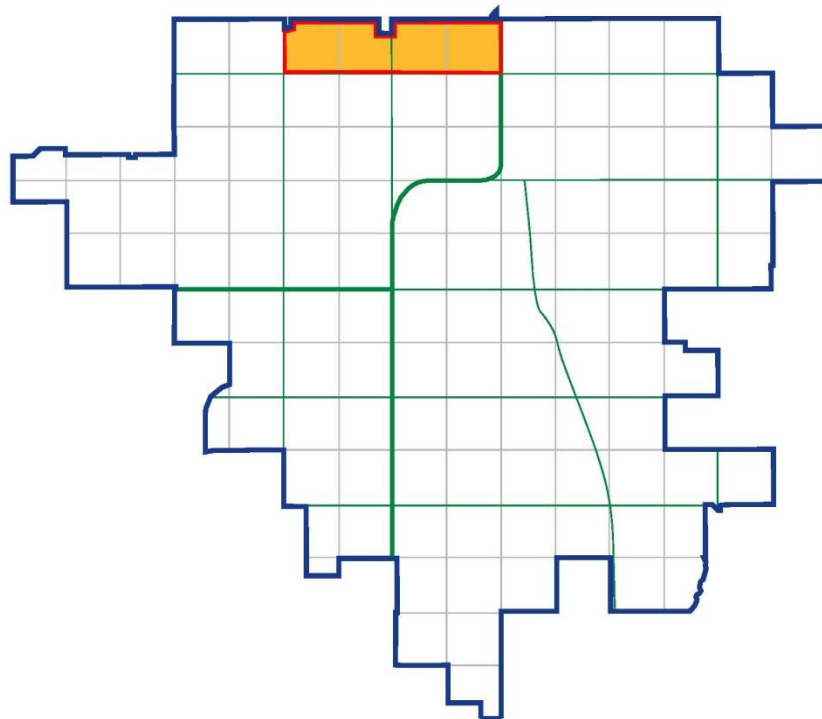


ARBOUR HILLS AREA STRUCTURE PLAN

Bylaw C-1212
Adopted January 12, 2009



CITY OF GRANDE PRAIRIE

OFFICE CONSOLIDATION

BYLAW C-1212

**A Bylaw to adopt the
Arbour Hills Area Structure Plan**

**(As Amended by Bylaw C-1212A, C-1212B, C-1212C,
C-1212D, C-1212E, C-1212F, C-1212G, C-1212H and C-1212I)**

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

1. This Bylaw shall be cited as the “Arbour Hills Area Structure Plan” Bylaw.
2. The Arbour Hills Area Structure Plan attached as Schedule “A” is adopted as the area structure plan for the S ½ 2-72-6-W6M and the S ½ 3-72-6-W6M, pursuant to Section 633 of the Municipal Government Act, RSA 2000, Ch. M-26.
3. This Bylaw shall take effect on the date it is passed.

READ a first time this 15th day of December, 2008.

“E. Deimert” (signed)
Deputy Mayor

“A. Cerny” (signed)
Deputy Legislative Services Manager

READ a second time this 12th day of January, 2009.

READ a third time and finally passed this 12th day of January, 2009.

“D. Logan” (signed)
Mayor

“J. Ferguson” (signed)
Legislative Services Manager

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1.0 Introduction

1.1 Purpose of Plan

The purpose of the Arbour Hills Area Structure Plan (ASP) is to prepare a plan consistent with other statutory plans, and to provide a land use and servicing concept for residential and commercial development within the Plan Area.

(Bylaw C-1212C - October 6, 2014)

The ASP will provide guidelines to facilitate the orderly and efficient development of the Plan Area by describing the proposed land uses, density and population projections, a servicing concept and the location of roads and public utilities.

The ASP will also provide a framework for the subsequent preparation of more detailed planning and design at the Outline Plan, zoning, subdivision and development application stages. The land use concept for, and ultimately the development of Arbour Hills, represents an efficient and contiguous pattern of development that will tie into the City's established urban fabric.

The Arbour Hills ASP has been prepared on behalf of the landowners of the subject lands. Copies of the ASP were circulated to these owners concurrent with the submission of the Plan to the City of Grande Prairie.

1.2 Plan Area Location

The Arbour Hills ASP applies to land in the northwest portion of the City of Grande Prairie, as shown in Map 1 - Location Plan. The Plan Area is defined by the following boundaries:

- North - City of Grande Prairie municipal boundary;
- East - 100 Street/Clairmont Road;
- West - 116 Street; and
- South - 132 Avenue.

1.3 Land Ownership

The Plan Area is comprised of four quarter sections of land totalling a gross developable area of approximately 259 ha, as shown on Map 2 - Plan Context.

The majority of the land within the ASP area is owned by three (3) private corporations, while a number of owners have small holdings within the Plan Area. Table 1 - Plan Area Composition provides a summary of the lands affected by the ASP.

(Bylaw C-1212C - October 6, 2014)

Table 1: Plan Area Composition

Legal Description	Area (ha)
SW 3-72-6 W6M	63.5
SE 3-72-6 W6M	60.3
SW 2-72-6 W6M	60.3
SE 2-72-6 W6M	51.0
Plan 5859RS Lot 1A	8.1
C of T 922084696	4.0
Plan 2550TR	4.0
C of T 072693786	4.0
Plan 2146JY	1.6
Plan 8721271 Lot A	1.2
Plan 9422351	0.7
Total	258.7

(Bylaw C-1212C - October 6, 2014)

186.4 ha of the subject lands were recently annexed from the County of Grande Prairie No. 1 to the City of Grande Prairie. Two small properties (C of T 992084696 and Plan 8721271, Lot A) with a combined area of 5 ha remain within the County's municipal boundary. These two properties are included within the Arbour Hills ASP for the purpose of adequately integrating these parcels into the future surrounding neighbourhoods, and will be included in future Outline Plan areas, once annexed.

As the two properties are located outside the City limits at this time, the Arbour Hills ASP will not have any legal bearing on future development of this land until after it is annexed into the City and the applicable plans are adopted or amended.

1.4 Policy Context

The Arbour Hills ASP has been prepared within the context of the City of Grande Prairie's statutory policy and regulatory documents, which provide guidance for the future land use and development of Arbour Hills.

1.4.1 Municipal Government Act

The Arbour Hills ASP has been prepared in accordance with Section 633 of the Municipal Government Act.

1.4.2 City of Grande Prairie Municipal Development Plan

The City of Grande Prairie's Municipal Development Plan (MDP) was adopted by Council in 1995 and is the City's primary land use policy document. As the majority of the lands within the Plan area have only recently been annexed into the City, they are not addressed in the current MDP. As a result, the MDP will be amended concurrently with the adoption of this ASP to reflect the land use concept contained in this Plan.

1.4.3 Adjacent and Existing Area Structure Plans

The Arbour Hills Plan Area is located directly north of the Hidden Valley ASP and the Northridge ASP, as illustrated in Map 2. Both ASPs accommodate residential and commercial development.

The Arbour Hills ASP is compatible with adjacent ASPs and its future land use and servicing patterns have been designed to ensure a seamless land use transition between neighbourhoods.

The proposed Bear Creek Highlands area is located directly west of the Arbour Hills Plan Area. The Bear Creek Highlands area is proposed to accommodate residential and commercial development.

The proposed Bear Creek Highlands area is located directly west of the Arbour Hills Plan Area. The Bear Creek Highlands area accommodates residential and commercial development.

1.4.4 City of Grande Prairie Land Use Bylaw

The City of Grande Prairie's Land Use Bylaw, Bylaw C-1260, as amended, controls development of the lands within Arbour Hills. Currently, the majority of the lands within the Plan Area are designated as UR - Urban Reserve, as illustrated in Map 3 - Zoning. The UR District protects land intended for future urban development from premature subdivision and development.

The lands contained within the SW2 have been rezoned for future residential and commercial development in accordance with the Arbour Hills 2 Outline Plan.

(Bylaw C-1212C - October 6, 2014)

Two parcels in the southeast portion of the Plan Area are designated as CA - Arterial Commercial. The purpose of this District is to provide for a diversity of commercial uses that are located adjacent to or are easily accessible from highways or major arterial roads.

Two small parcels adjacent to the north boundary of the Plan Area are designated as AG - Agricultural by the County of Grande Prairie No. 1 Land Use Bylaw, Bylaw 2680, as amended. This District recognizes agriculture as the predominant land use in the County.

Successive stages of development within the Plan Area will be redistricted to the appropriate Land Use District concurrent with the adoption of each Outline Plan.

1.4.5 City of Grande Prairie/County of Grande Prairie No. 1 - Intermunicipal Development Plan (IDP)

The Intermunicipal Development Plan (IDP) for the City of Grande Prairie/County of Grande Prairie No. 1 provides a general framework for the development of properties adjacent to municipal boundaries.

The IDP currently applies to lands within the Arbour Hills Plan Area, and designates the subject lands for recreation, city residential and city industrial development. The development concept for the Arbour Hills ASP is generally compatible with the long term vision and designation for these lands.

2.0 Plan Objectives

- a) To provide an overall framework for the future development of the Plan Area;
- b) To integrate future development with existing development and with the approved Plans for adjacent lands;
- c) To create a land use plan that maximizes the amenity value of a location near Bear Creek;
- d) To provide a range of housing forms reflecting future market and demographic conditions;
- e) To locate commercial uses adjacent to arterial roadways;
- f) **Deleted by Bylaw C-1212C - October 6, 2014);**
- g) Create a satisfactory interface between commercial uses and low density residential areas;
(Bylaw C-1212C - October 6, 2014)
- h) Integrate the land use and circulation pattern with future arterial roadways and the future Highway 43X Bypass;
- i) To identify an arterial and major collector road system for general access and public transit;
- j) To provide a servicing system based on the economical and efficient extension of municipal infrastructure and utilities;
- k) To utilize stormwater management facilities, whenever possible, as amenity features;
- l) To preserve the integrity of major natural features in the Plan Area and provide opportunities to integrate these features into future urban development.

3.0 Plan Area

3.1 Existing Land Uses

The Plan Area is bordered by agricultural land to the west, north and south. The County North Industrial Park

is located to the northeast of the Plan Area, and highway commercial development in the Northridge neighbourhood is located to southeast.

The land within the Plan Area is predominantly undeveloped and currently in agricultural production, as shown in Map 4 - Site Features. Existing development in the Plan Area includes the Bear Creek Golf Course and three farmsteads located in the central and western portion of the Plan Area, and a farm implement dealership in the southeast portion of the Plan Area.

Three rural roads are located within the Plan Area. 132 Avenue runs east-west along the southern boundary of Arbour Hills. This road will ultimately be developed as a four-lane divided arterial roadway and connect to the future Highway 43X Bypass. 116 Street runs north-south along the western boundary of the Plan Area. This road is also proposed as a four-lane divided arterial roadway. 108 Street bisects the Plan Area, and is a future arterial that will provide access to institutional uses in the Plan Area. 100 Street runs north-south along the eastern boundary of the Plan Area, linking Grande Prairie with the County.

Two existing utility rights-of-way traverse through the Plan Area. ROW Plan 0320842 is a high pressure natural gas line that trends east-west through the southern portion of Arbour Hills, and ROW Plan 5522HW is a gas line that traverses the centre of SE 2-72-6-W6M in a north-south direction. Any setback issues or other limitations associated with this line will be addressed through the Outline Plan preparation process and detailed engineering and design.

3.2 Topography and Natural Features

The Plan Area slopes gradually from north and east to southwest, with the highest elevations located in the central portion of the Plan Area, as illustrated on Map 4. Grade elevations range from 680m near 108 Street to 656m at the western edge of the Plan Area.

The most significant natural features in the Plan Area are Bear Creek located along the west boundary, and a treed seasonal drainage course bisecting SW 2-72-6-W6M.

A Wetland Assessment was undertaken for SW 2-72-6-W6M to review wetland issues associated with the Plan Area. The assessment indicates that SW 2 contains an aspen dominated habitat with a watercourse. The assessment concludes that there is no wetland habitat located on SW 2-72-6-W6M which would require mitigation.¹

4.0 Proposed Development Concept

4.1 Development Concept

The primary objective of the development concept is to integrate a mixture of residential, institutional and commercial uses within a design that is complementary to existing development within the Plan Area and surrounding area development. The development concept proposed for Arbour Hills is illustrated in Map 5 - Development Concept.

(Bylaw C-1212F - November 16, 2015)

A detailed summary of land uses is provided in Table 2 - Land Use Summary. Specific areas will be confirmed by way of plan of survey at the time of subdivision.

¹ Ken Lumbis Consulting Services Inc. "Assessment of SW 2-72-6-W6 for Wetland Habitats", November 2007.

Table 2: Land Use Summary

Land Use	SW 3-72-6-6		SE 3-72-6-6		SW 2-72-6-6		SE 2-72-6-6		Total	
	ha	Percent	ha	Percent	ha	Percent	ha	Percent	ha	Percent
Gross Developable Area	64.7		64.7		64.3		64.7		258.8	
Less Golf Course	36.3		0.0		0.0		0.0		36.3	
Less Existing Road Widening	1.2		0.4		0.4		2.5		4.5	
Less Acreage	1.2		0.0		0.0		0.0		1.2	
Less ER	0.0		0.0		2.1		0.0		1.4	
Net Developable Area	26.0	100.0	64.3	100.0	61.8	100.0	62.2	100.0	214.3	100.0
Residential	13.1	50.4	22.1	34.4	33.4	54.0	3.2	5.1	71.8	33.5
Low Density	11.1	42.7	20.3	31.6	31.4	50.8	0.0	0.0	62.8	29.3
Medium Density	2.0	7.7	1.8	2.8	2.0	3.2	3.2	5.1	9.0	4.2
Commercial	3.1	11.9	20.4	31.7	1.3	2.1	48.5	78.0	73.3	34.2
Open Space (MR)	2.6	10.0	6.4	10.0	6.3	10.2	0.0	0.0	15.3	7.1
Neighbourhood	2.6	10.0	0.3	0.5	6.3	10.2	0.0	0.0	9.2	4.3
School Site	0.0	0.0	6.1	9.5	0.0	0.0	0.0	0.0	6.1	2.8
Roads	5.0	19.2	12.0	18.7	19.1	30.9	5.6	9.0	41.7	19.5
Road Widening	0.1	0.4	1.6	2.5	1.8	2.9	1.1	1.8	4.6	2.1
Internal Roads	4.9	18.8	10.4	16.2	17.3	28.0	4.5	7.2	37.1	17.4
Utilities	2.2	8.5	3.4	5.3	1.7	2.7	4.9	7.9	12.2	5.6

(Bylaws C-1212G-June 26, 2017, C-1212E-February 12, 2018, C-1212H-August 13, 2018 and C-1212I-October 21, 2024)

4.2 Residential Development

1. Residential development within the Arbour Hills ASP will transition from low density residential development in the east and west portion of the Plan Area to higher, more compact building forms in the central portion of the Plan Area. A range of low and medium density residential dwelling units is accommodated and will be implemented based on market conditions and consumer preferences at the time of development.

(Bylaw C-1212A - April 29, 2013)

2. The proposed residential density for Arbour Hills is approximately 30 units per net residential hectare. A total population of approximately 5,303 people can be accommodated in Arbour Hills at full build-out, with approximately 1,034 of those residents being of school age, as illustrated in Table 3 - Population and Student Generation.”

(Bylaws C-1212C-October 6, 2014, C-1212E-February 12, 2018, C-1212H-August 13, 2018 and C-1212I-October 21, 2024)

Table 3: Population and Student Generation

	Total
Developable Residential Area	71.8 ha
Low Density	62.8 ha
Medium Density	9.0 ha
Total Residential Units	2,031
Low Density (62.8 ha @ 20 u/ net ha)	1,256
Medium Density (5.8 ha @ 74 u/ net ha)	429
Medium/high Density (3.2 ha @ 108 u/ net ha)	346
Total Population	5,303
Low Density (1,256 units @ 3.2 ppu)	4,019
Medium Density (429 units @ 1.7 ppu)	729
Medium/high Density (346 units @ 1.7 ppu)	555
Total Students	1,034
Public School Students	672
Grades K-9	545
Grades 10-12	127
Catholic School Students	362
Grades K-8	275
Grades 9-12	87

**(Bylaws C-1212F-November 16, 2015, C-1212E-February 12, 2018,
C-1212H-August 13, 2018 and C-1212I-October 21, 2024)**

Notes: Total Students² = 19.5% of Total Population (195 students/1,000 population)
Public School Students = 65% of Total Students
Separate School Students = 35% of Total Students
Public K-9 Students = 81.1% of Total Public Students
Separate K-8 Students = 76% of Total Separate Students

(Bylaw C-1212C - October 6, 2014)

3. A large portion of Arbour Hills is proposed to be subdivided and developed for low density residential development. This form of housing has been located to take advantage of the amenity offered by stormwater management facilities, open space, neighbourhood parks and school sites.
4. Low density residential development will be planned in clusters to provide residential sub-areas with a greater sense of local identity, safety, and pedestrian comfort.
5. A variety of medium density housing forms and densities including townhouses, row housing, and potentially other residential building types will be accommodated and dispersed throughout the Arbour Hills. Future market demands will determine the type of housing pursued on each particular site.

(Bylaw C-1212G - June 26, 2017)

6. The medium density housing form will establish a strong urban presence at community focal points and will be located within easy access of commercial sites, collector roads, and open space. This design broadens housing opportunities and affordability options among a variety of income levels given proximity to transit service, employment opportunities, and commercial and community services.

(Bylaw C-1212A - April 29, 2013)

² Based on school enrolments as of September 2013, assuming City population of 55,000.

7. Medium density sites (Map 5) are expected to yield up to 74 units per net hectare, while medium/high density sites are expected to yield up to 108 units per net hectare. Actual densities will be determined in the Outline Plans for each neighborhood, based on specific site zoning.

(Bylaw C-1212I – October 21, 2024)

8. Public uses, such as churches and community halls, that are compatible with residential development may be incorporated into the Plan Area without an amendment to this Plan. The preferred location for public uses shall be at prominent locations within neighbourhoods, preferably located along collector roadways.

4.3 Commercial Development

The Arbour Hills ASP will accommodate arterial commercial and general commercial development, which includes such land uses as motor vehicle dealerships, restaurants, gas stations, and general retail. The combined area for commercial development is approximately 73 hectares.

(Bylaws C-1212G - June 26, 2017 and C-1212H – October 21, 2024)

1. A large commercial site is proposed to be located in the southeast portion of the SE 3-72-6-W6, adjacent to 108 Street. This site is to be characterized by retail development that caters to both regional and local markets.

(Bylaw C-1212C - October 6, 2014)

2. Commercial development is planned for most of SE 2-72-6-W6, excluding a storm pond and a medium/high density area in the southwest corner. The commercial areas will include arterial and service commercial uses.

(Bylaws C-1212C - October 6, 2014 and C-1212H – October 21, 2024)

3. Commercial development proposed for the SW 3-72-6-W6M is intended to accommodate neighbourhood commercial development. The portion of this commercial area located adjacent to the Bear Creek Golf Course is intended to accommodate the development of a new clubhouse facility which would also include a restaurant.
4. Commercial sites located adjacent to residential development will provide suitable landscaped buffers and/or screening.

4.4 Deleted by Bylaw C-1212A - April 29, 2013.

4.5 Parks, Recreation and Open Space

The development concept for Arbour Hills places significant emphasis on pedestrian connectivity via the sidewalk system and trail corridors to natural areas, open space, and stormwater ponds. The open space concept for the Plan Area is illustrated in Map 6 - Open Space.

1. The objective of the open space plan, which will be further refined in neighbourhood Outline Plans, is to optimize accessibility to open space and community facilities for both neighbourhood residents and the general public.

2. The Arbour Hills development concept includes a comprehensive trail network that links open space, a recreation facility/school site, commercial sites, natural areas and stormwater ponds to one another. The trail system is also linked to the City's trail system via connections to Bear Creek and its adjacent oxbow complex, and the Northridge neighbourhood.

(Bylaw C-1212F - November 16, 2015)

3. Open space in the Plan area shall be provided in through the dedication of Municipal Reserve and Environmental Reserve at the time of subdivision in accordance with the requirements of the Municipal Government Act and the policies of this Plan.

4. The existing Bear Creek Golf Course will be reduced from 18 to 9 holes at some point in the future. The area proposed to remain as a golf course is that portion located within the Bear Creek flood plain and is not suitable for more intensive urban development. As a result of this reconfiguration, a new clubhouse facility will be constructed on the southeast corner of the golf course property. A trail system is proposed to be located adjacent to the eastern portion of the golf course.

5. Lands not designated as Environmental Reserve located adjacent to natural areas or adjacent to stormwater ponds will be dedicated as Municipal Reserve to facilitate public access to these areas.

(Bylaw C-1212G - June 26, 2017)

6. A catholic high school is planned for the SE ¼ Section 3, Township 72, Range 6, W6M. This school will utilize the full MR dedication for the land within the quarter (¼) section that is located within the City.

(Bylaw C-1212F - November 16, 2015)

7. Land deemed to be of significant ecological value, such as the areas adjacent to Bear Creek and portions of the aspen dominated habitat in SW 2-72-6-W6M, will be dedicated as Environmental Reserve. These lands will be left in a natural state, carefully integrated into the neighbourhood's design, and will be linked to the park system via the trail network. The extent of Environmental Reserve dedication will be determined by more detailed evaluation at the time of Outline Plan preparation.

8. Neighbourhood parks will be dispersed throughout Arbour Hills. The specific number and location will be further defined at the time of Outline Plan preparation and will be programmed in accordance with City design guidelines. Parks will be located within the Plan Area to maximize opportunities for pedestrian access and connectivity between the Bear Creek Golf Course, natural areas, and commercial sites.

(Bylaw C-1212A - April 29, 2013)

9. A large stormwater pond complex located adjacent to 132 Avenue adds to the extensive parks and open space within Arbour Hills. This complex will serve as a visual and passive amenity space that is easily accessible by surrounding residents.

(Bylaw C-1212G - June 26, 2017)

10. Deleted by Bylaw C-1212F - November 16, 2015.

11. Due to the significant amount of non-residential development proposed for the SE 2-72-6-W6M, Municipal Reserve may be provided in the form of cash-in-lieu or a combination of land and cash-in-lieu in this area if at the time of Outline Plan preparation it is determined that cash-in-lieu, or a combination of land and cash-in-lieu, is warranted to meet local recreational needs.

(Bylaw C-1212G - June 26, 2017)

5.0 Proposed Engineering Concept

5.1 Transportation Network

1. The Arbour Hills Plan Area will be served by three arterial roadways as illustrated on Map 7 - Transportation Network:
 - a) 116 Street, bounding the Plan Area to the west, is currently developed to a two-lane paved rural standard, and provides a direct connection to Highway 43X to the north;
 - b) 132 Avenue, which bounds the Plan Area to the south, is currently developed to a two-lane gravelled rural standard; and
 - c) 108 Street (Range Road 64) north of 132 Avenue, is currently developed to a two-lane gravel rural standard.

The City of Grande Prairie Transportation Master Plan (TMP) designates 116 Street, 108 Street and 132 Avenue as four-lane divided urban standard roadways. In order to ensure that these roads can be developed to their ultimate standard sufficient right-of-way will be acquired through the subdivision process.

Access to arterial roads shall be limited to approved intersection locations, as illustrated in Map 7.

2. Appropriate noise attenuation measures, including berming, fencing and landscaping shall be provided on all arterial roads in accordance with City guidelines.
3. Major collector road access to the Plan Area will be situated at either the mid points or boundaries of quarter sections, or locations for collectors proposed in adjacent ASP's. A description of collector locations is provided below and is illustrated in Map 7:
 - a) Collector access to 132 Avenue from the Plan area is proposed at four locations, which will meet the minimum 400m spacing of the intersections in accordance with City design guidelines:
 - (i) SW 3-72-6-W6M and SE 3-72-6-W6M will be served by one access at the mid point of the respective quarter sections;
 - (ii) Access to SW 2-72-6-W6M is located adjacent to an access proposed for Royal Oaks North; and
 - (iii) All directional access into the SE 2-72-6-W6M is located at 102 Street. A right-in/right-out access to this land is located 250m west of 102 Street.

(Bylaw C-1212B - July 8, 2013)
 - b) The location of collector access to 132 Avenue from SE 3-72-6-W6M should conform to the general location shown in the Hidden Valley ASP, as approved.
 - c) Collector access to 108 Street is proposed in one location for SE 3-72-6-W6M and SW 2-72-6-W6M. This access location will be situated to ensure direct collector access to the acreage property in the north east portion of SE 3-72-6-W6M.
 - d) No collector access from 116 Street will be permitted, due to constraints posed by the proximity of Bear Creek.

- e) Collector access to 100 Street is proposed at one (1) location in the SE 2-72-6-W6M at 139 Avenue. Construction of this access is contingent on closure of 140 Avenue at 100 Street to the north and the construction of a road connection between 139 Avenue and 140 Avenue.

(Bylaw C-1212G - June 26, 2017)

4. Specific collector road alignments are to generally follow the alignments contained in this Plan. Confirmation of the specific location and alignment of collectors will be provided through the preparation of Outline Plans and supporting Transportation Design Reports.
5. The public transit system will be extended into the Plan area as population growth and development activity warrants. Roads available for future transit routes are to be identified in Outline Plans.
6. In order to facilitate the movement of pedestrian and bicycle traffic within and between neighbourhoods, as well as reduce the potential for pedestrian/vehicle conflict, a number of trails are provided in Arbour Hills. Although the specific alignment of trails will be determined through Outline Plan and Parks Design Report preparation, the following general locations are proposed:
- a) adjacent to arterial roads;
 - b) internal corridors, including the drainage channel located in SW 2-72-6-W6M, linking neighbourhood parks and stormwater ponds;
 - c) links to arterial commercial sites which also connect to the future North Bear Creek trail system and the Muskoseepi Park corridor.

(Bylaw C-1212A - April 29, 2013)

In addition, internal trail connections may be provided through neighbourhoods utilizing linear neighbourhood parks and public utility lots. The general alignments are illustrated in Map 6.

5.2 Water Servicing

At present there is no municipal water service in the Plan Area. Existing developments are served by private wells.

Water will be provided to the Arbour Hills area by extending water lines northward and westward from water mains located within the 108 Street and 132 Avenue rights-of-way. The mains will connect to existing water lines at 100 Street and 140 Avenue and extend westward, while a second feed will be extended from 108 Street and 128 Avenue northward to the development. The water lines on 132 Avenue may also be extended further west to ultimately serve the proposed Bear Creek Highlands development to the west of the Plan area.

Internal looping will be accomplished through the installation of an internal network to provide domestic flows and adequate fire protection. The specific alignment of the internal water servicing infrastructure will be identified through Design Reports. Specific pipe sizes are subject to confirmation through future detailed engineering design.

The proposed water distribution route is illustrated on Map 8 - Water Servicing.

5.3 Sanitary Servicing

Existing development in the Plan Area is serviced by on-site sewage disposal systems.

This Plan proposes that sanitary servicing for the eastern portion of the Arbour Hills connects to Aquatera's existing and proposed sanitary sewage network at four locations south of 132 Avenue:

- a) One connection will extend south along 108 Street and connect north of Royal Oaks;
- b) Two additional connections will be made at 103A Street and 102 Street, in the Northridge neighbourhood; and
- c) One connection will be made at 104A Street within the Royal Oaks North neighbourhood.

Sanitary servicing in the western portion of Arbour Hills will be provided via a lift station located within the Bear Creek Highlands neighbourhood. The lift station will service SE 3-72-6-W6M and the west portion of SW3-72-6-W6M. Specific pipe sizes and flows will be determined through design reports at the Outline Plan stage.

The proposed sanitary servicing network is illustrated on Map 9 - Sanitary Servicing.

5.4 Stormwater Servicing

A series of interconnected wet ponds will be constructed along the southern portion of the Plan Area, adjacent to 132 Avenue, to manage stormwater. The wet ponds have been located in appropriate locations to maintain natural drainage patterns and to filter run-off through Arbour Hills. The ponds will move all on-site stormwater from east to west, and into Bear Creek. A detailed analysis of the storm drainage system will be provided through the Outline Plan process.

The proposed Stormwater Management System is illustrated in Map 10 - Stormwater Servicing.

5.5 Shallow Utilities

All shallow utilities (natural gas, power, cable, telephone) are to be extended into the Plan Area by the individual franchise holders as required to service new developments. Any rights-of-way that may be required to accommodate utilities and the installation of major equipment are to be secured at the time of subdivision.

Development setbacks and other building restrictions that may result due to the presence of the high pressure gas line adjacent to 132 Avenue will be addressed in the respective Outline Plans and through detailed engineering design.

All overhead lines that are located in those parts of the Plan Area designated for residential or related uses, as well as those located in arterial commercial areas, are to be installed underground at the time of development.

6.0 Implementation

6.1 Subdivision and Development

1. In compliance with Municipal policy, Outline Plans and detailed Design Reports will be prepared by individual landowners in advance of subdivision approval.
2. Potential Outline Plan areas are identified in Map 11 - Outline Plan Areas. In the process of Outline Plan preparation, developers shall be required to provide for linkages to adjacent lands and transition between land uses in accordance with this Plan, to the satisfaction of the City of Grande Prairie.
3. C of T 992084696 and Plan 8721271, Lot A are located within the County of Grande Prairie No. 1's municipal boundary. These two properties are included within the Arbour Hills ASP for the purpose of adequately integrating these parcels into the future surrounding neighbourhoods, and will be included in future Outline Plan areas, once annexed.
4. Detailed design reports for transportation, water, sanitary sewer, storm drainage and parks shall be prepared by the developer and approved by the City prior to Outline Plan approval, rezoning or subdivision proceeding on the subject lands, unless special circumstances warrant otherwise as determined by the City.

(Bylaw C-1212F - November 16, 2015)

5. The phasing of future development in Arbour Hills is to be determined by market conditions.

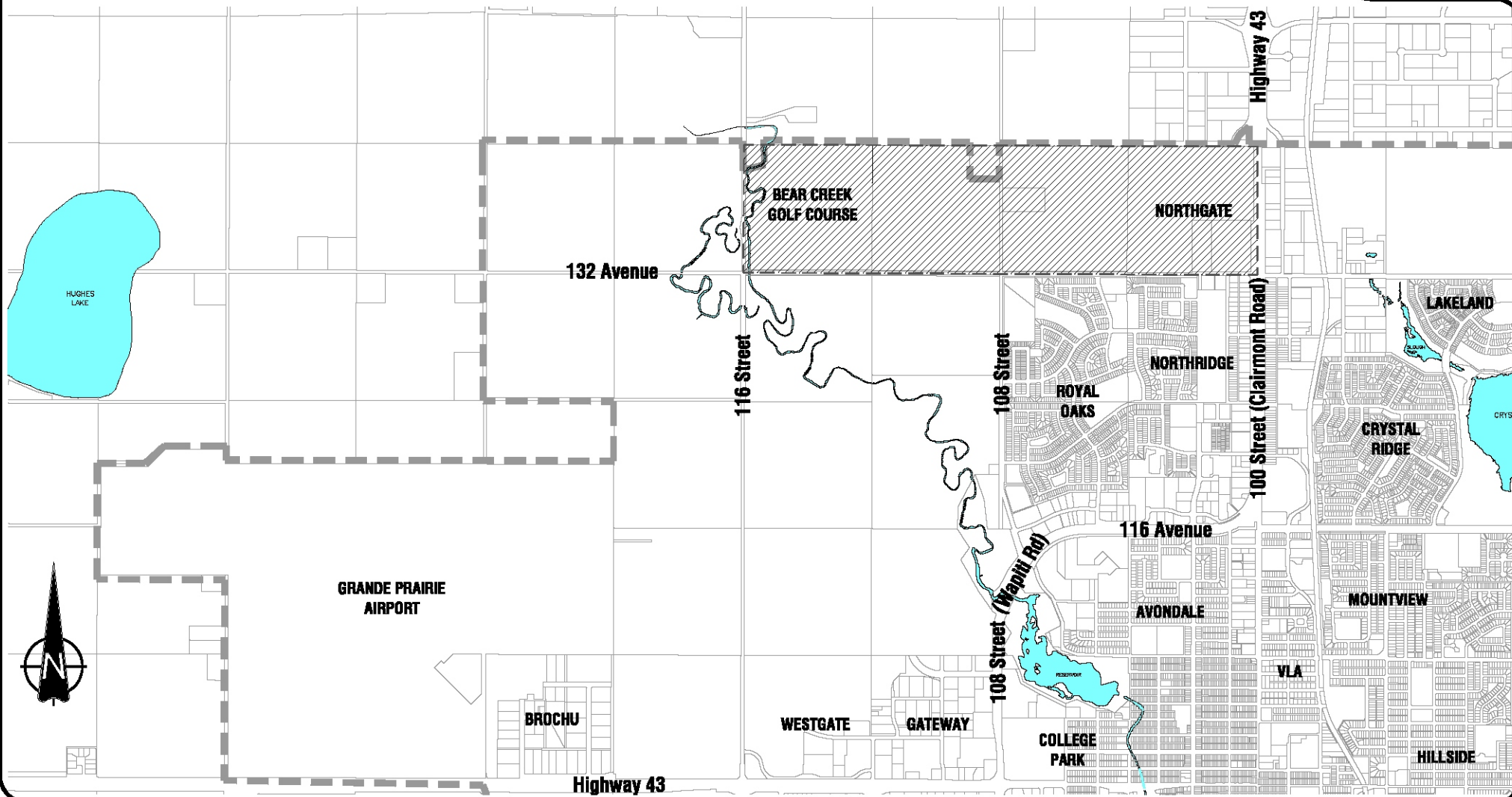
(Bylaw C-1212A - April 29, 2013)

6.2 Plan Amendments

1. An amendment to this ASP shall be required if, in the opinion of the Approving Authority, a proposed Outline Plan results in one or more of the following changes to the Plan:
 - a) a change in the general land use pattern of an area or site except as provided in this ASP;
 - b) a change in location of a school site or major park;
 - c) the elimination, reclassification, or significant realignment of proposed arterial roads, or the relocation of intersections with major collector roads; and
 - d) significant changes to the location of major utility networks or stormwater management facilities.

The land use areas and population densities provided in this Plan are approximate and subject to refinement through individual Outline Plans.

2. An amendment to the City of Grande Prairie's MDP is necessary to ensure consistency between this ASP and the MDP. The amendment will incorporate the Plan Area into the MDP's Future Land Use Map. The amendment will be processed concurrently with this ASP.
3. An amendment to the Northgate ASP is necessary as the provisions of the plan affecting the SE 2-72-6-W6M will be made redundant with the adoption of the Arbour Hills ASP. The amendment will involve the exclusion of the SE 2 72-6-W6M from the Northgate ASP.



ARBOUR HILLS AREA STRUCTURE PLAN

City of Grande Prairie

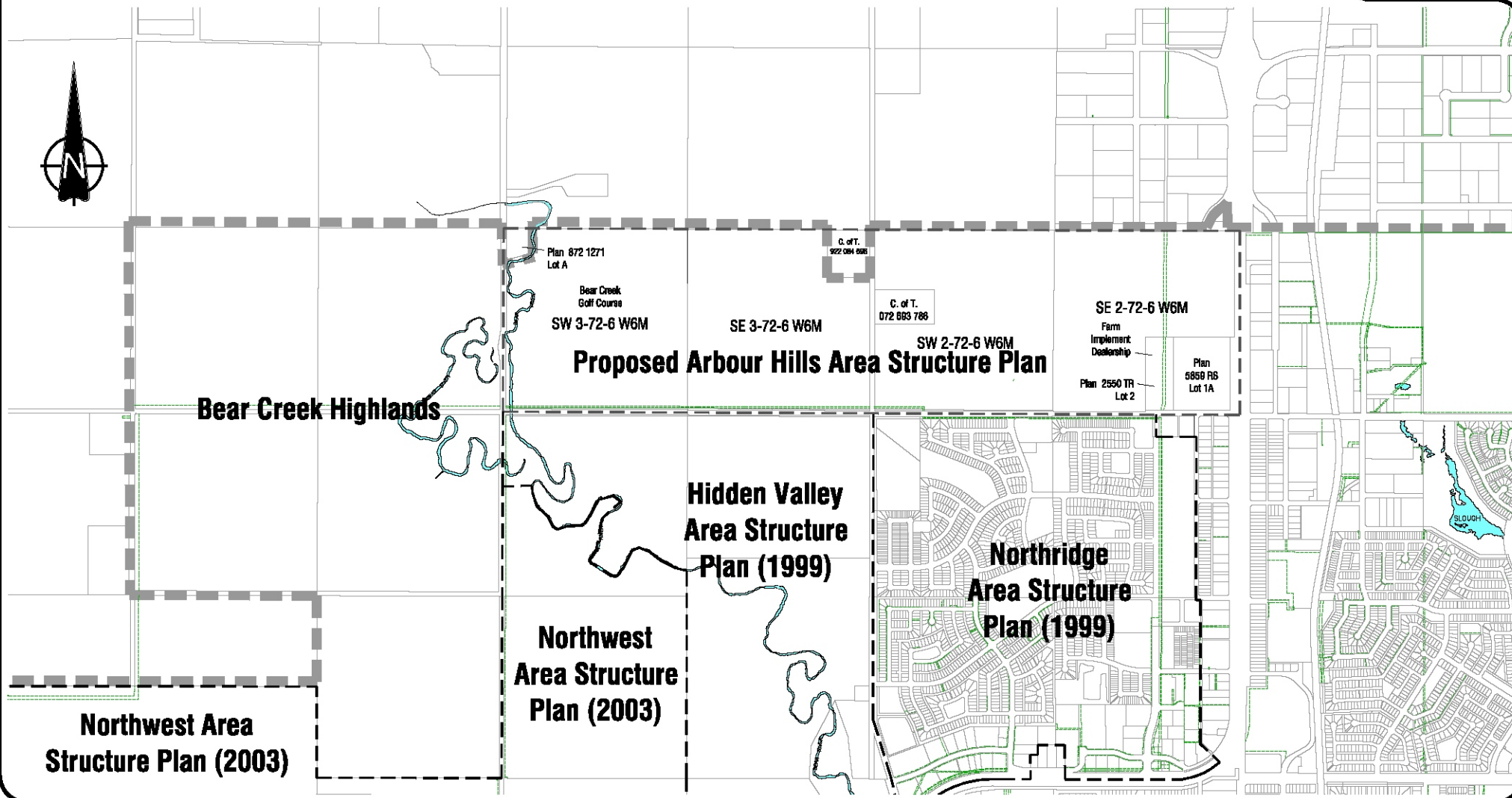


-  Plan Area
-  Municipal Boundary

Bylaw C-1212
January 12, 2009

Map 1 - Location Plan

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ARBOUR HILLS AREA STRUCTURE PLAN

City of Grande Prairie

Map 2 - Context Plan



-  Municipal Boundary
-  Plan Boundaries
-  Easement Right-of-Way

Bylaw C-1212
January 12, 2009



ARBOUR HILLS AREA STRUCTURE PLAN

City of Grande Prairie

Map 4 - Site Features





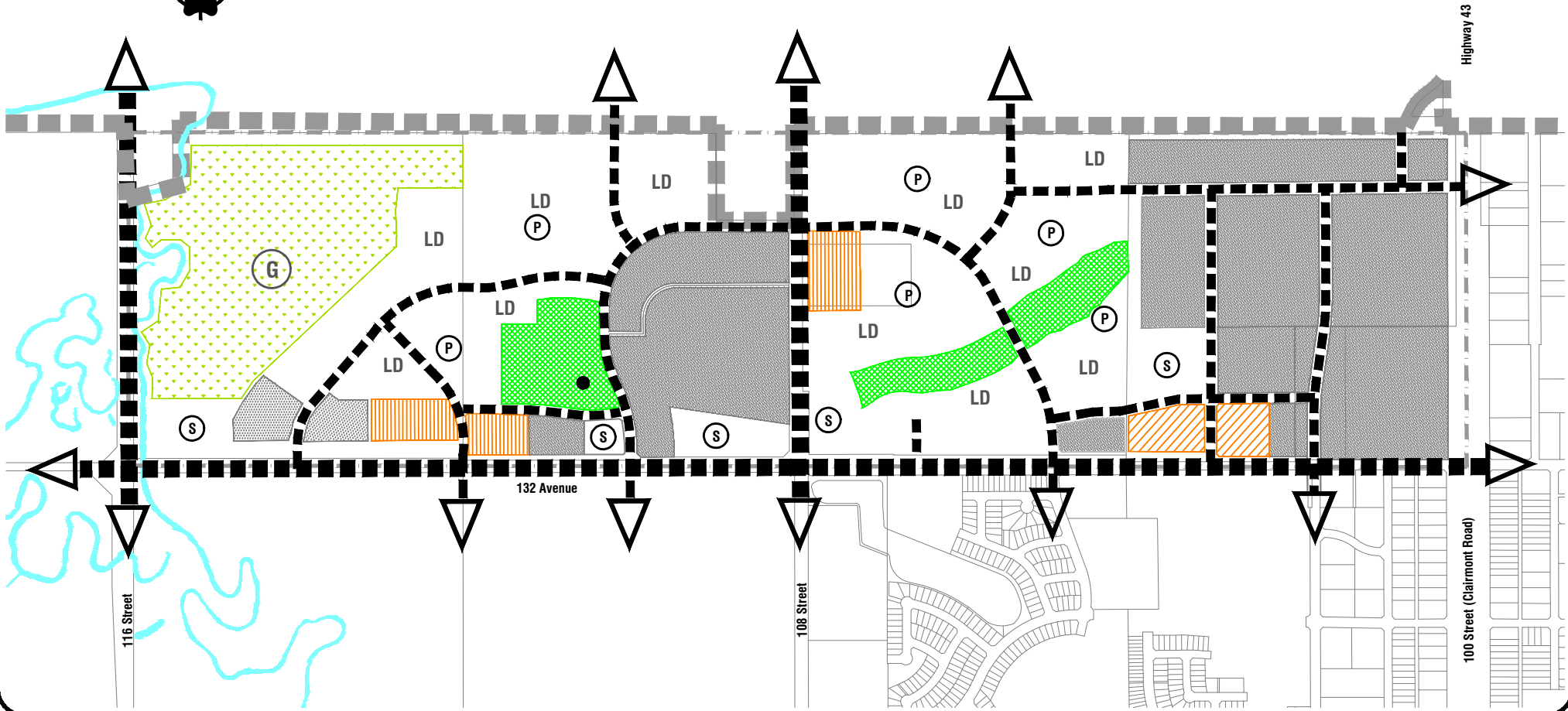
-  Plan Area
-  Municipal Boundary
-  Contour Line (1m interval)
-  Direction of Flow

Photo Source: Google Earth Pro © 2008



Bylaw C-1212
January 12, 2009

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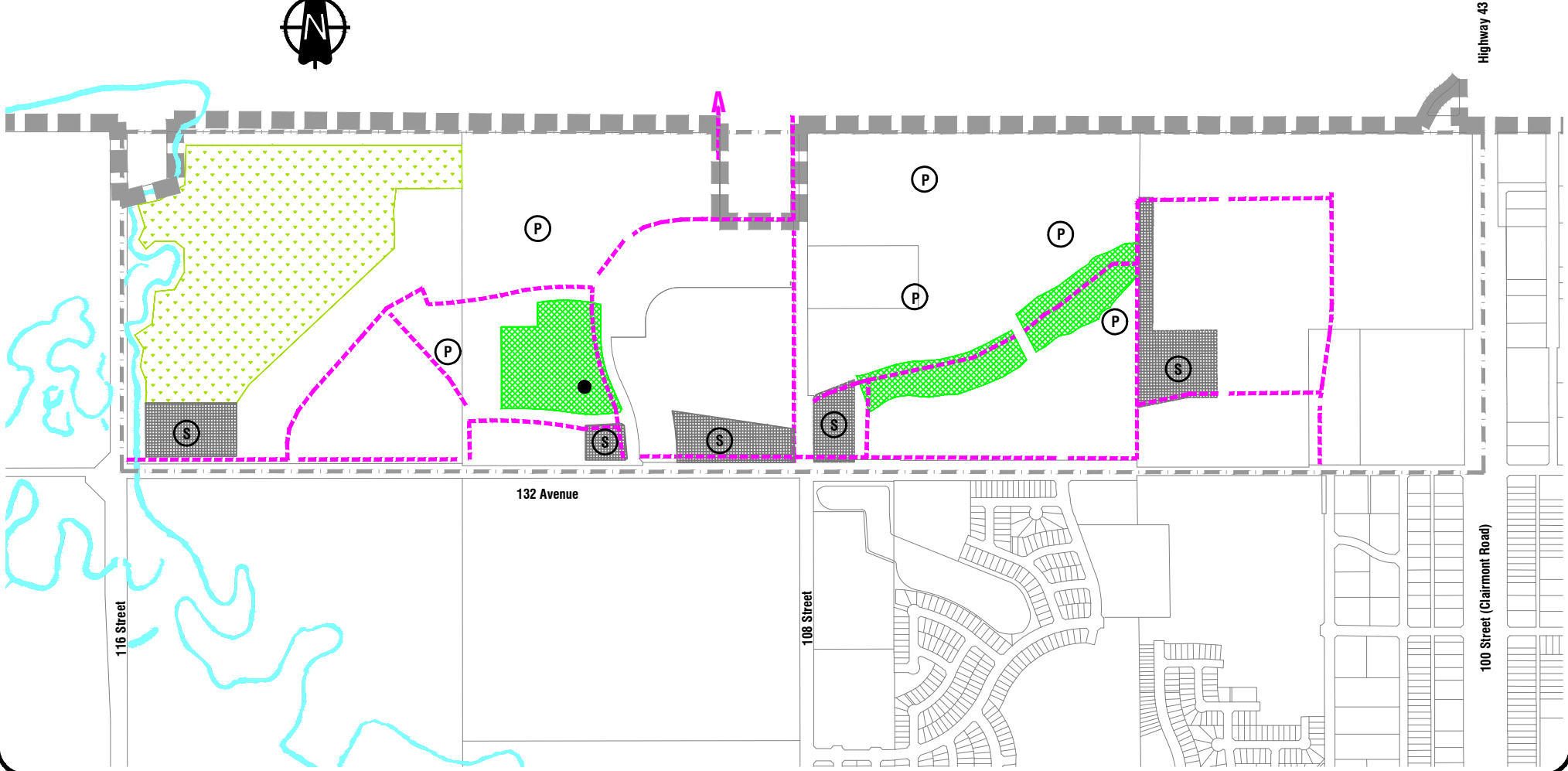
ARBOUR HILLS AREA STRUCTURE PLAN

City of Grande Prairie

Map 5 - Development Concept

- | | | |
|-----------------|---------------------------------|---------------|
| Arterial Roads | Medium/High Density Residential | Park |
| Collector Roads | Medium Density Residential | Plan Boundary |
| Storm Pond | Low Density Residential | Golf Course |
| Commercial | Open Space | |
| School | Municipal Boundary | |

Bylaw C-12121
October 21, 2024



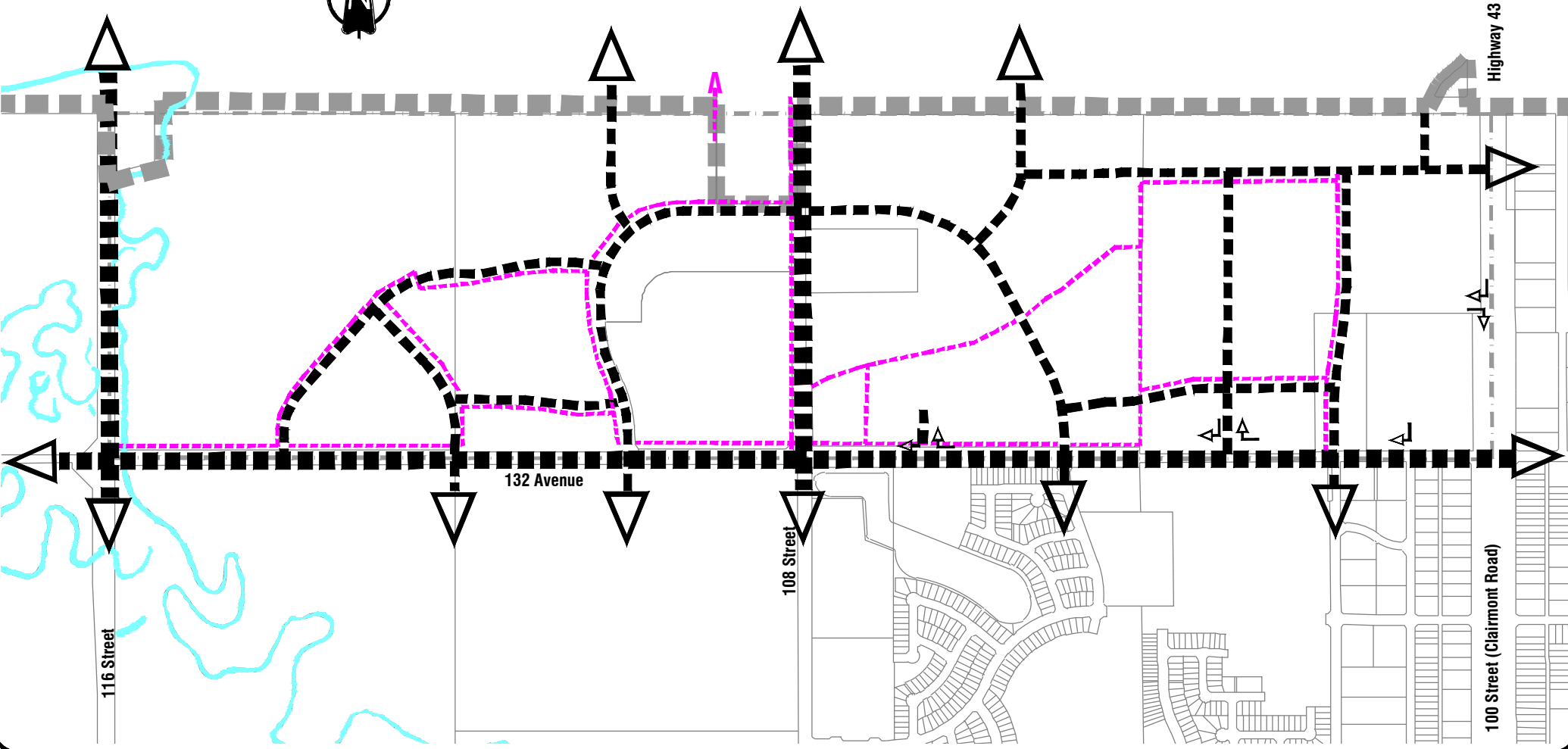
ARBOUR HILLS AREA STRUCTURE PLAN

City of Grande Prairie

- P Neighbourhood Parks
- S Storm Pond
- School
- Parks and Open Space
- Municipal Boundary
- Plan Area
- SWM Ponds
- Golf Course
- Pathways (Conceptual)

Map 6 - Open Space







Bylaw C-1212F
November 16, 2015



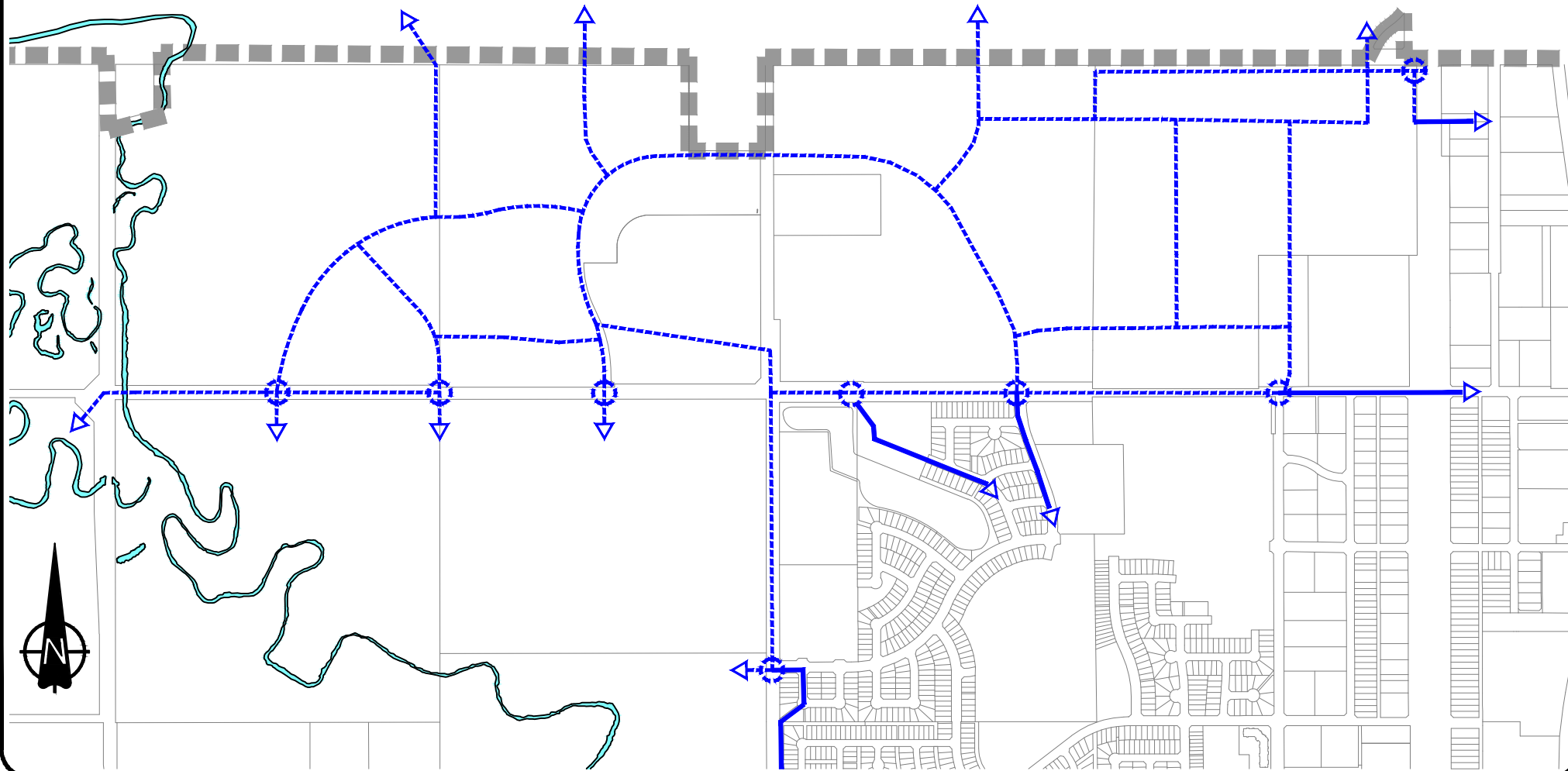
ARBOUR HILLS AREA STRUCTURE PLAN

City of Grande Prairie

Map 7 - Transportation Network

-  Arterial Roads
-  Collector Roads
-  Municipal Boundary
-  Pathway
-  Right In/Right Out
-  Right Out Only

Bylaw C-1212H
August 13, 2018



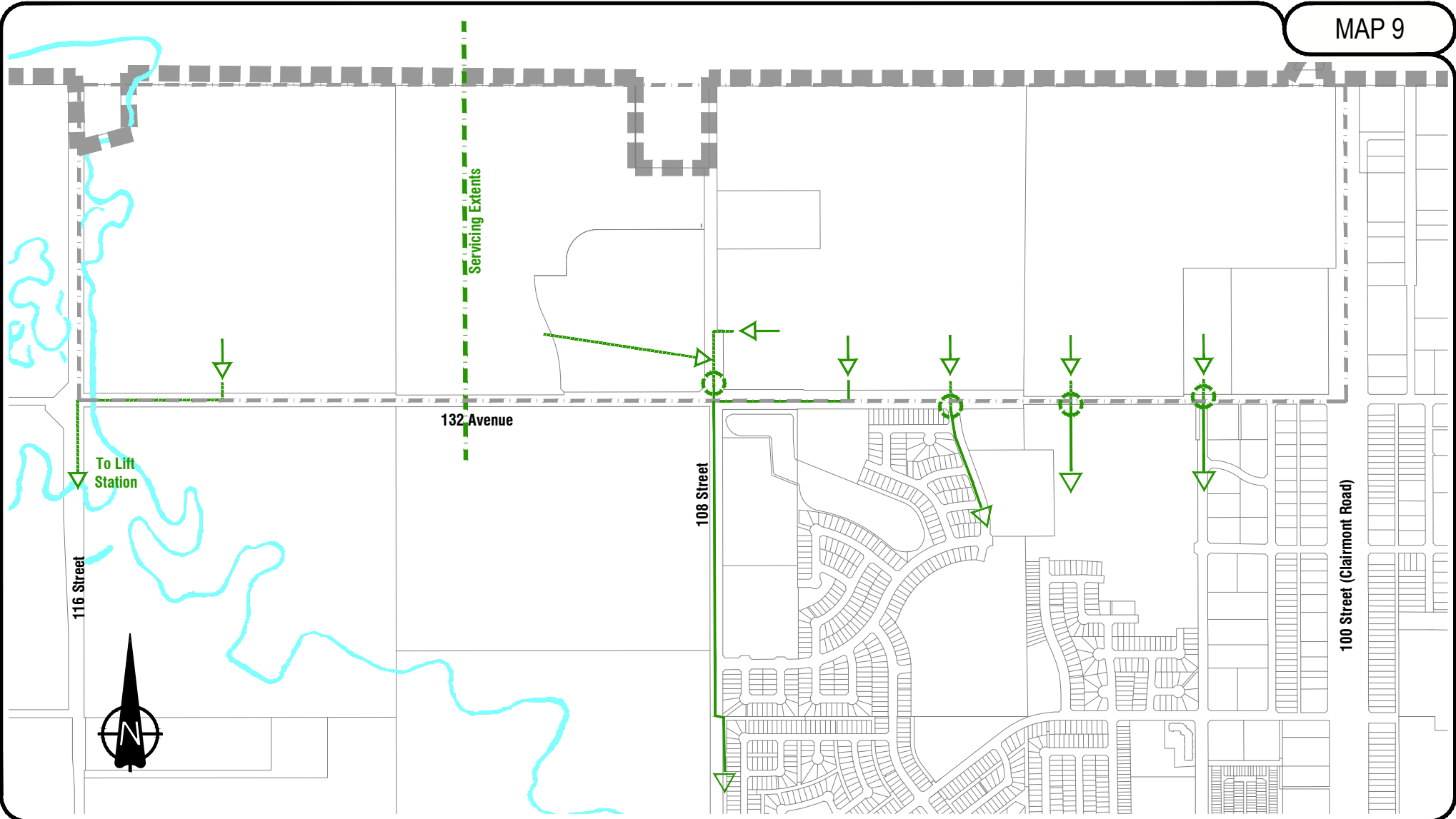
ARBOUR HILLS AREA STRUCTURE PLAN

City of Grande Prairie

Map 8 - Water Servicing

- Existing / By Others Water Mains
- - - Proposed Water Mains
- - - Plan Area
- ▬ Municipal Boundary
- Connection Point

Bylaw C-1212F
November 16, 2015



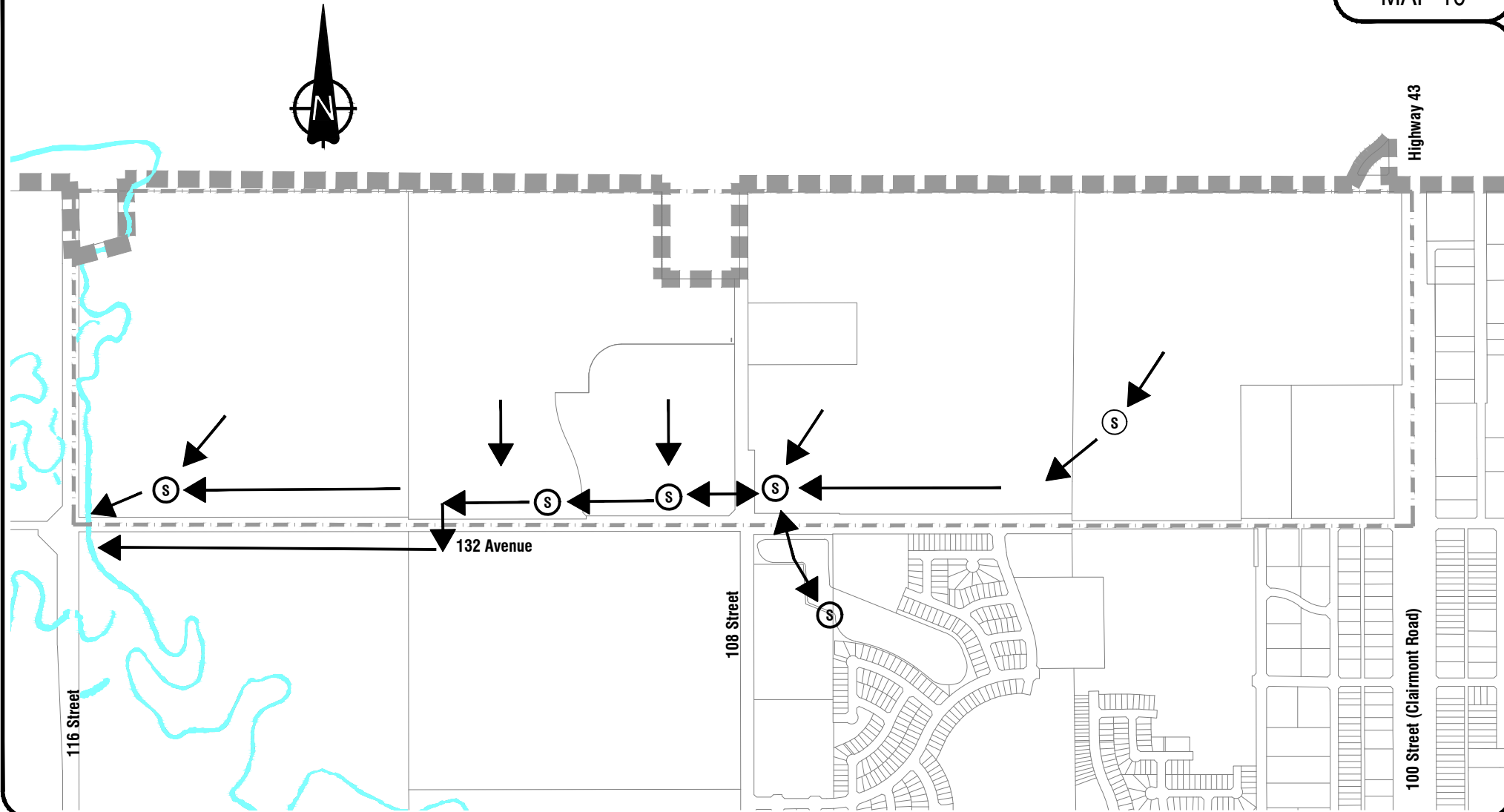
ARBOUR HILLS AREA STRUCTURE PLAN

City of Grande Prairie

Map 9 - Sanitary Servicing

- Existing Sanitary Mains
- Proposed Sanitary Mains
- Plan Area
- Municipal Boundary
- Connection Point

Bylaw C-1212F
November 16, 2015



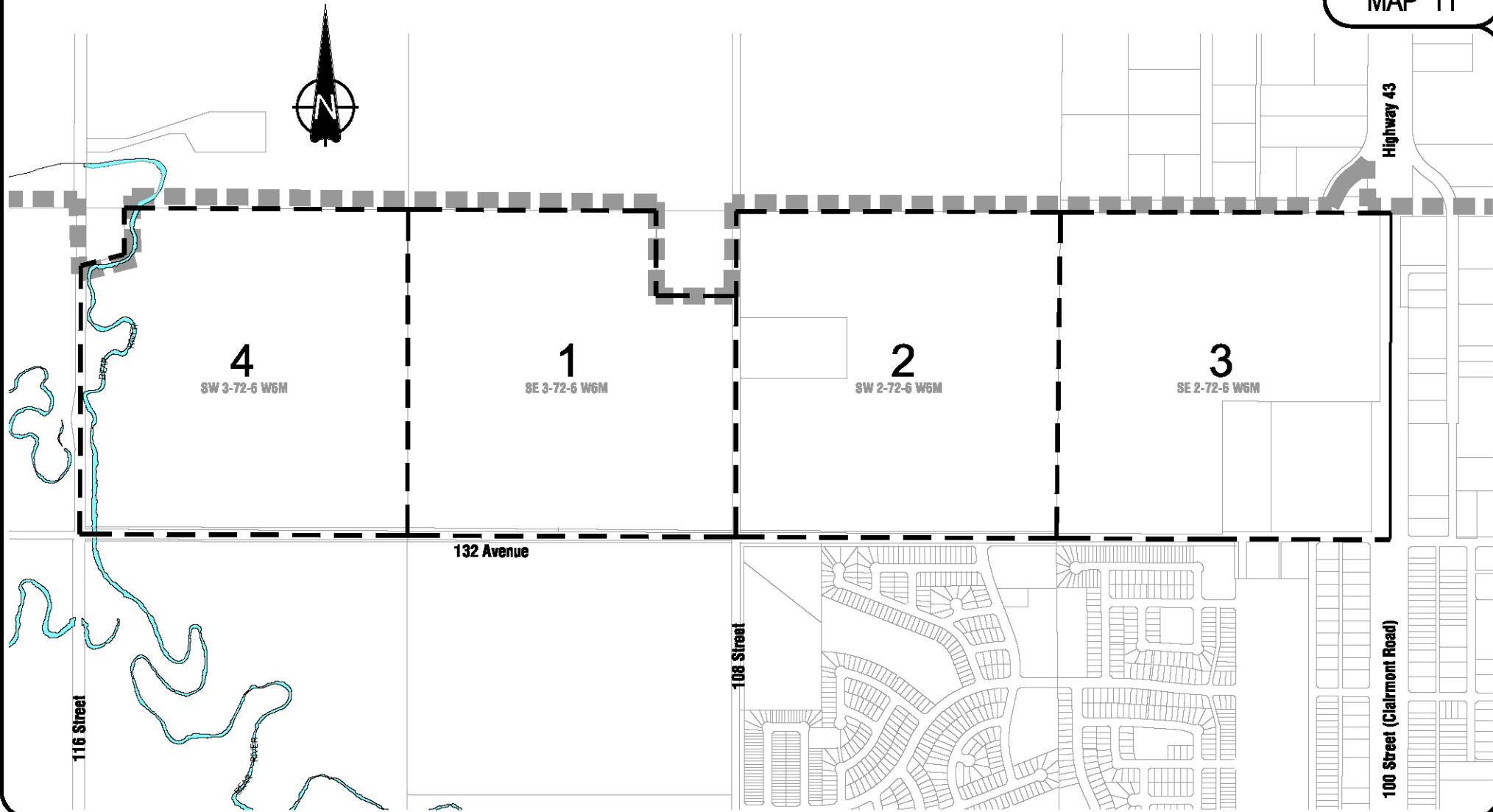
ARBOUR HILLS AREA STRUCTURE PLAN

City of Grande Prairie

Map 10 - Stormwater Servicing

- ← Direction of Flow
- Ⓢ Proposed Wet Pond
- - - Plan Area
- Municipal Boundary

Bylaw C-1212F
November 16, 2015



ARBOUR HILLS AREA STRUCTURE PLAN

City of Grande Prairie



-  Outline Plan Areas
-  Municipal Boundary

Bylaw C-1212
January 12, 2009

Map 11 - Outline Plan Areas

J:\123001\2311_NorthGP_ASP02_drawing\02a_project\080819_Arbour_Hills_ASP.dwg (Map 11 - Outline Plan Areas)