

CITY OF GRANDE PRAIRIE
BYLAW C-1290C
A Bylaw to amend Bylaw C-1290
being the Meadow View Area Structure 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 the last paragraph of section 1.1, delete the sentence "For those lands located in the County of Grande Prairie, this ASP is intended to serve only as a guideline until such time as the affected lands are annexed into the City." in its entirety.
 - 1.1.2 In section 1.2 delete the first paragraph in its entirety.
 - 1.1.3 In the first paragraph of section 3.2, delete the sentence "The SE 19 also includes the PARs (Peace Area Riding for the Disabled Society) facility." in its entirety.
 - 1.1.4 In Section 4.2,
 - a) Paragraph 4.2.1, replace "10,888" with "11,000".
 - b) Paragraph 4.2.2, delete the second paragraph in its entirety.
 - 1.1.5 Delete "Appendix 1" in its entirety and replace it with the table attached in Schedule "A".
 - 1.1.6 Delete "Appendix 2" in its entirety and replace it with the tables attached in Schedule "B".
 - 1.2 Delete Maps 1 to 7 in their entirety and replace them with Maps 1 to 7 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 Manager

Bylaw C-1290C

Schedule "A"

APPENDIX 1

LAND USE SUMMARY BY QUADRANT

Land Use Category	NE 19	NW 19	SW 19	SE 19	NW 20	TOTAL	PERCENT %
Gross Developable Area	64.7	64.7	64.7	64.7	64.7	323.5	
Less Existing Road Widening	0.4	0.4	0.8	0.4	0.8	2.8	
Less Wetland ⁴	11.1	0.0	0.0	0.0	0.0	11.1	
Net Developable Area ⁵	53.2	64.3	63.9	64.3	63.9	309.6	100.0
Residential	36.9	48.4	49.8	39.9	42.6	217.6	70.3
Single family	1.3	45.6	24.8	38.5	30.0	140.2	45.2
Combined Residential	2.5	2.8	4.2	0.0	3.6	13.1	4.2
Multi-family ⁶	1.1	0.0	0.0	1.4	9.0	11.5	3.7
Manufactured Housing	0.0	0.0	20.8	0.0	0.0	20.8	6.7
Trailer Parks	32.0	0.0	0.0	0.0	0.0	32.0	10.3
Commercial	0.0	4.0	1.4	1.0	6.1	12.5	4.0
Local Commercial	0.0	0.0	1.4	1.0	0.0	2.4	0.8
Arterial commercial	0.0	4.0	0.0	0.0	6.1	10.1	3.3
Recreation	0.0	0.0	0.0	8.1	0.0	8.1	2.6
Major Roads	4.0	5.3	6.3	6.7	7.1	29.4	9.5
Arterials	1.5	1.6	2.6	4.4	0.6	10.7	3.5
Collectors	2.5	3.7	3.7	2.3	6.4	18.6	6.0
Storm Ponds	7.0	0.0	0.0	3.0	3.3	13.3	4.3
PUL - O/H Powerline	0.0	0.0	0.0	0.0	1.1	1.1	0.3
Municipal Reserve ⁷	5.3	6.6	6.4	5.6	4.9	28.8	9.3
Schools ⁸	0.0	4.5	4.5	0.0	1.4	10.4	3.4
Other Open Space ⁹	5.3	2.1	1.9	5.6	3.5	18.4	5.9

Bylaw C-1262-02

Schedule "B"

APPENDIX 2

POPULATION PROJECTIONS

Land Use	Area (ha)	Density (Units/ha)	Total Units	Population Density (ppl/unit)	Total Population	Population Density (ppl/ha)
Single Family	140.2	14.0	1,963	3.2	6,282	44.8
Multi-Family	13.1	25.0	328	2.3	755	57.6
	11.5	74.0	851	1.6	1,362	118.4
Manufactured Housing						
Existing Parks	32.0	18.0	576	3.0	1,728	54.0
Proposed Condominium	20.8	14.0	291	3.0	873	42.0
TOTALS	217.6	18.4	4,009	2.74	11,000	50.6

PROJECTED STUDENT POPULATION

Total Population	11,000
Public School Students	1,715
Grades K-9	1,372
Grades 10-12	343
Catholic School Students	771
Grades K-9	617
Grades 10-12	154
Total Students	2,486

Total Students:	22.6% of Total Population (226 students/1,000 population)
Public School Students:	69% of Total Students
Catholic School Students:	31% of Total Students
Grades K-9 Students:	80% of Total Students
Grades 10-12 Students:	20% of Total Students

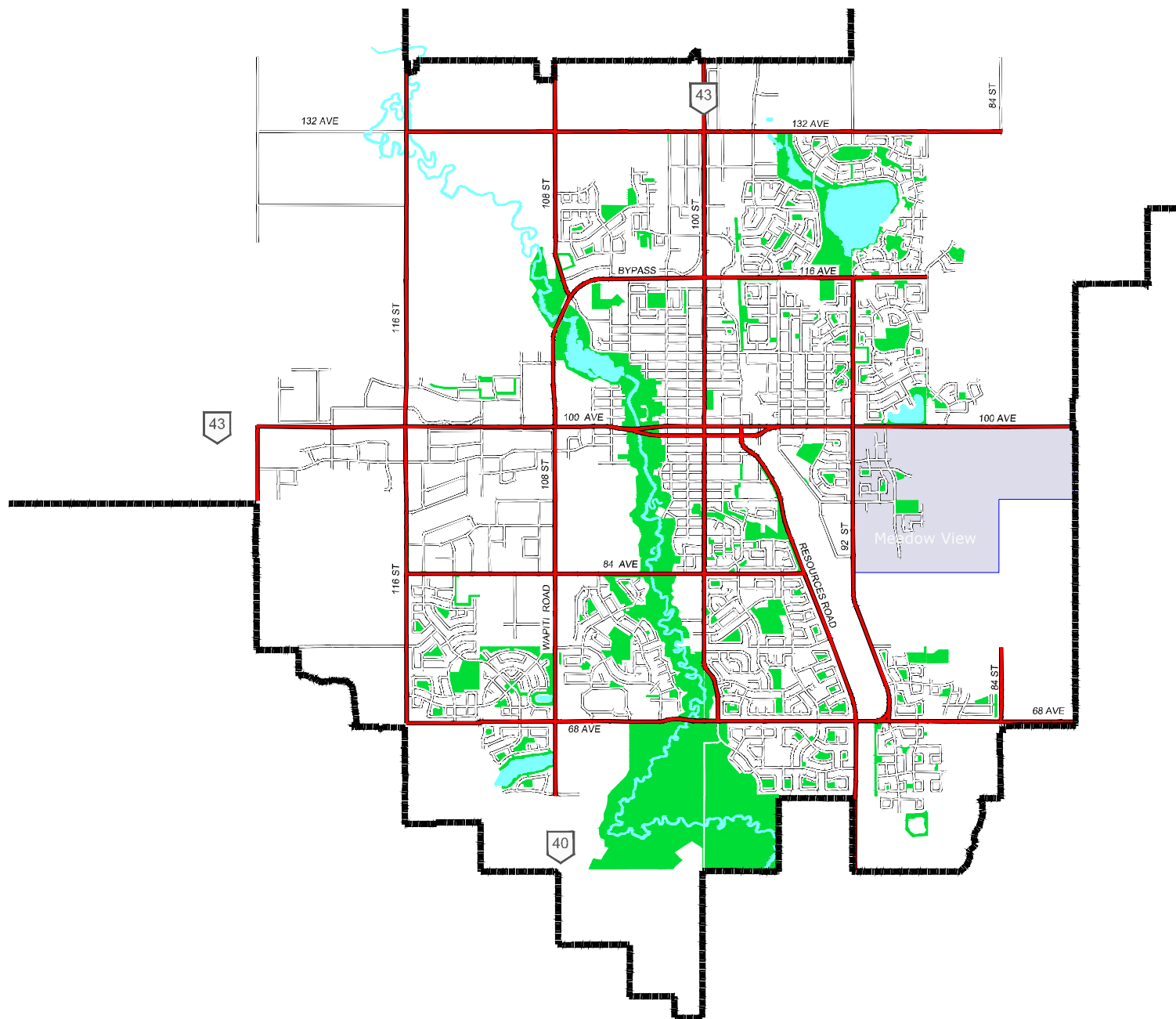
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Schedule "C"

Maps 1-7

DRAFT

MEADOWVIEW AREA STRUCTURE PLAN



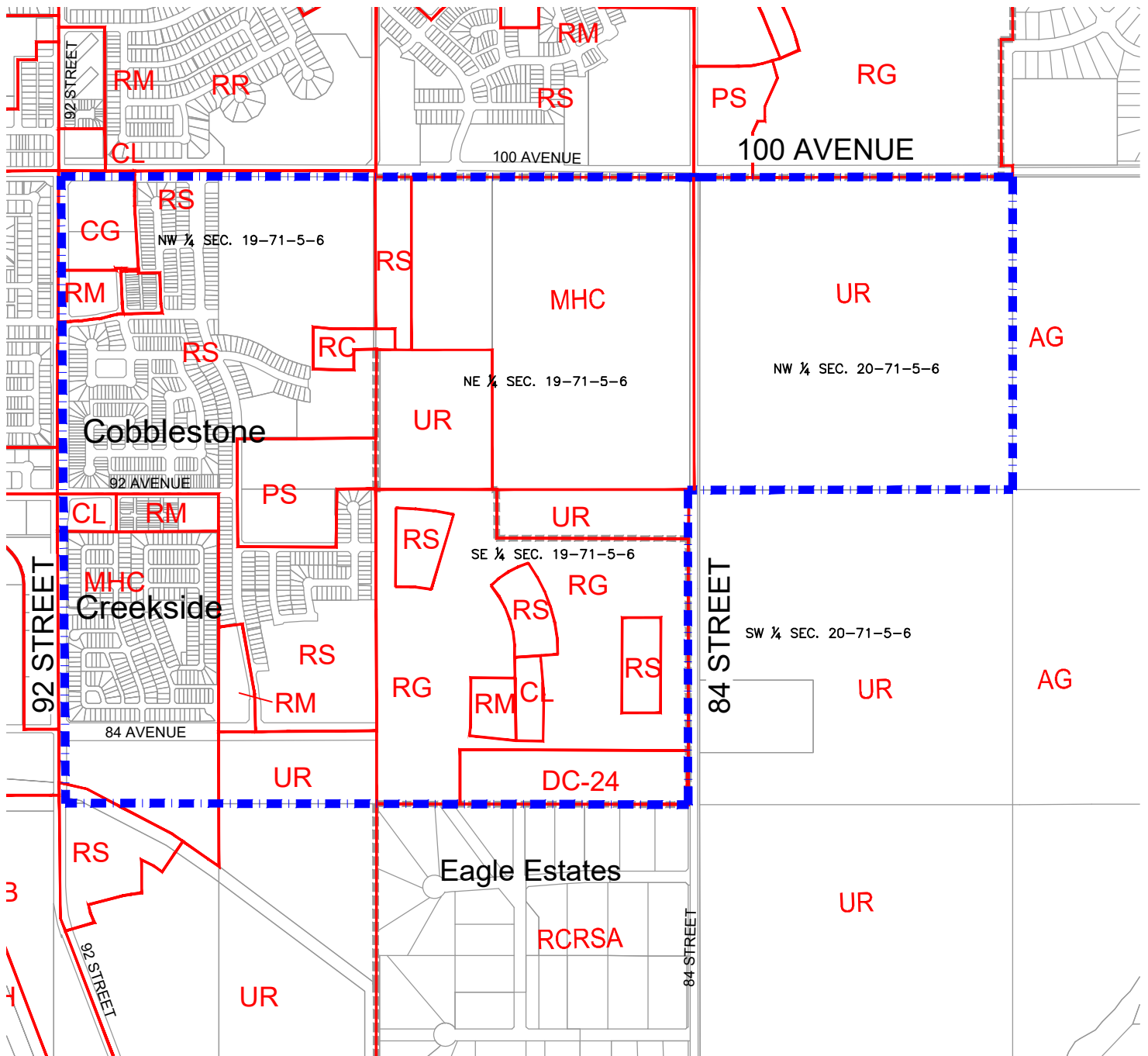
Legend

-  City Boundary
-  Plan Boundary



Meadow View Area Structure Plan

City of Grande Prairie



Legend

	PLAN AREA	RR	RESTRICTED RESIDENTIAL
	CITY BOUNDARY	MHC	MANUFACTURED HOME COMMUNITY
RM	MEDIUM DENSITY RESIDENTIAL	UR	URBAN RESERVE
RC	COMBINED DENSITY RESIDENTIAL	PS	PUBLIC SERVICE
RG	GENERAL RESIDENTIAL	AG	AGRICULTURAL
RCRSA	COUNTRY RESIDENTIAL	DC	DIRECT CONTROL
RS	SMALL LOT RESIDENTIAL		

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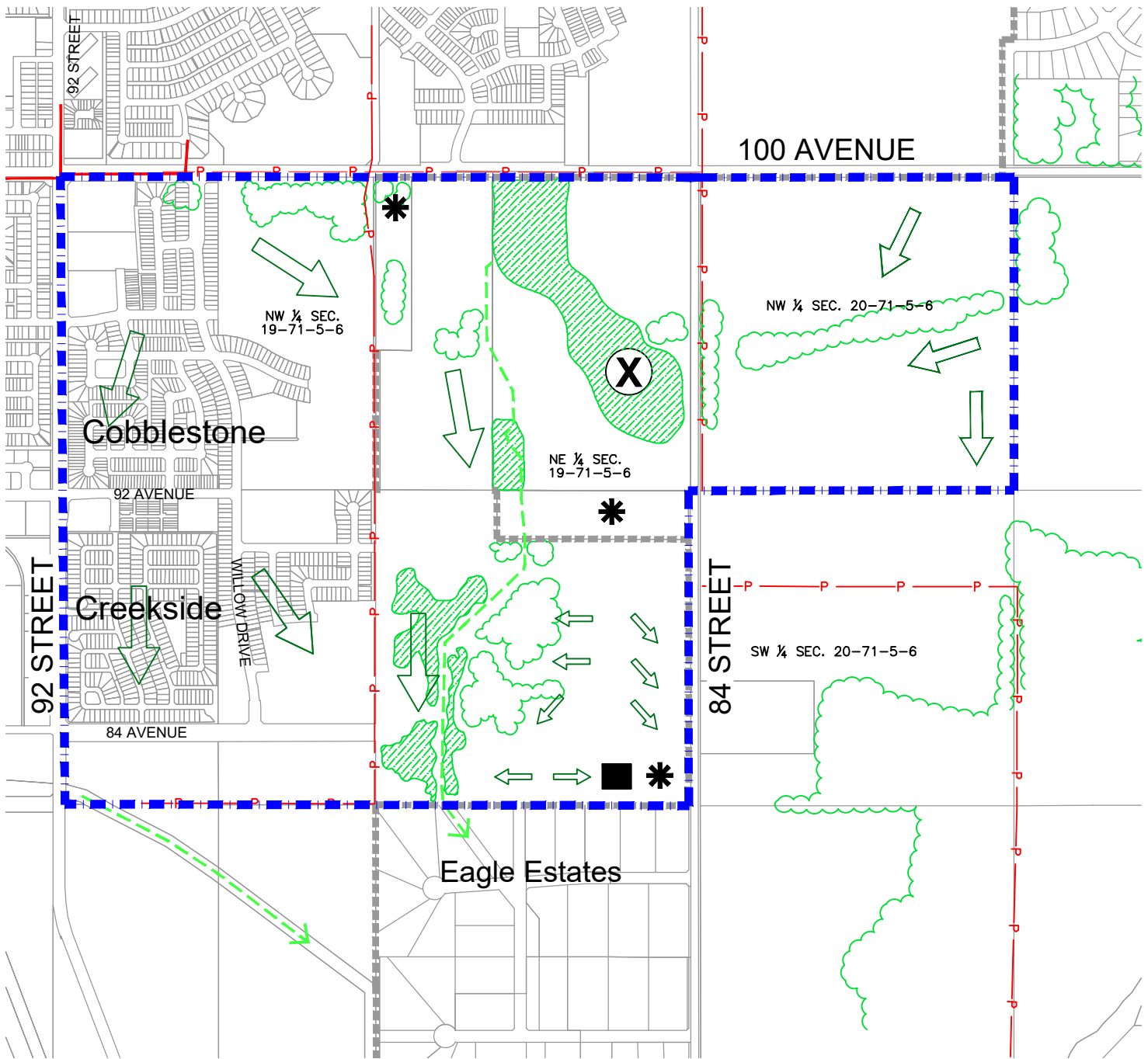


Map 2:Existing Land Use

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Meadow View Area Structure Plan

City of Grande Prairie



Legend

- | | | | | | |
|--|---------------------|--|-------------------------|--|------------|
| | PLAN AREA | | WETLAND/LOW AREA | | VEGETATION |
| | CITY BOUNDARY | | SEWAGE LAGOON (PRIVATE) | | |
| | DRAINAGE CHANNEL | | DIRECTION OF FLOW | | |
| | OVERHEAD POWER | | | | |
| | DWELLING | | | | |
| | RECREATION FACILITY | | | | |



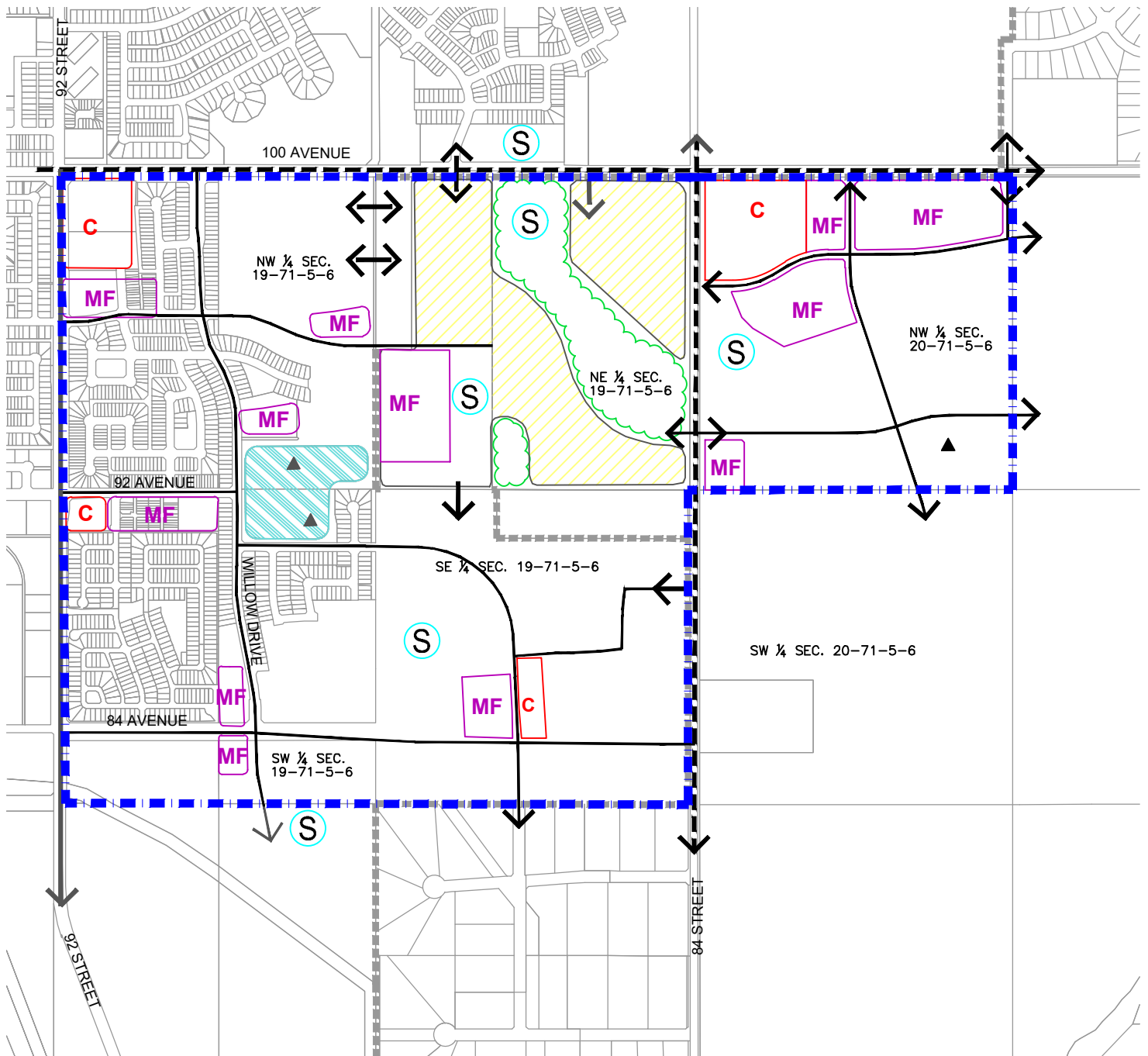
Map 3:Existing Conditions

Bylaw C-1290C

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Meadow View Area Structure Plan

City of Grande Prairie



Legend

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|--|---------------------------|--|------------------|--|--------------------------|
| | Plan Area | | Commercial | | Storm Pond |
| | Arterial Road | | School | | Wetland (Potential ER) |
| | Collector Road | | Mobile Home Park | | School Sites |
| | Single Family Residential | | | | Local Access (Potential) |
| | Multi-Family Residential | | | | |

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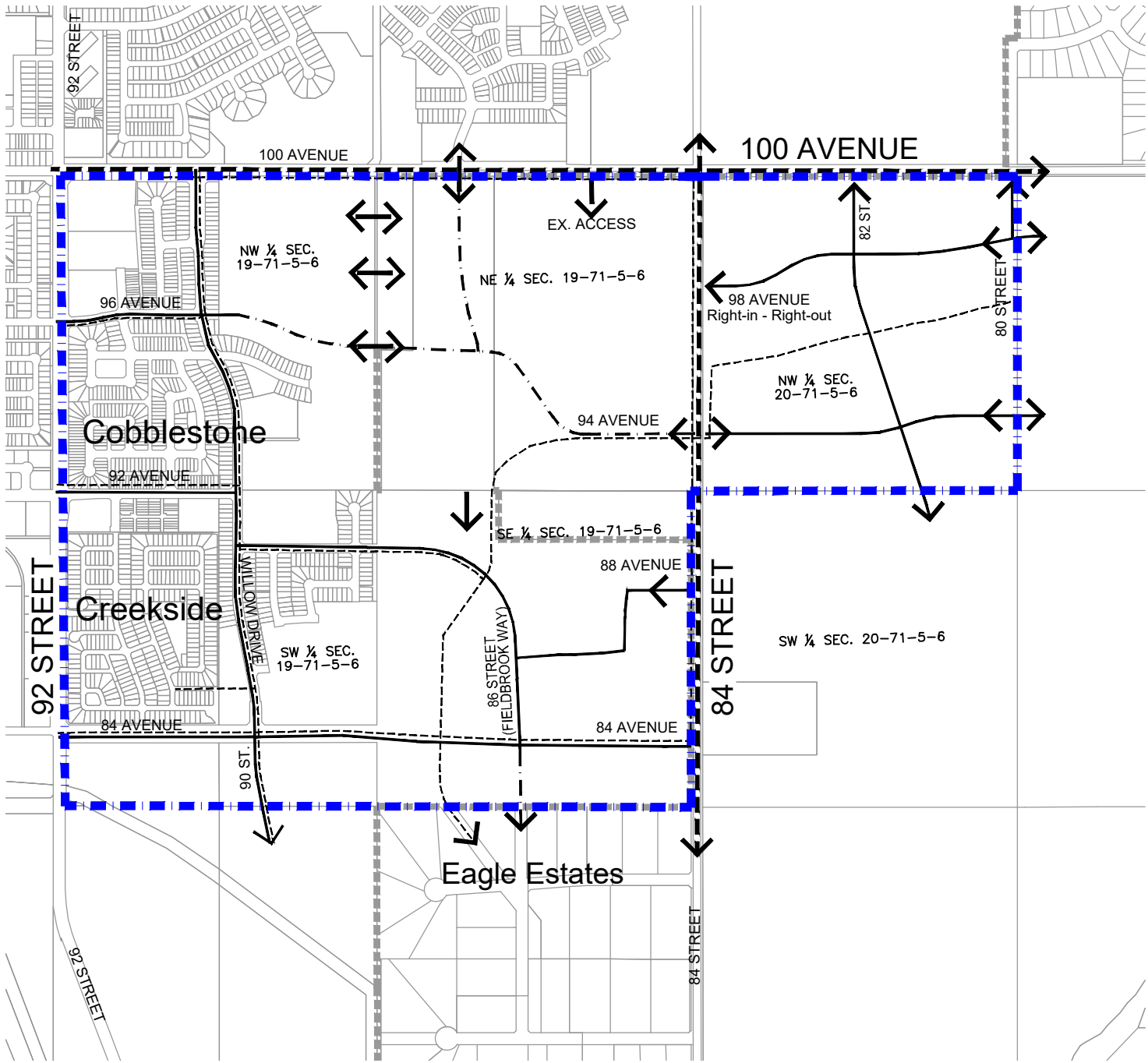
Map 4: Development Concept

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Meadow View Area Structure Plan

City of Grande Prairie



Legend

- Plan Area
- Arterial Road
- Collector Road
- Trails
- Local Access
- Potential Collector

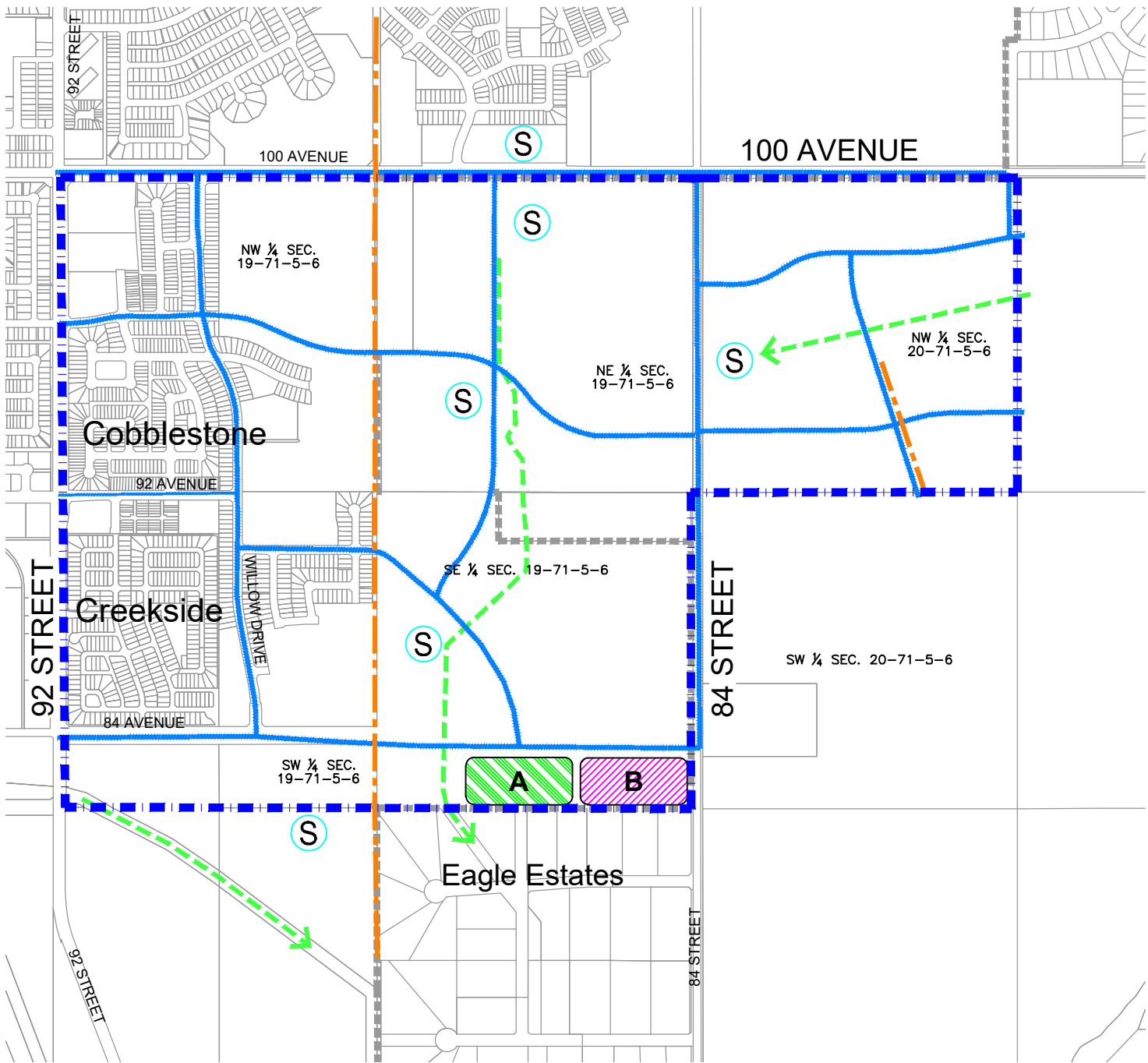
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Map 5:Transportation Network

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Meadow View Area Structure Plan

City of Grande Prairie



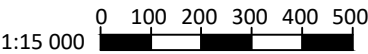
Legend

- Sanitary Trunk
- Water Lines
- Storm Pond
- Drainage Channel
- Storm to Linear Drainage Channel
Sanitary to 88 Street Trunk
- Storm to 84 Street
Sanitary to Future East Basin Sanitary/Sewer



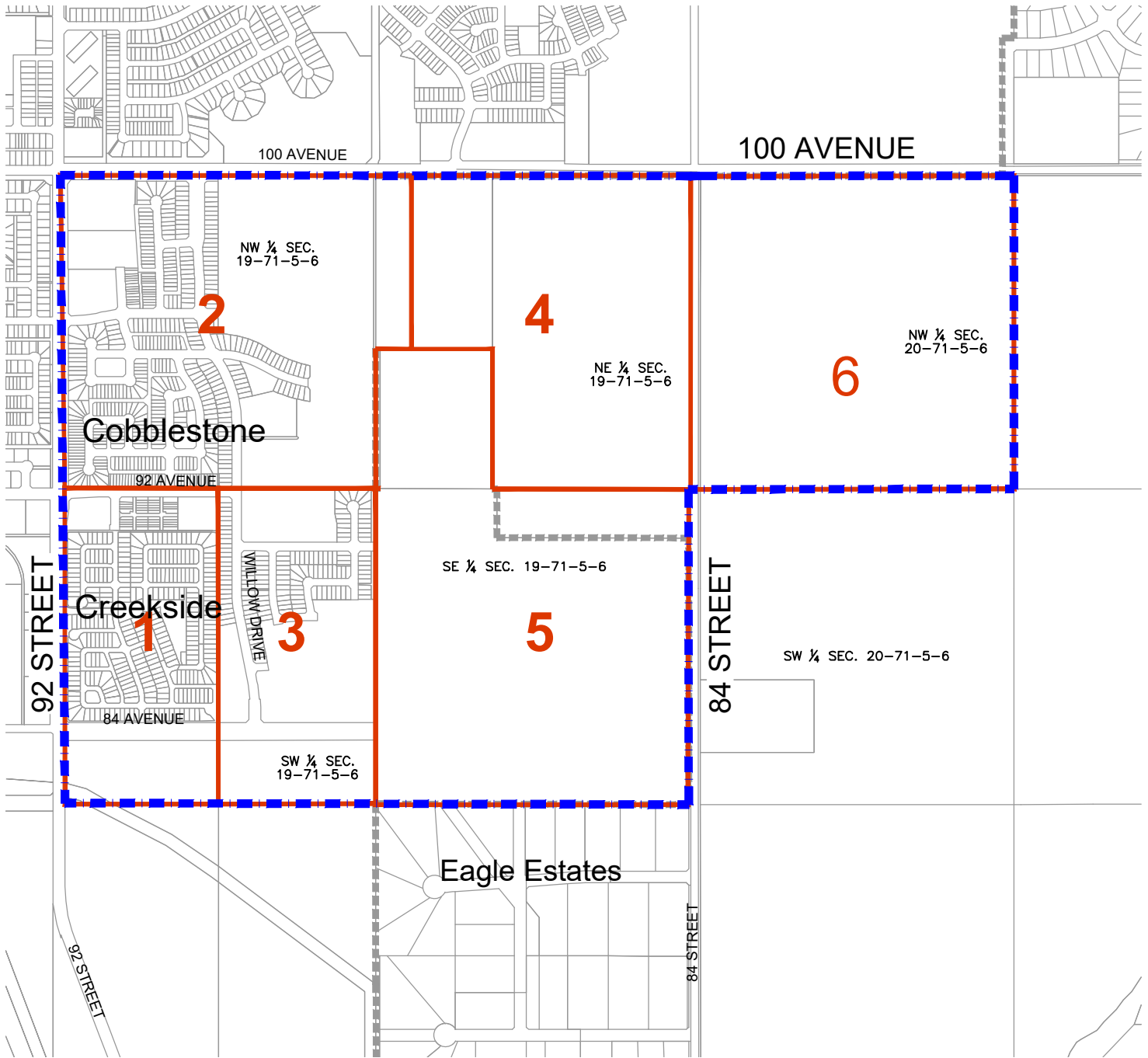
Map 6: Servicing Concept

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Meadow View Area Structure Plan

City of Grande Prairie



Legend

-  Plan Area
-  Potential Outline Plan Area
-  Potential Phasing



Map 7: Outline Plan Areas

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