

CITY OF GRANDE PRAIRIE

BYLAW C-1463A

A Bylaw to amend Bylaw C-1463

being the Arbour Hills Area 1 Outline Plan

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

1. Bylaw C-1463 is hereby amended as follows:

1.1 In Schedule "A",

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

Table 2—Land Use Summary

Land Use Category	Total Area (ha)	% of GDA
Gross Developable Area	60.45	100.00
Residential	29.45	48.72
Low Density	27.01	44.68
Low-Medium Density	0.93	1.54
Medium Density	1.51	2.50
Open Space	2.29	3.79
Neighbourhood Park (MR)	0.55	0.91
Storm Pond greenspace	1.74	2.88
Public Utility Lots	2.20	3.64
Storm Water Facilities (PUL)	2.06	3.41
Easements (PUL)	0.14	0.23
Commercial	4.85	8.02
Arterial Commercial	4.85	8.02
Public Service	6.02	9.96
School Site (PS)	6.02	9.96
Roads	15.64	25.87
Collectors	3.29	5.44
Local	10.50	17.37
Lane	0.25	0.41
Road Widening	1.60	2.65

b) Delete 3.1.1 in its entirety and replace with the following:

“3.1.1 The road network in Arbour Hills 1 will accommodate the efficient and safe movement of vehicles through the neighbourhood. The overall design consists of a series of collector roadways that divide the development into three distinct areas. Each of these areas is further serviced by local roadways to provide effective access and egress.”

c) Delete Map 6 and Map 10 in their entirety and replace them with Map 6 and Map 10, respectively, attached.

EFFECTIVE DATE

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

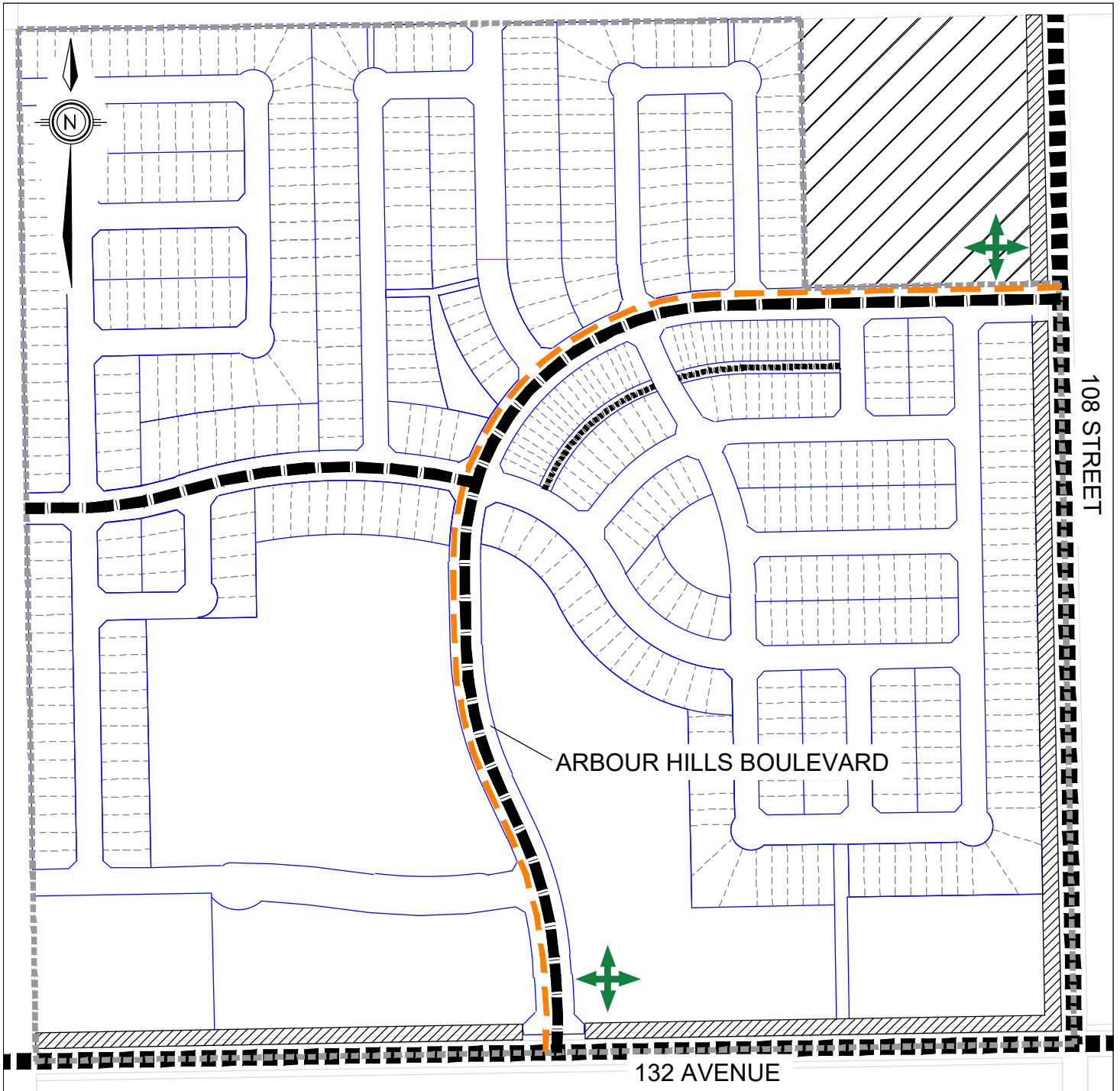
READ a first time this _____ day of _____, 2026.

READ a second time this _____ day of _____, 2026.

READ a third time and finally passed this _____ day of _____, 2026.

Mayor

City Clerk



LEGEND

- ■ ■ ■ ■ ARTERIAL
- ▬ ▬ ▬ ▬ COLLECTOR
- ▬ ▬ ▬ ▬ LANE
- ▬ ▬ ▬ ▬ PLAN BOUNDARY

- ▨ ROAD WIDENING
- ▨ FUTURE RESIDENTIAL (COUNTY)
- - - - - POTENTIAL TRANSIT ROUTE
- ⊕ ALL DIRECTIONAL ACCESS

ARBOUR HILLS 1 OUTLINE PLAN

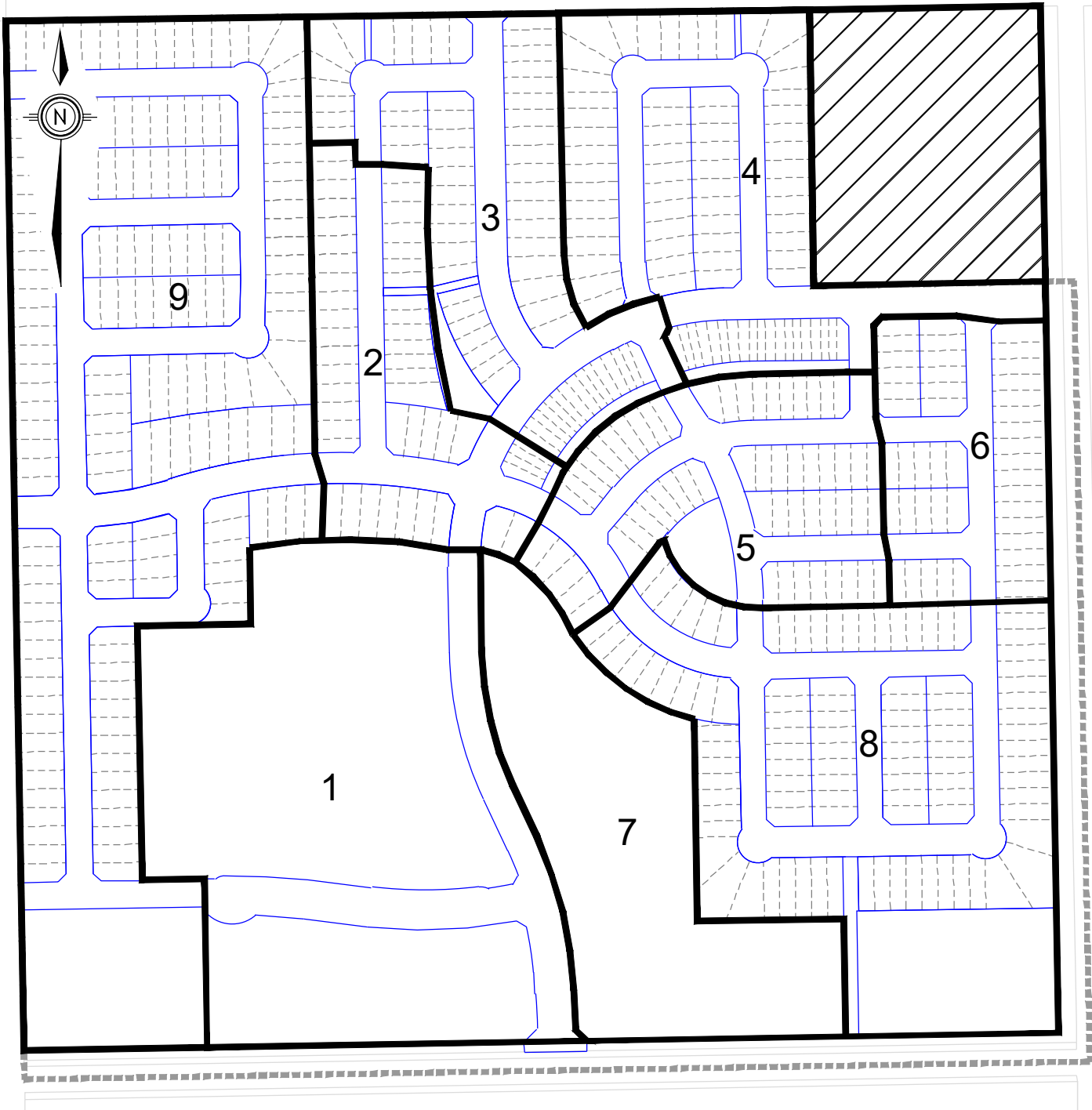
CITY OF GRANDE PRAIRIE

SCALE : N.T.S.




MAP 6 - TRANSPORTATION

Bylaw C-1463A



LEGEND

- 1 DEVELOPMENT PHASE (TENTATIVE)
- PLAN BOUNDARY
-  FUTURE RESIDENTIAL (COUNTY)

ARBOUR HILLS 1 OUTLINE PLAN

CITY OF GRANDE PRAIRIE

SCALE : N.T.S.