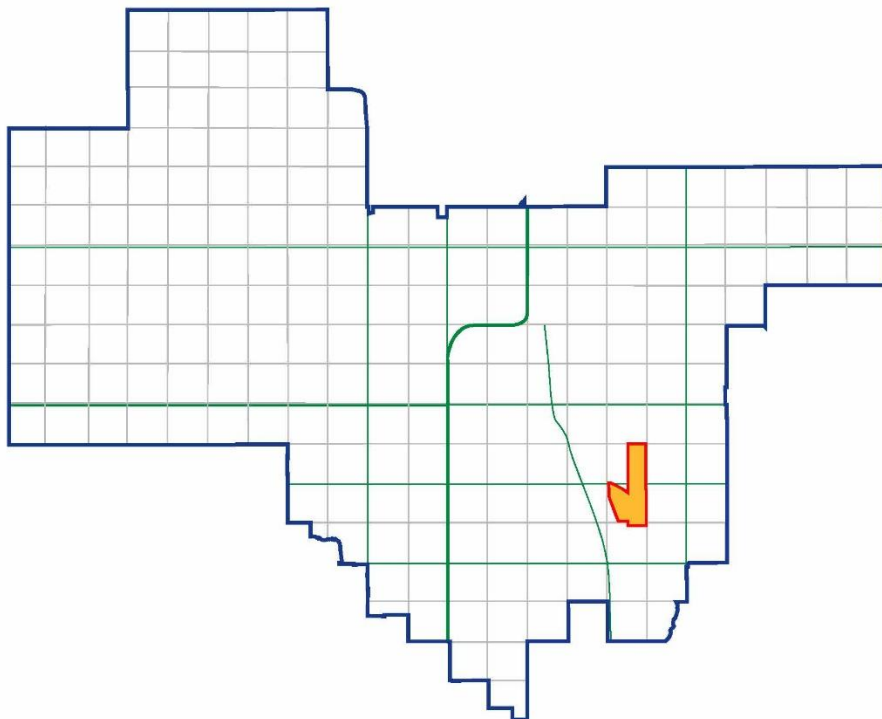


RIVERSTONE OUTLINE PLAN

Bylaw C-1411
March 9, 2020



CITY OF GRANDE PRAIRIE

OFFICE CONSOLIDATION

BYLAW C-1411

**A Bylaw to adopt the
Riverstone Outline Plan**

(As Amended by Bylaw C-1411A and C-1411B)

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

1. This Bylaw shall be called the “Riverstone Outline Plan” Bylaw.
2. The Riverstone Outline Plan, attached as Schedule “A”, is adopted as an area structure plan, pursuant to Section 633 of the Municipal Government Act, RSA 2000, Chapter M-26.
3. This Bylaw shall take effect on the date it is passed.

READ a first time this 9 day of March , 2020.

READ a second time this 9 day of March , 2020.

READ a third time and finally passed this 9 day of March , 2020.

“J. Clayton” (signed)
Deputy Mayor

“A. Karbasheski” (signed)
City Clerk

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1.0 INTRODUCTION

1.1 Purpose of Plan

- 1.1.1 The Riverstone 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 southeast Grande Prairie for residential purposes.
- 1.1.2 This OP has been prepared in accordance with the City of Grande Prairie Municipal Development Plan (MDP). As required by this policy, this OP addresses the following:
- physical features and development constraints;
 - future land use and development concept, including lot layout;
 - proposed transportation network, including the approximate alignment of future arterial, collector and local roads;
 - disposition of municipal reserve;
 - proposed servicing for the area; and
 - intended phasing of development.

1.2 Plan Area Location

- 1.2.1 This OP applies to 90.2 ha of land that is bounded to the west by 92 Street and the Creekside manufactured home community and is to the north of the recently approved Countryside North neighbourhood, and south of the Cobblestone neighbourhood. The City boundary is located along the east side of the subject lands as illustrated in Map 1 - Location.
- 1.2.2 Other adjacent land uses include the Eagle Estates country residential subdivision to the northeast and agricultural lands to the north and east. The quarter section to the east is proposed for urban residential development and is the subject of an annexation application.

1.3 Ownership and Dispositions

- 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.

(Bylaw C-1411B – May 11, 2026)

1.4 Policy and Regulatory Context

- 1.4.1 This OP is consistent with MDP policies respecting the utilization of spare servicing capacity and the development of an efficient land use pattern.

Table 1 Plan Area Composition

Plan Area Ownership	Area
Private Ownership	13.52 ha
Municipal Ownership	77.6 ha
Total Land Area	91.12 ha

(Bylaw C-1411B – May 11, 2026)

- 1.4.2 This OP is also guided by the policies and development concepts contained in the Southeast and Meadowview Area Structure Plans (ASP's). This OP is at variance with these ASP's, warranting amendments as outlined in Section 4.2.
- 1.4.3 The Plan area is currently designated as Urban Reserve (UR) in the City's Land Use Bylaw (LUB). 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 - Existing Use, the Plan area is open meadow with no vegetation of significance. There is no development in the Plan area at present. The centre of the Plan area is traversed by a drainage channel known locally as Woody Creek. This channel drains a large portion of the east side of the City into Bear Creek to the south of the City.
- 1.5.2 As illustrated in Map 3 - Topography, shows that the Plan area is virtually flat, although that portion of the Plan area located south of Woody Creek having more relief than the north. On the south side of the Plan area, elevations range from 658 m in the southwest area adjacent to 92 Street to 652 m at Woody Creek (1.5% slope), while the north-to-south elevation of the north portion of the site is only 3 m (0.3% slope). All of the lands in the Plan area drain to Woody Creek.

2.0 DEVELOPMENT PLAN

2.1 Plan Objectives

- 2.1.1 This OP is intended to achieve the following objectives:
- a) to provide an overall framework for future residential and open space development in the southeast portion of the City 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

- 2.2.1.1 The proposed land use concept for this OP is illustrated in Map 4 - Land Use, and a summary of land uses is provided in Table 2. The net developable area available is approximately 87.7 ha.

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
Gross Area	23.52	12.49	32.33	19.85	2.48	0.45	91.12	
Less Greenway PUL	0.00	0.00	0.00	0.00	2.48	0.00	2.48	
Net Developable Area	23.52	12.49	32.33	19.85	0.00	0.45	88.64	100.00
Residential	14.80	8.29	17.86	10.77	0.00	0.00	51.72	58.34
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
Open Space	0.66	0.00	4.36	3.40	0.00	0.00	8.42	9.49
Neighbourhood Parks	0.66		1.06	0.00			1.72	1.94
School Site	0.00		3.30	3.40			6.70	7.55
Roads	7.01	3.39	9.16	5.07	0.00	0.45	25.08	28.29
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
Public Utility Lot	1.05	0.81	0.95	0.61	0.00	0.00	3.42	3.90

(Bylaws C-1411A – November 29, 2021 and C-1411B – May 11, 2026)

2.2.2 Residential Development

2.2.2.1 The largest single land use in the Plan area is single family residential development, totaling approximately 44 ha.

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.

(Bylaw C-1411B – May 11, 2026)

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.

(Bylaw C-1411B – May 11, 2026)

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.

(Bylaw C-1411B – May 11, 2026)

2.2.2.3 Five (5) nodes of medium density multi-family development totaling 8.0 ha are also proposed for the Plan area. One (1) site is located at the southwest entrance of the neighbourhood adjacent to 92 Street, and another at the south entrance adjacent to the school site. Three (3) additional sites are located adjacent to 84 Avenue at the north end of the Plan area.

(Bylaw C-1411A - November 29, 2021)

Table 3 Population and Student Generation

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

(Bylaws C-1411A – November 29, 2021 and C-1411B – May 11, 2026)

2.2.2.4 As provided in Table 3, it is anticipated that an estimated 1,012 single family and 326 multi-family units may be accommodated in the Plan area. This will generate approximately 3,792 residents, of which approximately 762 will be of school age. This equates to a residential density of 15.1 units and 42.8 persons per net developable hectare.

(Bylaws C-1411A – November 29, 2021 and C-1411B – May 11, 2026)

2.2.3 Open Space

2.2.3.1. The following is a detailed breakdown of Municipal Reserve (MR) allocation proposed for the Plan area:

- a) a 3.36 ha parcel of land is allocated in the north end of the Plan area to accommodate the south half of a proposed school and community recreation facility site that is shared with the Cobblestone neighbourhood to the north. Although not included in the MR calculation, a 12m-wide Public Utility Lot (PUL) that abuts the east side of the school site would also contribute to the space available for school field development. A second school site of 3.40 ha is provided at the south end of the Plan area in accordance with the Southeast ASP. This parcel forms part of a larger school site that is shared with two (2) adjacent neighbourhoods (Countryside North and Signature Falls). Both sites include provision for access to local streets through MR corridors that are attached to the school grounds; and
- b) three (3) neighbourhood Parks averaging 0.48 ha in size are to be provided throughout the Plan area.

2.2.3.2 The open space allocation for the Plan area is illustrated in Map 6 - Open Space.

2.2.3.3 It should be noted that as provided in Table 4, the east half of the Plan area is over dedicated due to the presence of the school sites, while the west portion is under dedicated. Therefore, it is necessary that the owner of Lot 71 compensate the City by way of cash-in-lieu for the under dedication.

Table 4 Municipal Reserve Allocation

	Lot 71 5814NY	Part NW 18	Part SW 19	Lot 1 9922945	Total
Reserve Allocation (ha)	0.66	0	4.36	3.40	8.42
Reserve Owing (10% of Area) (ha)	2.26	1.25	3.23	1.99	8.73
Percent of Developable Area	4.9	0	13.4	17.1	10.0
Over/Under Dedication (ha)	- 1.60	- 1.25	+1.13	+1.41	0
Total Over/Under Dedication (ha)	- 1.60	+1.29			0

3.0 INFRASTRUCTURE

3.1 Transportation Network

- 3.1.1 As illustrated in Map 7 - Transportation, arterial access to the Plan area is provided by 92 Street to the west, (which is currently a two-lane gravel/paved roadway where it fronts the Plan area) and 84 Avenue, which is undeveloped at present. According to the City’s Transportation Master Plan, both of these roadways are to be ultimately constructed to a four-lane divided standard. In order to accommodate the eventual upgrading of 92 Street, land along the west boundary of the Plan area has been set aside for widening. In addition, the entire 45.5 m right-of-way to accommodate 84 Avenue has been provided. Further, lots backing on to 92 Street and 84 Avenue have been designed with extra depth in order to accommodate noise attenuation measures.
- 3.1.2 Major collector access to the Riverstone area is provided via 89 Street, which extends the length of the Plan area, providing linkages to the adjacent Cobblestone and Countryside North neighbourhoods. East-west collector access is to be provided as follows:
- a) 87 Avenue, which provides a connection to the lands to the east;
 - b) 80 Avenue, which provides a connection from 92 Street east to 89 Street; and
 - c) 77 Avenue, which provides a connection from 89 Street east to Eagle Estates.
- 3.1.3 The balance of the Plan area is to be served by a network of local roads. A connection to lands east of the Plan area that are to be severed by the 84 Avenue right-of-way is also provided if required, via the extension of 83 Avenue.
- 3.1.4 One (1) area with rear lanes is proposed in the Plan area.
- 3.1.5 Accommodation for pedestrians and cyclists is provided through the development of an asphalt trail and concrete sidewalk network that provides connections to proposed trails along 92 Street and to future trails along Woody Creek. A north-south trail alignment located on the east side of the Plan area along the sanitary trunk PUL is also provided. Internal connections are provided to the two (2) school sites.

3.2 Water Distribution

- 3.2.1 The main feed to the Plan area is the connection to the 300 mm diameter water main located on the west side near the intersection of 92 Street and 84 Avenue. A 300 mm line will be connected from there into the Plan area. 300 mm diameter lines will also be used to bisect the property to establish a strong looped system. Over time, further connections will be made to the north and south and leaving future tie-in locations. More than one (1) outside loop will be required to facilitate either the school or multi-family sites. The proposed looped water system for the Plan area is illustrated in Map 8 - Water System.

3.3 Sanitary Sewer

- 3.3.1 The vast majority of the Plan area will drain to the 88 Street Trunk sanitary main via internal sanitary gravity mains. Portions of Lot 71 will drain into the 92 Street Trunk as the topography dictates this routing. With the establishment of the 88 Street Trunk sanitary main, sufficient capacity will be freed up in the 92 Street main for this to occur. As development occurs on lands adjacent to 92 Street it will be necessary that easements be secured to allow for these lands to connect into the 88 Street Trunk sanitary main. The City should work in conjunction with developers to secure these easements. The internal configuration of proposed gravity mains as illustrated in Map 9 - Sanitary Sewer.
- 3.3.2 The 88 Street Trunk sanitary main includes a portion required to be constructed on the south side of the City between 97 Street and Resources Road (along Lot 56PUL, Plan 7922548) at approximately 60 Avenue. If development in the Plan area occurs prior to the construction or award of a tender for construction of this portion of the 88 Street Trunk sewer system, then the Developer shall be responsible for including this construction as part of the development. The design and engineering of this work will be undertaken by Aquatera Utilities Inc. (Aquatera) or their authorized representative. The cost of construction must be approved by Aquatera in writing prior to commencement of any work. The Developer will be reimbursed actual construction costs as approved by Aquatera as provided in the Servicing Agreement with respect to the development.
- 3.3.3 In addition, the 88 Street Trunk has not been sized to accommodate the multi-family sites located north of 84 Avenue and adjacent to the south school site. As a result, it is recommended that these multi-family sites not be rezoned until a method of sanitary servicing is reached that is satisfactory to the City and Aquatera. Options that may be explored include, but not limited to, on-site storage facilities, off-site storage facilities, the diversion of sanitary flows upstream, and/or flow monitoring and calibration of the sanitary model to confirm capacity.

3.4 Stormwater Management

- 3.4.1 Stormwater management for the Plan area is to be accommodated in Woody Creek as illustrated in Map 10 - Storm Drainage. The creek corridor, already functioning as a drainage ditch within a PUL through the Plan area, will be developed into a drainage parkway and linear stormwater retention pond. The Woody Creek corridor will also be widened at the east side of the Plan area to accommodate increased retention capacity in accordance with the Woody Creek Drainage Study currently being prepared for the City.

- 3.4.2 Over the long term, the Woody Creek corridor is intended to be developed as a “greenway”, along which a trail system is to be developed. A chain link fence will be installed along all residential property lines adjacent to the greenway area in order to maintain a separation between private and public lands. A typical design cross-section of the proposed greenway is provided in Figure 1.

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. In accordance with utility company requirements, provision shall be made for a large diameter gas feeder main and power line alignment adjacent to 92 Street.
- 3.5.2 In accordance with City policy, all overhead lines located adjacent to residential areas will be installed underground at the Developer’s expense.

4.0 IMPLEMENTATION

4.1 Phasing

- 4.1.1 A tentative phasing plan is illustrated in Map 11 - Phasing. Although ultimately dependent on market conditions and servicing, it is initially intended that development of the subject lands start at the north end (Phase C1) to take advantage of the existing access at 92 Avenue, and the east sanitary trunk which is to be extended to the school site. Concurrently with Phase C1, the first stages of development at the west end of the Plan area are also expected to be initiated due to access to 92 Street as well as proximity to the 92 Street sanitary sewer, which can be accessed by gravity.
- 4.1.2 The south school site may be developed in advance of Phase B1 subject to the agreement of the owner, the City, the public and separate school boards and Aquatera, with respect to the provision of access and services.

4.2 Statutory Plan Amendments

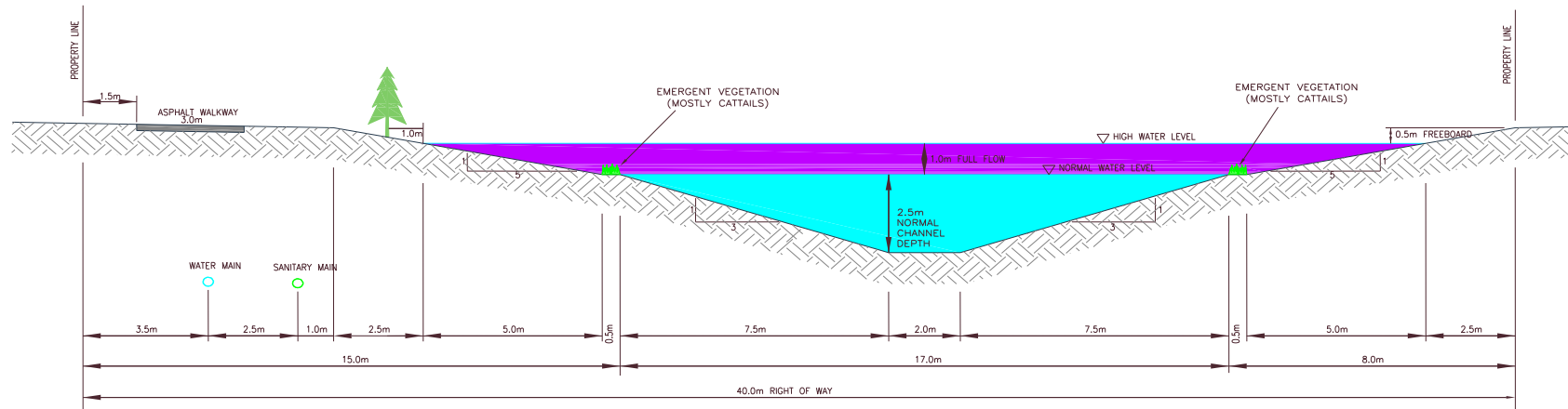
- 4.2.1 The Southeast ASP was approved in September 2001. This OP is consistent with the development framework established in the ASP. Any changes to this OP may require an amendment to the ASP.

4.3 Proposed Zoning

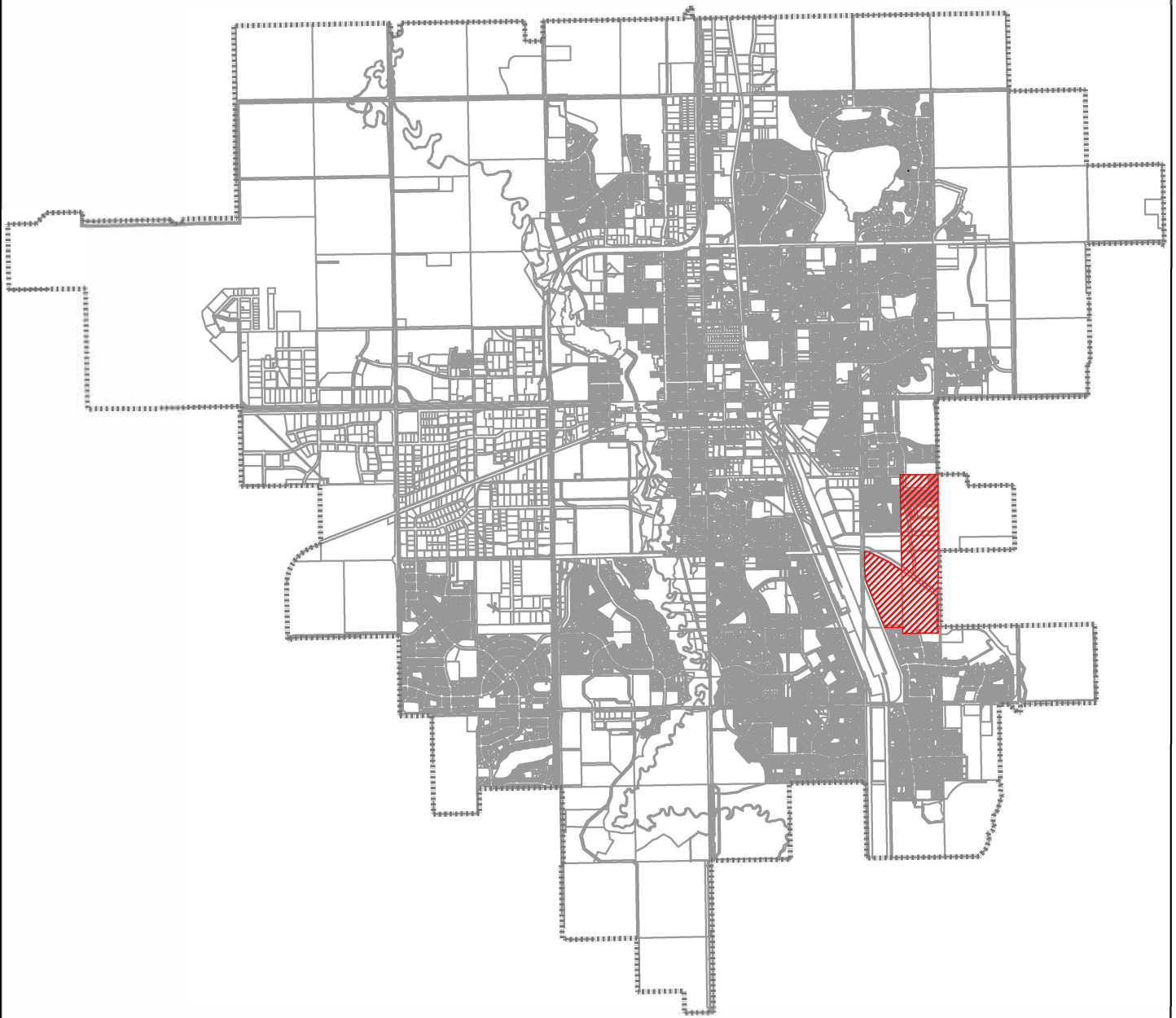
- 4.3.1 Proposed zoning for the Plan area is illustrated in Map 12 - Zoning. The areas slated for single family and multi-family residential development will be zoned under the Small Lot Residential (RS) and Medium Density Residential (RM) Districts of the LUB respectively. The school sites will be zoned under the Public Service (PS) District. All zoning changes will be made in advance of subdivision approval.

(Bylaws C-1411A – November 29, 2021 and C-1411B – May 11, 2026)

Figure 1 - Cross-Section of Woody Creek Greenway¹



¹ Dimensions noted are approximate and are subject to confirmation or revision at the time of detailed design.



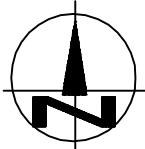
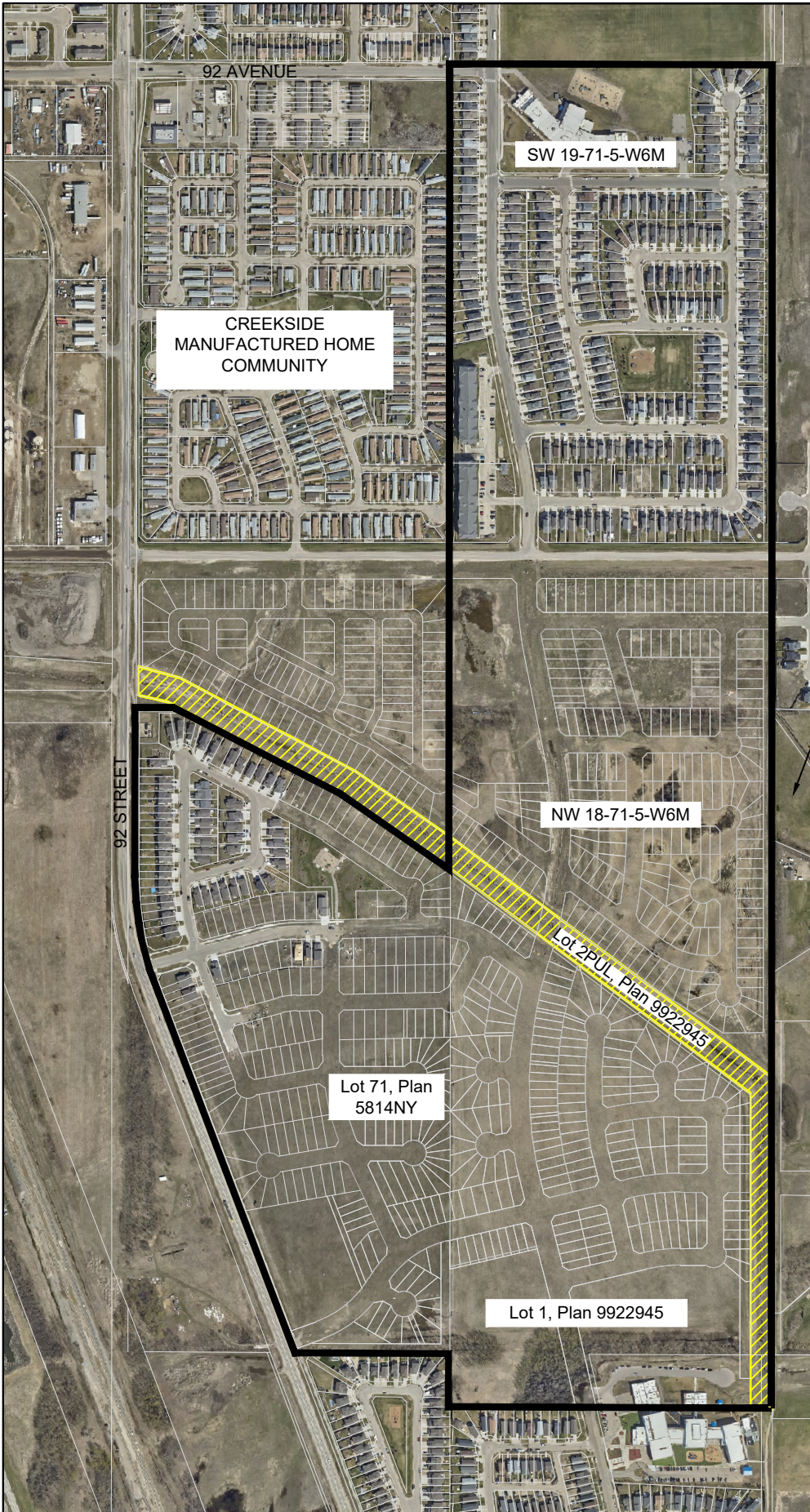
**MAP 1
LOCATION**

SCALE: N.T.S.

**RIVERSTONE OUTLINE PLAN
CITY OF GRANDE PRAIRIE**

March 9, 2020

Bylaw C-1411



EAGLE
ESTATES

LEGEND

 WOODY CREEK

 PLAN BOUNDARY

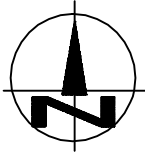
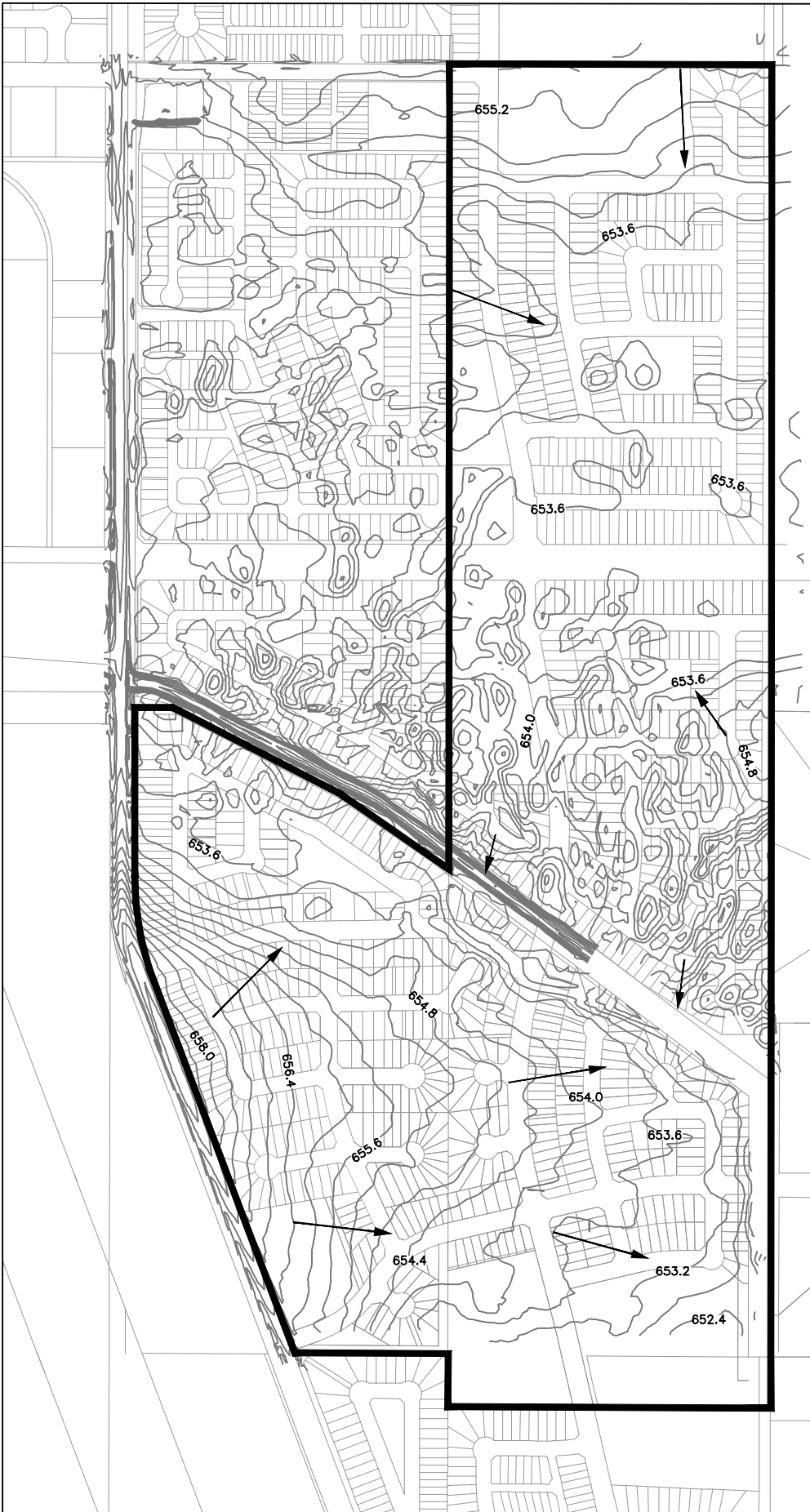
MAP 2 EXISTING USE

SCALE: N.T.S.

RIVERSTONE OUTLINE PLAN

CITY OF GRANDE PRAIRIE

May 11, 2026
Bylaw C-1411B



LEGEND

654.0 ELEVATION

→ DIRECTION OF FLOW

— PLAN BOUNDARY

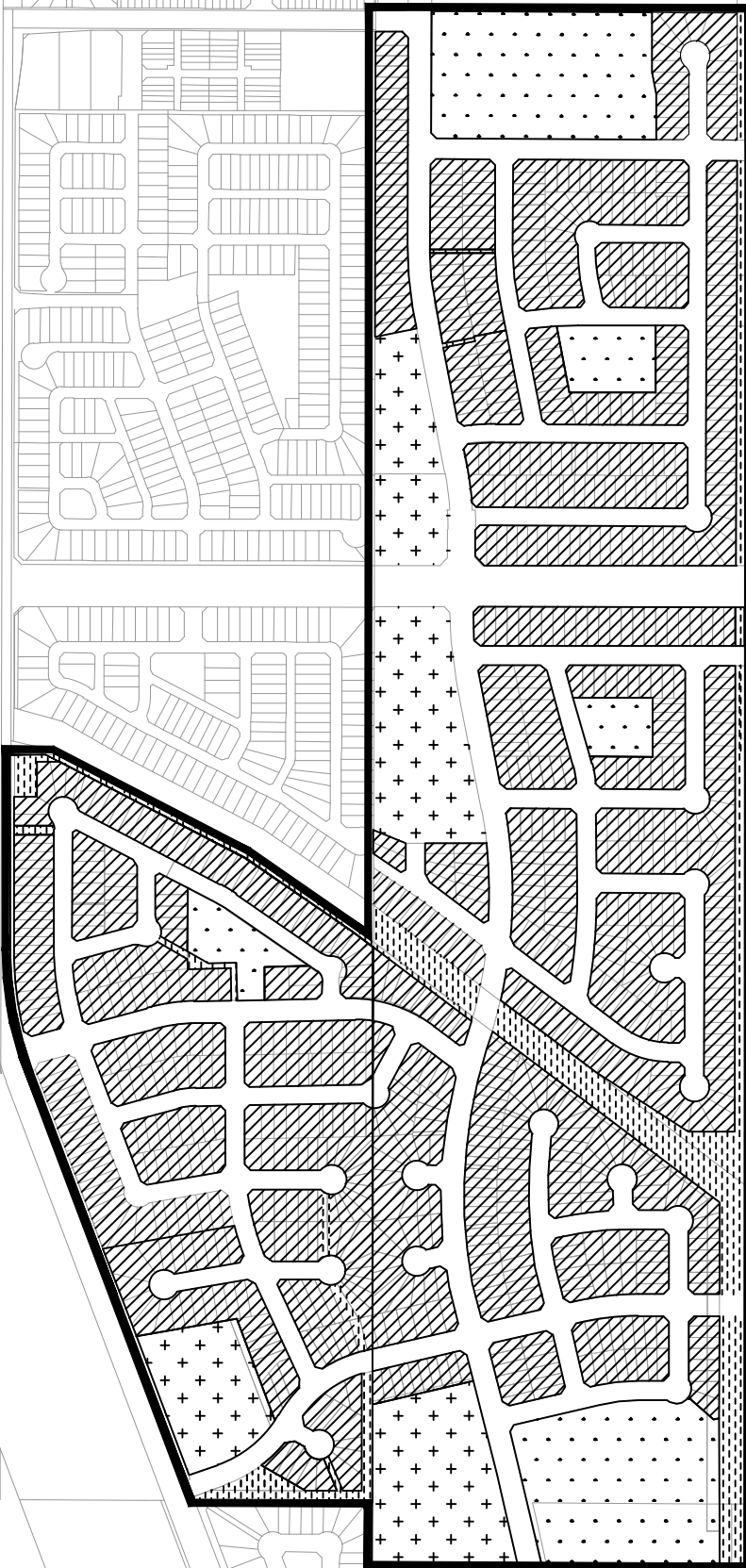
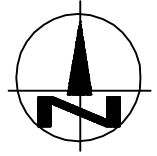
**MAP 3
TOPOGRAPHY**

SCALE: N.T.S.





**RIVERSTONE OUTLINE PLAN
CITY OF GRANDE PRAIRIE**

May 11, 2026

Bylaw C-1411B



LEGEND

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

 PLAN BOUNDARY

MAP 4 LAND USE

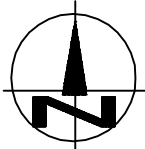
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RIVERSTONE OUTLINE PLAN

CITY OF GRANDE PRAIRIE

May 11, 2026

Bylaw C-1411B



LEGEND

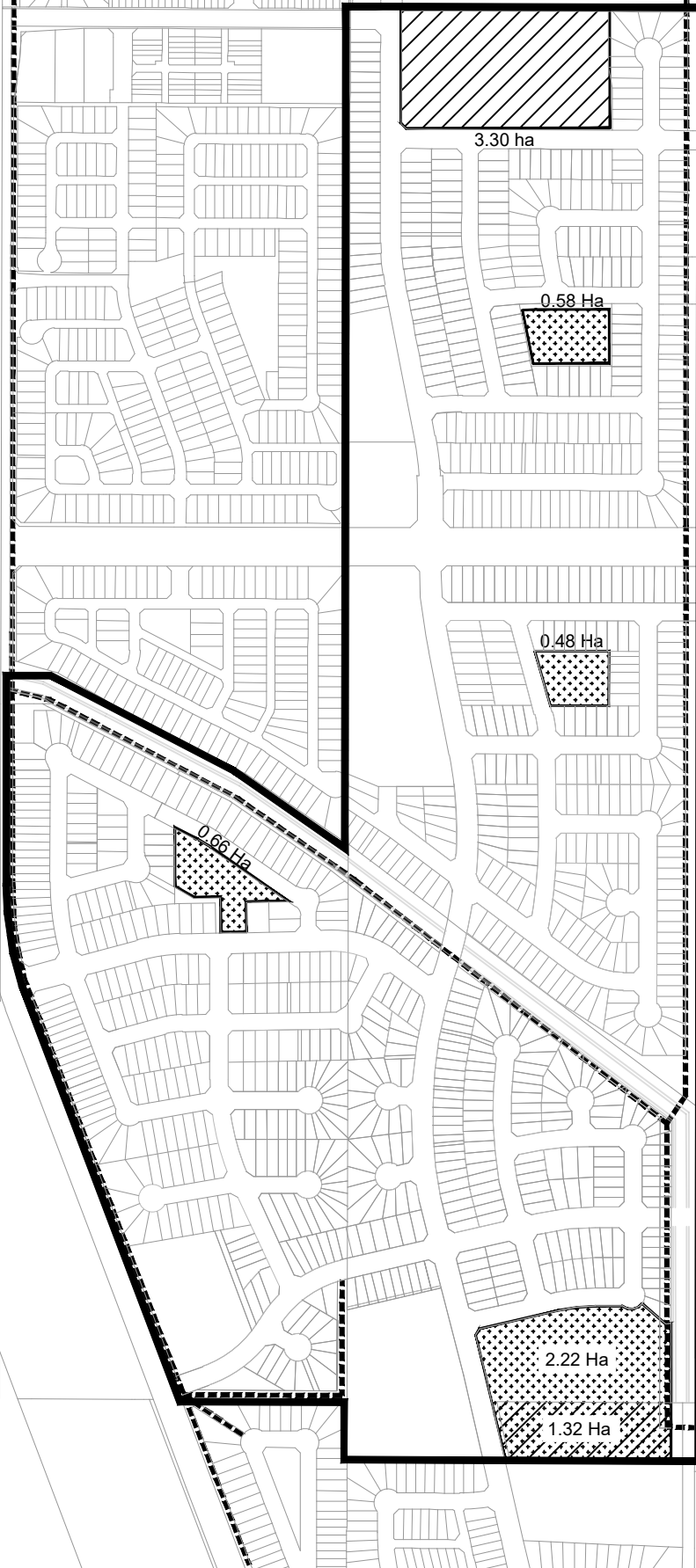
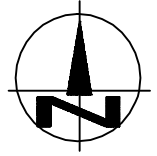
— PLAN BOUNDARY

**MAP 5
TENTATIVE LOTTING**

SCALE: N.T.S.

**RIVERSTONE OUTLINE PLAN
CITY OF GRANDE PRAIRIE**

May 11, 2026
Bylaw C-1411B



LEGEND

-  SCHOOL SITE
-  PARK
-  TRAIL

 PLAN BOUNDARY

MAP 6 OPEN SPACE

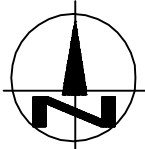
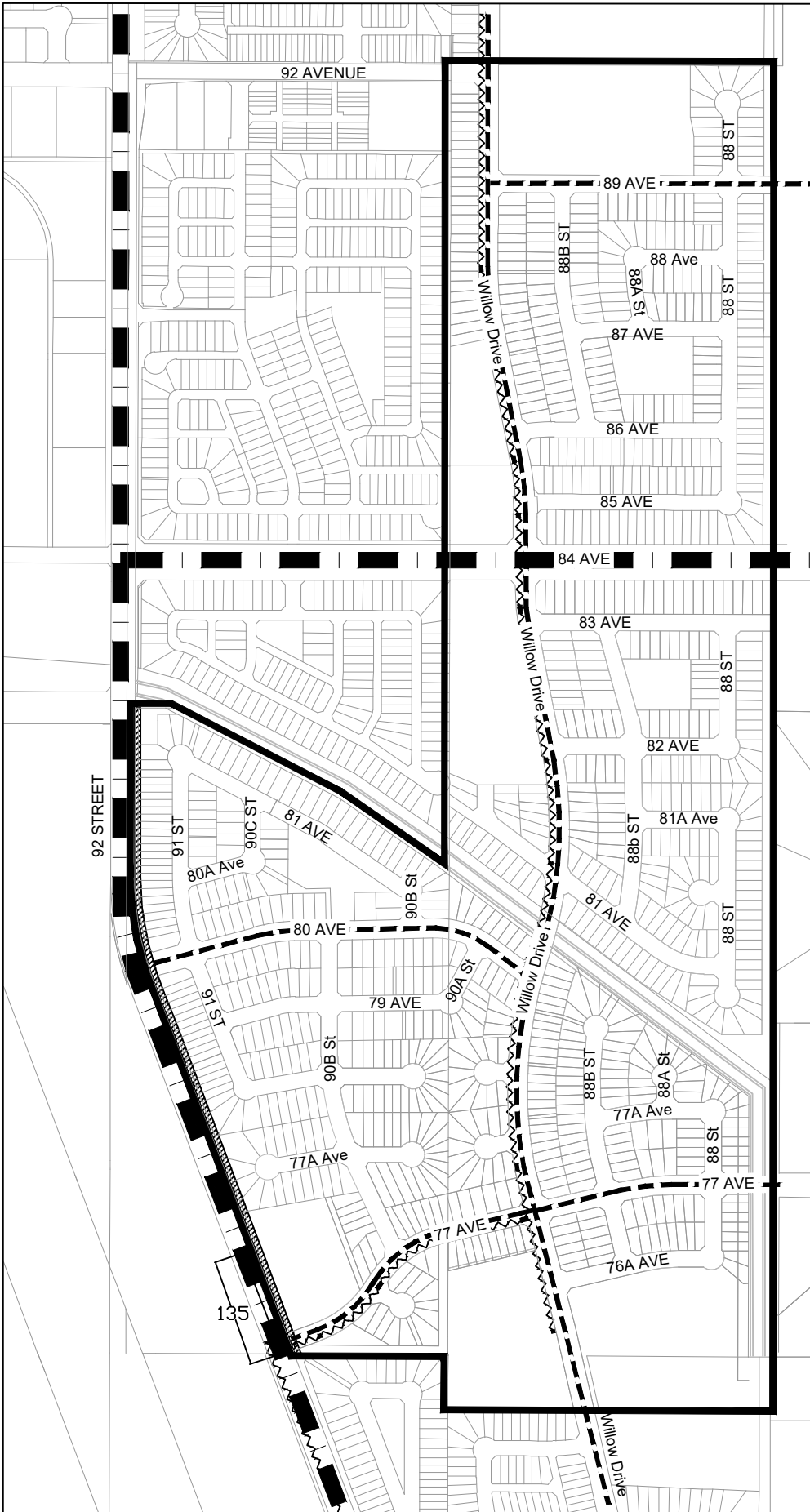
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RIVERSTONE OUTLINE PLAN






CITY OF GRANDE PRAIRIE

May 11, 2026

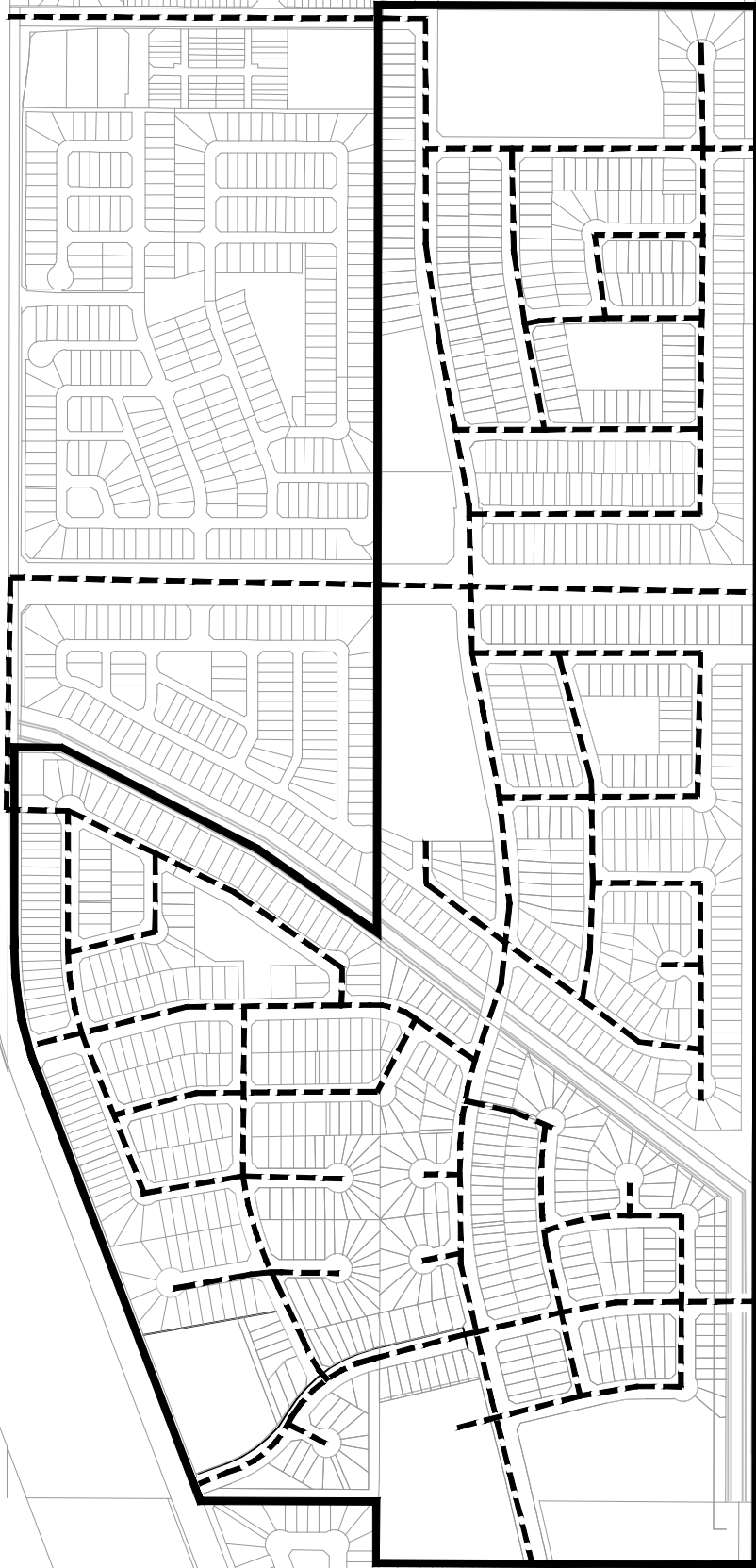
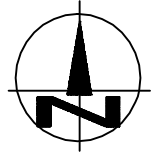
Bylaw C-1411B



LEGEND

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

MAP 7
 TRANSPORTATION
 SCALE: N.T.S.



LEGEND

--- WATER LINE

— PLAN BOUNDARY

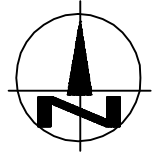
**MAP 8
WATER SYSTEM**

SCALE: N.T.S.




**RIVERSTONE OUTLINE PLAN
CITY OF GRANDE PRAIRIE**

May 11, 2026

Bylaw C-1411B



LEGEND

-  EXISTING LINE
-  SANITARY LINE
-  PLAN BOUNDARY

MAP 9
SANITARY SEWER

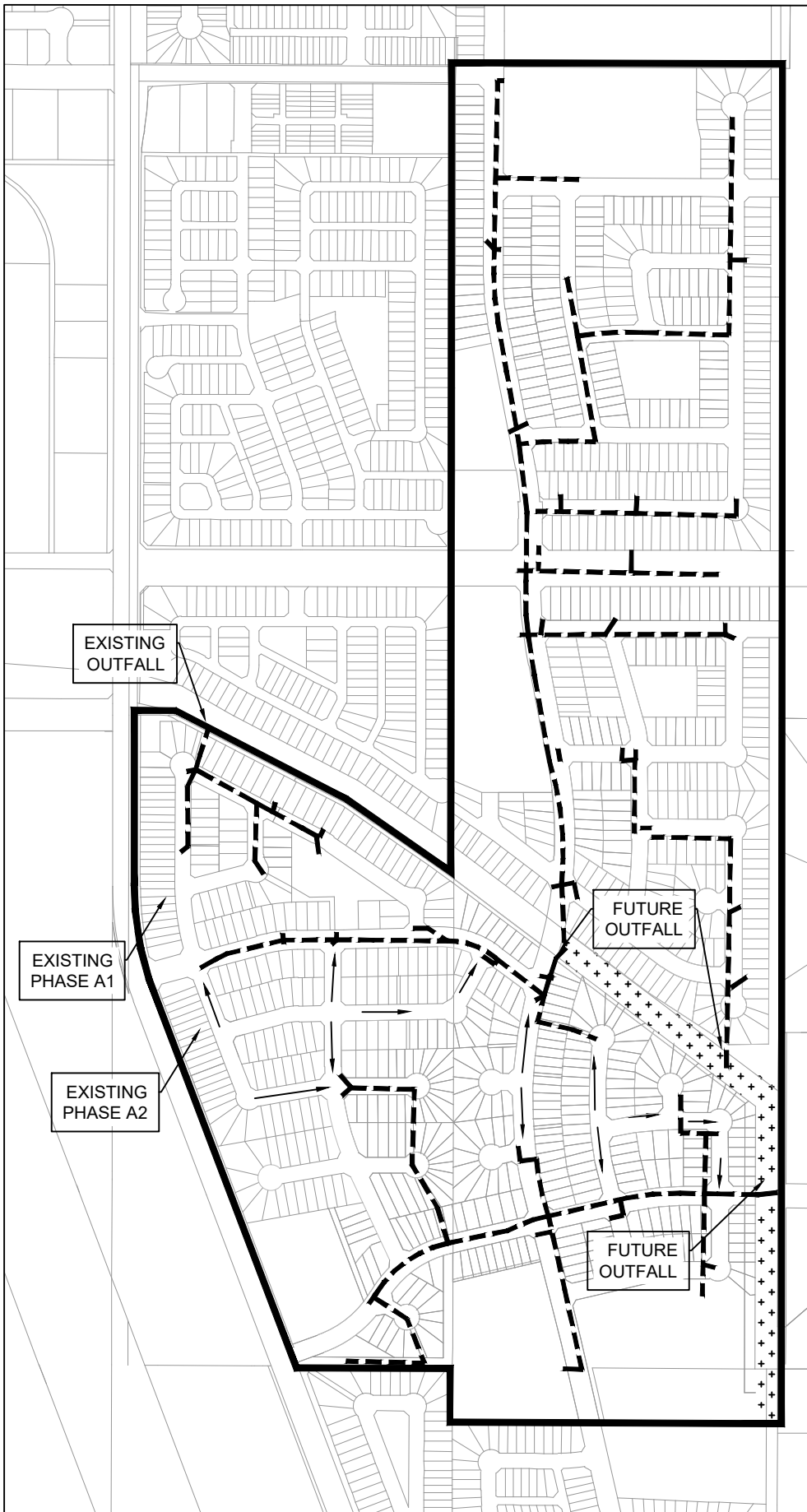
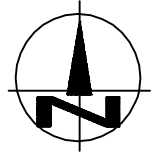
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RIVERSTONE OUTLINE PLAN


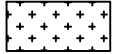

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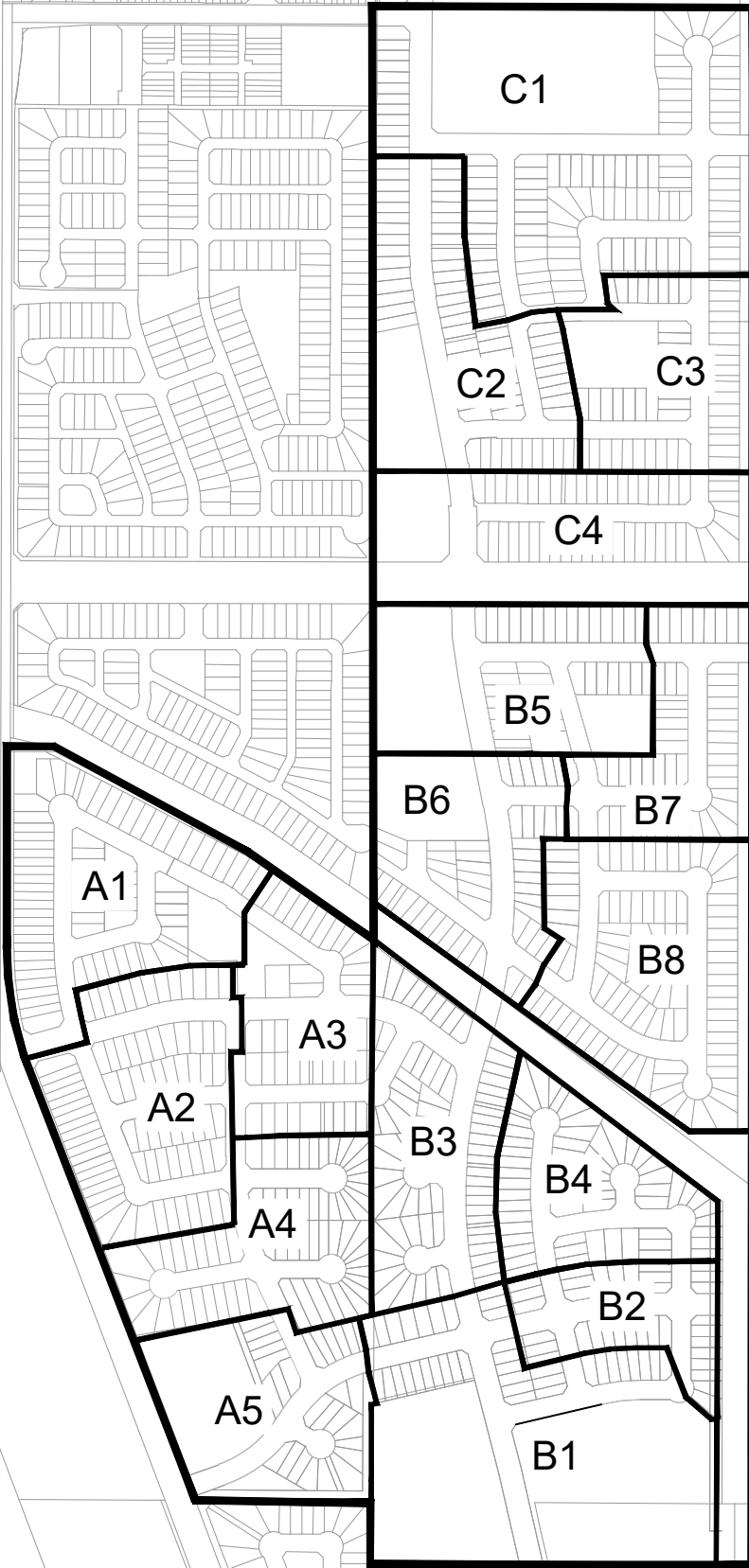
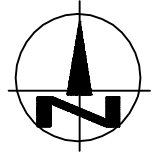


LEGEND

-  STORM LINE
-  STORM POND
-  PLAN BOUNDARY

MAP 10
STORM DRAINAGE

SCALE: N.T.S.



LEGEND

A1 DEVELOPMENT PHASE

— PLAN BOUNDARY

MAP 11 PHASING

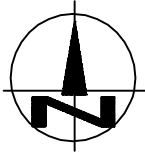
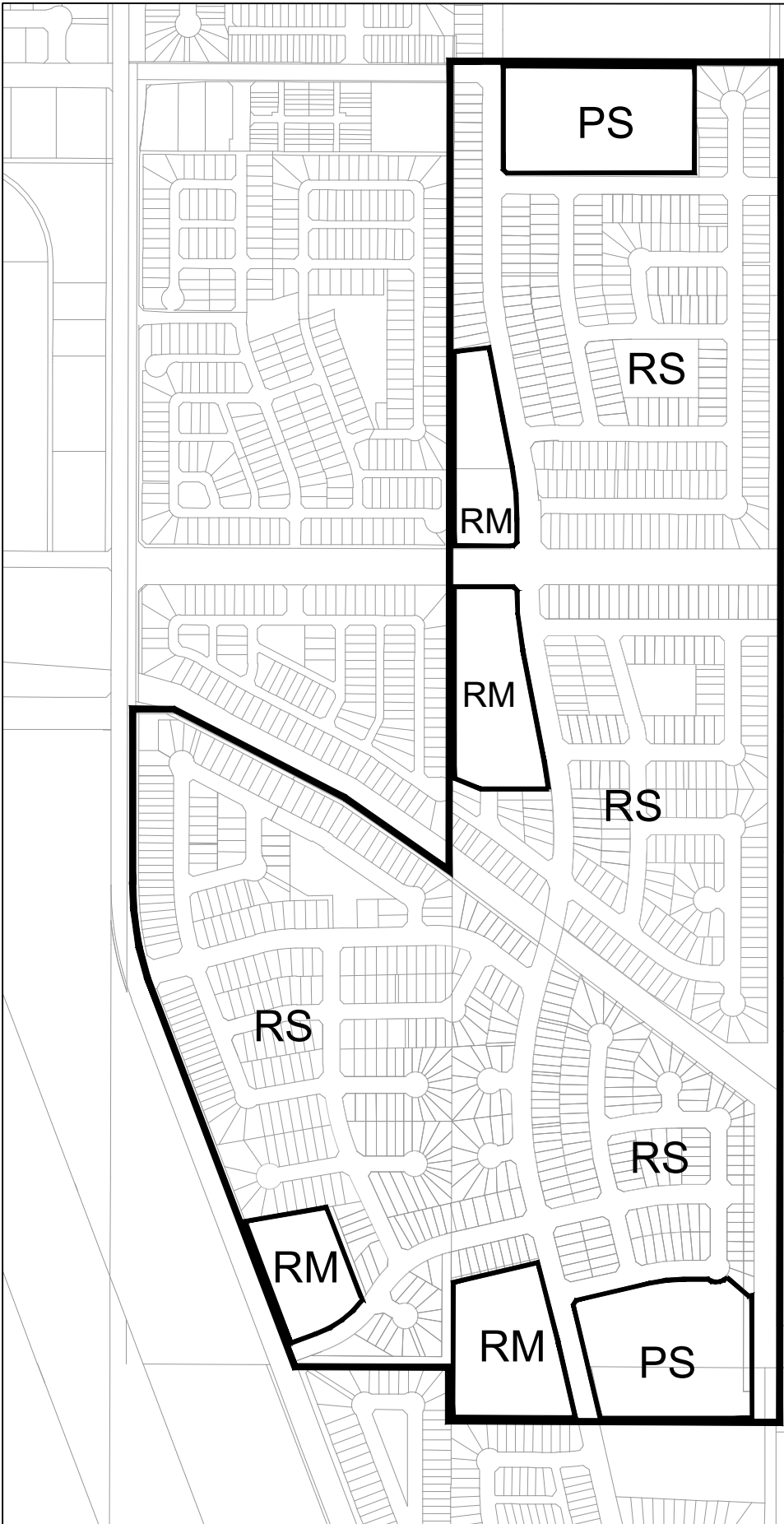
SCALE: N.T.S.

RIVERSTONE OUTLINE PLAN

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LEGEND

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

MAP 12
ZONING

SCALE: N.T.S.