

CITY OF GRANDE PRAIRIE

BYLAW C-1383C

**A Bylaw to amend Bylaw C-1383
being the Stone Ridge Outline Plan**

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

1. Bylaw C-1383 is hereby amended as follows:

1.1 In Schedule "A",

1.1.1 In section 2,

- a) In provision 2.2.2.1, delete "13.7 ha" and replace with "13.2 ha".
- b) In provision 2.2.2.3:
 - i) Delete "5.28 ha" and replace with "5.91 ha"; and
 - ii) Delete the phrase "and may be developed for seniors' accommodation" in its entirety.
- c) Delete "Table 2-Land Use Summary" in its entirety and replace with the table attached in Schedule "A".
- d) Delete provision 2.2.2.4 in its entirety and replace with the following:

"As illustrated in Table 3, it is anticipated that an estimated 198 single family and 472 multifamily units may be accommodated in the Plan area. This will generate approximately 1,436 residents, of which approximately 280 will be of school age. This equates to a residential density of 13.3 units and 28.4 persons per net developable hectare¹.
- e) Delete footnote 1 in its entirety and replace it with the following:

"¹For the purpose of this calculation, Net Developable Area (50.5 ha) excludes Lot C, Plan 962TR and the beacon site."
- f) Delete "Table 3-Population and Student Generation" in its entirety and replace with the following:

Table 3 – Population and Student Generation

| | | |
|------------------------------|-------------------------|-----------------|
| Population Generation | | |
| SF Residential Land Area | | 13.21 ha |
| MF Residential Land Area | | 5.91 ha |
| Number of SF Units | As illustrated on Map 5 | 198 |
| Number of MF Units | Est. 80 units / ha | 472 |
| SF Population | 207 units @ 3.2 ppu | 634 |
| MF Population | 422 units @ 1.7 ppu | 802 |
| Total Population | | 1,436 |

| | | |
|------------------------------------|-------------------------|------------|
| Student Generation | | |
| Total Students | 19.5% of Population | 280 |
| Total Public | 64.6% of Total Students | 181 |
| Total Catholic | 34.0% of Total Students | 95 |
| Total Francophone | 1.4% of Total Students | 4 |
| Public School Students | | |
| Total Students | | 181 |
| Total K-8 | 70.9% of Students | 128 |
| Total 9-12 | 29.1% of Students | 53 |
| Catholic School Students | | |
| Total Students | | 95 |
| Total K-8 | 73.4% of Students | 70 |
| Total 9-12 | 26.6% of Students | 25 |
| Francophone School Students | | |
| Total Students | | 4 |
| Total K-8 | 87.0% of Students | 3 |
| Total 9-12 | 13.0% of Students | 1 |

g) In provision 2.2.6.1 a) delete "Six (6)" and replace with "Five (5)".

h) Delete provision 2.2.6.1 b) in its entirety and replace with the following:

"In accordance with the provisions of the MDP, a parcel totaling 0.45 ha has been provided as an Urban Park adjacent to the Bear Creek ravine to provide open space and trail linkages into the Muskosepi Park corridor;"

i) In provision 2.2.6.1 c) delete "0.79 ha" and replace with "0.74 ha".

1.2 Delete Maps 4 to 12 and replace with Maps 4 to 12 attached as Schedule "B".

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

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Schedule "A"

Table 2-Land Use Summary

| | Lot C | % | Part | % | Lot 1 | % | Lot 1 | % | Lot 2 | % | Lot A | % | Lot B | % | Total | Total |
|-----------------------------|-------------|--------------|--------------|--------------|--------------|--------------|-------------|--------------|-------------|--------------|-------------|------------|-------------|--------------|--------------|--------------|
| | Plan 962TR | | NW 11 | | 321859 | | 9620256 | | 9620256 | | 9821039 | | Plan 962TR | | (ha) | % |
| Gross Area | 9.17 | | 14.47 | | 10.93 | | 9.33 | | 9.32 | | 9.63 | | 8.97 | | 71.82 | |
| Less Existing | 0.11 | | 0 | | 0 | | 0 | | 0 | | 0 | | 0.50 | | 0.61 | |
| Road Widening | | | 0 | | 0 | | 0 | | 0 | | 0.84 | | | | | |
| Less Canfor Haul Road | | | 0 | | 0 | | 0 | | 0 | | 0 | | | | | |
| Less Beacon Site | | | 0 | | 0 | | 0 | | 0 | | 9.27 | | | | | |
| Less Environmental Reserve | | | 0 | | 0 | | 0.58 | | 0.32 | | 0.24 | | 0.00 | | | |
| Net Developable Area | 8.15 | 100 | 14.47 | 100 | 10.35 | 100 | 9.01 | 100 | 9.08 | 100 | 0.36 | 100 | 7.63 | 100 | 59.05 | 100 |
| Residential | 0 | 0 | 2.61 | 18 | 5.50 | 53 | 4.45 | 50.50 | 4.65 | 51 | 0 | 0 | 1.81 | 24 | 19.02 | 32.20 |
| Single Family | 0 | 0 | 1.02 | 7 | 3.10 | 30 | 4.45 | 49.39 | 4.62 | 51 | 0 | 0 | 0.02 | 0.20 | 13.21 | 23.20 |
| Multi-Family | 0 | 0 | 1.59 | 11 | 2.40 | 23 | 0 | 0 | 0.03 | 0.30 | 0 | 0 | 1.79 | 23 | 5.81 | 9 |
| Commercial | 6.89 | 84.54 | 6.35 | 43.88 | 1.14 | 11.01 | 0 | 0 | 0 | 0 | 0 | 0 | 3.56 | 46.66 | 17.94 | 30.38 |
| Open Space | 0.92 | 11.29 | 0.54 | 3.73 | 0.98 | 9.47 | 1.27 | 14.10 | 1.54 | 16.96 | 0 | 0 | 0.70 | 9.17 | 5.95 | 10.08 |
| Neighbourhood Parks | 0 | 0 | 0.30 | 2.10 | 0.46 | 4.44 | 0.69 | 7.70 | 1.54 | 17 | 0 | 0 | 0.70 | 9.20 | 3.69 | 6.25 |
| Urban Park | 0 | 0 | 0 | 0 | 0.26 | 2.51 | 0.28 | 3.11 | 0 | 0 | 0 | 0 | 0 | 0 | 0.54 | 0.91 |
| Trail Corridors | 0 | 0 | 0.24 | 1.60 | 0.26 | 2.51 | 0.30 | 3.30 | 0 | 0 | 0 | 0 | 0 | 0 | 0.80 | 1.35 |
| Reserve Caveat | 0.92 | 11.20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.92 | 1.56 |
| Roads | 0.34 | 3.90 | 3.72 | 25.70 | 2.11 | 20.39 | 2.51 | 27.90 | 2.44 | 27 | 0.21 | 58 | 1.15 | 15 | 12.48 | 21.13 |
| Future Road Widening | 0.34 | 3.90 | 0.75 | 5.20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.07 | 0.90 | 1.16 | 2 |
| Internal Roads | 0 | 0 | 2.97 | 20.50 | 2.11 | 20.39 | 2.51 | 27.90 | 2.44 | 27 | 0.21 | 58 | 1.08 | 14 | 11.32 | 19.40 |
| Utilities | 0 | 0 | 1.25 | 8.60 | 0.62 | 6 | 0.78 | 8.50 | 0.42 | 4.60 | 0.15 | 42 | 0.46 | 5.60 | 3.68 | 6.23 |
| Storm Pond | 0 | 0 | 0.92 | 6.30 | 0.54 | 5.20 | 0.75 | 8.30 | 0.35 | 3.90 | 0 | 0 | 0.43 | 5.60 | 2.99 | 5.06 |
| Public Utility Lot | 0 | 0 | 0.33 | 2.30 | 0.08 | 0.80 | 0.03 | 0.30 | 0.07 | 0.70 | 0.15 | 42 | 0.03 | 0 | 0.69 | 1.20 |

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Schedule "A"

Maps 4 to 12

DRAFT

STONE RIDGE OUTLINE PLAN

CITY OF GRANDE PRAIRIE

MAP 4 - LAND USE

LEGEND

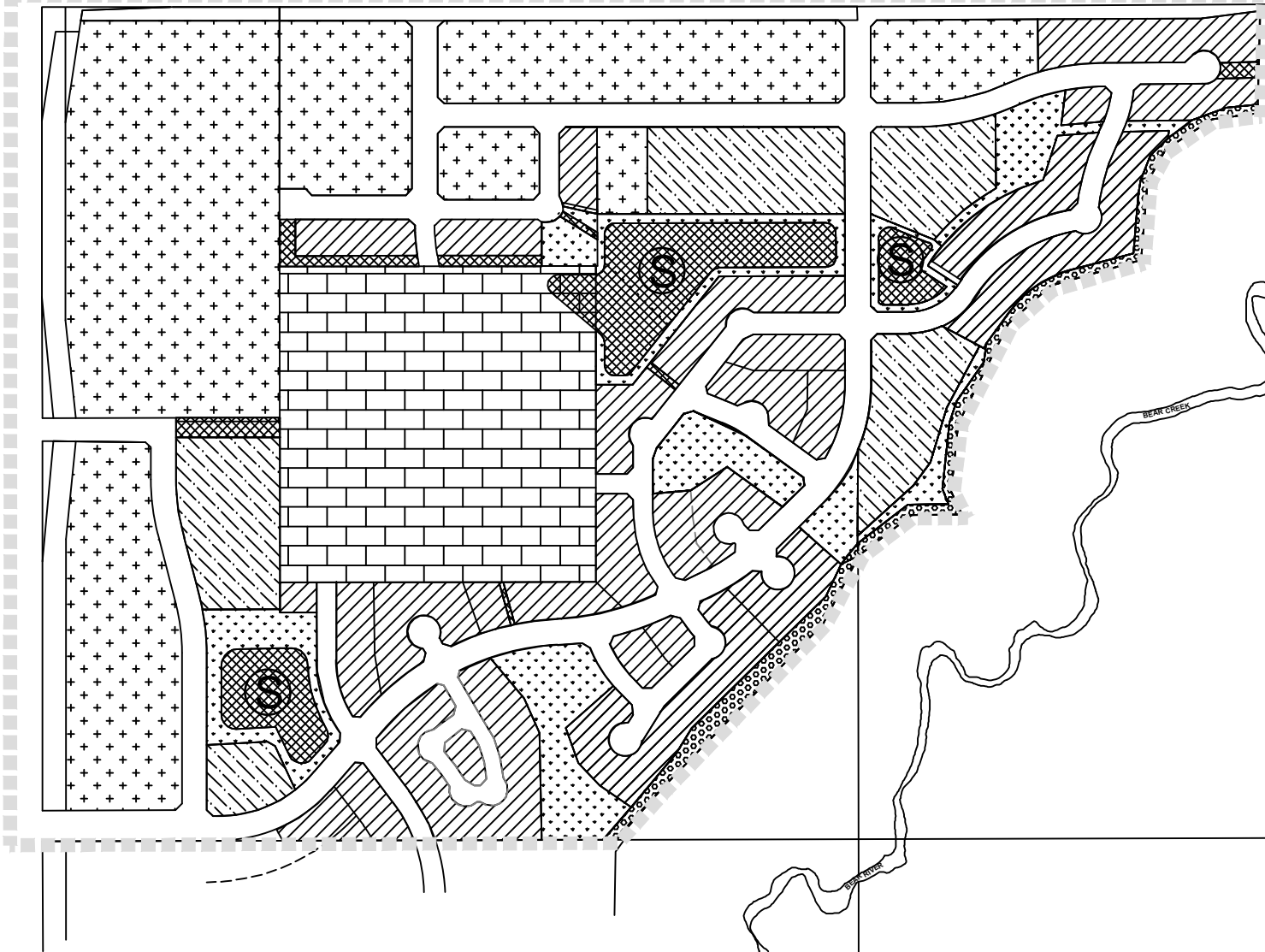
-  Single Family Residential
-  Multi-Family Residential
-  Commercial
-  Open Space
-  Environmental Reserve
-  Institutional
-  Beacon Site
-  Public Utility Lot
-  Storm Pond

----- Plan Boundary

Scale: N.T.S.



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STONE RIDGE OUTLINE PLAN

CITY OF GRANDE PRAIRIE

MAP 5 - TENTATIVE LOTTING

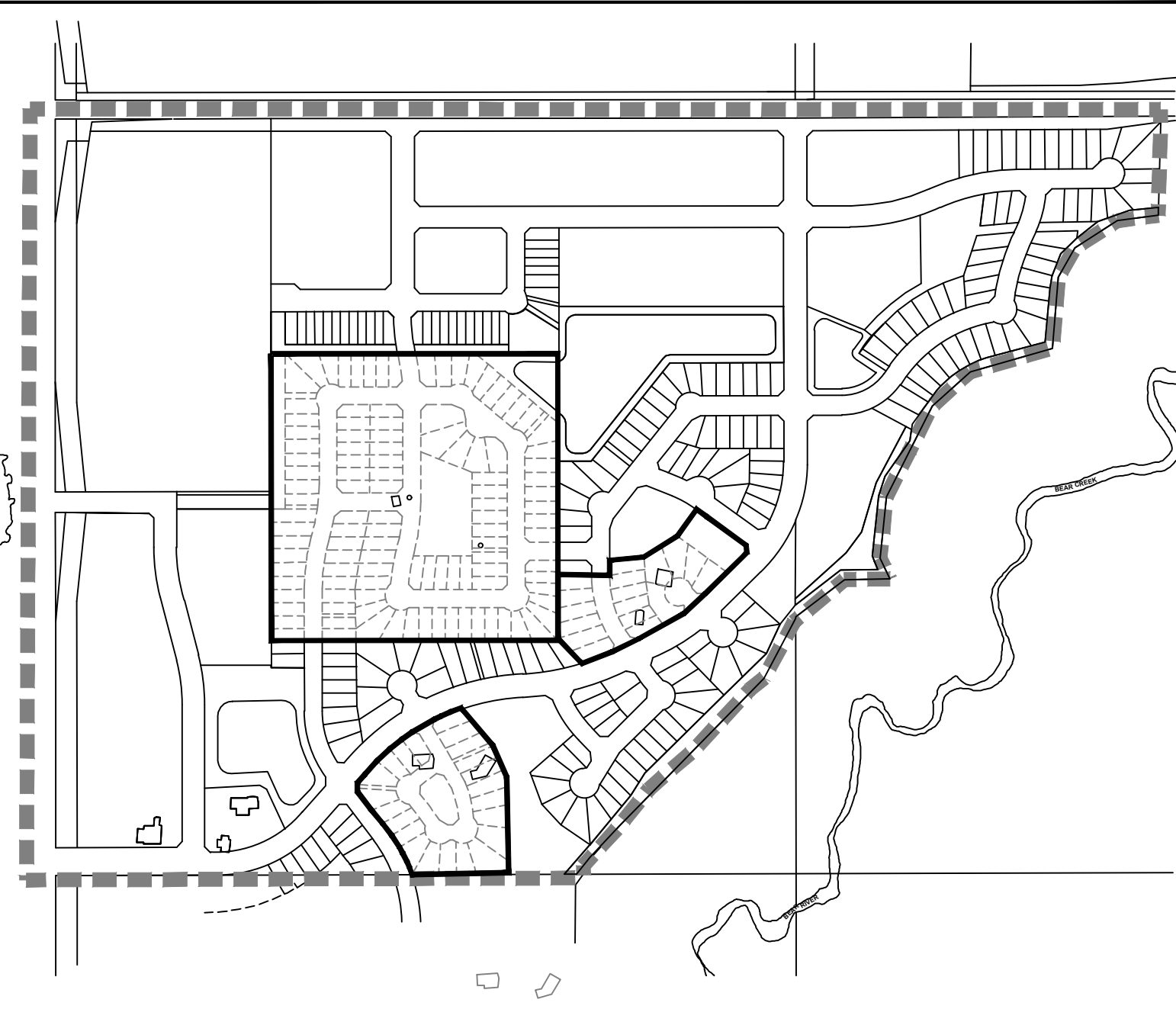
LEGEND

 Shadow Plan Areas

Scale: N.T.S.



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STONE RIDGE OUTLINE PLAN

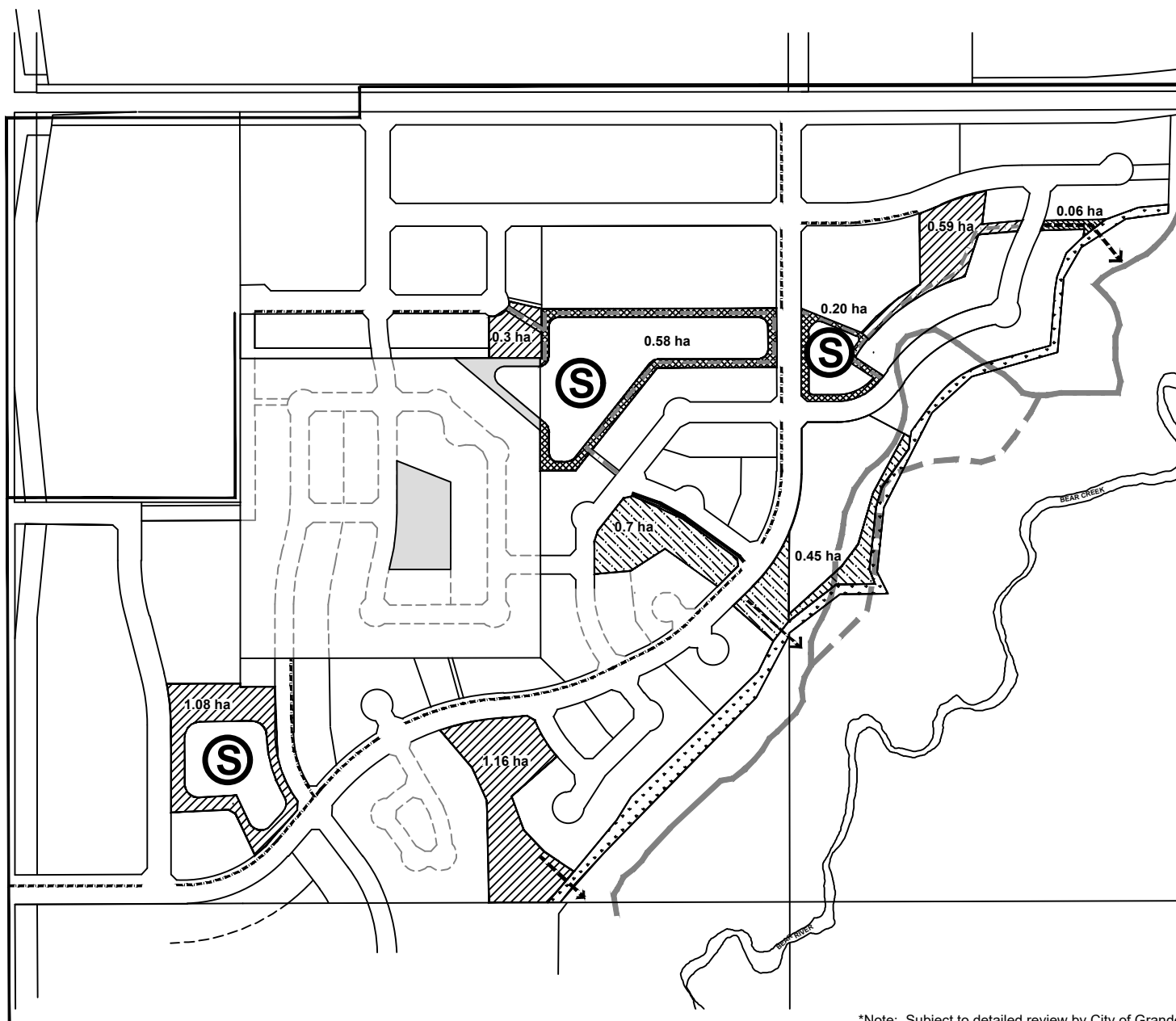
CITY OF GRANDE PRAIRIE

MAP 6 - OPEN SPACE

LEGEND

-  Neighbourhood Park
-  Urban Park (Natural)
-  Environmental Reserve
-  Trail Corridor
-  Future Open Space
-  Stormwater Pond
-  Existing Trail (Natural)
-  Existing Trail (Hard Surface)
-  Potential Trail Realignment*
-  Proposed Trail (Hard Surface)
-  Proposed Trail (Natural)
-  Pedestrian Linkage

Scale: N.T.S.



*Note: Subject to detailed review by City of Grande Prairie Parks Department. All areas are approximate.










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STONE RIDGE OUTLINE PLAN

CITY OF GRANDE PRAIRIE

MAP 7 - TRANSPORTATION

LEGEND

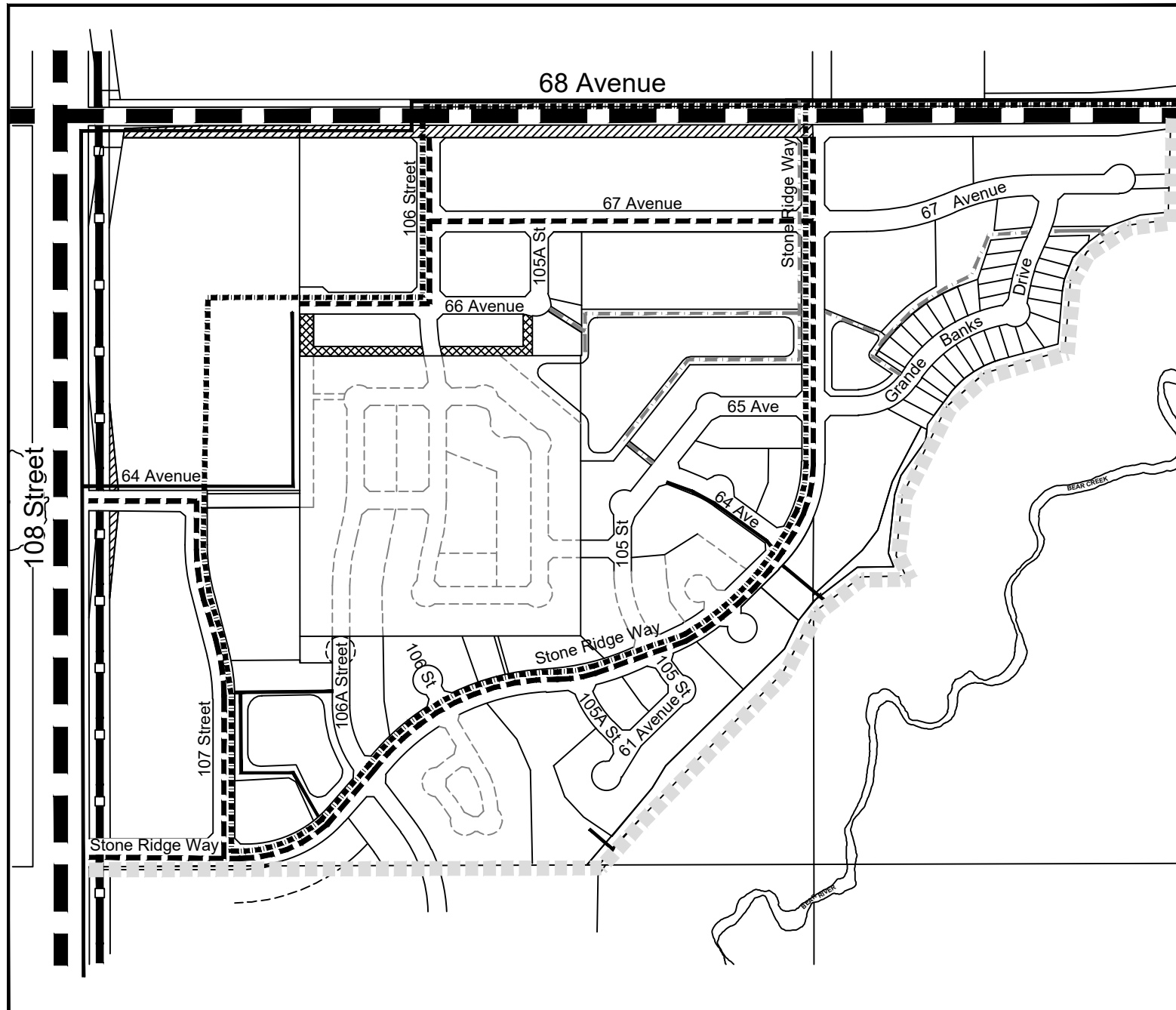
-  Arterial Road
-  Collector
-  Proposed Trail
-  Existing Trail
-  Future Transit Route
-  Canfor Haul Road
-  Road Widening

 Plan Boundary

Scale: N.T.S.



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STONE RIDGE OUTLINE PLAN

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MAP 8 - WATER SYSTEM

LEGEND

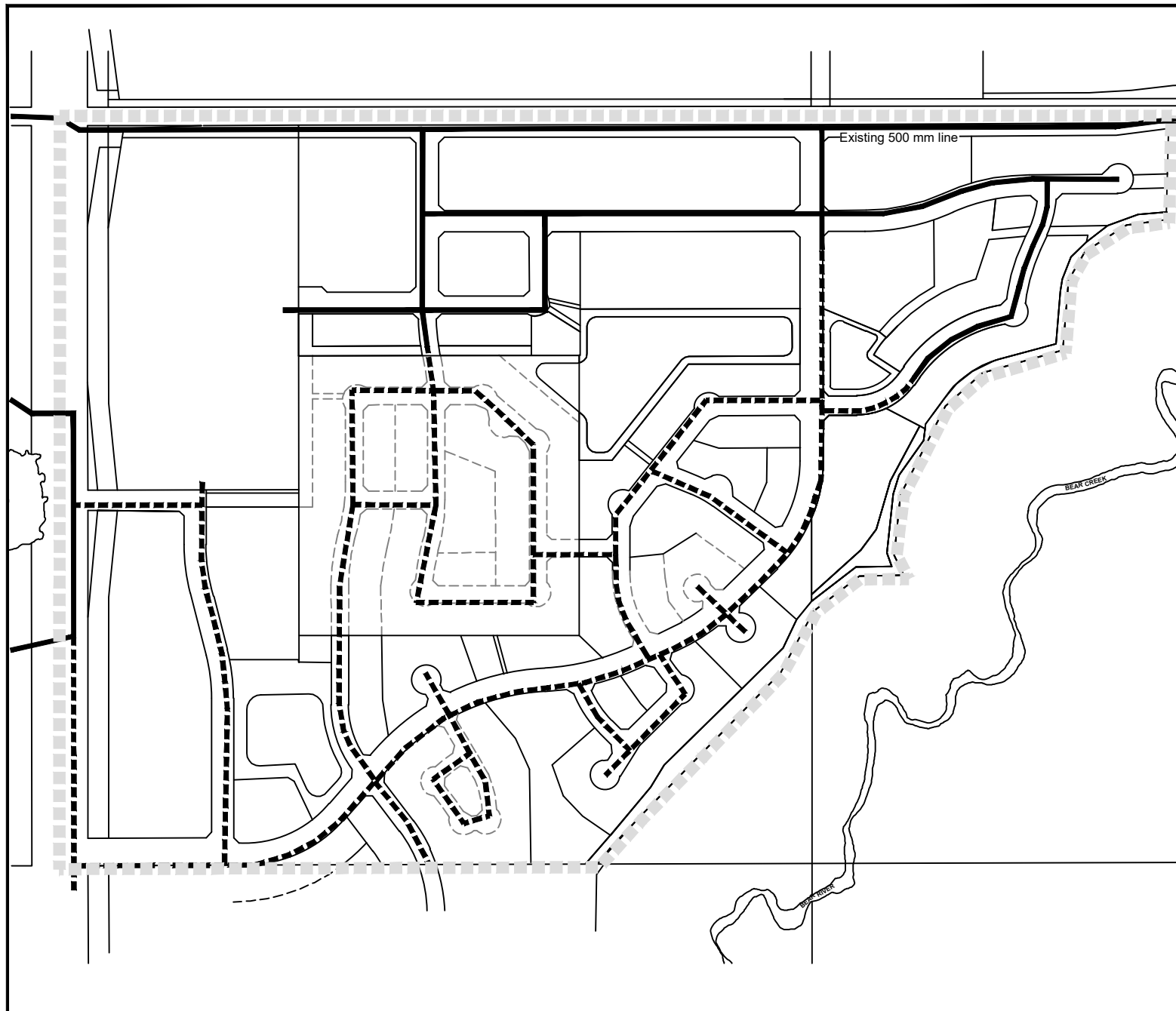
- Proposed Water Main
- Existing Water Main

--- Plan Boundary

Scale: N.T.S.



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STONE RIDGE OUTLINE PLAN

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MAP 9 - SANITARY SEWER

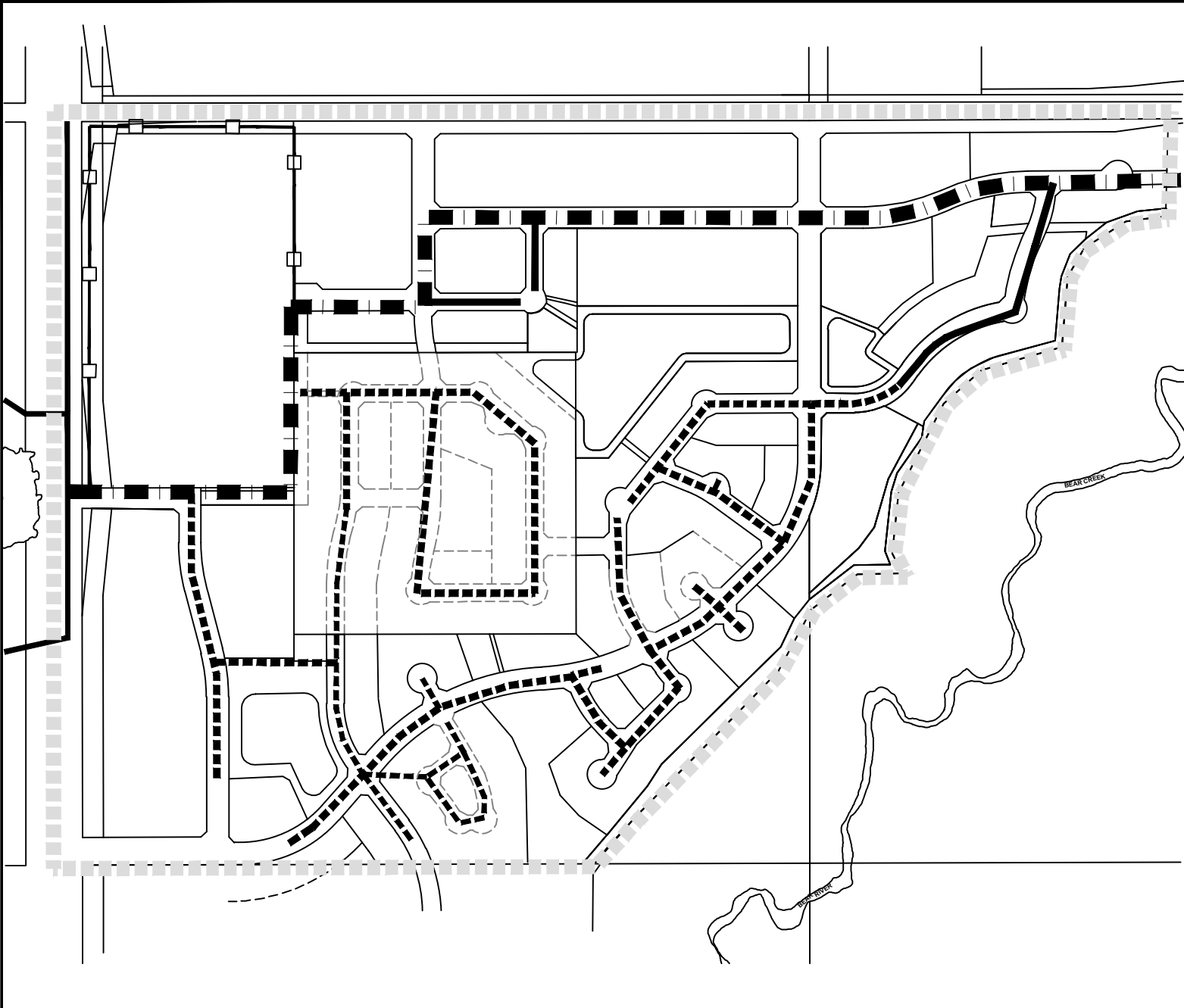
LEGEND

-  Existing Trunk Main
-  Existing Sewer Line
-  Proposed Sewer Line
-  Alternate Trunk Main Alignment
-  Plan Boundary

Scale: N.T.S.



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STONE RIDGE OUTLINE PLAN

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MAP 10 - STORM DRAINAGE

LEGEND

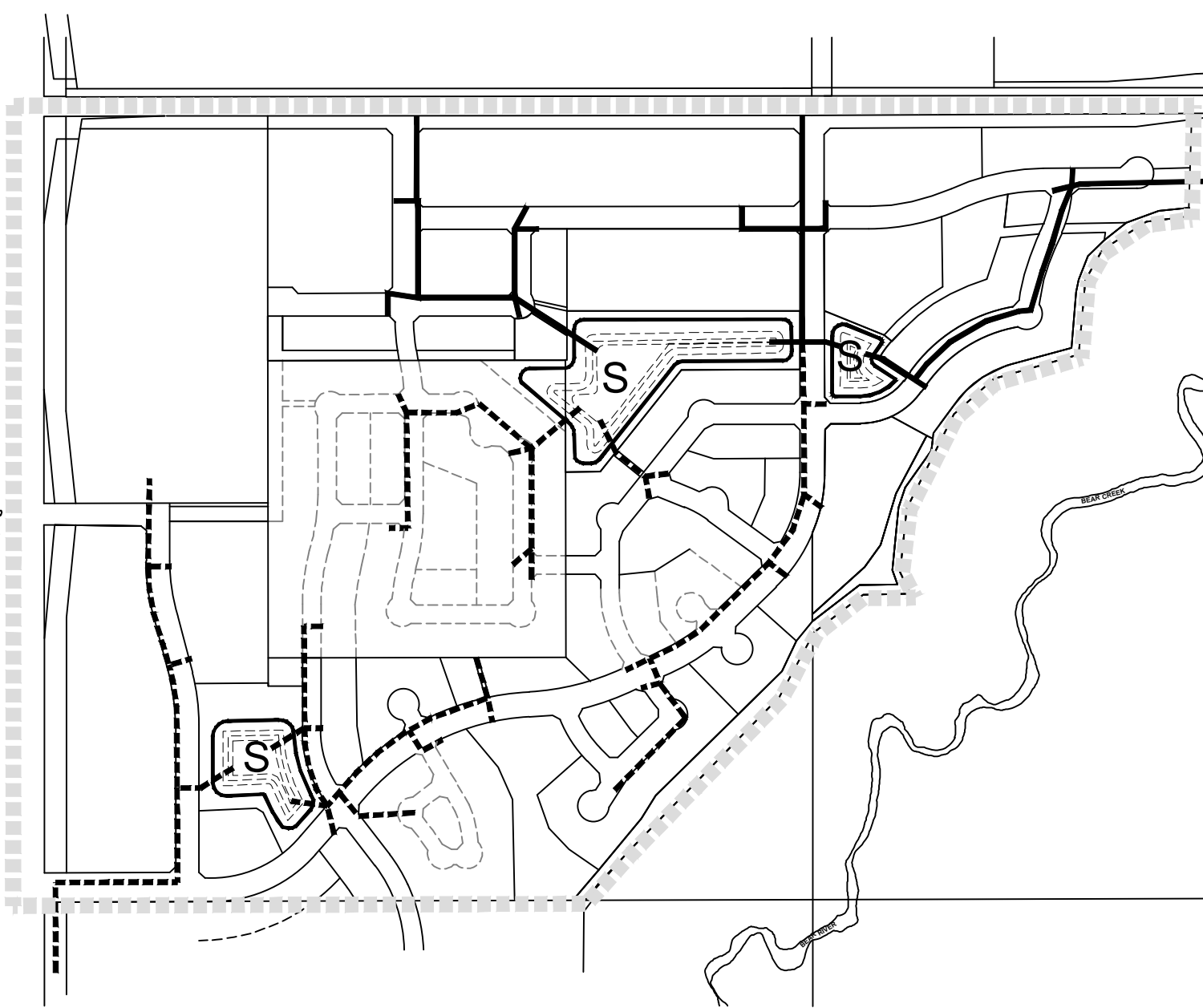
-  Existing Storm Line
-  Proposed Storm Line
-  Storm Pond

 Plan Boundary

Scale: N.T.S.



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STONE RIDGE OUTLINE PLAN

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MAP 11 - PHASING

LEGEND

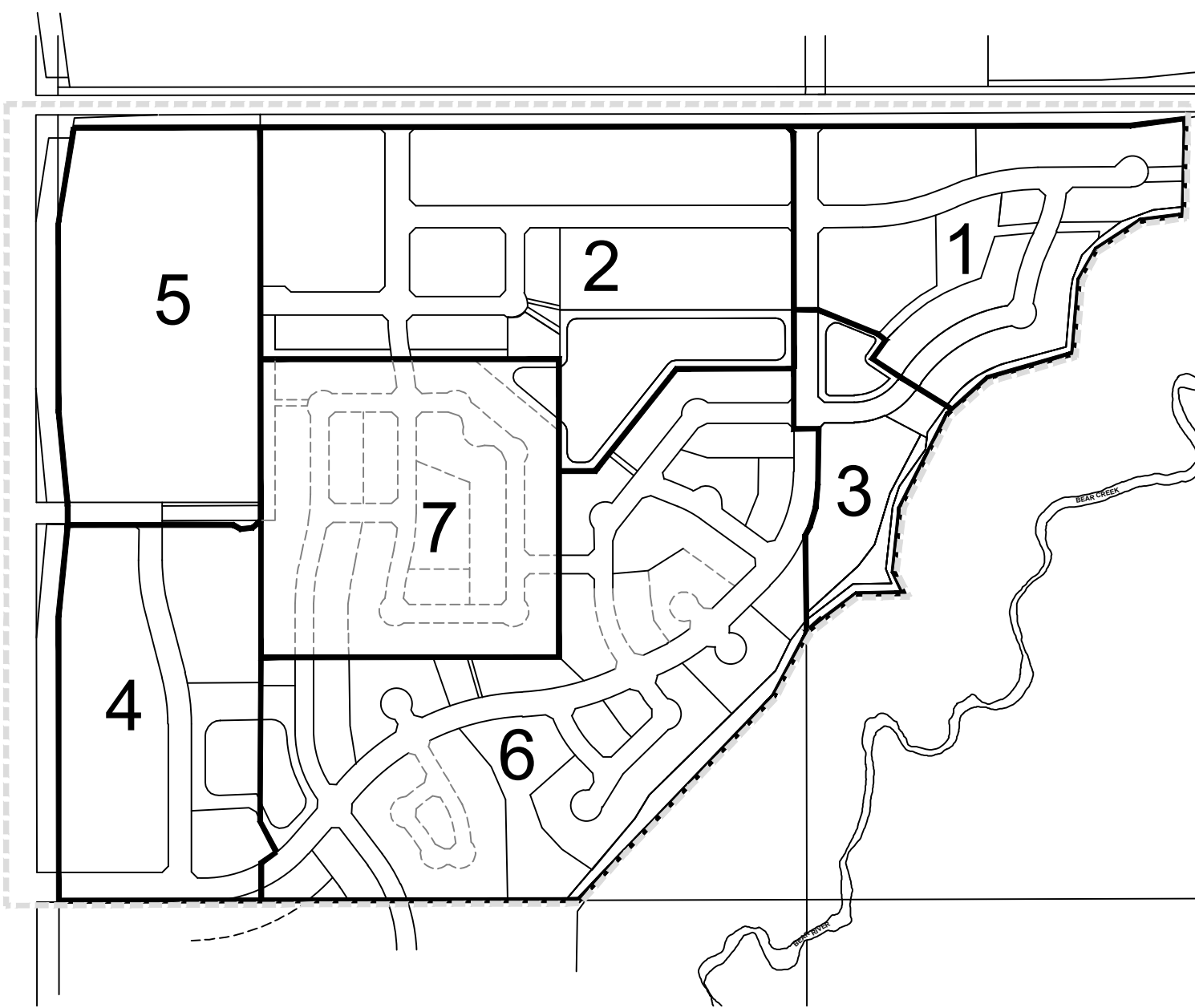
1 Development Phase
(Tentative)

----- Plan Boundary

Scale: N.T.S.



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STONE RIDGE OUTLINE PLAN

CITY OF GRANDE PRAIRIE

MAP 12 - ZONING

LEGEND

- RG Residential General
- RS Small Lot Residential
- RM Medium Density Resid.
- PS Public Service
- CA Arterial Commercial
- CG General Commercial
- UR Urban Reserve
- DC Direct Control

Scale: N.T.S.

