



City of Grande Prairie

Development Services Department

MEADOW VIEW AREA STRUCTURE PLAN

**Bylaw C-1290
Adopted August 6, 2013**

CITY OF GRANDE PRAIRIE

OFFICE CONSOLIDATION

BYLAW C-1290

A Bylaw to adopt the Meadowview Area Structure Plan

(As Amended by Bylaw C-1290A, C-1290B and C-1290C)

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 “Meadow View Area Structure Plan” Bylaw.
2. The Meadow View Area Structure Plan attached as Schedule “A” is hereby adopted pursuant to Section 633 of the Municipal Government Act, RSA 2000, Chapter M-26.
3. Bylaw C-1083 and all of its amendments are hereby repealed.
4. This Bylaw shall take effect on the date it is passed.

READ a first time this 24th day of June, 2013.

“B. Given” (signed)
Mayor

“K. Anderson” (signed)
Corporate Services Director

READ a second time this 6th day of August, 2013.

READ a third time and finally passed this 6th day of August, 2013.

“B. Given” (signed)
Mayor

“K. Anderson” (signed)
Corporate Services Director

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1.0 INTRODUCTION

1.1 Purpose of Plan

The Meadow View Area Structure Plan (ASP) has been prepared to provide a framework for future development in the easterly portion of the City of Grande Prairie (City). The purpose of this Plan is to provide a proactive and coordinated approach to the planning of the subject area that is beginning to experience pressure for future residential development. It contains a general land use concept that is integrated with overall servicing concepts, and serves as a guideline for subsequent Outline Plan (OP) preparation by individual landowners at the quarter section (or lesser) level. The primary intent of this Plan, in addition to illustrating development concepts that are consistent with other statutory plans, is to demonstrate how new developments will tie-in to the City's established urban fabric.

Authorization to proceed with ASP preparation for the subject lands was originally granted by Council in February 1999, and confirmed by the City in 2001. The land in question was originally incorporated within the Eastview ASP that was defeated by City Council in July of 2000.

This ASP has been prepared in accordance with Section 633 of the Municipal Government Act (MGA) and Policy 7.2.2 of the City of Grande Prairie Municipal Development Plan (MDP).

(Bylaw C-1290C – 2026)

1.2 Plan Area Location

Deleted by Bylaw C-1290C – 2026

The Plan area is located to the south and east of two (2) established residential neighborhoods (Ivy Lake Estates and Smith/Morgan's Meadows), and to the north of the Eagle Estates country residential subdivision. The Resources Industrial Park is located to the west of the Plan area. The balance of the surrounding land is vacant or in agricultural production. A major drainage ditch is located to the south of the Plan area. Road access to the site is available from 100 Avenue that borders the Plan area to the north, 92 Street to the west, and the future 84 Street, a paved County road that runs through the land.

The Plan area totals approximately 324 ha (800 acres) as outlined in Table 1.

TABLE 1 PLAN AREA COMPOSITION		
Legal Description	Owner	Area (ha)
Pt. NW 19-71-5 W6M	B. Sidhu et al	0.2
Pt. NW 19-71-5 W6M	B. Sidhu et al	0.2
NW 19-71-5 W6M	L. Johnson et al	64.1
Pt. NE 19-71-5 W6M	B. Sidhu et al	4.1
Pt. NE 19-71-5 W6M	406620 Alberta Ltd.	19.3
Pt. NE 19-71-5 W6M	L. Johnson et al	0.4
Lot A, Plan 762-0786	Eldoe's Mobile Home Park Ltd.	40.5
Pt. SW 19-71-5 W6M	947259 Alberta Ltd.	30.8
Pt. SW 19-71-5 W6M	V. Laframboise	32.2
SE 19-71-5 W6M	E. and T. Haberman	50.5
NW 20-71-5 W6M	763995 and 503520 Alberta Ltd.	63.9
Lot 1, Plan 922-3240	PARDS	8.1
Lot A, Plan 772-2082	R. and G. Birnie-Browne	6.1
Roads ¹		3.2
Total		323.5

1.3 Policy Context

There are numerous City plans and policy documents currently in force that provide a broader policy context for ASP preparation. These plans, both statutory and non-statutory, are outlined below.

1.3.1 City of Grande Prairie Municipal Development Plan

The MDP was adopted in 2010 and is the City's primary land use policy document. The MGA requires that all statutory plans be consistent with one another. According to Map 4, Development Concepts Map, the west half of the Plan area is designated for future residential use.

¹ Includes road rights of way and lands that have been dedicated for future widening.

1.3.2 Grande Prairie Intermunicipal Development Plan (IDP)

The IDP was adopted in June 2010. In this Plan, the NE 19 and the NW 20 are designated as a City Residential Reserve area. The Plan also shows this land within the short term annexation area. The annexation process is underway at the time of this writing.

1.3.3 Existing Area Structure Plans

Two (2) existing ASP's, the Southeast ASP and the Northwest ASP, abut the south, west and north boundaries of the Plan area. This Plan provides future land use and servicing patterns for neighboring lands that the Meadow View ASP, upon completion, will be consistent with to ensure a smooth transition between neighborhoods.

1.3.4 City and County of Grande Prairie Land Use Bylaws (LUB)

The west side of the Plan area and the SE 19 is zoned as "Urban Reserve" under the City and County LUBs respectively. Under the County Bylaw, the NE 19 is zoned as Mobile Home Park, reflecting the existing development at this location.

1.3.5 Non-Statutory Plans

The City has Master Plans in place for all major forms of infrastructure including sanitary sewer, storm drainage, and water distribution. The Transportation Master Plan was adopted in August 2011 and the Parks and Open Space Master Plan was adopted in July 2012. It is expected that all ASPs and subsequent OPs conform to these documents².

² An update to the Storm Water Master Plan is currently underway. Updates of the Water and Sanitary Sewer Master Plans are expected to commence in the near future.

2.0 PLAN OBJECTIVES

The Meadow View ASP is intended to achieve the following objectives:

- To provide an overall framework for future residential and related development in the east end of the City;
- To provide for a mixture of residential dwelling types, including the development of a new manufactured home community in the Plan area;
- To integrate future development with approved plans for adjacent lands;
- To provide for the future development of lands currently located within the County of Grande Prairie;
- To establish a preliminary collector road and access management system for the Plan area; and
- To provide a conceptual servicing system based on the future extension of municipal infrastructure and utilities.

3.0 PLAN AREA

3.1 Topography and Natural Features

The west portion of the Meadow View ASP area slopes gradually from north to south, with an overall change in elevation of approximately 6m (~0.4%). As indicated in Map 3, the west half of the Plan area drains towards the south, with much of the drainage in the east half of the Plan area flowing toward the existing wetlands. All surface drainage is currently accommodated by an existing drainage ditch located in the east half of Section 19 and a second drainage ditch that is located immediately to the south of the Plan area.

The east portion of the Meadow View ASP area slopes from the north east to the south west. Drainage crosses 84 Street and passes into the existing ditch system on the west portion of the Plan area.

3.2 Existing Land Use

The west area of the Plan (west half of 19) is being developed under the Cobblestone and Riverstone OPs. The SE 19 will be developed under the Fieldbrook OP.

(Bylaw C-1290C – 2026)

The NE 19, currently located in the County, contains two (2) established trailer parks totaling approximately 150 units. There is a private sewage lagoon facility serving the two (2) trailer parks that has been or is in the process of being abandoned.

The NW 20 is currently used for agricultural purposes.

In addition to the above noted uses, a water license has been issued on the NE 19 to a local landscaping firm for the use of 71,750m³ of water annually for irrigation purposes.

4.0 PROPOSED DEVELOPMENT CONCEPT

4.1 Introduction

The proposed land use concept for the Meadow View ASP is illustrated on Map 4. The intent of this Plan is to provide a generalized land use plan that will be subject to further refinement through OP preparation in advance of subdivision.

It is proposed that the Plan area be developed primarily for single-family residential use, consistent with that of adjacent neighborhoods. A new manufactured housing community and pockets of multi-family development are also proposed, but overall densities are intended to comply with the targets of 40 - 50 persons per hectare (ha) contained in the City's MDP. Neighborhood development is also supported by school sites and other open space, including neighborhood parks and trail corridors, as well as local and arterial commercial uses.

A summary of major land uses is provided in Appendix 1³.

4.2 Residential Development

4.2.1 It is the intent of this ASP to promote the development of a diversity of housing types and lot sizes. Although conventional single-family residential development will be the predominant use, medium density multi-family development is also encouraged. In addition, a new manufactured home community is proposed for the southwest portion of the Plan area. According to the calculations in Appendix 2, a maximum population of approximately 11,000 people may be accommodated in the Plan area.

(Bylaw C-1290C – 2026)

4.2.2 It is proposed that medium density multi-family residential development, consisting of townhouse and low-rise apartment complexes, be integrated into the Plan area at locations near school sites, commercial nodes and neighborhood parks, and have access to collector roads. Residential densities in these areas should average approximately 25 units per net ha.

Deleted by (Bylaw C-1290C – 2026)

4.2.3 Manufactured Housing

- a) A new manufactured home community, totalling approximately 20 ha (8.9% of the Plan area), is proposed for the southwest portion of the Plan area adjacent to 92 Street and the future 84 Avenue;

³ Areas identified in Map 4 and Appendix 1 are approximate and subject to refinement during OP preparation.

- b) The manufactured home community proposed for the SW 19 will be registered as a condominium development; therefore all lands within the development will be under private ownership. In addition, this development will be built to standards in excess of those required in the LUB, and will be subject to design controls. The proposed development will be buffered from adjacent development by arterial and collector roads on three (3) sides, as well as proposed multi-family and commercial development to the north, and the Resources Industrial Park to the west. Appropriate on-site buffering and landscaping measures will also be implemented as a condition of development approval;
 - c) It is assumed that the two (2) existing trailer parks, located in the northeast portion of the Plan area, will eventually be annexed into the City and ultimately be upgraded to meet City standards. Current zoning permits expansion of these developments, however, they may also be redeveloped for conventional low density residential purposes in the future.
- 4.2.4 Public uses such as churches and community halls that are compatible with residential development may be incorporated into neighborhoods in the Plan area without an amendment to this Plan. If such facilities are to develop, they are required to be located along collector roadways.
- 4.2.5 In areas where residential development is located adjacent to commercial sites or arterial roadways, suitable landscaped buffers and/or screening shall be provided in accordance with City requirements.

4.3 Commercial Development

- 4.3.1 A neighborhood commercial site is proposed at the intersection of 92 Avenue and 92 Street as indicated in Map 4. Uses at this site would be developed in accordance with the Local Commercial (CL) District of the LUB.
- 4.3.2 An arterial commercial site, totaling approximately 4 ha (10 acres), is proposed at the intersection of 92 Street and 100 Avenue. Another site of 6.1 ha (15 acres) is proposed at the intersection of 84 Street and 100 Avenue. Uses at these sites would be developed in accordance with the Arterial Commercial (CA) District of the LUB.

Suitable transitional measures, including landscaping and buffering, shall be provided between this commercial site and adjacent residential development.

- 4.3.3 A local commercial site is proposed within the Fieldbrook Neighbourhood OP area as indicated on Map 4. Uses on this site would be developed in accordance with the Local Commercial (CL) District of the LUB.

4.4 Parks and Open Space

- 4.4.1 At the time of subdivision, a maximum of ten percent (10%) of the developable land shall be dedicated as Municipal Reserve (MR) in accordance with the MGA. Unless otherwise indicated in 4.4.2, all MR owing in the Plan area is to be dedicated in parcel form.
- 4.4.2 MR is to be allocated in the Plan area as follows:
- a) Two (2) centrally located schools are proposed on a joint elementary-junior high (K-9) site of approximately 9 ha. It is to be located east of 90 Street at 92 Avenue. This site is located entirely within the current City limits, but if necessary may be augmented by additional lands to the east after annexation. It should be noted that the land required for these school sites exceeds the amount of MR that is potentially available from the lands in which they are located (NW 19 and Pt. SW 19). Therefore, it will be necessary to apply cash-in-lieu from adjacent lands within the Plan area in order to assemble the required lands;
 - b) An additional school site is proposed in the southeast corner of NW 20;
 - c) Neighborhood parks will be distributed at strategic locations throughout each residential neighborhood in the Plan area. The specific number and location will be further defined at the time of OP and Parks Design Report preparation in accordance with City standards, and will be coordinated with school site development where feasible;
 - d) In the case of the proposed manufactured home community on the SW 19, park space created within the development will be private property and not considered for MR credit. As a result, a portion of the MR owing in this instance, as well as the commercial sites, shall be dedicated as cash-in-lieu in order to contribute to the assembly of the school sites. Some MR, the specific amount of which is to be determined through more detailed planning, will be dedicated in parcel form adjacent to the abutting multi-family site.
- 4.4.3 As the result of previous subdivisions approved by the County, two (2) deferred reserve caveats totaling 6.5 ha are registered on the NE 19. It is intended that these lands be applied to future neighborhood parks and schools sites in the Plan area. In addition, the amount of MR available for the SE 19 is less than the 10% specified in 4.4.1, as cash-in-lieu equivalent to 0.8 ha was taken by the County when the PARDS site was subdivided.

- 4.4.4 At the time of subdivision, land deemed to be unsuitable for development shall be dedicated as Environmental Reserve (ER). This provision would apply to the wetland area in the east half of the Plan area. The specific extent of ER dedication at this location will be determined by more detailed evaluation at the time of OP preparation.
- 4.4.5 In order to facilitate the movement of pedestrian and bicycle traffic within and between neighborhoods, a number of trails are to be provided in the Plan area. Although the specific alignment of trails will be determined through OP preparation, the following general locations are proposed:
- a) adjacent to proposed collector and arterial roads, linking school sites, ER lands, neighborhood parks and storm pond sites; and
 - b) adjacent to the existing drainage ditch in the east half of the Plan area, to serve as an extension of the multi-purpose greenway system proposed in the Southeast ASP, which abuts the Plan area to the south.

In addition, internal trail connections may be provided through neighborhoods utilizing public utility lots and MR. The general alignments are illustrated in Map 5.

- 4.4.6 Only those portions of wet ponds that are located above the freeboard elevation may be eligible for MR credit. All lands located within the freeboard contour, including an appropriate access area, will be dedicated as a public utility lot.

5.0 PROPOSED SERVICING CONCEPT

5.1 Transportation Network

5.1.1 The proposed transportation network is illustrated in Map 5.

- a) According to the Transportation Master Plan the Plan Area is to be served by four arterial roadways that will be ultimately developed to a four lane divided standard:
- 100 Avenue (currently two lane undivided);
 - 92 Street (currently two lane undivided);
 - 84 Avenue (partially developed two lane undivided); and
 - 84 Street (currently a County road).

In order to ensure that these roads can be developed to their ultimate standard, sufficient right-of-way must be secured through the subdivision and development process.

- b) The Transportation Master Plan designates all of the above arterials as truck routes. Appropriate noise attenuation measures such as berms, fencing and landscaping shall be provided along all arterials in accordance with City standards;
- c) Specific collector road alignments and the location of internal road networks is the responsibility of the individual developer through the preparation of OPs and Design Reports;
- d) The public transit system will be extended into the Plan area as population growth in the area warrants;
- e) The City has recently completed the functional plan for the 84 Street corridor. The accesses shown in this plan generally conform to the functional plan;
- f) As long as 84 Street remains under County jurisdiction, any direct accesses to this road will be developed in accordance with County standards through a development agreement with the County.

5.1.2 Collector - Arterial access to the Plan area is to be provided at six (6) points:

- 100 Avenue at 80 Street, 82 Street, 86 Street and Willow Drive;
- 92 Street at 92 Avenue and 96 Avenue;
- 84 Avenue at 86 Street and Willow Drive;
- 84 Street at 88 Avenue;
- 94 Avenue; and
- A right-in right-out at 98 Avenue.

Existing access from 100 Avenue into the trailer parks is identified at approximately 85 Street (Eldoe's Mobile Home Park) and 86 Street (Swan Mobile Home Park access). Due to the presence of substantial wetlands at the north end of NE 19, as well as north of 100 Avenue, it may be necessary to reduce the intersection spacing on 100 Avenue between 84 and 85 Streets to approximately 250m.

The exact location of the all-directional access from 84 Street to NE 19 and NW 20 may be further refined at the OP stage. Potential impact to the wetland on NE 19 and distances from other intersections will be of specific consideration. A more detailed review of this intersection location will be required and additional information including, but not limited to:

- a wetland assessment, a biophysical report, and/or a traffic study, may be required. Should the approved location of the intersection differ from the location shown in the 84 Street Functional Study, an amendment to the Functional Study may be required.

The location of the right in/right out to NW 20 is to be confirmed at the OP stage to ensure that it is located outside of the functional area of the intersection of 84 Street and 100 Avenue.

- 5.1.3 Potential collector road access is provided through the PARDS site at approximately 86 Street in order to provide a future linkage to an existing road right-of-way in Eagle Estates as per the Southeast ASP. In addition, conceptual collector roads are illustrated through the NE 19 to enable future connections between the existing trailer parks and the balance of the Plan area.

5.2 Water Distribution

The Plan area is currently served by an existing 200mm water line located along 100 Avenue to 90 Street, 250mm from Landing Drive (86 Street) to 84 Street, and 200mm from 84 Street to Carriage Lane Drive (80 Street). In addition, there are 200mm lines located in the Smith/Morgan's Meadows neighborhood, and a 300mm line serving the industrial area along 92 Street to the west of the Plan area. The existing trailer parks are served by a private water system.

The proposed water supply and distribution network for the Plan area is illustrated in Map 6, and is based on the network requirements indicated in the 2005 Water Distribution System Master Plan. Primary service to the Plan area is provided via the extension of existing lines along 100 Avenue and 92 Street, and future lines along 84 Avenue and 84 Street. Internal looping will be accomplished through the installation of an internal network that will generally follow the proposed collector road network.

Specific pipe sizes are subject to confirmation through detailed engineering design.

5.3 Sanitary Sewer

Sanitary service to the area is via three separate sewers. They are the existing sewer on 92 Street trunk (450mm north of 96 Avenue, 525mm south of 96 Avenue), the 88 Street Trunk (extended through the plan area) and a future east trunk from the NW 20 to the south. It is proposed that initial stages of development in the west half of the Plan area tie into these existing lines, subject to confirmation of available capacity.

Prior to the construction of the east trunk it may be necessary to construct a temporary lift station to allow development to proceed. Any internal lines should be built to allow for a future tie-in to the east trunk. Any proposals to provide the Plan area with sanitary service on an interim basis in advance of construction of the east trunk would require approval from the City and Aquatera through the Design Report process.

Due to topographic constraints, approximately 4.5 ha on the east side of the PARDS site cannot be directed into the existing east (88 Street) sanitary trunk under existing site conditions. Sanitary servicing for this area is to be directed into the future east trunk. (East Sanitary Servicing Strategy Report, dated December 21, 2012).

5.4 Storm Water Management

In accordance with the 2004 Storm Water Management Master Plan, all surface run-off in the Plan area will be stored in approved storm pond facilities with discharge to the existing drainage courses being restricted to pre-development flows. The east area of the Plan is subject to the North East Drainage Basin Study.

The proposed storm water management system is illustrated on Map 6.

As previously indicated, most of the Plan area drains from north to south, and is facilitated by a system of existing drainage ditches and wetlands. Flows from these drainage ditches ultimately reach Bear Creek to the southeast of the City.

In the west area of the Plan (west half of 19), the storm water systems have been designed and constructed in accordance with the Master Plan. The Woody Channel provides the storage required for the area.

In the west half of the Plan, the storm water ponds will control runoff in accordance with the North East Drainage Basin Study. The system is a series of inter-connected ponds and drainage parkways that ultimately discharge to the Woody Channel south of Eagle Estates.

Although the existing wetlands may be used to accommodate storm water management, there may be additional environmental controls necessary to protect and enhance these sites. In general terms, wetland facilities are supported if existing water levels are not negatively impacted by development, and that the subject run-off is free of contaminants. Discharge from these ponds would be released into the existing drainage ditches in accordance with provincial approvals at existing pre-development rates.

The proposed storm system will be the subject of confirmation through detailed design.

Under existing site conditions and due to topographic constraints, approximately 4.3 ha on the east side of the PARDS site cannot be directed into the linear drainage parkway that is proposed as part of the overall storm water management concept for the future Fieldbrook neighbourhood. Although site grading at the time of development may address this issue, a solution acceptable to the City is required to be provided by the developer prior to an amendment to the Fieldbrook OP/rezoning being adopted for the PARDS site.

5.5 Shallow Utilities

All shallow utilities (natural gas, power, telephone) are to be extended into the Plan area by the individual franchise holders as required to service new developments. With the exception of the major power lines that are parallel to 84 Street, all overhead lines located within and adjacent to residential areas will be installed underground at the developer's expense.

6.0 IMPLEMENTATION

6.1 Subdivision and Development

In compliance with City policy, OPs and detailed Design Reports will be prepared by individual landowners in advance of subdivision approval. Potential OP areas are identified on Map 7. In the process of OP preparation, developers shall be required to provide for linkages to adjacent lands and transition between land uses to the satisfaction of the City.

The phasing of future development in the Plan area is to be determined by market conditions, the logistics associated with the extension of municipal services, and the willingness of individual landowners to proceed. In addition, the approval of any intensive development on lands currently located outside the City will be contingent on annexation in accordance with the IDP.

Detailed engineering design reports for transportation, water, sanitary sewer, storm drainage systems and parks shall be prepared by the developer and approved at the OP stage by the City prior to subdivision proceeding on the subject lands. In addition, environmental assessments will be required at the OP stage in order to demonstrate that all environmental considerations are addressed.

6.2 Plan Amendments

An amendment to this ASP shall be required if, in the opinion of the Approving Authority, a proposed OP results in one or more of the following changes to the Plan:

- a change in the general land use pattern of an area or site except as provided in this Plan;
- a change in size or location of a school site;
- the elimination, reclassification, or realignment of proposed arterial roads, or the relocation of intersections with major collector roads; and
- significant changes to the location of major water and sanitary networks or storm water management facilities.

APPENDIX 1

(Bylaw C-1290C)

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

⁴ It is assumed that a portion of the existing wetland would be dedicated as Environmental Reserve during the subdivision process. The specific amount to be dedicated would be determined through more detailed review at the time of development.

⁵ Includes local roads and public utility lots.

⁶ MF includes RM and RC type of developments in NW 20.

⁷ Represents less than 10% of total available due to 0.8 ha dedicated as cash-in-lieu through creation of the PARDS site.

⁸ If ultimate development densities warrant, an additional school site of approximately 4.5 ha will be provided.

⁹ A portion of MR owing may contribute to school site assembly if required.

APPENDIX 2

(Bylaw C-1290C)

POPULATION PROJECTIONS

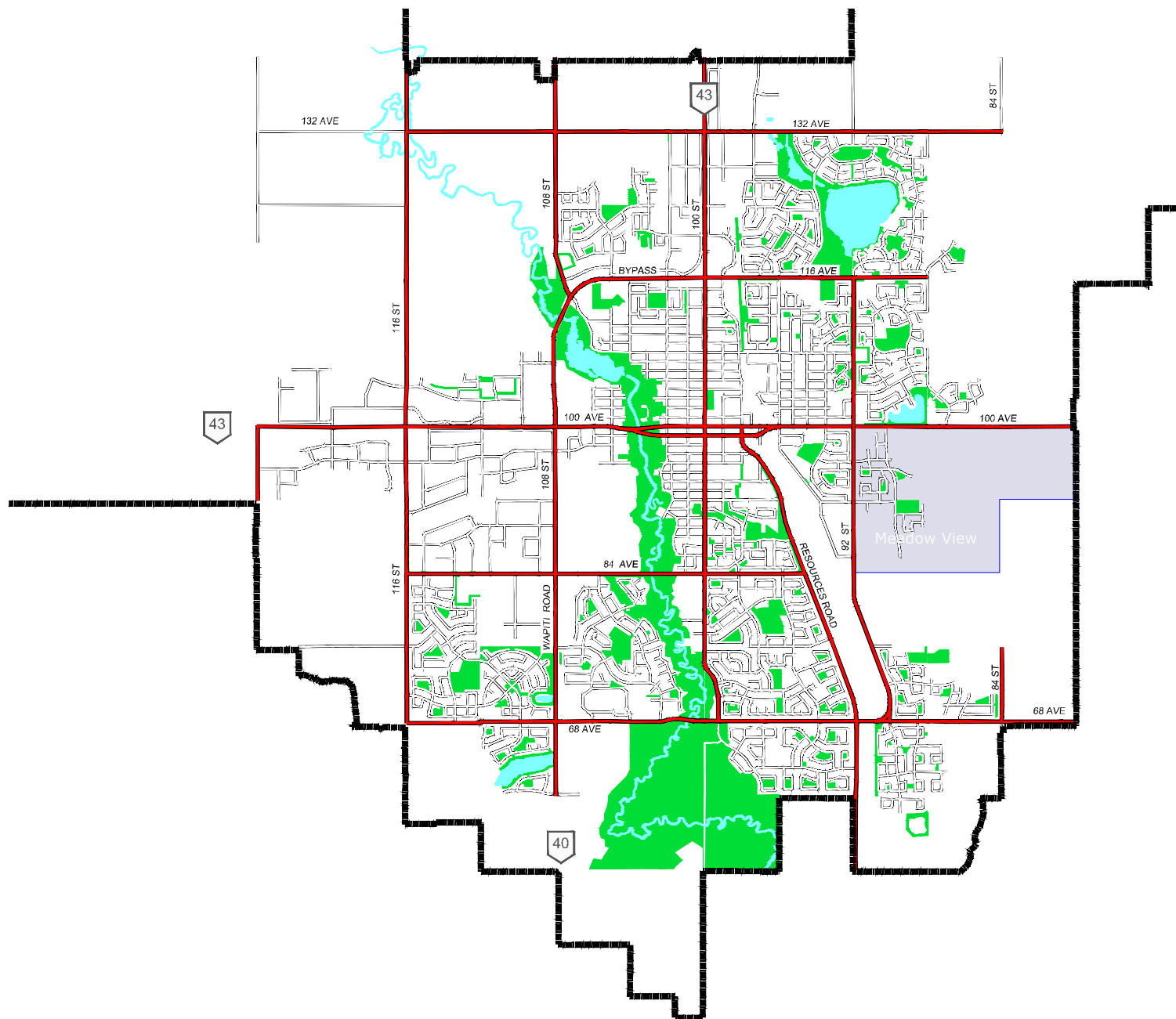
Land Use	Area (ha)	Density (Units/ha)	Total Units	Population Density (ppl/unit)	Total Population	Population Density (ppl/ha)
Single Family	140.2	14.0	1,963	3.2	6,282	44.8
Multi-Family	13.1	25.0	328	2.3	755	57.6
	11.5	74.0	851	1.6	1,362	118.4
Manufactured Housing						
Existing Parks	32.0	18.0	576	3.0	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

MEADOWVIEW AREA STRUCTURE PLAN



Legend

-  City Boundary
-  Plan Boundary

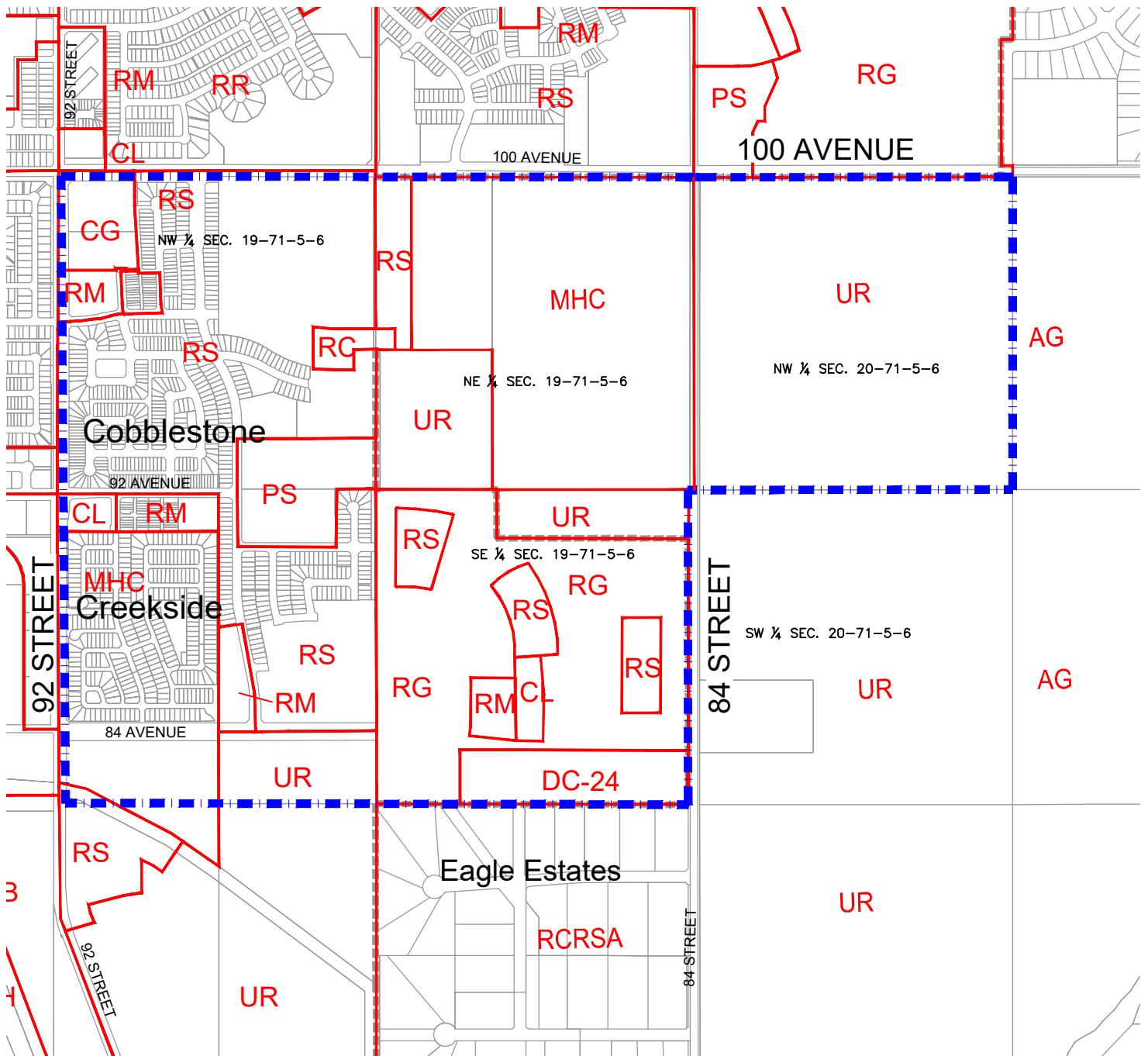


Map 1: Location Plan

Bylaw C-1290C
August 31, 2026

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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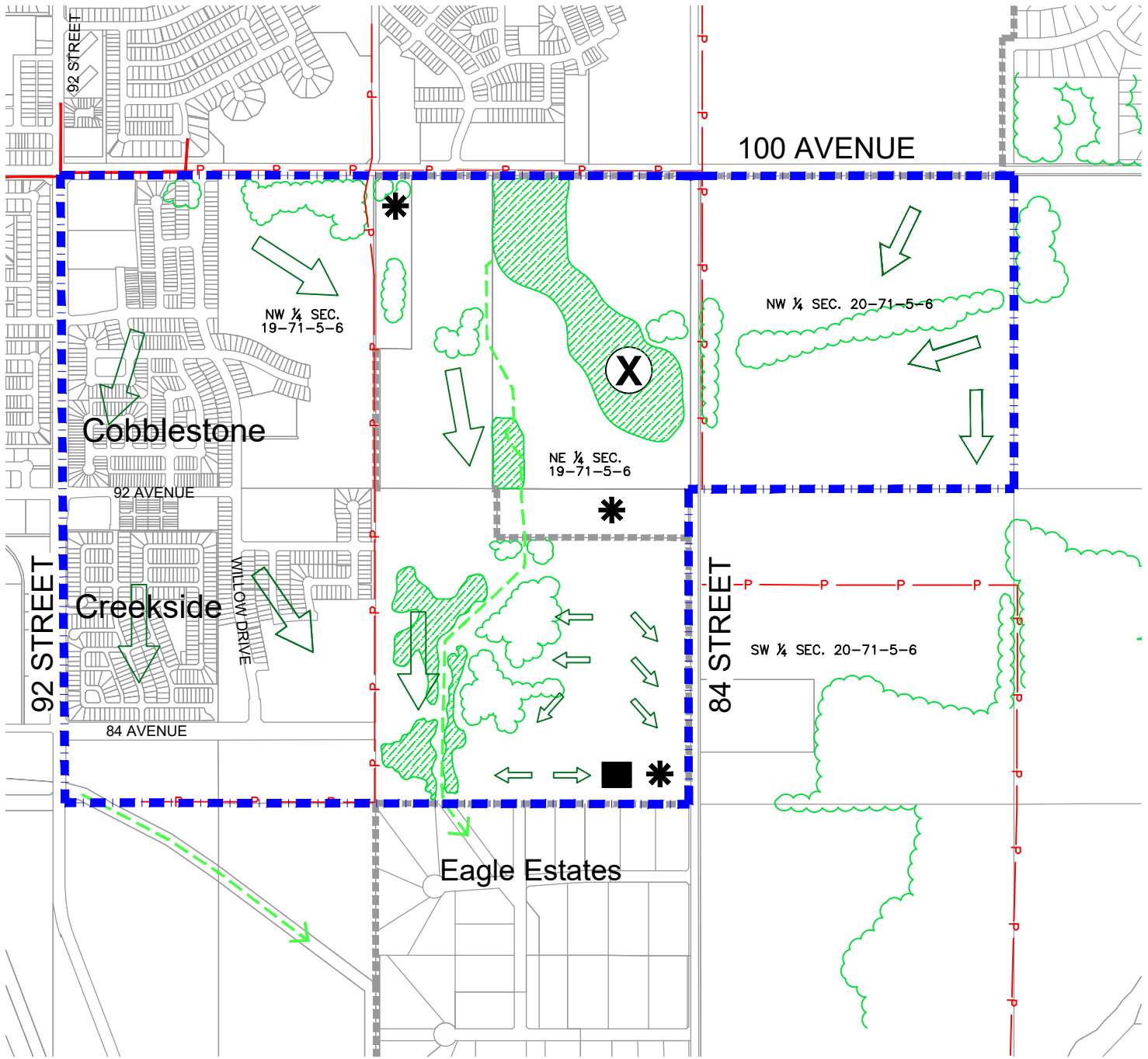


Map 2: Existing Land Use

Bylaw C-1290C
August 31, 2026

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 | | | | |



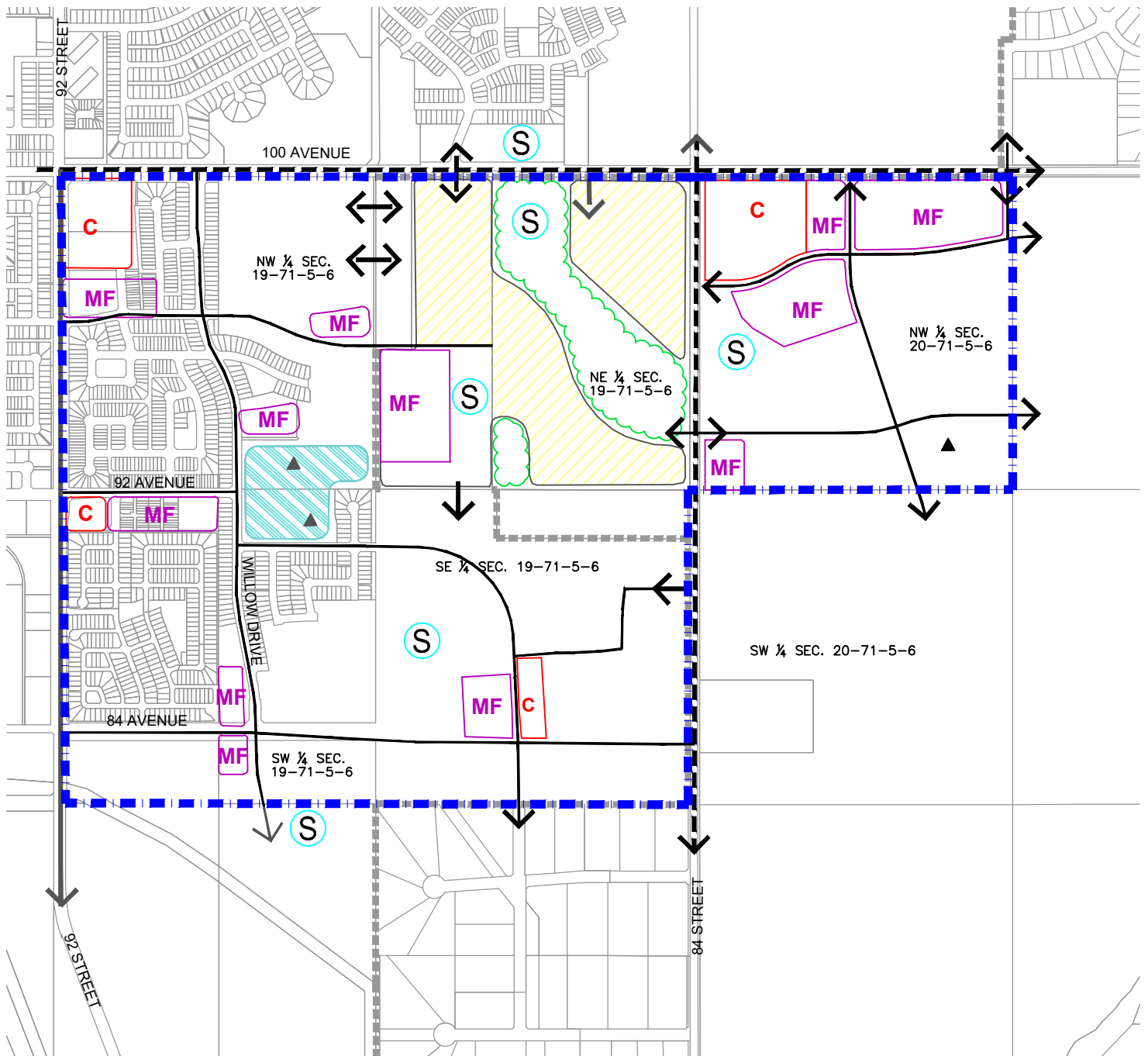
Map 3:Existing Conditions

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Bylaw C-1290C
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Meadow View Area Structure Plan

City of Grande Prairie



Legend

- ■ ■ ■ Plan Area
- Arterial Road
- Collector Road
- Single Family Residential
- MF Multi-Family Residential
- C Commercial
- ▲ School
- Mobile Home Park
- S Storm Pond
- Wetland (Potential ER)
- School Sites
- ➔ Local Access (Potential)

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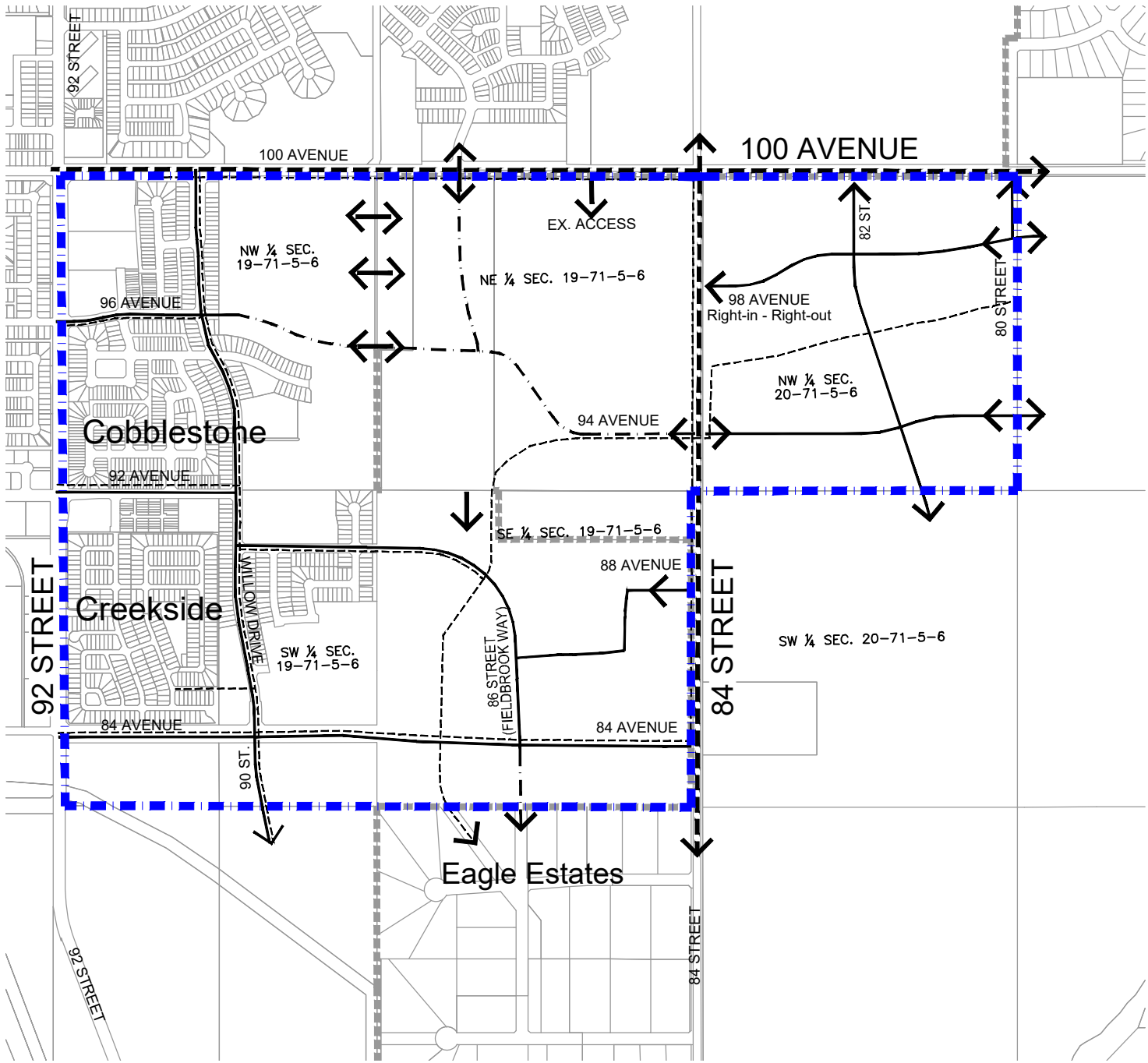
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Map 4: Development Concept

Bylaw C-1290C
August 31, 2026

Meadow View Area Structure Plan

City of Grande Prairie



Legend

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

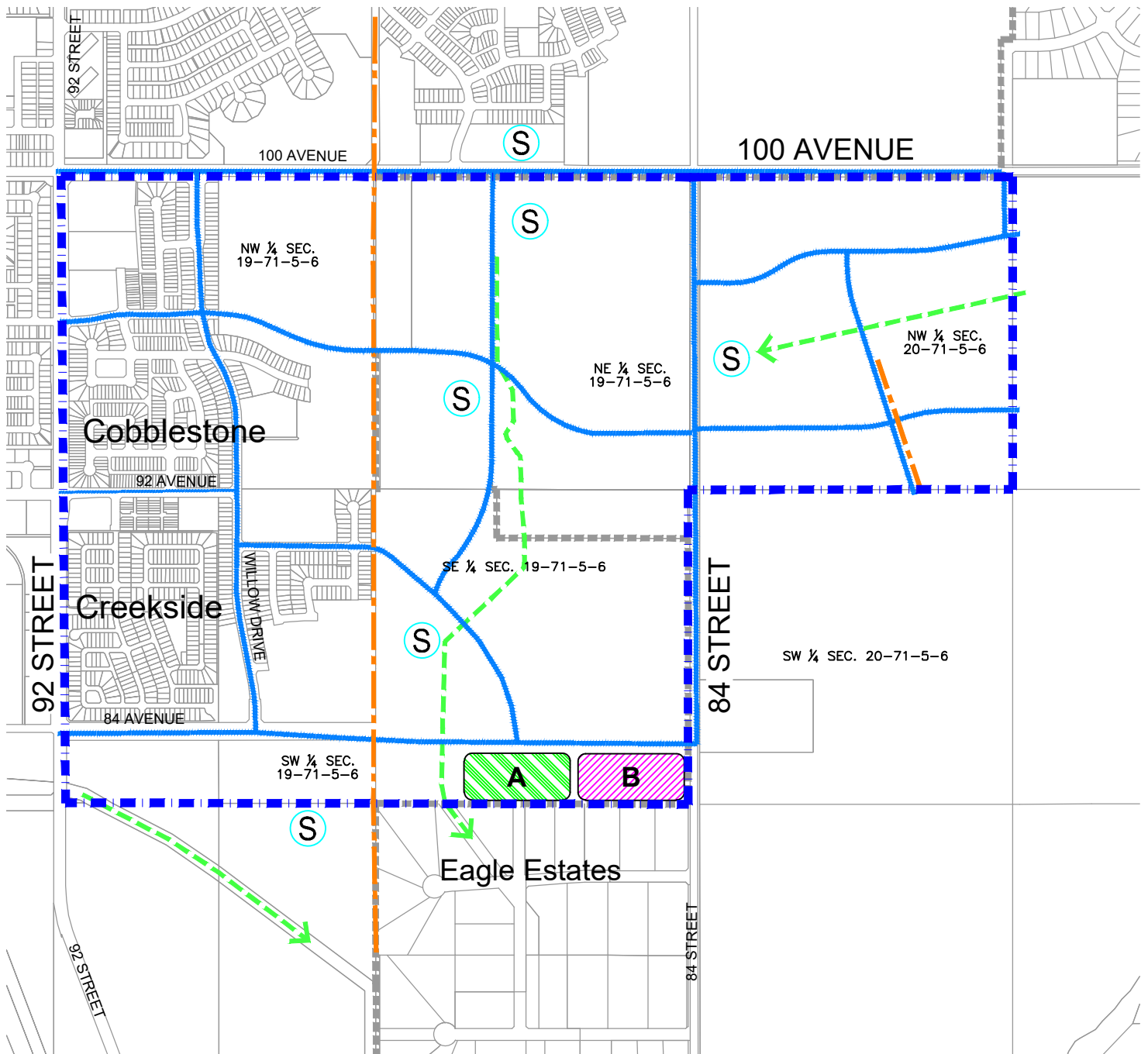
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Map 5:Transportation Network

Bylaw C-1290C
August 31, 2026

Meadow View Area Structure Plan

City of Grande Prairie



Legend

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



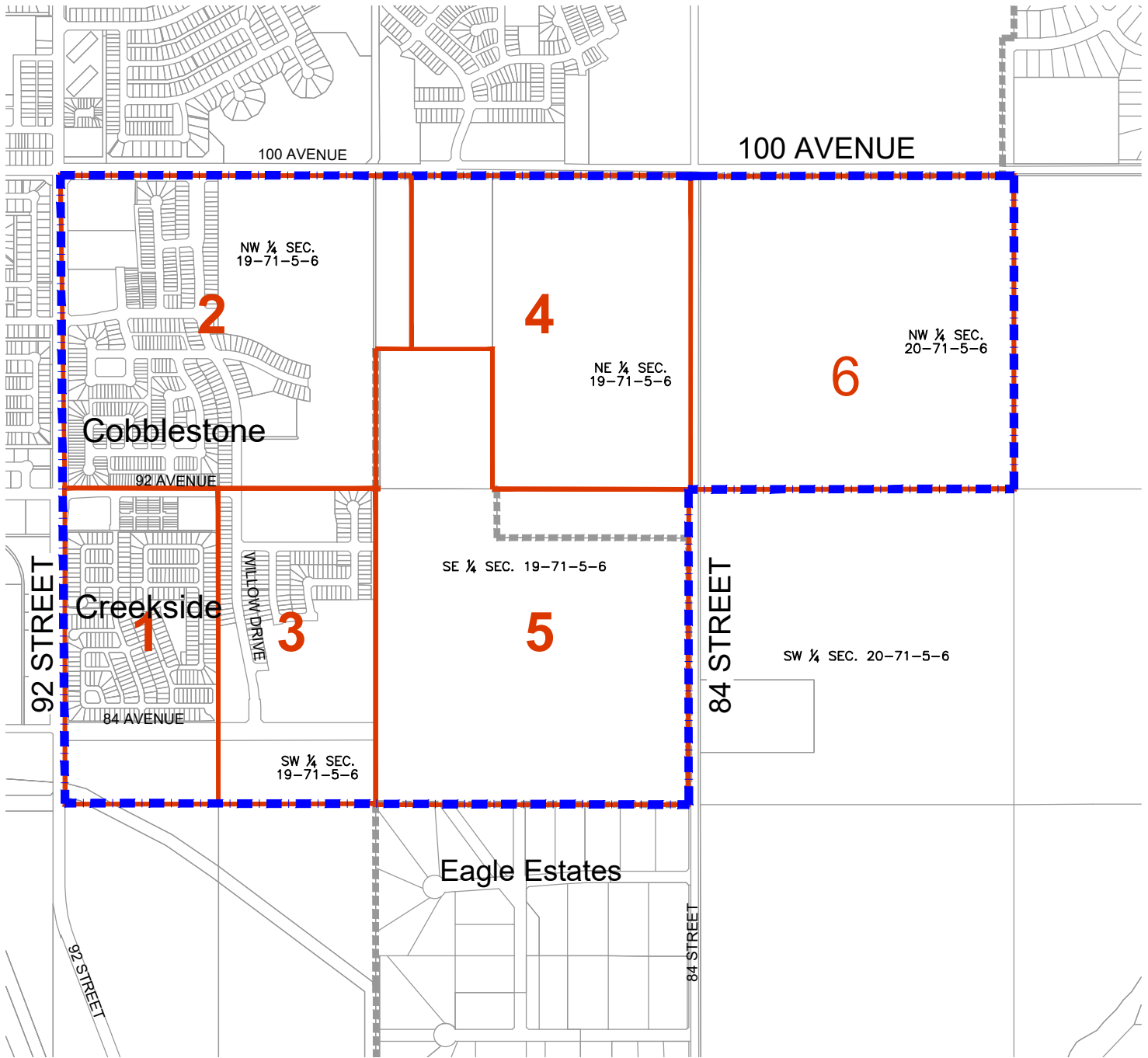
Map 6: Servicing Concept

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Bylaw C-1290C
August 31, 2026

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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