

**CITY OF GRANDE PRAIRIE**

**BYLAW C-1344H**

**A Bylaw to amend Bylaw C-1344  
being the Kensington Outline Plan**

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

1. Bylaw C-1344 is hereby amended as follows:

1.1 Delete Table 2 in its entirety and replace it with the following:

*Table 2 – Land Use Summary*

<b>Land Use</b>	<b>Lot 4</b>	<b>Lot 5</b>	<b>S½ 21</b>	<b>Total Area (ha)</b>	<b>Percent</b>
<b>Gross Developable Area</b>	<b>46.66</b>	<b>45.90</b>	<b>30.10</b>	<b>122.66</b>	
Less Existing ROW	0.30	2.80	1.70	4.80	
Less Environmental Reserve	1.10	-	-	1.10	
<b>Net Developable Area</b>	<b>45.26</b>	<b>43.10</b>	<b>28.40</b>	<b>116.76</b>	<b>100.0</b>
<b>Residential</b>	<b>23.59</b>	<b>24.23</b>	<b>14.54</b>	<b>62.36</b>	<b>53.4</b>
Single Family	10.95	16.57	-	27.52	23.6
Single Family (Laned)	-	5.59	-	5.59	4.8
Multi-Family Low Density	1.52	2.07	-	3.59	3.0
Manufactured Home Community	3.39	-	-	3.39	2.9
Mixed Residential Condo Community	7.73	-	12.92	20.65	17.7
Multi-Family Medium Density	-	-	1.62	1.62	1.4
<b>Commercial</b>	<b>-</b>	<b>-</b>	<b>9.26</b>	<b>9.26</b>	<b>7.9</b>
<b>Open Space</b>	<b>6.40</b>	<b>5.24</b>	<b>-</b>	<b>11.64</b>	<b>10.0</b>
School Site	1.50	3.14	-	4.64	4.0
Neighbourhood Parks	4.90	2.10	-	7.00	6.0
<b>Utilities</b>	<b>5.56</b>	<b>1.30</b>	<b>2.02</b>	<b>8.88</b>	<b>7.6</b>
Stormwater Management Ponds	4.60	-	2.02	6.62	5.7
Public Utility Lots	0.96	1.30	-	2.26	1.9
<b>Roads</b>	<b>9.71</b>	<b>12.33</b>	<b>2.58</b>	<b>24.62</b>	<b>21.1</b>
116 Street Widening*	-	0.26	-	0.26	0.2
84 Avenue Arterial	3.33	1.21	1.08	5.62	4.8
Collector Roads	2.75	2.49	1.50	6.74	5.8
Local Roads	3.56	7.56	-	11.12	9.5
Lanes	0.07	0.81	-	0.88	0.8

\*Note: Road widening will likely be required within SE 21-71-6-6. Extents of required widening shall be determined through detailed design or functional study.

1.2 In section 2.3, in the first paragraph, delete "32.2 ha" and replace it with "33.1".

1.3 Delete Table 3 in its entirety and replace it with the following:

*Table 3 – Dwelling Unit Yield and Population Generation*

Land Use (Zoning)	Frontage/Area	Density	Units	Persons/Unit	Population
Single Family (RG)	6,733 m	12.2 m/unit	552	3.2	1,766
Single Family Small Lot w/ Lane (RS)	1,178 m	10.4 m/unit	113	3.2	362
Single Family Small Lot w/out Lane (RS)	342 m	11.0 m/unit	31	3.2	99
Multi-Family Low Density (RC)	3.59 net ha	40 u/net ha	144	2.4	348

Manufactured Homes Community (MHC)	3.39 gross ha	14.5 u/gross ha <sup>1</sup>	50	3.2	160
Mixed Residential Condo Community	20.65 gross ha	12.8 u/gross ha	264	4.0	1,056
Multi-Family Medium Density (RM)	1.62 gross ha	127.1 u/gross ha	206	1.6	330
Single Family Small Lot w/ Lane (DC)	286 m	9.15 m/unit	31	3.2	99
Single Family Small Lot w/out Lane (DC)	478 m	10.4 m/unit	45	3.2	144
<b>Total</b>			<b>1,436</b>		<b>4,364</b>

1.4 In section 2.3, in the second paragraph,

- a) Delete "3.5 ha" and replace it with "3.4 ha".
- b) Delete "51 units" and replace it with "50 units".

1.5 In section 2.3, after the second paragraph, add the following:

"An area of RM totaling 1.62 ha is proposed at the corner of 118th street and 89th Ave. This site will be bounded by the Mixed Residential Condo Community on the west and a proposed storm pond on the east. It will be situated between 89th Ave and the existing rail line to the north. The site will include a noise berm and fencing in accordance with accepted guidelines associated with residential development in proximity to rail lines. It is anticipated that this parcel will accommodate 206 units, and support 330 residents."

1.6 Delete Table 4 in its entirety.

1.7 In section 2.3, in the fourth paragraph,

- a) Delete "to medium".
- b) Delete "4.4 ha" and replace it with "3.59 ha".
- c) Delete "176 units" and replace it with "144 units".
- d) Delete "422 residents" and replace it with "348 residents".

1.8 In section 2.3, after the fourth paragraph, add the following:

<b>Student Generation Total</b>	19.0% of Population	<b>4,364</b>
<b>Population Total Students Total</b>	65.5% of Total Students	<b>830</b>
Public	32.5% of Total Students	544
Total Separate Total Francophone	2.0% of Total Students	270
		16
<b>Public School Students Total</b>		<b>544</b>
<b>Students Total K-8</b>	70.1% of Students	381
Total 9-12	29.9% of Students	163
<b>Separate School Students Total</b>		<b>270</b>
<b>Students</b>	72.9% of Students	197
Total K-8 Total 9-12	27.1% of Students	73

<b>Francophone School Students</b>	87.0% of Students	<b>16</b>
<b>Total Students</b>	13.0% of Students	14
Total K-8 Total 9-12		2

Notes: Total Students<sup>1</sup> = 19.0% of Total Population (190 students/1,000 population)  
 Public School Students = 65.5% of Total Students  
 Separate School Students = 32.5% of Total Students  
 Francophone School Students = 2.0% of Total Students  
 Public K-8 Students = 70.1% of Total Public Students  
 Separate K-8 Students = 72.9% of Total Separate Students  
 Francophone K-8 Students = 87.0% of Total Francophone Students

- 1.9 In section 2.3, in paragraph 5,
  - a) Delete "4,034 people" and replace it with "4,364 people".
  - b) Delete "767" and replace it with "830".
  - c) Delete "67" and replace it with "70".
- 1.10 In section 2.3, paragraph 6, delete "within the manufactured home community and mixed RC and DC Residential Condo Community" and replace it with the following:  
 "Mixed Residential Condo Community and Multi-Family Medium Density Area"
- 1.11 In section 2.4, delete "10.9 ha" and replace it with "9.26 ha".
- 1.12 In section 2.5, in the first paragraph, delete "11.7 ha and replace it with "11.6 ha".
- 1.13 In section 2.6 delete "(24.7 ha)" and replace it with "(24.6 ha)".
- 1.14 In section 3.1, in the third paragraph, delete "at a single location from 84 Avenue" and replace it with the following:  
 "via intersections along 84<sup>th</sup> Avenue, and via a new all-directional intersection at 116 Street and 89<sup>th</sup> Avenue".
- 1.15 In section 3.1, delete the fourth paragraph in its entirety and replace it with the following:  
 "Local access to the manufactured home community and Condo Community is proposed from the collector road at the east end of the development, as well as one (1) intersection location on 84 Avenue to the west."
- 1.16 In section 3.1, add a paragraph after the 4<sup>th</sup> paragraph,  
 "76<sup>th</sup> Avenue on the south boundary of the lands is currently a 2-lane rural roadway. This roadway shall remain a rural cross-section. Intersection improvements will be required at 116<sup>th</sup> Street and 76<sup>th</sup> Avenue. No improvements to the roadway west of the intersection are currently anticipated. Any cost for works required as part of development approvals shall be the responsibility of the developer(s) requiring the

<sup>1</sup> Based on the current City population of 63,166 (2016 federal census), and total September 2016 City school enrolment of 12,002  
 GP Public School District 7858 (5507 Grades K-8; 2351 Grades 9-12)  
 GP Catholic School District 3905 (2845 Grades K-8; 1060 Grades 9-12)  
 Ecole Nouvelle Frontiere 239 (208 Grades K-8; 31 Grades 9-12)

improvement whether that is cost shared between the landowners adjacent or solely the responsibility of one owner."

1.17 In section 3.1, in the fifth paragraph,

- a) Delete "With 350 m of frontage on both 116 Street and 84 Avenue,".
- b) Delete "considered and if feasible" and replace it with "considered. If feasible they".

1.18 In section 4.3 delete "Combined Residential (RC)" and replace it with "Medium Density Residential (RM), Combined Residential (RC), Direct Control (DC)".

1.19 Delete Maps 4 to 12 in their entirety and replace them with Maps 4 to 12 attached.

**EFFECTIVE DATE**

2. This Bylaw shall come into force and effect when it receives third reading and is duly signed.

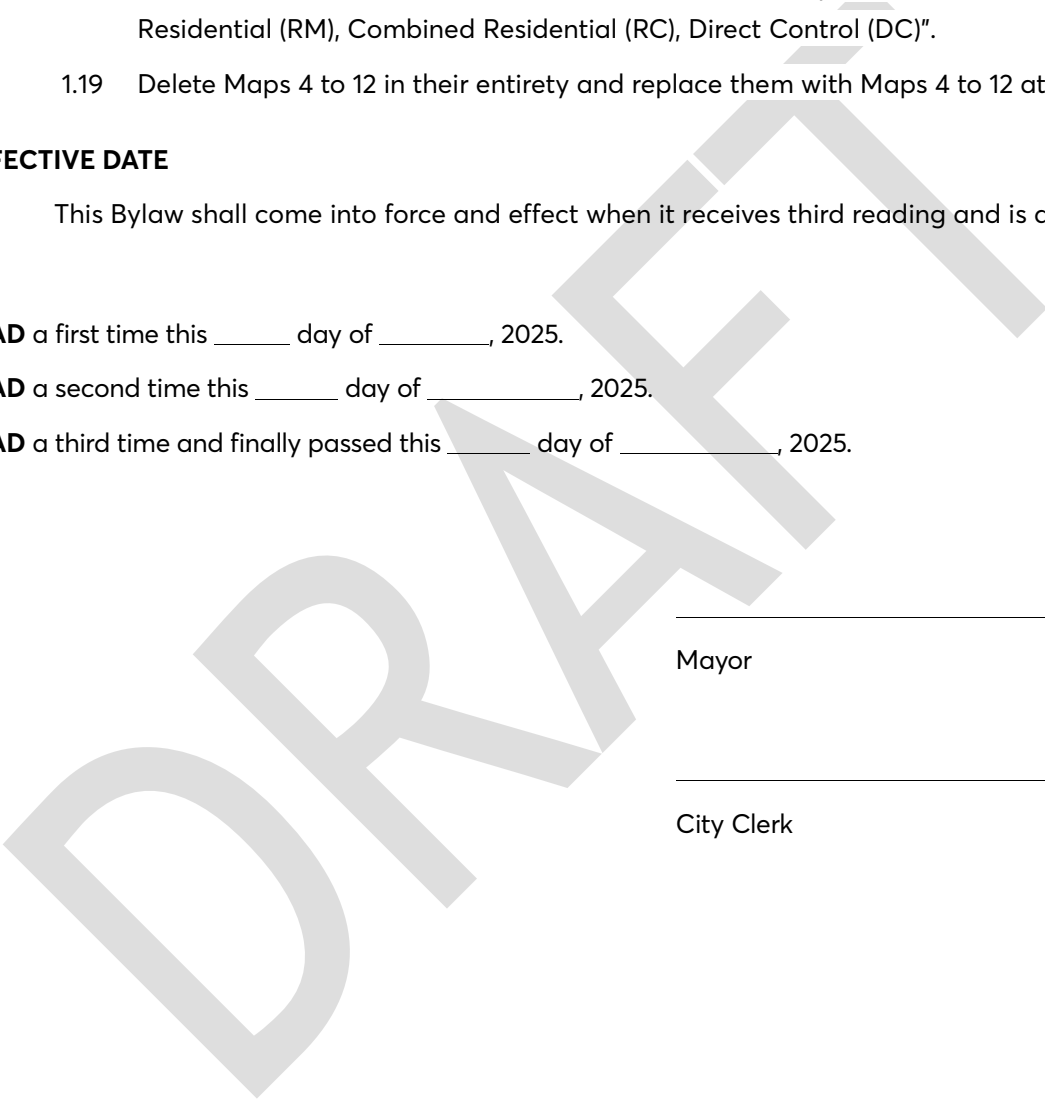
**READ** a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**READ** a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**READ** a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

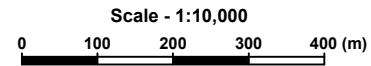
\_\_\_\_\_  
City Clerk



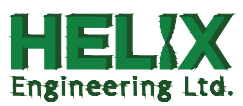


- LEGEND**
- Open Space (MR)
  - Open Space (ER)
  - Stormwater Management/PUL
  - Road Widening
  - School

**LAND USE**  
**KENSINGTON**  
**OUTLINE PLAN**

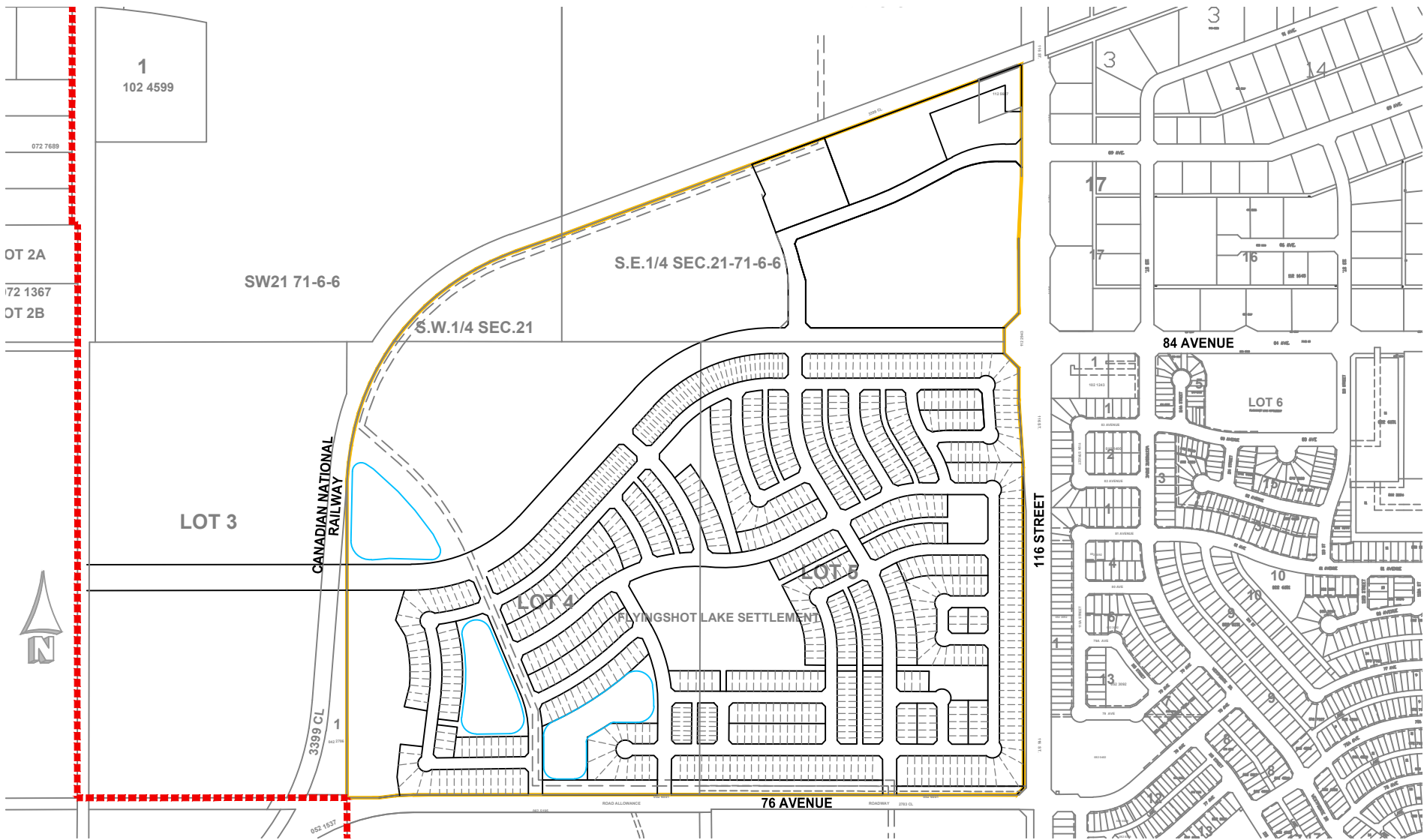


- LEGEND**
- Single Family
  - Single Family - Small Lot
  - Multi-Family - Low Density
  - Mixed Residential Condo Community
  - Manufactured Home Community
  - Commercial
  - Multi-Family Medium Density



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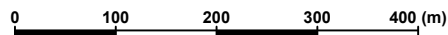
**MAP 4**



# TENTATIVE LOTTING

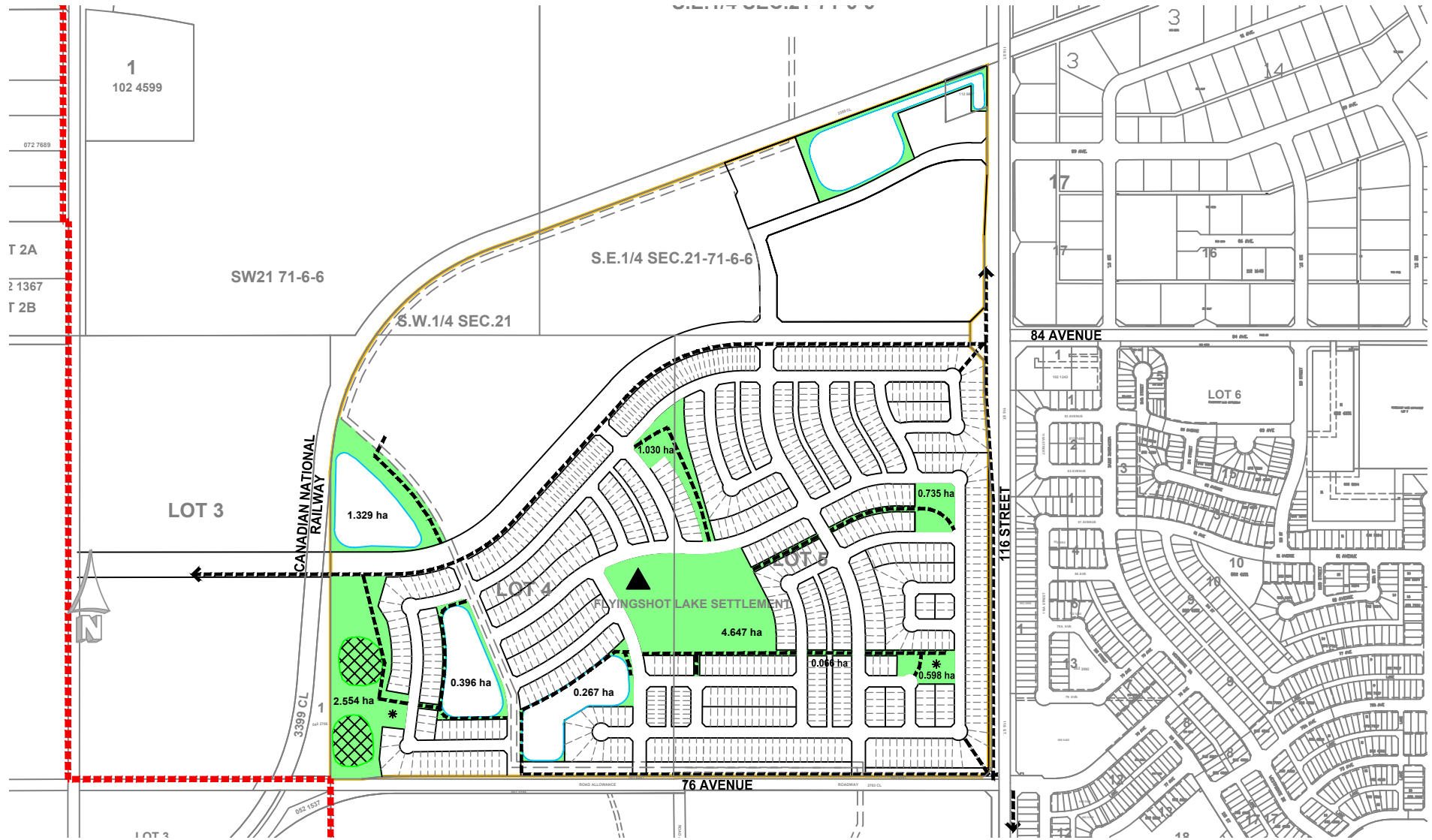
## KENSINGTON OUTLINE PLAN

Scale - 1:7,500



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MAP 5



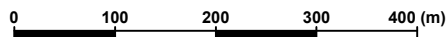
**LEGEND**

-  School Site
-  Neighbourhood Park
-  Environmental Reserve
-  Natural Area Park (MR)

**OPEN SPACE**

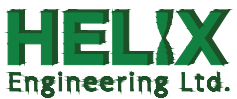
**KENSINGTON  
OUTLINE PLAN**

Scale - 1:7,500



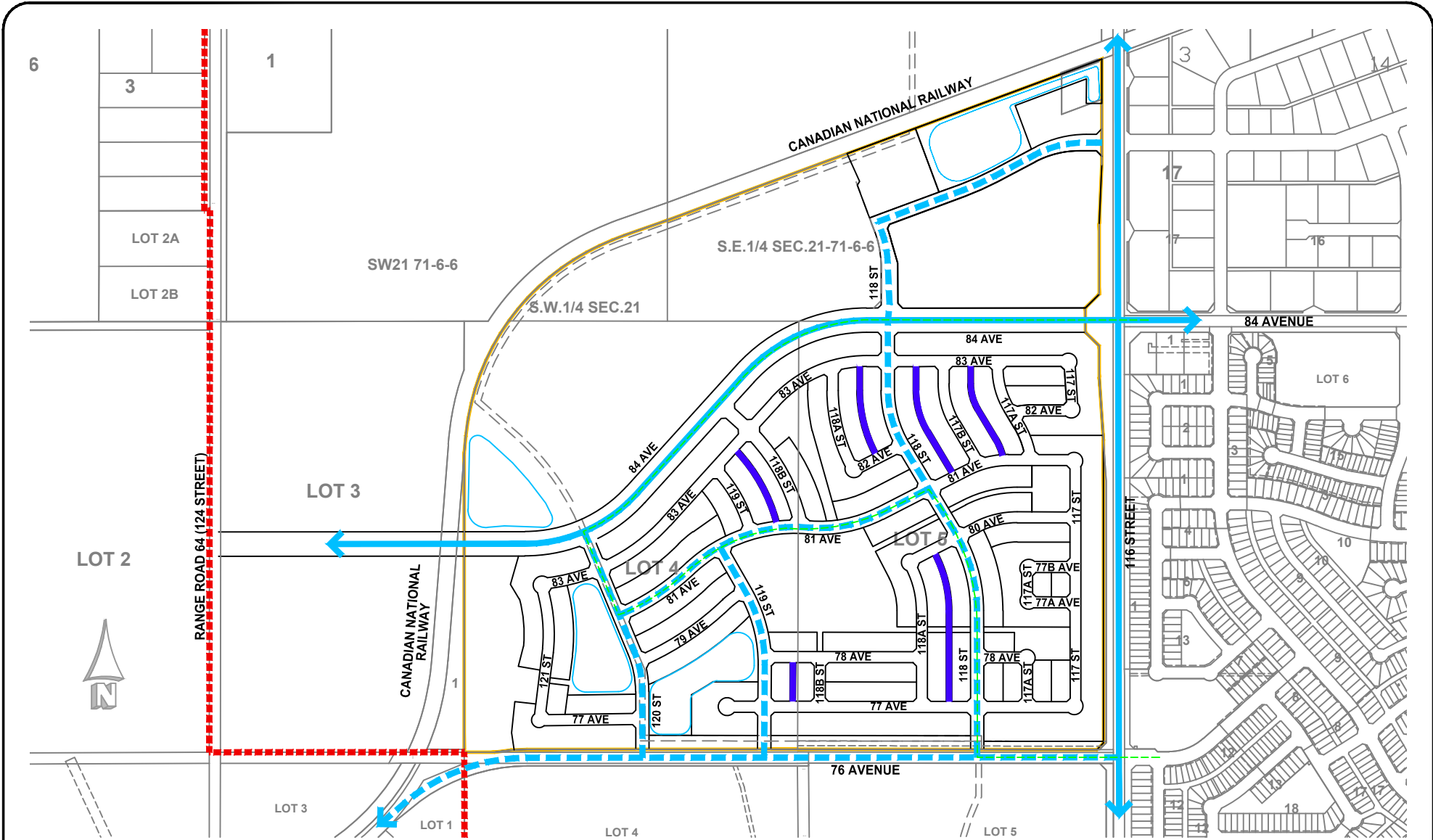
**LEGEND**

-  Potential Trail







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**MAP 6**



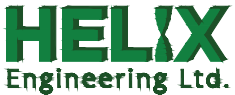
**LEGEND**

-  Arterial Roads
-  Collector Roads
-  Lane
-  Potential Transit Route

**TRANSPORTATION NETWORK**

**KENSINGTON  
OUTLINE PLAN**

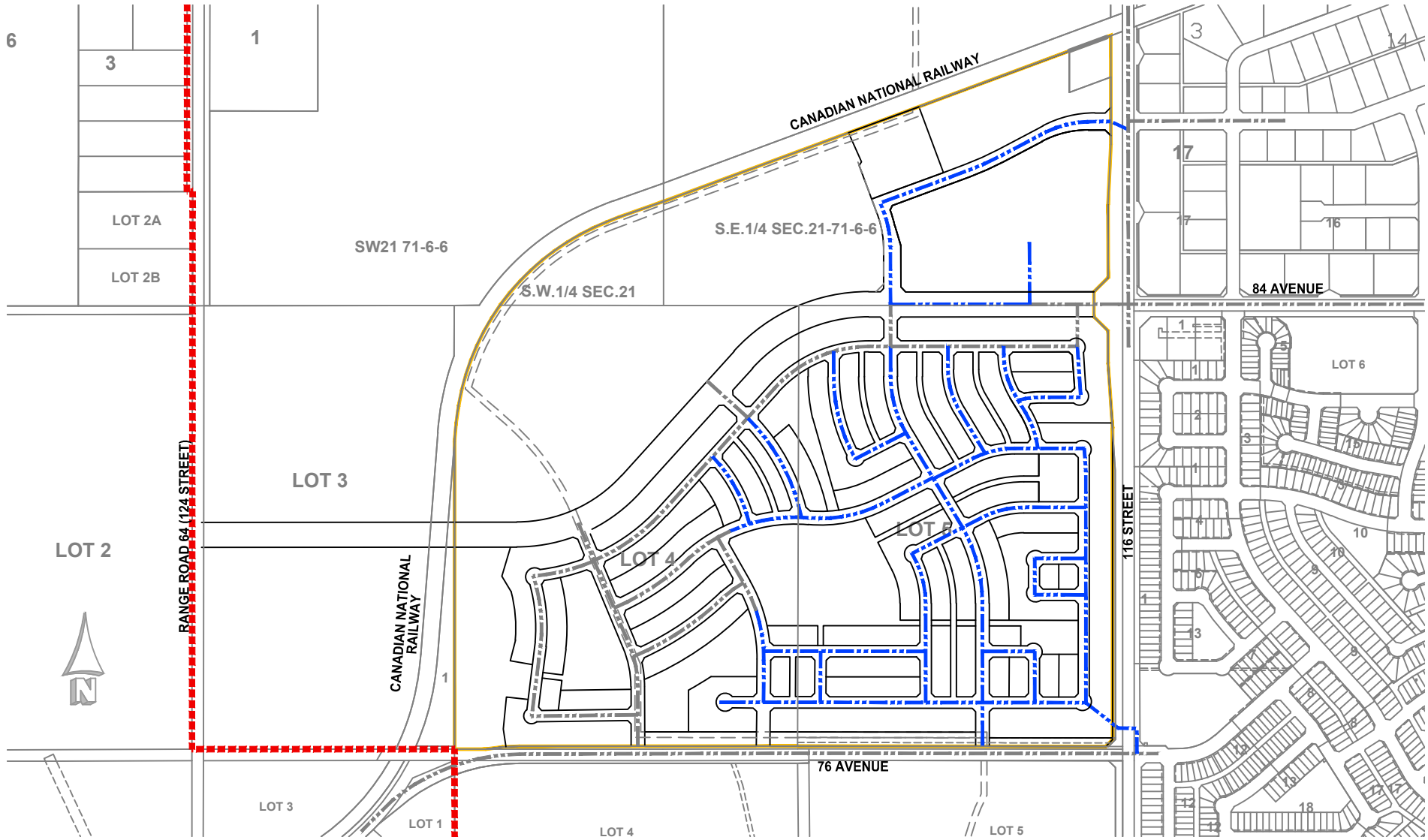
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**MAP 7**





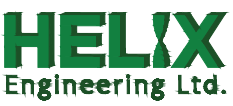
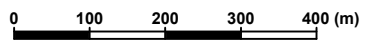
**LEGEND**

- - - - - Proposed Watermains
- - - - - Existing Watermains

**WATER SERVICE**

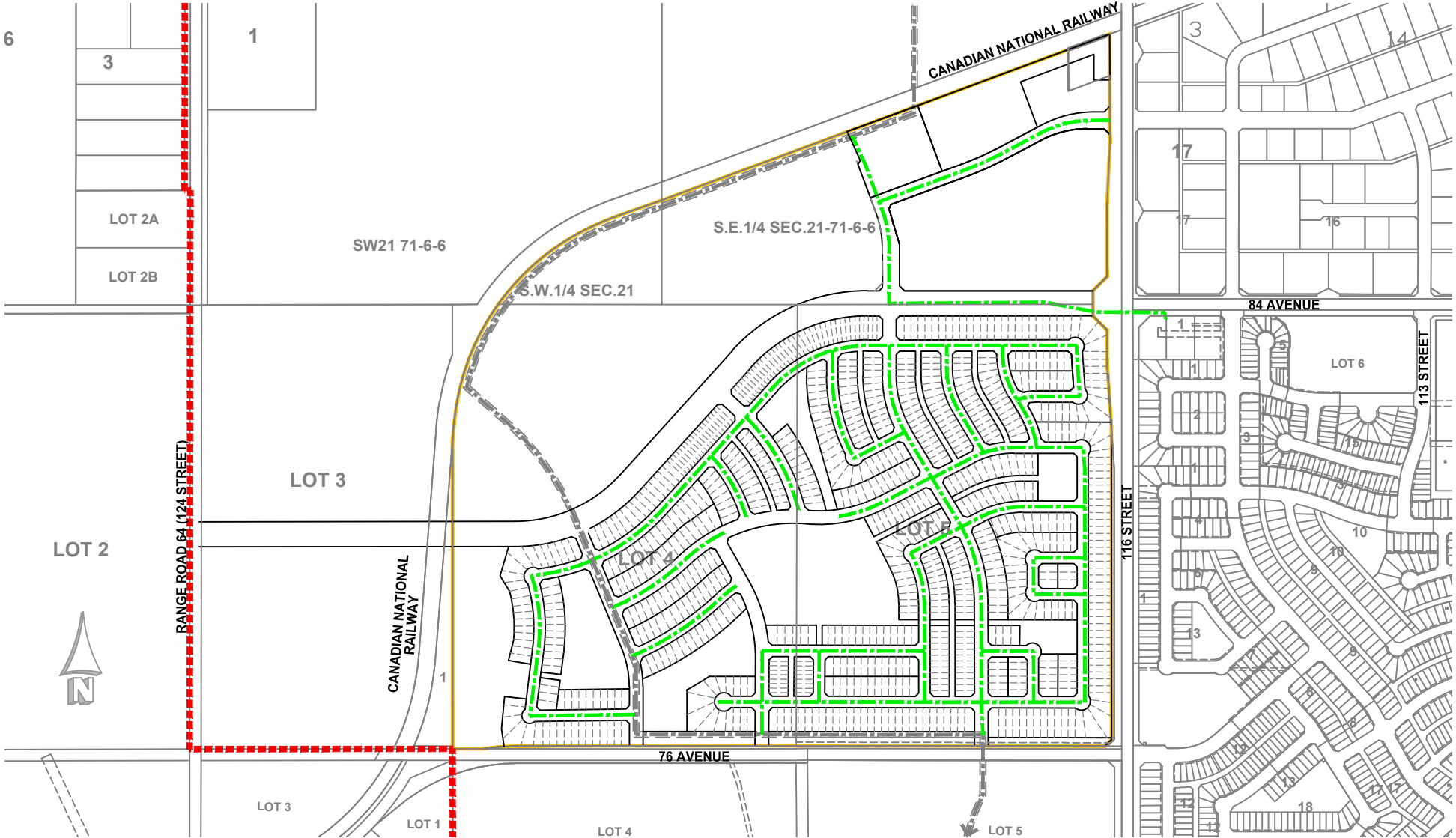
**KENSINGTON  
OUTLINE PLAN**

Scale - 1:10,000



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**MAP 8**

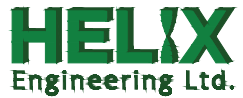
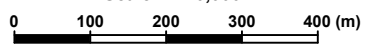


- LEGEND**
-  116th Street Trunk
  -  Gravity Mains
  -  Future Relief Main

## SANITARY SEWER

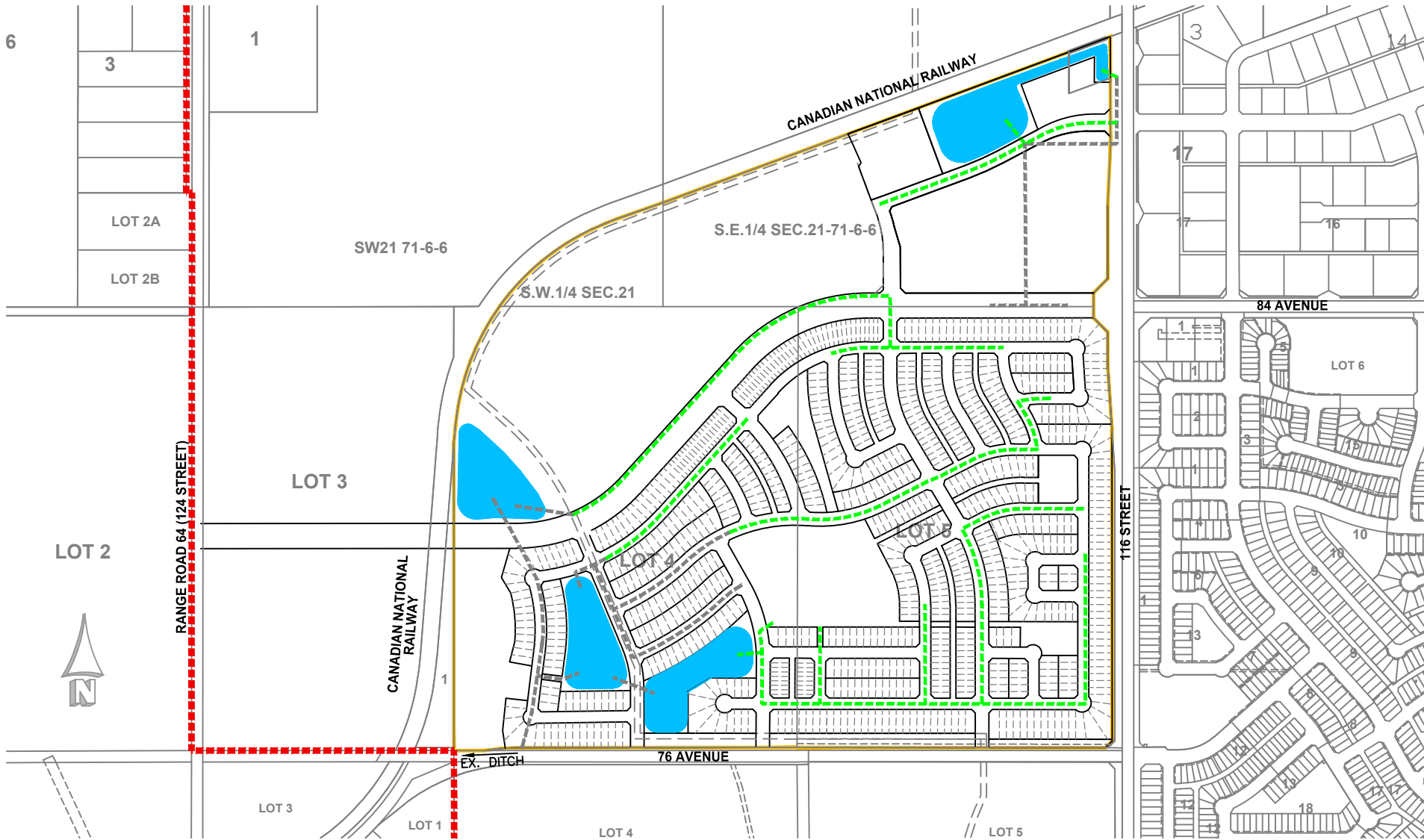
### KENSINGTON OUTLINE PLAN

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Bylaw C-1344H

**MAP 9**



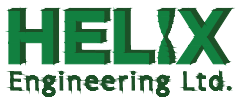
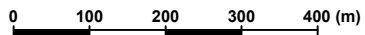
# STORMWATER MANAGEMENT

## KENSINGTON OUTLINE PLAN

### LEGEND

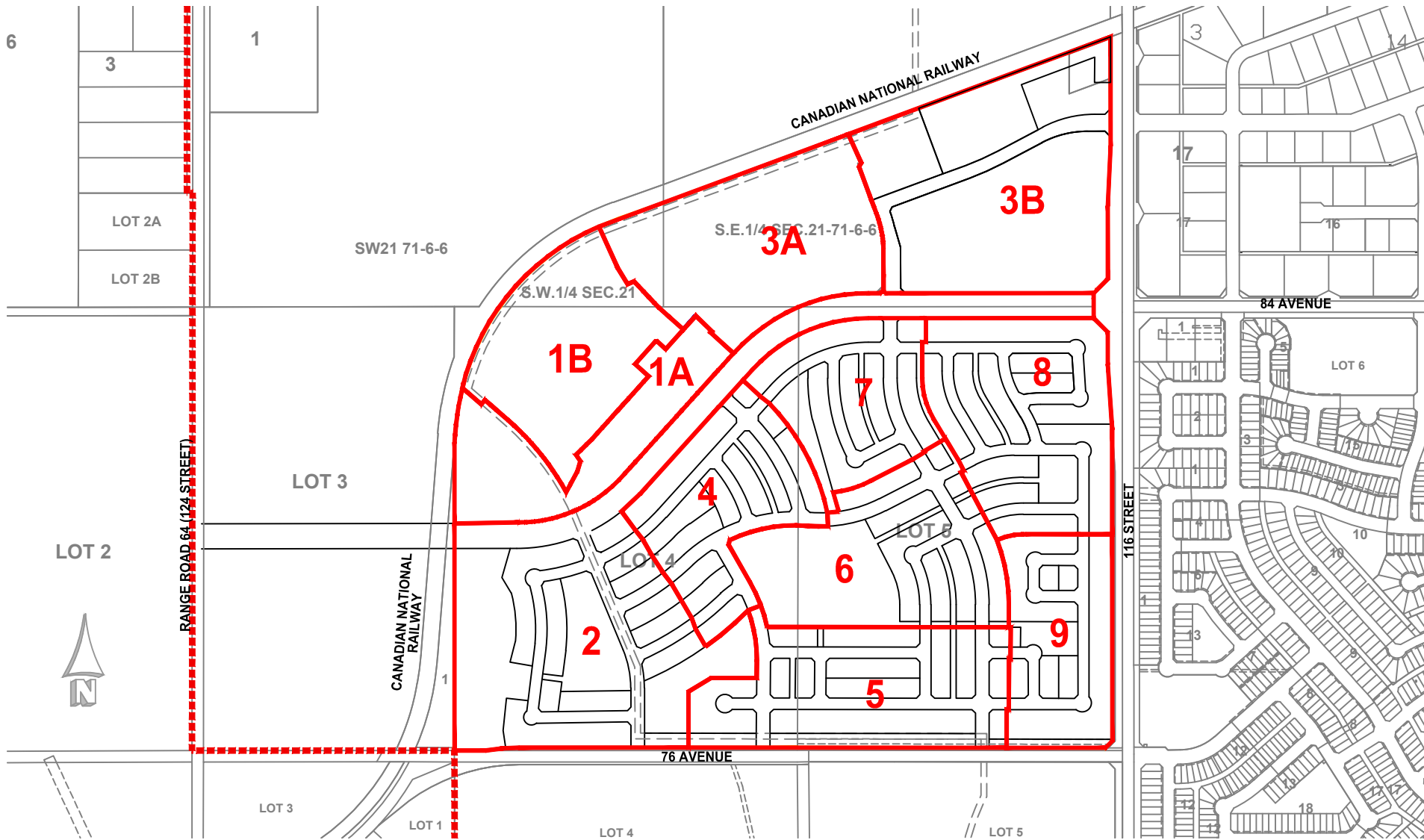
- Stormwater Management Facility
- - - Storm Sewer Mains
- - - Existing Storm Sewer Mains

Scale - 1:10,000



Bylaw C-1344H

MAP 10



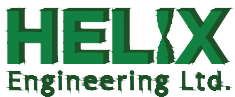
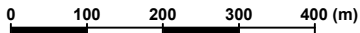
**LEGEND**

 Development Phase (Tentative)

**PHASING**

**KENSINGTON  
OUTLINE PLAN**

Scale - 1:10,000



Bylaw C-1344H

**MAP 11**



# ZONING

## KENSINGTON OUTLINE PLAN

Scale - 1:10,000



### LEGEND

- RG General Residential
- RS Small Lot Residential
- RC Combined Residential
- RM Medium Density Residential
- CA Arterial Commercial
- MHC Manufactured Home Community
- DC Direct Control



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MAP 12

