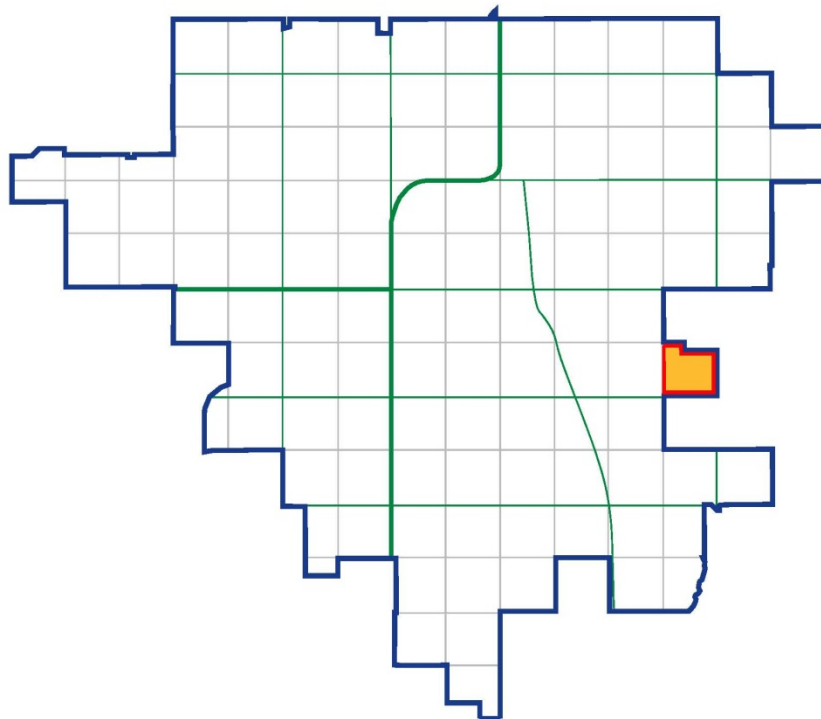


FLDDBROOK OUTLINE PLAN

Bylaw C-1262
Adopted February 6, 2012



CITY OF GRANDE PRAIRIE

OFFICE CONSOLIDATION

BYLAW C-1262

**A Bylaw to adopt the
Fieldbrook Neighbourhood Outline Plan**

(As Amended by Bylaws C-1262-01 and C-1262-02)

**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 “Fieldbrook Neighbourhood Outline Plan” Bylaw.
2. The Fieldbrook Neighbourhood Outline Plan attached as Schedule “A” is adopted as an area structure plan for the SE ¼ 19-71-5-W6M, 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 9th day of January, 2012.

“B. Given” (signed)

Mayor

“J. Ferguson” (signed)

Intergovernmental Services Director

READ a second time this 6th day of February, 2012.

READ a third time and finally passed this 6th day of February, 2012.

“B. Given” (signed)

Mayor

“J. Ferguson” (signed)

Intergovernmental Services Director

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Introduction

This Outline Plan has been prepared on behalf of 1177902 Alberta Ltd to provide a detailed framework for the future development of the subject lands.

This Outline Plan has been prepared in accordance with Section 633 of the Municipal Government Act and Policy 15.7 of the City of Grande Prairie Municipal Development Plan, and 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.

1.1. Plan Area Location & Context

The Outline Plan applies to 75.3 ha of land located within the SE 1/4 and NE 1/4 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.

(Bylaw C-1262-02 – 2026)

The Plan Area is bounded by Range Road 55 on the eastern boundary. The lands adjacent to Range Road 55 to the east, northeast and southeast of the Plan Area are vacant agricultural lands currently under cultivation.

(Bylaw C-1262-02 – 2026)

Directly south of the Plan Area is the Eagle Estates country residential subdivision. This 35 lot development is in the County of Grande Prairie and is zoned CR-4.

(Bylaw C-1262-02 – 2026)

The lands to the immediate west and northwest of the Plan Area are partially developed, primarily for residential development, and are planned for further development as the subject of the Riverstone Outline Plan¹.

¹ ISL Engineering & BLK Engineering, August 2006, Riverstone Outline Plan

The lands immediately northwest of the Plan Area are partially developed and are planned for further development as the subject of the Cobblestone East Outline Plan².

(Bylaw C-1262-02 – 2026)

The quarter section directly to the north of the Plan Area is predominantly vacant agricultural land with some areas of wetland and natural vegetation. Manufactured home parks exist in the northwest and northeast corners of this quarter.

(Bylaw C-1262-02 – 2026)

1.2. Ownership and Disposition

The Plan Area is subdivided into three parcels:

- 1) a private residence (currently not within the City boundary) in the north eastern corner comprising 6.07 ha;
- 2) an 8.094 ha parcel belonging to the Peace Area Riding for the Disabled Society in the southeast; and
- 3) the balance of the lands.

The owners of the private residence and the Peace Area Riding for the Disabled Society are not participating in the preparation of this Outline Plan. This report provides a shadow plan for the private residence to ensure consistency and continuity of future land uses. Consistent with the Meadowview Area Structure Plan (ASP), the PARDS land has been shown as a recreation land parcel.

The Plan Area is legally described as Meridian 6, Range 5, Township 71, Section 19, Quarter South East containing 64.7 ha of land more or less. The dispositions are outlined in the following table.

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

(Bylaw C-1262-02 – 2026)

² ISL Engineering & Focus Corporation, January 2007, Cobblestone East Outline Plan (Part NW 19-71-5-W6M)

³ Part of Plan 7722082, 5.03m road widening along the length of the ¼ section on Range Road 55

1.3. Plan Framework and Policy Context

This Outline Plan has been prepared in accordance with the requirements of the Grande Prairie Municipal Development Plan (MDP) and the Meadowview ASP (Bylaw C-1083). In particular it complies with the objectives of the Meadowview ASP in providing residential development primarily for single family use that is consistent with adjacent land uses and allows for diversity in housing types and lot sizes. As outlined in Section 5.2, amendments to the Meadowview ASP will be required to allow for the inclusion of medium density multi-family residential and local commercial developments.

The land is currently zoned as Urban Reserve (UR). Re-districting to the appropriate City of Grande Prairie land use districts will be required in order for development to occur.

1.4. Site Conditions

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.

(Bylaw C-1262-02 – 2026)

Figure 3 - Topography, shows the terrain to be relatively flat with a gentle slope from northeast to south, southwest. Site elevations range from 657 in the north east corner to 653 at the southern boundary, with grades varying from flat up to 1% throughout the site.

The property has a large depressed area near the center of the quarter, dividing the east and western halves. Ortho imagery and local knowledge of the area indicated the presence of wetlands. In accordance with Alberta's Water Act, and Alberta Environment's "Provincial Wetland Restoration/Compensation Guide", a qualified aquatic environmental specialist was employed to conduct a wetland assessment of the subject lands. The conclusions from this Wetland Assessment⁴ identified a wetland area of 3.12 hectares and outline a proposal under which the Developer would remove the wetlands and provide compensation to allow for wetland restoration at an offsite location. Approval for development and compensation will be dealt with prior to construction.

⁴ Ken Lumbis, November 5, 2007, Wetland Assessment of SE 19-71-05-W6 for the Brookfield Subdivision

Due to land ownerships and authorizations the Wetland Assessment does not extend into the shadow plan or recreational areas, although the wetland boundary appears to. Prior to development within either of these areas a wetland assessment will be required and any requirements or restrictions contained within said assessment may dictate the ability of such parcels to be developed.

2. Development Plan

2.1. Plan Objectives

The Fieldbrook Neighbourhood Outline Plan is intended to achieve the following objectives:

(Bylaw C-1262-01 – 2016)

- To provide an overall framework for future residential, commercial and open space development within the Plan Area;
- To provide for the development of a diverse and attractive neighbourhood that is consistent and compatible with adjacent land uses and plans;
- To develop a safe and efficient transportation network that meets the needs of passenger vehicles, pedestrians, cyclists and public transit; and
- To develop an efficient municipal servicing and phasing system for the Plan Area consistent with Aquatera and City of Grande Prairie standards.

2.2. Development Concept

The proposed development concept for the Fieldbrook Neighbourhood Outline Plan is illustrated on Figure 4 - Development Concept, and a summary of land uses is provided in Table Two. The net developable area available is approximately 74.3 ha. The following provides a brief explanation of the various land uses and development pattern proposed within the Fieldbrook Neighbourhood Outline Plan area.

(Bylaws C-1262-01 – 2016 and C-12652-02 – 2026)

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.

(Bylaw C-1262-02 – 2026)

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.

(Bylaw C-1262-02 – 2026)

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.

(Bylaw C-1262-02 – 2026)

2.4. Open Space

In accordance with the requirements of the Municipal Government Act, 6.6 ha of land within the Plan Area (9.0% of the Net Developable Area) will be dedicated as Municipal Reserve. As per the Meadowview ASP, the amount of MR available for the Plan Area is less than 10%, as cash-in-lieu equivalent to 0.8 ha. was taken by the County when the PARDS site was subdivided. The MR dedication will include 7 neighbourhood parks disbursed throughout the area ranging in size from 0.4 ha to 1.3 ha. As illustrated in Figure 5 - Open Space Concept, an effort has been made to incorporate MR space with the storm water management facilities and linear drainage parkway to create a corridor from the north of the outline Plan Area to the south, linking the parks to the city's existing and future trail network.

(Bylaw C-1262-02 – 2026)

2.5. Local Commercial

1.0 hectares of local/neighbourhood commercial has been provided for in the Plan Area located along 84th Avenue. Located near the centre of the Plan Area, this development will make for a walkable shopping opportunity for local residents adding to the value and liveability of the community.

(Bylaw C-1262-02 – 2026)

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 and/or MR cash-in-lieu equivalent noted above

(Bylaw C-1262-02 – 2026)

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

(Bylaw C-1262-02 – 2026)

3. Transportation

3.1. General

The transportation system in Fieldbrook will facilitate the efficient circulation of people through the area with a focus on linkages to the city's trail network for pedestrian and bicycle traffic, and vehicular traffic through a hierarchy of arterial, collectors, and local roads.

(Bylaw C-1262-01 – 2016)

3.2. Arterial & Collector Roadways

As illustrated in Figure 7 - Transportation Plan, the Plan Area will be served by two arterial roads: 84th Street along the eastern boundary, and 84th Avenue bisecting the property from west to east across the southern portion. 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 widening of 84th Street, land along the east boundary of the Plan Area has been set aside for widening. In addition, the entire 45.5m right-of-way to accommodate 84th Avenue has been provided. Lots backing onto 84th Avenue as well as 84th Street have been designed with extra depth in order to accommodate noise attenuation measures.

(Bylaw C-1262-02 – 2026)

The Plan Area is accessible at two points along 84th Street, one at 84th Avenue and the second at 88th Avenue, a major collector roadway.

(Bylaw C-1262-02 – 2026)

A second major collector, Fieldbrook Way, will access 84th Avenue approximately 400m west of 84th Street. This collector will link 84th Avenue with the Riverstone subdivision at 89th Avenue in the north west portion of the Plan Area.

(Bylaw C-1262-01 – 2016)

The 87thA Street and 84th Avenue intersection will be initially developed as all-directional, and may become channelized to right in/out access only in the future on both North and South legs once 83rd Avenue connects to Willow Drive, and 87thA Street connects to 89th Avenue, to maintain adequate level of service for the high traffic volumes that are anticipated to be generated on 84th Avenue in the long term growth horizon. 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.

(Bylaw C-1262-02 – 2026)

The balance of the Plan Area will be served by a network of local roads.

(Bylaw C-1262-02 – 2026)

3.3. Pedestrian & Bicycle Traffic

Accommodation for pedestrians and cyclists is provided through the development of an asphalt trail and concrete sidewalk network that provides connections to the future arterial roadway pedestrian connections, the future Woody Channel parkway system, and the neighbourhood parks. The proposed pedestrian and bicycle linkage system is illustrated on Figure 5 - Open Space.

A significant feature of this development is a focus on walkability, ease of access to open space and parks, and connections to the City of Grande Prairie's trail network. Within the community, all residential lots are less than 400m from a neighbourhood park or open space area. The neighbourhood commercial area, located near the centre of the development, is within 600m from the furthest residential lot, less than a 10 minute stroll.

3.4. Public Transit

As illustrated on Figure 7 - Transportation Plan, a transit route will be accommodated through the subdivision connecting the 84th Avenue and 84th Street arterial roadways. A connection to the Riverstone neighbourhood could also be accommodated along the Brookfield Way/89th Avenue Collector Street if deemed necessary. Additionally, 87thA Street may be used as a temporary/interim transit route to provide transit service to the neighbourhood prior to the completion of Fieldbrook Way.

(Bylaw C-1262-01 - 2016)

4. Servicing

4.1. Water

Primary water feed to the Plan Area will be provided via connections to the proposed 300mm mains extended through the Cobblestone development at 96th Avenue the Riverstone Development at 89th Avenue/Brookfield Way and at 84th Avenue. An additional feed is proposed along the west boundary of the Plan Area at 83rd Avenue.

(Bylaw C-1262-02 – 2026)

The proposed looped water system for the Plan Area is illustrated in Figure 8 - Water System.

(Bylaw C-1262-02 – 2026)

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

4.2. Sanitary Sewers

As illustrated on Figure 9 - Sanitary Sewer, a series of 200mm and 250mm diameter gravity sanitary sewer mains will originate at the 88th Street Sanitary Trunk Sewer and network through the Plan Area.

Additional detailed information pertaining to the sanitary system is outlined in the design report for sanitary.

4.3. Storm Water Management

Stormwater management for the Plan Area is to be accommodated by the development of a combination drainage parkway and stormwater retention pond as illustrated on Figure 10 - Storm Drainage. The proposed drainage parkway will upgrade an existing drainage course flowing north-south through the Plan Area, discharging into the existing Eagle Estates ditch and ultimately into Woody Channel. Within the Plan Area, a chain link fence will be installed along all residential property lines adjacent to the drainage parkway and stormwater pond in order to maintain a separation between public and private lands.

(Bylaw C-1262-02 – 2026)

Additional information pertaining to the storm drainage system is outlined in the detailed design report for storm sewer.

4.4. Shallow Utilities

All shallow utilities (natural gas, power, telephone) are to be extended into the Plan Area by the individual franchise holders as required.

(Bylaw C-1262-02 – 2026)

In accordance with City policy, with the exception of the power line located adjacent to 84th Street, all overhead lines adjacent to residential areas will be installed underground at the Developer's expense. There is currently an overhead line running north/south along the west boundary of the site.

5. Implementation

5.1. Phasing

A tentative phasing plan is provided in Figure 11 - Phasing. The intention is to initially commence development of the subject lands in the south west quadrant to take advantage of the 84th Avenue arterial access and the 88th Street sanitary sewer trunk. Further development of the Plan Area will proceed in an orderly fashion according to servicing requirements and market demand.

5.2. Statutory Requirements

Some of the provisions of this Outline Plan are at variance with the existing Meadowview ASP currently in place for the subject area. The amendments required are described below, and will be submitted to the City concurrently with this Outline Plan and the Land Use Bylaw amendment application.

- This Outline Plan provides for a multi-family parcel located along Fieldbrook Way, inconsistent with the Meadowview ASP. The ASP currently identifies no multi-family sites within the Plan Area thus necessitating an amendment to include these sites.
- This Outline Plan provides for a commercial node located near the intersection of Fieldbrook Way and 84th Avenue. Currently the Meadowview ASP does not identify any commercial site locations within the Plan Area. The ASP amendment will include the proposed commercial site.

(Bylaw C-1262-01 – 2016)

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.

(Bylaw C-1262-02 – 2026)

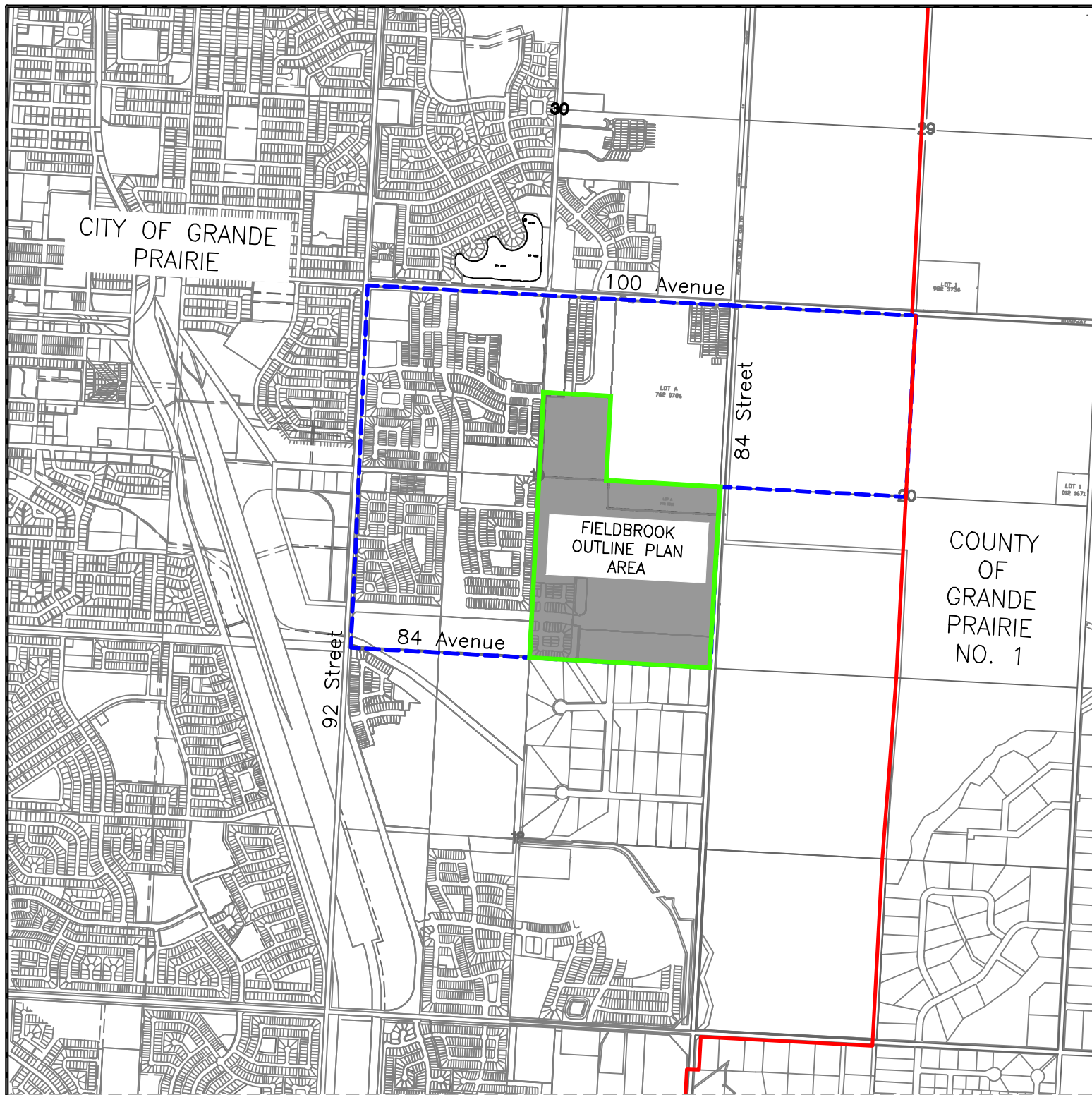


Figure 1-Plan Location

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

Bylaw C-1262-02
August 31, 2026

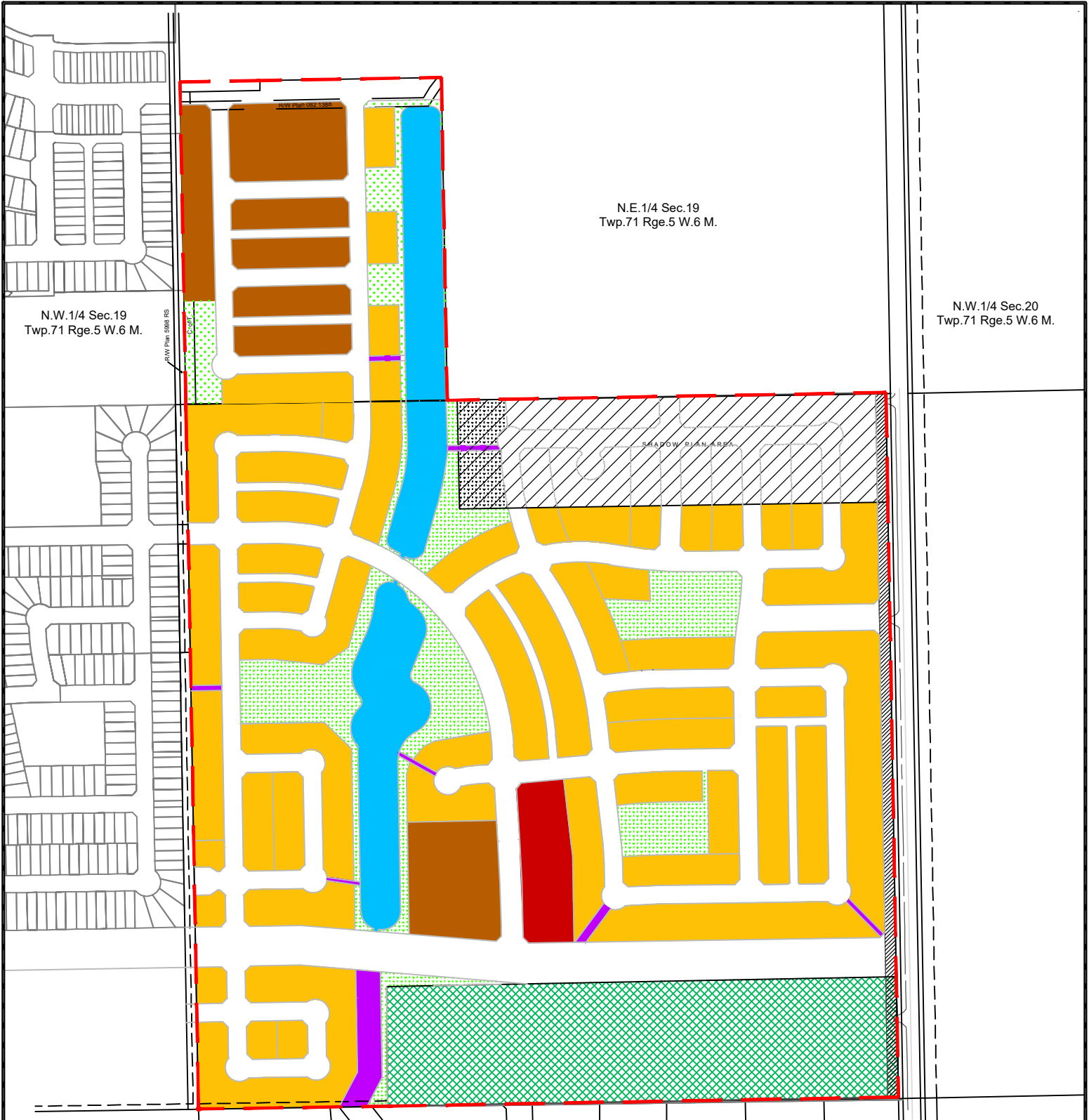


Figure 4-Development Concept

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

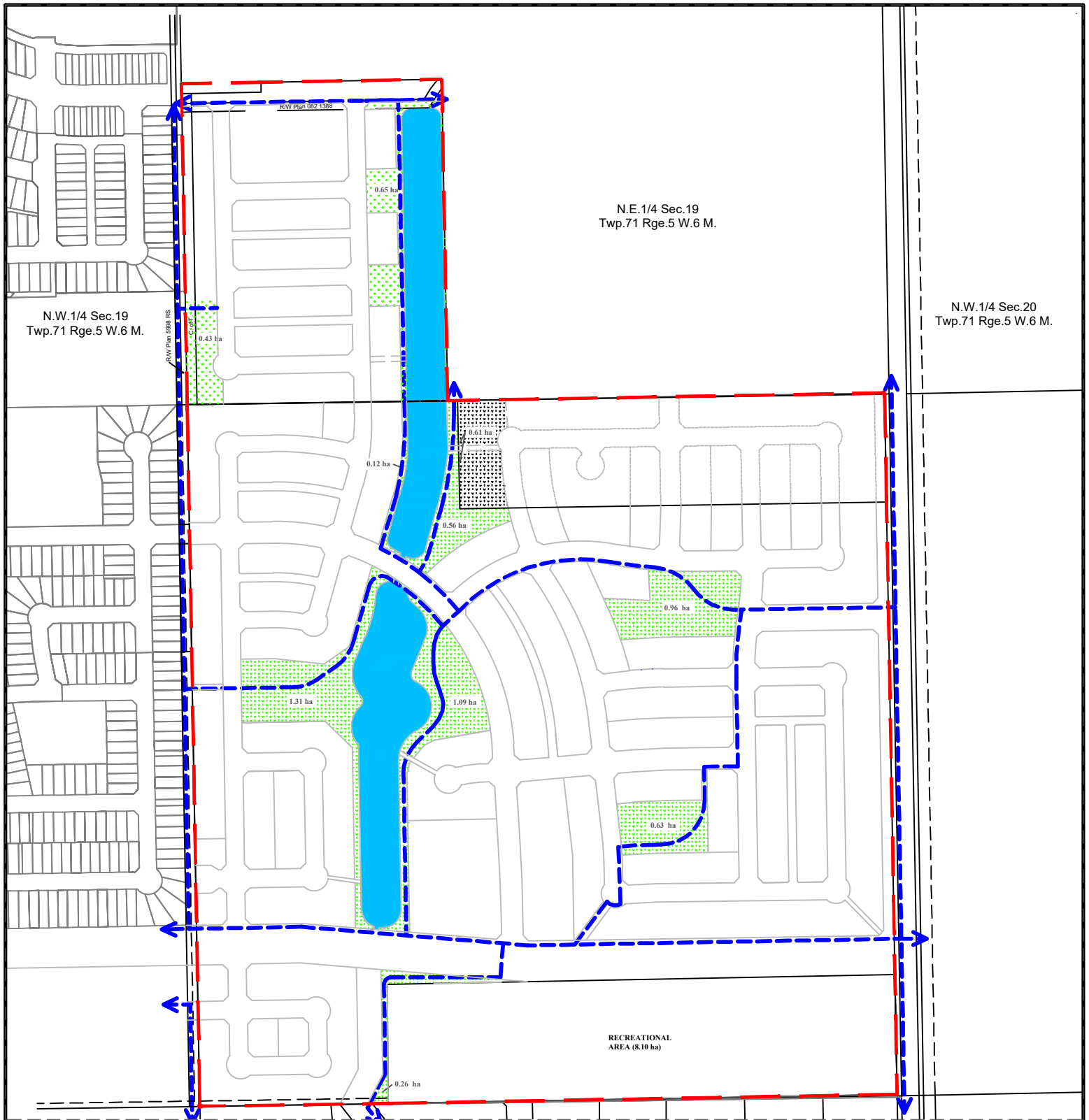


Figure 5-Open Space Concept

Scale: N.T.S



LEGEND

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

Fieldbrook Neighbourhood OUTLINE PLAN

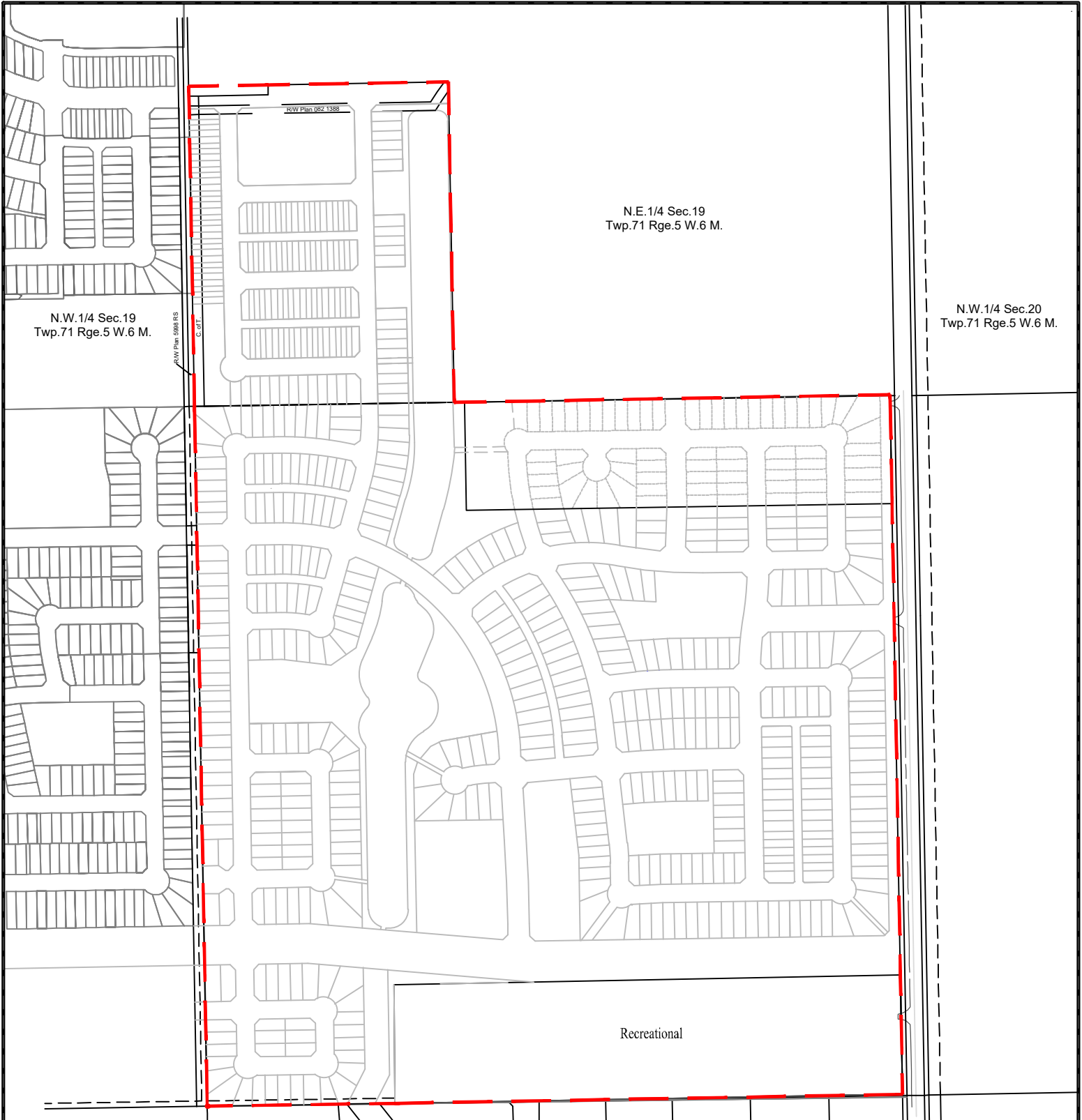


Figure 6-Conceptual Lotting Plan

Scale: N.T.S.



LEGEND

--- Outline Plan Boundary



Brookfield Neighbourhood
OUTLINE PLAN

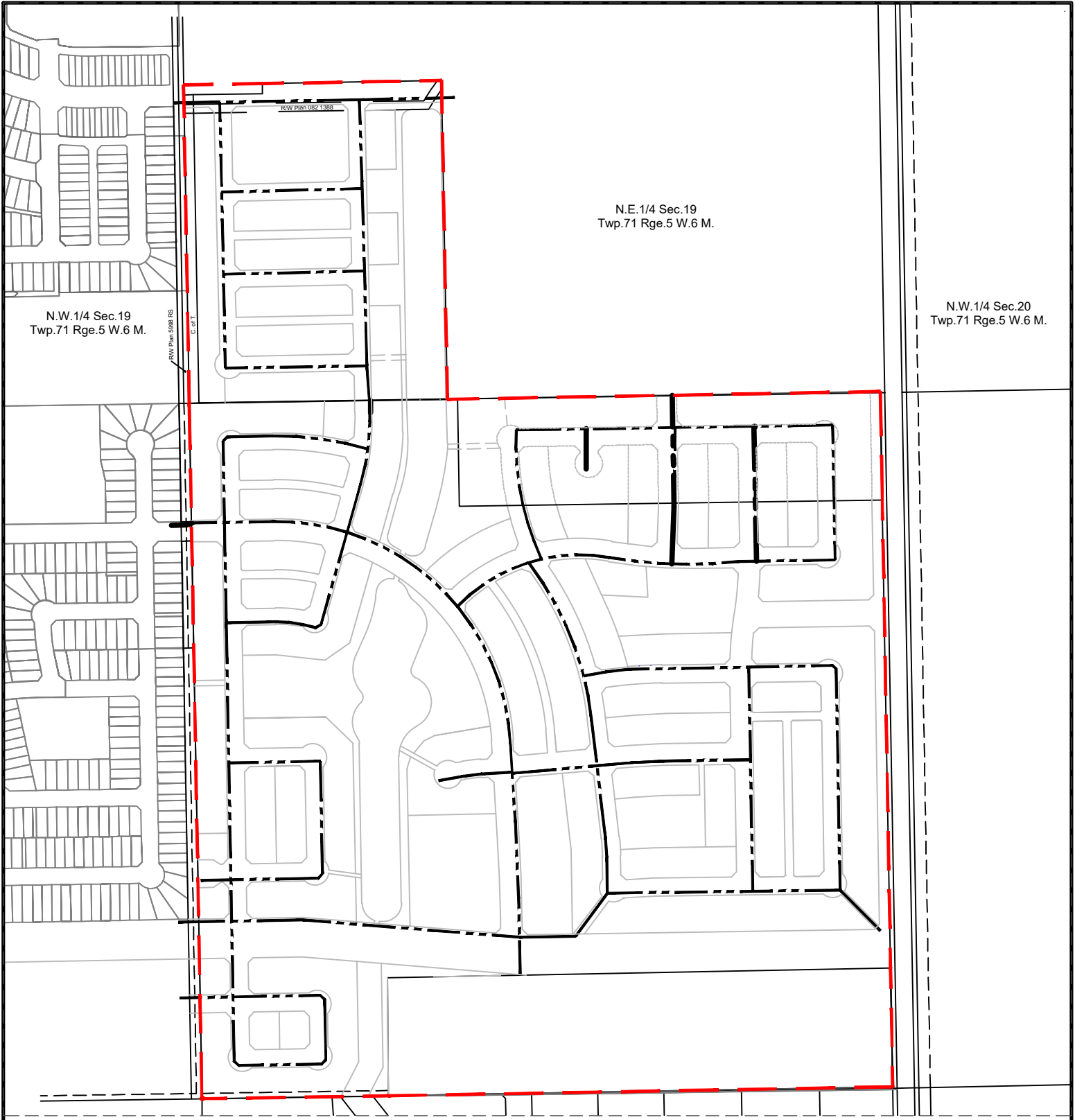


Figure 8-Water System

Scale: N.T.S



LEGEND

- Outline Plan Boundary
- Proposed Watermains



Fieldbrook Neighbourhood
OUTLINE PLAN

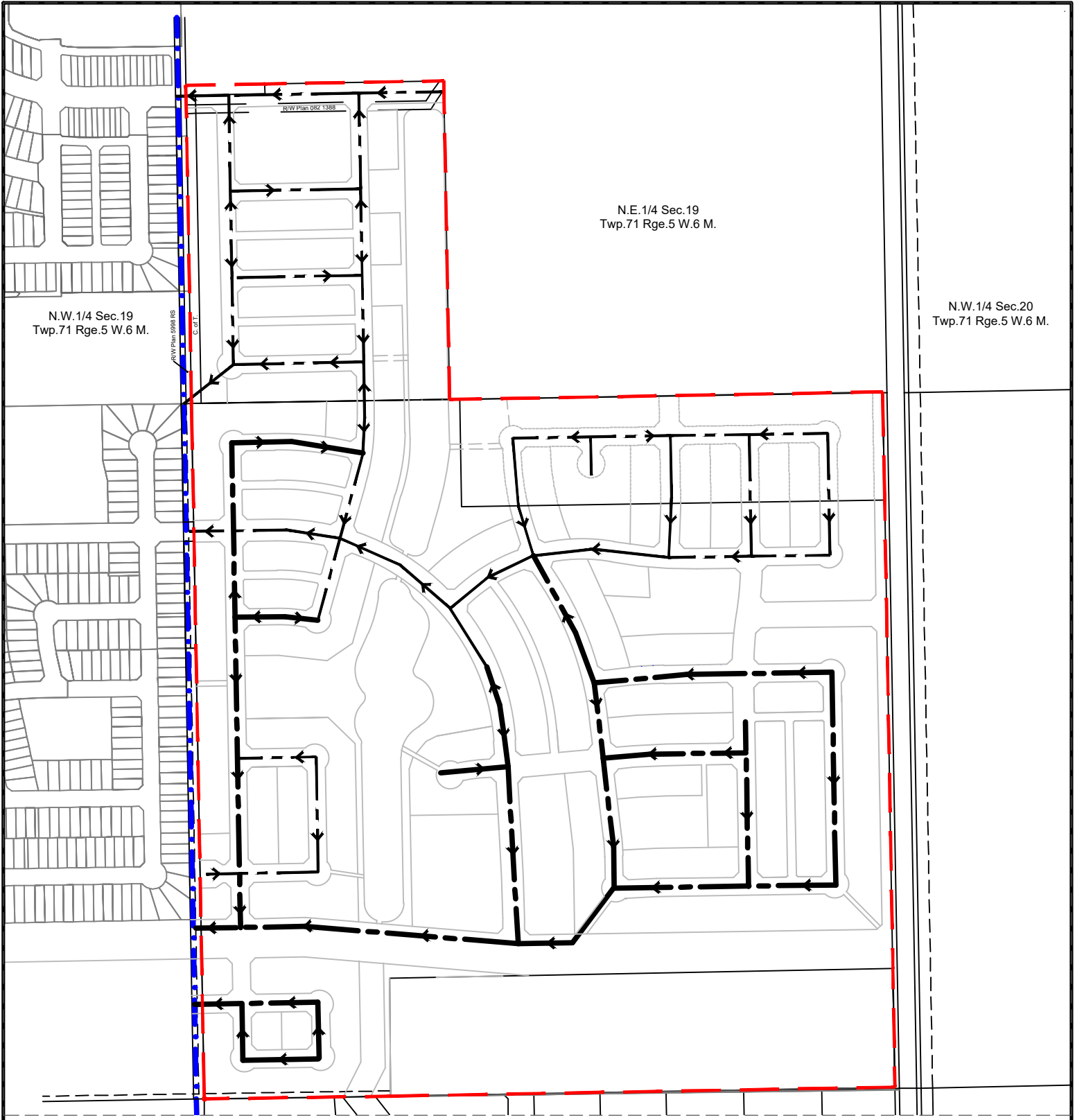


Figure 9-Sanitary Sewer

Scale: N.T.S



LEGEND

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

Fieldbrook Neighbourhood
OUTLINE PLAN

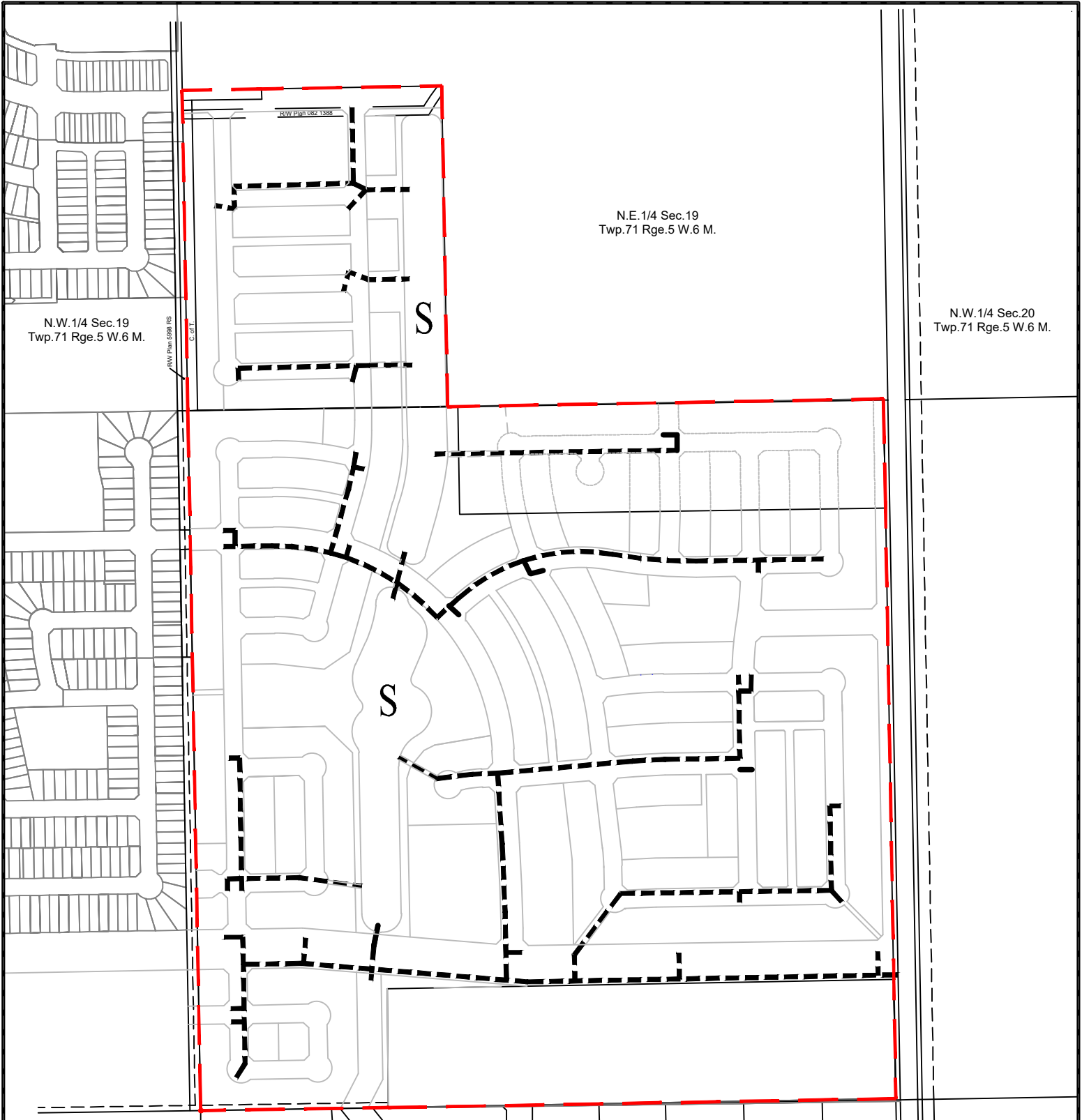


Figure 10-Storm Sewer

Scale: N.T.S



LEGEND

- Outline Plan Boundary
- Proposed Storm Sewer

S
Proposed Storm Pond

Fieldbrook Neighbourhood OUTLINE PLAN

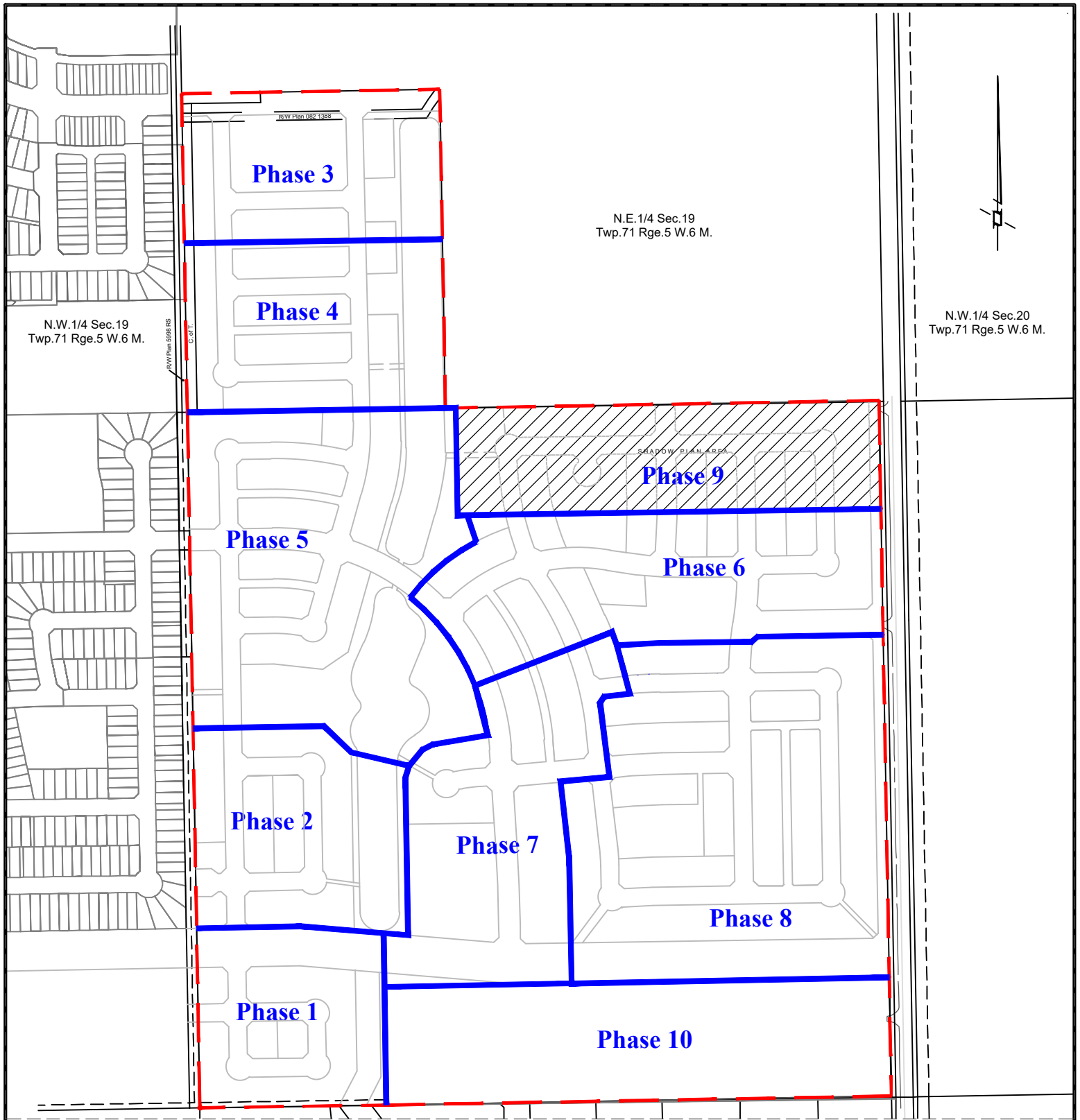


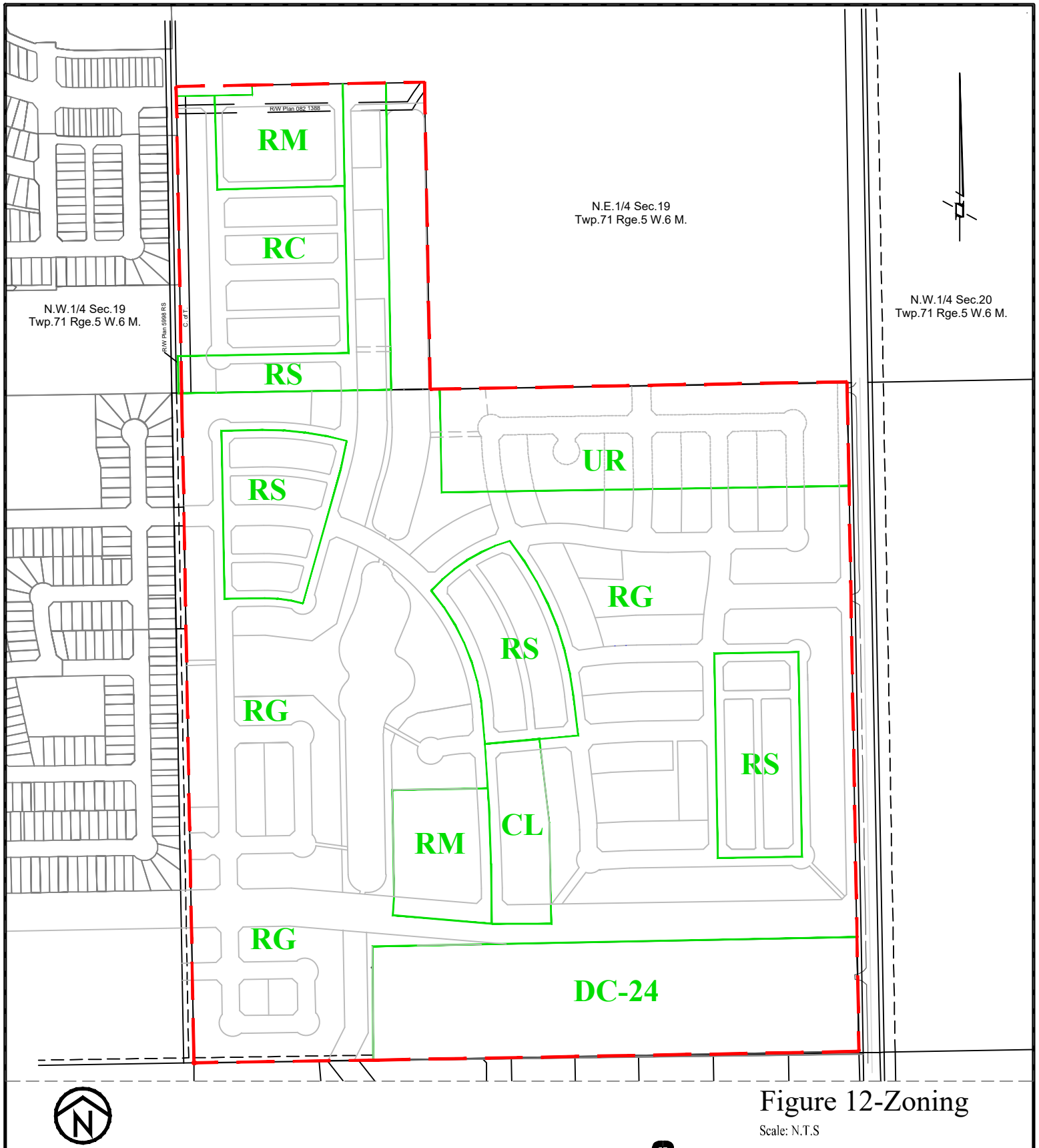
FIGURE 11-Phasing
Scale: N.T.S

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

Bylaw C-1262-02
August 31, 2026