

**CITY OF GRANDE PRAIRIE**

**BYLAW C-1411B**

**A Bylaw to amend Bylaw C-1411  
being the Riverstone Outline Plan**

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

1. Bylaw C-1411 is hereby amended as follows:

1.1 In Schedule "A",

1.1.1 Section 1,

a) Delete provision 1.3.1 in its entirety and replace it with the following:

"1.3.1 As identified in Table 1, the Riverstone Outline Plan area encompasses approximately 91.12 ha of land, consisting of approximately 13.5 ha of privately owned lands and 77.6 ha of municipally owned lands. No encumbrances have been identified that would constrain the orderly future development of the subject lands."

b) Delete "Table 1 Plan Area Composition" in its entirety and replace it with the following:

Table 1 Plan Area Composition

<b>Plan Area Ownership</b>	<b>Area</b>
Private Ownership	13.52 ha
Municipal Ownership	77.6 ha
<b>Total Land Area</b>	<b>91.12 ha</b>

1.1.2 Section 2,

a) Delete "Table 2 Land Use Summary" in its entirety and replace it with the following:

Table 2 Land Use Summary

Land Use	Lot 71 5814NY	Part NW 18	Part SW 19	Lot 1 992 2945	Lot 2PUL 992 2945	Plan 972 2052	Total Area (ha)	Percent of Total
<b>Gross Area</b>	<b>23.52</b>	<b>12.49</b>	<b>32.33</b>	<b>19.85</b>	<b>2.48</b>	<b>0.45</b>	<b>91.12</b>	
Less Greenway PUL	0.00	0.00	0.00	0.00	2.48	0.00	2.48	
<b>Net Developable Area</b>	<b>23.52</b>	<b>12.49</b>	<b>32.33</b>	<b>19.85</b>	<b>0.00</b>	<b>0.45</b>	<b>88.64</b>	<b>100.00</b>
<b>Residential</b>	<b>14.80</b>	<b>8.29</b>	<b>17.86</b>	<b>10.77</b>	<b>0.00</b>	<b>0.00</b>	<b>51.72</b>	<b>58.34</b>
Single Family	13.23	7.08	14.68	8.59			43.58	49.16
Multi-Family	1.57	1.21	3.18	2.18			8.14	9.18
<b>Open Space</b>	<b>0.66</b>	<b>0.00</b>	<b>4.36</b>	<b>3.40</b>	<b>0.00</b>	<b>0.00</b>	<b>8.42</b>	<b>9.49</b>
Neighbourhood Parks	0.66		1.06	0.00			1.72	1.94
School Site	0.00		3.30	3.40			6.70	7.55
<b>Roads</b>	<b>7.01</b>	<b>3.39</b>	<b>9.16</b>	<b>5.07</b>	<b>0.00</b>	<b>0.45</b>	<b>25.08</b>	<b>28.29</b>
Road Widening	0.59	0.00	0.00	0.00		0.02	0.61	0.68
Internal Roads	6.42	3.39	7.33	5.07		0.43	22.64	25.54
Arterial Roads	0.00	0.00	1.83	0.00		0.00	1.83	2.06
<b>Public Utility Lot</b>	<b>1.05</b>	<b>0.81</b>	<b>0.95</b>	<b>0.61</b>	<b>0.00</b>	<b>0.00</b>	<b>3.42</b>	<b>3.90</b>

b) Delete provision 2.2.2.2 in its entirety and replace it with the following:

"2.2.2.2.1 Where single-detached or semi-detached development is proposed on lots that do not back onto an arterial road, the minimum lot width shall be 11.0 m, with the majority of lots having a minimum width of 12.2 m.

2.2.2.2.2 Within each subdivision stage, the proportion of lots with a minimum width of 11.0 m shall be limited to maintain an appropriate mix of lot sizes and manage residential density in alignment with the Municipal Development Plan phasing framework.

2.2.2.2.3 Single-detached and semi-detached dwelling units may be permitted throughout the plan area, provided all lots meet applicable subdivision, servicing, and access requirements and comply with the City of Grande Prairie Land Use Bylaw."

- c) Delete "Table 3 Population and Student Generation" in its entirety and replace it with the following:

<b>Population Generation</b>		
SF Residential Land Area		43.58 ha
MF Residential Land Area		8.14 ha
Number of SF Units	Average 430.5 m <sup>2</sup> lot area Est. 40 units/ha	1,012
Number of MF Units		326
SF Population	1,012 units @ 3.2 ppu 326 units @ 1.7 ppu	3,238
MF Population		554
<b>Total Population</b>		<b>3,792</b>
<b>Student Generation</b>		
<b>Total Students</b>	20.1% of Population	<b>762</b>
Total Public	67.8% of Students	517
Total Separate	32.2% of Students	245
<b>Public School Students</b>		
<b>Total Students</b>		<b>517</b>
Total K-9	74.9% of Students	387
Total 10-12	25.1% of Students	130
<b>Separate School Students</b>		
<b>Total Students</b>		<b>245</b>
Total K-9	79.2% of Students	194
Total 10-12	20.8% of Students	51

- d) Provision 2.2.2.4:
- i) Replace 1,021 with 1,012;
  - ii) Replace 318 with 326;
  - iii) Replace 3,808 with 3,792;
  - iv) Replace 765 with 762;
  - v) Replace 15.3 to 15.1 and
  - vi) Replace 43.4 with 42.8.

1.1.3 Section 4, provision 4.3.1:

- a) after "Small Lot Residential (RS)" delete the "," and replace it with " and".
- b) Delete " and Combined Residential (RC)".

1.1.4 Delete Maps 2 to 12 and replace with Maps 2 to 12 attached as Schedule "A".

**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 \_\_\_\_\_, 2026.

**READ** a second time this \_\_\_\_ day of \_\_\_\_\_, 2026.

**READ** a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor

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

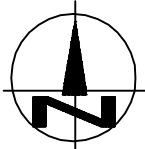
DRAFT

**CITY OF GRANDE PRAIRIE**

**BYLAW C-1411B**

**Schedule "A"**

DRAFT



EAGLE  
ESTATES

**LEGEND**

 **WOODY CREEK**

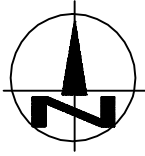
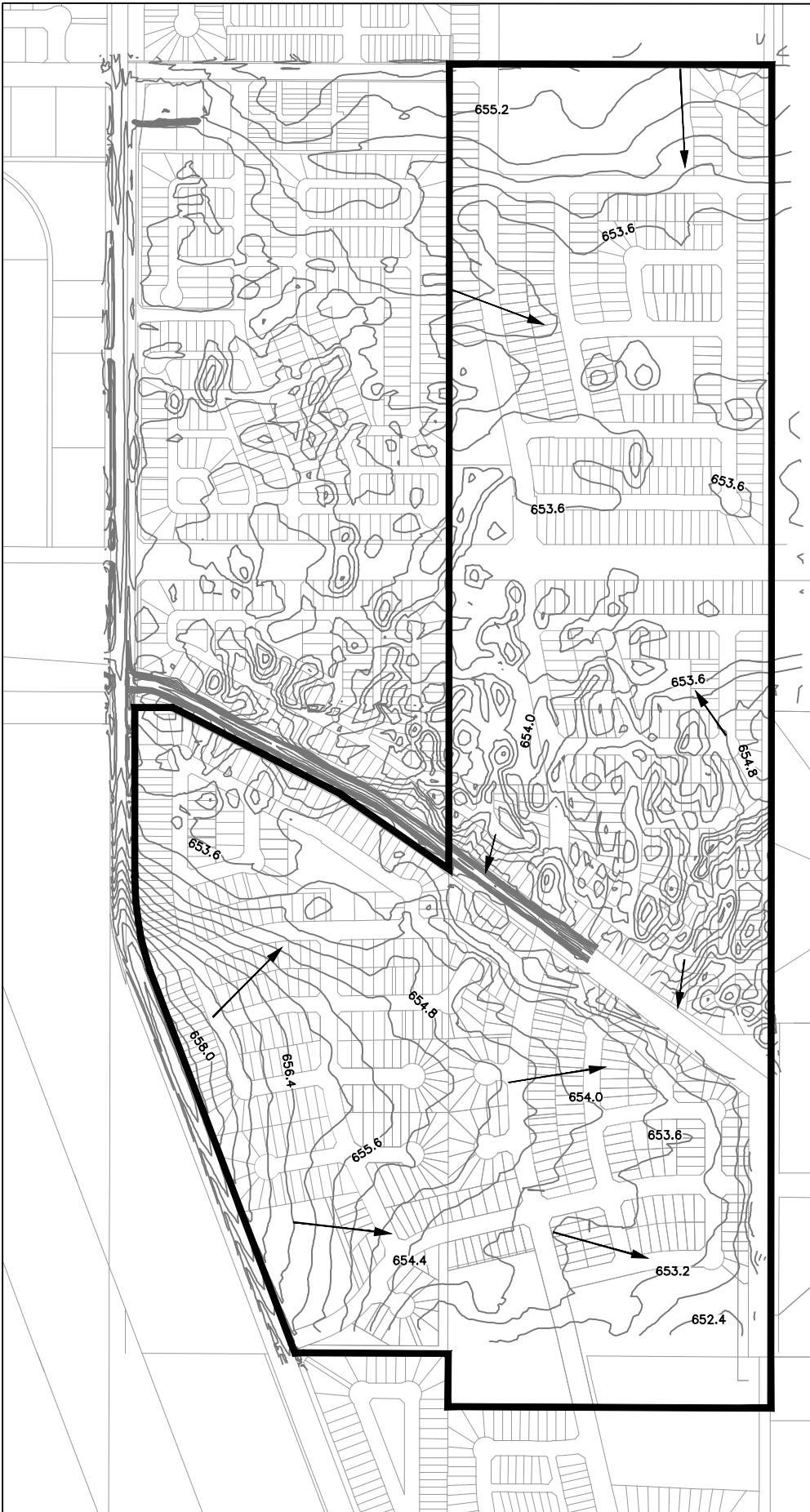
 **PLAN BOUNDARY**

**MAP 2  
EXISTING USE**

SCALE: N.T.S.

**RIVERSTONE OUTLINE PLAN  
CITY OF GRANDE PRAIRIE**

Bylaw C-1411B



**LEGEND**

654.0 ELEVATION

→ DIRECTION OF FLOW

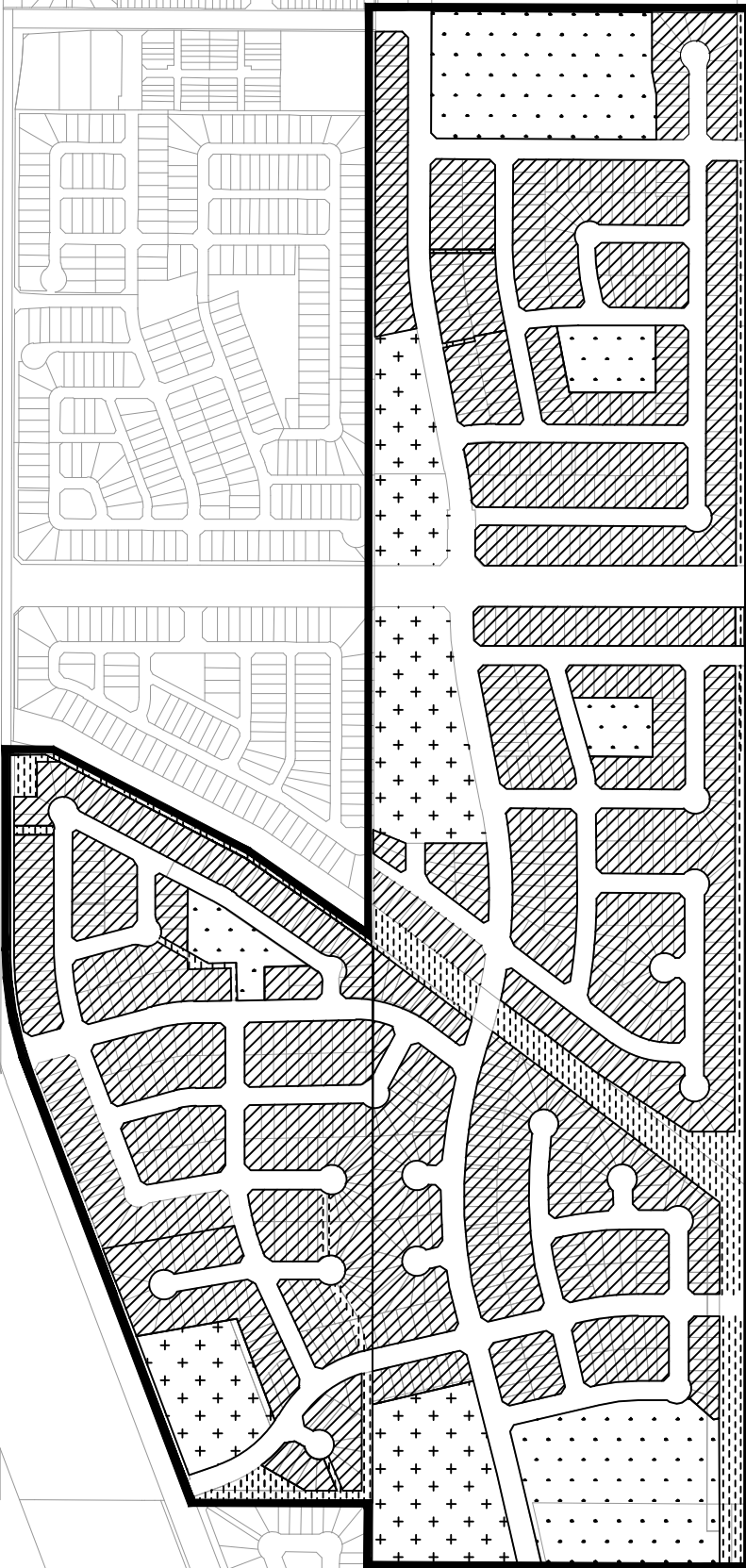
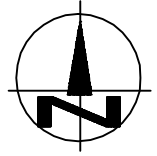
— PLAN BOUNDARY

**MAP 3  
TOPOGRAPHY**





SCALE: N.T.S.

**RIVERSTONE OUTLINE PLAN  
CITY OF GRANDE PRAIRIE**

Bylaw C-1411B



### LEGEND

-  SINGLE FAMILY
-  MULTI-FAMILY
-  OPEN SPACE
-  PUBLIC UTILITY

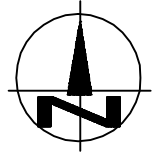
 PLAN BOUNDARY

### MAP 4 LAND USE

SCALE: N.T.S.

## RIVERSTONE OUTLINE PLAN CITY OF GRANDE PRAIRIE

Bylaw C-1411B



## LEGEND

 PLAN BOUNDARY

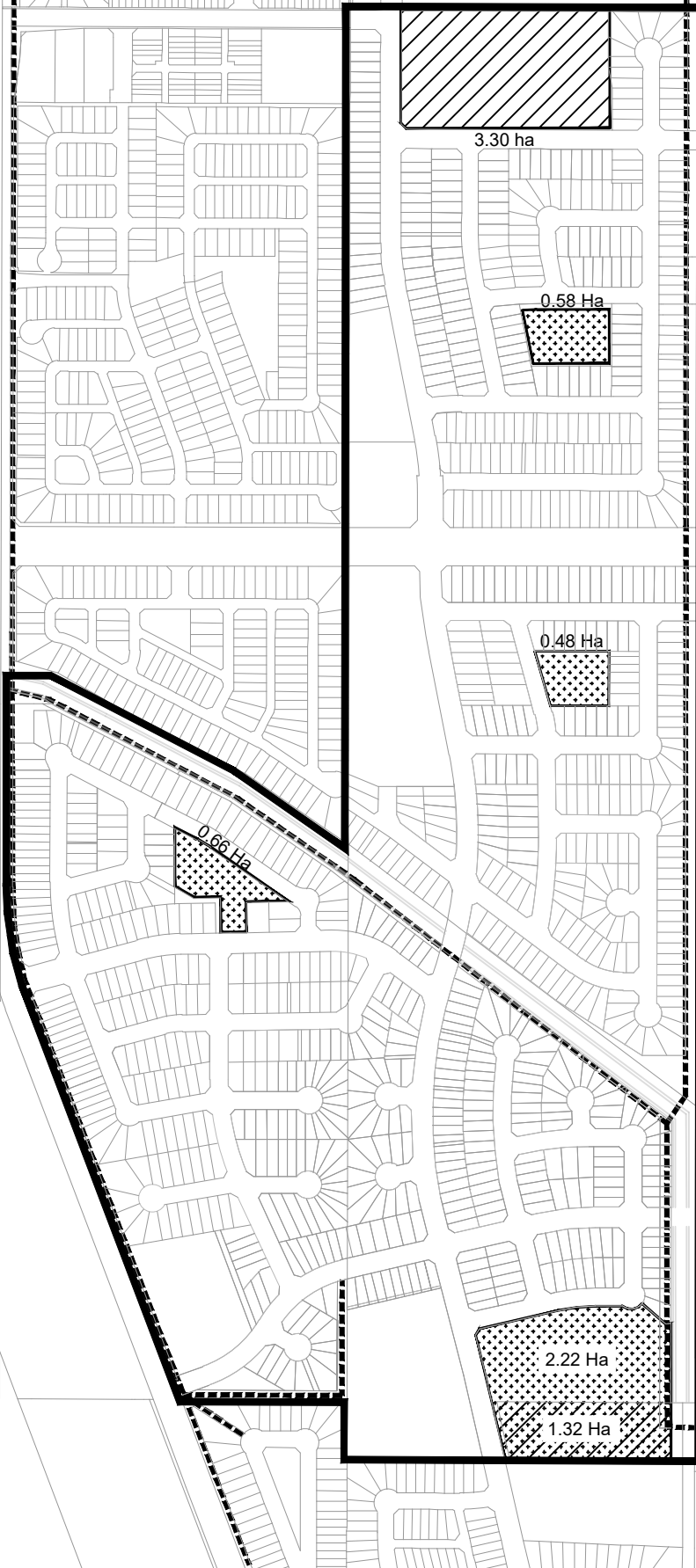
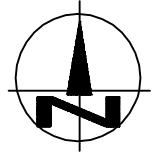
## MAP 5 TENTATIVE LOTTING

SCALE: N.T.S.


# RIVERSTONE OUTLINE PLAN

CITY OF GRANDE PRAIRIE

Bylaw C-1411B



### LEGEND

-  SCHOOL SITE
-  PARK
-  TRAIL

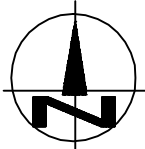
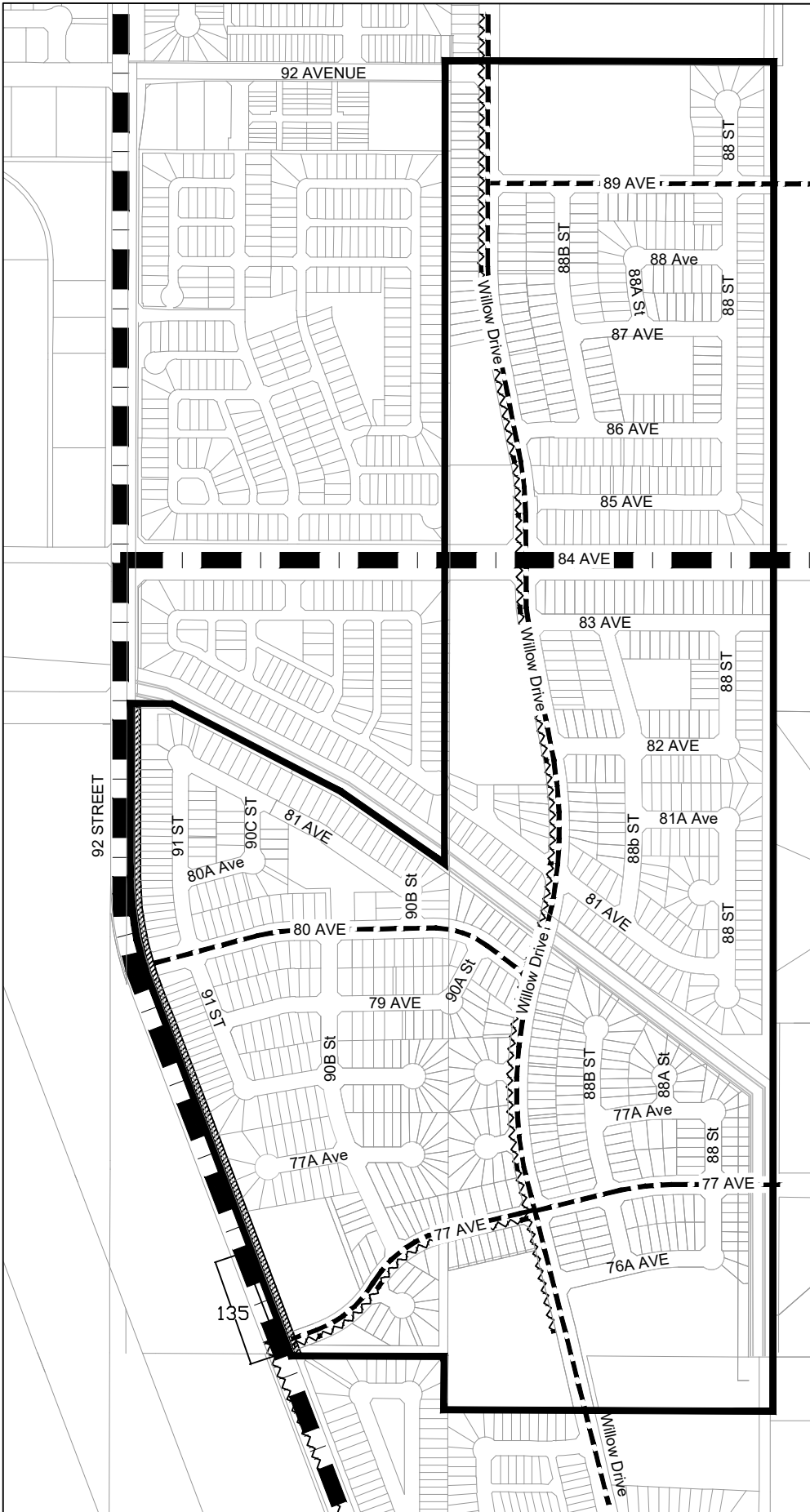
 PLAN BOUNDARY

### MAP 6 OPEN SPACE






SCALE: N.T.S.

## RIVERSTONE OUTLINE PLAN CITY OF GRANDE PRAIRIE

Bylaw C-1411B

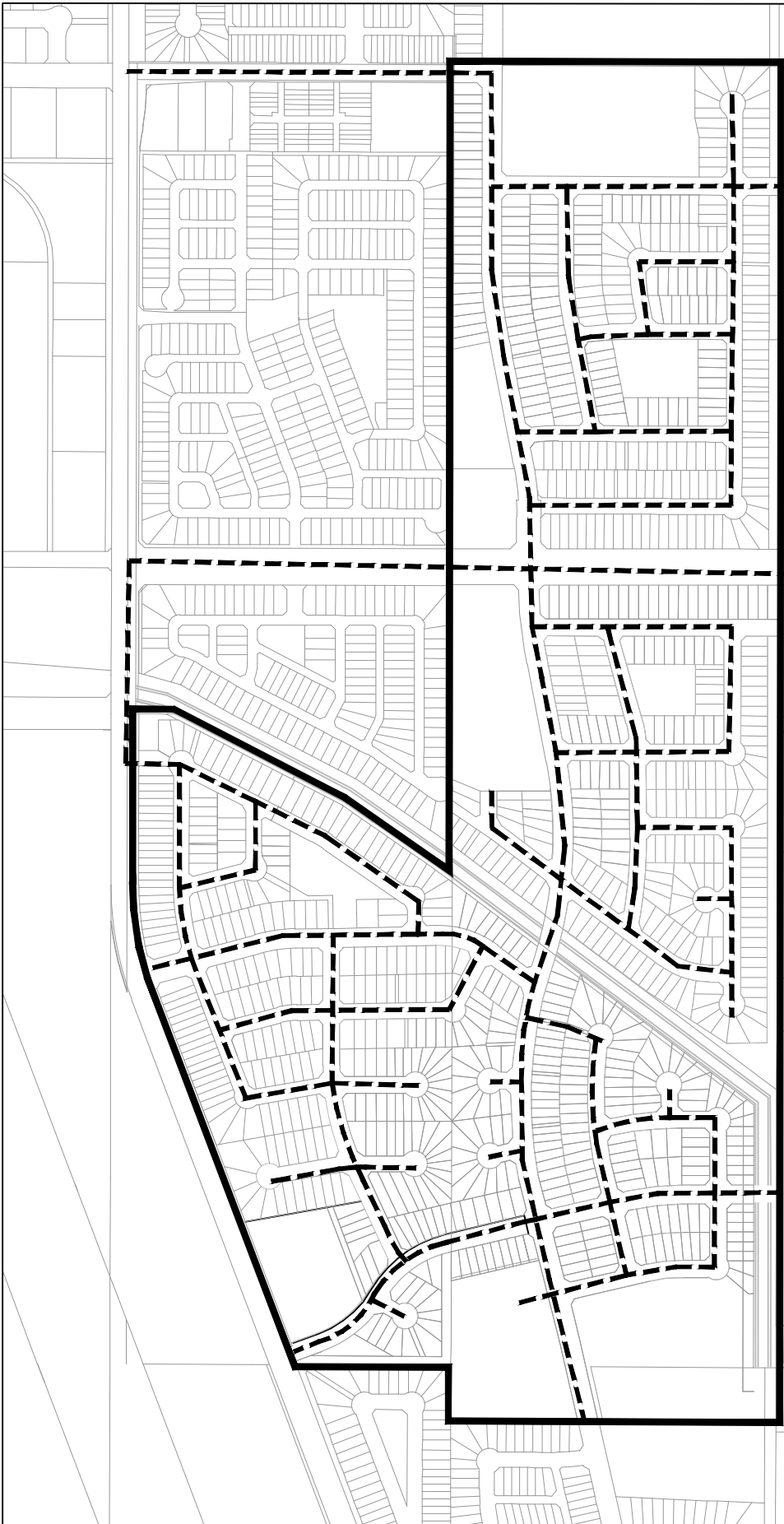
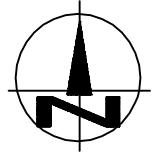


LEGEND

-  ARTERIAL
-  COLLECTOR
-  FUTURE TRANSIT
-  ROAD WIDENING
-  PLAN BOUNDARY

MAP 7  
 TRANSPORTATION  
 SCALE: N.T.S.

RIVERSTONE OUTLINE PLAN  
 CITY OF GRANDE PRAIRIE



**LEGEND**

**---** WATER LINE

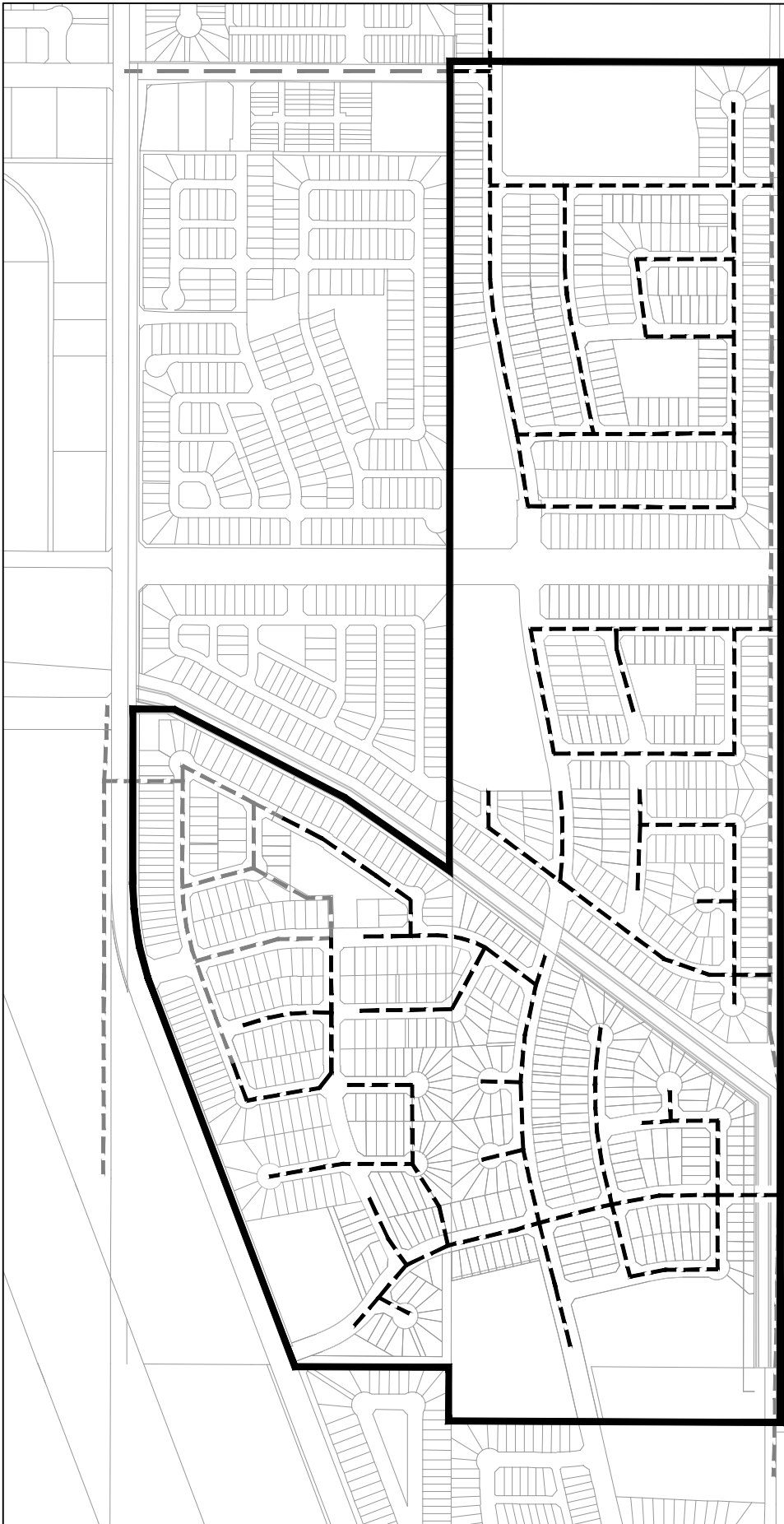
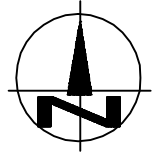
**—** PLAN BOUNDARY

**MAP 8  
WATER SYSTEM**




SCALE: N.T.S.

**RIVERSTONE OUTLINE PLAN  
CITY OF GRANDE PRAIRIE**

Bylaw C-1411B



### LEGEND

-  EXISTING LINE
-  SANITARY LINE
-  PLAN BOUNDARY

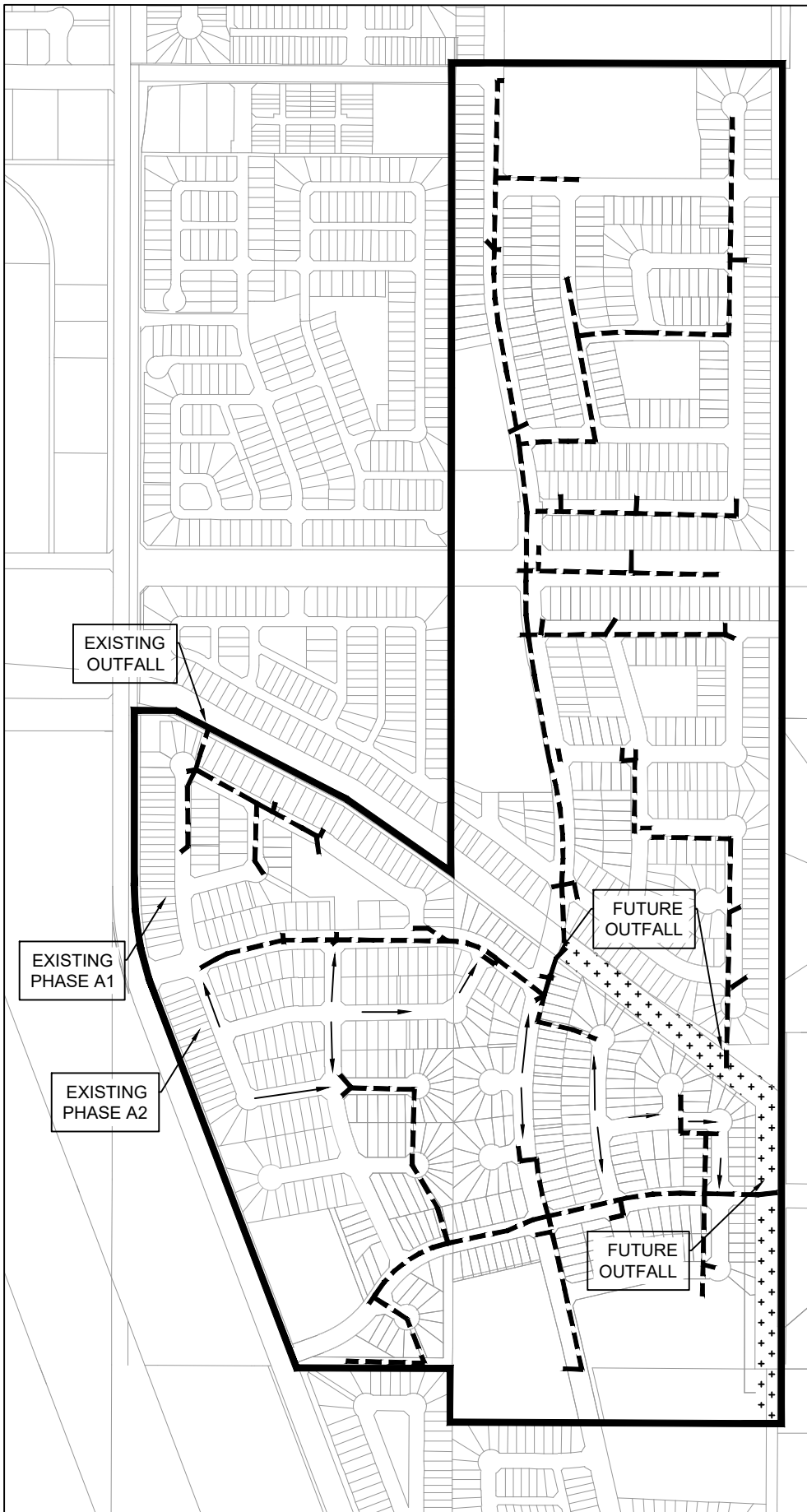
MAP 9  
SANITARY SEWER

SCALE: N.T.S.


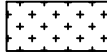

# RIVERSTONE OUTLINE PLAN

CITY OF GRANDE PRAIRIE

Bylaw C-1411B



### LEGEND

-  STORM LINE
-  STORM POND
-  PLAN BOUNDARY

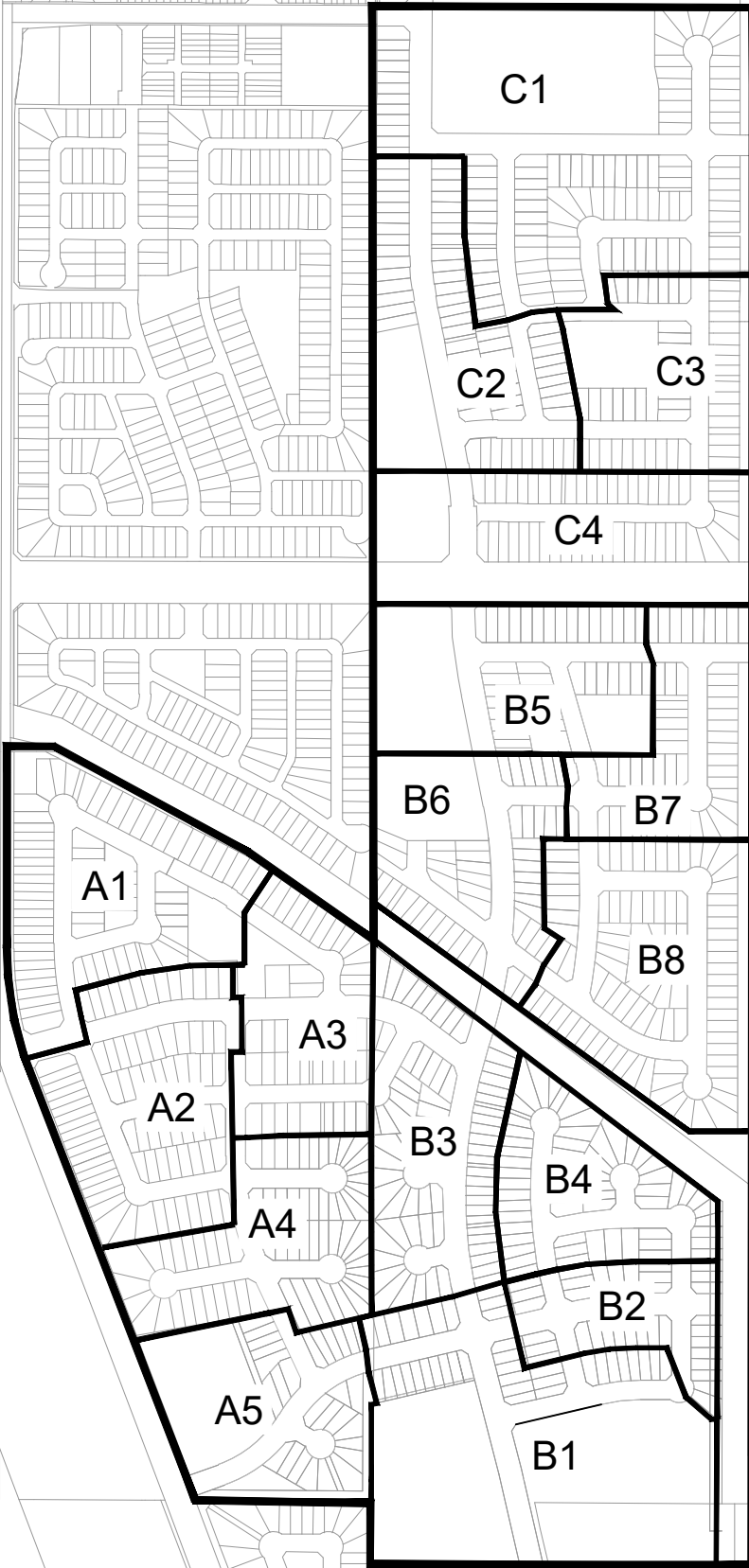
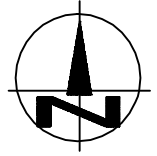
MAP 10  
STORM DRAINAGE

SCALE: N.T.S.

# RIVERSTONE OUTLINE PLAN

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Bylaw C-1411B



**LEGEND**

A1 DEVELOPMENT PHASE

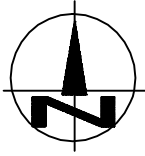
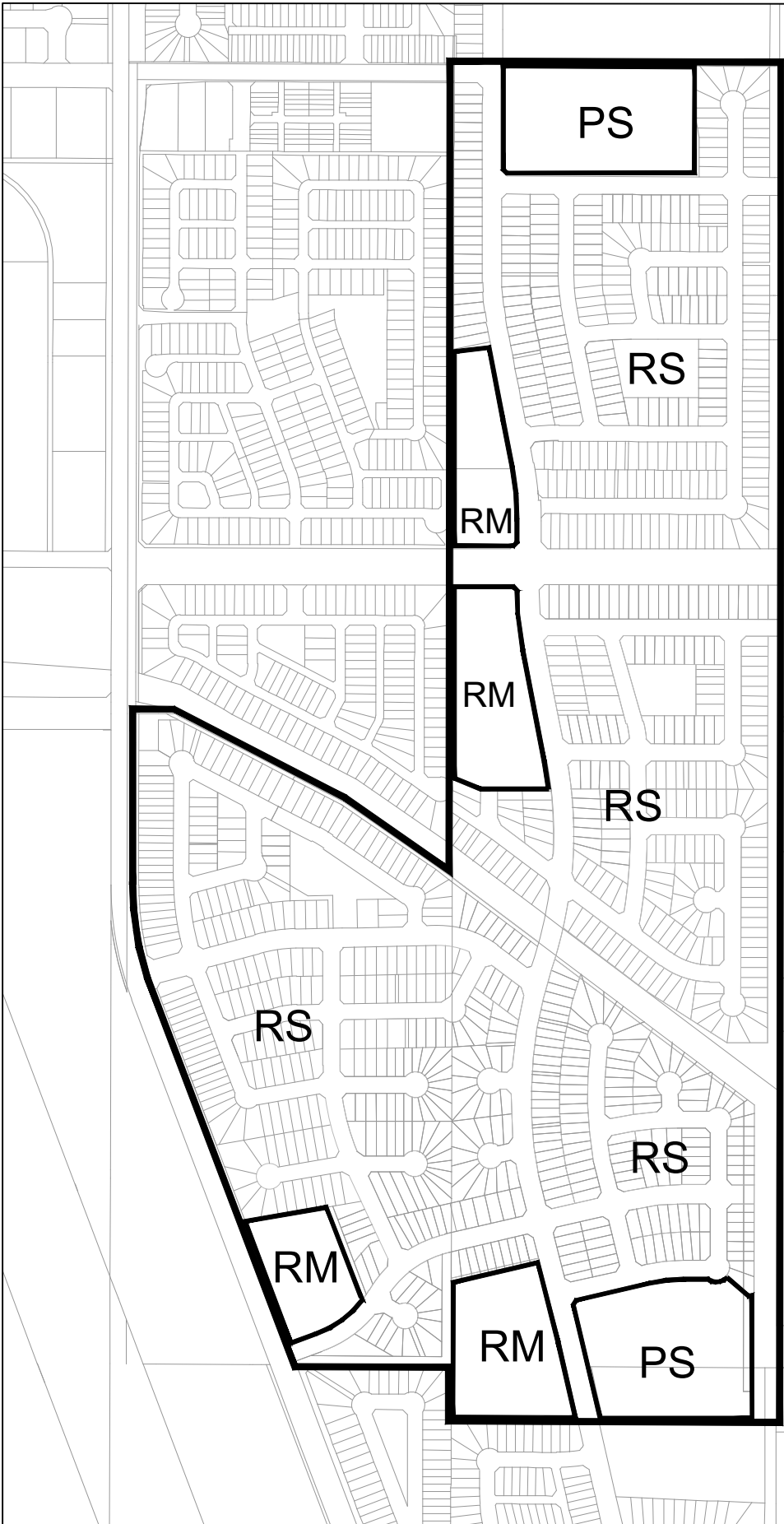
— PLAN BOUNDARY

**MAP 11  
PHASING**

SCALE: N.T.S.

**RIVERSTONE OUTLINE PLAN  
CITY OF GRANDE PRAIRIE**

Bylaw C-1411B



**LEGEND**

- RS SMALL LOT RESIDENTIAL
- RM MEDIUM DENSITY RESIDENTIAL
- PS PUBLIC SERVICE
- PLAN BOUNDARY

MAP 12  
ZONING

SCALE: N.T.S.

**RIVERSTONE OUTLINE PLAN**  
CITY OF GRANDE PRAIRIE