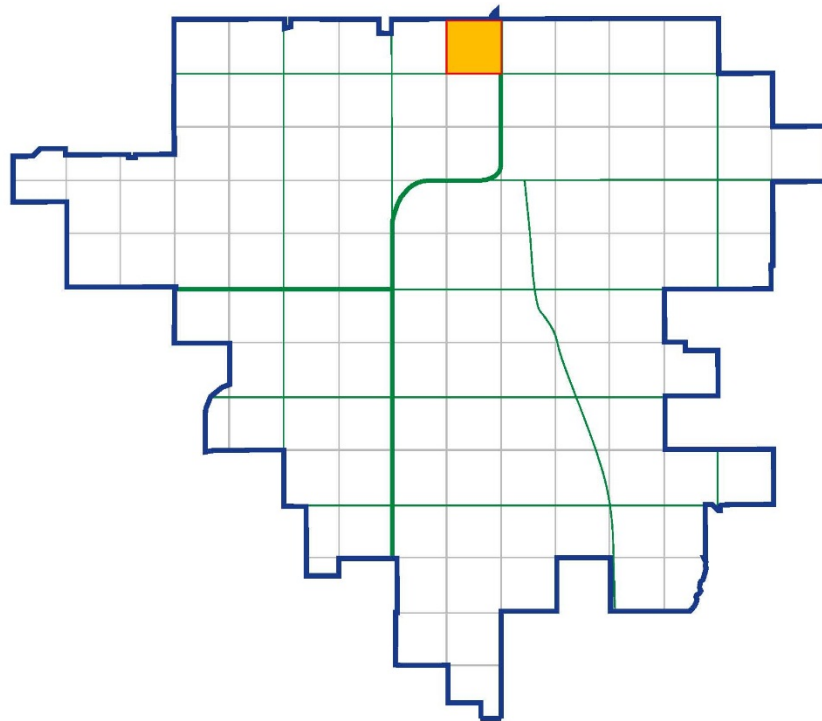


TRADER RIDGE OUTLINE PLAN

Bylaw C-1307
Adopted October 6, 2014



CITY OF GRANDE PRAIRIE

OFFICE CONSOLIDATION

BYLAW C-1307

**A Bylaw to adopt the
Trader Ridge Outline Plan**

(As Amended by Bylaw C-1307A)

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 “Trader Ridge Outline Plan” Bylaw.
2. The Trader Ridge Outline Plan, attached as Schedule “A”, is adopted as an area structure plan for Lot 1A, Plan 5859RS; Lot 2, Plan 2550TR; and SE 2-71-6-W6M pursuant to Section 633 of the Municipal Government Act, RSA 2000, Chapter M-26.
3. This Bylaw shall take effect on the date it is passed.

READ a first time this 8th day of September , 2014.

“R. Tarant” (signed)
Deputy Mayor

“K. Anderson” (signed)
Corporate Services Director

READ a second time this 6th day of October , 2014.

READ a third time and finally passed this 6th day of October , 2014.

“B. Given” (signed)
Mayor

“K. Anderson” (signed)
Corporate Services Director

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1.0 INTRODUCTION

1.1 Purpose of Plan

The Trader Ridge Outline Plan has been prepared on behalf of the owners of the subject lands to provide a detailed framework for the future development of lands in north Grande Prairie for commercial purposes.

This Outline Plan (OP) has been prepared in accordance with Policy 15.7 of the City of Grande Prairie Municipal Development Plan (MDP). 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 64.7 ha of land, legally described as SE 2-71-6-W6M. The site is bounded to the east by 100th Street, to the south by 132nd Avenue, and to the north by 140th Avenue (City limit) as indicated on Map 1 - Location.

The Plan area is located to the north and east of the Northridge and future Arbour Ridge neighbourhoods respectively.

1.3 Ownership and Dispositions

The Plan area consists of three parcels of land totaling 64.7 ha as noted in Table 1.

Table 1 - Plan Area Composition

Legal Description	Owner	Area (ha)
SE 2-71-6-W6M	Privately Owned	50.11
Lot 1A, Plan 5859RS	Privately Owned	8.11
Lot 2, Plan 2550TR	Privately Owned	3.99
Existing Road Widening		2.49
Total		64.7

There are no encumbrances on title that affect the future development of the subject lands.

1.4 Policy and Regulatory Context

The Trader Ridge OP has been prepared in accordance with the requirements of the Grande Prairie 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 guided by the policies and development concepts contained in the Arbour Hills Area Structure Plan (ASP). In order for this OP to conform to the Arbour Hills ASP, amendments are required as discussed in Section 4.2.

Two large parcels totaling approximately 13 ha in the southeast portion of the subject quarter are currently zoned for Arterial Commercial (CA) development in the City of Grande Prairie Land Use Bylaw. The balance of the land is designated as Urban Reserve (UR), and will be rezoned to reflect the land uses contained in this OP prior to subdivision and development approval.

1.5 Site Characteristics

As illustrated on Map 2 - Existing Conditions the Plan area is predominantly in agricultural use. An abandoned farm site (no buildings) is located in the northeast portion of the Plan area. The subject quarter was previously subdivided to create two (2) large parcels in the southeast corner of the area, one of which (Lot 2) has been developed as a farm implement dealership. The implement dealership is serviced by the municipal water and sewer systems through lines that have been extended to the site from the south.

A high pressure gas line bisects the centre of the Plan area from north to south to the immediate east of the farm implement dealership. There are overhead power lines bordering the east and south sides of the Plan area.

A review of available information indicates that there are no existing or abandoned oil or gas wells located within the Plan area.

The land in the Plan area slopes from the northeast to the southwest. Elevations range from 691 m in the northeast corner adjacent to 100th Street to 676 m at the southwest corner at 132nd Avenue (1.9% slope) as shown in Map 3 - Topography.

An intermittent drainage channel traverses the northwest corner of the Plan area, connecting to a ravine located on the adjacent lands to the west. Based on supporting technical reports submitted concurrently with this OP, it is determined that this drainage channel does not warrant protection as Environmental Reserve¹.

¹ Realignment of this drainage course is proposed, subject to securing a diversion license from Alberta Environment.

2.0 DEVELOPMENT PLAN

2.1 Plan Objectives

The Trader Ridge OP is intended to achieve the following objectives:

1. To provide an overall framework for future commercial development in the north end of the City that is compatible with development located on, or proposed for, adjacent lands;
2. To develop a safe and efficient transportation network that meets the needs of passenger vehicles, pedestrians, cyclists, and public transit; and
3. To develop an efficient municipal servicing and phasing system for the Plan area.

2.2 Development Concept

The proposed land use concept for the Trader Ridge OP is illustrated on Map 4 - Land Use, and a summary of land uses is provided in Table 2 - Land Use Summary. The net developable area available is approximately 62.2 hectares.

Table 2 - Land Use Summary

Land Use	Total Area (ha)	Percent of Total
Gross Developable Area	64.70	
Less Existing Road ROW	2.49	
Net Developable Area	62.21	100.0
Commercial	47.98	77.1
Arterial Commercial	39.58	63.6
General Commercial	8.40	13.5
Residential	3.24	5.2
Medium/High Density Residential	3.24	5.2
Utilities	4.93	7.9
Stormwater Management Pond	4.61	7.4
Public Utility Lots	0.32	0.5
Roads	5.88	9.5
Arterial (132 nd Avenue) Widening	1.11	1.8
Internal Roads	4.77	7.7
Municipal Reserve	0.18	0.3

(Bylaw C-1307A – October 21, 2024)

The largest single land use proposed for the Plan area is commercial development, totaling approximately 48.0 ha in area. The majority of this area (approximately 40 ha) is to accommodate highway commercial development which is intended for such uses as motor vehicle dealerships, hotels, restaurants, and large format retail uses. The balance of the commercial area is proposed for general commercial development (e.g. retail and office uses)

that is compatible with adjacent residential development to the west. A medium to high-density residential node is proposed for the southwest corner of the land.

(Bylaw C-1307A – October 21, 2024)

Given the high visibility of the site and proximity to future residential development to the west, it is intended that all commercial development in the Plan area be subjected to a high level of appearance and design, which may be implemented through restrictive covenants.

The remainder of the site is allocated to accommodate municipal infrastructure requirements including stormwater management (4.9 ha) and roads (5.9 ha).

Municipal reserve (MR) in the amount of 5.02 ha is available from the Plan area for future park development. Given that the future use of the subject land is primarily for non-residential development, it is intended that the MR owing be dedicated to the City as cash-in-lieu at the time of subdivision.

(Bylaw C-1307A – October 21, 2024)

The exception to the above noted allocation is the dedication of a site in the northeast corner of the Plan area to accommodate a proposed City of Grande Prairie entry feature that is to be developed by the City. The size of this site is to be determined at such time as the design requirements of the entry feature are known.

3.0 INFRASTRUCTURE

3.1 Transportation Network

As illustrated in Map 5 - Transportation, arterial access to the Plan area is provided from 132nd Avenue to the south, and 100th Street to the east. 100th Street is currently developed to a four-lane divided standard. 132nd Avenue is currently developed as a two-lane rural road.

According to the City of Grande Prairie's Transportation Master Plan, 132nd Avenue is to ultimately be upgraded to a four-lane divided arterial standard. The land required for future road widening along 132nd Street will be secured at the time of subdivision. The location of accesses to 132nd Avenue and requirements for widening are in accordance with the 132nd Avenue Functional Plan.

The Plan area will be accessed through a series of internal collector roads. Collector road access is to be obtained from all-directional intersections at 100th Street/139th Avenue and 132nd Avenue/102nd Street. Additional right-in/right-out accesses are proposed at 135th Avenue (approximate)/100th Street and 132nd Avenue/103rd Street. In addition, a right-out only is proposed at 132nd Avenue/101st Street. Connections to the future Arbour Hills 1 neighbourhood to the west are to be provided at 133rd and 139th Avenues.

In order to secure approval from Alberta Transportation to access to 100th Street via the proposed 139th Avenue, it is proposed that the intersection of 100th Street/140th Avenue be closed.

As a result of the closure of 140th Avenue, a road connection between 139th Avenue and 140th Avenue is also proposed. The alignment of this connection may be located between 103rd Street and 101st Street. The location shall be determined through a Transportation Impact Analysis (TIA) at the time of subdivision application without further amendment to this document.

As all of the internal roads are to be designed to a collector standard, opportunities to accommodate transit service in the Plan area with flexibility for routing options are provided.

3.2 Water Distribution

The proposed looped water system for the Plan area is illustrated in Map 6 - Water. Connections to existing water systems to the north, west and south are proposed.

Additional information pertaining to the water distribution/fire system is outlined in the detailed design report for water.

3.3 Sanitary Sewer

The internal configuration of proposed gravity mains is depicted in Map 7 - Sanitary Sewer. This Plan proposes that sanitary servicing connect to the existing and proposed sanitary sewage network south of 132nd Avenue.

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

3.4 Stormwater Management

Stormwater management for the development is to be accommodated through the development of a 4.6 ha pond facility located in the southwesterly portion of the Plan area. Stormwater captured in this pond will then be discharged at predevelopment rates to an existing storm main in the adjacent Arbour Hills 2 residential development, and will ultimately be conveyed to Bear Creek, located approximately 2.5 km to the west. The overall stormwater management system for the Plan area, including the accommodation of overland flow, is illustrated on Map 8 - Stormwater Management.

The development of the stormwater drainage system will require that the existing intermittent drainage course located in the northwest of the Plan area be diverted to the PUL proposed along the west boundary. A diversion license will be secured from Alberta Environment prior to this realignment being undertaken.

Additional information pertaining to the storm drainage system, including the accommodation of runoff, and the mitigation of effects from, upstream industrial lands is outlined in the detailed design report for storm.

3.5 Shallow Utilities

All shallow utilities (natural gas, power, telephone) are to be extended into the Plan area by the individual franchise holders as required.

The relocation and burying of overhead power lines abutting the site is not proposed, as these measures are not required to serve the needs of the development.

4.0 IMPLEMENTATION

4.1 Phasing

It is proposed that all infrastructure required to serve the Plan area be installed in a single phase, or as market conditions dictate. The absorption of land in the Plan area is generally expected to proceed from east to west and south to north.

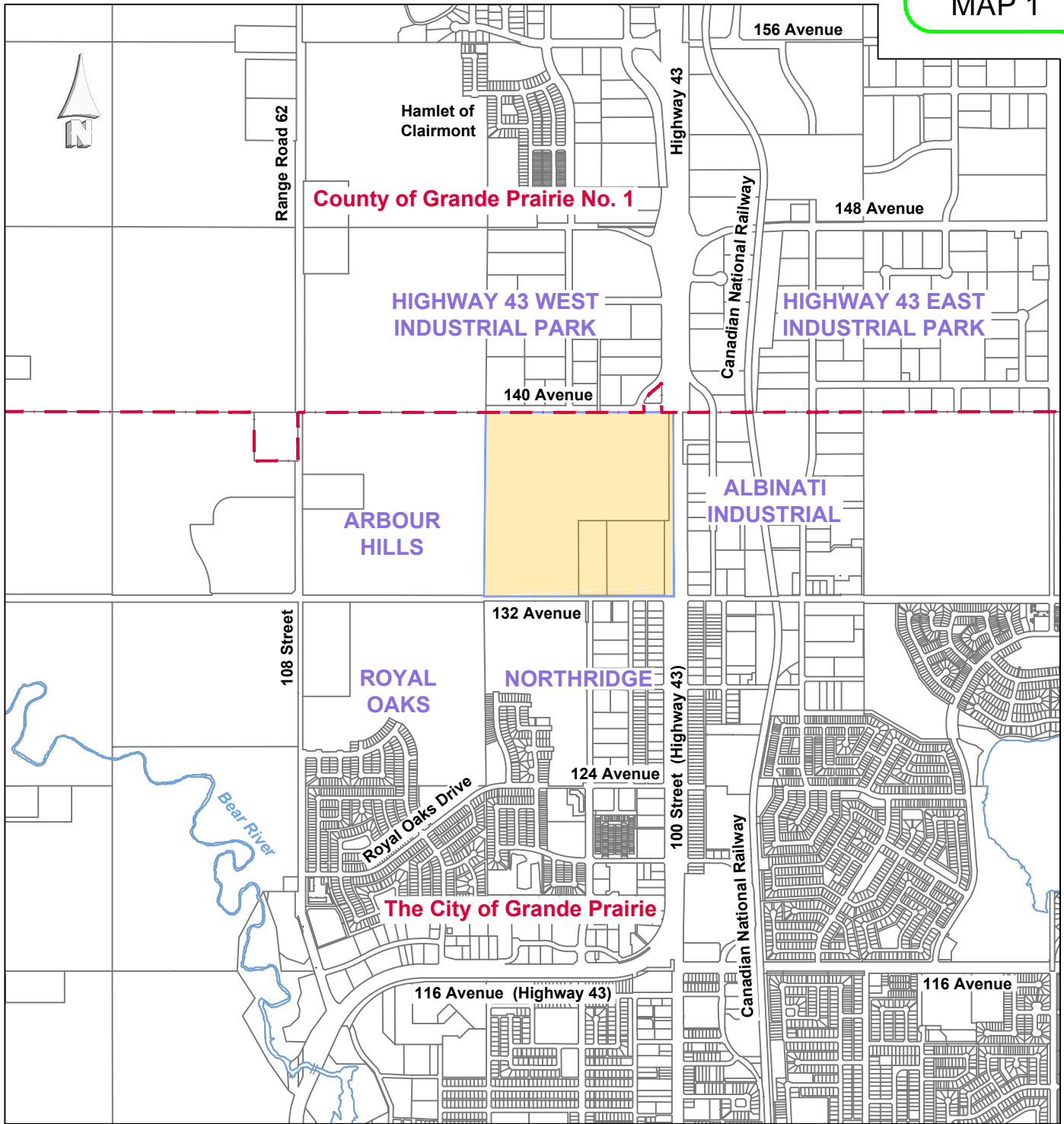
4.2 Statutory Plan Amendments

The Arbour Hills ASP was approved in January 2009 and addresses development in the area at a general level. The land use concept proposed in this OP is at variance with that shown in the ASP. Specifically, the ASP makes provision for single family and multi-family residential development on the west portion of the subject land, and has no provision for a stormwater management pond on the site. In addition, the internal collector road network is different. As a result, an amendment to the Arbour Hills ASP is required prior to OP approval to address these changes.

This amendment will be submitted to the City concurrently with this OP and the Land Use Bylaw amendment application.

4.3 Proposed Zoning

Proposed zoning for the Plan area is identified in Map 9 - Zoning. The area slated for highway commercial development will be zoned under the City's Arterial Commercial (CA) District under the Land Use Bylaw. All zoning changes will be made in advance of subdivision approval.



LOCATION

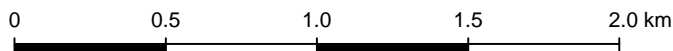
TRADER RIDGE OUTLINE PLAN

LEGEND

 Plan Area

 City Boundary

Scale - 1:25,000



County of Grande Prairie No. 1

140 Avenue

SE-2-72-6-6

HIGH PRESSURE GAS PIPELINE R/W

100 Street (Highway 43)

LOT 2
PLAN 2550 TR

LOT 1A
PLAN 5859 RS

FARM
IMPLEMENT
DEALERSHIP

132 Avenue

PIPELINE R/W

LOT R

102 Street

101 Street




EXISTING CONDITIONS

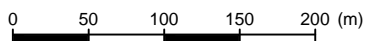
TRADER RIDGE OUTLINE PLAN

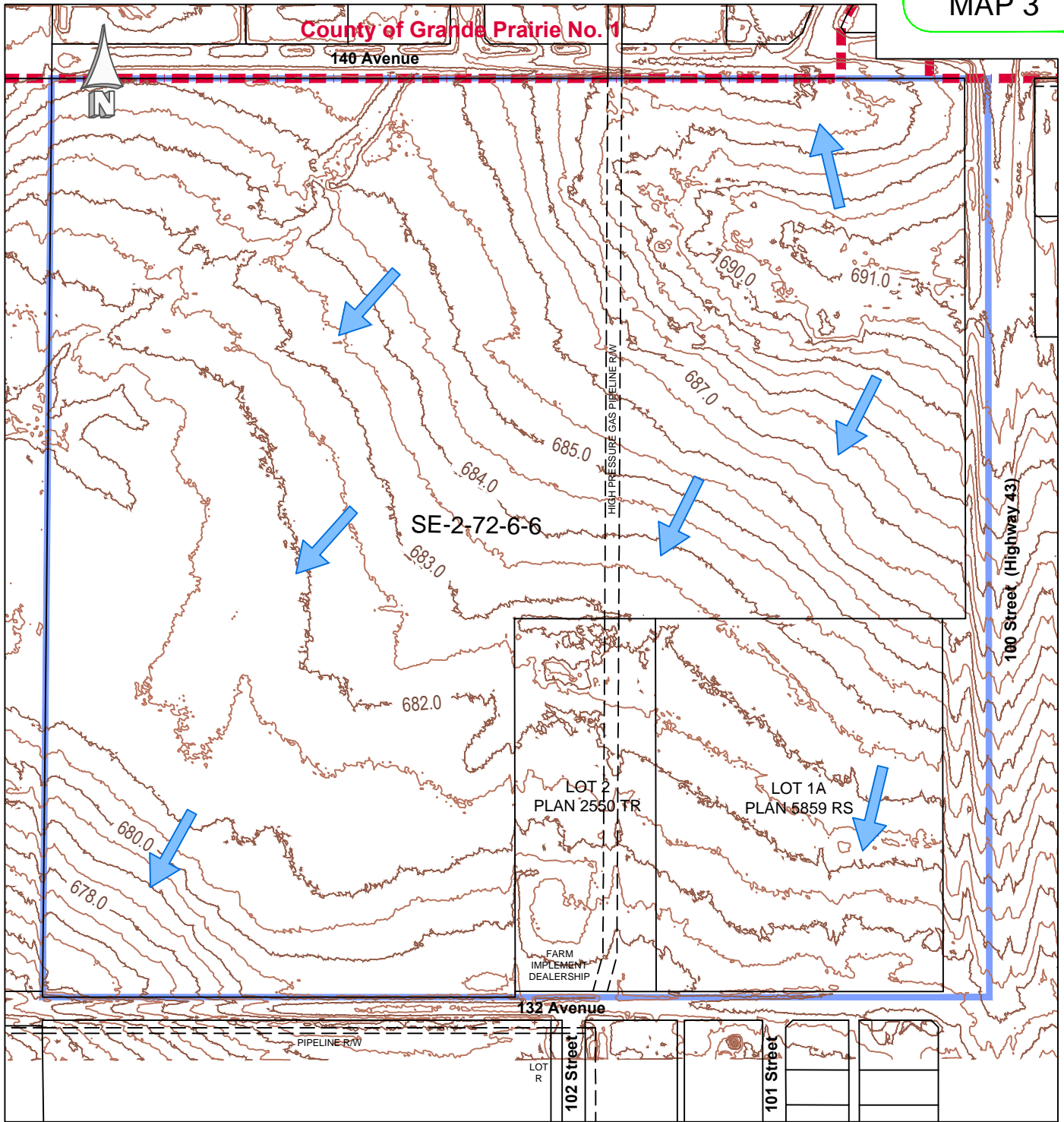
LEGEND

 Plan Area

 City Boundary

Scale - 1:5000



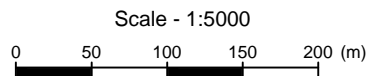


TOPOGRAPHY

TRADER RIDGE OUTLINE PLAN

LEGEND

-  Plan Area
-  City Boundary
-  1m Contour
-  Direction of Flow





140 Avenue



100 Street (Highway 43)

HIGH PRESSURE GAS PIPELINE R/W

FARM IMPLEMENT DEALERSHIP

132 Avenue

PIPELINE R/W



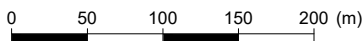
LAND USE

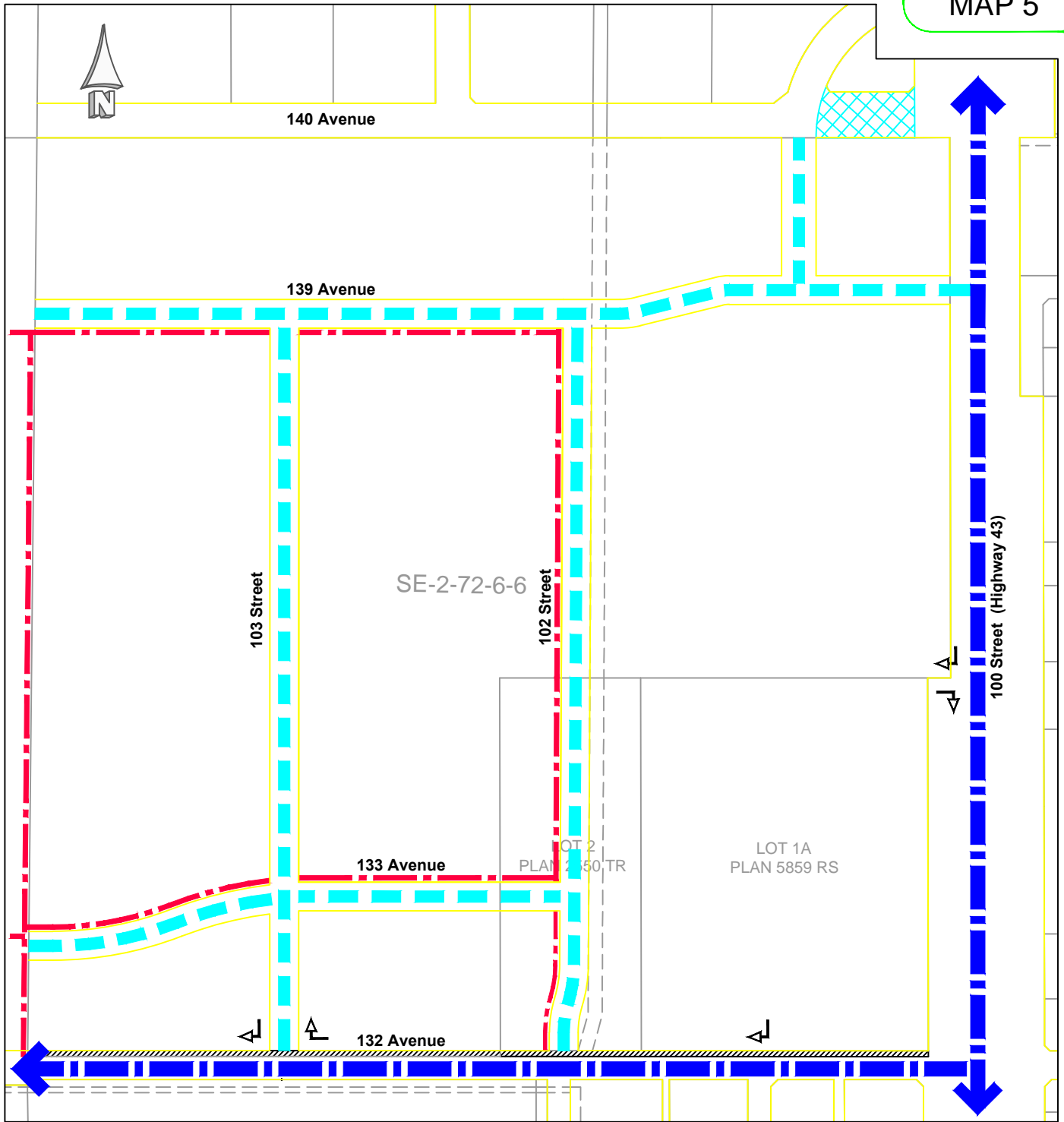
TRADER RIDGE OUTLINE PLAN

LEGEND

-  General Commercial
-  Highway Commercial
-  Stormwater Management/ PUL
-  Road Widening
-  Medium/High Density Residential
-  Possible City Entrance Feature Location

Scale - 1:5000

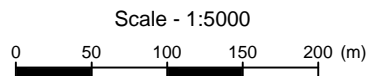




TRANSPORTATION TRADER RIDGE OUTLINE PLAN

LEGEND

- Arterial Roads
- Collector Roads
- Road Widening
- Road Closure
- Right In / Right Out
- Right Out
- Pedestrian Linkage





140 Avenue

100 Street (Highway 43)

SE-2-72-6-6

LOT 2
PLAN 2550 TR



LOT 1A
PLAN 5859 RS

132 Avenue

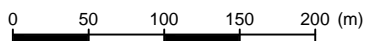


WATER SERVICING TRADER RIDGE OUTLINE PLAN

LEGEND

-  Proposed Water Main
-  Existing Water Main

Scale - 1:5000





140 Avenue

SE-2-72-6-6

100 Street (Highway 43)

LOT 2
PLAN 2550 TR

LOT 1A
PLAN 5859 RS

132 Avenue



To Northridge Trunk
Sewer (375mm)



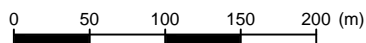
SANITARY SERVICING

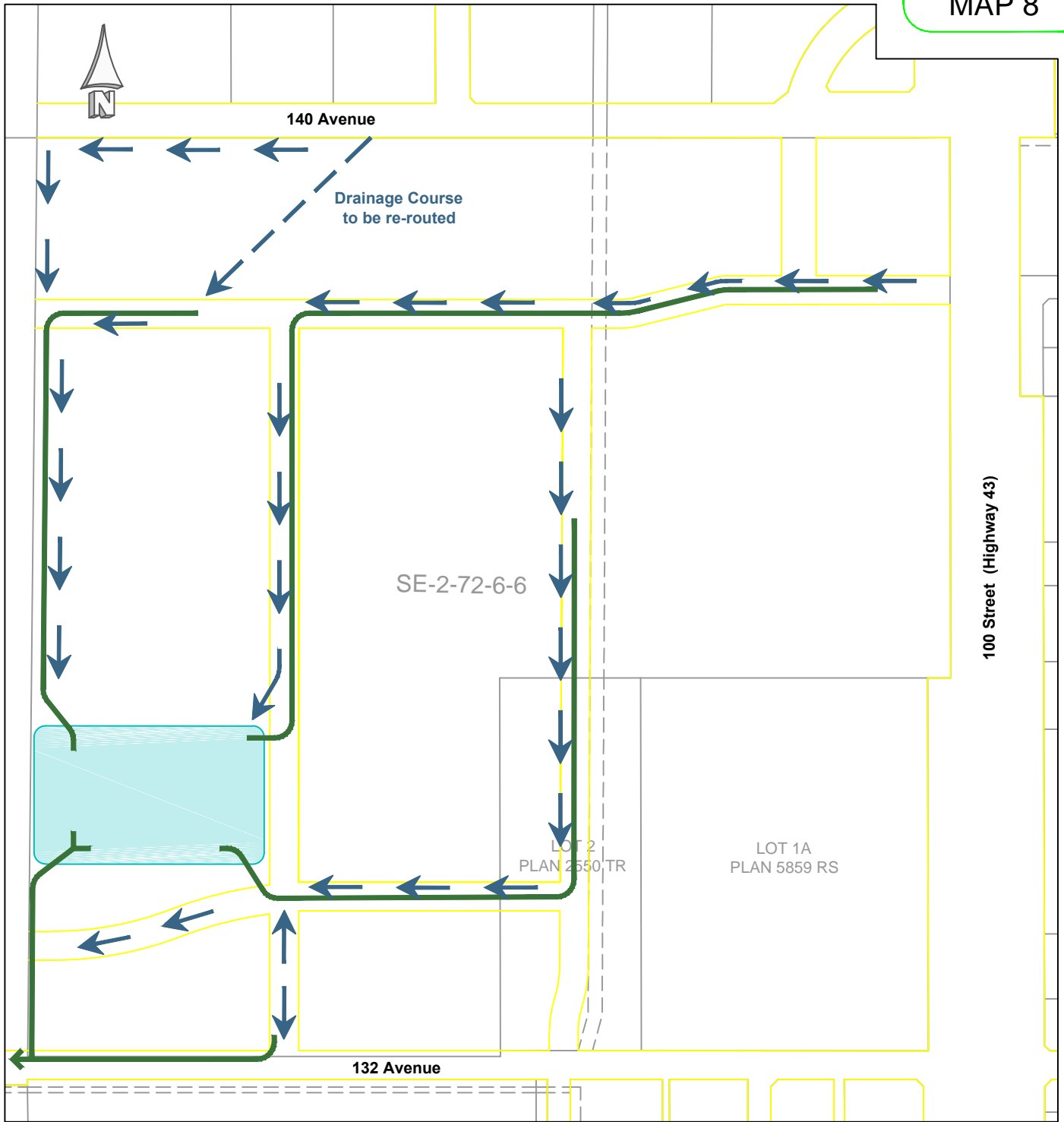
TRADER RIDGE OUTLINE PLAN

LEGEND

-  Proposed Sanitary Sewer
-  Existing Sanitary Sewer

Scale - 1:5000






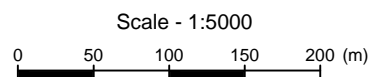


STORMWATER MANAGEMENT

TRADER RIDGE OUTLINE PLAN

LEGEND

-  Storm Trunk
-  Storm Pond
-  Overland Drainage





140 Avenue

CG

SE-2-72-6-6

CA

100 Street (Highway 43)

LOT 2
PLAN 2550 TR

LOT 1A
PLAN 5859 RS

DC-37

132 Avenue



ZONING

TRADER RIDGE OUTLINE PLAN

LEGEND

- CA** Arterial Commercial
- CG** General Commercial
- DC** Direct Control (Residential)

Scale - 1:5000

