

**CITY OF GRANDE PRAIRIE**

**BYLAW C-1442A**

**A Bylaw to amend Bylaw C-1442**

**being the Kensington Area Structure Plan**

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

1. Bylaw C-1442 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 Category</b>	<b>Lot 4 (ha)</b>	<b>Lot 5 (ha)</b>	<b>S½ 21 (ha)</b>	<b>S½ 16 (ha)</b>	<b>Total (ha)</b>	<b>Percent</b>
<b>Total Area</b>	<b>46.7</b>	<b>45.9</b>	<b>30.1</b>	<b>68.9</b>	<b>191.6</b>	
Less Existing Road Widening <sup>2</sup>	0.3	2.8	1.7	1.1	5.9	
Less Environmental Reserve	1.1	-	-	6.9	8.0	
<b>Net Developable Area</b>	<b>45.3</b>	<b>43.1</b>	<b>28.4</b>	<b>60.9</b>	<b>177.7</b>	<b>100.0</b>
<b>Residential</b>	<b>23.6</b>	<b>24.3</b>	<b>14.5</b>	<b>42.1</b>	<b>104.5</b>	<b>58.8</b>
Single Family Residential	11.0	22.2	-	35.5	68.7	38.7
Multi-Family Residential	1.5	2.1	1.6	6.6	11.8	6.6
Manufactured Home Community	3.4	-	-	-	3.4	1.9
Condo Community	7.7	-	12.9	-	20.6	11.6
<b>Commercial</b>	<b>-</b>	<b>-</b>	<b>9.3</b>	<b>-</b>	<b>9.3</b>	<b>5.2</b>
<b>Open Space</b>	<b>6.4</b>	<b>5.2</b>	<b>-</b>	<b>6.1</b>	<b>17.7</b>	<b>10.0</b>
School Site	1.5	3.1	-	-	4.6	2.6
Neighbourhood Parks and Other	4.9	2.1	-	6.1	13.1	7.4
<b>Roadways</b>	<b>9.7</b>	<b>12.3</b>	<b>2.6</b>	<b>12.2</b>	<b>36.8</b>	<b>20.7</b>
Arterial Roads	3.3	1.5	1.1	-	5.9	3.3
Collector Roads	2.8	2.5	1.5	6.2	13.0	7.3
Local Roads	3.6	8.3	-	6.0	17.9	10.1
<b>Utilities</b>	<b>5.6</b>	<b>1.3</b>	<b>2.0</b>	<b>0.5</b>	<b>9.4</b>	<b>5.3</b>
Stormwater Management	4.6	-	2.0	0.5	7.1	4.0
Other	1.0	1.3	-	-	2.3	1.3

1.2 In section 4.2.4,

- a) Delete "An RG Condo Community" and replace it with "A mixed residential Condo Community"
- b) Delete "12 ha" and replace it with "13 ha".

<sup>2</sup> Refers to lands previously dedicated for the widening of 116 Street and 76 Avenue.

- 1.3 In section 4.2.6,
  - a) Delete "2,290 dwelling units" and replace it with "2,377 dwelling units".
  - b) Delete "6,810 residents" and replace it with "7,559 residents".
- 1.4 Delete Table 3 in its entirety and replace it with the following:

*Table 3 – Dwelling Unit Yield and Population Generation*

		<b>Total</b>	<b>Percent</b>
<b>Developable Residential Area</b>		<b>104.5</b>	<b>100.0</b>
Single Family		68.7	65.7
Multi-Family		11.8	11.3
Manufactured Home Community		3.4	3.3
Condo Community		20.6	19.7
<b>Total Residential Units</b>		<b>2,377</b>	<b>100.0</b>
Single Family	68.7 ha @ 21 <sup>3</sup> u/net ha	1,443	60.7
Multi-Family	11.8 ha @ 40 u/net ha	472	19.9
Manufactured Home Community	3.4 ha @ 14.5 <sup>4</sup> u/net ha	50	2.1
Condo Community	20.6 ha @ 20 u/net ha	412	17.3
<b>Total Population</b>		<b>7,559</b>	<b>100.0</b>
Single Family	1443 units @ 3.2 ppu	4,618	61.1
Multi-Family	472 units @ 2.4 ppu	1,133	15.0
Manufactured Home Community	50 units @ 3.2 ppu	160	2.1
Condo Community	412 units @ 4.0 ppu	1,648	21.8

- 1.5 In section 4.2.7,
  - a) Delete "6.810 residents" and replace it with "7,559 residents".
  - b) Delete "1,294" and replace it with "1,436".

<sup>3</sup> Assumes a blended density of the Residential General (RG) District and the Residential Small Lot (RS) District in the City's LUB. RS zoned development will not exceed 25% of the total single family area in accordance with the MDP. This is an approximate dwelling count that may change through more detailed calculations at the time of OP preparation.

<sup>4</sup> Based on density estimate from Creekside manufactured home community.

1.6 Delete Table 4 in its entirety and replace with the following:

*Table 4- Student Generation*

<b>Total Students</b>	<b>19.0% of Area Population<sup>5</sup></b>	<b>1,436</b>
<b>Public School Students</b>	<b>66% of Total Students</b>	<b>948</b>
Grades K-8	948 @ 70% of PS students	664
Grades 9-12	948 @ 30% of PS students	284
<b>Catholic School Students</b>	<b>32% of Total Students</b>	<b>460</b>
Total K-8	460 @ 70% of CS students	322
Total 9-12	460 @ 30% of CS students	138
<b>Francophone School Students</b>	<b>2% of Total Students</b>	<b>29</b>
Total K-8	29 @ 70% of FS Students	20
Total 9-12	29 @ 30% of FS Students	9

1.7 In section 4.3.1, delete "9.2 ha" and replace it with "9.3 ha".

1.8 In section 5.1.6,

- a) Delete "three (3)" and replace it with "four (4)".
- b) Delete " and Pinnacle Drive" and replace it with ", Pinnacle Drive and 89<sup>th</sup> Avenue".

1.9 In section 5.2.2, delete " and 84 Avenues" and replace with ", 84 and 89 Avenues".

1.10 Delete Maps 3 and 5 to 9 in their entirety and replace them with Maps 3 and 5 to 9 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.

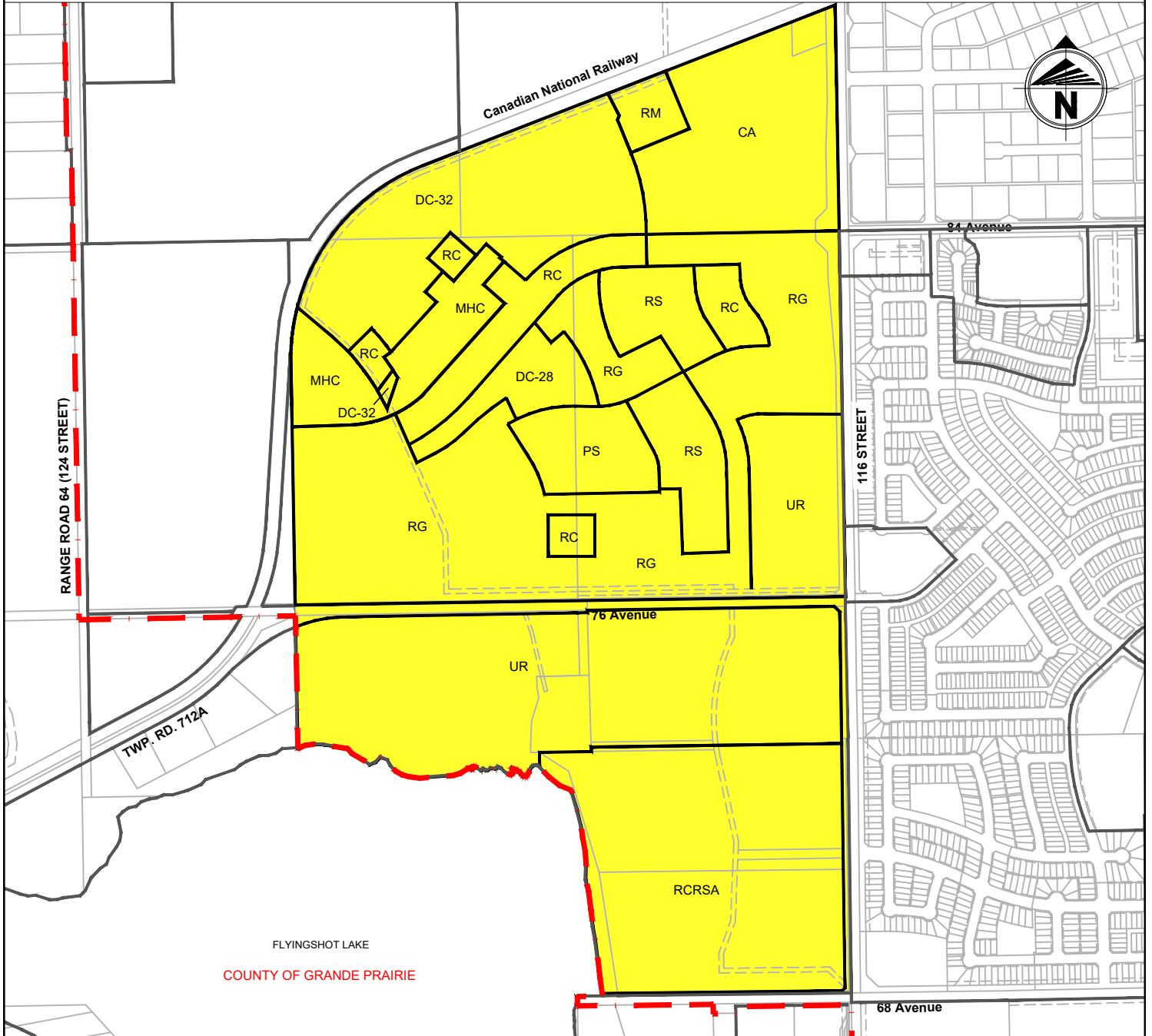
**READ** a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

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

<sup>5</sup> Based on the current City population of 63,166 (2016 federal census), and total September 2016 City school enrolment of 12,002.

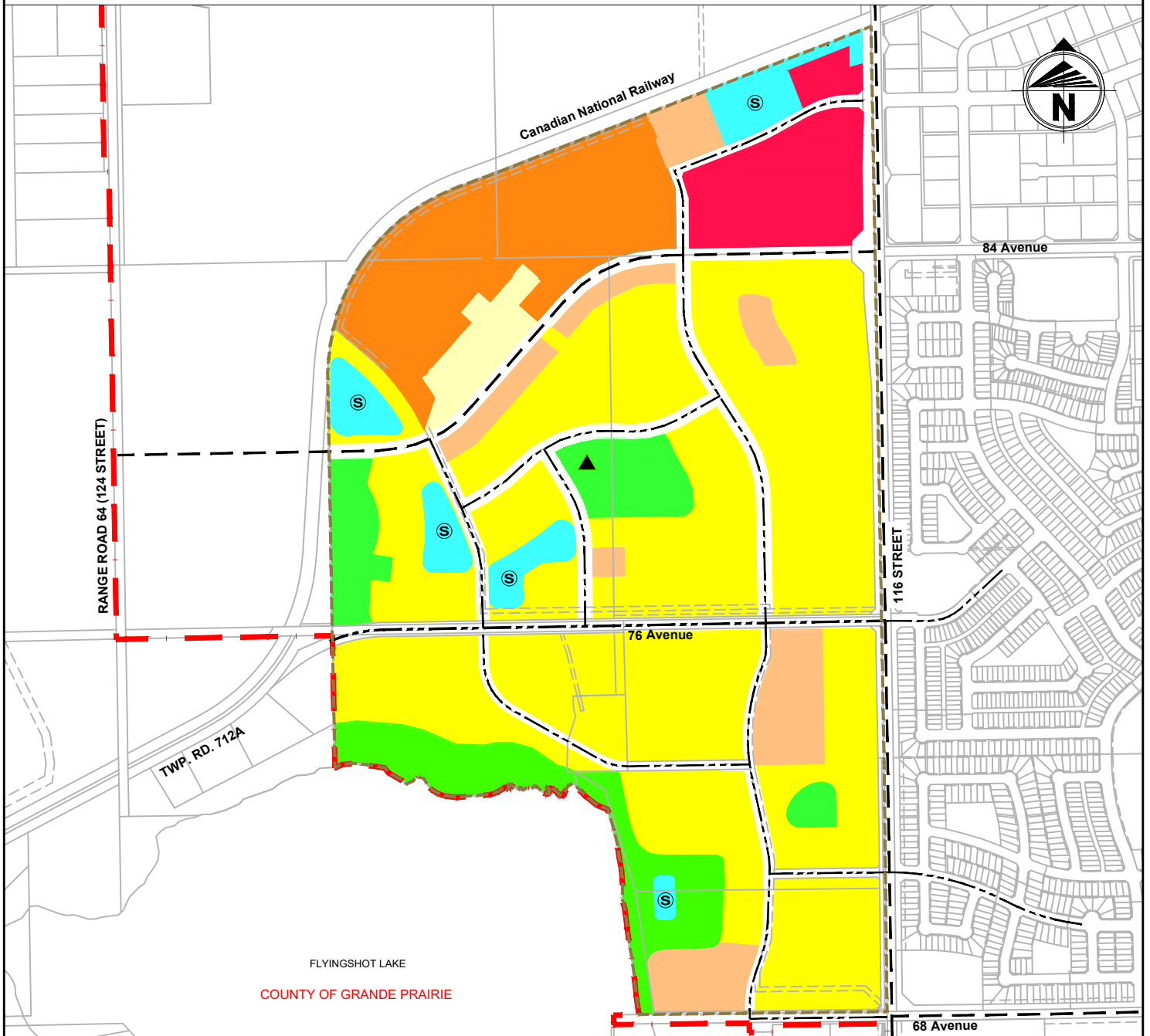
# Map 3 - Zoning



## Legend

- City Boundary
- Area Structure Plan Amendment Area
- CA ARTERIAL COMMERCIAL DISTRICT
- DC-28 DIRECT CONTROL DISTRICT
- DC-32 DIRECT CONTROL DISTRICT
- MHC MANUFACTURED HOME COMMUNITY
- PS PUBLIC SERVICE
- RC COMBINED DENSITY RESIDENTIAL
- RCRSA COUNTY RESIDENTIAL DISTRICT
- RG GENERAL RESIDENTIAL DISTRICT
- RM MEDIUM DENSITY RESIDENTIAL
- RS SMALL LOT RESIDENTIAL
- UR COUNTY URBAN RESERVE

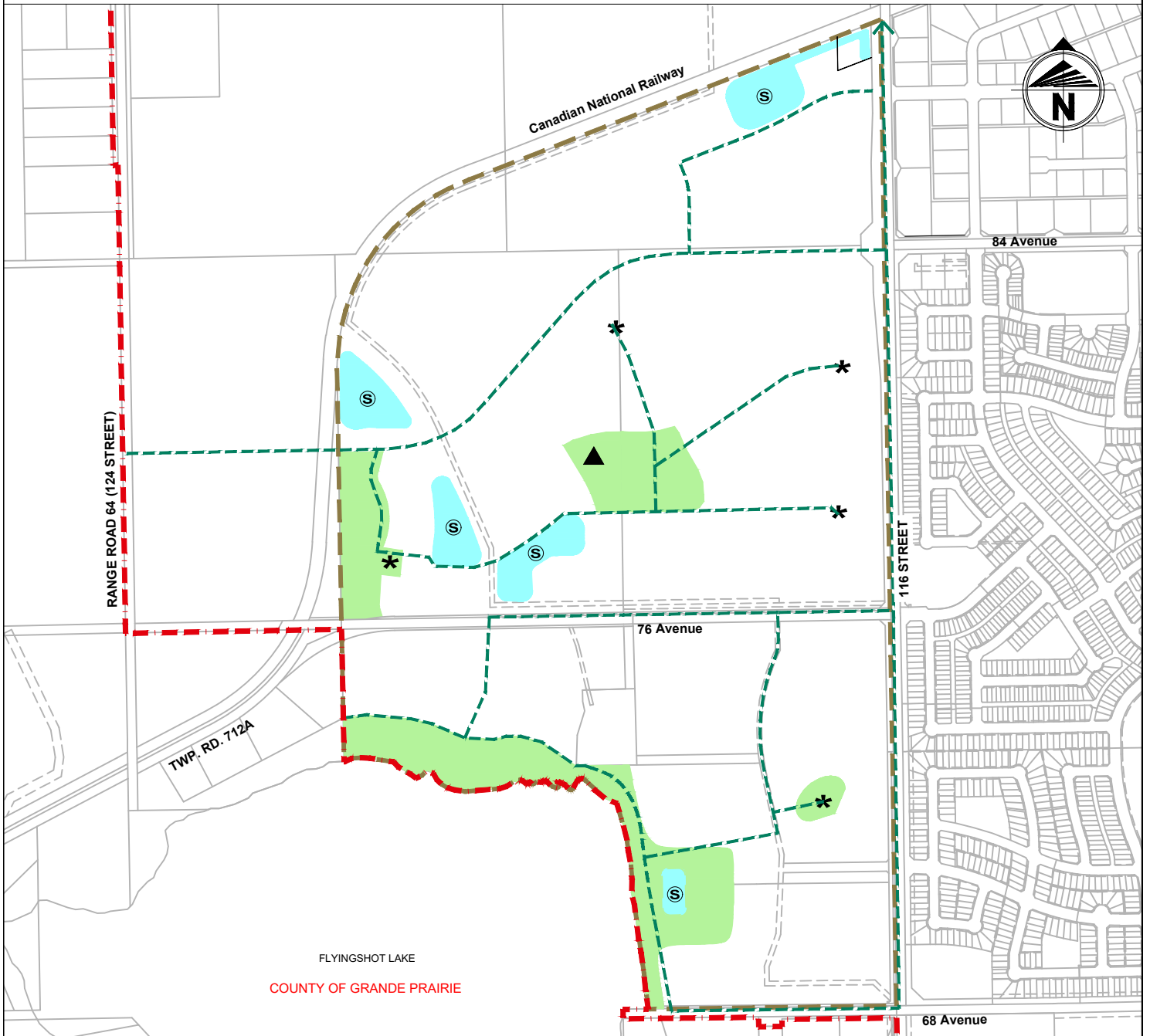
# Map 5 - Development Concept



## Legend

- |  |   |  |  |
|--|---|--|--|
|  City Boundary             |  Green Space       |  Residential Condo Community    |  Plan Area Boundary |
|  Multi-Family Residential  |  Residential (MHC) |  Stormwater Management Facility |  Arterial Road      |
|  Single Family Residential |  Commercial        |  |  Collector Road     |
|  |   |  |  School             |

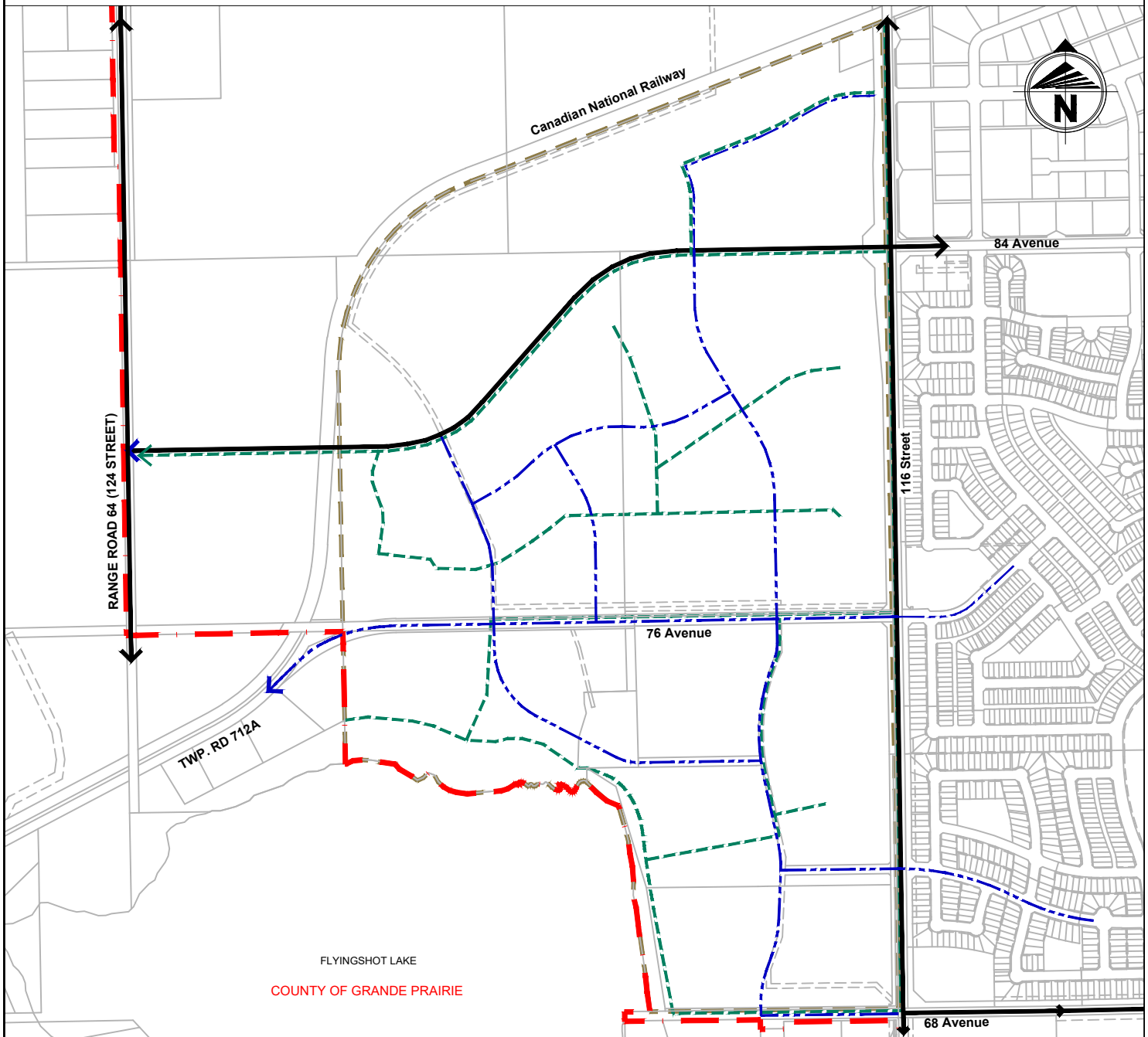
# Map 6 - Open Space



## Legend

- City Boundary
- Plan Area Boundary
- Green Space
- Walking Trail
- S Stormwater Management Facility
- School
- \* Neighbourhood Park

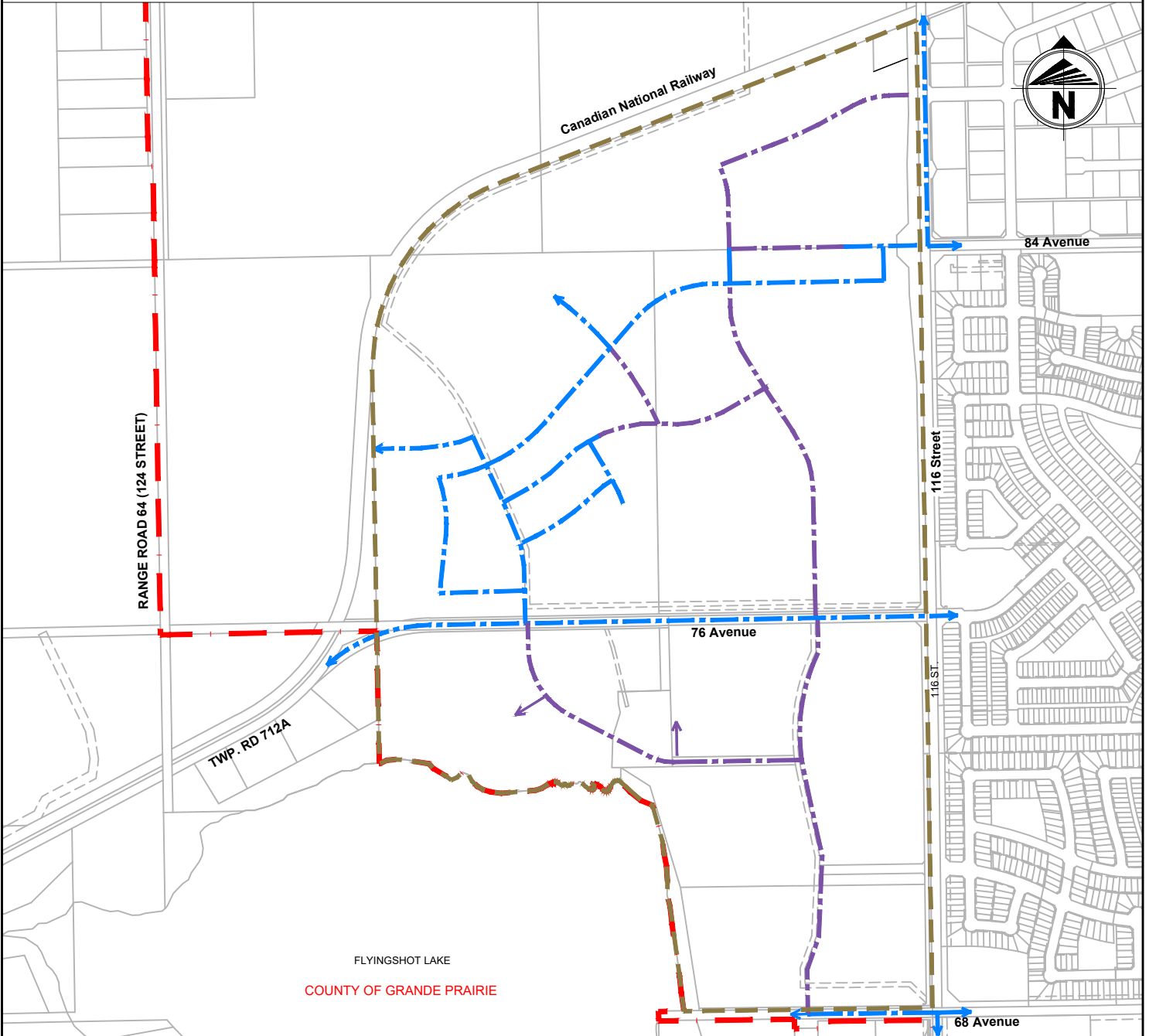
# Map 7 - Transportation Network



## Legend

- - - City Boundary
- - - Plan Area Boundary
- Arterial Road
- - - Collector Road
- - - Walking Trail

# Map 8 - Water Service

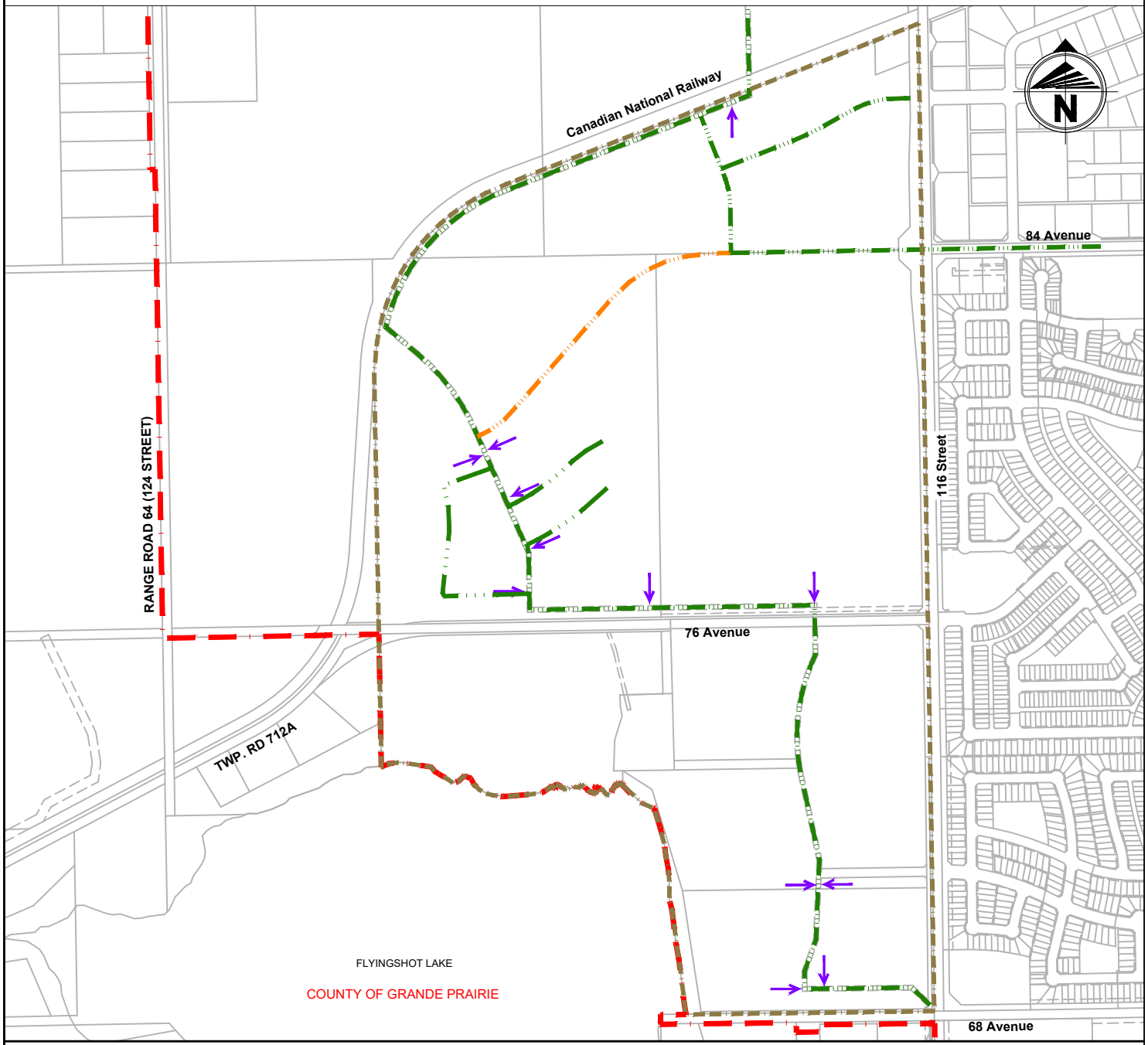


## Legend

- - - City Boundary
- - - Plan Area Boundary
- - - Proposed Water System
- - - Existing Water System



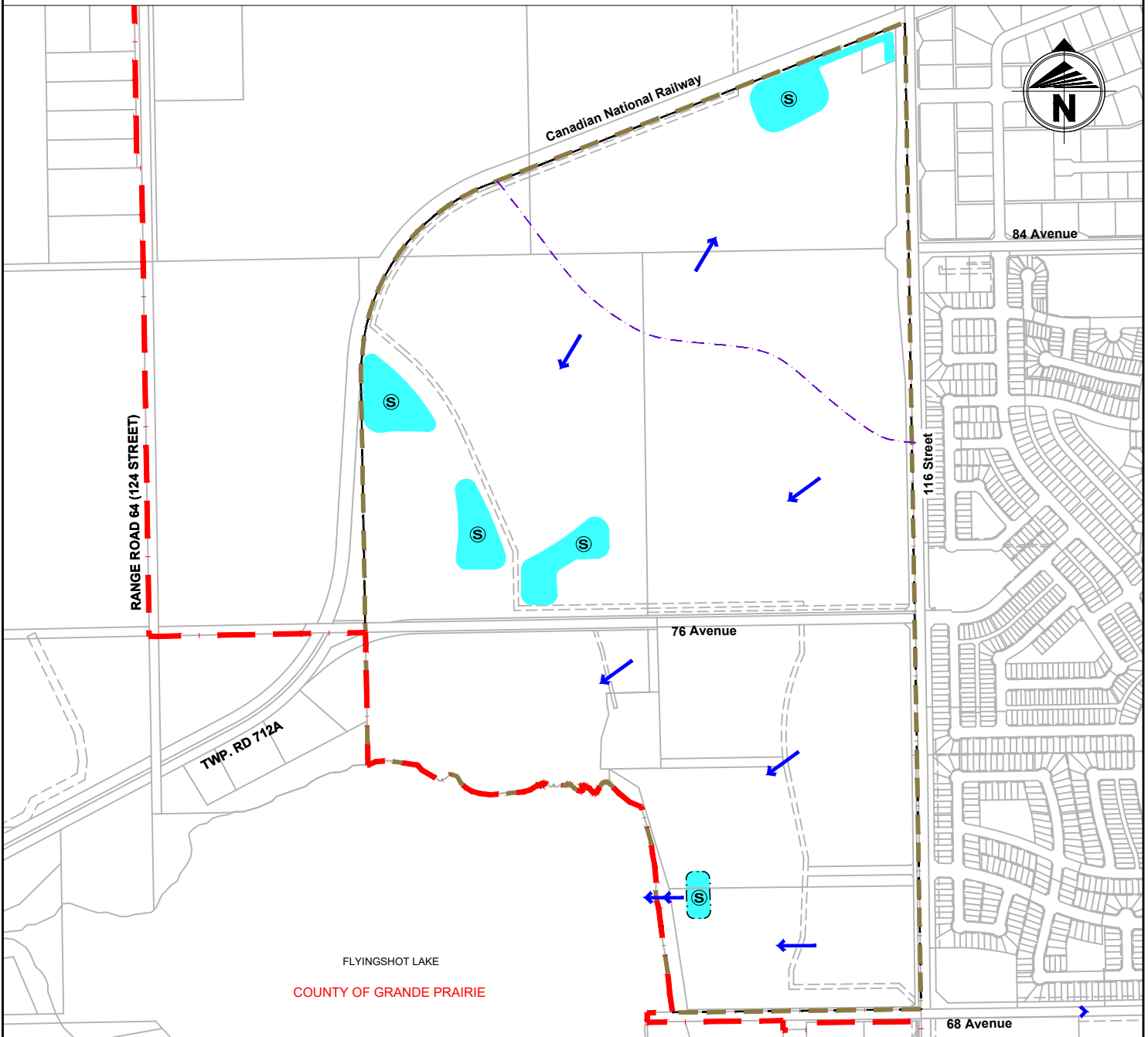
# Map 9 - Sanitary Service










## Legend

- - - City Boundary
- - - Plan Area Boundary
- - - Possible Future Relief
- - - Existing Sanitary Sewer
- ➔ Potential Sanitary Connections

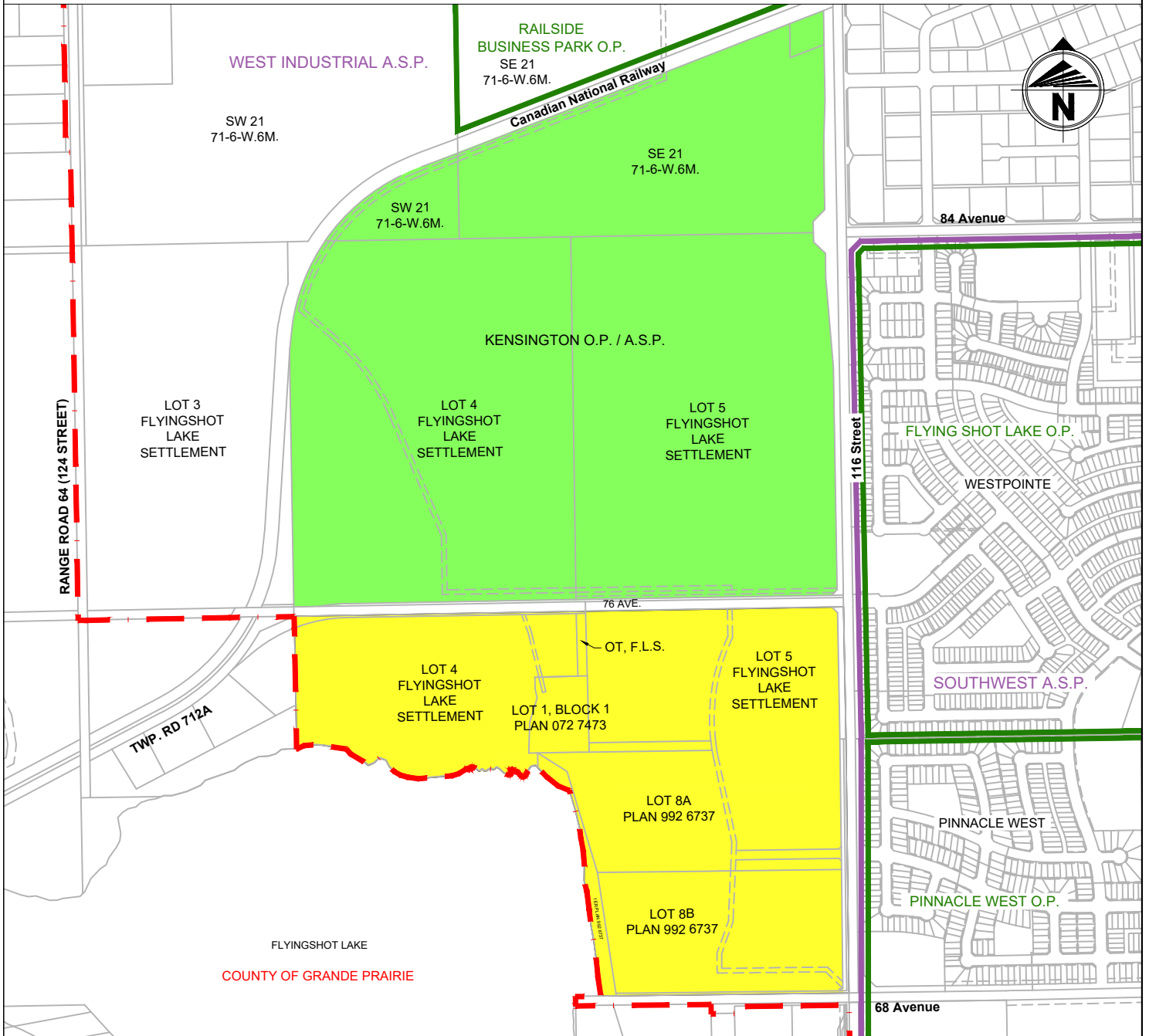
# Map 10 - Stormwater Management






## Legend

-  City Boundary
-  Plan Area Boundary
-  Catchment Area
-  Drainage Area Summit
-  Stormwater Management Facility
-  Direction of Flow
-  Discharge Point

# Map 11 - Outline Plan Areas



## Legend

-  City Boundary
-  Outline Plan Areas (Existing)
-  Outline Plan Areas (Proposed Addition)