

CITY OF GRANDE PRAIRIE

BYLAW C-1212J

A Bylaw to amend Bylaw C-1212

being the Arbour Hills 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-1212 is hereby amended as follows:

1.1 Delete "Table 2: Land Use Summary" in its entirety and replace with the following:

Table 2: Land Use Summary

Land Use	SW 3-72-6-6		SE 3-72-6-6		SW 2-72-6-6		SE 2-72-6-6		Total	
	ha	Percent	ha	Percent	ha	Percent	ha	Percent	ha	Percent
Gross Developable Area	64.7		64.7		64.3		64.7		258.8	
Less Golf Course	36.3		0.0		0.0		0.0		36.3	
Less Existing Road Widening	1.2		0.4		0.4		2.5		4.5	
Less Acreage	1.2		0.0		0.0		0.0		1.2	
Less ER	0.0		0.0		2.1		0.0		1.4	
Net Developable Area	26.0	100.0	64.3	100.0	61.8	100.0	62.2	100.0	214.3	100.0
Residential	13.1	50.4	22.1	34.4	33.4	54.0	3.2	5.1	71.8	33.5
Low Density	11.1	42.7	20.3	31.6	31.4	50.8	0.0	0.0	62.8	29.3
Medium Density	2.0	7.7	1.8	2.8	2.0	3.2	3.2	5.1	9.0	4.2
Commercial	3.1	11.9	20.4	31.7	1.3	2.1	45.1	72.5	69.9	32.6
Open Space (MR)	2.6	10.0	6.4	10.0	6.3	10.2	3.4	5.5	18.7	8.7
Neighbourhood	2.6	10.0	0.3	0.5	6.3	10.2	0.0	0.0	9.2	4.3
School Site	0.0	0.0	6.1	9.5	0.0	0.0	0.0	0.0	6.1	2.8
Recreation Site	0.0	0.0	0.0	0.0	0.0	0.0	3.4	5.5	3.4	1.6
Roads	5.0	19.2	12.0	18.7	19.1	30.9	5.6	9.0	41.7	19.5
Road Widening	0.1	0.4	1.6	2.5	1.8	2.9	1.1	1.8	4.6	2.1
Internal Roads	4.9	18.8	10.4	16.2	17.3	28.0	4.5	7.2	37.1	17.4
Utilities	2.2	8.5	3.4	5.3	1.7	2.7	4.9	7.9	12.2	5.6

1.2 Add section 4.5.12 as follows:

"Land deemed suitable for a recreation facility has been identified in SE2-72-6-6. This facility will offer opportunities for indoor field sports such as soccer, football and rugby, as well as other recreation activities. The identified parcel of land will be identified as a "Recreation Site" and designated as Municipal Reserve (MR)."

1.3 Delete Map 5 to Map 8 in their entirety and replace them with Map 5 to Map 8 attached.

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 _____, 2025.

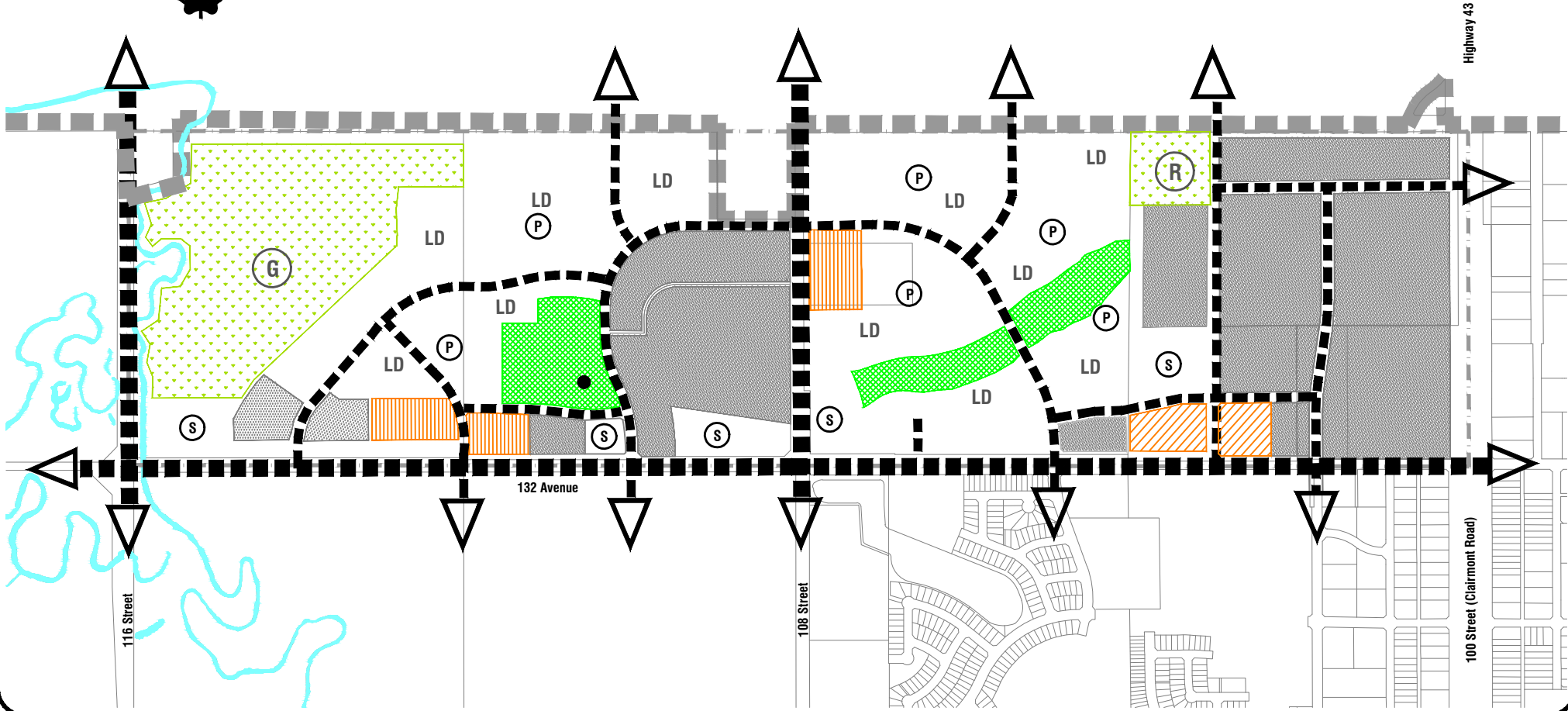
READ a second time this _____ day of _____, 2025.

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

Mayor

City Clerk

DRAFT



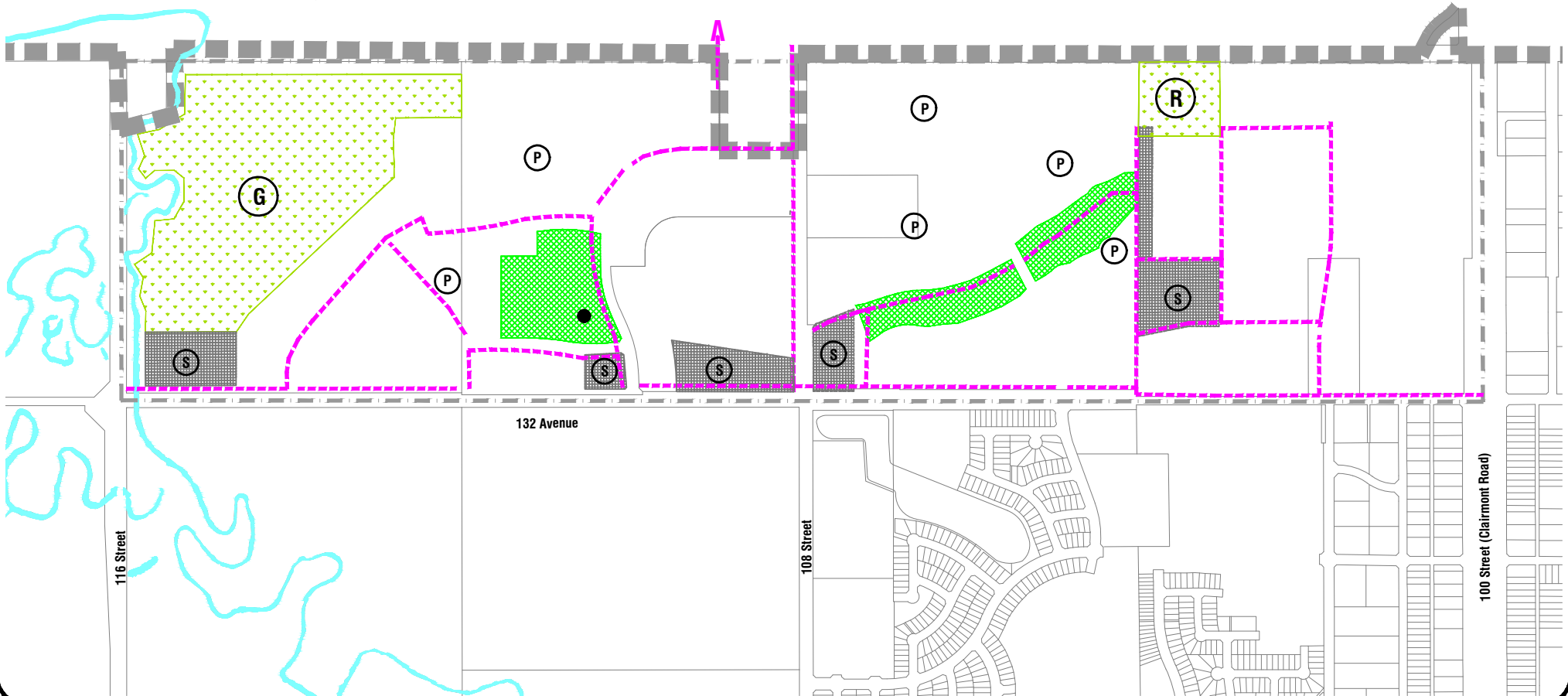
ARBOUR HILLS AREA STRUCTURE PLAN

City of Grande Prairie

Map 5 - Development Concept

- | | | |
|-----------------|---------------------------------|-----------------|
| Arterial Roads | Medium/High Density Residential | Park |
| Collector Roads | Medium Density Residential | Plan Boundary |
| Storm Pond | Low Density Residential | Golf Course |
| Commercial | Open Space | Recreation Site |
| School | Municipal Boundary | |

Bylaw C-1212J



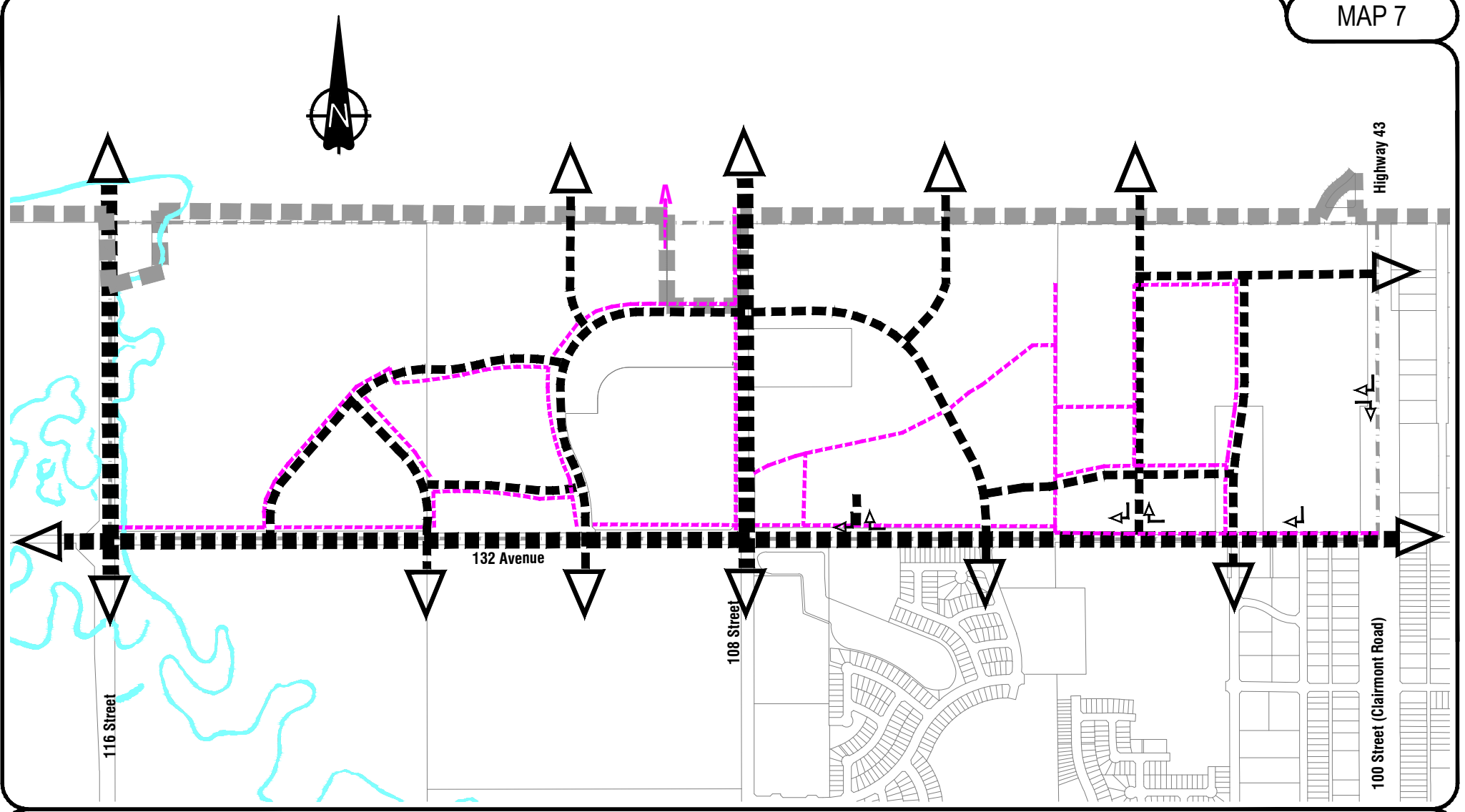
ARBOUR HILLS AREA STRUCTURE PLAN

City of Grande Prairie

- P Neighbourhood Parks
- S Storm Pond
- School
- Open Space
- Municipal Boundary
- Plan Area
- SWM Ponds
- Golf Course
- Recreation Site
- Pathways (Conceptual)

Map 6 - Open Space

Bylaw C-1212J



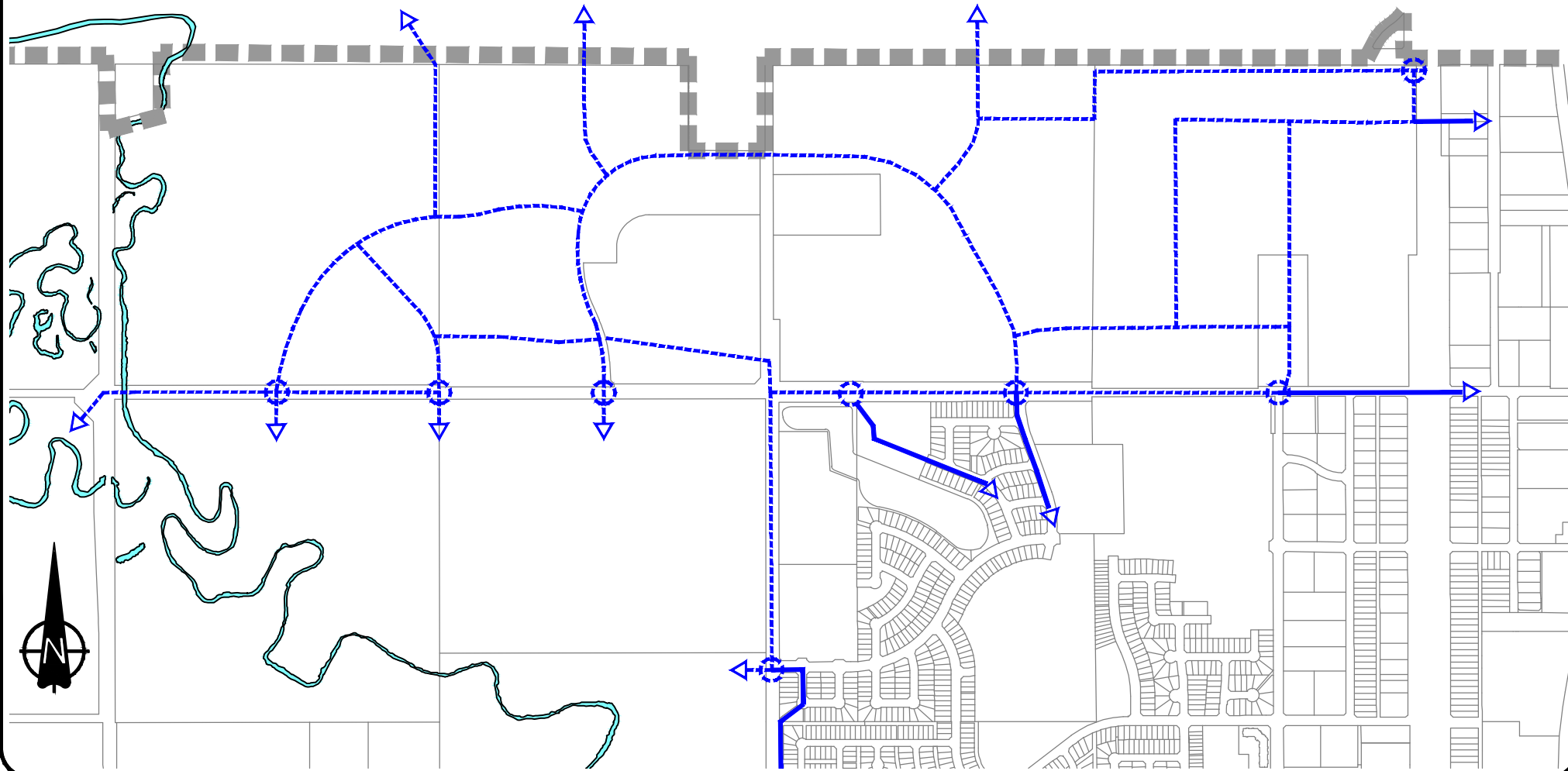
ARBOUR HILLS AREA STRUCTURE PLAN

City of Grande Prairie

- ■ ■ Arterial Roads
- — — Collector Roads
- — — Municipal Boundary
- □ □ Plan Area
- — — Pathway
- ↔ ↔ Right In/Right Out
- ↔ Right Out Only

Bylaw C-1212J

Map 7 - Transportation Network



ARBOUR HILLS AREA STRUCTURE PLAN

City of Grande Prairie

Map 8 - Water Servicing

- Existing / By Others Water Mains
- - - Proposed Water Mains
- - - Plan Area
- Municipal Boundary
- Connection Point

Bylaw C-1212J