS

CANFOR LANDS OUTLINE PLAN MAP 7 TRAILS & SIDEWALKS



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