

CITY OF GRANDE PRAIRIE

BYLAW C-1281-6

**A Bylaw to amend Bylaw C-1281
being the Arbour Hills 2 Outline Plan**

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

1. Bylaw C-1281 is hereby amended as follows:

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

Table 2 - Land Use Summary

Land Use Category	Total Area (ha)	% of NDA
Gross Developable Area	63.89	
Less Environmental Reserve	2.06	
Net Developable Area	61.83	100.0
Residential	32.28	53.8
Low Density Single Family (RS)	9.14	14.8
Low Density Single Family (RG)	22.10	35.7
Medium Density (RM)	2.04	3.3
Open Space	6.31	10.2
Neighbourhood Parks	0.78	1.3
North Linear Park	1.51	2.4
South Linear Park	4.02	6.5
Public Utility Lots	1.72	2.8
Storm Water Facility	1.47	2.3
Public Utility Lot	0.25	0.4
Commercial	1.26	2.0
Roads	19.26	31.2
Collectors	6.05	9.8
Local	10.55	17.1
Lanes	0.86	1.4
Road Widening	1.80	2.9

- 1.2 Delete "Table 3-Population & Student Generation Estimates" in its entirety and replace it with the following:

Table 3 - Population & Student Generation Estimates

Population Estimates		
Low Density SF (RS) Area		9.14 Ha
Low Density SF (RG) Area		22.10 Ha
Medium Density (RM) Area		2.04 Ha
Approx. RS units		
Approx. RG units		229 units
Approx. RM units		503 units
		151 units
Population of RS Area	3.2 people/unit	733
Population of RG Area	3.2 people/unit	1,609
Population of RM Area	118.4 people/Ha	242
Total Population		2,584
Student Generation¹		
Total Students	19.5% of population	504
Total Public	61.7% of total students	311
Total Separate	38.3% of total students	193
Public School Students		
Total Students		311
Total K-9	77.0% of students	240
Total 10-12	23.0% of students	71
Catholic School Students		
Total Students		193
Total K-9	71.7% of students	138
Total 10-12	28.3% of students	54

- 1.3 Delete Map 3 to Map 11 in their entirety and replace with Map 3 to Map 11 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



LEGEND

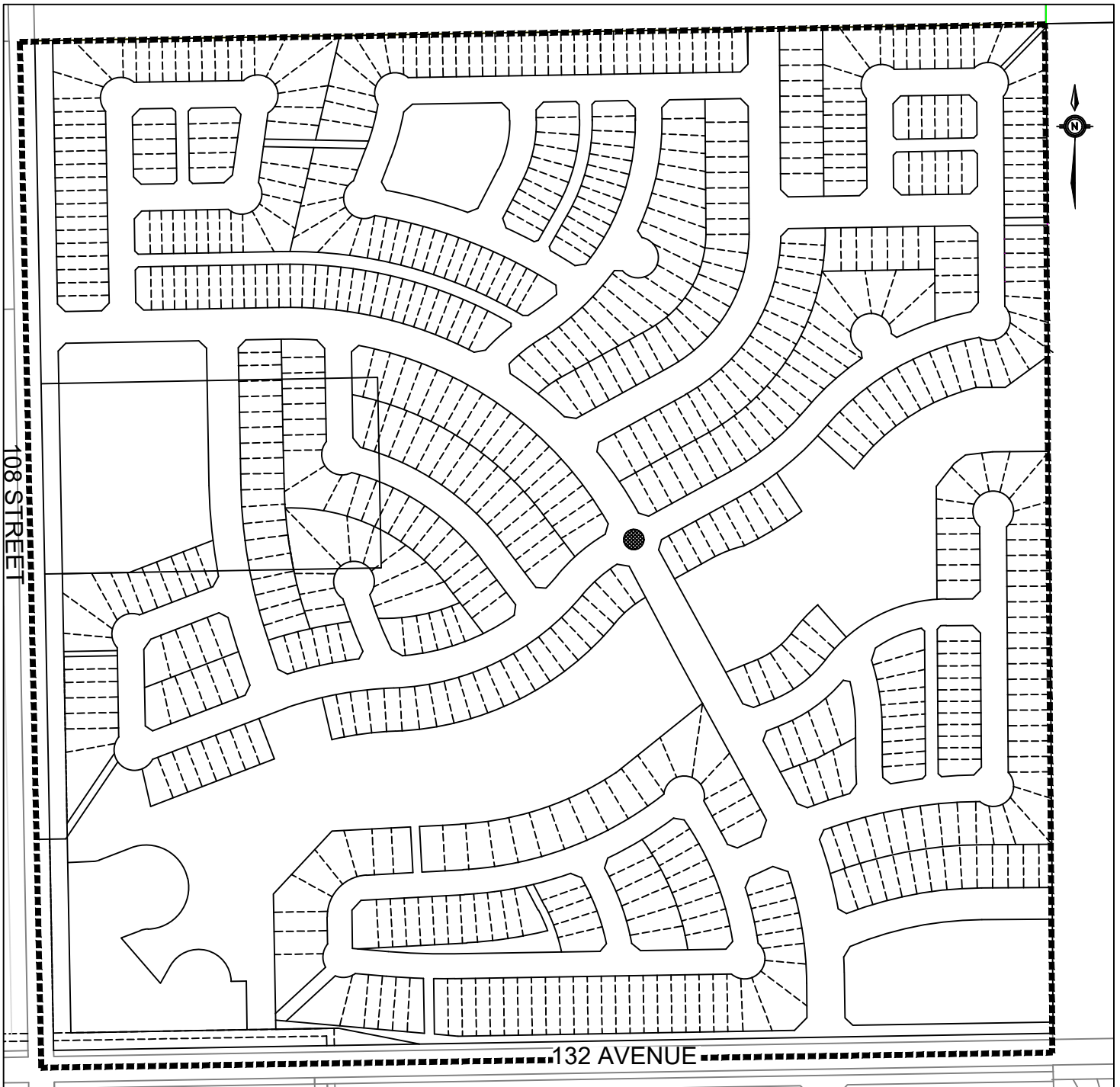
**ARBOUR HILLS 2 OUTLINE PLAN
CITY OF GRANDE PRAIRIE**

- | | | |
|---|---|---|
|  LOW DENSITY RESIDENTIAL |  STORM POND / PUBLIC UTILITY LOT |  ROUNDABOUT |
|  MULTI-FAMILY RESIDENTIAL |  PARK SPACE |  ROAD WIDENING |
|  COMMERCIAL |  ENVIRONMENTAL RESERVE | |

----- PLAN BOUNDARY

MAP 3 - LAND USE

SCALE : N.T.S.



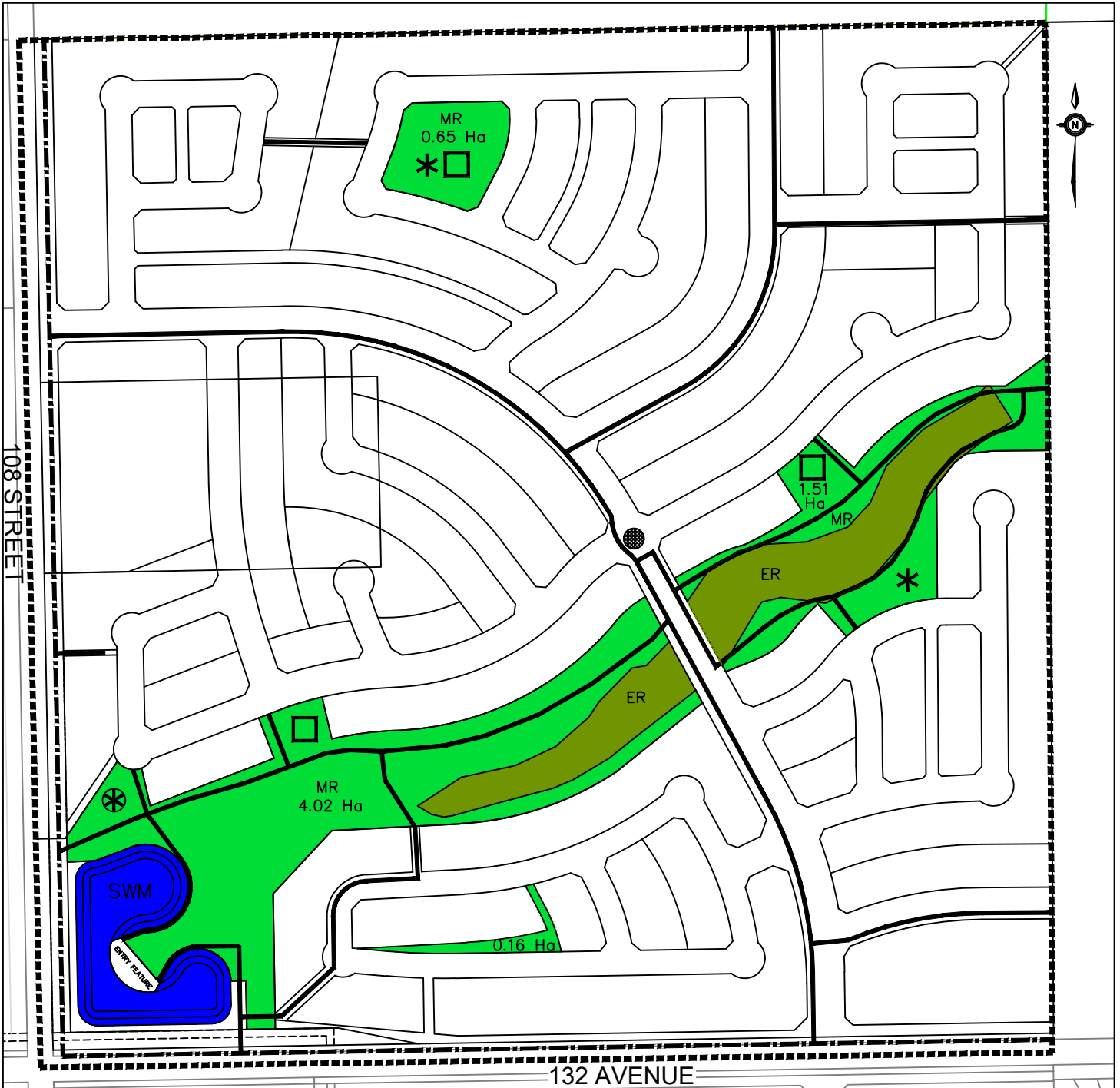
LEGEND

**ARBOUR HILLS 2 OUTLINE PLAN
CITY OF GRANDE PRAIRIE**

----- PLAN BOUNDARY

MAP 4 - TENTATIVE LOTTING

SCALE : N.T.S.



LEGEND

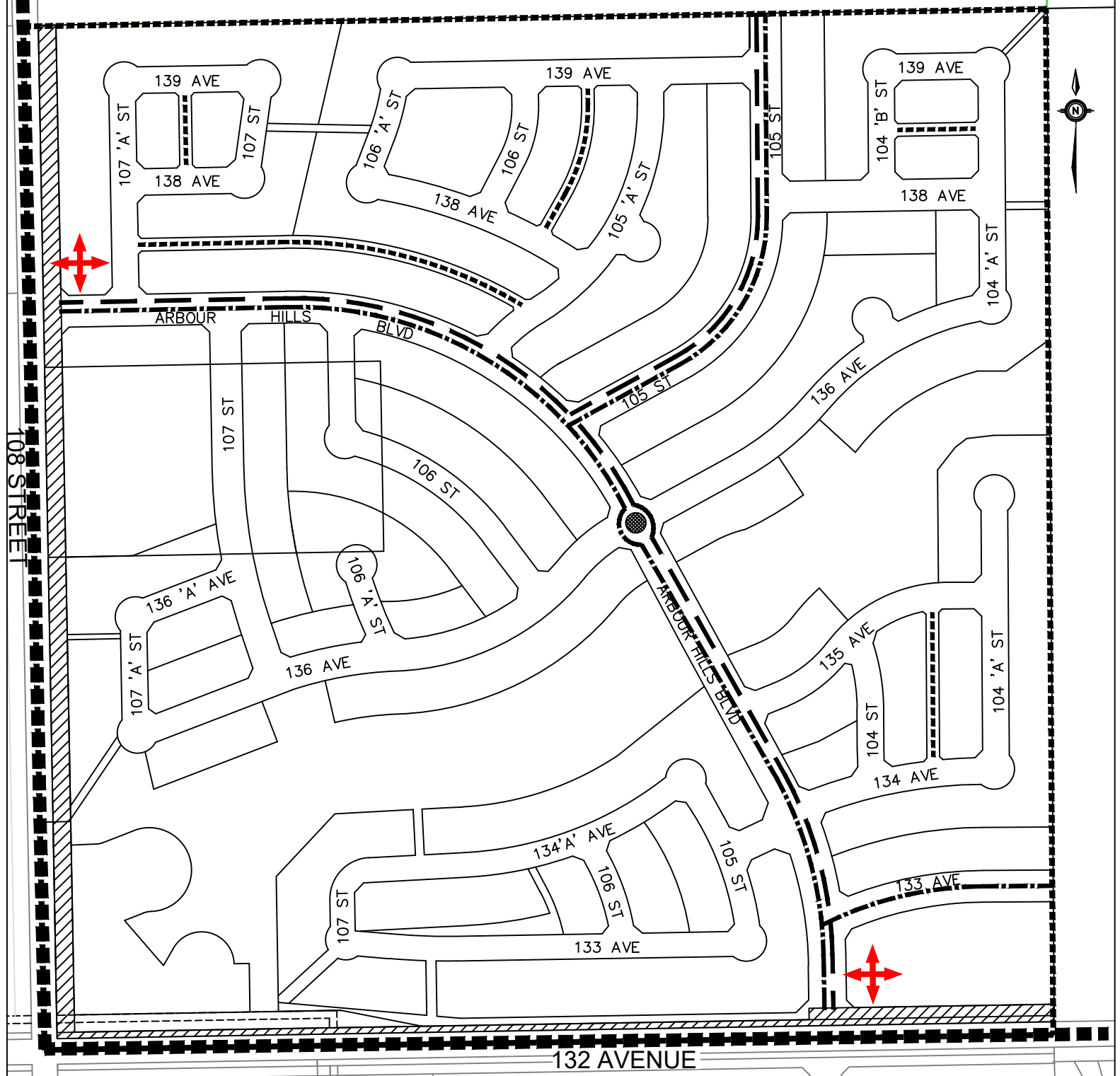
- FUTURE PEDESTRIAN LINK
- PEDESTRIAN LINK
- MUNICIPAL RESERVE
- ENVIRONMENTAL RESERVE
- STORM WATER MANAGEMENT / PUL
- PLAN BOUNDARY

**ARBOUR HILLS 2 OUTLINE PLAN
CITY OF GRANDE PRAIRIE**





- PROPOSED PLAY STRUCTURE
- PROPOSED 'ACCESSIBLE' STRUCTURE
- PROPOSED OUTDOOR RINK

MAP 5 - OPEN SPACE




SCALE : N.T.S.



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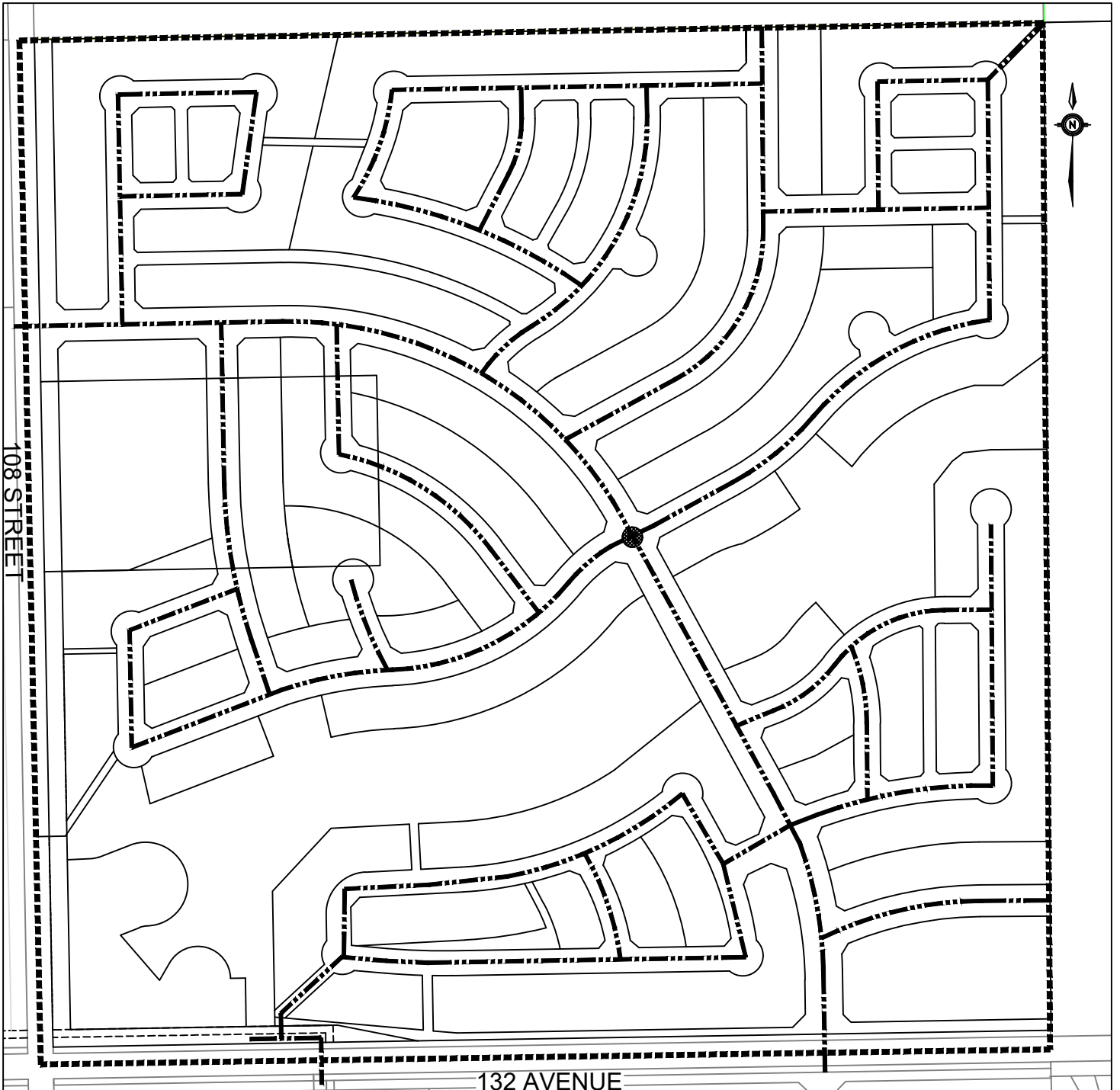
-  ARTERIAL
-  COLLECTOR
-  POTENTIAL TRANSIT ROUTE
-  PLAN BOUNDARY

**ARBOUR HILLS 2 OUTLINE PLAN
CITY OF GRANDE PRAIRIE**

-  LANE
-  ROAD WIDENING
-  ROUNDABOUT

MAP 6 - TRANSPORTATION

SCALE : N.T.S.



LEGEND

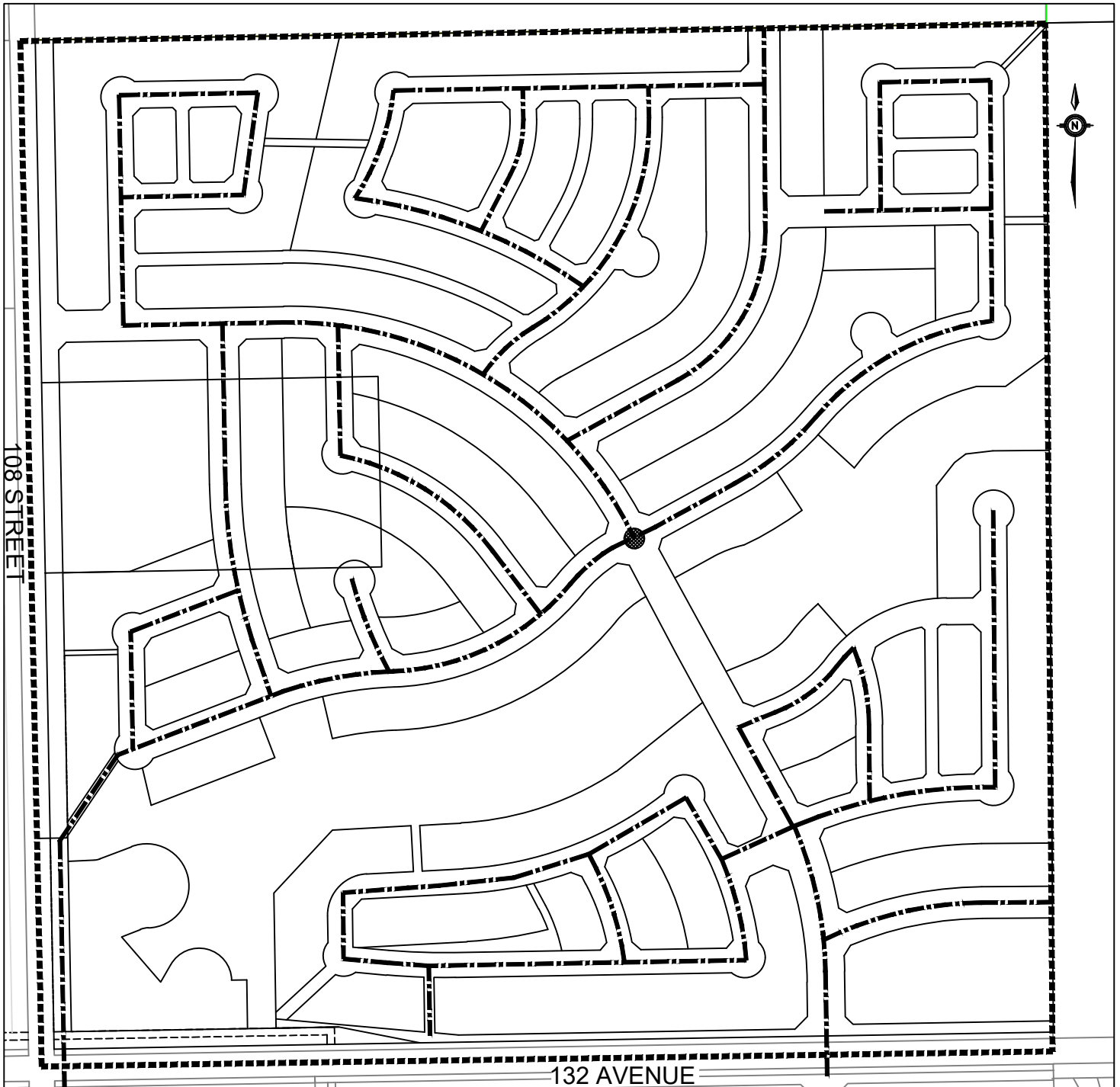
— — — — — PROPOSED WATER LINES

· · · · · PLAN BOUNDARY

**ARBOUR HILLS 2 OUTLINE PLAN
CITY OF GRANDE PRAIRIE**

MAP 7 - WATER SYSTEM

SCALE : N.T.S.



LEGEND

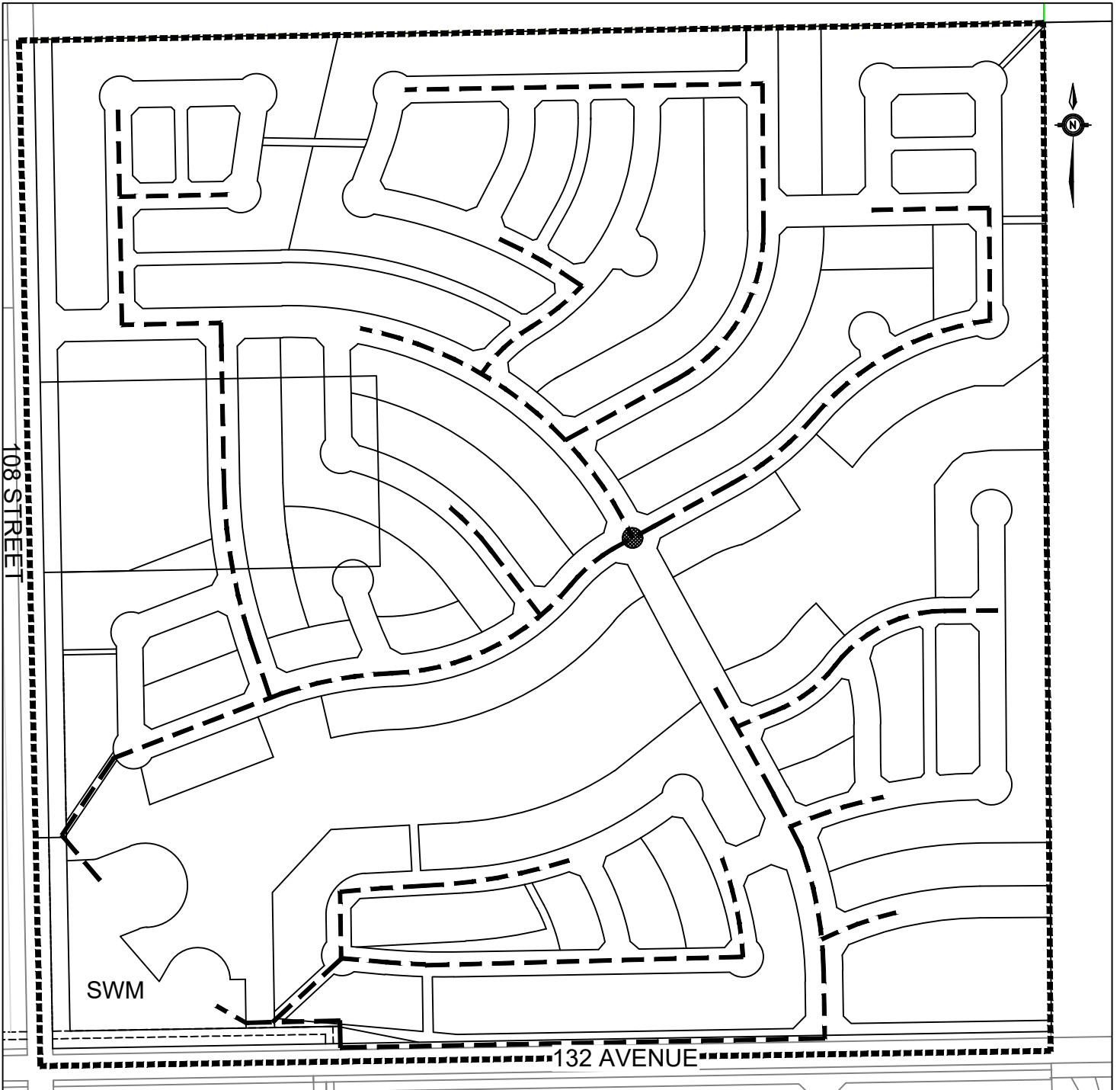
----- PROPOSED SEWER LINES

..... PLAN BOUNDARY

**ARBOUR HILLS 2 OUTLINE PLAN
CITY OF GRANDE PRAIRIE**

MAP 8 - SANITARY SEWER

SCALE : N.T.S.



LEGEND

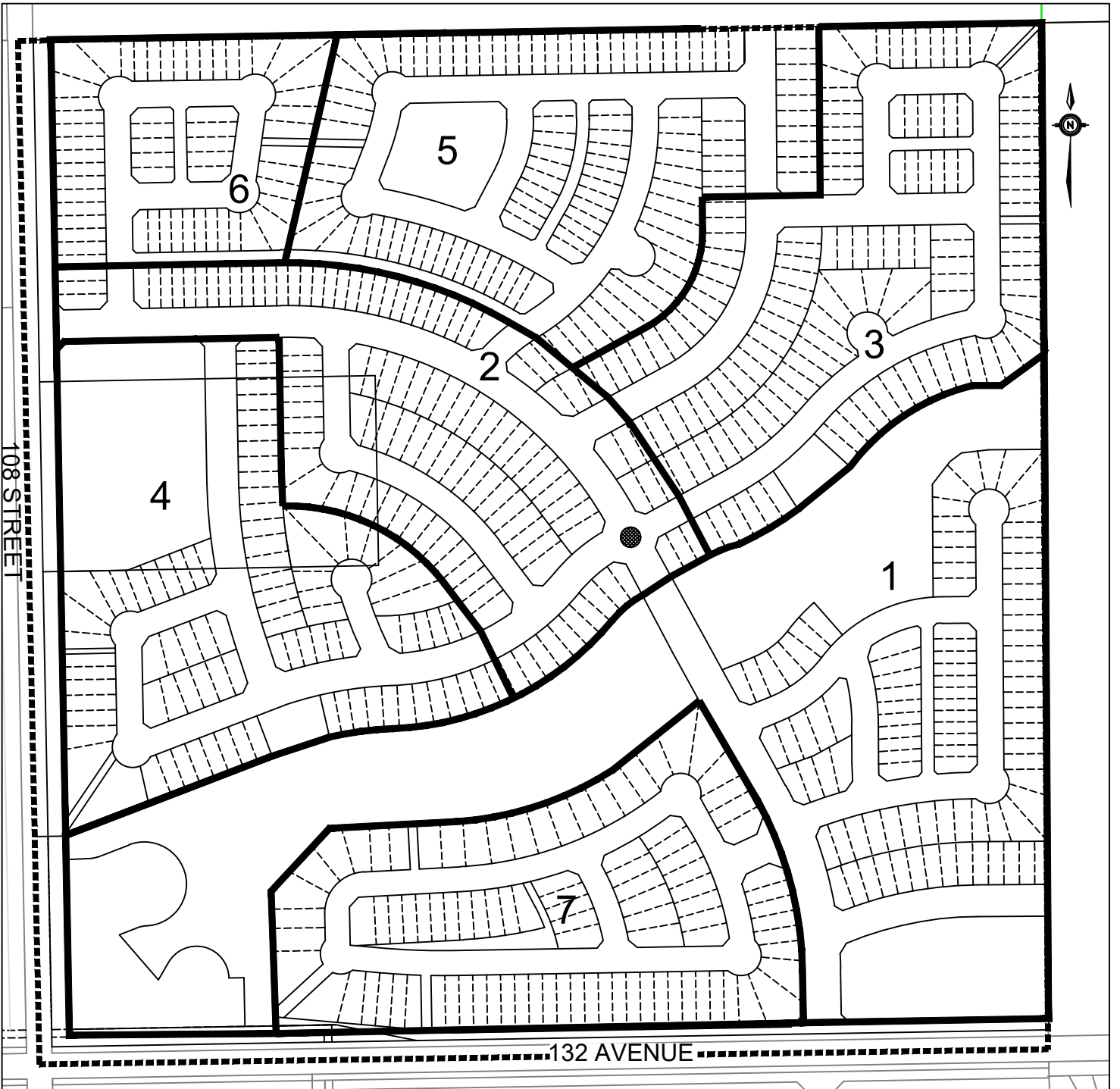
--- PROPOSED STORM MAINS

..... PLAN BOUNDARY

**ARBOUR HILLS 2 OUTLINE PLAN
CITY OF GRANDE PRAIRIE**

MAP 9 - STORM DRAINAGE

SCALE : N.T.S.



LEGEND

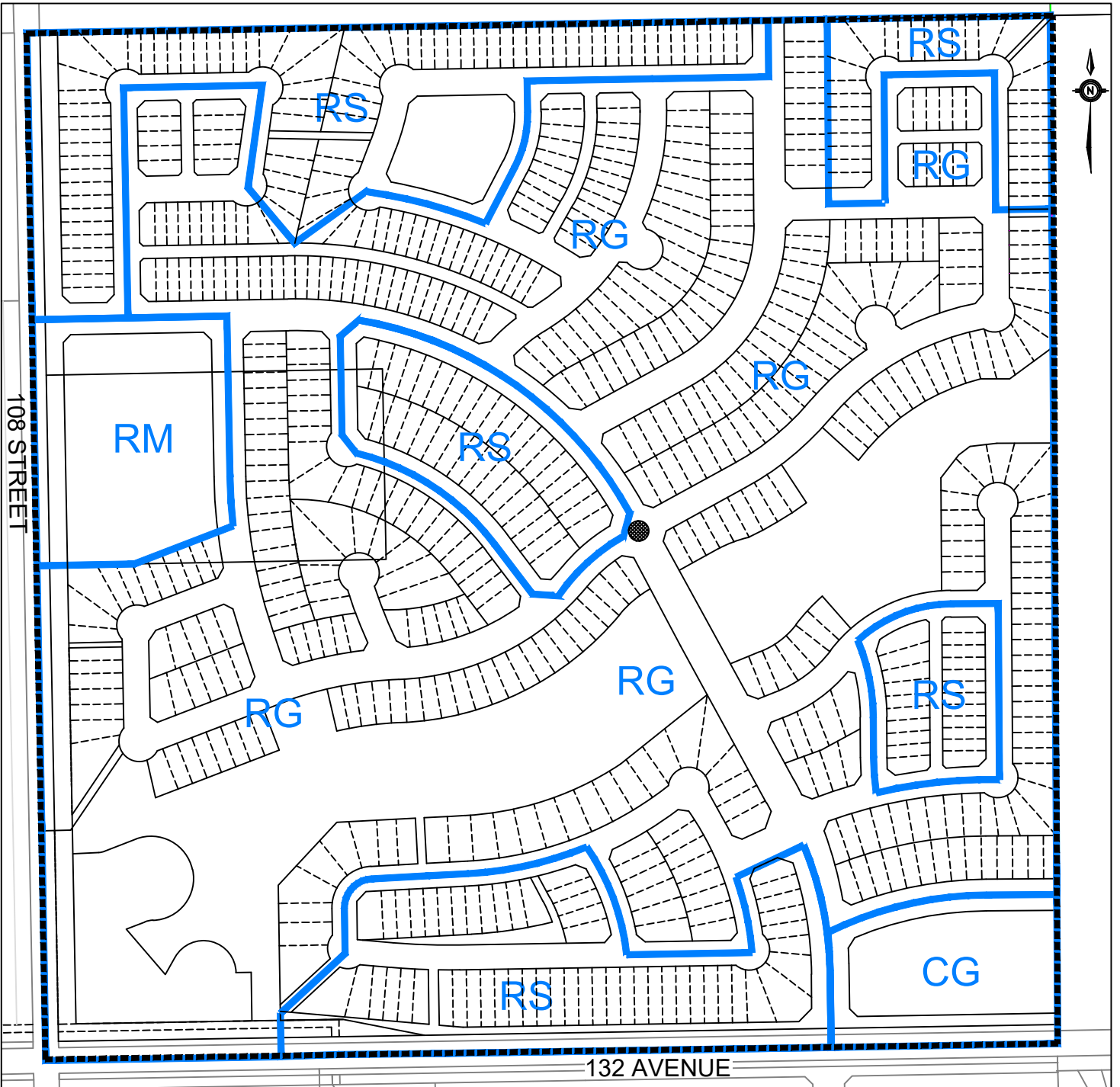
1 DEVELOPMENT PHASE (TENTATIVE)

----- PLAN BOUNDARY

**ARBOUR HILLS 2 OUTLINE PLAN
CITY OF GRANDE PRAIRIE**

MAP 10 - PHASING

SCALE : N.T.S.



LEGEND

RS SMALL LOT RESIDENTIAL

**ARBOUR HILLS 2 OUTLINE PLAN
CITY OF GRANDE PRAIRIE**

RM MEDIUM DENSITY RESIDENTIAL

CG GENERAL COMMERCIAL

RG GENERAL RESIDENTIAL

----- PLAN BOUNDARY

MAP 11 - ZONING

SCALE : N.T.S.