

COUNTRYSIDE NORTH OUTLINE PLAN

OP-05-04
Council Resolution May 24, 2005

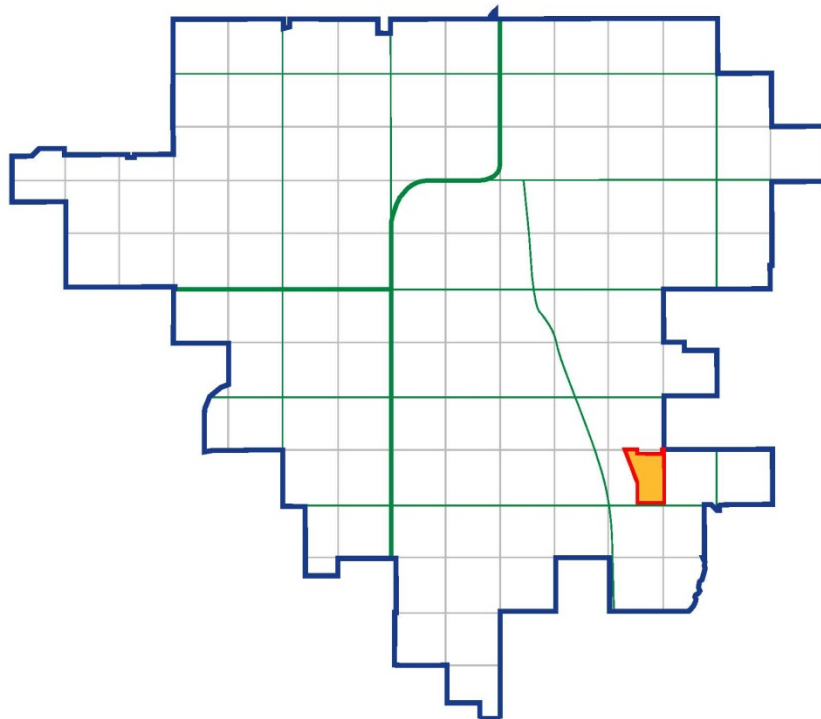


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1.0 INTRODUCTION

1.1 Purpose of Plan

The Countryside North Outline Plan (OP) has been prepared on behalf of the owners of the subject lands to provide a detailed framework for the future development of lands in southeast Grande Prairie for residential purposes.

This OP 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 OP applies to 34.6 ha of land that is bounded to the south by 68 Avenue and to the west by 92 Street. The Plan area is to the north of the Countryside South neighbourhood. The City boundary is located along the east side of the subject lands as indicated in Map 1.

Other adjacent land uses include the Eagle Estates country residential subdivision to the northeast and agricultural lands to the north and east. The quarter section to the east is proposed for urban residential development and is the subject of an annexation application.

1.3 Ownership and Dispositions

As outlined in Table 1, the Plan area consists of 34.6 ha of land under the ownership of two owners. There are no encumbrances on title that affect the future development of the subject lands.

Table 1 – Plan Area Composition

Legal	Owner	Area (ha)
Pt. SW 18-71-5-W6M Lot 3, Plan 9822351	Private Ownership Private Ownership	29.82 4.82
Total		34.64

1.4 Policy and Regulatory Context

The Countryside North OP has been prepared in accordance with the requirements of the Grande Prairie Municipal Development Plan (MDP). This OP is consistent with MDP policies respecting the utilization of spare servicing capacity and the development of an efficient land use pattern.

This OP is also consistent with the Southeast Area Structure Plan (ASP), in which the subject lands are located.

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

1.5 Site Characteristics

As illustrated in Map 2 the Plan area is predominantly open meadow, with some forested areas toward the north end. The land was cleared several years ago with the exception of low lying areas. There is no development in the Plan area at present. The extreme northeast corner of the Plan area¹ is traversed 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 characterized by undulating topography, with elevations ranging from 659 m in the southeast-central area to 652 m in the northwest-central area. Generally the southerly third of the Plan area drains south to the 68 Avenue ditch system then east where the flows are intercepted by Woody Creek one-half mile east of the Plan area. The northerly two-thirds drains northeast where it is intercepted by Woody Creek at the northeast corner of the Plan area.

¹ There is also a small wet area or “pothole” located at the northeast corner of the Plan area which is to be filled in as part of Phase 1 of neighbourhood development.

2.0 DEVELOPMENT PLAN

2.1 Plan Objectives

The Countryside North OP 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, 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 Countryside North OP 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 low density residential use.

As indicated in Table 2, the net developable area available is approximately 34.6 hectares.

Table 2 – Land Use Summary

Land Use	SW 18	Lot 3	Area (ha)	Percent
Net Developable Area	29.82	4.82	34.64	100.0
Single Family Residential	16.46	2.91	19.37	55.8
Open Space	3.16	0.27	3.43	10.0
Neighbourhood Parks	1.16	0.27	1.43	4.2
School Site	2.00	0	2.00	5.8
Roads	9.15	1.60	10.75	31.1
Road Widening	0.79	0.38	1.17	3.4
Internal Roads	7.63	1.22	8.85	25.6
Lanes	0.73	0	0.73	2.1
Public Utility Lots	1.05	0.04	1.09	3.1

2.2.2 Residential Development

The largest single land use in the Plan is low-density residential development, totaling approximately 19.4 ha in area.

As illustrated in Table 3, it is anticipated that a maximum of 641 single family units may be accommodated in the Plan area², generating approximately 2,050 residents of which an estimated 423 will be of school age. This equates to a residential density of 18.5 units and 59.2 persons per net developable hectare. A tentative lotting plan is provided in Map 4A.

Table 3 – Population and Student Generation

Population Generation		
Residential Land		19.37 ha
Area	Minimum 302 m ² lot size	641
Number of Units	641 units @ 3.2 ppu	2,051
Population		
Student Generation³		
Total Students	20.6% of Population	423
Total Public	66.2% of Total Students	280
Total Separate	33.8% of Total Students	143
Public School Students		
Total Students		280
Total K-9	73.8% of Students	207
Total 10-12	26.2% of Students	73
Separate School Students		
Total Students	78.1% of Students	143
Total K-9	21.9% of Students	112
Total 10-12		31

2.2.3 Open Space

The following is a detailed breakdown of municipal reserve allocation:

- A 2.00 ha parcel of land is allocated in the northeast corner of the Plan area to accommodate a portion of a proposed joint school site in accordance with the Southeast ASP. Although not included in the reserve calculation, a 12m-wide public utility lot (0.17 ha) that bisects the assembled school site would also contribute to the space available for school field development.
- Four neighbourhood parks, averaging 0.36 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.

It should be noted that the MR dedication for Lot 3 represents less than 6% of the total available from this parcel⁴. Therefore, it would be appropriate that the remaining 4% owing be dedicated as cash-in-lieu, a portion of which would be transferred to the owner of SW 18 to offset the over-dedication in that area.

² Based on minimum lot area of 302 m² in the Low Density Residential (RL) District.

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

⁴ Dedication from Lot 3 represents 5.7% of the available developable lands. Dedication from the SW 18 totals 10.8% for an overall total of 10.1%.

3.0 INFRASTRUCTURE

3.1 Transportation Network

As illustrated in Map 5, the Plan area is served by two arterial roadways: 68 Avenue to the south which is developed to a two-lane paved standard, and 92 Street to the west, currently a two-lane gravel roadway. According to the City's Transportation Master Plan, both roadways are to be ultimately constructed to a four-lane divided 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.

Major collector access to the Countryside North area is provided from 92 Street at 72 Avenue. A second access to the neighbourhood is provided from 68 Avenue at 88A Street. Collector roads also provide connections to adjacent lands to the north and east. The balance of the Plan area is to be served by a network of local roads. In addition, approximately 25% 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 in Countryside South and to future trails along Woody Creek. Internal connections are provided to the school site.

3.2 Water Distribution

Generally there will be two main feeds to the Plan area. A 250mm connection is planned to the north east corner of the Countryside North South neighbourhood. This main will cross 68 Avenue and extend north into the Plan area. A 300mm connection is planned just east of the main entrance to Countryside North South at 90 Street. This main will cross 68 Avenue and meander through the development, exiting on the major east-west collector at the west boundary of the Plan area, and also exiting at the north boundary of the Plan area. The proposed looped water system for the Plan area is illustrated on Map 6.

In order to accommodate a future 750mm dedicated watermain connector between the Zone 1 and 3 pump houses, a 12m-wide public utility lot has been provided along the east boundary of the Plan area.

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 7 the East Trunk main is proposed to be extended north from the Countryside North South development, and north along the east boundary of the Plan area. A network of 200mm gravity sanitary sewer mains is proposed to connect to the East Trunk main at three separate locations.

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

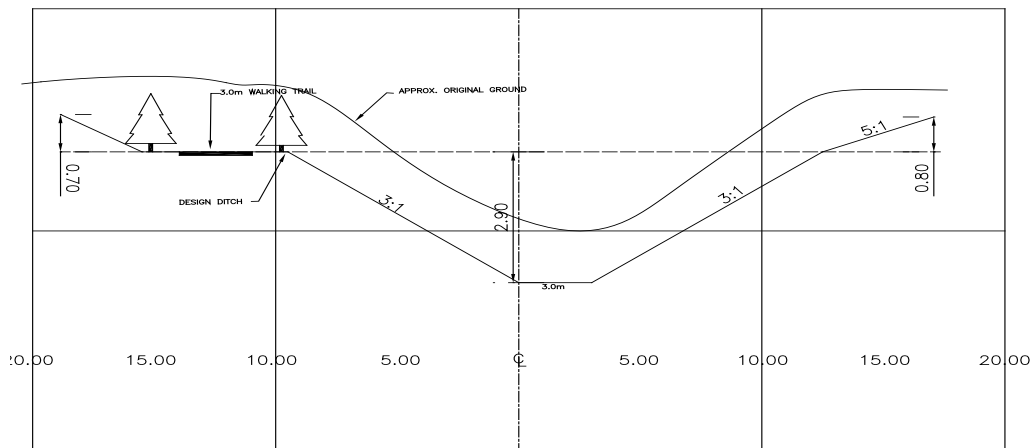
3.4 Stormwater Management

The Plan area consists of two separate drainage basins. As illustrated on Map 8, stormwater from the southerly quarter of the development area will be collected by a series of storm sewer mains and transported via a piped system to a storm retention pond proposed in a natural low area to the east on the SE 18-71-5-W6M. This pond will outfall at predevelopment levels east to the Woody Creek system.

The balance of the Plan area will be collected by a series of storm sewer mains which will discharge into the Woody Creek system in the northeast corner of the Plan area. Woody Creek is proposed to be developed into a linear storm retention pond within the SE 18-71-5-W6M and shall have capacity to store the 1:100 year storm event from the Plan area. Over the long term, the Woody Creek corridor is intended to be developed as a “greenway”, along which a trail system is intended to be developed. A typical design cross-section of the proposed greenway is provided in Figure 1 below.

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

Figure 1 – Cross-Section of Proposed Woody Creek Greenway



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 addition, the installation of a gas feeder line is required along the west side of 92 Street from 84 Avenue to 68 Avenue.

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

4.0 IMPLEMENTATION

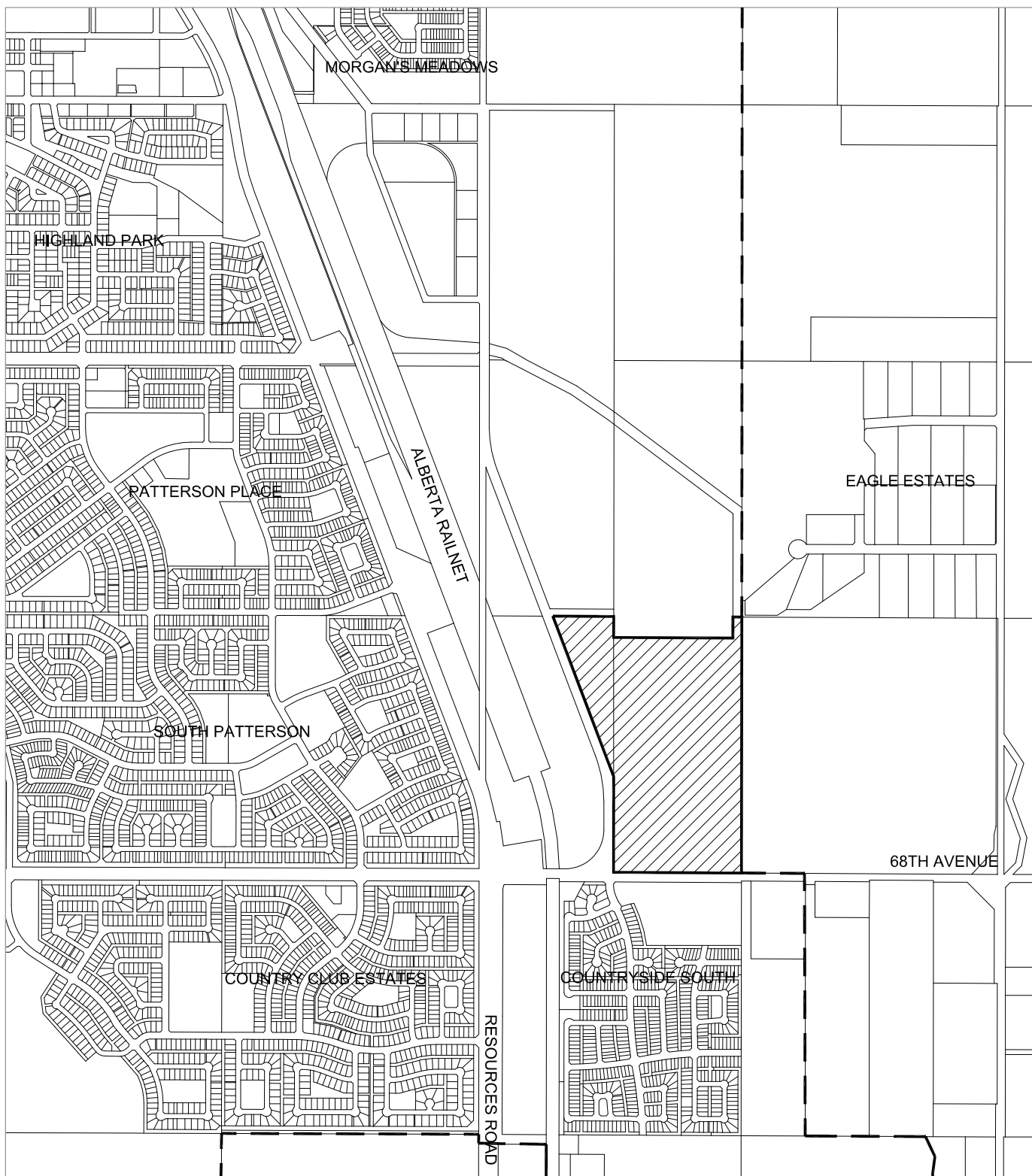
4.1 Phasing

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

In order to facilitate the potential development of the school site in advance of Phase 4, it is proposed that the public utility lot located along the east boundary of the Plan area be included in its entirety within Phase 1. Further, the school site may be developed in advance of Phase 4 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.

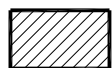
4.2 Proposed Zoning

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



COUNTRYSIDE NORTH OUTLINE PLAN

CITY OF GRANDE PRAIRIE



PLAN AREA



CITY BOUNDARY

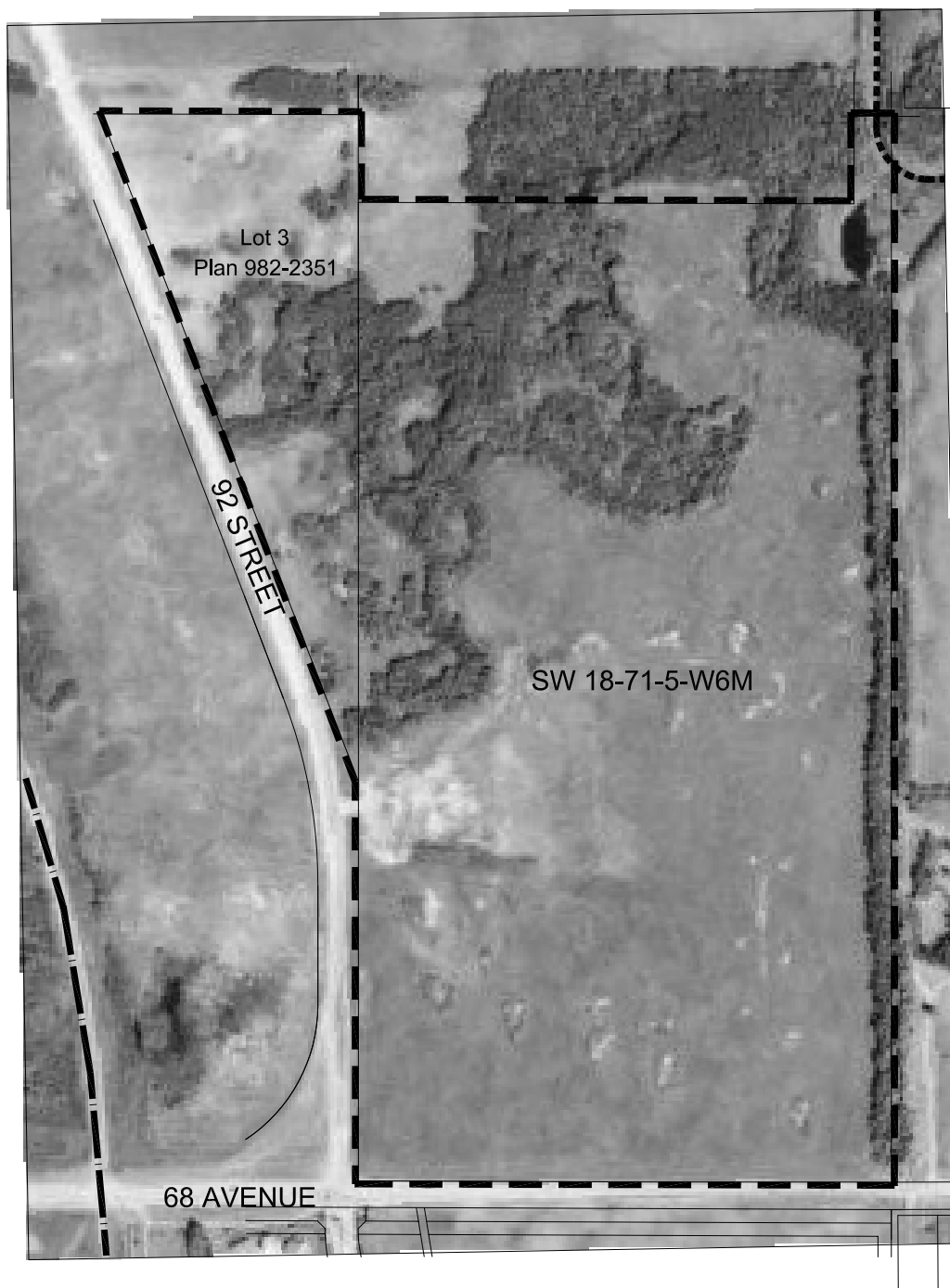
MAP 1 - PLAN AREA LOCATION

SCALE : N.T.S.

March 2005

ISL

opac
CONSULTING LTD.



LEGEND

COUNTRYSIDE NORTH OUTLINE PLAN CITY OF GRANDE PRAIRIE

-  RAIL LINE
-  DRAINAGE DITCH

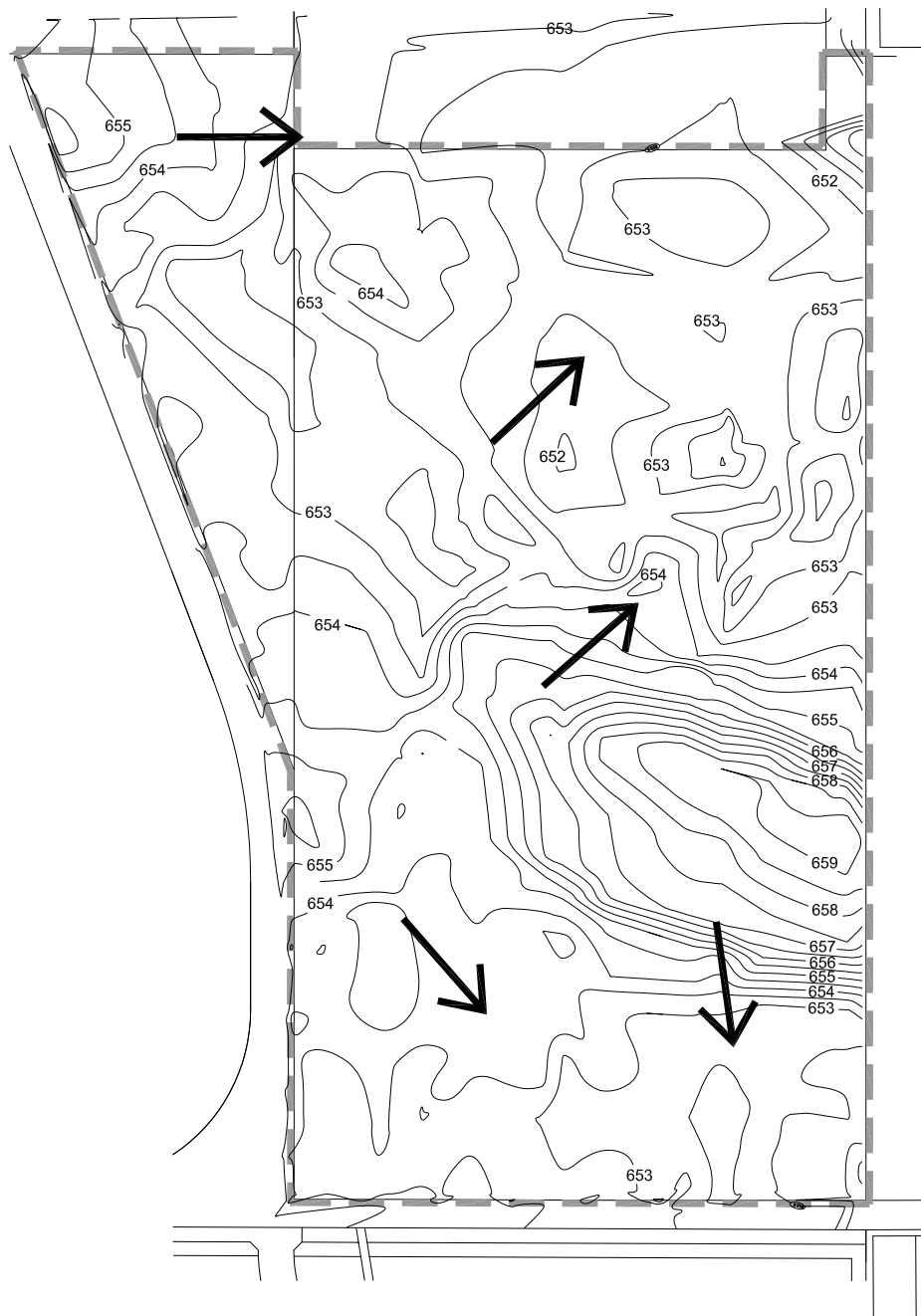
 PLAN BOUNDARY

MAP 2 - EXISTING CONDITIONS

SCALE : N.T.S.

March 2005





LEGEND

COUNTRYSIDE NORTH OUTLINE PLAN CITY OF GRANDE PRAIRIE

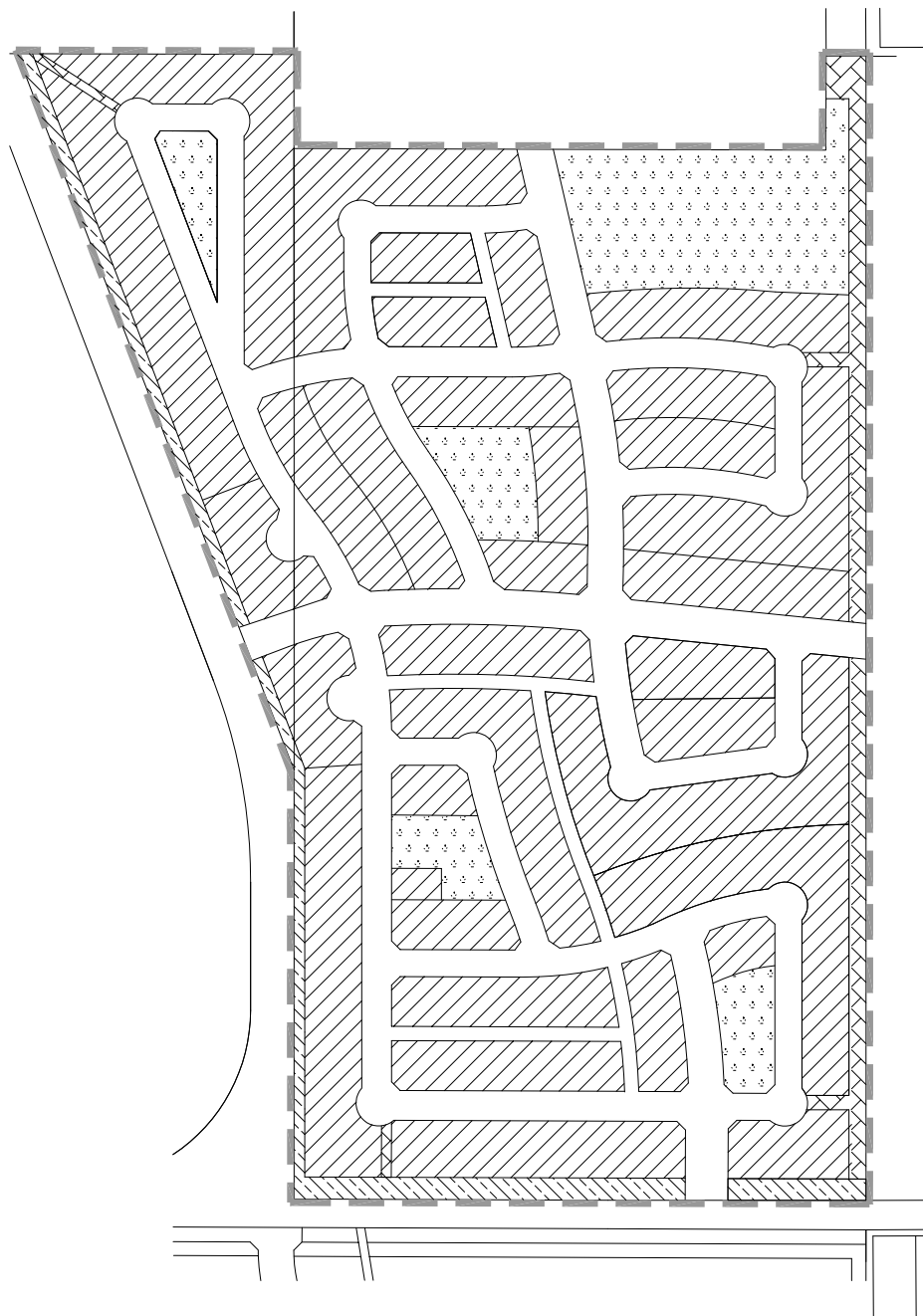
- 654 ELEVATION
- 1M CONTOUR
- DIRECTION OF FLOW
- PLAN BOUNDARY

MAP 3 - TOPOGRAPHY

SCALE : N.T.S.

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LEGEND

COUNTRYSIDE NORTH OUTLINE PLAN CITY OF GRANDE PRAIRIE



RESIDENTIAL



ROAD WIDENING



MUNICIPAL RESERVE



PUBLIC UTILITY LOT

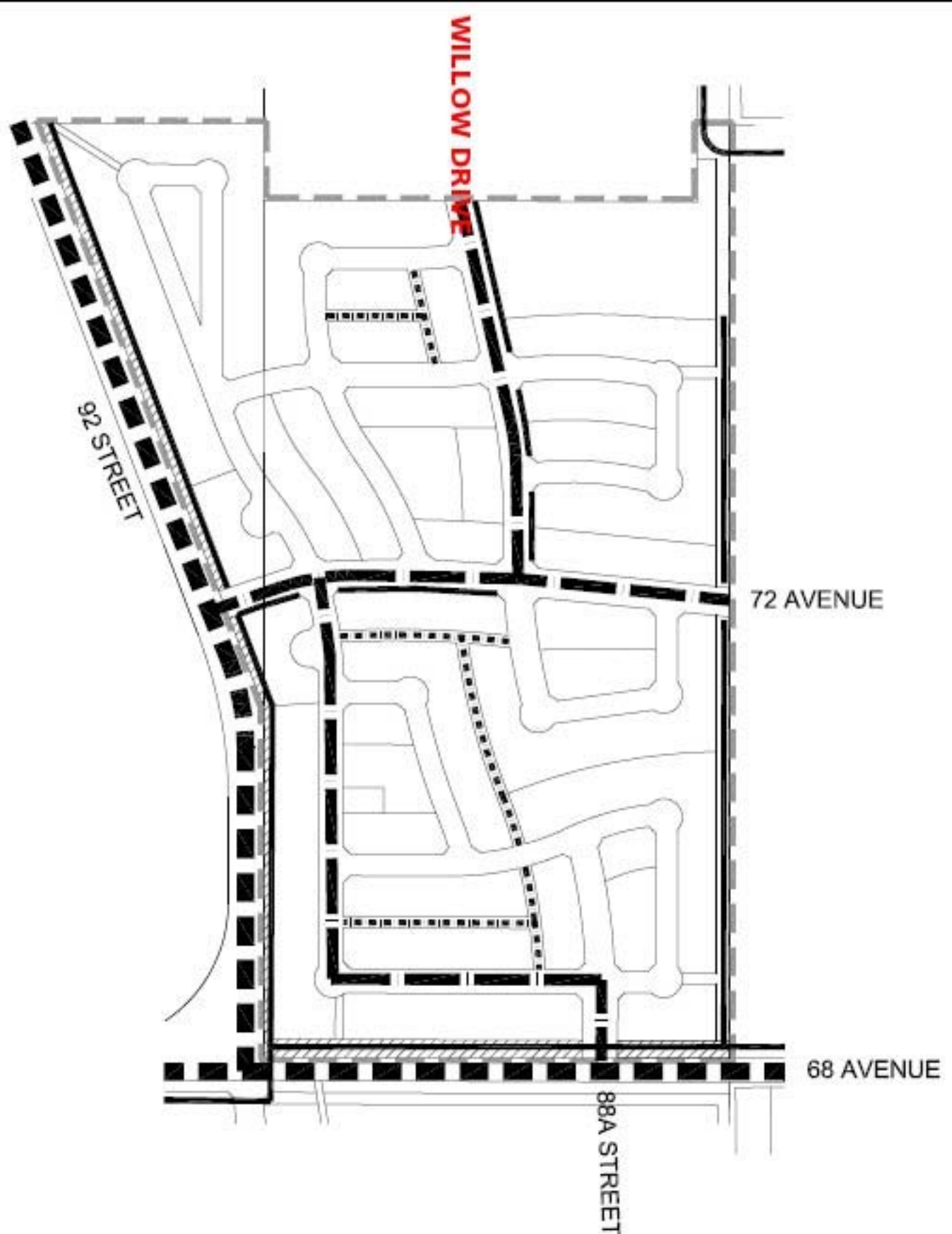
— — — PLAN BOUNDARY

MAP 4 - LAND USE

SCALE : N.T.S.



March 2005



LEGEND

-  ARTERIAL
-  COLLECTOR (MAJOR/MINOR)
-  PEDESTRIAN LINK/TRAIL
-  PLAN BOUNDARY

-  LANE
-  ROAD WIDENING

COUNTRYSIDE NORTH OUTLINE PLAN CITY OF GRANDE PRAIRIE

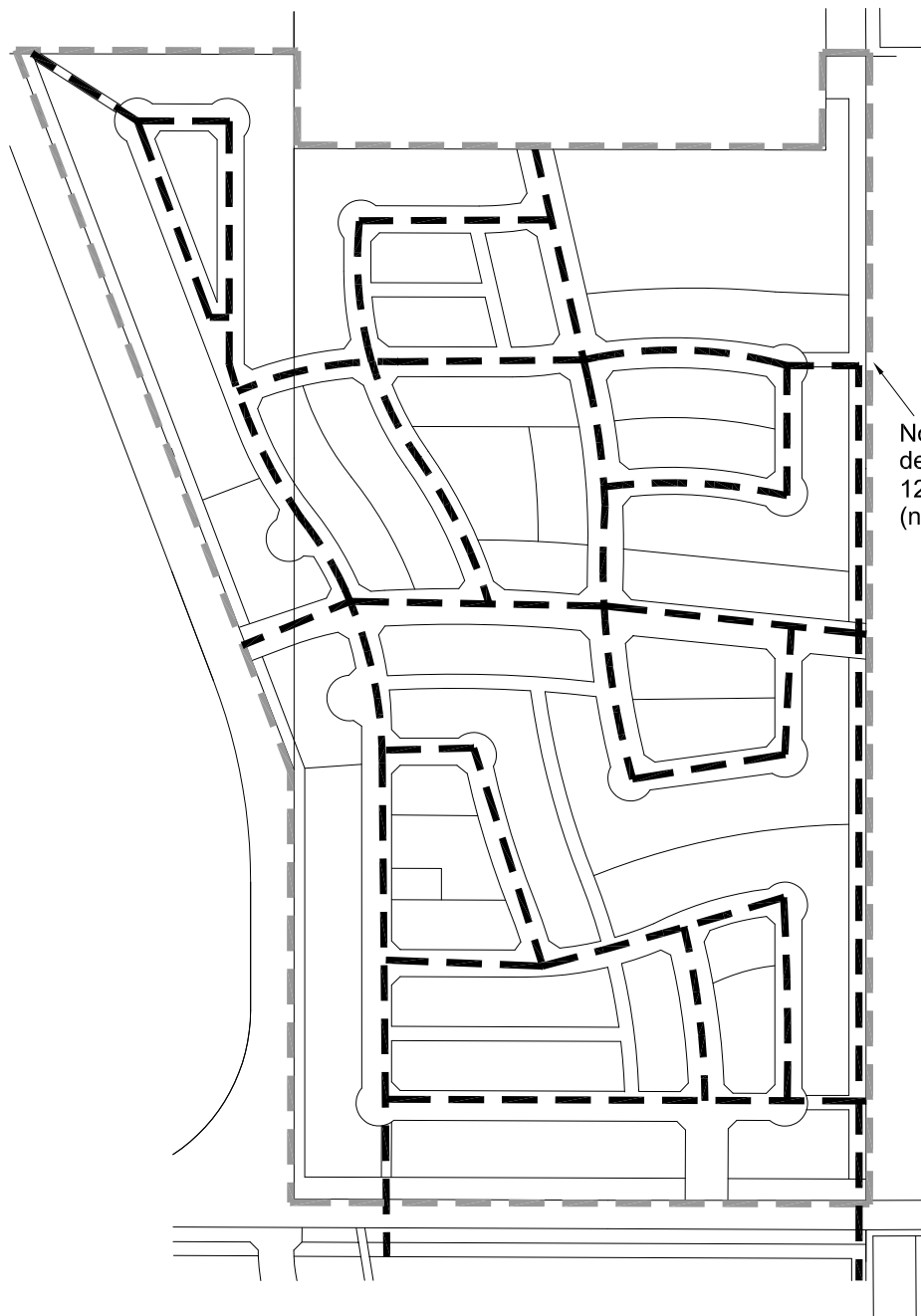
MAP 5 TRANSPORTATION
June 18, 2007

SCALE : N.T.S.



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Note: Future 750mm
dedicated watermain in
12m north-south PUL
(not shown).

LEGEND

COUNTRYSIDE NORTH OUTLINE PLAN CITY OF GRANDE PRAIRIE

— — — PROPOSED WATER LINES

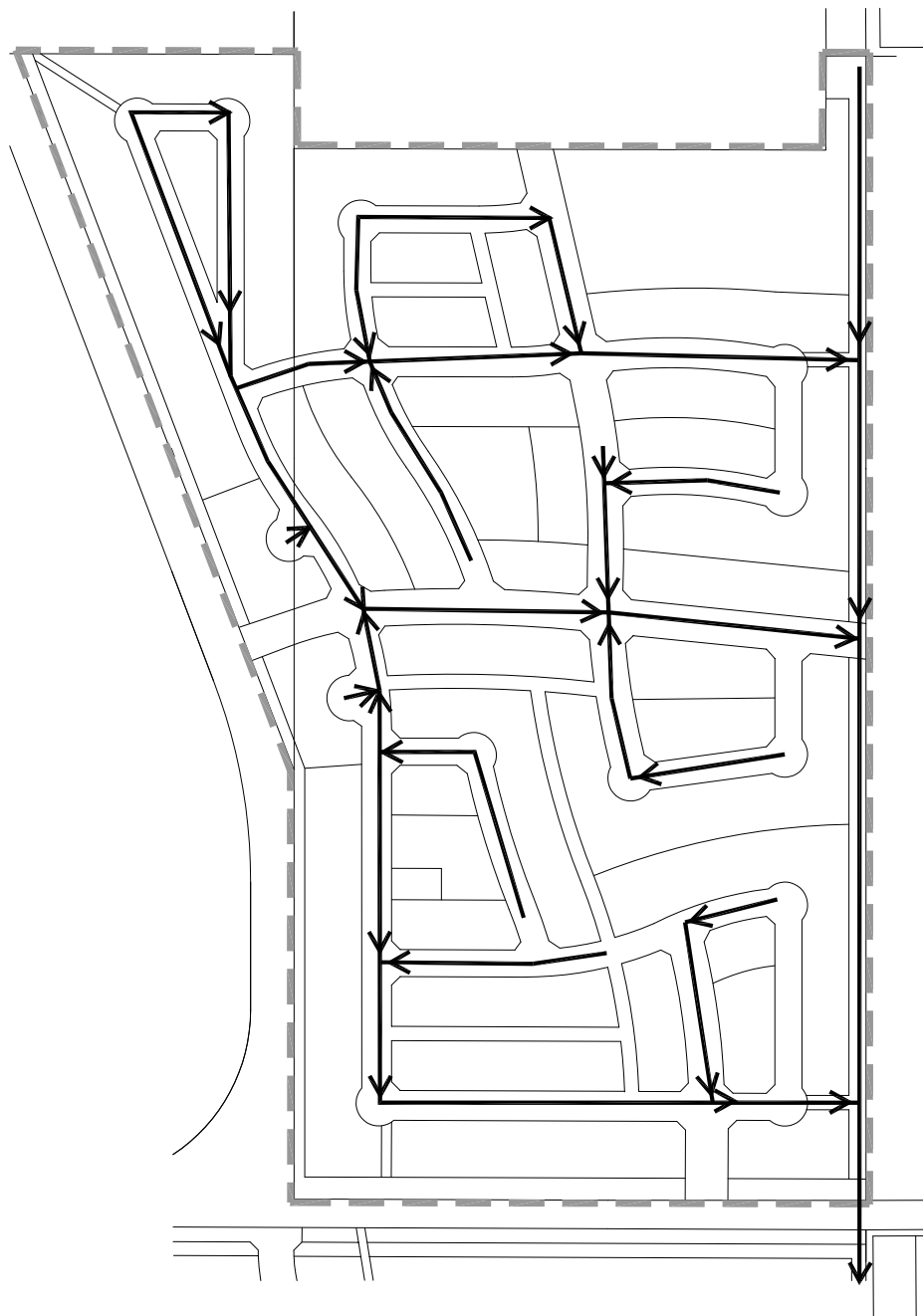
— — — PLAN BOUNDARY

MAP 6 - WATER SYSTEM

SCALE : N.T.S.

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LEGEND

COUNTRYSIDE NORTH OUTLINE PLAN CITY OF GRANDE PRAIRIE

— PROPOSED SEWER LINES
 ← DIRECTION OF FLOW

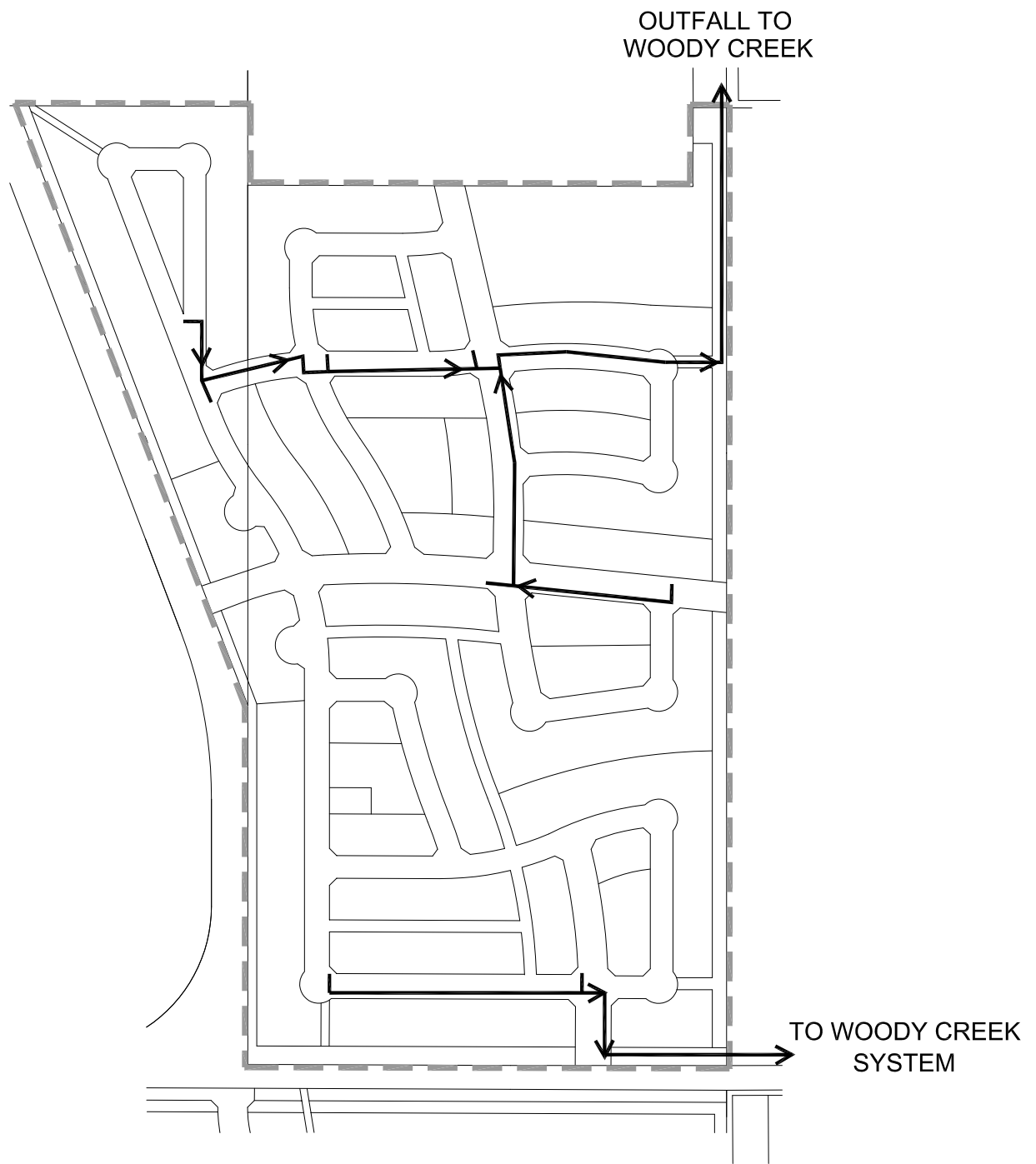
--- PLAN BOUNDARY

MAP 7 - SANITARY SEWER



SCALE : N.T.S.

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LEGEND

-  PROPOSED STORM LINES
-  DIRECTION OF FLOW

 PLAN BOUNDARY

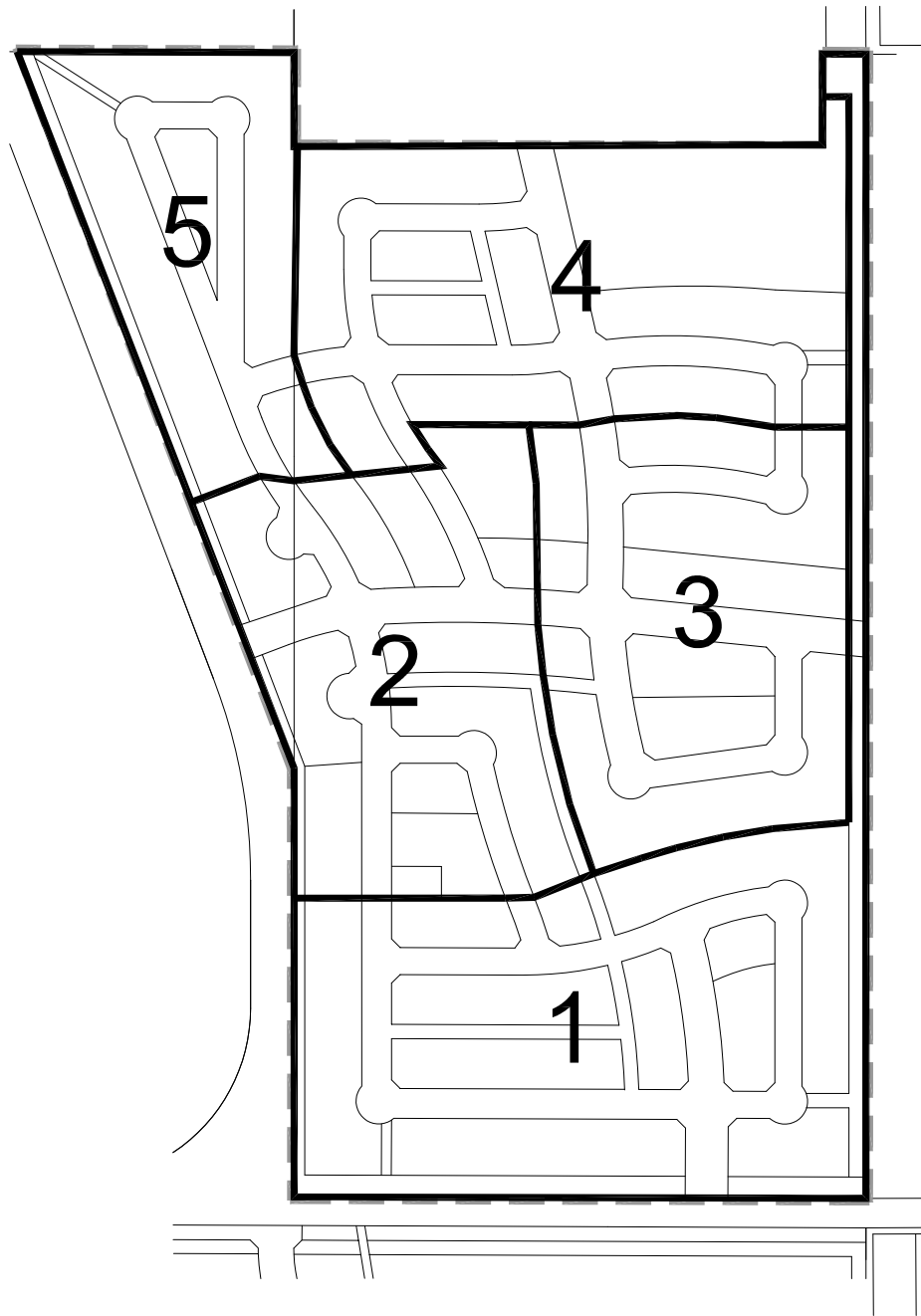
COUNTRYSIDE NORTH OUTLINE PLAN CITY OF GRANDE PRAIRIE

MAP 8 - STORM DRAINAGE

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COUNTRYSIDE NORTH OUTLINE PLAN CITY OF GRANDE PRAIRIE

1 DEVELOPMENT PHASE (TENTATIVE)

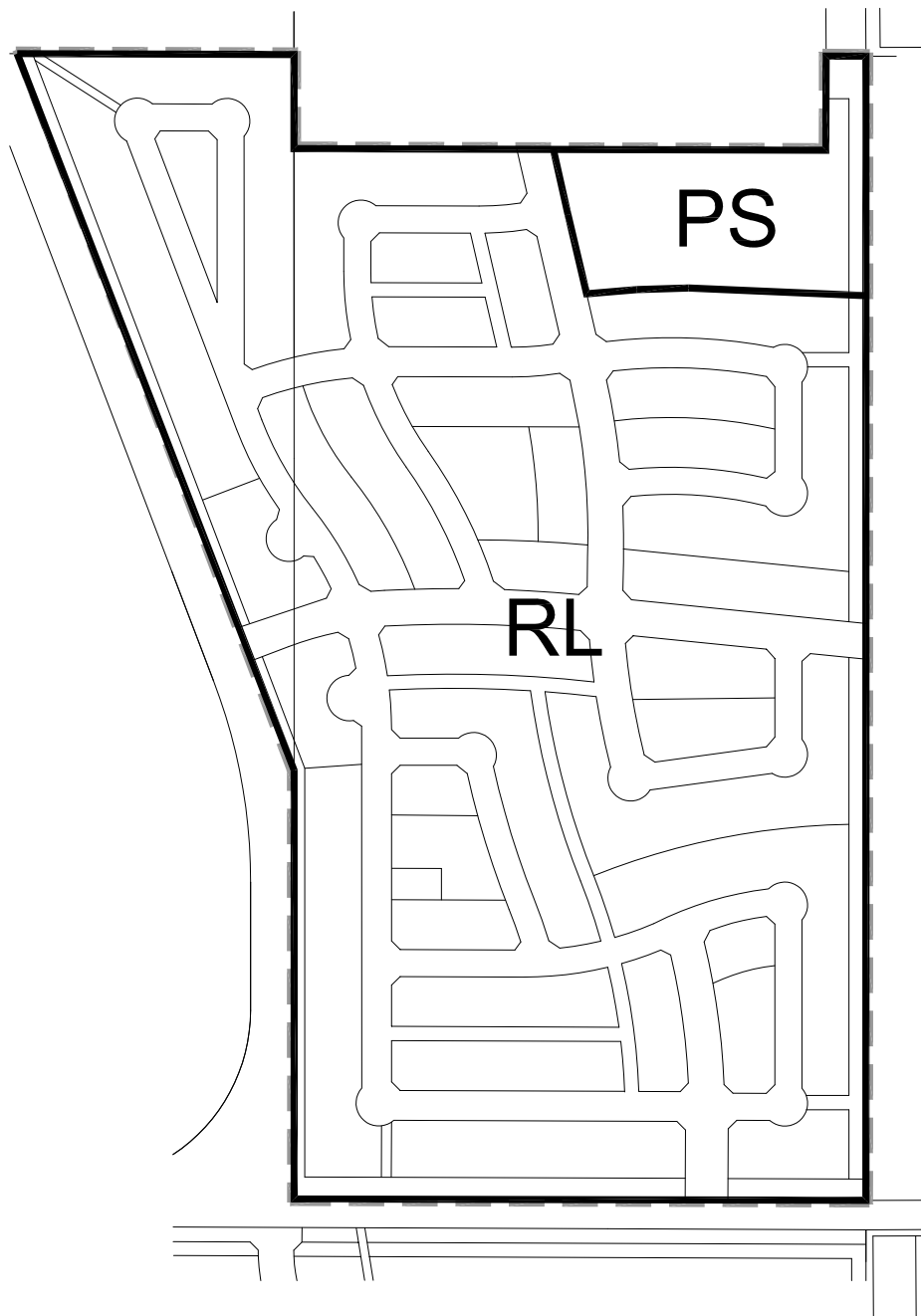
— — — PLAN BOUNDARY

MAP 9 - PHASING

SCALE : N.T.S.

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LEGEND

RL LOW DENSITY RESIDENTIAL
PS PUBLIC SERVICE

COUNTRYSIDE NORTH OUTLINE PLAN CITY OF GRANDE PRAIRIE

— — — PLAN BOUNDARY

MAP 10 - ZONING

SCALE : N.T.S.

March 2005

