

**COUNTY OF GRANDE PRAIRIE NO. 1**

**TAYLOR ESTATES AREA STRUCTURE PLAN  
(SW 8-71-5-W6M)**

**(Including amendments up to September 19, 2011)**

Prepared by:



In association with



Adopted July 2005  
Amended September 2011

**BY-LAW NO. 2930 OF THE  
COUNTY OF GRANDE PRAIRIE NO. 1**

A by-law of the County of Grande Prairie No. 1 in the Province of Alberta, to amend  
County Bylaw No. 2753.

**WHEREAS** the Council of the County of Grande Prairie No. 1 has adopted the Taylor Estates Area Structure Plan Bylaw No. 2753; and

**WHEREAS** the Council has the authority pursuant to the Provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M26, to amend the said By-law No. 2753;

**NOW THEREFORE** the Council of the County of Grande Prairie No. 1, duly assembled, enacts as follows:

1. That the Taylor Estates Area Structure Plan Bylaw No. 2753 shall be hereby amended as outlined in the attached Schedule "A"
2. That this by-law shall take effect on the date of its final passage by Council.

READ A FIRST AND SECOND TIME THIS 19<sup>th</sup> DAY OF SEPT., 2011.

  
\_\_\_\_\_  
REEVE

  
\_\_\_\_\_  
COUNTY ADMINISTRATOR

READ A THIRD AND FINAL TIME AND FINALLY PASSED THIS 19<sup>th</sup> DAY OF  
SEPTEMBER, 2011.

  
\_\_\_\_\_  
REEVE

  
\_\_\_\_\_  
COUNTY ADMINISTRATOR

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## 1.0 INTRODUCTION

### 1.1 Purpose of Plan

The Taylor Estates Area Structure Plan has been prepared to provide a framework for future development of a quarter section of land in the County of Grande Prairie No. 1 east of the City of Grande Prairie.

The primary objective of this Plan is to provide a framework for the future development of the subject lands in a manner that is consistent with the goals, objectives and policies of the County of Grande Prairie No. 1. The Plan establishes the future land use and circulation pattern proposed for the site, and provides details respecting proposed servicing for the area.

This Area Structure Plan has been prepared in accordance with the Municipal Government Act, the Subdivision and Development Regulation, and the County of Grande Prairie Municipal Development Plan.

### 1.2 Plan Area

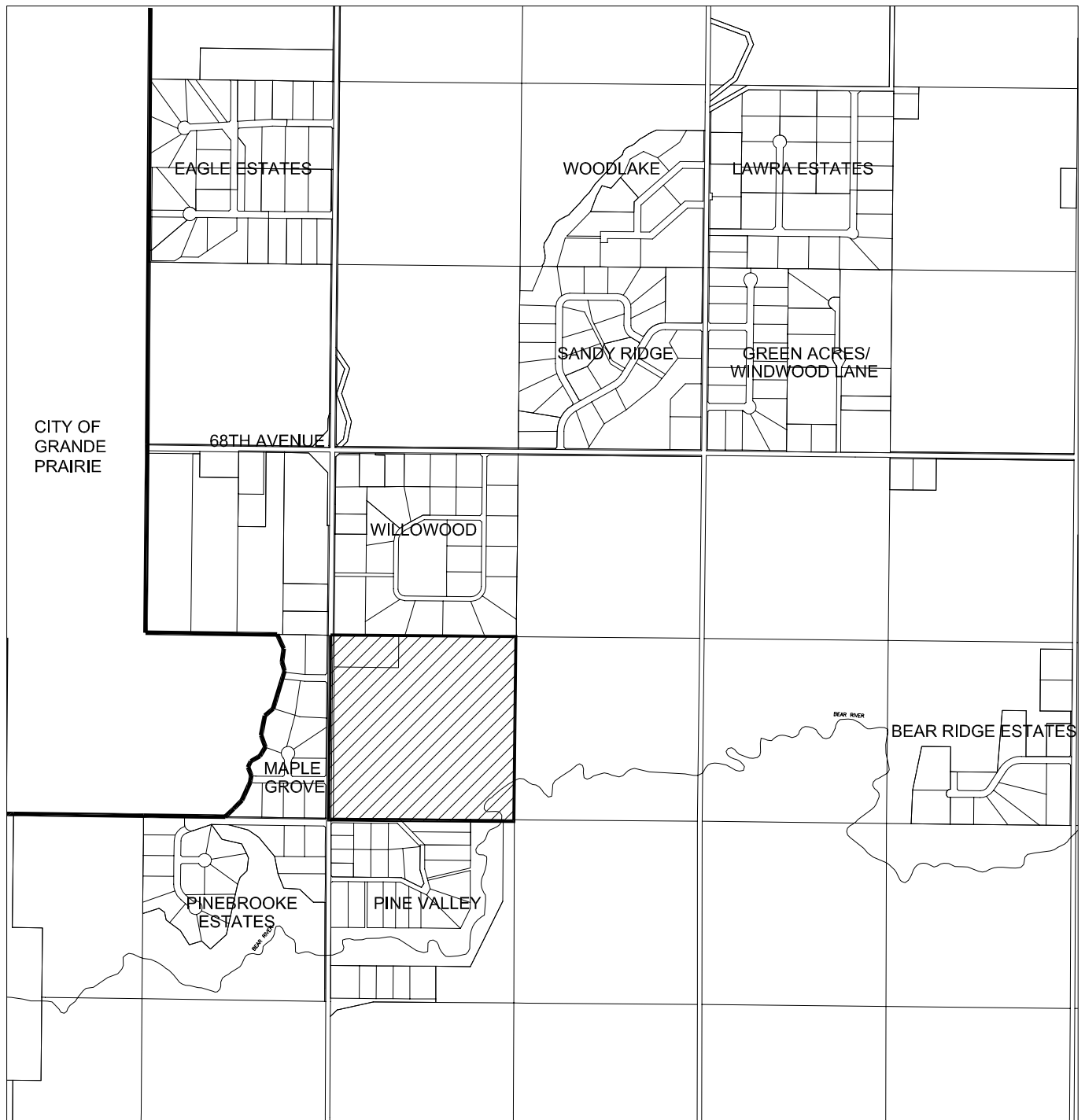
The land affected by this Area Structure Plan is located east of the City of Grand Prairie, 0.5 mile south of 68<sup>th</sup> Avenue (Township Road 712). The Plan area consists of 64.7 ha as outlined in Table 1.

**Table 1 – Plan Area Composition**

Legal	Owner	Area (ha)
SW 8-71-5-6 Pt. SW 8-71-5-6	Taylor Estates Ltd. AB Conf. Corp. of the Seventh-Day Adventist Church	60.7 4.0
<b>Total</b>		<b>64.7</b>

### 1.3 Existing Conditions

The land in the Plan area is predominantly spruce forest as illustrated in Map 2. Development is limited to a residence and related out-buildings. A separate 4 ha parcel located in the northwest corner of the Plan area is occupied by a church. The Bear Creek valley crosses the southeast corner of the Plan area. The majority of land in the Plan area has a Canada Land Inventory (CLI) rating of 60% 6s 40% O, which is not better agricultural land as defined in the County's Municipal Development Plan. Soil conditions in the Plan area are predominantly sandy, with pockets of muskeg and other poorly drained soils.



## TAYLOR ESTATES AREA STRUCTURE PLAN

COUNTY OF GRANDE PRAIRIE NO. 1



PLAN AREA

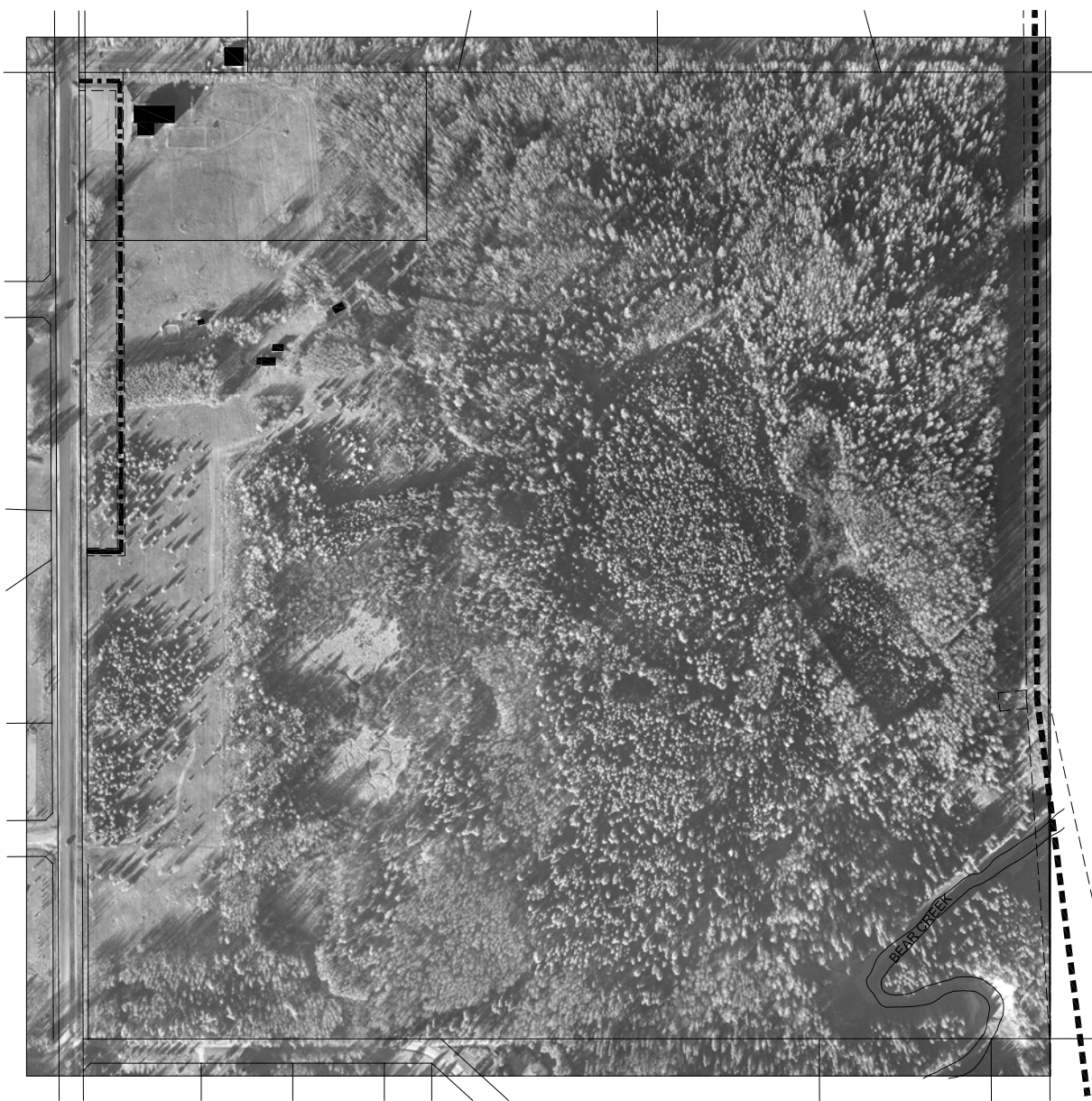
### MAP 1 - PLAN AREA LOCATION

SCALE : N.T.S.

July 2005




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## LEGEND

## TAYLOR ESTATES AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE NO. 1

-  BUILDING
-  POWER LINE
-  GAS LINE



## MAP 2 - EXISTING LAND USE

SCALE : N.T.S.

July 2005

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A gas line that provides service to the church is located in the northwest portion of the Plan area. A major (144kV) overhead power line runs along the east side of the Plan area.

The Plan area is bounded on three sides by established country residential developments: Willowood to the north, Maple Grove to the west, and Pine Valley and Pinebrooke Estates to the south. Lands to the east are currently in agricultural use. An asphalt-surfaced County road (Range Road 55) bounds the Plan area to the west.

The Plan area is relatively flat and slopes gradually from northwest to southeast toward Bear Creek as illustrated in Map 3. Elevations range from 645 m at the upper break of the creek valley to 649 in proximity to the church, averaging a 0.7% grade. The top of bank of the Bear Creek valley is estimated at approximately 640m, but is to be confirmed at the time of survey.

## **1.4 Policy Framework**

### **1.4.1 County of Grande Prairie Municipal Development Plan**

The County Municipal Development Plan (MDP) provides the general policy framework within which more detailed plans are required to be consistent. The lands in question are located in a Country Residential development area as defined in the MDP.

Section 7 of the MDP provides criteria for country residential subdivisions, and this area structure plan has been prepared with regard to this section. The plan states that serviced country residential development may be permitted provided that densities are below a conventional urban standard. The MDP also encourages developments that are compatible with neighbouring subdivisions.

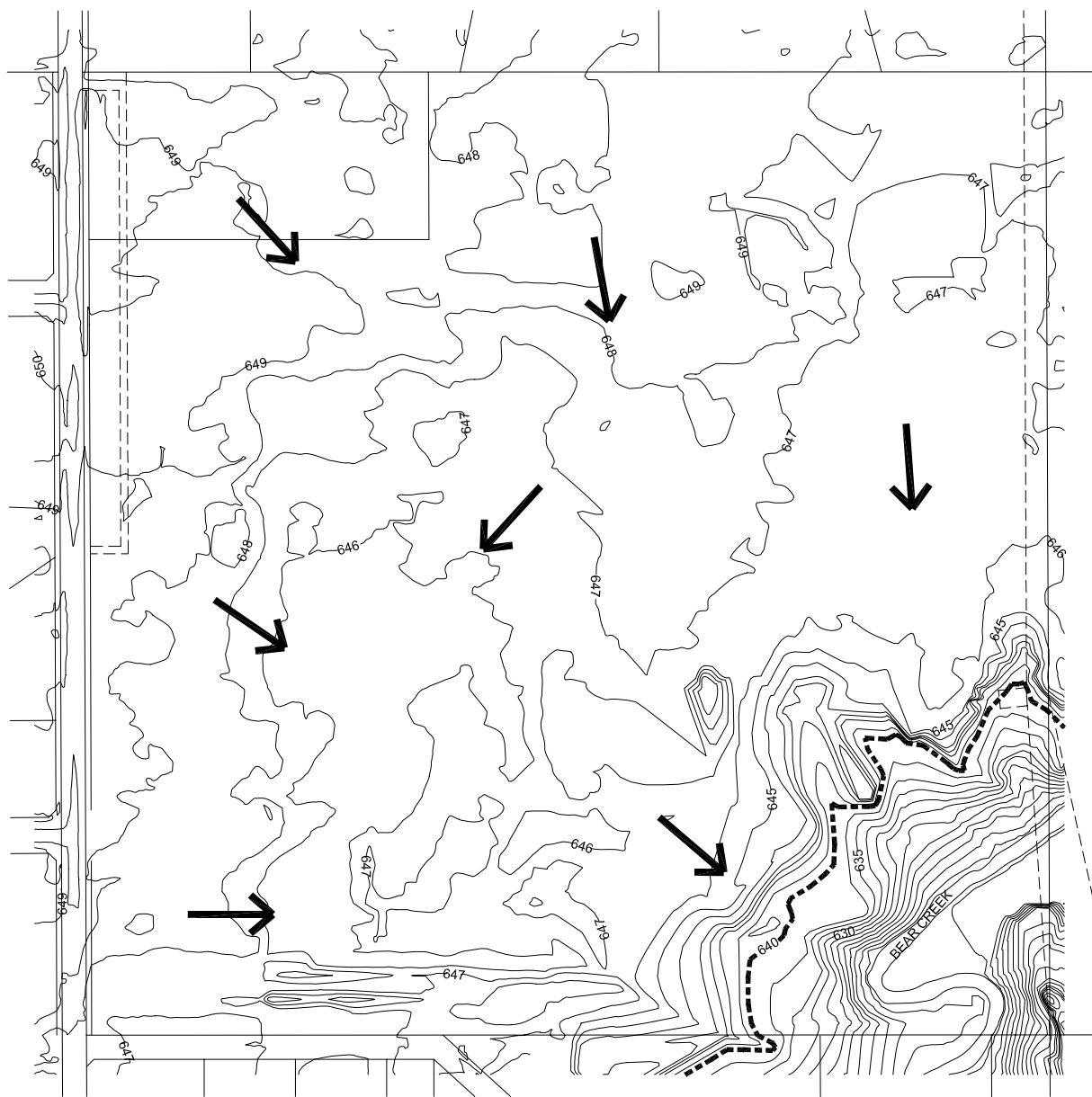
### **1.4.2 Grande Prairie Intermunicipal Development Plan**

The Plan area is located within the IDP's "Referral Area", which requires that subdivision and major development applications proposed for the subject lands be circulated to the City for comment.

### **1.4.3 County of Grande Prairie Land Use Bylaw**

The majority of the land in the Plan area is designated as Agricultural (AG) in the County's Land Use Bylaw. In order to facilitate the development of these lands for country residential purposes, it is intended that these lands be rezoned to the appropriate land use district as a prerequisite to subdivision. The church site is currently zoned as Limited Institutional and Recreation (L-IR).





## LEGEND

## TAYLOR ESTATES AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE NO. 1

— 1M CONTOUR

----- TOP OF BANK (Approx)



— 645 — ELEVATION

→ DIRECTION OF FLOW

## MAP 3 - TOPOGRAPHY

SCALE : N.T.S.

July 2005

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## 2.0 DEVELOPMENT CONCEPT

### 2.1 Goals of the Plan

The Taylor Estates Area Structure Plan has been prepared in accordance with the following goals and objectives.

1. To provide a sound planning framework for the future development of the Plan area that is consistent with the goals of the County of Grande Prairie No. 1.
2. To provide a framework for the development of a unique, fully serviced country residential estate neighbourhood that is compatible with surrounding land uses.
3. To protect and maintain the environmental integrity of the Bear Creek valley.
4. To establish an efficient and economical development and servicing concept for the Plan area.

### 2.2 Land Use Concept

- 2.2.1 A breakdown of land uses proposed for the Plan Area is provided in Table 2. The overall development concept proposed for the area is illustrated in Map 4. The intent of this plan is to provide a land use plan with a lot layout that will be subject to further refinement at the time of subdivision and survey<sup>1</sup>.

**Table 2 - Land Use Area Estimates**

Land Use Category	Total	Percent
<b>Gross Developable Area</b>	<b>64.81</b>	
Less Environmental Reserve	(7.00)	
<b>Net Developable Area</b>	<b>57.81</b>	<b>100.0</b>
<b>Residential</b>	<b>39.95</b>	<b>69.1</b>
Acreage Lots	37.48	64.8
Gated Community	2.47	4.3
<b>Church</b>	<b>3.98</b>	<b>6.9</b>
<b>Roads</b>	<b>9.20</b>	<b>15.9</b>
Internal Roads	8.54	14.8
Road Widening	0.66	1.1
<b>Utilities</b>	<b>1.27</b>	<b>2.2</b>
Stormwater Management	0.94	1.6
Public Utility Lots	0.33	0.6
<b>Municipal Reserve</b>	<b>3.41</b>	<b>5.9</b>

**(Bylaw 2928)**

<sup>1</sup> Soil tests are required to confirm that adequate building sites are available on all lots. In addition, surveys will be conducted to confirm the location of the top of bank of the Bear Creek valley, which may affect the depth of proposed lots backing onto the valley.



## LEGEND

## TAYLOR ESTATES AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE NO. 1



ACREAGE RESIDENTIAL



GATED COMMUNITY



STORM POND



MUNICIPAL RESERVE



PUBLIC UTILITY LOT



ENVIRONMENTAL RESERVE



ROAD WIDENING



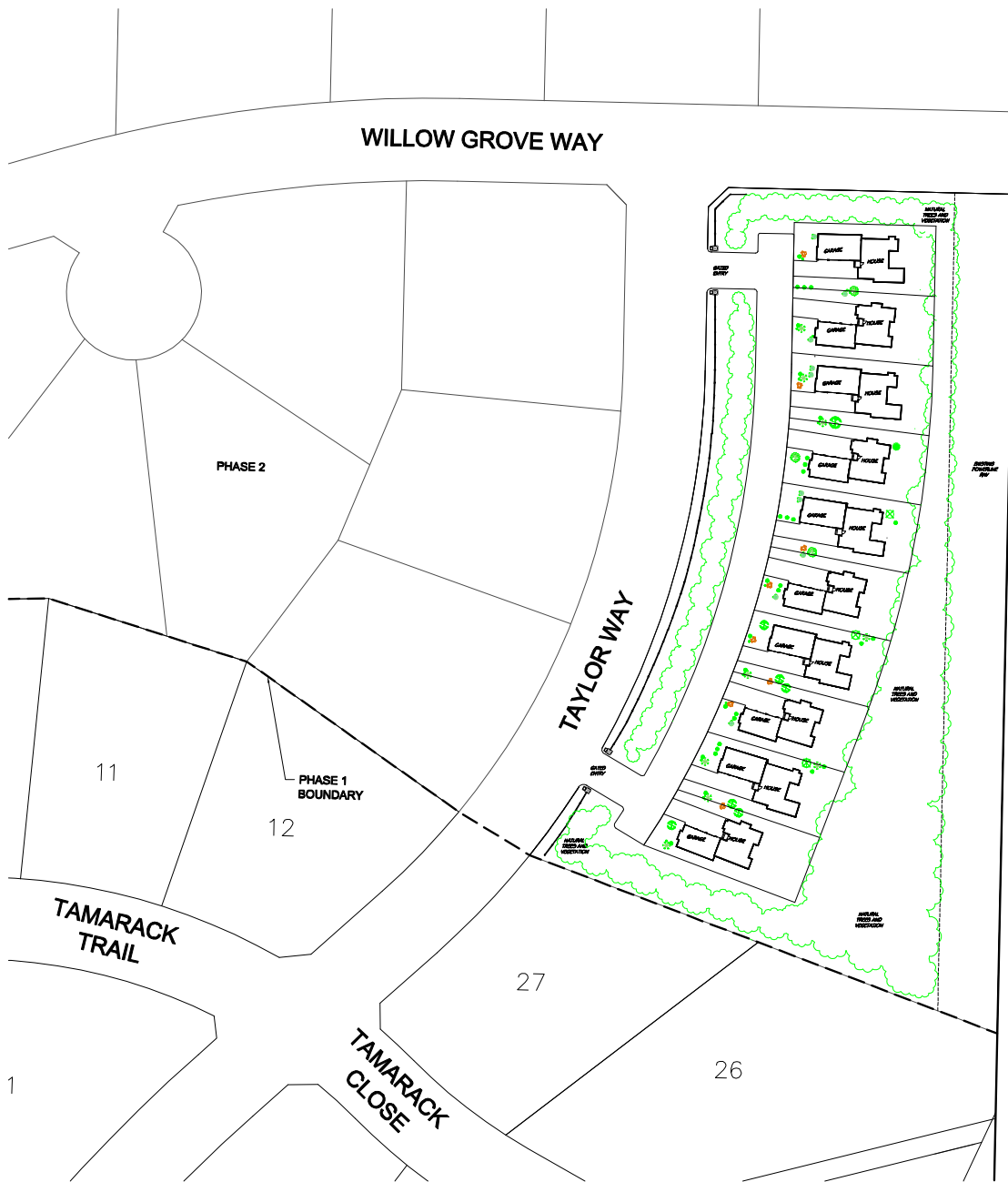
CHURCH



MAP 4 - FUTURE LAND USE

SCALE : N.T.S.

May 2011



# TAYLOR ESTATES PHASE 2

COUNTY OF GRANDE PRAIRIE NO.1  
MAP 4.1

- 2.2.2 The total area proposed for residential development is approximately 40.0 ha, with a total of 88 units on 79 lots. This layout provides for residential acreage lot sizes ranging from 0.38 ha to 1.05 ha, with an average lot size of 0.48 ha. A 2.5 ha gated community consisting of ten units averaging 0.09 ha in size is proposed. This overall density is higher than other residential subdivisions in the vicinity, but well below urban development such as Wedgewood as noted in Table 3 below, and lower than Maple Ridge proposed for lands immediately to the east. Map 5 provides a visual comparison of some of these developments. Although lot boundaries may be revised at the time of survey, the number of lots will not exceed 79, and the total number of units will not exceed 88.

**(Bylaw 2928)**

**Table 3 – Residential Lot Comparison**

<b>Subdivision</b>	<b>Net Residential Area (ha)</b>	<b>Number of Units</b>	<b>Average Lot Size (ha)</b>
Wedgewood	24.64	305	0.08
Maple Ridge <sup>2</sup>	71.96	198	0.36
Taylor Estates	39.95	88	0.46
Pine Valley	33.21	29	1.15
Green Acres	24.73	19	1.30
Pinebrooke Estates	24.70	18	1.37
Sandy Ridge	44.06	31	1.42
Eagle Estates	53.25	35	1.52
Maple Grove	18.59	12	1.55
Lawra Estates	56.93	32	1.78
Willowood	53.44	29	1.84
Woodlake	22.48	9	2.50
Windwood Lane	34.98	11	3.18

**(Bylaw 2928)**

- 2.2.3 The Plan area will accommodate approximately 270 residents, based on a density of 3.2 persons per acreage lot, and 2.0 persons per unit in the gated community. It is estimated that 23% of the population (57 residents) will be of school age.
- 2.2.4 As a means of preserving the natural amenity of the area and maintaining buffers from adjacent development, the removal of natural vegetation will be limited to road rights-of-way, utility corridors, the storm pond, and building sites.

**2.2.5 Gated Community**

**(Bylaw 2928)**

This Plan includes provision for a gated single-family residential development in the northeasterly portion of the Plan area. The following provisions shall apply to this development:

- The number of units shall not exceed ten (10) in total.
- The lot coverage of each unit shall not exceed 35%.

<sup>2</sup> Based on an Area Structure Plan that was approved by County Council on February 22, 2005.



## LEGEND



PLAN AREA

## TAYLOR ESTATES AREA STRUCTURE PLAN

COUNTY OF GRANDE PRAIRIE NO. 1

## MAP 5 - DEVELOPMENT CONTEXT

- The units on the site are to be configured in accordance with Map 4.1. Development of the site shall ensure that only one unit will be located adjacent to the abutting lots to the south.
- Access to the development shall be limited to the two locations identified in Map 4.1. Access to the site is designed to direct traffic from the development to the abutting east-west collector road.
- A minimum of 50% of the total development site shall be preserved as undisturbed open space or common area. This shall include an undisturbed buffer around the perimeter of the site ranging from 10m in width along the north boundary of the site to 15m at the south boundary. In order to protect this buffer, the County may dedicate the subject land as an Environmental Reserve easement at the time of subdivision.

## 2.3 Open Space

2.3.1 In accordance with the Municipal Government Act, a maximum of 10% of the net developable area<sup>3</sup> (5.4 ha) may be provided as municipal reserve at the time of subdivision. It is proposed that municipal reserve be allocated in the Plan area as follows:

- A neighbourhood park of approximately 2.2 ha in size is to be provided at the centre of the Plan area adjacent to the proposed storm pond. A site plan illustrating the potential development of this site is provided in Map 6.
- A remnant 0.5 ha parcel is located at the entrance of the development, which is to serve as a buffer between the church property and the main internal collector road. A design concept illustrating the proposed landscaping of this area is to be provided for County approval at the time of subdivision.
- A buffer strip of 0.4 ha is provided adjacent to Range Road 55 on the west side of the Plan area and the Pine Valley Road along the south side of the Plan area to deter direct vehicle access to these roads.

2.3.2 As the above allocation accounts for only half of the total municipal reserve available, it is proposed that the balance of the municipal reserve owing (2.3 ha) be provided to the County as cash-in-lieu as a condition of subdivision approval provided that there is no need for additional park space in the Plan area.

2.3.3 In order to ensure that the Bear Creek valley is protected from encroaching development, all lands below the top-of-bank contour as defined by survey at the time of subdivision are to be dedicated as environmental reserve. Based on the layout provided in Map 4, this equates to approximately 7.2 ha, or 11% of the Plan area.

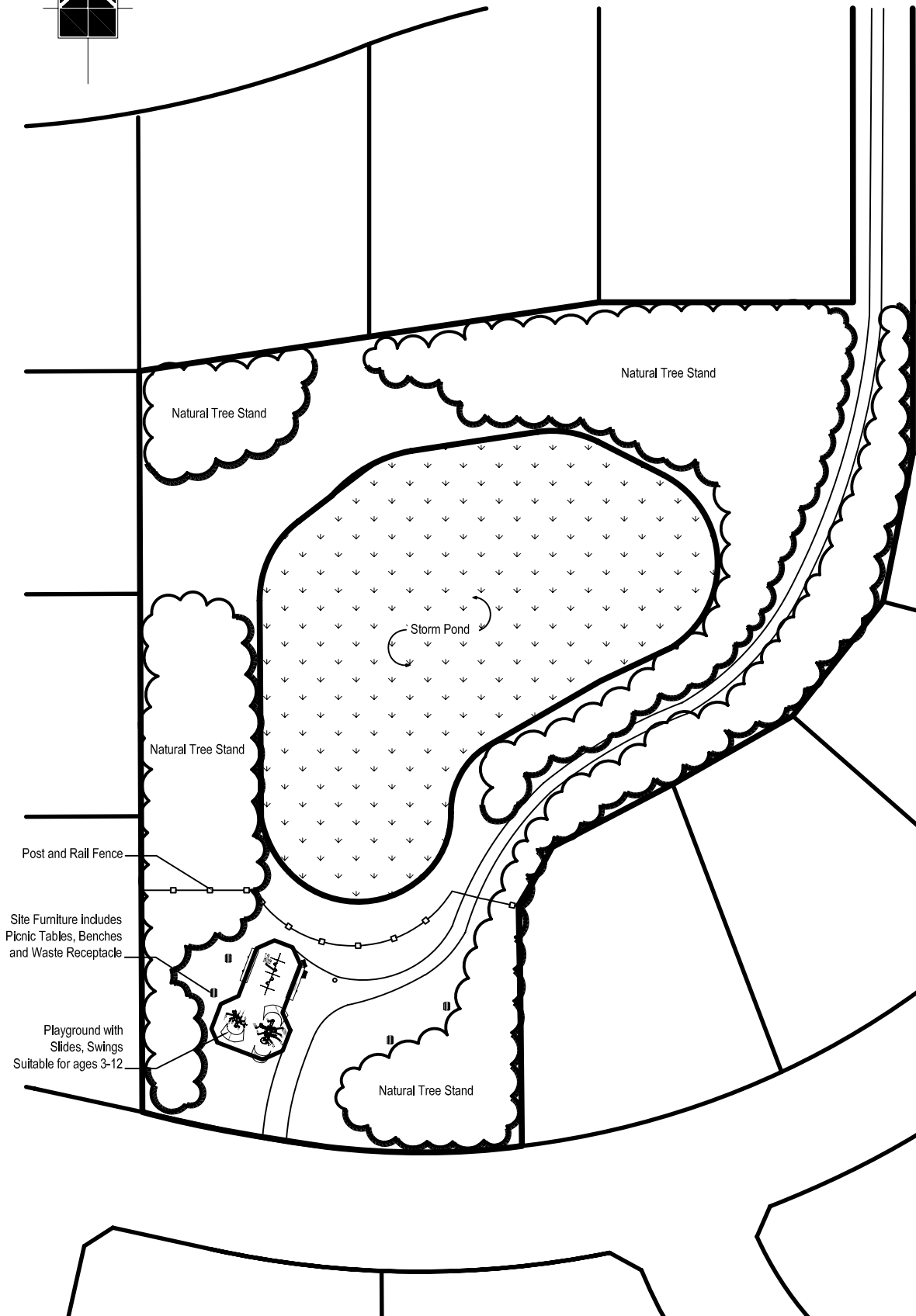
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<sup>3</sup> Gross area less lands dedicated as environmental reserve. The reserve calculation also excludes the church site.

# Taylor Estates

## Area Structure Plan

### County of Grande Prairie





### 3.0 TRANSPORTATION AND SERVICING

#### 3.1 Road Network

Access to the Plan area is to be provided from Range Road 55, which bounds the west side of the proposed development. As illustrated in Map 7, the Plan area is to be accessed at two points from Range Road 55.

Based on a review of ITE trip codes it is estimated that the average rural residential lot generates approximately eight vehicles per day on Range Road 55. As a result, based on full development of the existing subdivisions in the vicinity of Taylor Estates, the following current traffic volumes are estimated for Range Road 55 south of the 68<sup>th</sup> Avenue intersection:

**Table 4 – Current Range Road 55 Traffic Volumes**

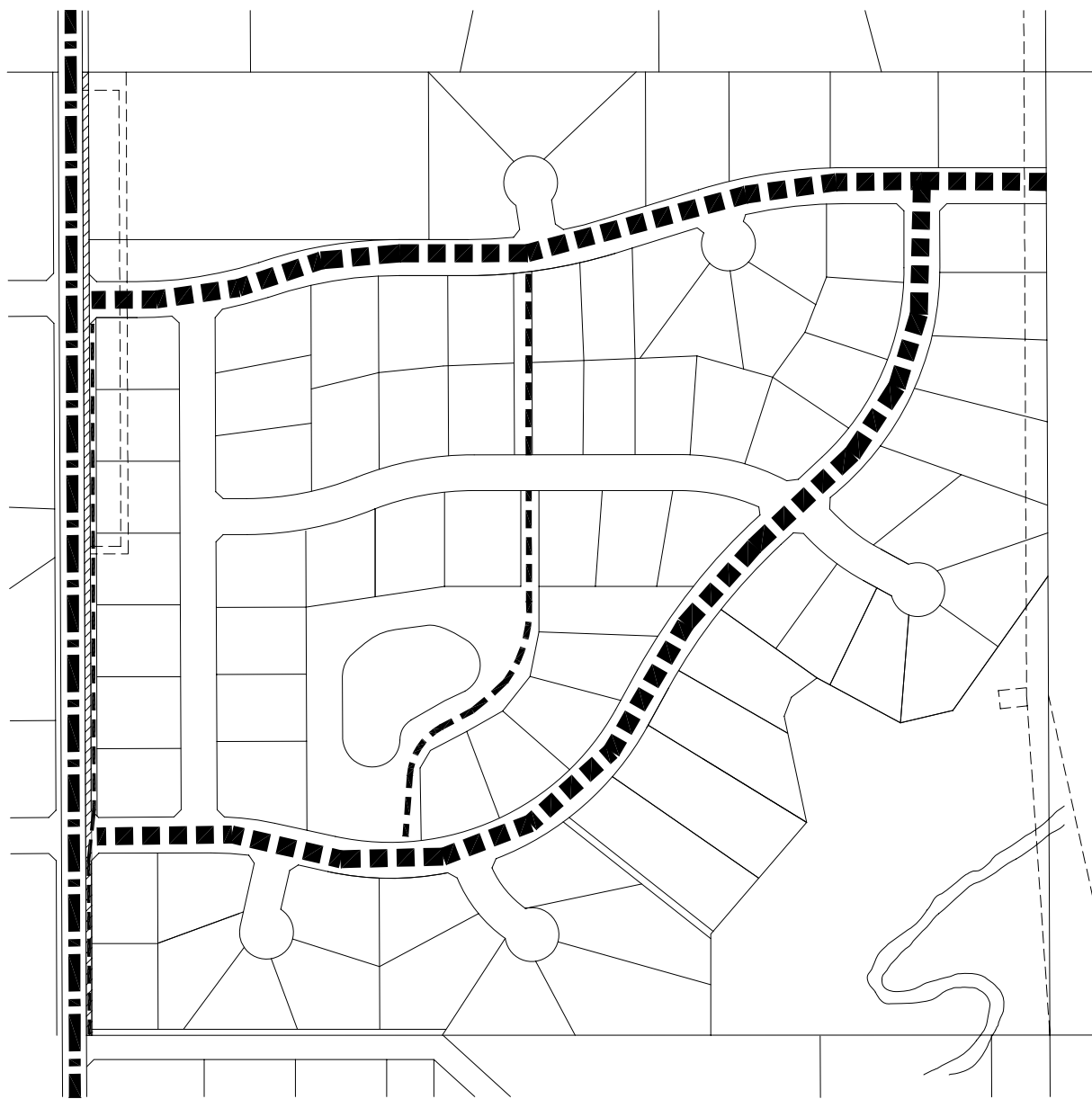
<b>Subdivision</b>	<b>Number of Lots</b>	<b>Daily Traffic (Vehicles/Day)</b>
Willowood	5	40
Maple Grove	12	96
Pinebrooke Estates	17	136
Pine Valley	29	232
NE 7-71-5-6	5	40
7 <sup>th</sup> Day Adventist Church	1	20
<b>Total</b>	<b>69</b>	<b>564</b>

The development of the 77 lots in Taylor Estates would add 616 vehicles per day to Range Road 55, and is estimated to be completed in approximately seven years, depending on market conditions. Further east of Taylor Estates, another subdivision (Maple Ridge) may be completed in seven to ten years. It is estimated that the traffic from approximately 27 lots (one-third of 81 lots) or 216 vehicles per day may access Range Road 55 through Taylor Estates.

Table 5 summarizes the estimated maximum traffic volumes on Range Road 55 south of 68<sup>th</sup> Avenue. Based on these volumes, an 8m undivided rural collector standard is adequate for the Range Road.

**Table 5 – Ultimate Range Road 55 Traffic Volumes**

<b>Phase</b>	<b>Year</b>	<b>Daily Traffic Volume</b>
Full Development of Existing Subdivisions	2005	564
Full Development of Taylor Estates	2012	1,180
Full Development of Maple Ridge	2015	1,396
Full Development of Summerside East	2015	2,396



## LEGEND

## TAYLOR ESTATES AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE NO. 1



COLLECTOR ROAD



PEDESTRIAN LINKAGE



ARTERIAL ROAD



ROAD WIDENING



## MAP 7 - TRANSPORTATION

SCALE : N.T.S.

July 2005

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Most traffic is anticipated to have light axle loadings and is not anticipated to cause significant damage to existing roads.

- 3.1.1 Internal vehicle circulation is to be accommodated by an internal looped road system within 30m rights-of-way.
- 3.1.2 All roads in the Plan area are to be constructed to a rural paved standard in accordance with County specifications at the expense of the developer.
- 3.1.3 Offsite transportation upgrades will not be provided by the Developer, but will be funded through transportation levies against the Plan area. The County Transportation Levy of \$2,000/acre shall be assessed against each phase of the development as a condition of subdivision approval. At full development, levies will total approximately \$264,000.
- 3.1.4 Through the subdivision process, a 5m-wide strip of land shall be dedicated to the County from the developer along the west boundary of the Plan area to provide for the future widening of Range Road 55<sup>4</sup>.
- 3.1.5 Low level overhead lighting shall be provided on private property as required adjacent to roadways in the Plan area in order to ensure the safety of pedestrians utilizing the road rights-of-way.
- 3.1.6 An internal trail system is to be provided to facilitate access to the central park space as illustrated in Map 7. A trail will also be provided along the frontage of Taylor Estates adjacent to Range Road 55. These trails shall be developed to County standards at the time of the development of the subdivision. In addition, pedestrian circulation will be provided throughout the Plan area within the road rights-of-way through the construction of wider road shoulders. Pedestrian access to the Bear Creek corridor will not be provided.

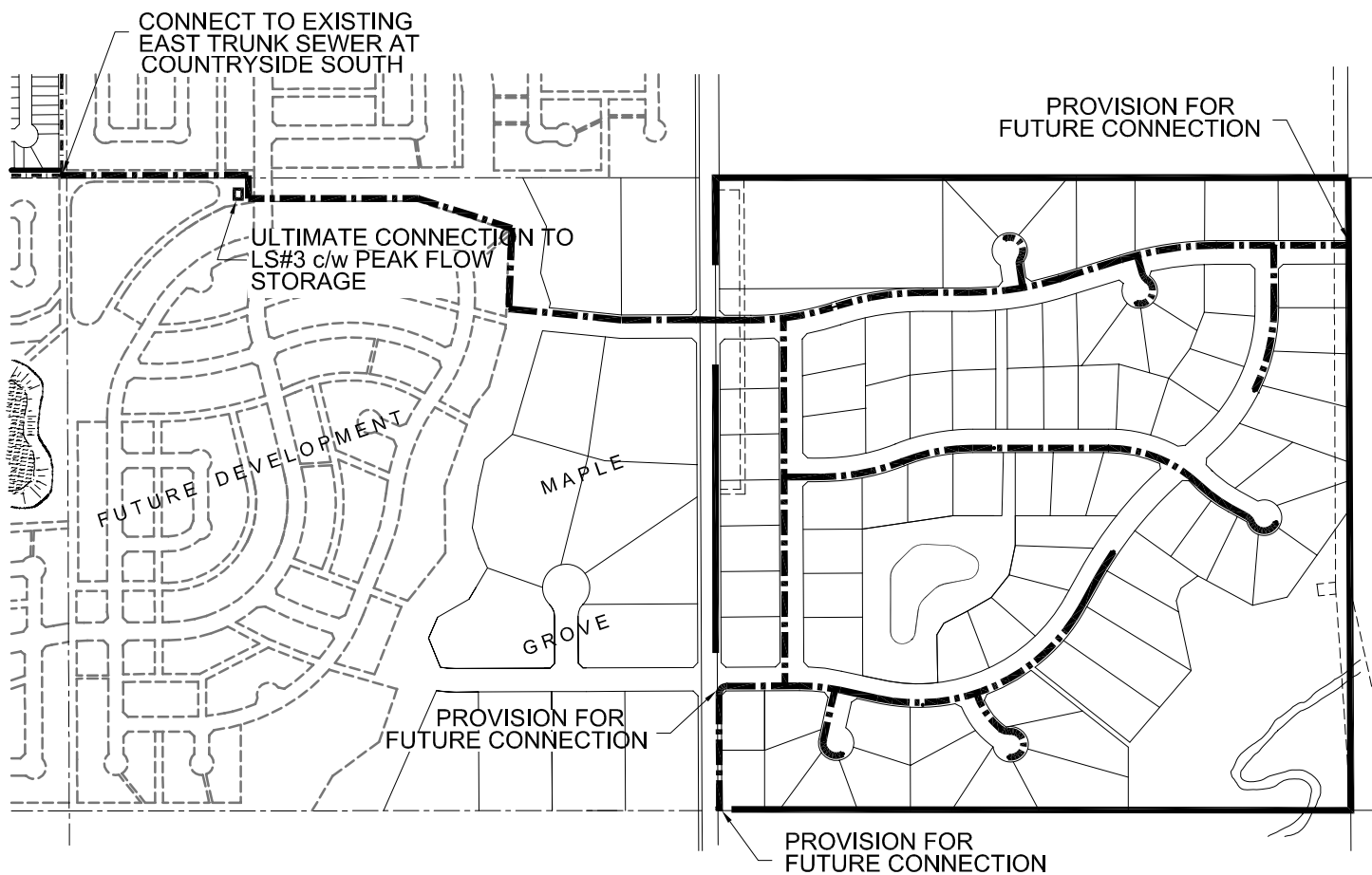
### 3.2 Sanitary Sewer

Sanitary sewer servicing for the Plan area is to be provided through a low-pressure municipal sewer system. The proposed sanitary collection system will be designed and sized to meet the needs of existing and future developments in the areas and conform to the requirements outlined in the Aquatera Utilities Inc, September 2004 report titled *"Areas Southeast of City of Grande Prairie – Servicing Study"*.




The proposed sanitary sewer system requires the installation of a two-stage septic tank on each individual lot in the Plan area, the contents of which are pumped into a sewer main along the property and eventually discharging into the existing 88<sup>th</sup> Street Trunk (East Trunk) Sanitary Sewer within the Countryside South subdivision.

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<sup>4</sup> The right-of-way for widening has been secured through a caveat that was registered on the land title in 1979.



## LEGEND

-  PLAN BOUNDARY
-  LOW PRESSURE SANITARY SEWER
-  EXISTING SANITARY SEWER

## TAYLOR ESTATES AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE NO. 1

### MAP 8 - SANITARY SEWER

SCALE: N.T.S.

July 2005

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The 88<sup>th</sup> Street Trunk sanitary sewer was not designed to handle flows from any new or existing developments in the County. As a result, all sanitary flow discharging into the trunk sewer must ultimately be stored and pumped during off-peak periods. Since there is currently excess capacity in the 88<sup>th</sup> Street Trunk, off-peak pumping could be deferred until such time that the normal capacity in the pipe is reached.

- 3.2.1 The Sanitary sewer system shall develop in accordance with Map 8. No private sewage disposal systems will be allowed in the Plan area.
- 3.2.2 The pre-design servicing report by GPEC Consulting Ltd., April 2005 outlines the design criteria, methodology, branch analysis and sizing of the proposed sanitary sewer in the Plan area. Further detail design information shall be provided at the time of first subdivision application.
- 3.2.3 Offsite levies and/or connection fees may be established in the Plan area to assist in the upgrading of any existing municipal infrastructure that may be required to serve the development.
- 3.2.4 The County will endeavor to assist the Developer in recovery of costs associated with the construction of offsite and/or oversized municipal services from benefiting landowners as illustrated on Map 13 (see Section 4.4).

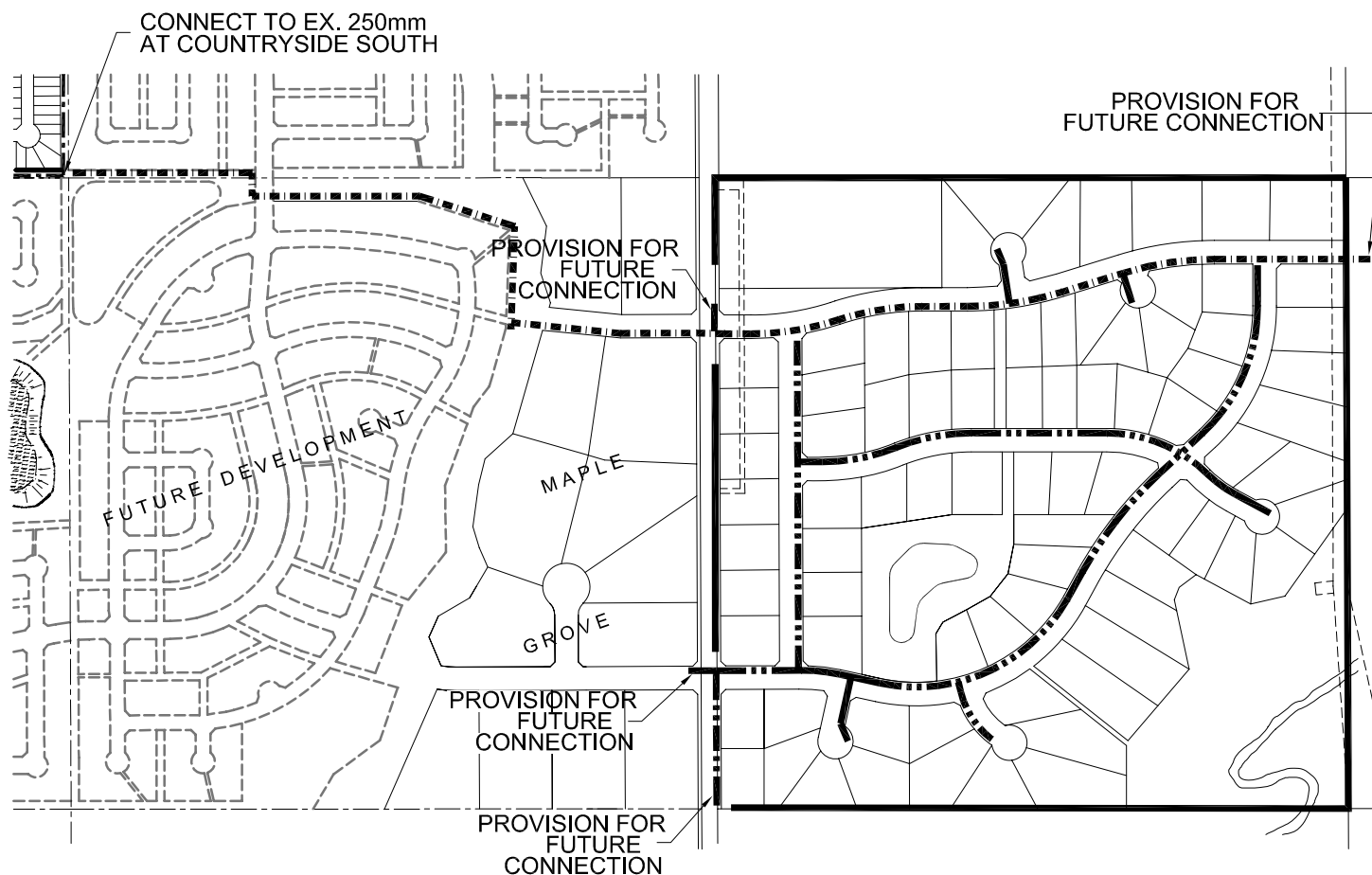
The Southeast Servicing Study recommends oversizing (from 100mm to 150mm) the collector main from the future Lift Station #3 site to the east boundary of the Plan area. The estimated cost of oversizing is \$26,000 (2005 dollars). The benefiting area is approximately 225 ha, resulting in a potential levy of \$116/ha to recover the cost. A clear policy to recover costs will need to be developed once detail engineering for the oversized sanitary sewer has been completed.

All costs associated with installing a 200mm forcemain from the future Lift Station #3 site to the east boundary of the Plan area (in a common trench with the collector main) as per the Southeast Servicing Study, shall be immediately reimbursed to the Developer by Aquatera Utilities Inc.





- 3.2.5 The costs associated with extending sanitary sewer service into existing developed areas may be recovered through local improvement charges applied to the benefiting properties if subdivision owners in these areas petition for service. Provision for sewer connections to adjacent lands will be made at the time of subdivision through the extension of water mains within rights-of-way to Taylor Estate's external property lines.
- 3.2.6 The Developer shall be responsible for costs associated with storage of flows originating from the Plan area during peak periods, as well as a pro-rata share of Lift Station #3 (as per the Southeast Servicing Study) based on contributing volume.

### **3.3 Water Supply**

Water supply for the Plan area is to be provided via the extension of a 250mm supply main from Grande Prairie's Countryside South neighborhood through to the east



## LEGEND

-  PLAN BOUNDARY
-  250mm SUPPLY MAIN
-  WATER DISTRIBUTION MAINS
-  EXISTING WATERMAIN

## TAYLOR ESTATES AREA STRUCTURE PLAN

COUNTY OF GRANDE PRAIRIE NO. 1

### MAP 9 - WATER SUPPLY

SCALE: N.T.S.

July 2005



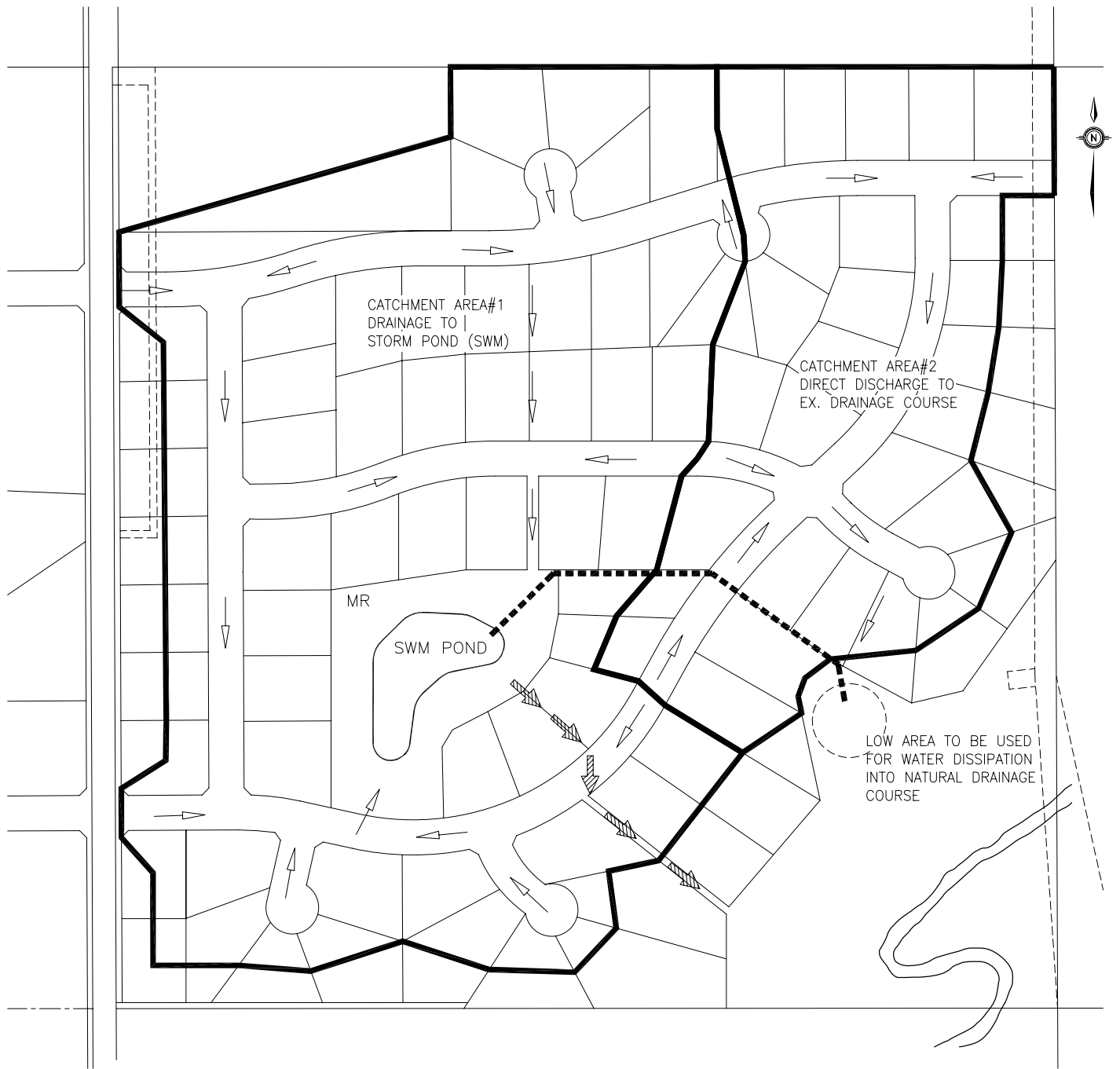
boundary of the Plan area. An internal looped system of 150mm to 250mm mains are to be installed within the Plan area with the objective of providing water flows of 95 l/s in the Plan area.

- 3.3.1 The water distribution system shall develop in accordance with Map 9. No private water supply systems will be allowed.
- 3.3.2 The proposed water distribution system will be designed and sized to meet the needs of existing and future developments in the area and conform to the requirements outlined in the Southeast Area Servicing Study. The costs of extending water service into existing developed areas may be recovered through local improvement charges applied to the benefiting properties if subdivision owners in these areas petition for service. Provision for water connections to adjacent lands will be made at the time of subdivision through the extension of water mains within rights-of-way to Taylor Estate's external property lines.
- 3.3.3 Offsite levies and/or connection fees may be established in the Plan area to assist in the upgrading of any existing municipal infrastructure that may be required to serve the development.
- 3.3.4 The 250mm water supply main from Countryside South to the east boundary of the Plan area shall form part of the Southeast servicing system.
- 3.3.5 A preliminary estimate indicates that the cost of the 250mm supply main is approximately \$360,000 (2005 dollars). The benefiting area is approximately 340 ha as identified on Map 14 (see Section 4.4). A potential levy to recover the costs of the installation would be approximately \$1,060/ha. A clear policy to recover costs will need to be developed once detailed engineering for the water supply main is completed and implemented through a development agreement.
- 3.3.6 The County shall endeavor to assist the developer in recovery of costs associated with the construction of offsite and/or oversized municipal services from benefiting landowners as illustrated on Map 14.





### **3.4 Stormwater Management**

The proposed stormwater management system is based on the retention of natural grades and maintaining the continuity of existing drainage patterns as much as possible. Storm drainage within the Plan area is to be accomplished by overland flow through roadway ditches and swales, ultimately draining to Bear Creek.

A small portion of the drainage from the Plan area will outlet to the existing east ditch along Range Road 55 en route to Woody Creek. The stormwater from the western two-thirds of the Plan area is directed into an existing poorly drained area where a storm pond will be constructed. The storm pond will discharge at pre-development rates into a piped system flowing east to an existing drainage course. The balance of the Plan area is to be conveyed in roadside ditches and swales into the same drainage course.



## LEGEND

-  MINOR DRAINAGE SYSTEM
-  OUTFLOW PIPING
-  MAJOR DRAINAGE SYSTEM
-  CATCHMENT AREA

## TAYLOR ESTATES AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE NO. 1

### MAP 10 – OVERALL GRADING & STORMWATER MANAGEMENT

SCALE: N.T.S.  
JULY 2005

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The pre-design servicing report by GPEC Consulting Ltd., April 2005, established a proposed grading and stormwater management concept for the Plan area. This report outlines the pre- and post-development run-off, minimum ditch grades, stormwater facility storage requirements, high water level, and 1:100 year major drainage pattern.

Further detailed design information pertaining to the stormwater requirements for the Plan area shall be provided at the time of first subdivision application.

Stormwater management shall be designed and constructed according to the more stringent of Alberta Environment and the County of Grande Prairie standards. Design elements shall utilize best management practices to enhance infiltration, inhibit erosion and improve water quality.

- 3.4.1 Stormwater management shall be developed in accordance with Map 10 at the Developer's expense.
- 3.4.2 Ditches shall follow road alignments wherever possible. Where is not possible, the drainage routes are to be accommodated through the use of public utility lots and drainage easements. Any surface water draining south from Willowood into Taylor Estates will be intercepted into a drainage swale along the north boundary of the Plan area, draining east and west. The land required for this swale shall be dedicated at the time of subdivision in a form acceptable to the County.
- 3.4.3 The specific sizing of the proposed storm pond shall be determined through detailed engineering design for Phase 1 of the proposed development.
- 3.4.4 All portions of the stormwater pond located below the 1:100 year water level shall be designated as Public Utility Lot. The land surrounding the pond area may be designated municipal reserve as outlined in Section 2.3

### **3.5 Shallow Utilities**

- 3.5.1 All shallow utilities (natural gas, power, telephone) are to be extended into the Plan area by the individual franchise holders as required.

### **3.6 Lot Grading**

- 3.6.1 A lot grading plan will be prepared by the Developer's Engineer in accordance with County standards, with the intent that all future building projects conform to the grading plan. These plans shall be submitted to the County by individual home builders at the time of development permit application.
- 3.6.2 The grading plan is intended to ensure that surface drainage from all lots is directed to the roadside ditches, swales and the storm pond as provided in Section 3.4.

## **4.0 IMPLEMENTATION**

### **4.1 Phasing**

- 4.1.1 The proposed staging of development in the Plan area is to proceed in four phases, reflecting the logical extension of municipal services. Phasing is to commence in the northwest and proceed as market demands as indicated in Map 11.

### **4.2 Proposed Zoning**

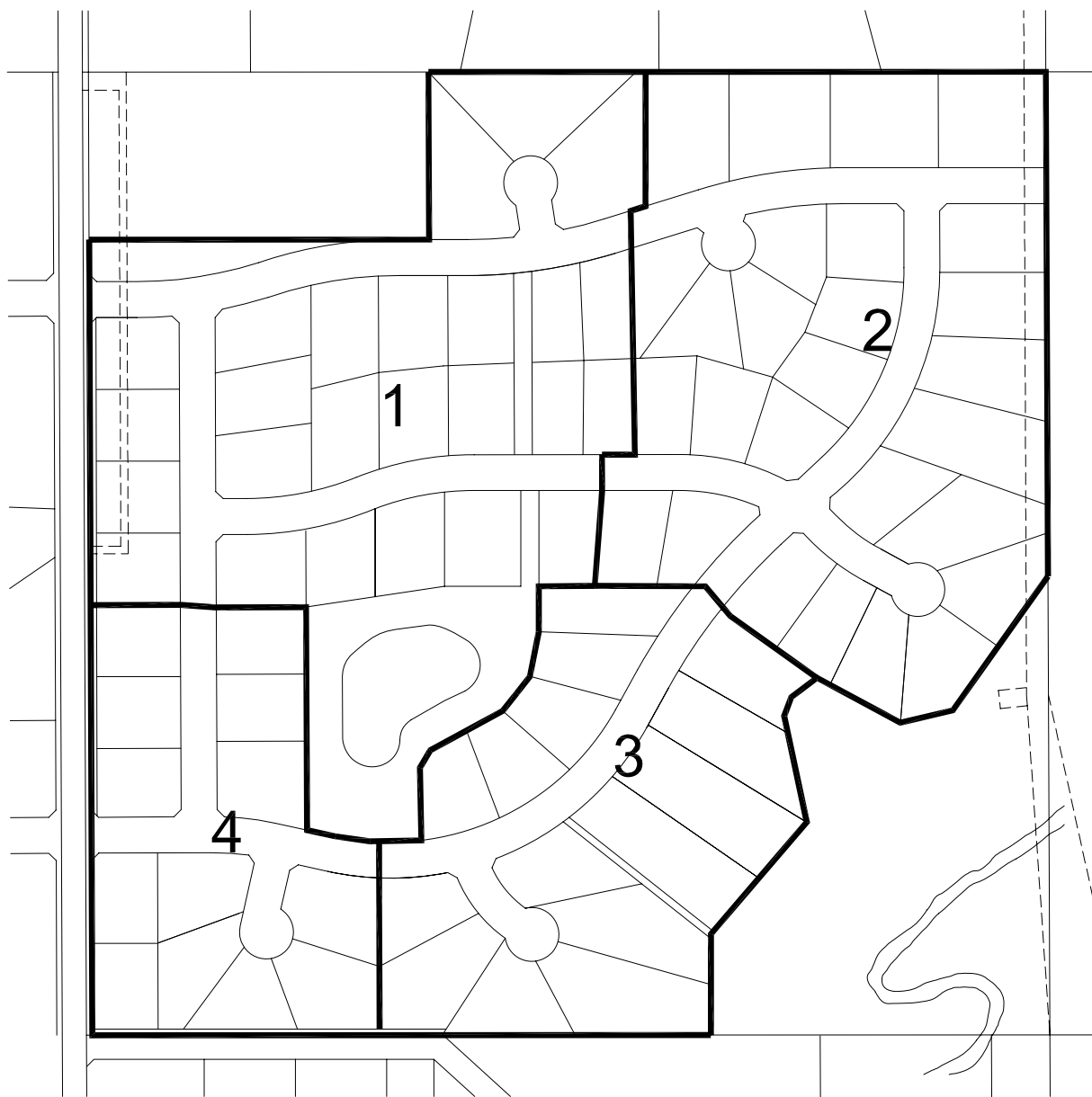
- 4.2.1 Proposed zoning for the Plan area is identified in Map 12. The area slated for residential development will be zoned under the Rural Estate (RE) District of the Land Use Bylaw. The Limited Institutional and Recreation (L-IR) District will continue to be applied to the church site. All zoning changes will be made in advance of subdivision approval.

### **4.3 Subdivision and Development**

- 4.3.1 The developer shall be required enter into development agreements with the County as a condition of subdivision approval. The matters to be included in these agreements will include but not be limited to the provision of roads and municipal services, and the payment of any applicable off-site levies.
- 4.3.2 Detailed engineering drawings and specifications for roads and storm drainage shall be prepared by the Developer's Engineer and approved by the County prior to subdivision approval on the subject lands. Approvals for the extension of water and sanitary sewer systems shall be obtained from Aquatera Utilities Ltd.
- 4.3.3 Where municipal infrastructure is developed that provides a benefit to lands outside of the plan area, the County will assist in collecting a portion of the costs of the infrastructure from the said lands that benefit from the infrastructure at the time the lands that benefit initiate subdivision or development activities.
- 4.3.4 Any applicable levies shall be collected at the time of subdivision.
- 4.3.5 As a result of the development of Taylor Estates in a heavily wooded area, it is necessary to address concerns relating to the prevention of fire and implementing measures to reduce fire risk. Although the development will be serviced with a municipal water system providing fire flows to County standards, additional fire protection measures<sup>5</sup> will be provided by the developer.

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<sup>5</sup> Source: "FireSmart: Protecting your Community from Wildfire (Second Edition)". Partners in Protection, July 2003.



## LEGEND

## TAYLOR ESTATES AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE NO. 1

1 DEVELOPMENT PHASE



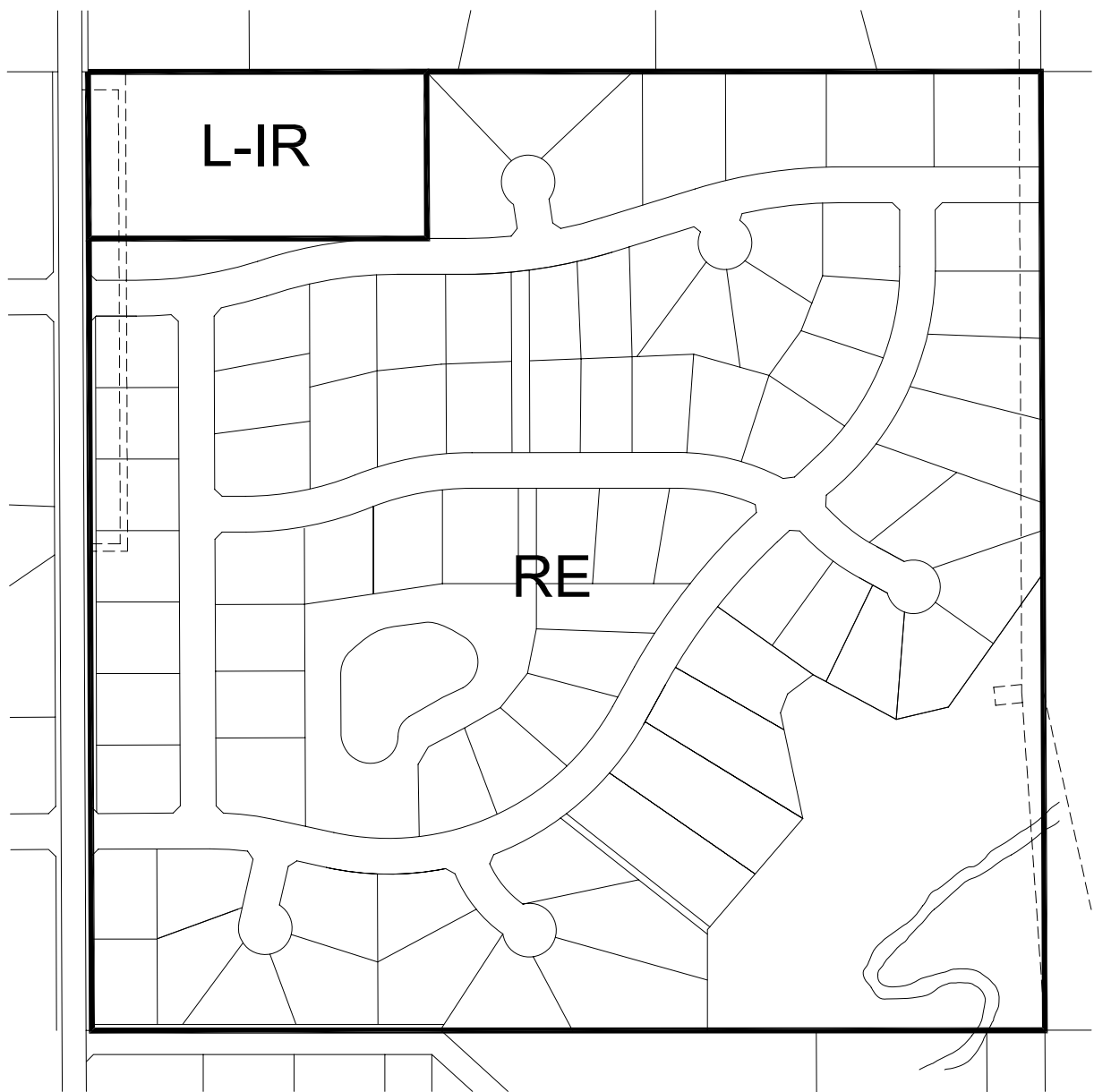
MAP 11 - PHASING

SCALE : N.T.S.

July 2005

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## LEGEND

## TAYLOR ESTATES AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE NO. 1

RE RURAL ESTATE

L-IR LIMITED INSTUTIONAL AND RECREATION



MAP 12 - ZONING

SCALE : N.T.S.

July 2005

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#### **4.4 Benefiting Areas**

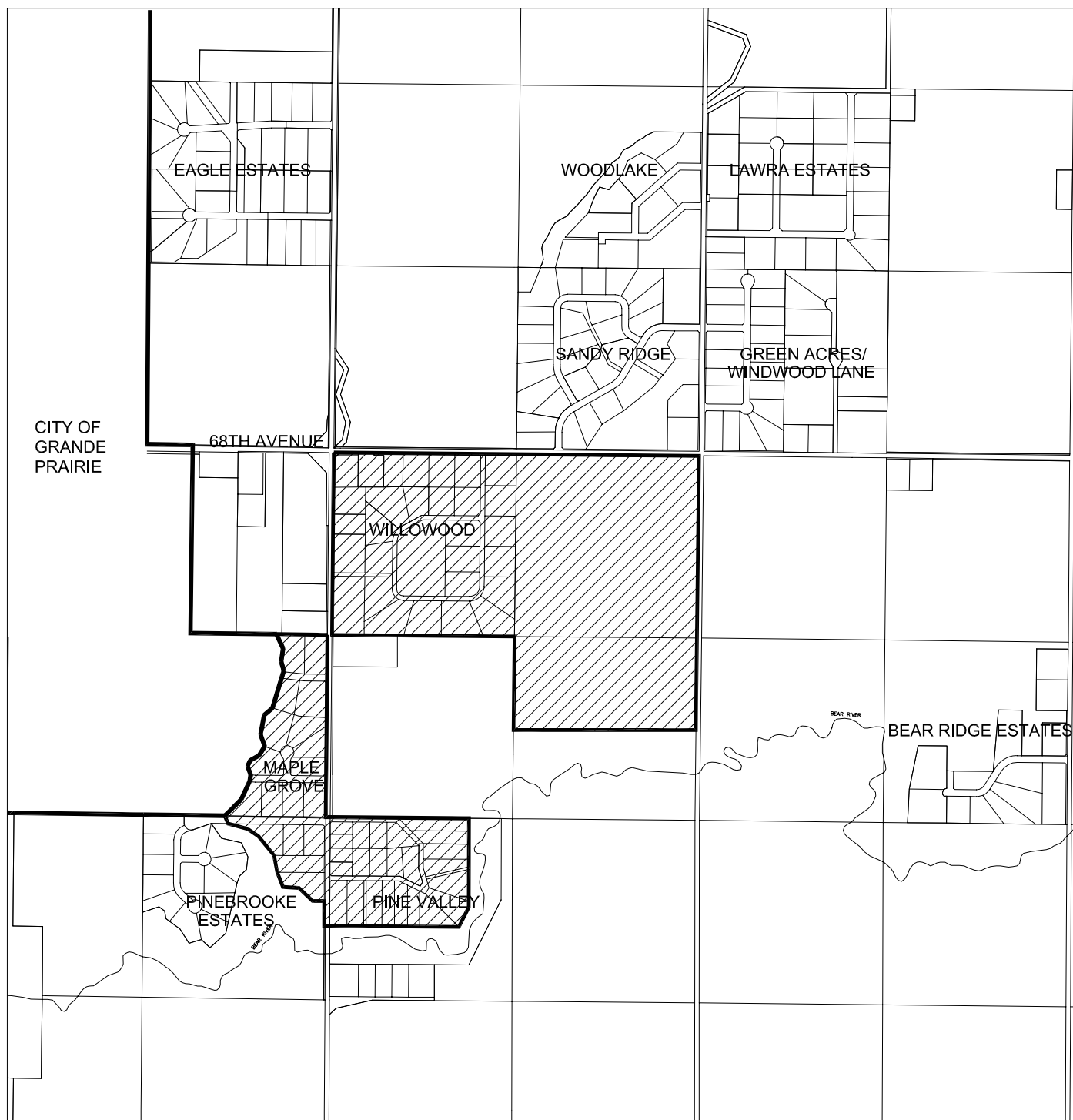
As noted in Sections 3.2 and 3.3, the proposed water and sanitary sewer systems will be designed and sized to meet the needs of existing and future developments in the area and conform to the requirements outlined in the Southeast Servicing Study. To achieve this, offsite and/or oversized infrastructure will be required. This infrastructure will benefit surrounding landowners.

Map 13 identifies the areas benefiting from oversizing of the sanitary sewer, while Map 14 illustrates the potential benefiting areas from the installation of a water supply main to the east boundary of the Plan area.

- 4.4.1 Whenever the Developer constructs municipal infrastructure that provides a benefit to lands outside of the Plan area, the County will endeavor to assist in collecting a portion of the costs of the infrastructure from said lands at the time of subdivision or the commencement of development activities.
- 4.4.2 The County will endeavor to assist in collection from each landowner who connects to the water supply main, or oversized sewer mains provided by the Developer. The endeavor to assist is payable once upon connection. The County will, however, continue to assist with the endeavor to assist until such time as the Developer receives the full pro-rated amount owing for the service capacity provided to the benefiting area for a period of up to ten years.

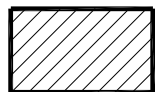
#### **4.5 Plan Amendments**

- 4.5.1 Minor revisions to the configuration of the Plan area that are required as a result of legal survey shall not warrant an amendment to this Plan.



## TAYLOR ESTATES AREA STRUCTURE PLAN

COUNTY OF GRANDE PRAIRIE NO. 1



BENEFITTING AREA

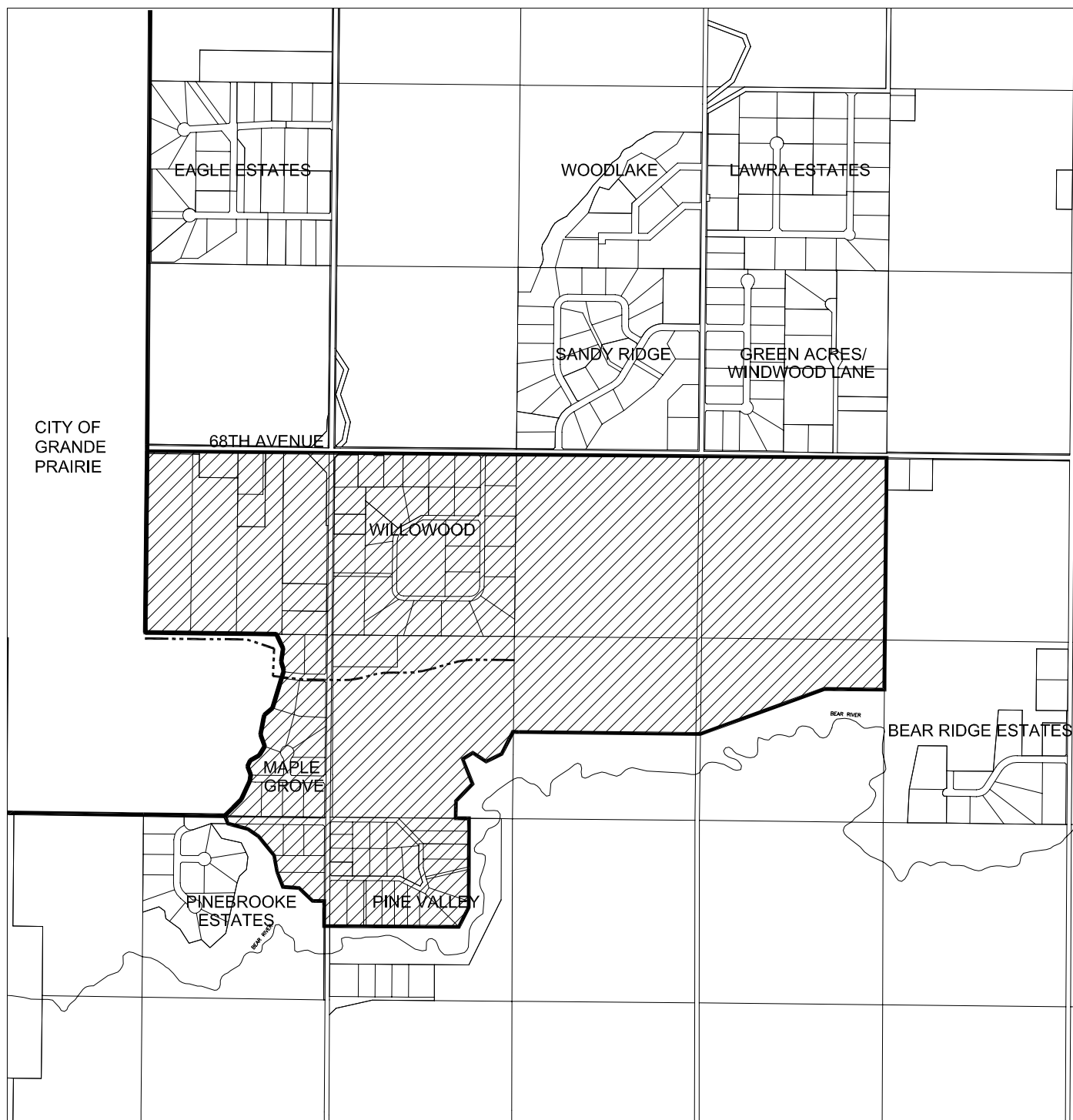
### MAP 13 - SANITARY SEWER OVERSIZING BENEFIT AREA

SCALE : N.T.S.

July 2005

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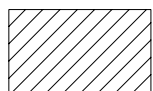
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## TAYLOR ESTATES AREA STRUCTURE PLAN

COUNTY OF GRANDE PRAIRIE NO. 1

----- WATER SUPPLY MAIN



BENEFITING AREA

MAP 14 - WATER SUPPLY  
MAIN BENEFITING AREA

SCALE : N.T.S.

July 2005

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