

CITY OF GRANDE PRAIRIE

BYLAW C-1260-197

A Bylaw to amend Bylaw C-1260

Being the Land Use Bylaw

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

1. Bylaw C-1260 is hereby amended as follows:

1.1 "Schedule A - Land Use Bylaw Map" be changed in accordance with Appendix "A" attached hereto and as follows:

a) That the zoning for part of Lot 5, Block 1, Plan 192 2761 as shown as shown on Appendix "A" be changed from **CG-General Commercial** to **DC-38- Direct Control District**.

1.2 Add "Section 104.4.38 - DC-38 Site Specific Direct Control District" attached as Appendix "B".

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

BYLAW C-1260-197

Appendix "B"

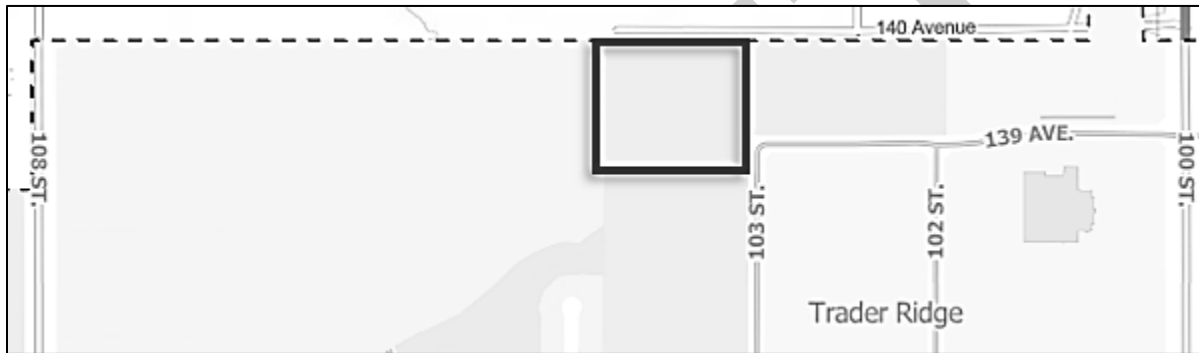
104.4.39 - DC-38 SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.38.1 Purpose

To provide for a community recreation facility offering opportunities for indoor field sports such as soccer, football and rugby, as well as other recreation activities, including air-supported structure and related uses.

104.4.38.2 Area of Application

This district shall apply to part of Lot 5, Block 1, Plan 192 2761 as shown in the map below.



104.4.38.3 Permitted Uses

- Accessory Building or Structure
- Accessory Use
- Child Care Facility
- Community Recreation Facility
- Family/Fast Food Restaurant
- Health Facility, Minor
- Personal Service Facility
- Retail Store, General
- Restaurant

104.4.38.4 Development Authority

The Development Officer shall be the Development Authority for all uses in this district.

104.4.38.5 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply:

- a) North Side Setback: 6.1m
- b) East Side Setback: 6.1m
- c) South Side Setback: 3.0m
- d) West Side Setback: 7.6m
- e) Building height (Maximum): 15.0m, except air-supported structures, which may be up to 30.0m.

104.4.38.6 Landscaping

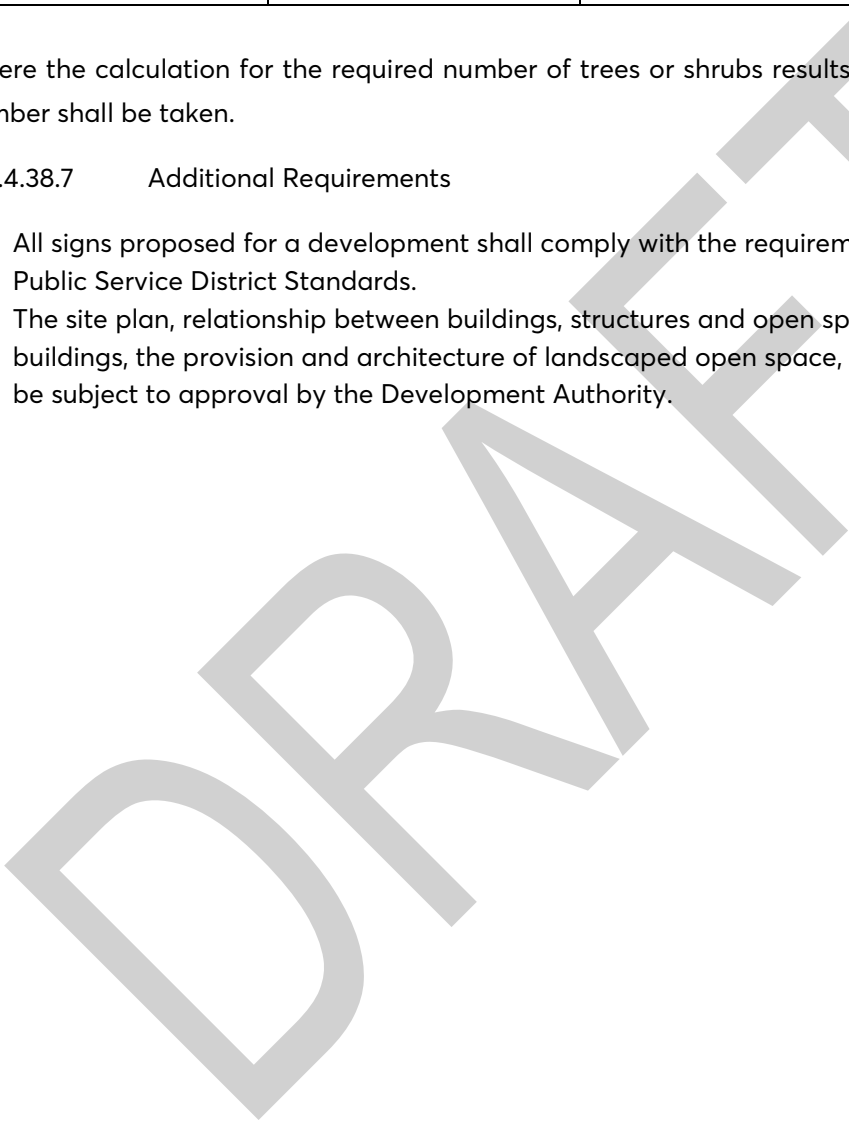
In addition to the Regulations contained in Part Eight, the following standards shall apply:

| Land Use | Minimum Required Landscaped, Permeable Surface Area | Number of Trees (Minimum) | Number of Shrubs (Minimum) |
|-----------------|---|---|---|
| All Development | 10% of Total Lot Area | 1 per 400m ² of Total Lot Area | 1 per 200m ² of Total Lot Area |

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

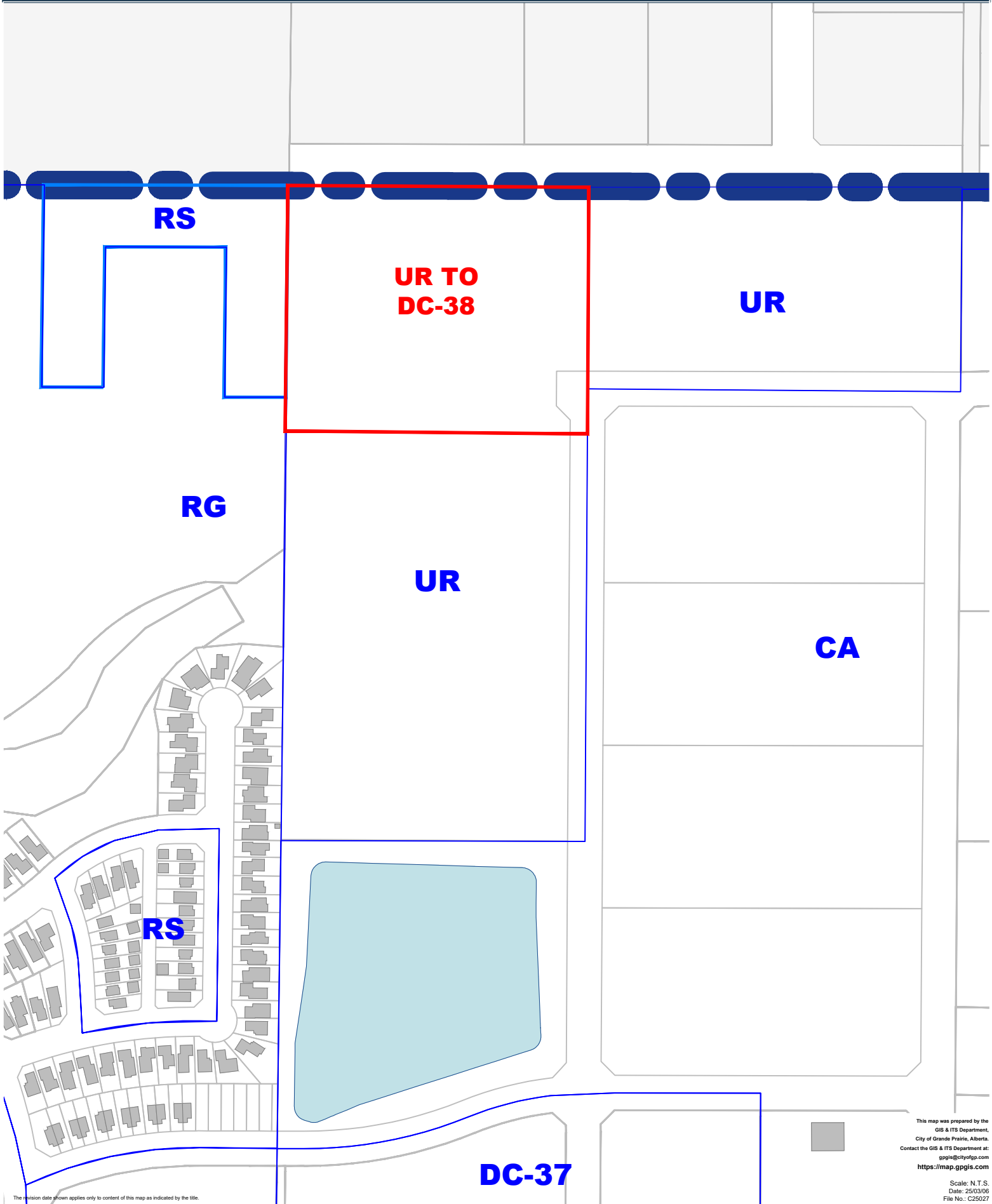
104.4.38.7 Additional Requirements

- a) All signs proposed for a development shall comply with the requirements of Schedule B – Signs, Public Service District Standards.
- b) The site plan, relationship between buildings, structures and open space, the treatment of buildings, the provision and architecture of landscaped open space, and the parking layout shall be subject to approval by the Development Authority.





Land Use Bylaw Amendment & Rezoning Bylaw C-1260-197



The revision date shown applies only to content of this map as indicated by the title.