

CITY OF GRANDE PRAIRIE

OFFICE CONSOLIDATION

BYLAW C-1463

**A Bylaw to adopt the
Arbour Hills 1 Outline Plan**

Amended by C-1463A

**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 "Arbour Hills 1 Outline Plan" Bylaw.
2. The Arbour Hills 1 Outline Plan, attached as Schedule "A", is adopted as an area structure plan for part of the SE 1/4 Sec. 3, Twp. 72, Rge. 6, W6M pursuant to Section 633 of the *Municipal Government Act*, RSA 2000, c. M-26.

EFFECTIVE DATE

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

READ a first time this 21 day of April, 2025.

READ a second time this 21 day of April, 2025.

READ a third time and finally passed this 21 day of April, 2025.

"J. Clayton" (signed) _____

Mayor

"A. Van Beekveld" (signed) _____

Acting City Clerk



CITY OF GRANDE PRAIRIE
Development Services Department

ARBOUR HILLS 1 OUTLINE PLAN

Bylaw C-1463

SE 1/4 Sec. 3, Twp. 72, Rge. 6, W6M

Date: April 21, 2025

Table of Contents

1.	INTRODUCTION.....	1
1.1	Purpose	1
1.2	Plan Area Location and Context.....	1
1.3	Ownership and Dispositions	2
1.4	Policy and Regulatory Context	2
1.5	Existing Conditions & Site Characteristics	2
2.	DEVELOPMENT PLAN.....	3
2.1	Plan Objectives.....	3
2.2	Development Concept.....	4
2.3	Integration of Development with Lands to the North	7
3.	INFRASTRUCTURE.....	7
3.1	Transportation.....	7
3.2	Water Distribution.....	9
3.3	Sanitary Sewer System.....	9
3.4	Stormwater Management	10
3.5	Shallow Utilities.....	11
4.	IMPLEMENTATION.....	11
4.1	Phasing.....	11
4.2	Statutory Planning Documents.....	11

LIST OF MAPS

Map 1	Plan Area Location
Map 2	Existing Conditions
Map 3	Land Use
Map 4	Tentative Lotting
Map 5	Open Space
Map 6	Transportation
Map 7	Water System
Map 8	Sanitary Sewer
Map 9	Storm Drainage
Map 10	Phasing
Map 11	Zoning

LIST OF TABLES

Table 1	Plan Area Composition
Table 2	Land Use Summary
Table 3	Population and Student Generation

1. INTRODUCTION

1.1 Purpose

- 1.1.1 The Arbour Hills 1 Outline Plan has been prepared on behalf of the owners of SE $\frac{1}{4}$ -3-72- 6W6 to provide a detailed framework for the future development of lands along the northern limit of Grande Prairie for residential, commercial, and public service purposes.
- 1.1.2 This Outline Plan has been prepared in accordance with Policy 15.6 of the City of Grande Prairie Municipal Development Plan. As required by this policy, the plan addresses the following:
- a) Physical features and development constraints.
 - b) Future land use and development concepts; including lot layout.
 - c) Proposed transportation network, including approximate alignments for future arterial, collector and local roads.
 - d) Disposition of municipal reserve.
 - e) Providing adequate park and open spaces including the consideration of existing storm water management facilities.
 - f) Integration of the neighbourhood with the established School Site.
 - g) Continuation of the City-wide trail system and pedestrian links.
 - h) Proposed servicing for the area; and
 - i) Intended phasing of development.

1.2 Plan Area Location and Context

- 1.2.1 As indicated in Map 1 - Plan Area Location, this Outline Plan applies to 60.45 ha of land legally described as SE $\frac{1}{4}$, Section 3, Township 72, Range 6, West of the 6th Meridian within the City of Grande Prairie. In the northeast corner of the quarter section there is an existing acreage covering 4.00 ha of land that is contained within the County of Grande Prairie No. 1 municipal boundary. This Outline Plan has been developed with consideration of the future development of this parcel.
- 1.2.2 The plan area is bounded on the east by 108 Street and on the south by 132 Ave. The lands to the west of the plan area are currently occupied by the Bear Creek Golf Course, while the lands to the east encompass the residential neighbourhood of Arbour Hills 2 which is currently under development. The quarter sections to the north and south of the Plan Area Location are currently agricultural lands that are designated for future urban development.

1.3 Ownership and Dispositions

1.3.1 As outlined in Table One - Plan Area Composition, the Plan area consists of 60.45 ha of land under the ownership of the developer (Private Owner) and the City of Grande Prairie (Municipality). There is an *ATCO Gas and Pipeline Ltd.* high pressure gas pipeline right of way traversing the southern limit of the quarter section. The location of this right of way shall be considered in all utility and infrastructure designs.

Table One—Plan Area Composition

Legal (Title #)	Owner	Area (ha)
6;6;72;3;SE (162 113 951) Plan 162 1650, Block 2, Lot 1 MR	Municipality	6.07
6;6;72;3; SE (162 113 951 +1) Plan 082 7403, Block 1, Lot 1	Private Owner	16.40
6;6;72;3; SE (162 113 951 +2)	Private Owner	34.80
Road Plan/Road Widening Plan 942 2351, Plan 162 1650, Plan 082 7403	Municipality	3.18
Totals		60.45

1.4 Policy and Regulatory Context

1.4.1 This Outline Plan has been prepared in accordance with the requirements of the Grande Prairie Municipal Development Plan - Bylaw C-1462 and all amendments to date. In addition, several statutory documents and City of Grande Prairie policies have guided the preparation of this Outline Plan including the Arbour Hills Areas Structure Plan and the City of Grande Prairie Land Use Bylaw. All undeveloped lands, currently zoned Urban Reserve (UR), will be rezoned to reflect the land uses contained in this OP prior to subdivision and development approval.

1.5 Existing Conditions & Site Characteristics

1.5.1 The plan area is composed of predominately agricultural lands currently under cultivation. In recent years, construction of the St. John Paul II Catholic High School has been completed. A portion of the collector road network providing access to the school from 132 Avenue has also been constructed. The school site

and associated portions of road network compose the Public Service lands designated as Phase 1 in this Outline Plan.

- 1.5.2 In addition to the development of the school site, construction has been completed on the storm water management infrastructure necessary to accommodate the entirety of Arbour Hills 1. Two storm water facilities have been built along the south perimeter of the quarter section which operate in conjunction with the storm ponds in Arbour Hills 2 and Royal Oaks North. The combined system will provide sufficient storm sewer attenuation of the post development flows for the entire quarter section and surrounding area. Further information regarding the function of the storm water management system for Arbour Hills is outlined in the *132 Avenue Storm Basin Study (Helix Engineering Ltd., 2019)* completed by the City of Grande Prairie.
- 1.5.3 As illustrated in Map 2 - Existing Conditions, the land in the Plan area is generally comprised of a sloping hillside that rises to an elevation of 681m in the northeast corner. The land drains naturally away from this point toward the stormwater management facilities in the southeastern and southwestern corners, dropping approximately 17m to an elevation of 664m.

2. DEVELOPMENT PLAN

2.1 Plan Objectives

- 2.1.1 The lands contained in this Outline Plan area are recognized as an important segment of the urban fabric within the City of Grande Prairie and comprise a point of integration with the neighbouring municipality to the north.
- 2.1.2 This Outline Plan outlines several key objectives which will guide the development of the subject lands:
- a) To establish a residential community that leverages the existing infrastructure and proximity to amenities within the City, while ensuring compatibility with the surrounding land uses.
 - b) To formulate a neighbourhood design that encourages interaction with nature, healthy active living, and social and environmental sustainability.
 - c) To ensure infrastructure and utility services that meet the standards of the City of Grande Prairie, Aquatera Utilities, and Alberta Regulatory authorities.
 - d) To allow for the economical phased development of the Arbour Hills neighbourhood in order to accommodate the anticipated growth in the northern portions of the City.

- e) To develop a residential neighbourhood using sustainable and environmentally focused practices and design choices, ensuring minimal impact to the Bear Creek corridor.

2.2 Development Concept

2.2.1 The Arbour Hills 1 Outline Plan has been developed following consultation with the City of Grande Prairie administration and key stakeholder groups. The Plan includes design concepts for local road configuration, open space, land use patterns, and municipal servicing. The following sections provide further details regarding the proposed land uses as illustrated in Map 3 – Land Use.

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

(Bylaw C-1463A – May 11, 2026)

2.2.2 Residential

- a) The Arbour Hills 1 development will provide a unique and attractive “mixed use” residential community, with a variety of housing opportunities for a range of demographics. Approximately 30 ha. will be allocated for housing, the majority of which will be street oriented single family detached units. Lot sizes are expected to vary in width and will be developed in accordance with the City of Grande Prairie Land Use Bylaw. A tentative lotting plan is demonstrated in Map 4.
- b) The development will maximize the allowable number of smaller lots in order to encourage the construction of higher density housing.
- c) An area of Low-Medium Density Residential District along Arbour Hills Boulevard will allow for the construction of multi-family units with a rear laneway.
- d) Multiple areas of Low Density Residential District will be established in the development, particularly along those portions backing onto parks, green spaces, and agricultural lands. These lots will allow for the construction of larger single-family homes.
- e) In addition, an area of Medium Density Residential will be provided in the southwest corner of the development backing onto the 132 Avenue corridor. This area will be intended for increased density residential units such as a low-rise apartment building.
- f) The development will be designed and constructed with the goal of creating a neighbourhood that promotes active living. Capitalising on the proximity to the golf course and the Bear Creek corridor, an emphasis will be placed on providing access to walking trails and local green space.

Table Three—Population Estimates & Student Generation

Land Use (Zoning)	Area	Density	Population
Low Density	38.97 gross ha.	40 p/ ha.	1559
Low-Medium Density	1.67 gross ha.	80 p/ha.	134
Medium Density	1.72 gross ha.	118 p/ha	203
Total			1896

Student Generation		
Total Students	22.0% of Population	417
Total Public	65.5% of Total Students	273
Total Separate	32.5% of Total Students	136
Total Francophone	2.0% of Total Students	8
Public School Students		
Total Students		273
Total K-8	70.1% of Students	191
Total 9-12	29.9% of Students	82
Separate School Students		
Total Students		136
Total K-8	72.9% of Students	99
Total 9-12	27.1% of Students	37
Francophone School Students		
Total Students		8
Total K-8	87.0% of Students	7
Total 9-12	13.0% of Students	1

2.2.3 Parks and Public Service

- a) The Arbour Hills 1 neighbourhood will be integrated with the recently constructed High School site. This site is dedicated as Public Service District (PS) and provides a large centralized green space for the use and enjoyment of the surrounding community.
- b) In addition, two local neighbourhood parks will be constructed in locations that are central to the development. These parks will provide green space and walking paths for the enjoyment of residents living in Arbour Hills 1. One of the neighbourhood parks will also include a playground play structure.
- c) The school site and the neighbourhood parks will be dedicated as Public Service District, and Municipal Reserve in accordance with the Municipal Government Act. The combined total area of the proposed reserve land is 6.57 ha, which exceeds the required 10% of net developable land.

2.2.4 Open Space

- a) In addition to the MR land, neighbourhood green space will be provided around both storm ponds along the south boundary of the development. These storm pond green spaces include the lands above the 1:100-year flood line and total 1.74 ha. in combined size.

- b) These additional open spaces will provide recreational opportunities for local residents and will add aesthetic appeal to the neighbourhood. They will also create a green space buffer between the residential parcels and the high traffic corridor along 132 Avenue. An overview of the open space is provided in Map 5 – Open Space.

2.2.5 Commercial

- a) A portion of this development will be designated as commercial land totalling 4.87 ha. This area is located adjacent 132 Avenue and Arbour Hills Boulevard. The commercial land location will be highly visible to local traffic entering and exiting the neighbourhood, as well as traffic traveling on adjacent arterials. This site will be zoned Commercial Arterial (CA) under the City of Grande Prairie Land Use Bylaw.
- b) The designated lands will provide commercial opportunities for businesses that are compatible with the Arbour Hills 1 residential development. These businesses will have the ability to provide services to local residents as well as support school site activities and the general public who are commuting through the area.

2.3 Integration of Development with Lands to the North

- 2.3.1 With development occurring directly north of the plan area, it is imperative that considerations be made for a seamless transition between the Arbour Hills 1 development and the development to the north (Windsor ASP, County of Grande Prairie). Considerations have been made for efficient development of both parcels crossing municipal boundaries.

3. INFRASTRUCTURE

3.1 Transportation

- 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.

(Bylaw C-1463A – May 11, 2026)

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

3.1.3 **Arterial Roadways**

- a) As illustrated in Map 6 - Transportation, the Plan area is serviced by two arterial roadways, 108 Street along the eastern boundary, and 132 Avenue along the southern boundary. 108 Street is a two-lane rural cross section with a paved asphalt surface. 132 Avenue is also a two-lane rural paved cross section with turning lanes and traffic control signals installed at the Arbour Hills Boulevard and 108 Street intersections. Arterial Road widenings of 12.69m and 12.51m have been established along 108 Street and 132 Avenue respectively.

3.1.4 **Collector and Local Roadways**

- a) The majority of the traffic entering or exiting the development will travel along the primary collector road, Arbour Hills Boulevard. Connections to the existing City of Grande Prairie road network will occur via an all directional access at the intersection with 108 Street in the northeast, or via an all directional access intersection with 132 Avenue in the south. In addition, a collector roadway will make connection with future developments to the west of Arbour Hills 1.

3.1.5 **Lanes**

- a) Lanes will be constructed along the rear of all lots fronting onto Arbour Hills Boulevard. The lanes will eliminate driveways directly accessing Arbour Hills Boulevard and will also provide an opportunity for rear access semi-detached and multi-attached housing.

3.1.6 **Pedestrian & Bicycle Traffic**

- a) A goal of this Outline Plan is to integrate the design of infrastructure that promotes the movements of pedestrians, cyclists, and other foot traffic through the neighbourhood. Along with an internal sidewalk and trail system, pedestrian linkages will be established to provide access to neighbouring communities and the broader City of Grande Prairie trail system.

3.1.7 **School Traffic**

- a) All school traffic will be accommodated by Arbour Hills Boulevard and 133 Avenue, including the bus lane along the south boundary of the school site.

3.1.8 **Public Transit**

- a) Accommodations will be made for the provision of Public Transit service within the neighbourhood along the collector roads. Potential routes are illustrated on Map 6.

3.1.9 **Existing Farm Access**

- a) There are three existing approaches along 108 Street that provide access to the existing farming activities on the quarter section. These approaches will be removed as phased construction of the project proceeds.
- b) Additional information pertaining to the road network is outlined in the detailed design report for transportation.

3.2 **Water Distribution**

- 3.2.1 The primary water feed for the plan area is an extension of the existing Arbour Hills 2 water supply network to the north and east of the development. The associated water main infrastructure has been constructed from 108 Street along the future Arbour Hills Boulevard alignment to service the school site. A secondary water connection will be installed along 132 Avenue and connect with Arbour Hills 2 - Phase 7 to complete the water main looping.
- 3.2.2 The proposed water system for the Plan area is illustrated in Map 7.
- 3.2.3 Additional information pertaining to the water distribution/fire system is outlined in the detailed design report for water.

3.3 **Sanitary Sewer System**

- 3.3.1 The Sanitary Sewer System for Arbour Hills 1 will generally drain south and east to the existing sewer trunk main at the corner of 108 Street and 132 Avenue. In addition to servicing Arbour Hills 1, the sanitary sewer system will be designed with capacity to provide future service to portions of the quarter section to the north.
- 3.3.2 Existing infrastructure in the development area includes a sanitary main that is constructed along 132 Avenue and Arbour Hills Boulevard servicing the school site. Ultimately the plan area will be serviced by a network of sanitary mains constructed along the proposed road network. Each of these sanitary pipes will collect into a single main exiting the neighbourhood through the PUL between the proposed commercial district and the southeast storm pond, tying into the existing main that runs along 132 Avenue.

- 3.3.3 A portion of the lands considered in this outline plan are sloping to the west and the natural terrain prevents the design of a sanitary system that drains to the southeast corner. As shown on Map 8 – Sanitary Sewer, these lands (labeled as “Area to be accommodated by Bear Creek development...”) will be serviced by a future lift station to be constructed to the west of the Arbour Hills 1 development. The future lift station is proposed adjacent 116 Street, and is referred to in both the Arbour Hills Area Structure Plan and the South West Clairmont Area Structure Plan.
- 3.3.4 Detailed information pertaining to the overall sanitary system for Arbour Hills 1 and the surrounding area is included in the Southwest Clairmont (Windsor) ASP Sanitary Basin Study.
- 3.3.5 Additional information pertaining to the Sanitary system is outlined in the detailed design report for sanitary services.

3.4 **Stormwater Management**

- 3.4.1 Stormwater management for the plan area is to be accommodated by the two existing stormwater ponds located along the south end of the plan area as shown in Map 9 – Storm Drainage. These facilities are designed as wet storage ponds to accommodate the 100-year storm event and are connected to the Royal Oaks North pond as well as the Arbour Hills 2 pond. They are components of a regional stormwater facility which ultimately outlets into Bear Creek.
- 3.4.2 Portions of the storm sewer system in the western section of the plan area will discharge into storm sewer infrastructure to be constructed as part of the future bear creek development. Coordination of servicing through adjacent properties will be required.
- 3.4.3 Based on the Storm Drainage Master Plan the discharge rate will be restricted to predevelopment flows (5 L/s/ha). The discharge rate will be controlled by an outlet structure on the southwest corner of Arbour Hills 1. The storm water will be discharged into the 132 Avenue corridor.
- 3.4.4 All overland drainage is accommodated by local and collector streets, and public utility lots.
- 3.4.5 Additional information pertaining to the storm drainage system is outlined in the detailed design report for storm sewer, and the 132 Avenue Storm Basin Study.

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.
- 3.5.2 In addition, the Developer shall ensure that the existing high pressure gas pipeline located adjacent to 132 Ave is protected throughout development.

4. **IMPLEMENTATION**

4.1 **Phasing**

- 4.1.1 The first phase of the Arbour Hills 1 development has been completed and includes the school site and storm pond facilities. In addition, a portion of Arbour Hills Boulevard has been constructed along with the associated underground utilities.
- 4.1.2 The second phase will extend Arbour Hills Boulevard to the north and will include lands zoned for Low Density and Low-Medium Density Residential Districts.
- 4.1.3 Additional development of the Arbour Hills 1 residential area will proceed northward and eastward and will advance based on market conditions. The development of the residential lands along the western edge of the plan area will be dependent on the construction of infrastructure in the neighbourhoods to the west of the quarter section.
- 4.1.4 The timing of the development of the commercial lands will be driven by the demand for commercial space in the area. The commercial lands can be developed independently of the residential districts.
- 4.1.5 A tentative phasing plan is illustrated in Map 10 – Phasing. Given the potential variability of the market, the phases shown are conceptual and may be varied without an amendment to this Plan.

4.2 **Statutory Planning Documents**

4.2.1 **City of Grande Prairie Municipal Development Plan**

- a) The City of Grande Prairie Municipal Development Plan (MDP) was adopted in January, 2024. The subject lands are within the City of Grande Prairie limits and this Outline Plan complies with the MDP.

4.2.2 Arbour Hills Area Structure Plan Adoption

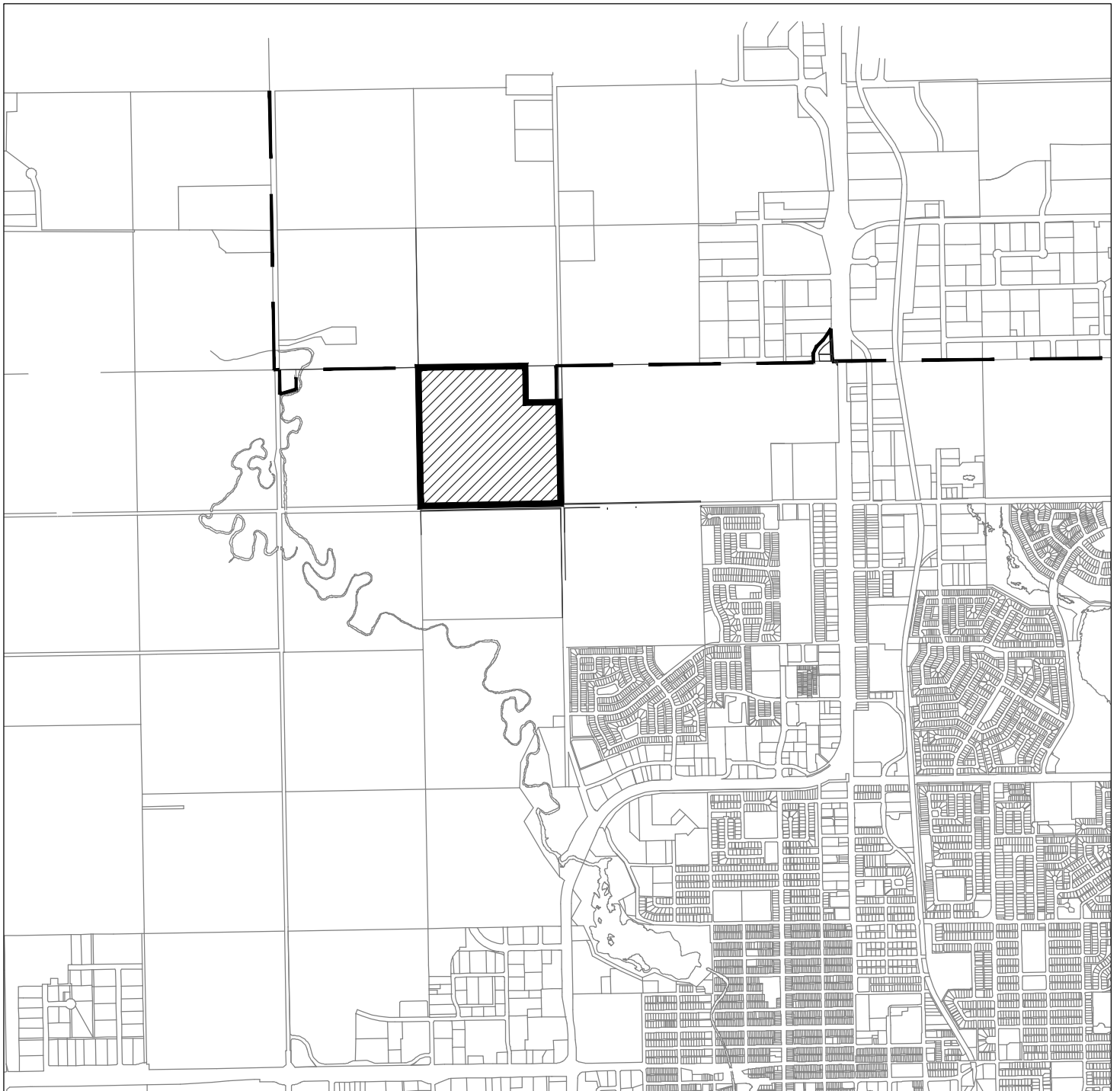
- a) The Arbour Hills Area Structure Plan (ASP), which includes the Outline Plan area, has been adopted by the City of Grande Prairie, Bylaw C-1212, on January 12, 2009. This Outline Plan complies with these directives and any subsequent amendments to the ASP.

4.2.3 Land Use Bylaw Amendment

- a) The lands are currently zoned Urban Reserve (UR) and Public Service (PS) under the City of Grande Prairie Land Use Bylaw C-1260. Re-zoning to the appropriate City of Grande Prairie land use district will be undertaken to accommodate the orderly development of the Arbour Hills 1 community.

4.2.4 Proposed Zoning

- a) Proposed zoning for the Plan area is identified in Map 11 - Zoning. The areas allocated for low-density single-family dwellings will be zoned under: Small Lot Residential (RS) land use districts within the City of Grande Prairie Land Use Bylaw. In addition, an area of Low-Medium Density Residential District (RM) will be allocated for the construction of multi-family units along Arbour Hills Boulevard. The school site will be zoned Public Service (PS), and the commercial sites will be zoned Arterial Commercial (CA).



LEGEND



SUBJECT SITE



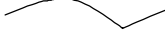



CITY BOUNDARY

ARBOUR HILLS 1 OUTLINE PLAN
CITY OF GRANDE PRAIRIE

SCALE : N.T.S.

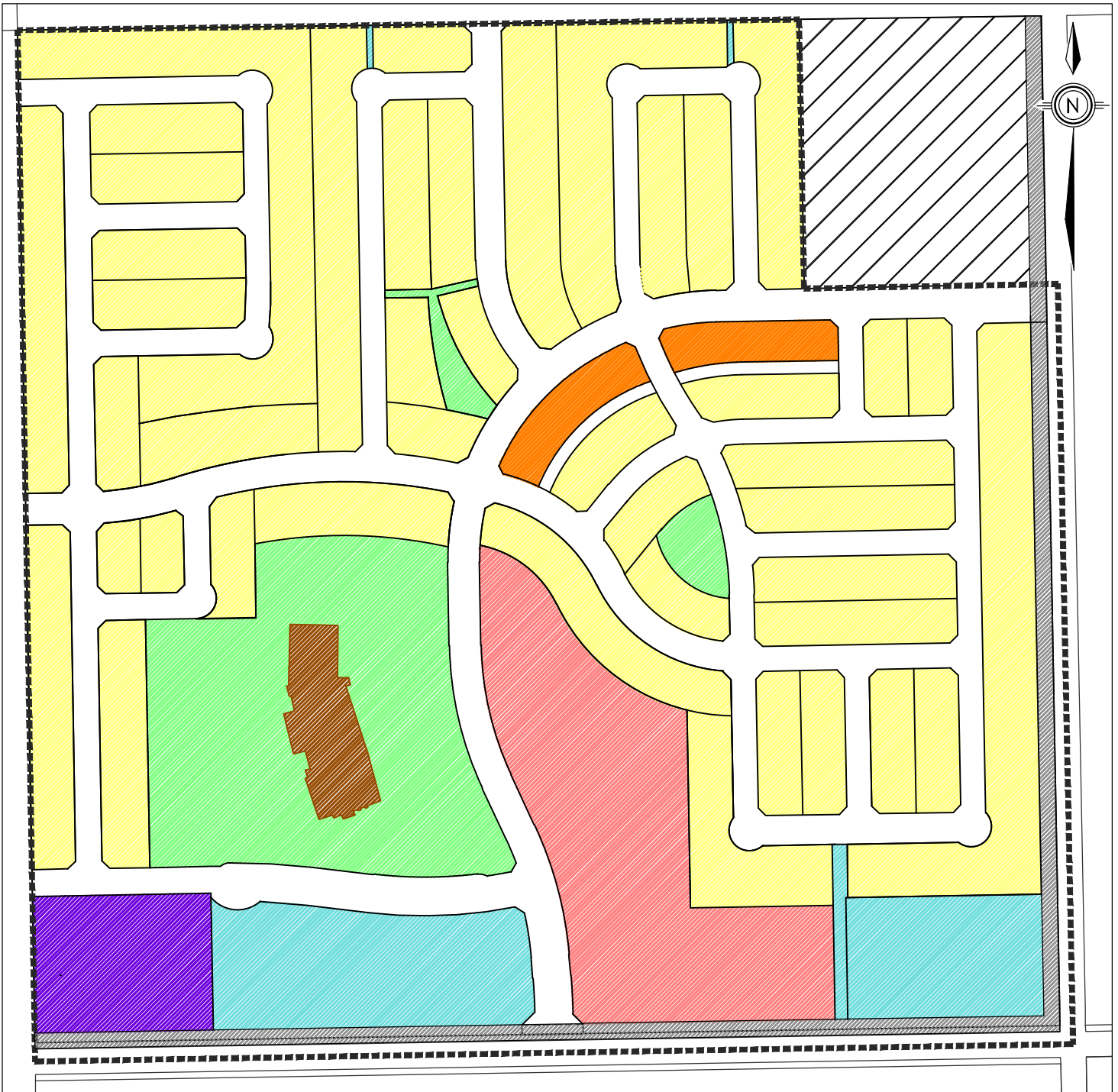


LEGEND

- 654 ELEVATION
-  1M CONTOUR
-  DIRECTION OF FLOW
-  TREE BOUNDARY
-  PLAN BOUNDARY

ARBOUR HILLS 1 OUTLINE PLAN
CITY OF GRANDE PRAIRIE

SCALE : N.T.S.



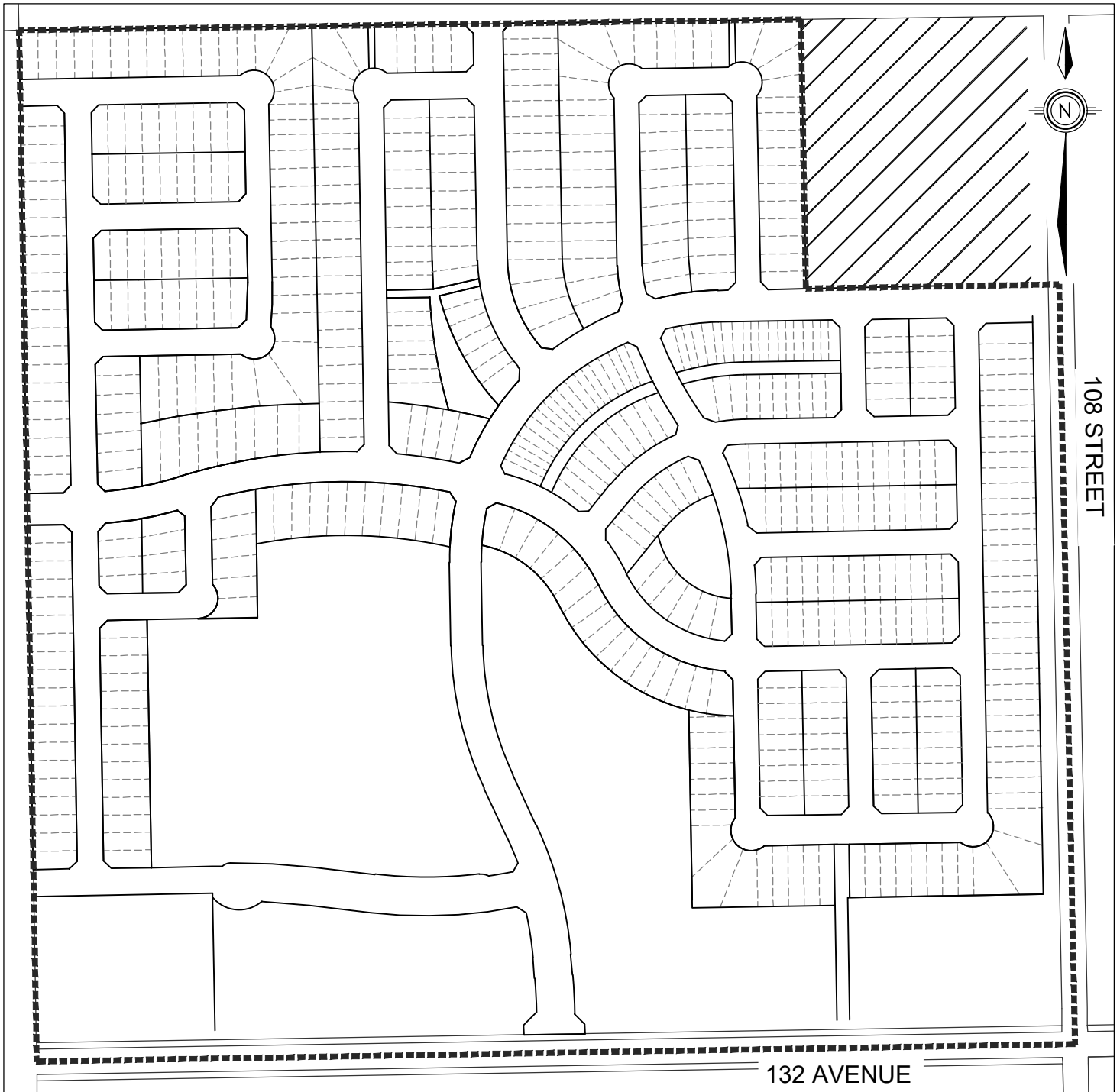
LEGEND

ARBOUR HILLS 1 OUTLINE PLAN


CITY OF GRANDE PRAIRIE

- PLAN BOUNDARY
- | | | |
|--------------------------------|------------------|--------------------|
| LOW DENSITY RESIDENTIAL | COMMERCIAL | FUTURE RESIDENTIAL |
| LOW-MEDIUM DENSITY RESIDENTIAL | GREEN SPACE / MR | ROAD WIDENING |
| MEDIUM DENSITY RESIDENTIAL | STORM POND / PUL | SCHOOL |

SCALE : N.T.S.



LEGEND

- PLAN BOUNDARY
-  FUTURE RESIDENTIAL (COUNTY)

ARBOUR HILLS 1 OUTLINE PLAN
CITY OF GRANDE PRAIRIE

SCALE : N.T.S.



MAP 4 - TENTATIVE LOTTING

Bylaw C-1463
April 21, 2025

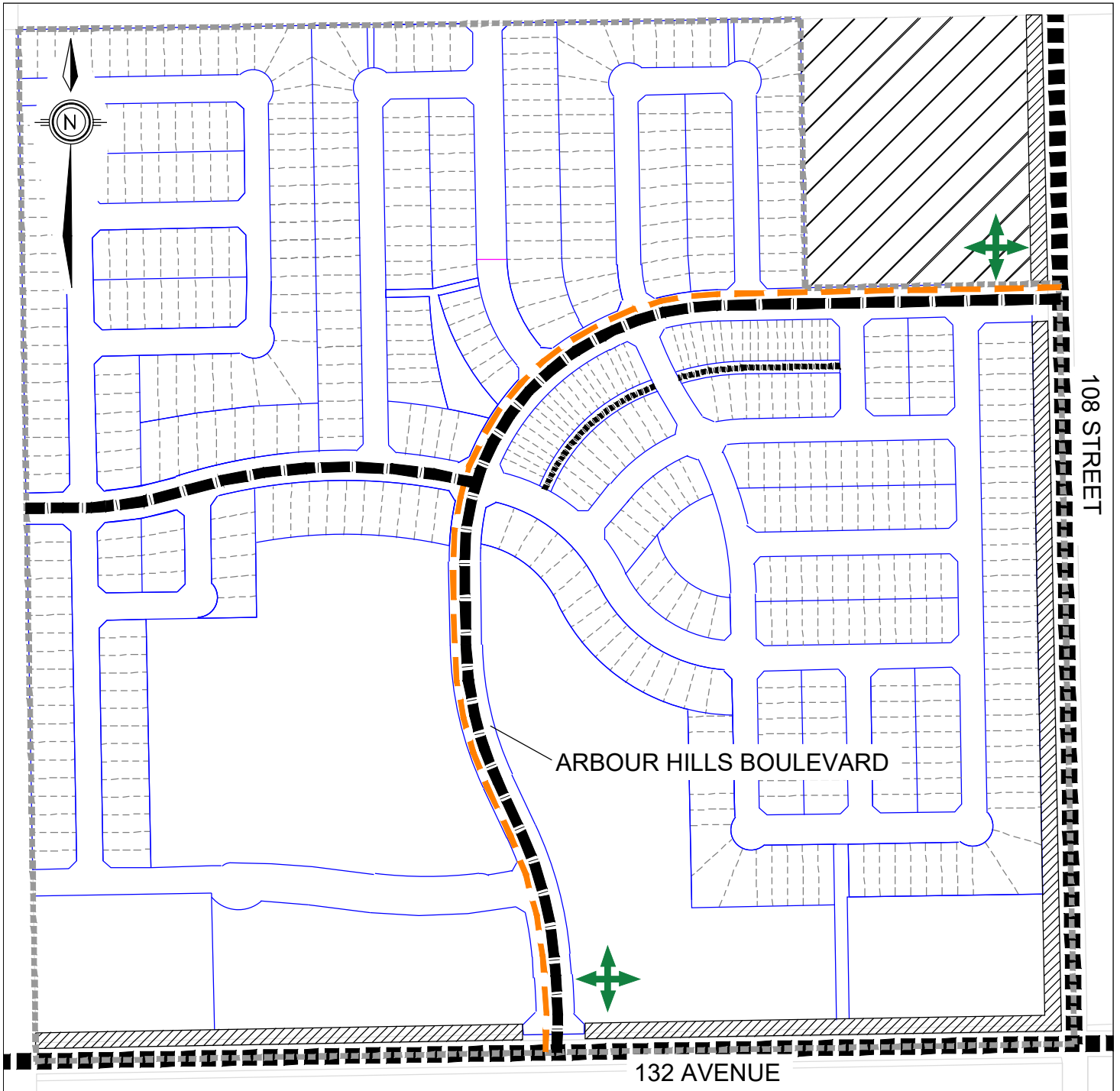


LEGEND

- PEDESTRIAN LINK
- MUNICIPAL RESERVE
- NEIGHBOURHOOD GREEN SPACE (PUL)
- STORM WATER MANAGEMENT (PUL)
- FUTURE RESIDENTIAL (COUNTY)
- PLAN BOUNDARY

ARBOUR HILLS 1 OUTLINE PLAN
CITY OF GRANDE PRAIRIE

SCALE : N.T.S.



LEGEND

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

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

ARBOUR HILLS 1 OUTLINE PLAN

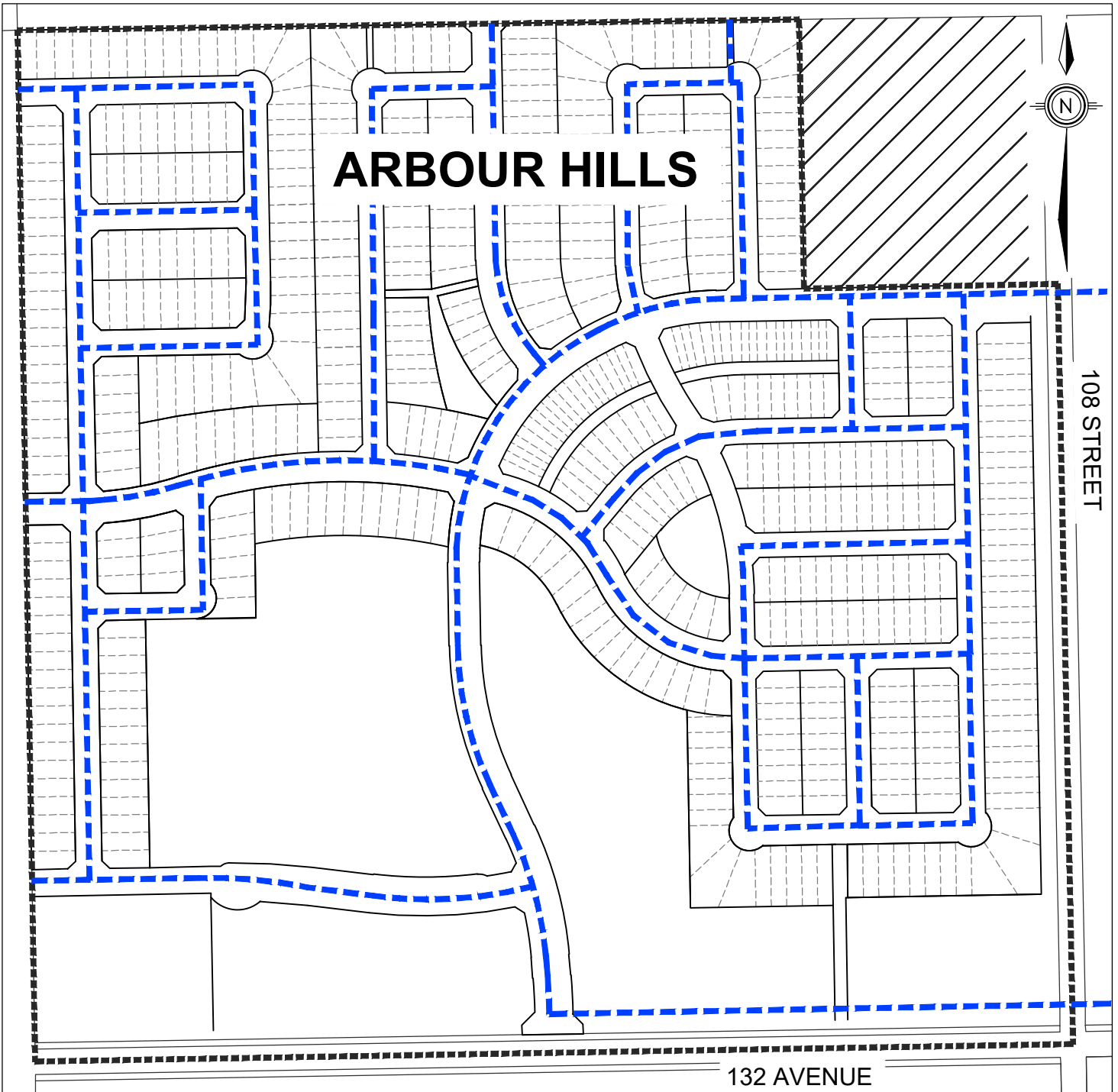
CITY OF GRANDE PRAIRIE

SCALE : N.T.S.






MAP 6 - TRANSPORTATION

Bylaw C-1463A
May 11, 2026



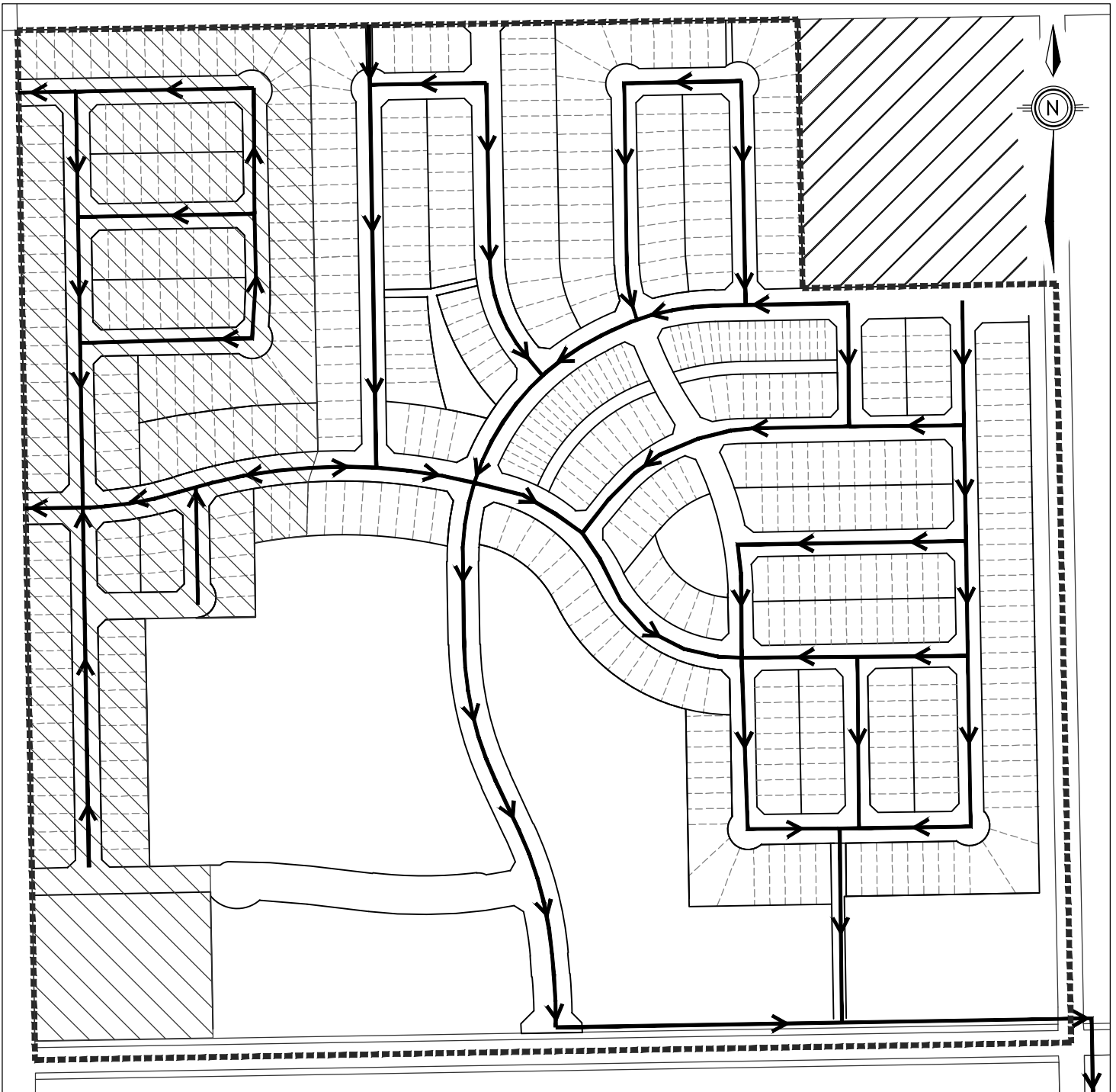
LEGEND

-  PROPOSED WATER LINES
-  PLAN BOUNDARY
-  FUTURE RESIDENTIAL (COUNTY)

ARBOUR HILLS 1 OUTLINE PLAN

CITY OF GRANDE PRAIRIE

SCALE : N.T.S.

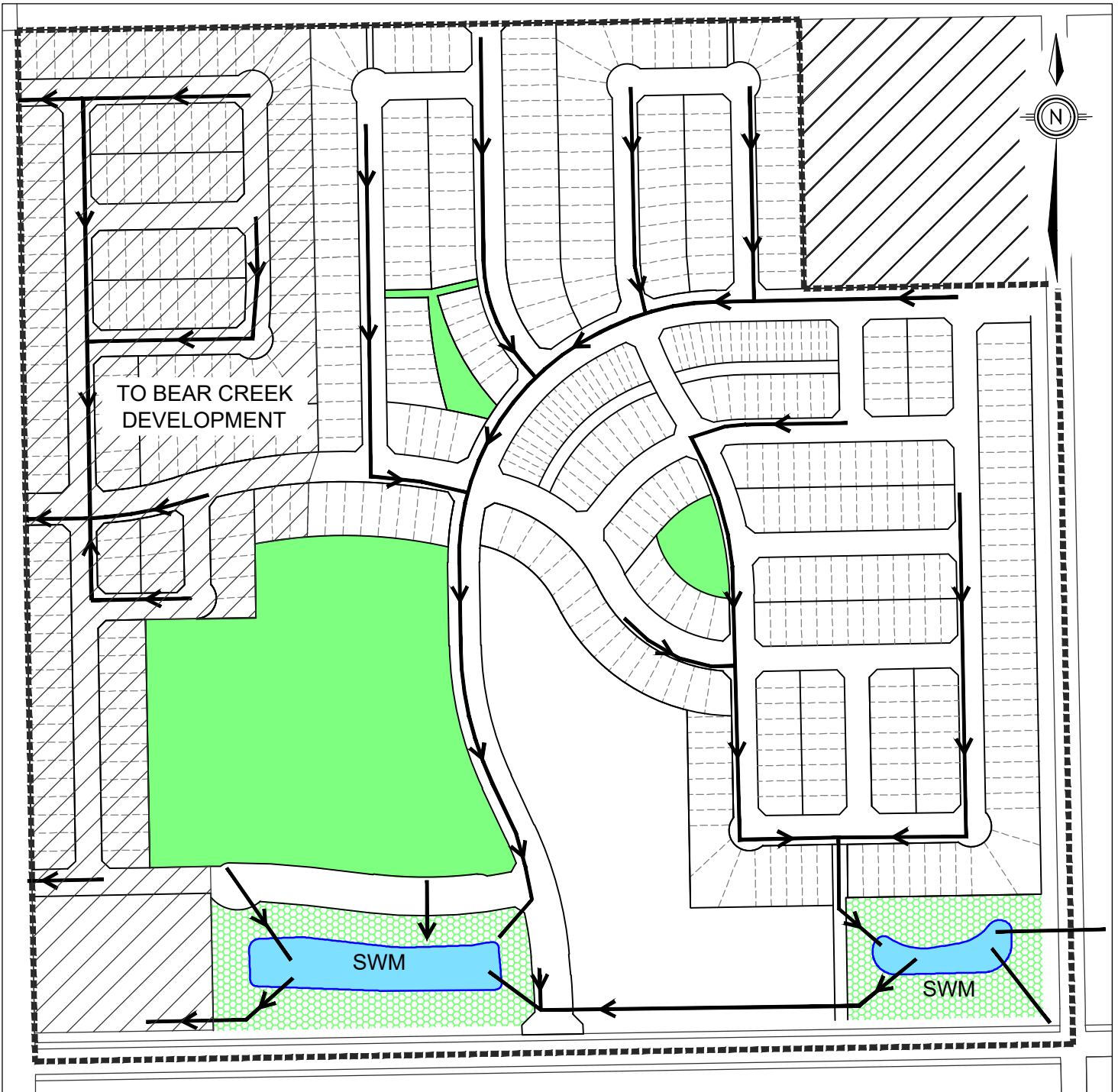


LEGEND

- PROPOSED SEWER LINES
- ← DIRECTION OF FLOW
- ▨ AREA TO BE ACCOMMODATED BY BEAR CREEK DEVELOPMENT AND FUTURE LIFT STATION
- PLAN BOUNDARY
- ▩ FUTURE RESIDENTIAL (COUNTY)

ARBOUR HILLS 1 OUTLINE PLAN
CITY OF GRANDE PRAIRIE

SCALE : N.T.S.

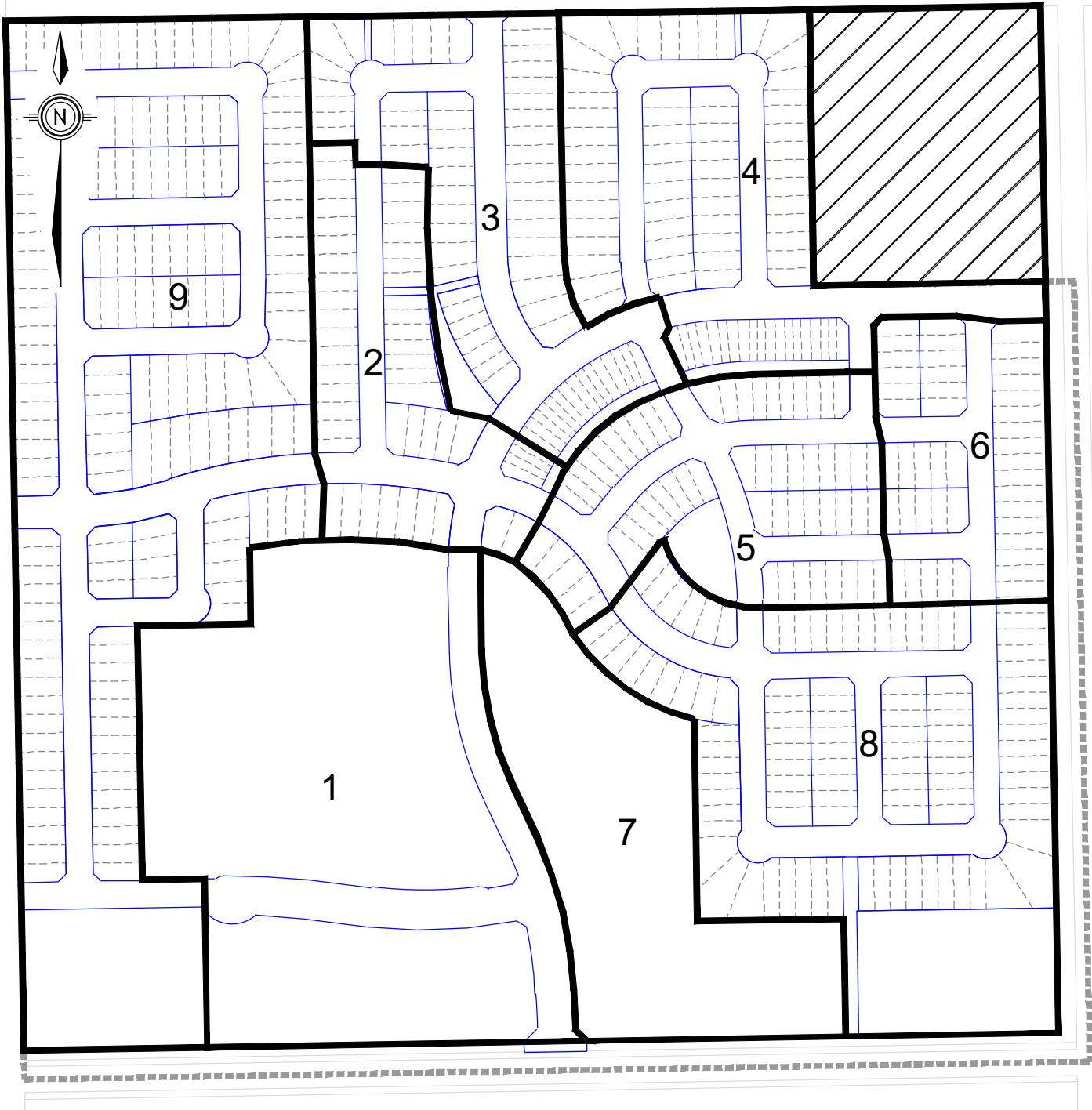


LEGEND


- PROPOSED STORM SEWER LINES
- ← DIRECTION OF FLOW
- ▨ AREA TO BE ACCOMMODATED BY BEAR CREEK DEVELOPMENT AND FUTURE LIFT STATION
- PLAN BOUNDARY
- ▨ FUTURE RESIDENTIAL (COUNTY)

ARBOUR HILLS 1 OUTLINE PLAN
CITY OF GRANDE PRAIRIE

SCALE : N.T.S.



LEGEND

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

ARBOUR HILLS 1 OUTLINE PLAN

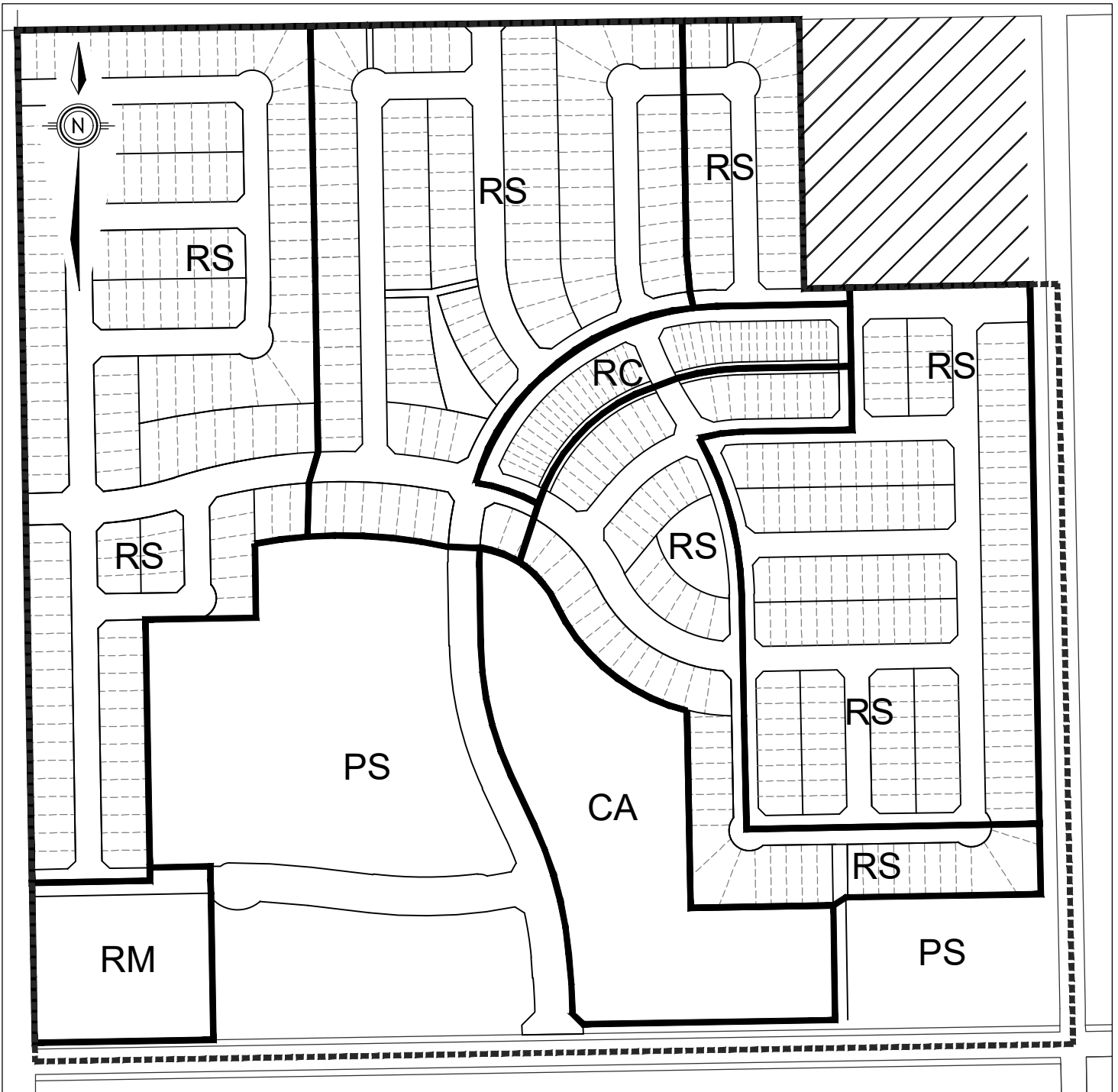
CITY OF GRANDE PRAIRIE

SCALE : N.T.S.



MAP 10 - PHASING

Bylaw C-1463A
May 11, 2026



LEGEND

- RS SMALL LOT RESIDENTIAL
- RC COMBINED RESIDENTIAL
- RM MEDIUM DENSITY RESIDENTIAL
- PS PUBLIC SERVICE
- CA ARTERIAL COMMERCIAL

-  FUTURE RESIDENTIAL (COUNTY)
-  PLAN BOUNDARY

ARBOUR HILLS 1 OUTLINE PLAN
CITY OF GRANDE PRAIRIE

SCALE : N.T.S.