

CITY OF GRANDE PRAIRIE

BYLAW C-1482

**A Bylaw to adopt the
Royal Oaks North Outline Plan**

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 "Royal Oaks North Outline Plan" Bylaw.
2. The Royal Oaks Outline Plan, attached as Schedule "A", is adopted as an area structure plan for part of the NW 35-71-6-W6M pursuant to Section 633 of the *Municipal Government Act*, RSA 2000, c. M-26.

EFFECTIVE DATE

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

READ a first time this 24 day of February, 2025.

READ a second time this 24 day of February, 2025.

READ a third time and finally passed this 24 day of February, 2025.

"J. Clayton" (signed)

Mayor

"A. Van Beekveld" (signed)

Acting City Clerk



CITY OF GRANDE PRAIRIE
Development Services Department

**ROYAL OAKS NORTH
OUTLINE PLAN**

Bylaw C-1482

NW 35-71-6 W6M

Date: February 24, 2025

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1. INTRODUCTION

1.1 Purpose of Plan

- 1.1.1 The Royal Oaks 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 northwest Grande Prairie for residential purposes.
- 1.1.2 This OP has been prepared in accordance with Policy 15.6 of the City of Grande Prairie Municipal Development Plan C-1462. As required by this policy, the Plan addresses the following:
- a) Physical features and development constraints;
 - b) Future land use and development concept, including lot layout;
 - c) Proposed transportation network, including the approximate alignment of future arterial, collector and local roads;
 - d) Disposition of municipal reserve;
 - e) Proposed servicing for the area; and
 - f) Intended phasing of development.

1.2 Plan Area Location

- 1.2.1 This OP applies to 63.5 ha of land that is bounded to the north by 132 Avenue and to the west by 108 Street as indicated in Map 1.
- 1.2.2 The Royal Oaks neighbourhood is located to the south of the subject land, while the lands to the north have been developed, lands to the west and east are currently in agricultural use but are all proposed for future residential development.

1.3 Ownership and Dispositions

- 1.3.1 As outlined in Table 1, the Plan area consists of two parcels totaling 63.5 ha. There are no encumbrances on title that affect the future development of the subject lands.

Table 1 – Plan Area Composition

Legal	Owner	Area (ha)
NW 35-71-6-W6M	Diamond Head Enterprises Ltd.	54.7
Pt. NW 35-71-6-W6M	L. and D. Larsen	8.5
Road Plan 942-2351	City of Grande Prairie	0.3
TOTAL		63.5

1.4 Policy and Regulatory Context

- 1.4.1 The Royal Oaks North OP has been prepared in accordance with the requirements of the Grande Prairie Municipal Development Plan (MDP) C-1462. This OP is consistent with MDP policies respecting the utilization of spare servicing capacity and the development of an efficient land use pattern.
- 1.4.2 This OP is also guided by the policies and development concepts contained in the Northridge ASP. This OP is at variance with this ASP, warranting an amendment as outlined in Section 4.2.
- 1.4.3 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

- 1.5.1 As illustrated in Map 2 the Plan area is predominantly farmland. The northwest portion of the Plan area is characterized by a low marsh area of approximately 11 ha in size. Although predominantly in its natural state, a portion of this wetland located on the parcel identified as the 'Larsen Property' has been the subject of peat excavation, creating a water body in this area. Current development is limited to a farm site on the 'Larsen Property'.
- 1.5.2 Map 3 shows that the Plan area is characterized by relatively flat topography, with elevations ranging from 673 m at the northeast corner to 665 m at the southwest corner and the marsh area. Generally, the north 60% of the Plan area drains to the marsh, while the remainder drains to the southwest.

2. DEVELOPMENT PLAN

2.1 Plan Objectives

- 2.1.1 The Royal Oaks North OP is intended to achieve the following objectives:
- a) To provide an overall framework for future residential and open space development in northwest Grande Prairie that is compatible with development located on, or proposed for, adjacent lands;
 - b) To provide for the development of an attractive residential neighbourhood;
 - c) To develop a safe and efficient transportation network that meets the needs of passenger vehicles, pedestrians, cyclists, and public transit; and
 - d) To develop an efficient municipal servicing and phasing system for the Plan area.

2.2 Development Concept

2.2.1 General

- a) The proposed land use concept for the Royal Oaks 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 predominantly for low density residential use. As indicated in Table 2, the net developable area available is approximately 63.2 hectares.

Table 2 – Land Use Summary

Land Use	NW 35 (ha)	Pt. NW 35 (ha)	Total (ha)	Percent
Gross Area	55.00	8.50	63.50	
Less Road Plan 942-2351	0.29	0.00	0.29	
Net Developable Area	54.71	8.50	63.21	100.00
Residential	29.63	0.00	29.63	46.90
Low Density Residential	25.95	0.00	25.95	41.10
Medium Density Residential	3.68	0.00	3.68	5.80
Open Space	7.02	0.00	7.02	11.10
Neighbourhood Parks	0.74	0.00	0.74	1.20
School Sites	6.28	0.00	6.28	9.90
Roads	13.21	0.67	13.88	22.00
Road Widening	0.93	0.67	1.60	2.50
Internal Roads	12.28	0.00	12.28	19.50
Utilities	4.85	2.19	7.04	11.10
Storm Pond	4.53	2.19	6.72	10.60
Public Utility Lots	0.32	0.0	0.32	0.50
Church	0.00	5.64	5.64	8.90

2.2.2 **Residential Development**

- a) The largest single land use in the Plan is single family residential development, totaling approximately 26 ha and occupying 41% of the Plan area. The majority of the single-family lots are to have a minimum lot width of 12.19 m, totaling 535 units as outlined in Table 3. A tentative lotting plan is provided in Map 5.

Table 3 – Population and Student Generation

Population Generation		
Low Density Units	25.95 ha @ 430.5 m ² min. lot size	603 units
Low Density Population	603 units @ 3.2 ppu	1930
Medium Density (MD) Units	3.68 ha @ 50 units/ha	184 units
Medium Density (MD) Population	184 units @ 1.7 ppu	313
Total Population		2243
Student Generation¹		
Total Students	20.5% of Population	460
Total Public	62.2% of Total Students	286
Total Separate	37.8% of Total Students	174
Public School Students		
Total Students		286
Total K-9	74.6% of Students	213
Total 10-12	25.4% of Students	73
Separate School Students		
Total Students		180
Total K-9	80.7% of Students	145
Total 10-12	19.3% of Students	35

- b) Two medium density multi-family nodes are also proposed for the Plan area, one 1.7 ha site located adjacent to the north school site and 132 Avenue, and another 2.0 ha site at the east entrance to the neighbourhood. Assuming a density of 50 units per hectare, 184 units may be accommodated at these locations.

¹ Based on school enrolments as of September 29, 2006.

- c) As illustrated in Table 3, it is anticipated that a total of 787 units and 2243 residents may be accommodated in the Plan area, with 460 estimated to be of school age. Overall, the area will accommodate an average residential density of 14.38 units and 41 persons per net developable hectare².

2.2.3 Church Site

- a) The portion of the Plan area referred to as the 'Larsen Property' has recently been purchased for the development of a church, and a site of approximately 5.6 ha has been identified on the west side of the Plan area for this purpose. The actual size of the site will be determined at the time of detailed engineering design and survey, however, as it will be dependent on the amount of land required for stormwater management purposes.

2.2.4 Open Space

- a) The following is a detailed breakdown of municipal reserve allocation as illustrated in Map 6:
 - i) A 4.18 ha parcel of land is allocated in the southeast corner of the Plan area to accommodate a portion of a proposed joint school site in accordance with the Northridge ASP. A 2.10 ha parcel is also allocated in the northeast portion of the Plan area to accommodate a proposed elementary school site.
 - ii) Two neighbourhood parks, averaging 0.36 ha in size is to be provided in the Plan area. The furnishing of these parks will be discussed in detail in the Parks Design Report.
- b) It should be noted that the MR dedication for the Plan area is approximately 11% of the total available in the Plan area, which exceeds the 10% maximum provided in the *Municipal Government Act* by 0.70 ha. This is attributable to the school site allocation and a lack of reserve dedication on the Larsen property due to the nature of the development proposed. As outlined in Table 4, the NW 35 is over dedicated by 1.55 ha. Although the 0.85 ha amount may be recovered from the owners of the Larsen property at such time as it is subdivided, it is also necessary that

² For the purpose of this calculation, the 'Larsen Property' has been excluded from the Net Developable Area as no permanent residents will be located on the property. The Net Developable Area is therefore limited to 54.71 ha.

the City compensate the owner of the NW 35 for the additional 0.70 ha owed that is directly attributed to the provision of the school sites.

Table 4 – Municipal Reserve Allocation

	NW 35	Pt NW 35	Total
Reserve Allocation (ha)	7.02	0.00	7.02
Reserve Owing (10% of Area) (ha)	5.47	0.85	6.32
Percent of Developable Area	12.80	0.00	11.10
Over/Under Dedication (ha)	+1.55	-0.85	+0.70

3. INFRASTRUCTURE

3.1 Transportation Network

3.1.1 As illustrated in Map 7, the Plan area is served by two arterial roadways: 132 Avenue to the north and 108 Street to the west. Both of these roads are currently developed to a four-lane divided arterial standard. In order to accommodate the eventual upgrading of these roads, lands along the north and west 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 measures.

3.1.2 Major collector access to the Royal Oaks North area is provided from 108 Street at 128 Avenue, from 132 Avenue at 104A Street, and via 105 Street from Royal Oaks to the south. 128 Avenue also bisects the centre of the Plan area, linking to 108 Street to the west and the Northridge neighbourhood to the east. The balance of the Plan area is to be served by a network of local roads.

3.1.3 The 'Larsen Property' currently obtains access directly from 108 Street, and it is assumed that direct access to this site will remain once the site is developed for a church. It is anticipated that this access will be located approximately 300m south of 132 Avenue, but will be confirmed through the preparation of a Traffic Impact Assessment prior to development of the church site. An alternative access (requiring OP amendment) internal to the subdivision is shown in Map 7 should the Larsen property be amended and developed under a different land use. Access to 108 Street will be reviewed by the City at the time of OP amendment.

3.1.4 Accommodation for pedestrians and cyclists is provided through the development of an asphalt trail and concrete sidewalk network that provides connections to trails along 132 Avenue and 108 Street. Internal connections are also provided to the school sites in accordance with the Northridge ASP.

3.2 **Water Distribution**

3.2.1 There are three main water feeds to the Plan area. The first connection of the water system will be to an existing 300mm diameter PVC main installed as part of the Royal Oaks Phase 5B development. This main is currently stubbed at the SW corner of the subject land. The second connection will be to a 150mm diameter PVC watermain at the north limit of the existing 105 Street. This main was installed as part of the Royal Oaks Phase 5D development. The final connection is a 300mm diameter PVC main and will be on the east limit of the subject land at 128 Avenue. No development or piping exists in this area at this time, but it is anticipated that this infrastructure will exist prior to Royal Oaks North phasing in this area. The proposed watermain system for the area is outlined in Map 8.

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

3.3 **Sanitary Sewer**

3.3.1 Sanitary sewer flows for the subject land will all be collected through a 450mm diameter main aligned internally through the subdivision. Ultimately, this sanitary main will also accommodate the lands to the north (SW 2-72-6-W6M) and approximately two thirds of the lands to the northwest (SE 3-72-6-W6M). The internal network of piping will consist of a series of 200mm diameter mains. The proposed sanitary sewer system for the Plan area is illustrated on Map 9.

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

3.4 **Stormwater Management**

3.4.1 A portion of the stormwater flows from the subject lands can be accommodated through the existing Royal Oaks storm sewer system. The southwest portion of the development will flow through existing storm mains and into the Royal Oaks storm retention pond. The remainder of the storm flows will utilize a wet pond constructed as part of the Royal Oaks North

development. This pond will also be sized to handle flows from the lands to the north (SW 2-72-6-W6M). This storm facility will be located in the centre of the subject land and is currently a low-lying area which cannot be used for agricultural or development purposes. Engineered fill shall be applied to that portion of the wetland that is to be redeveloped for residential purposes to ensure that it is suitable for development³. The redevelopment of the wetland for stormwater management purposes is in the process of being approved by Alberta Environment and will be the subject of compensation to the Department⁴. The wet pond will be constructed in the second phase of the development, as a result, only the rezoning of Phase 1 will be permitted by the City until such time as this pond is developed. The proposed storm sewer system for the Plan area is illustrated on Map 10.

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

3.5 **Shallow Utilities**

- 3.5.1 All shallow utilities (natural gas, power, telephone) are to be extended into the Plan area by the individual franchise holders as required. The right-of-way for the existing natural gas pipeline located on the north side of the Plan area shall be incorporated into the widened 132 Avenue road right-of-way.
- 3.5.2 In accordance with City policy, with the exception of 25 kV and higher feeder lines, any overhead distribution lines located adjacent to residential areas will be installed underground at the developers expense.

4. **IMPLEMENTATION**

4.1 **Phasing**

- 4.1.1 A tentative phasing plan is provided in Map 11. It is intended that development of the subject lands start at the west side of the Plan area in order to take advantage of service and access connections from Royal Oaks. Development will then proceed to the north and south as conditions warrant.

³ In addition, the specific sizing of that portion of the wet pond located on the 'Larsen Property' will be confirmed through detailed engineering design. As noted in Section 2.2.3, the storm pond requirements will determine the developable area available for the church site.

⁴ At the time of writing of this outline plan, the amount of compensation has been determined and development approvals from Alberta Environment are forthcoming.

4.1.2 Notwithstanding the above, the north school site may be developed in advance of Phase 4 subject to the agreement of the owner, the City, the public and/or separate school board and Aquatera Utilities Inc. with respect to the provision of access and services.

4.2 **Statutory Plan Amendments**

4.2.1 The Northridge ASP was approved in August 1999 and subsequently amended in May 2002. In order to accommodate this OP, however, additional amendments were required as follows:

- a) The proposed collector road network is at variance with that shown in the ASP as the intersection of the east-west collector (128 Avenue) with 108 Street is provided at a point further to the south than is shown in the ASP.
- b) The size and configuration of the medium density residential illustrated adjacent to the east-west collector has been changed, and a second multi-family site has been added.
- c) The southerly portion of the 'Larsen Property' is being changed from low density residential to a church site.

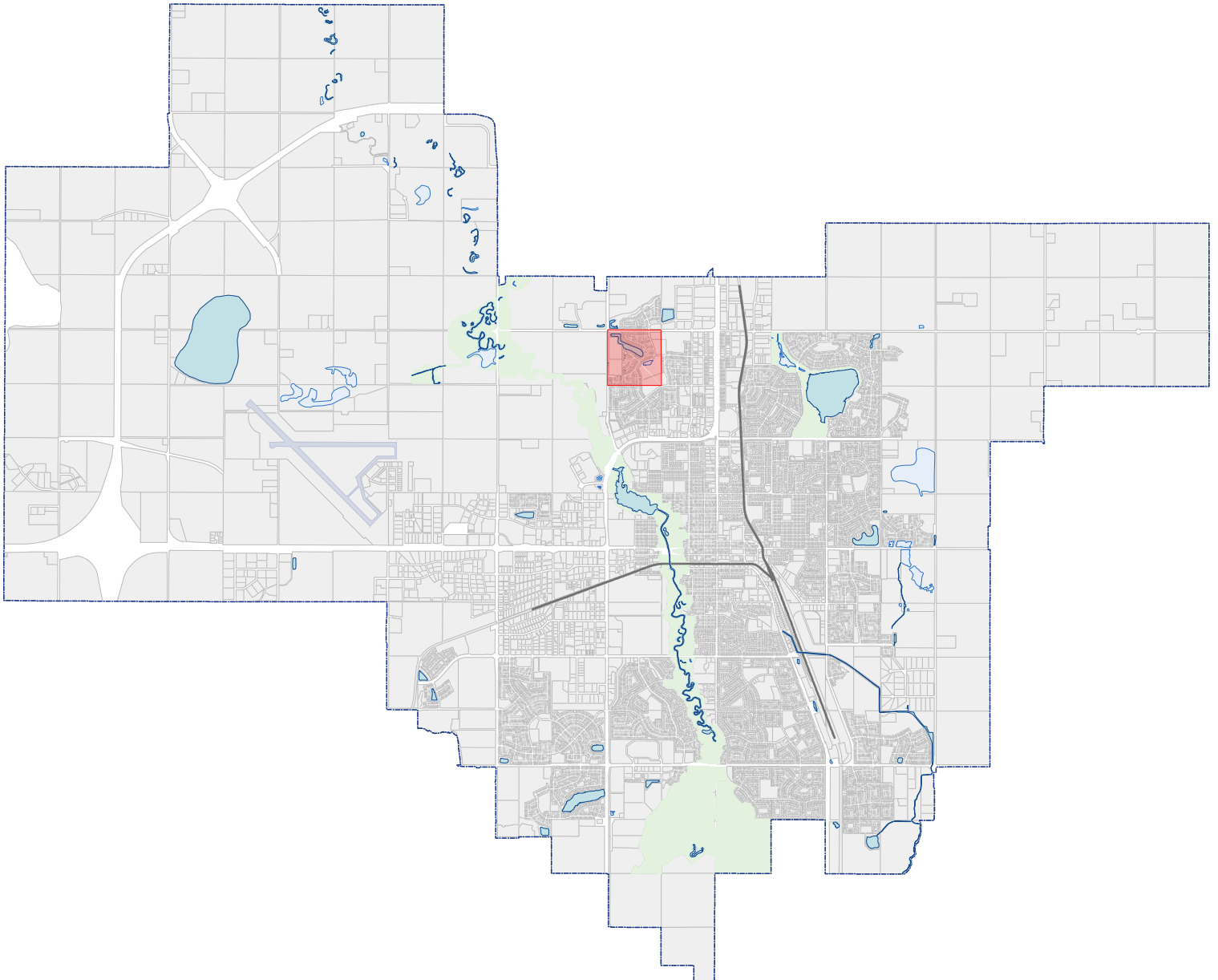
4.2.2 In addition, the access locations into the Plan area were at variance with the Hidden Valley ASP, which addressed future development on the west side of 108 Street. An amendment to this ASP was also required to address this issue.

4.3 **Proposed Zoning**

4.3.1 Proposed zoning for the Plan area is identified in Map 12. The areas slated for single family residential development will be zoned under the Residential General (RG), and Small Lot Residential (RS) District of the Land Use Bylaw. Medium Density (RM) zoning is proposed for the multi-family node located on the north side of the Plan area. The school and church sites will be zoned under the Public Service (PS) District. Due to the phasing of the storm pond, only the rezoning of Phase 1 will be made concurrently with OP approval. The rezoning of all other areas will be made in advance of subdivision.



Royal Oaks North Outline Plan Map 1 - Location



This map was prepared by the
GIS & ITS Department,
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Royal Oaks North Outline Plan Map 2 - Existing Conditions



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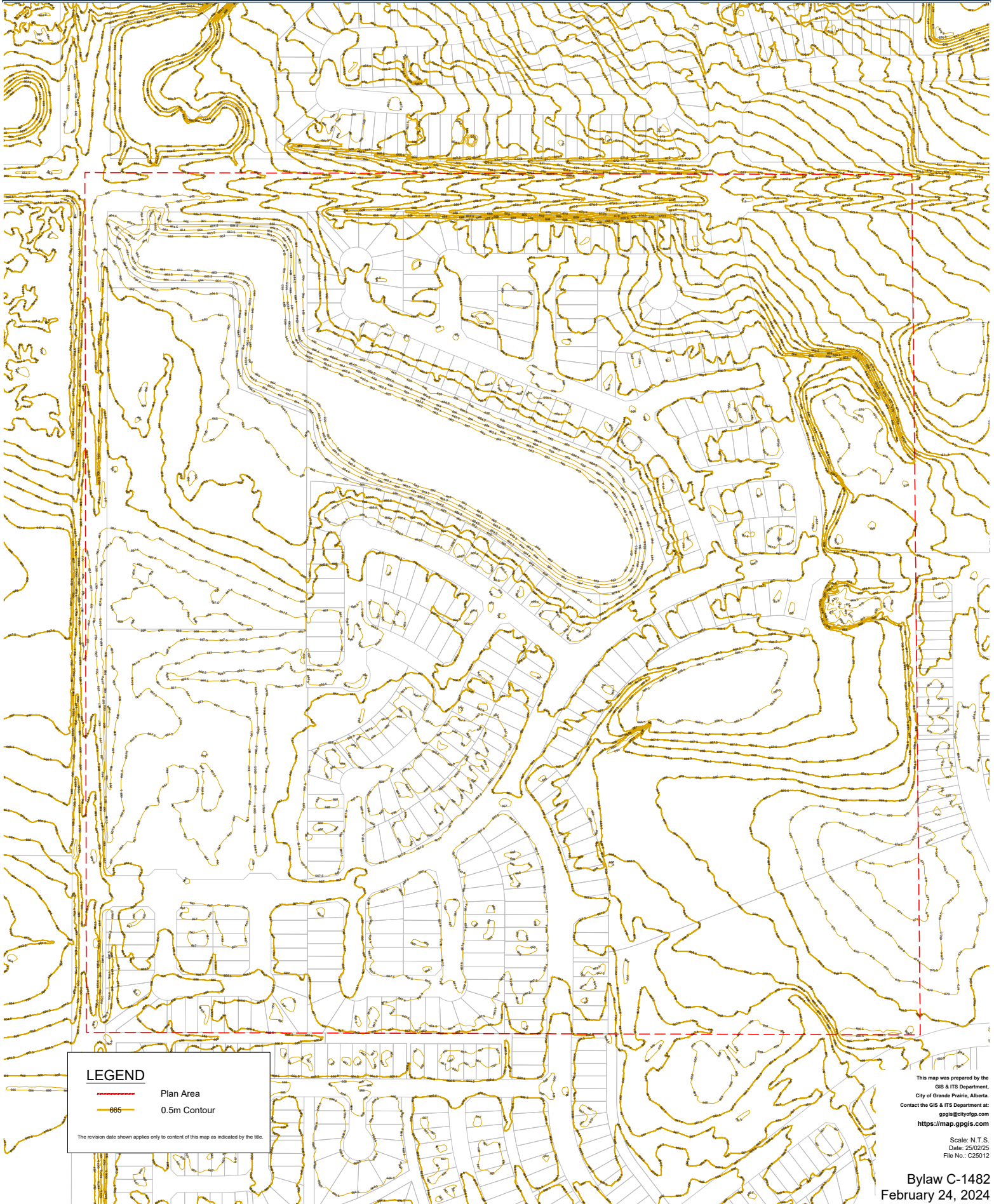
Bylaw C-1482
February 24, 2024

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Royal Oaks North Outline Plan

Map 3 - Topography



LEGEND

-  Plan Area
-  0.5m Contour

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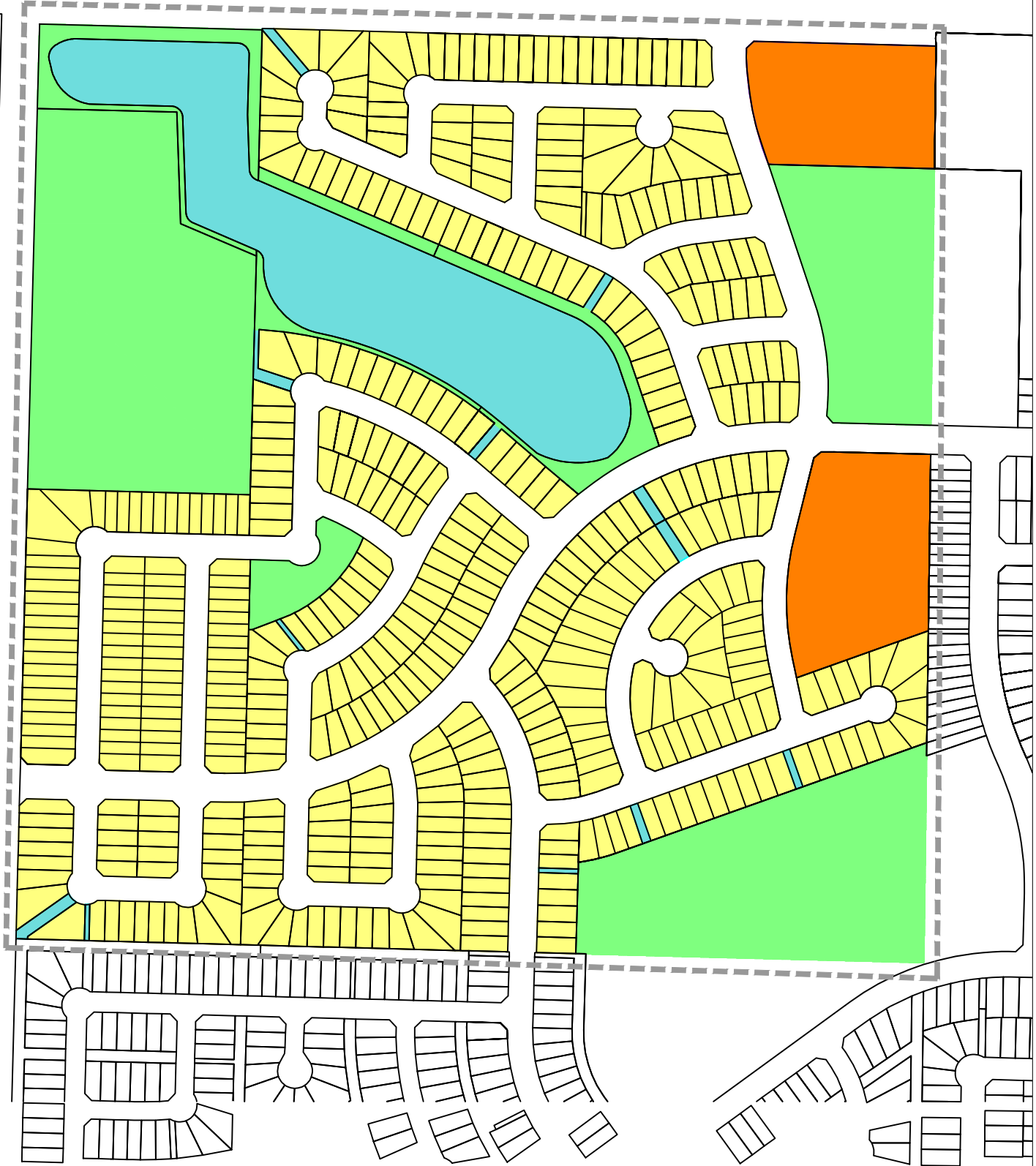
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Royal Oaks North Outline Plan

Map 4 Land Use



LEGEND

- | | | | |
|---|----------------------------|---|------------------|
|  | Plan Boundary |  | Green Space / MR |
|  | Low Density Residential |  | Storm Pond / PUL |
|  | Medium Density Residential | | |



Royal Oaks North Outline Plan Map 5 Tentative Lotting



LEGEND

----- Plan Boundary








Royal Oaks North Outline Plan

Map 6 Open Space

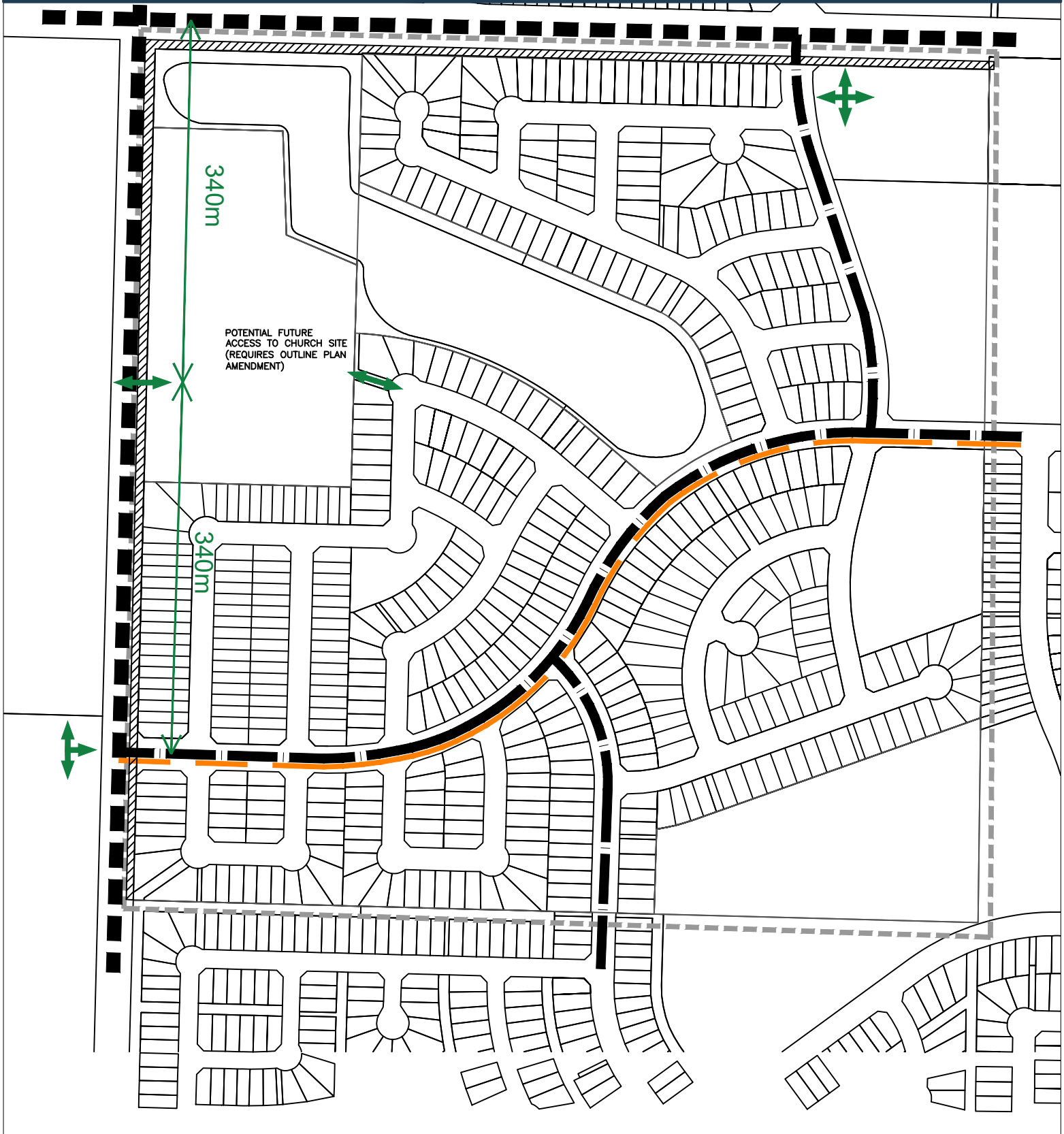


LEGEND

- | | | | |
|---|-------------------|---|---------------------------------|
|  | Plan Boundary |  | Neighbourhood Green Space (PUL) |
|  | Pedestrian Link |  | Storm Water Management (PUL) |
|  | Municipal Reserve | | |

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Royal Oaks North Outline Plan Map 7 Transportation



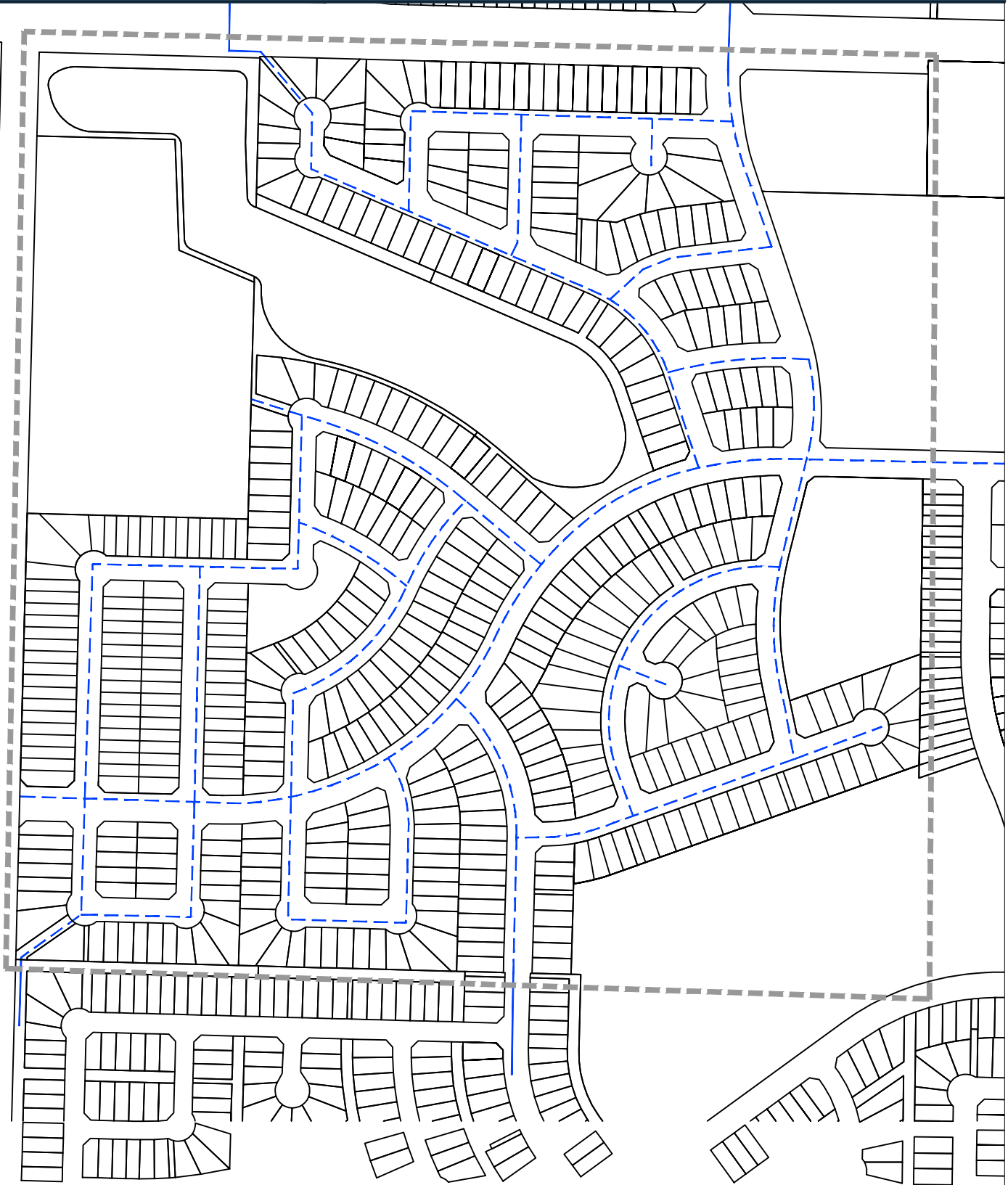
LEGEND

- | | | | |
|---|---------------|---|-------------------------|
|  | Plan Boundary |  | Road Widening |
|  | Arterial |  | Potential Transit Route |
|  | Collector |  | All Directional Access |
|  | Lane | | |




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Royal Oaks North Outline Plan Map 8 Water System



LEGEND

-  Plan Boundary
-  Proposed Water Lines
-  Existing System




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Royal Oaks North Outline Plan Map 9 Sanitary Sewer



LEGEND

-  Plan Boundary
-  Proposed Sewer Lines
-  Existing System




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Royal Oaks North Outline Plan Map 10 Storm Drainage



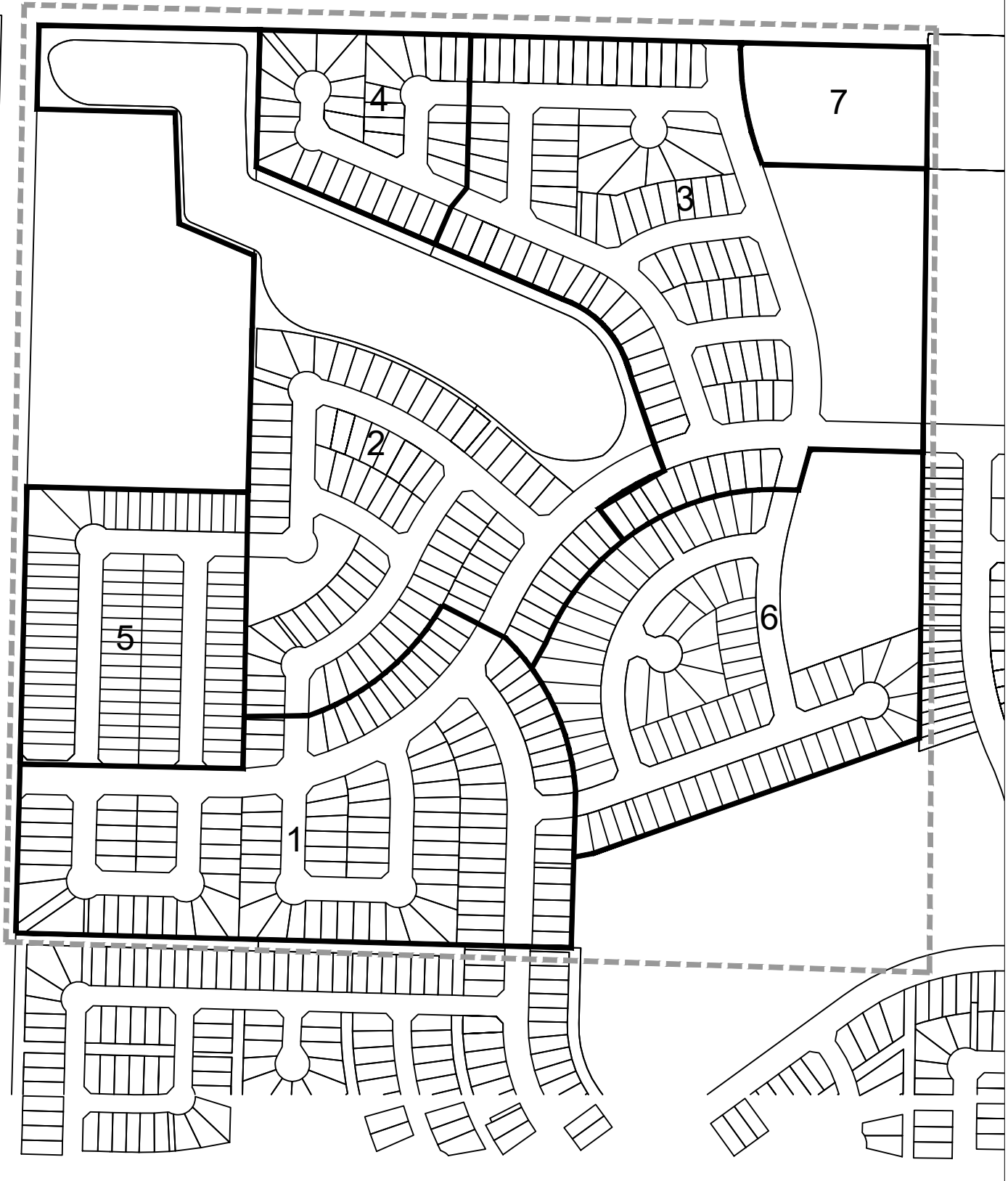
LEGEND

-  Plan Boundary
-  Proposed Storm Lines
-  Existing System


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Royal Oaks North Outline Plan Map 11 Phasing



LEGEND

-  Plan Boundary
- 1** Development Phase (Tentative)



Royal Oaks North Outline Plan Map 12 Zoning



LEGEND



Plan Boundary

RS

Small Lot Residential

RG

General Residential

RM

Medium Density Residential

PS

Public Service