

CITY OF GRANDE PRAIRIE

BYLAW C-1262-02

A Bylaw to amend Bylaw C-1262

being the Fieldbrook Neighbourhood Outline Plan

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

1. Bylaw C-1262 is hereby amended as follows:

1.1 In Schedule "A",

1.1.1 In section 1.1, delete the first paragraph in its entirety and replace it with the following:

"The Outline Plan applies to 75.3 ha of land located within the SE ¼ and NE ¼ of Section 19, Township 71, Range 5, West of the 6th Meridian within the City of Grande Prairie as illustrated in Figure 1 - Plan Location."

1.1.2 Delete "Table One – Dispositions" in its entirety and replace it with the following:

"Table One – Dispositions"

Legal Description	Description	Area (ha)
NE 19-71-5-W6		10.99
SE 19-71-5-W6		50.13
Lot A Plan 7722082	Private Residence	6.07
Lot 1 Plan 9223240	Recreation (PARDS)	8.094
Road Widening ³	Road Widening	0.4
Total		75.7

1.1.3 In section 1.4, delete the first paragraph in its entirety and replace it with the following:

"As illustrated in Figure 2 - Existing Conditions, the plan area is predominantly agricultural land with low-lying areas throughout. Existing site development consists of a private acreage along the northern boundary of the SE-19-71-5-W6, a private business in the southeast corner of the plan area, and the first phase of the Fieldbrook Residential development in the southwest corner of the plan area."

1.1.4 In section 2.2, delete "62.5 ha." and replace it with "74.3 ha.".

- 1.1.5 Delete section 2.3 "Residential" in its entirety and replace it with the following:

"2.3 Residential

The proposed neighbourhood will be developed primarily as a low density residential community. Approximately 21.9 hectares (30.0% of the Plan Area) have been planned for the Residential General (RG) District to allow for street oriented single detached dwellings with front attached garages. In addition, approximately 4.6 hectares (8% of the Plan Area) has been planned for the Small Lot Residential (RS) District allowing for development of rear lane access lots. Lot sizes within the low density residential areas are expected to range from 10m to 15m in width and will be developed in accordance with the Small Lot Residential (RS) and General Residential (RG) Districts of the City of Grande Prairie Land Use Bylaw. A conceptual lotting plan has been illustrated in Figure 6 - Conceptual Lotting Plan.

Multiple nodes of multi-family development totaling 5.3 hectares have been provided within the Plan Area, allowing for a diversity of housing options. Assuming an approximate density of 40 units per hectare 219 units may be accommodated at these locations.

In total, an estimated 659 low density residential dwelling units and 219 multi-family units will be developed with a resulting population of approximately 2,550 people (Please see Tables Two - Land Use Summary, and Table Three - Population & Student Generation Estimates, for details.). Overall, the area will accommodate an average residential density of 12 units and 34 persons per net developable hectare."

- 1.1.6 In section 2.4,
- a) Delete "5.6 ha" and replace it with "6.6 ha".
 - b) Delete "8.9%" and replace it with "9.0%".
 - c) Delete "5 neighbourhood parks" and replace it with "7 neighbourhood parks".
 - d) Delete "0.6 ha" and replace it with "0.4 ha".
- 1.1.7 Delete "Table Two - Land Use Summary" in its entirety and replace it with the table attached in Schedule "A".
- 1.1.8 Delete "Table Three - Population & Student Generation Estimates" in its entirety and replace it with the table attached in Schedule "B".

- 1.1.9 In section 3.2, add the following sentence at the end of the fourth paragraph:
"Additionally, 96th Avenue will be extended as a collector in the north portion of the Plan Area, providing an east-west link between the Cobblestone subdivision and ultimately 84th street."
- 1.1.10 In section 4.1, add the phrase "the Cobblestone development at 96th Avenue, " between "through " and "the".
- 1.1.11 Delete section 5.3 – Zoning in its entirety and replace with the following:
"5.3. Zoning
The plan area lands are currently zoned Urban Reserve (UR) under the City of Grande Prairie Land Use Bylaw. Rezoning to the appropriate residential land use district will be required for development to proceed. Figure 12 - Zoning outlines the proposed zoning for the development. The low-density residential areas will be zoned under the General Residential (RG) and Small Lot Residential (RS) Districts. The multi family residential areas will be zoned under the Combined Residential (RC) and Medium Density Residential (RM) Districts, while the commercial area will be zoned as Local Commercial (CL) District. "
- 1.1.12 Delete every instance of "plan area" or "Plan area" in the bylaw and replace it with "Plan Area".
- 1.2 Delete Maps 1 to 12 in their entirety and replace them with Maps 1 to 12 attached as Schedule "C".

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

Bylaw C-1262-02

Schedule "A"

Table Two – Land Use Summary

Land Use Category	1177902 Alberta Ltd		Birnie-Brown		PARDS		406620 Alberta Ltd.		Totals	
	Area (ha)	% of NDA**	Area (ha)	% of NDA**	Area (ha)	% of NDA**	Area (ha)	% of NDA**	Area (ha)	% of NDA**
Gross Developable Area	50.1		6.5		8.9*		11.0		76.5	
Less ex. Widening	0.0		0.4		0.0		0.0		0.4	
Less ½ 84th Avenue Arterial	1.8		0.0		0.0		0.0		1.8	
Net Developable Area	48.3	100.0	6.1	100.0	8.9*	100.0*	11.0	100.0	74.3	100.0
Residential	24.2	50.1	3.7	60.2	0.0	0.0	5.2	47.2	33.1	44.5
Low Density (RG)	18.2	37.7	3.7	60.2	0.0	0.0	0.0	0.0	21.9	29.8
Low Density (RS)	4.6	9.5	0.0	0.0	0.0	0.0	1.3	11.8	5.9	8.0
Medium Density (RM)	1.4	2.9	0.0	0.0	0.0	0.0	1.2	10.9	2.6	3.5
Medium Density (RC)	0.0	0.0	0.0	0.0	0.0	0.0	2.7	24.5	2.7	3.6
Open Space	4.9	10.2	0.6	10.0	0.8 *	10.0 *	1.1	10.0	7.4	10.0
Parks and Open Space	4.9	10.2	0.6	10.0	0.0	0.0	1.1	10.0	6.6	9.0
Cash-in-lieu (previously paid)	0.0	0.0	0.0	0.0	0.8	10.0	0.0	0.0	0.8	1.1
Recreational	0.0	0.0	0.0	0.0	8.1	100	0.0	0.0	8.1	10.9
Storm Water Facilities	3.0	6.1	0.0	0.0	0.0	0.0	1.5	13.6	4.5	6.1
Commercial	1.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.3
PUL	0.5	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.7
Roads	14.7	30.4	1.8	29.5	0.0	0.0	3.2	29.0	19.7	26.5
½ - 84 th Avenue Arterial	1.8	3.8	0.0	0.0	0.0	0.0	0.0	0.0	1.8	2.4
Internal Roads & Lanes	12.2	25.2	1.6	27.0	0.0	0.0	3.2	29.0	17.0	23.1
84 th Street Road Widening	0.7	1.4	0.2	2.5	0.0	0.0	0.0	0.0	0.9	1.2

*calculated %'s including MR cash-in-lieu equivalent of 0.8 ha., which has previously been paid on PARDS site.

** % of NDA columns may not add up to 100% due to rounding an/or MR cash-in-lieu equivalent noted above.

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Schedule "B"

Table Three – Population & Student Generation Estimates

Population Estimates		
Low Density SF (RS) Area		5.9 ha
Low Density SF (RG) Area		21.9 ha
Medium Density (RM) Area		2.6 ha
Medium Density (RC) Area		2.7 ha
Number of LD RS Units	Est. average 393.9 m ² lot area	150
Number of LD RG Units	Est. average 430.5 m ² lot area	509
Number of MD RC Units	Est. average 234.7 m ² lot area	115
Number of MD RM Units	Est. 40 units/ha	104
Low Density RS Population	150 units @ 3.2 ppu	480
Low Density RG Population	509 units @ 3.2 ppu	1,628
Multi-Family RC Population	107 units @ 2.3 ppu	265
Multi-Family RM Population	104 units @ 1.7 ppu	177
Total Population		2,550
Student Generation ⁵		
Total Students	20.1% of Population	513
Total Public	62.3% of Total Students	320
Total Separate	37.7% of Total Students	193
Public School Students		
Total Students	62.3% of Total Students	320
Total K-9	72% of Public School Students	230
Total 10-12	28% of Public School Students	90
Separate School Students		
Total Students	37.7% of Total Students	193
Total K-9	79% of Separate School Students	152
Total 10-12	21% of Separate School Students	41

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Schedule "C"

Maps 1 to 12

DRAFT

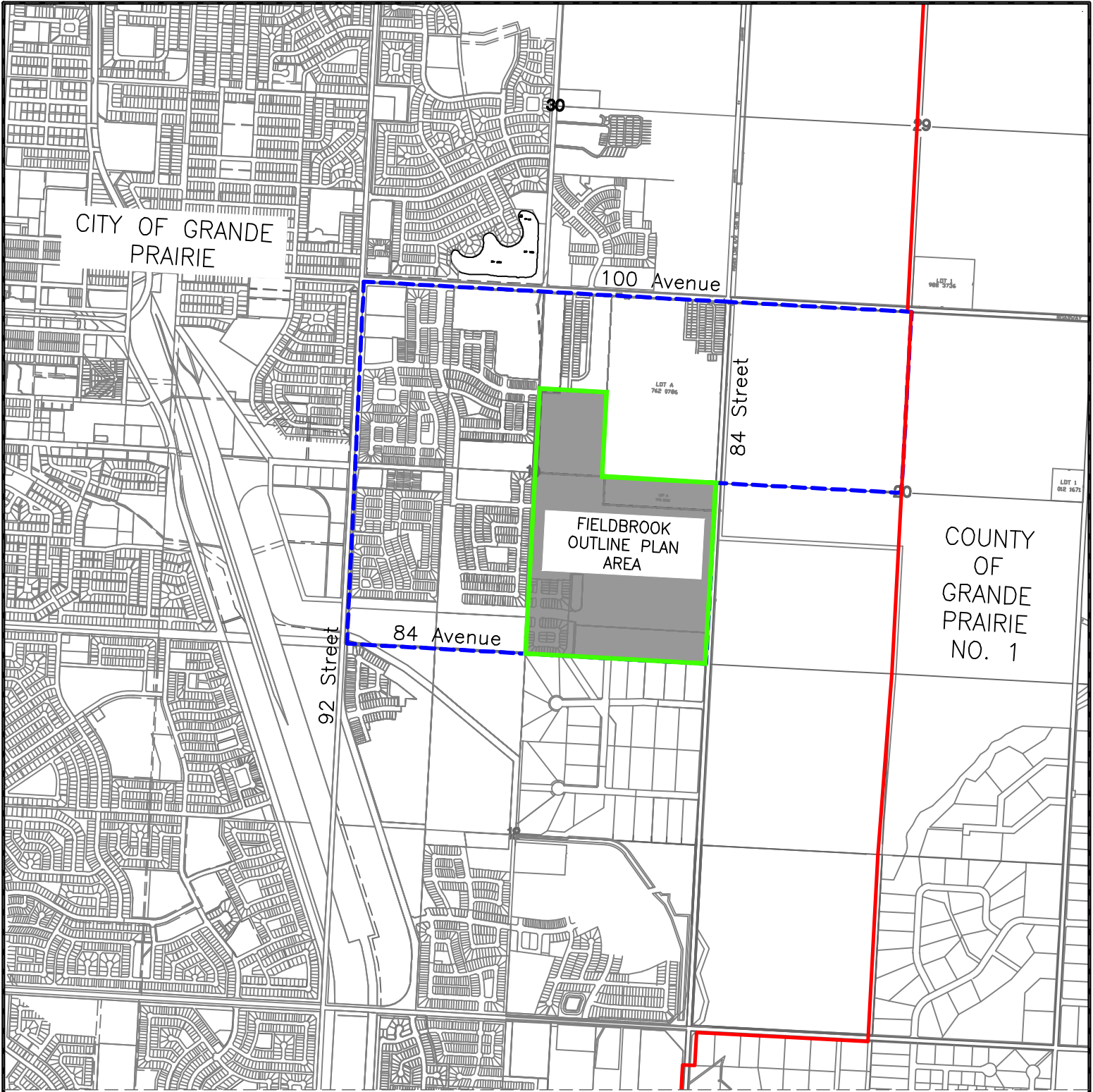


Figure 1-Plan Location

Scale: N.T.S

LEGEND

- Fieldbrook Outline Plan Area
- Municipal Boundary
- Meadowview Area Structure Plan

Fieldbrook Neighbourhood
OUTLINE PLAN



FIGURE 2-Existing Conditions
Scale: N.T.S

LEGEND

- Outline Plan Boundary
- * Residence

Fieldbrook Neighbourhood OUTLINE PLAN



Scale: N.T.S

 1.0m Contour
 Elevation
 Drainage Direction
 Outline Plan Boundary

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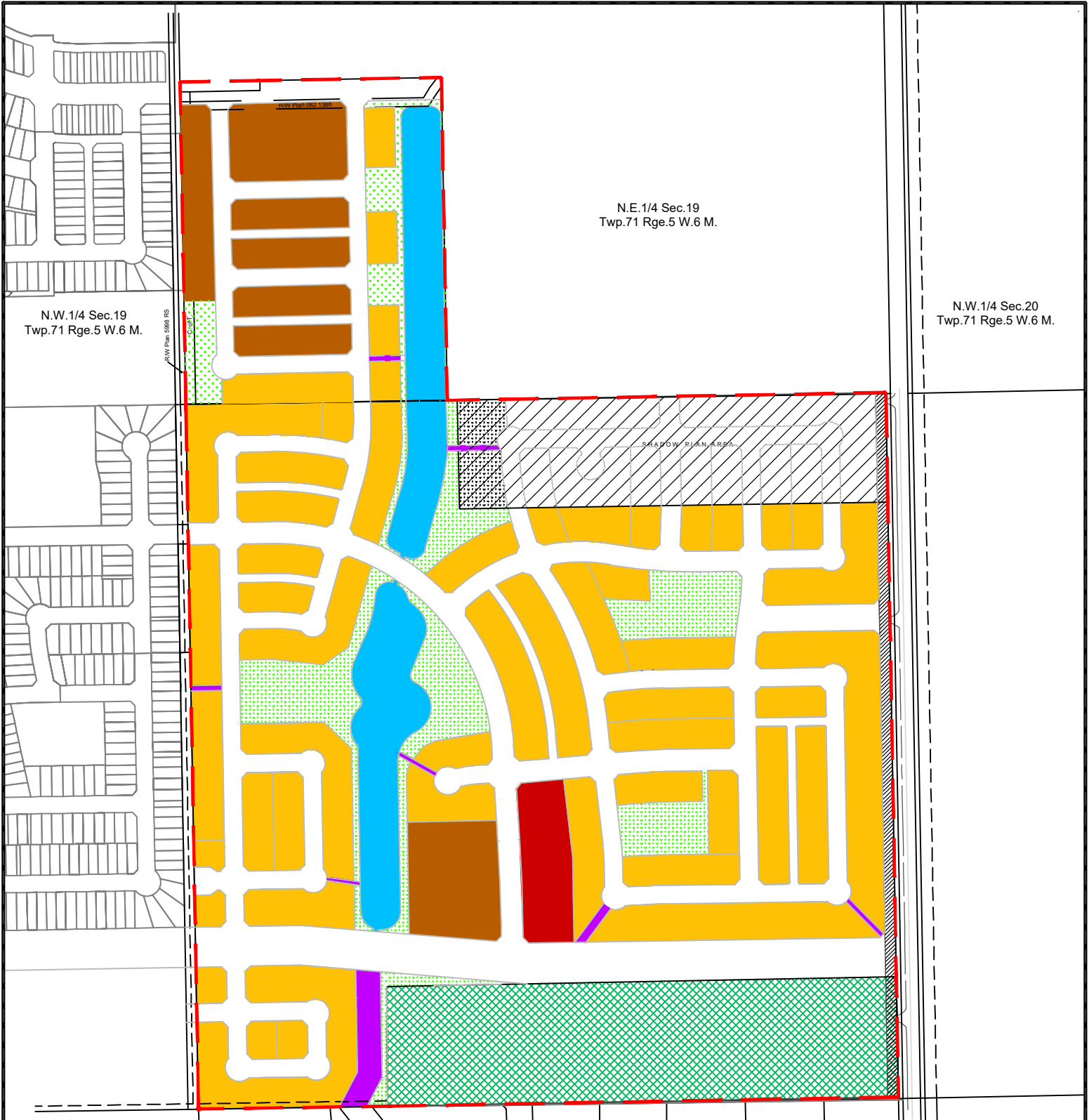


Figure 4-Development Concept

Scale: N.T.S



LEGEND

	Outline Plan Boundary		Shadow Plan Areas
	Low Density Residential		Parks/Municipal Reserve
	Neighbourhood Commercial		Storm Water Facility
	Multi-Family Residential		Road Widening
			PUL
			Recreational

Fieldbrook Neighbourhood OUTLINE PLAN

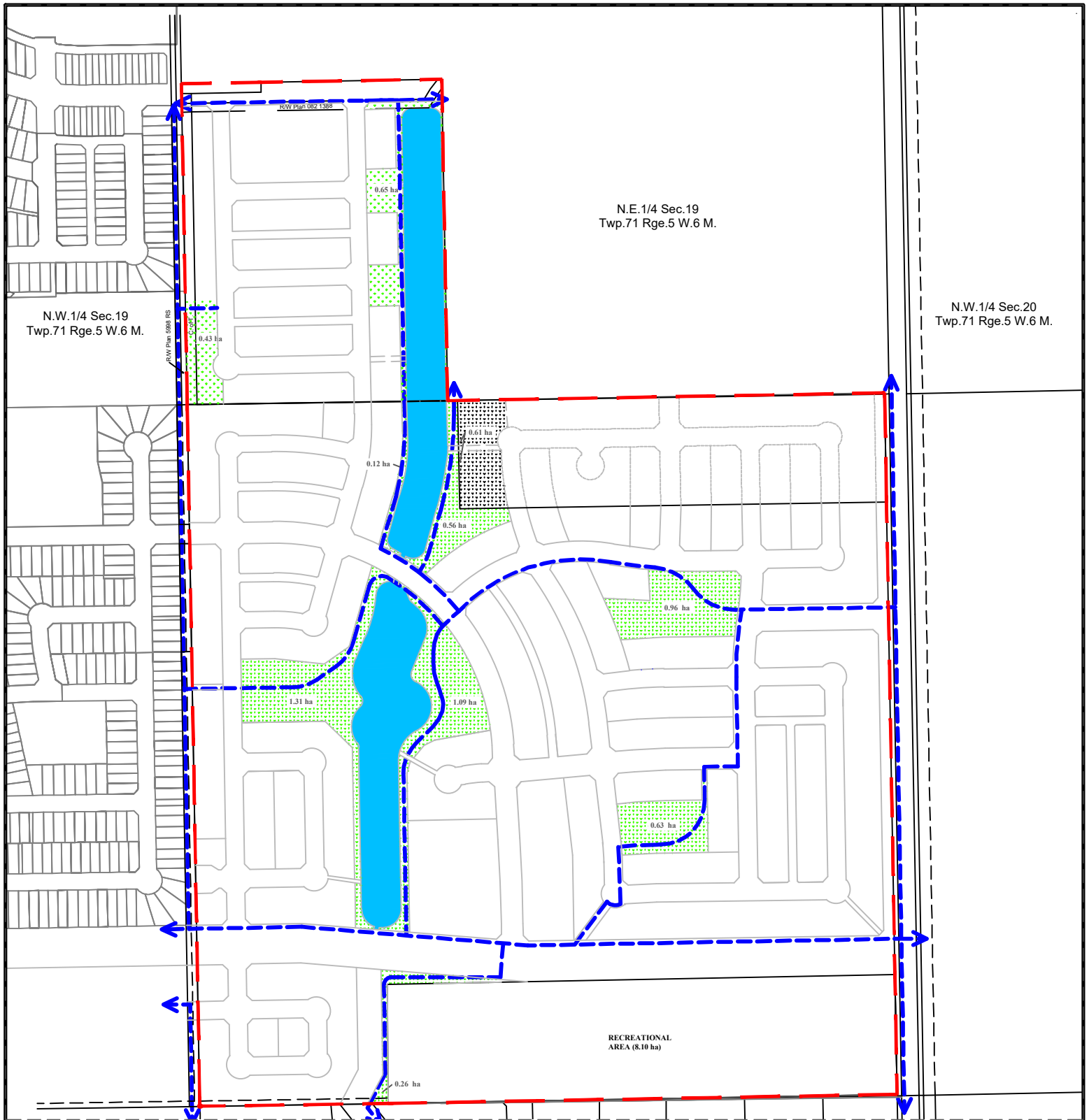


Figure 5-Open Space Concept

Scale: N.T.S



LEGEND

- | | | | |
|---|-----------------------|---|--------------------------|
|  | Outline Plan Boundary |  | PUL/Storm Water Facility |
|  | Neighbourhood Park |  | Pedestrian Link |

Fieldbrook Neighbourhood OUTLINE PLAN

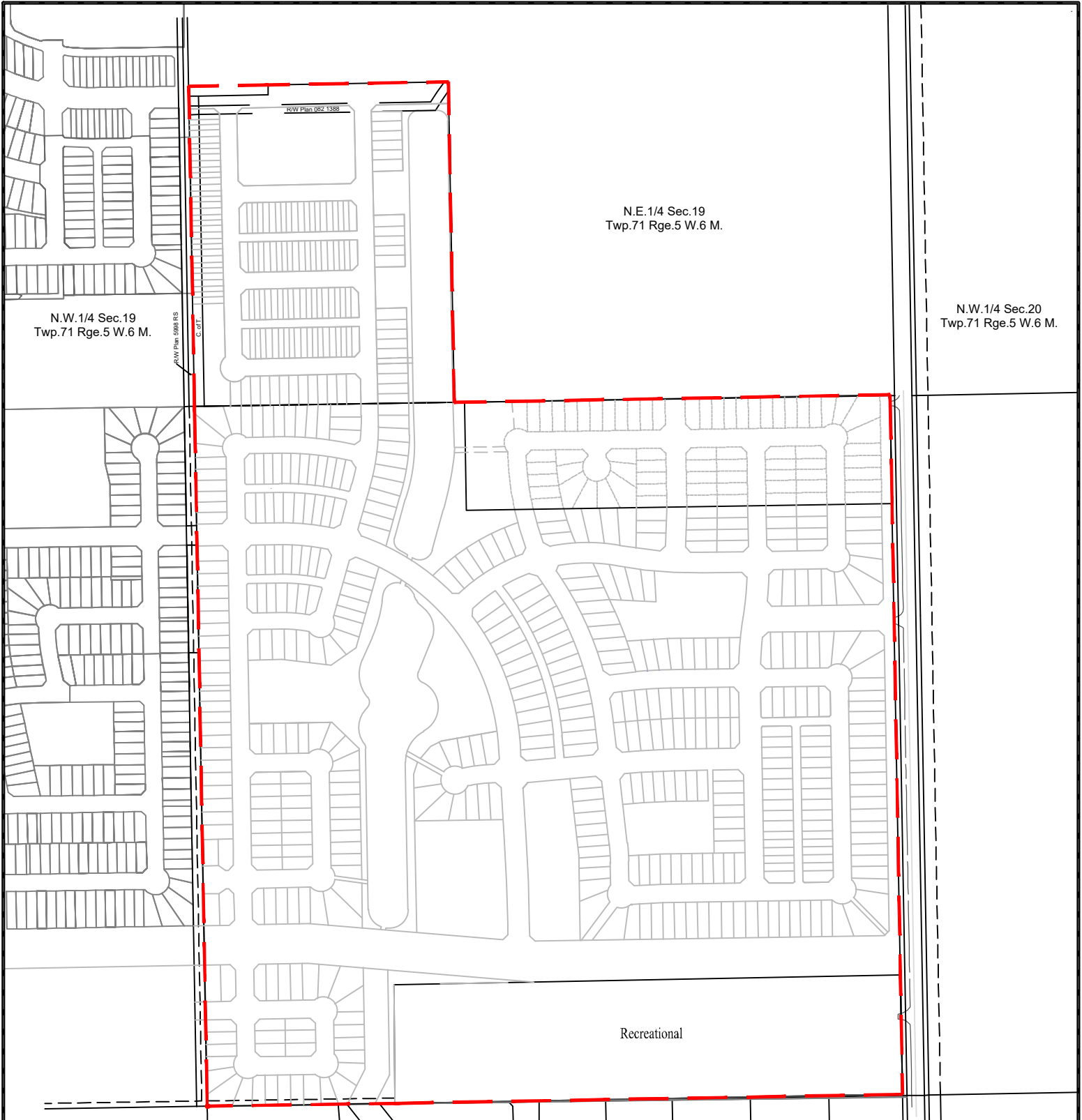


Figure 6-Conceptual Lotting Plan

Scale: N.T.S



LEGEND

--- Outline Plan Boundary

Brookfield Neighbourhood
OUTLINE PLAN

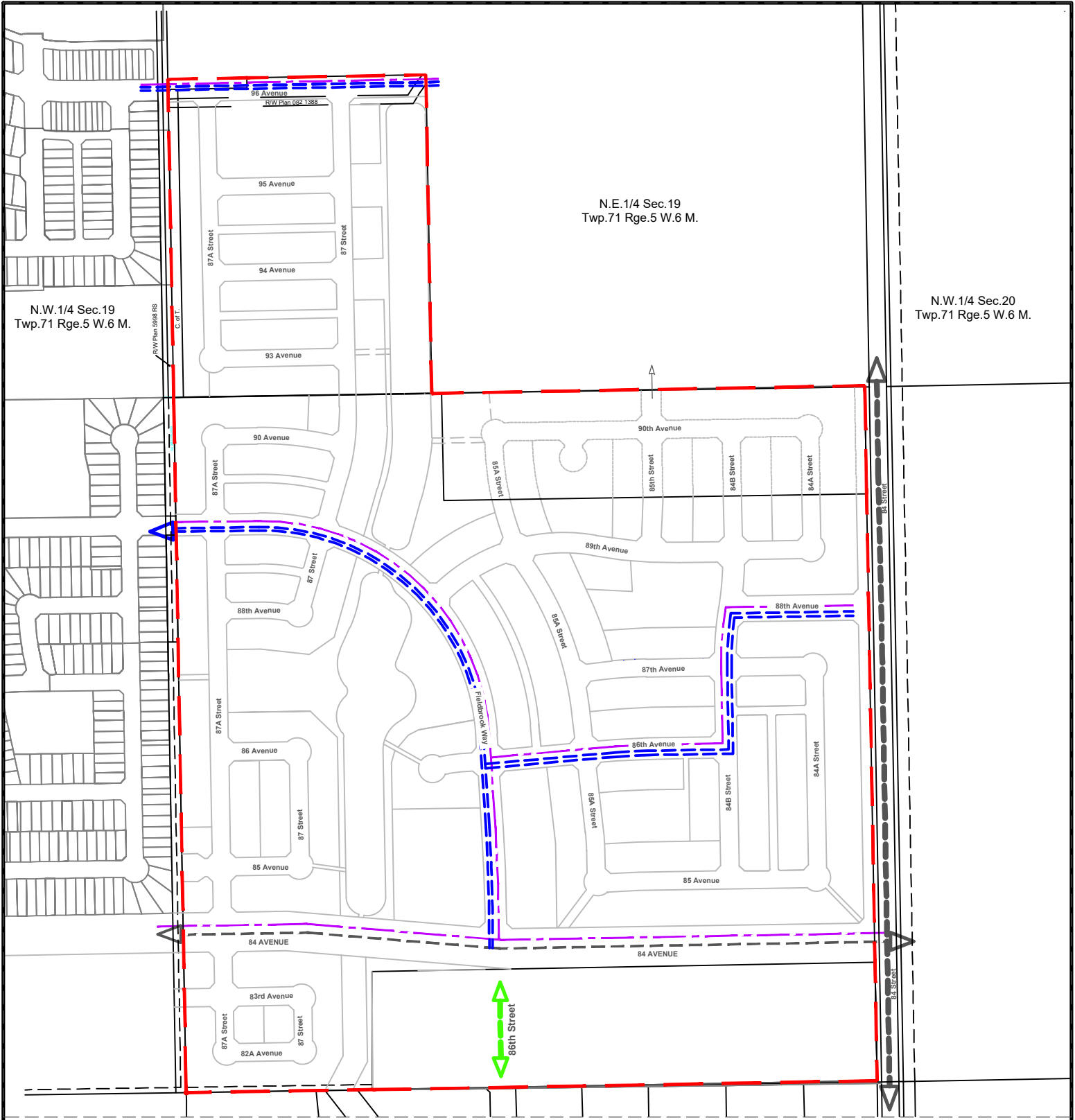


Figure 7-Transportation Plan

Scale: N.T.S

LEGEND

- Outline Plan Boundary
- Arterial Roads
- Internal Collector Roads
- Future Transit Route
- Possible Future Connection

Fieldbrook Neighbourhood
OUTLINE PLAN

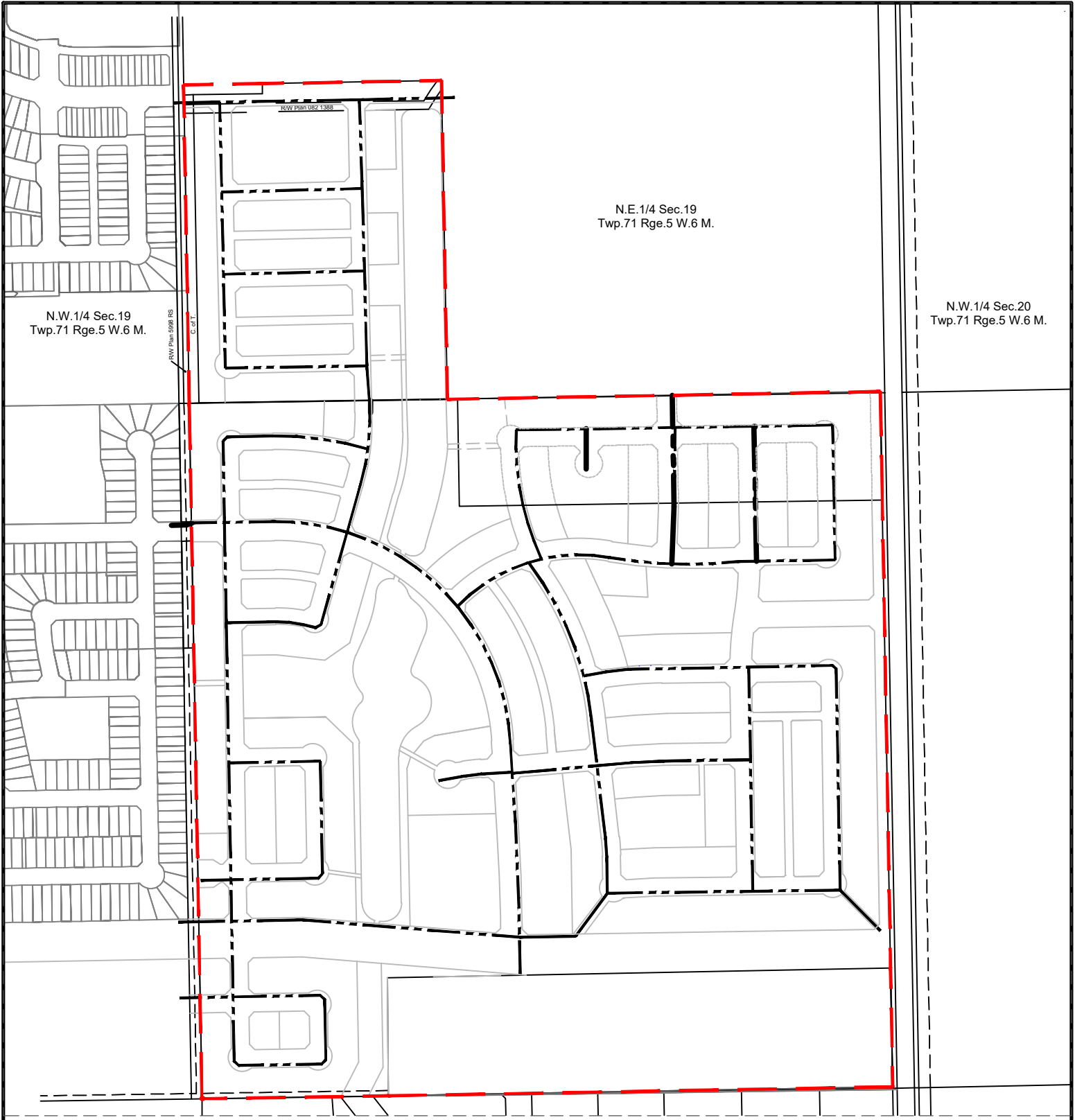


Figure 8-Water System

Scale: N.T.S



LEGEND

- Outline Plan Boundary
- Proposed Watermains

Fieldbrook Neighbourhood
OUTLINE PLAN

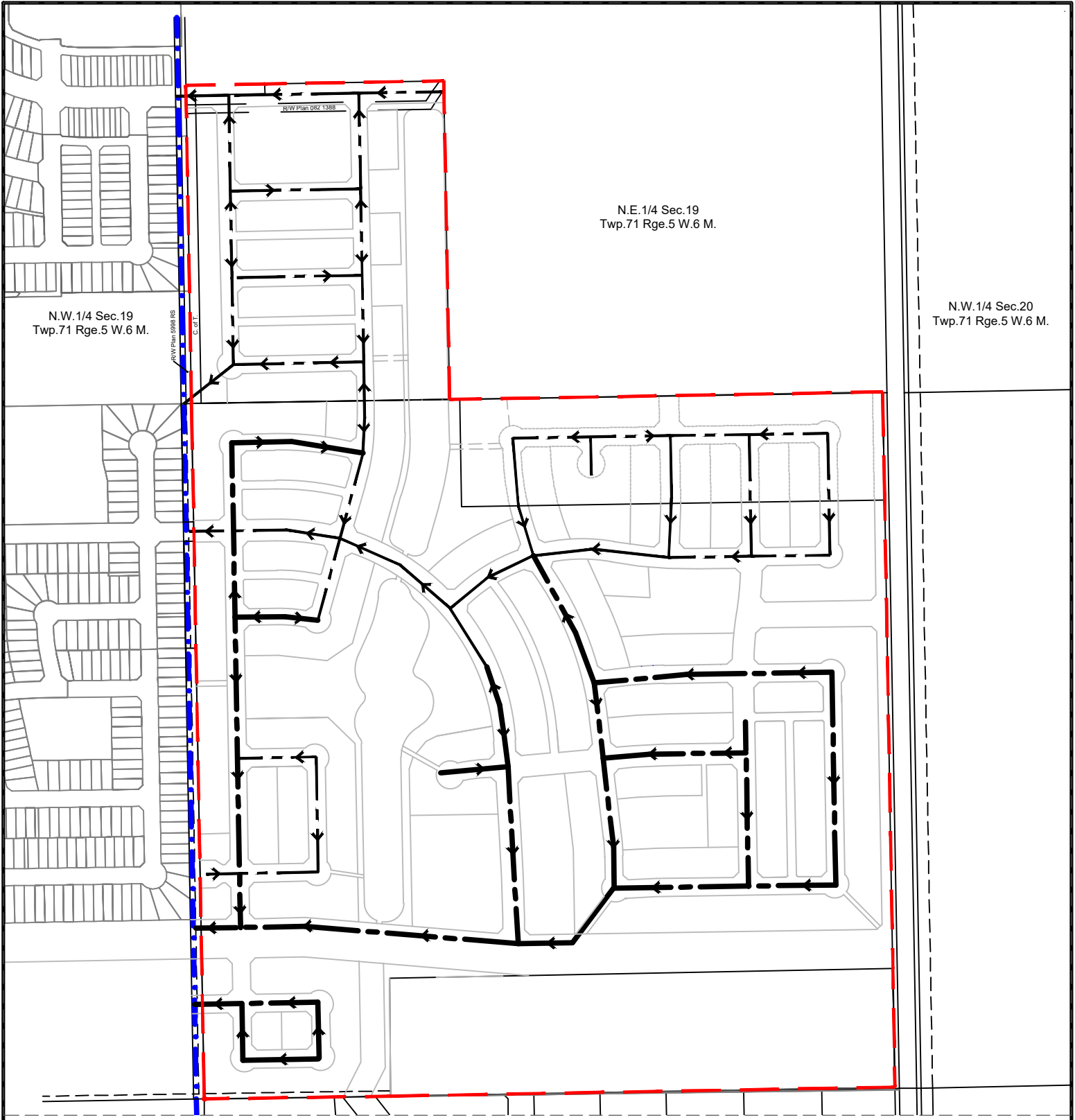


Figure 9-Sanitary Sewer

Scale: N.T.S



LEGEND

- Outline Plan Boundary
- - - Proposed Sanitary Sewer
- . - Ex. 88th Street Sanitary Trunk

Fieldbrook Neighbourhood
OUTLINE PLAN

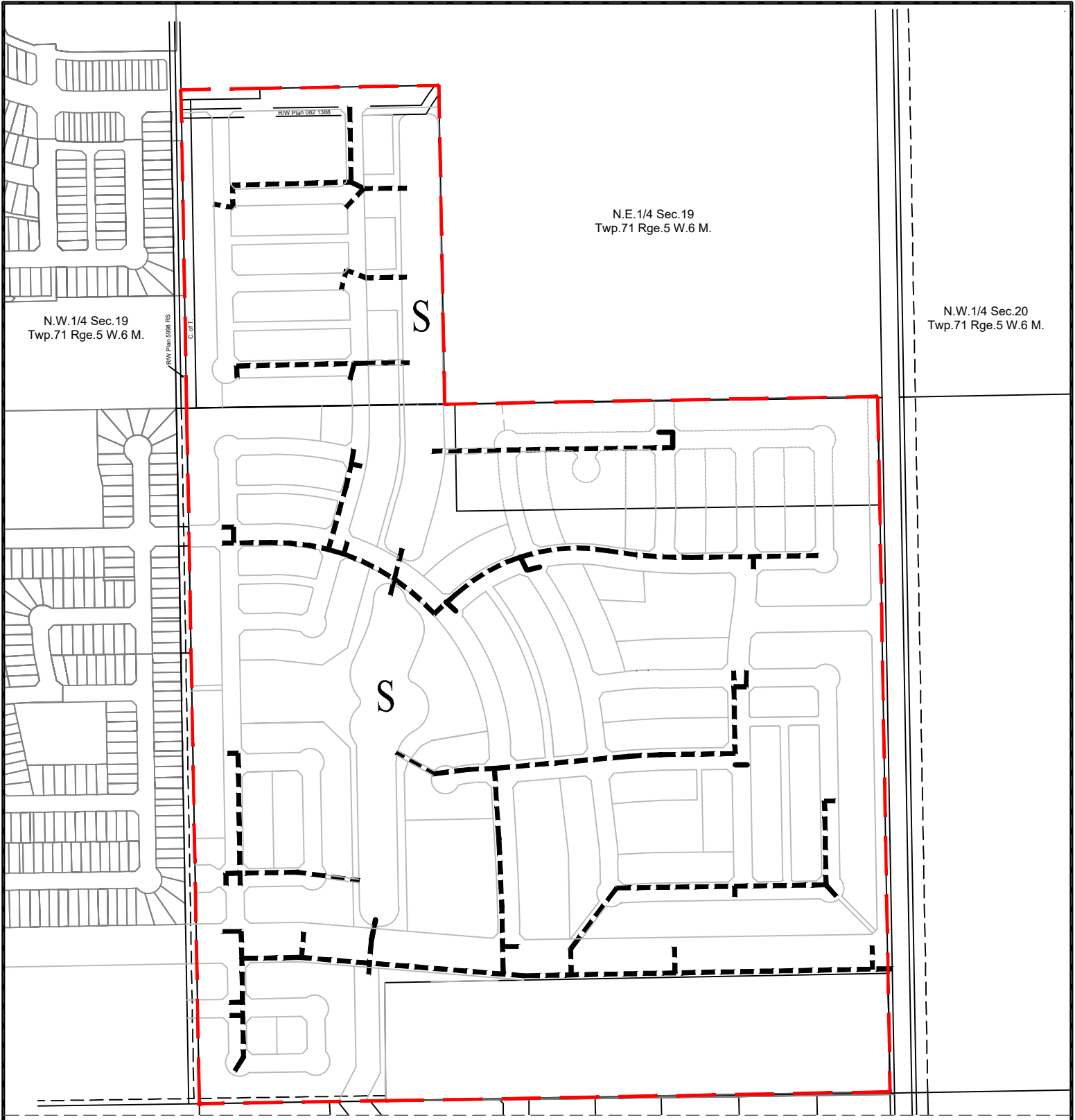


Figure 10-Storm Sewer

Scale: N.T.S



LEGEND

- Outline Plan Boundary
- Proposed Storm Sewer
- S Proposed Storm Pond

Fieldbrook Neighbourhood
OUTLINE PLAN

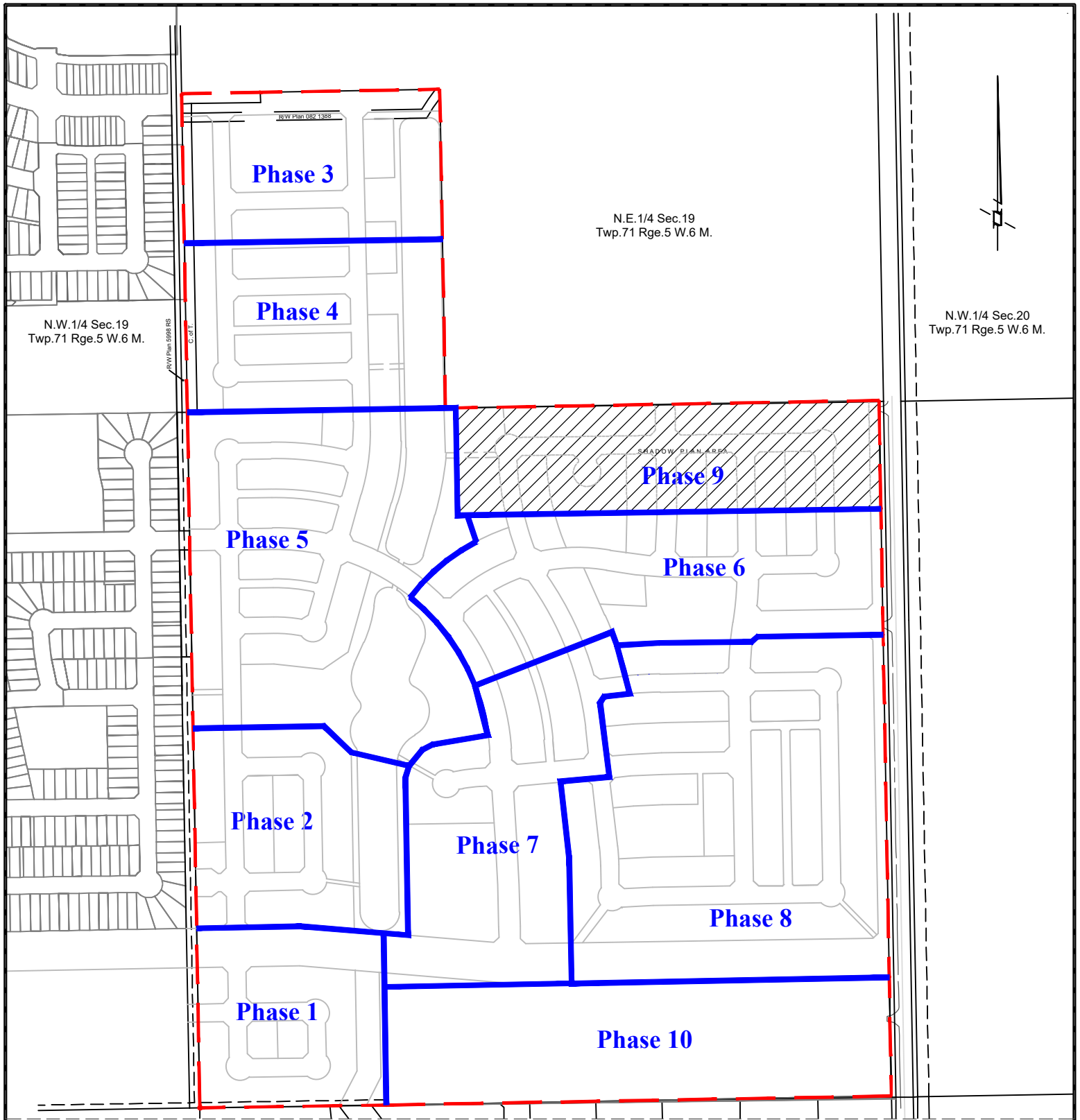


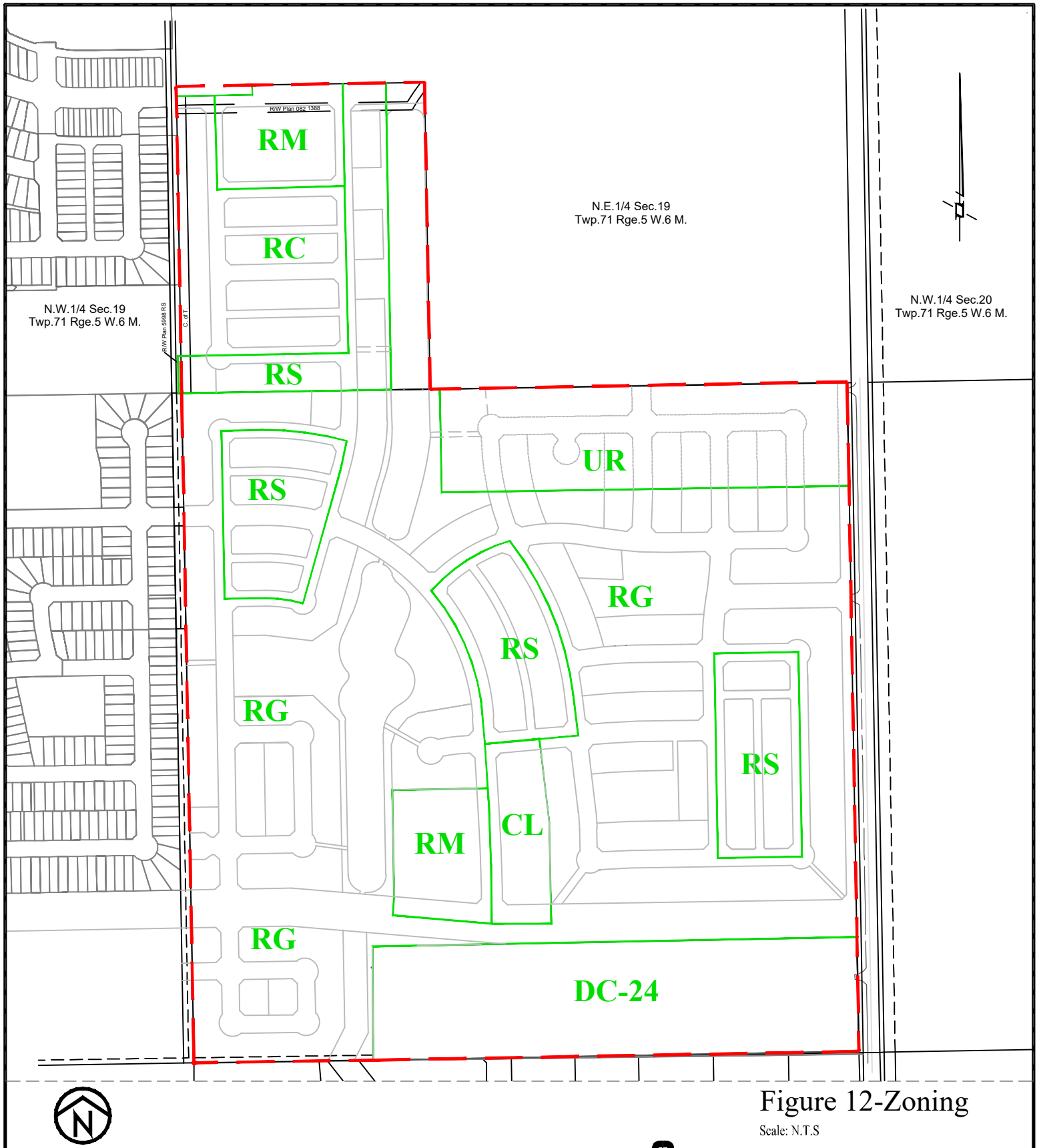
FIGURE 11-Phasing
Scale: N.T.S

LEGEND

- Outline Plan Boundary
- Shadow Plan Areas



Fieldbrook Neighbourhood OUTLINE PLAN



LEGEND

RG	General Residential	CL	Local Commercial
RM	Medium Density Residential	RC	Combined Density Residential
DC	Direct Control		Shadow Plan Areas
RS	Small Lot Residential		Outline Plan Boundary

Fieldbrook Neighbourhood OUTLINE PLAN