

CITY OF GRANDE PRAIRIE

BYLAW C-1307B

**A Bylaw to amend Bylaw C-1307
being the Trader Ridge Outline Plan**

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

1. Bylaw C-1307 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	Total Area (ha)	Percent of Total
Gross Developable Area	64.70	
Less Existing Road ROW	2.49	
Net Developable Area	62.21	100.0
Commercial	43.01	69.1
Arterial Commercial	36.97	59.4
General Commercial	6.04	9.7
Residential	3.24	5.2
Medium/High Density Residential	3.24	5.2
Utilities	5.28	8.5
Stormwater Management Pond	4.61	7.4
Public Utility Lots	0.67	1.1
Roads	7.29	11.7
Arterial (132 nd Avenue) Widening	1.11	1.8
Internal Roads	6.18	9.9
Municipal Reserve	3.39	5.5

1.2 In section 2.2, in the second paragraph:

- a) Delete "48.0" and replace it with "43.0".
- b) Delete "40" and replace it with "37".

1.3 In section 2.2, in the fourth paragraph:

- a) Delete "4.9" and replace it with "5.3".
- b) Delete "5.9" and replace it with "7.3".

1.4 In section 2.2 delete the fifth and sixth paragraphs in their entirety and replace them with the following:

"The City has acquired land in the northwest corner of the plan area for a recreational facility. This parcel will be zoned Direct Control and designated as Municipal Reserve.

This is unrelated to the 5.02 hectares of Municipal Reserve owing by the developer for the plan area, which will be provided as cash-in-lieu.”

- 1.5 In section 3.1, in the third paragraph, delete “and 139th Avenues” and replace it with “Avenue”.
- 1.6 Delete Map 4 to 9 in their entirety and replace them with Map 4 to 9 attached.

EFFECTIVE DATE

- 2. This Bylaw shall come into force and effect when it receives third reading and is duly signed.

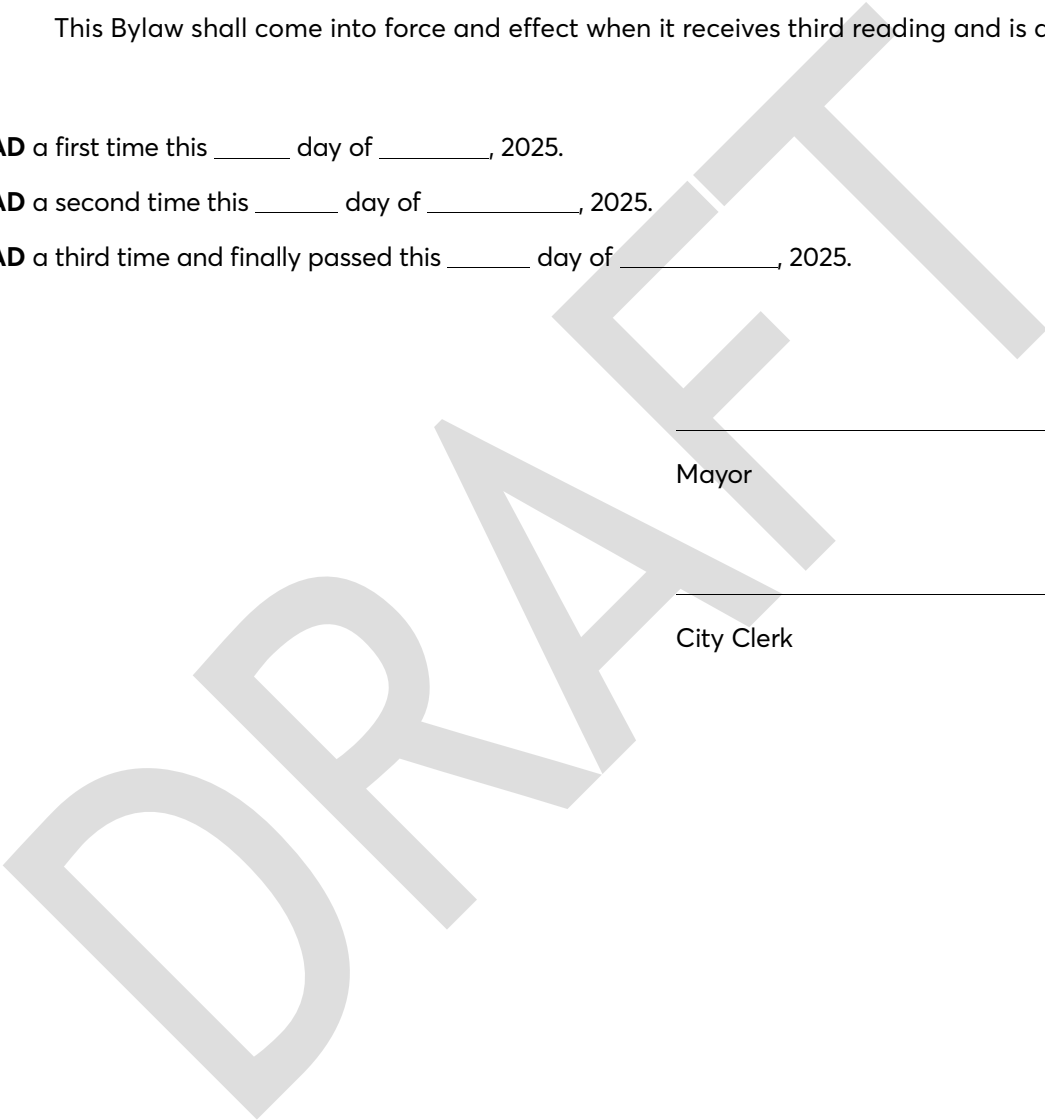
READ a first time this _____ day of _____, 2025.

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

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

Mayor

City Clerk





140 Avenue

100 Street (Highway 43)

132 Avenue

PIPELINE R/W

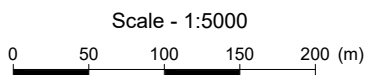
HIGH PRESSURE GAS PIPELINE R/W

FARM IMPLEMENT DEALERSHIP









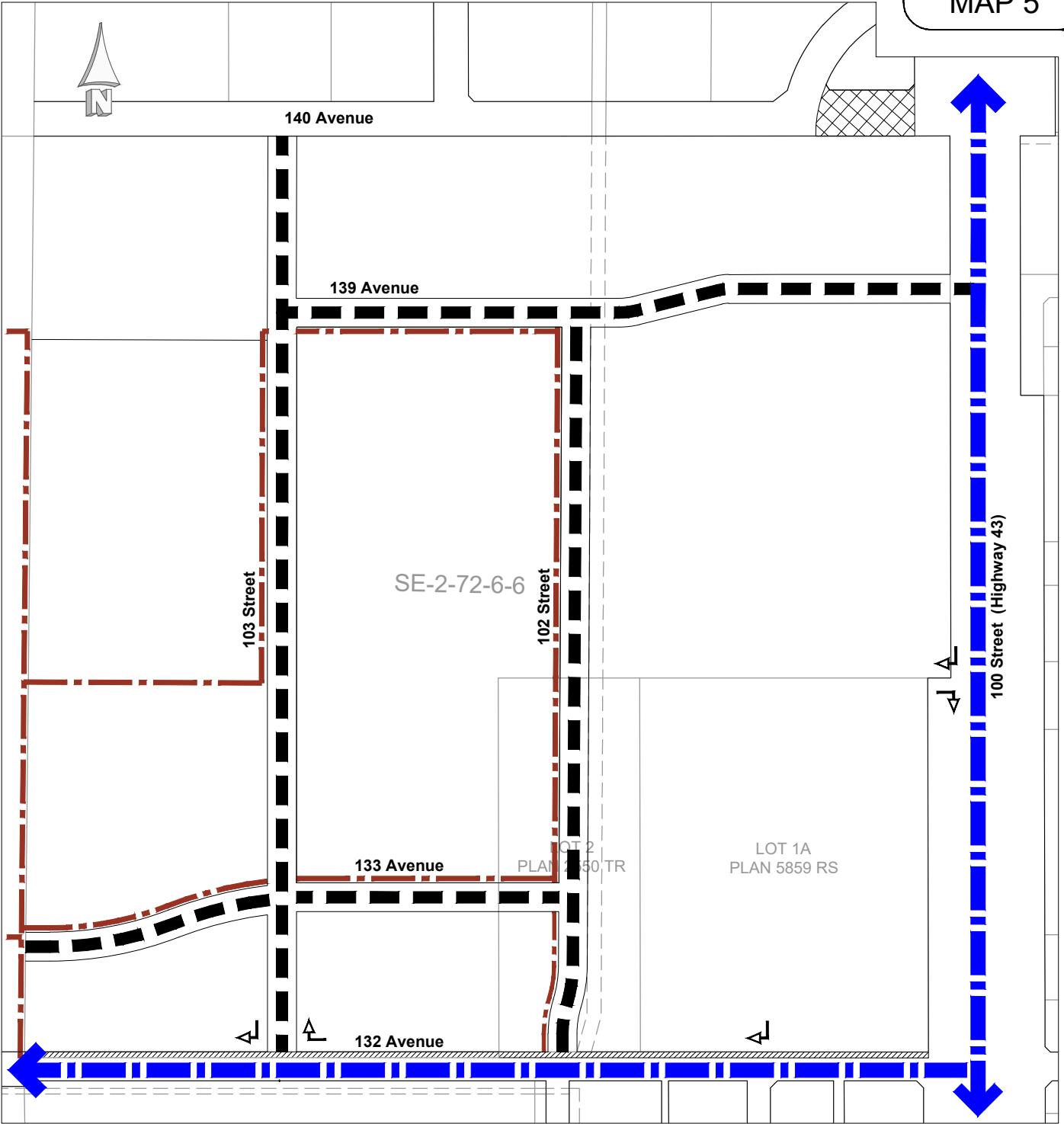
LAND USE

TRADER RIDGE OUTLINE PLAN



LEGEND








-  Recreation Site
-  General Commercial
-  Highway Commercial
-  Stormwater Management/ PUL
-  Road Widening
-  Medium/High Density Residential

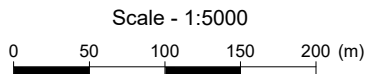


TRANSPORTATION

TRADER RIDGE OUTLINE PLAN

LEGEND

-  Arterial Roads
-  Collector Roads
-  Road Widening
-  Road Closure
-  Right In / Right Out
-  Right Out
-  Pedestrian Linkage





140 Avenue

100 Street (Highway 43)

SE-2-72-6-6

LOT 2
PLAN 2550 TR

LOT 1A
PLAN 5859 RS



132 Avenue



WATER SERVICING

TRADER RIDGE OUTLINE PLAN

LEGEND

-  Proposed Water Main
-  Existing Water Main

Scale - 1:5000





140 Avenue

SE-2-72-6-6

100 Street (Highway 43)

LOT 2
PLAN 2550 TR

LOT 1A
PLAN 5859 RS

132 Avenue



To Northridge Trunk
Sewer (375mm)



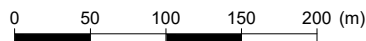
SANITARY SERVICING

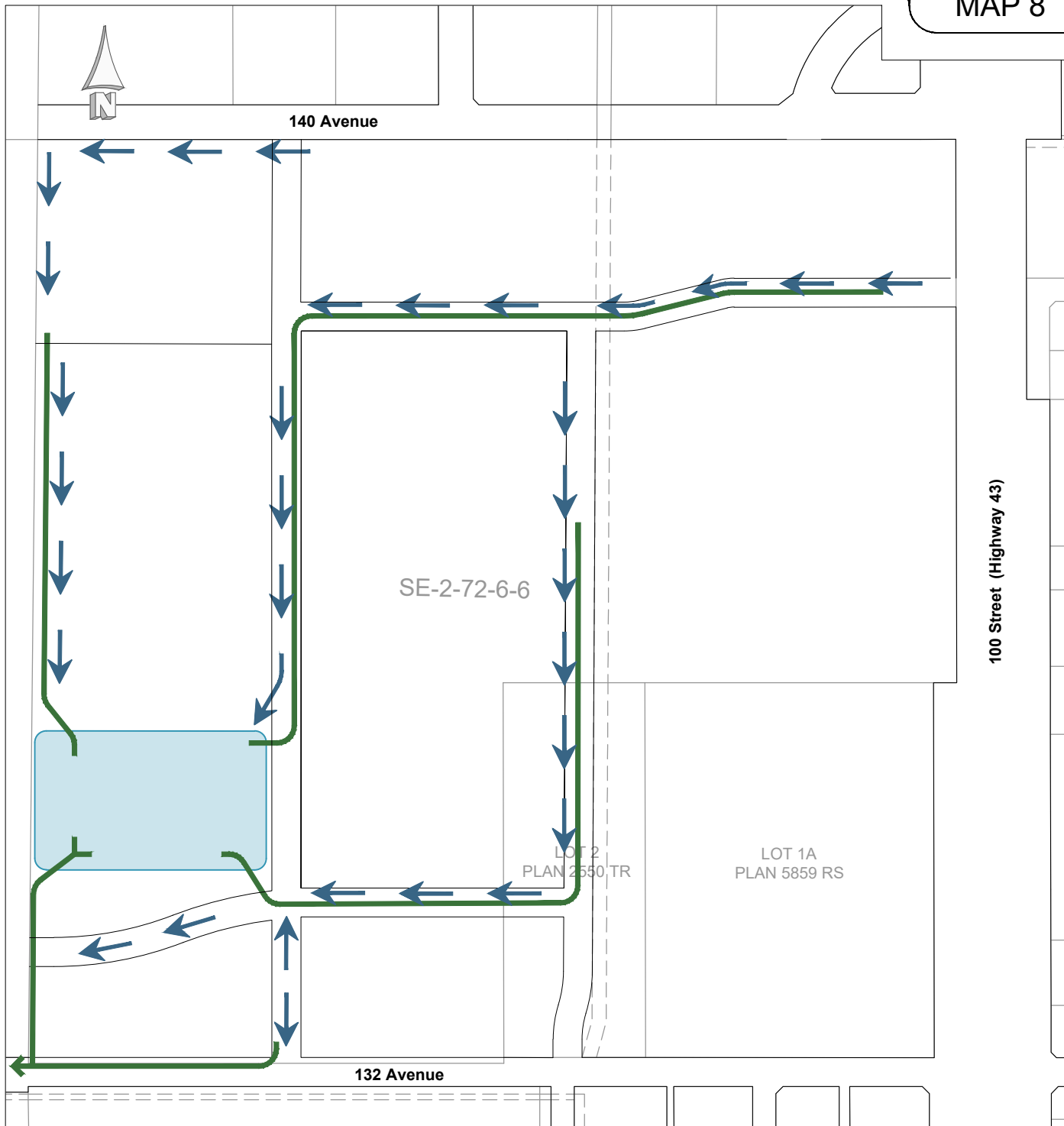
TRADER RIDGE OUTLINE PLAN

LEGEND

-  Proposed Sanitary Sewer
-  Existing Sanitary Sewer

Scale - 1:5000






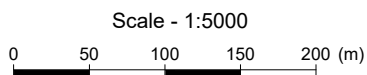


STORMWATER MANAGEMENT

TRADER RIDGE OUTLINE PLAN

LEGEND

-  Storm Trunk
-  Storm Pond
-  Overland Drainage





140 Avenue

DC-38

CG

SE-2-72-6-6

CA

100 Street (Highway 43)

LOT 2
PLAN 2550 TR

LOT 1A
PLAN 5859 RS

DC-37

132 Avenue



ZONING

TRADER RIDGE OUTLINE PLAN

LEGEND

- CA** Arterial Commercial
- CG** General Commercial
- DC** Direct Control

Scale - 1:5000

