

**BY-LAW NO. 2733 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 adopt the attached Area Structure Plan for the East half of Section Twenty Nine (29), Township Seventy Two (72), Range Five (5), West of the Sixth Meridian.

WHEREAS the Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26. and amendments thereto, authorizes a Council to provide a framework for the subdivision and development of an area of land within the Municipality; and

WHEREAS the Council of the County of Grande Prairie No. 1 has properly notified the owners of land within the development area, pursuant to provisions of the Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26, and amendments thereto.


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

1. That this By-law shall be known as the **"CARRIAGE LANE ESTATES AREA STRUCTURE PLAN BY-LAW"**.
2. That the Carriage Lane Estates Area Structure Plan By-law shall provide the framework and policies for future development of the land described therein.
3. That the Carriage Lane Estates Area Structure Plan document is attached to this by-law as an appendix and forms part of this by-law.
4. That this by-law shall take effect on the date of its final passage by Council.

READ A FIRST, SECOND AND BY UNANIMOUS CONSENT OF ALL COUNCILLORS PRESENT, A THIRD AND FINAL TIME THIS 6 day of DECEMBER, A.D. 2004.



REEVE



COUNTY ADMINISTRATOR

Carriage Lane Estates
Area Structure Plan

Carriage Lane Estates Area Structure Plan

Grande Prairie, Alberta



- November 2004 -

FOCUS

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1.0 INTRODUCTION AND BACKGROUND

1.1 Forward

Strong economic growth in the entire Province of Alberta, including the Capital Region and northwestern Alberta, has created an increase in the demand for new housing in Grande Prairie. New housing choices are being sought and country residential development is among them. This option is not viable within the City of Grande Prairie; however, is most suitable in the County of Grande Prairie. This document will therefore set out development guidelines for a new country residential community in close proximity to the City of Grande Prairie, but in the County of Grande Prairie.

1.2 Purpose

The objective of the Carriage Lane Estates Area Structure Plan (ASP) is to provide a framework for development of a planned, residential area that encourages attractive, staged development, compatible with the urban areas to the east of the City of Grande Prairie and the rural areas in the County to the immediate west of the Plan area. The Plan is based on policy direction from the County of Grande Prairie Municipal Development Plan, the Grande Prairie Inter-municipal Development Plan and the County of Grande Prairie Land Use Bylaw. It will specify future land uses, residential density patterns, park and school requirements, major roadway alignments, transportation and utility requirements, and staging in accordance with the policies set out by the above documents.

The purpose of this document is to:

- Provide a comprehensive document outlining the planning and design goals for the Carriage Lane Estates Area Structure Plan;
- Provide a flexible framework that allows for response to changing market demands over time.
- Incorporate the design principles of contemporary urban planning into a rural area;
- Establish the objectives and principles to guide the location, intensity, and character of the land uses, and the circulation pattern;
- Detail the land use and transportation standards that will guide future development in the Plan area;
- Identify an extensive servicing and stormwater system for the Plan area.

Precise locations, sizes, shapes and numbers of use areas will be determined in subsequent, more detailed planning in the redistricting and subdivision stages, thereby adding to the Plan's flexibility for implementation.

1.3 Plan Area

The lands affected by this Area Structure Plan are located within the County of Grande Prairie No. 1, approximately 2 kilometers from the eastern city limit of the City of Grande Prairie (See Figure 1). The Plan area consists of 2 quarter sections of land identified as the east half of Section 29, Twp 71, Range 5, W6M and all of Lot 1, Plan 982 3736 approximately 129 hectares (See Figure 2). For the purposes of ensuring the long-term compatibility with adjacent lands and infrastructure, some preliminary planning has been completed for all of Section 29. However it is intended that the plan only apply to the east ½ of the section and the westerly ½ is for information only and subject to a different approval process as per the Intermunicipal Development Plan.

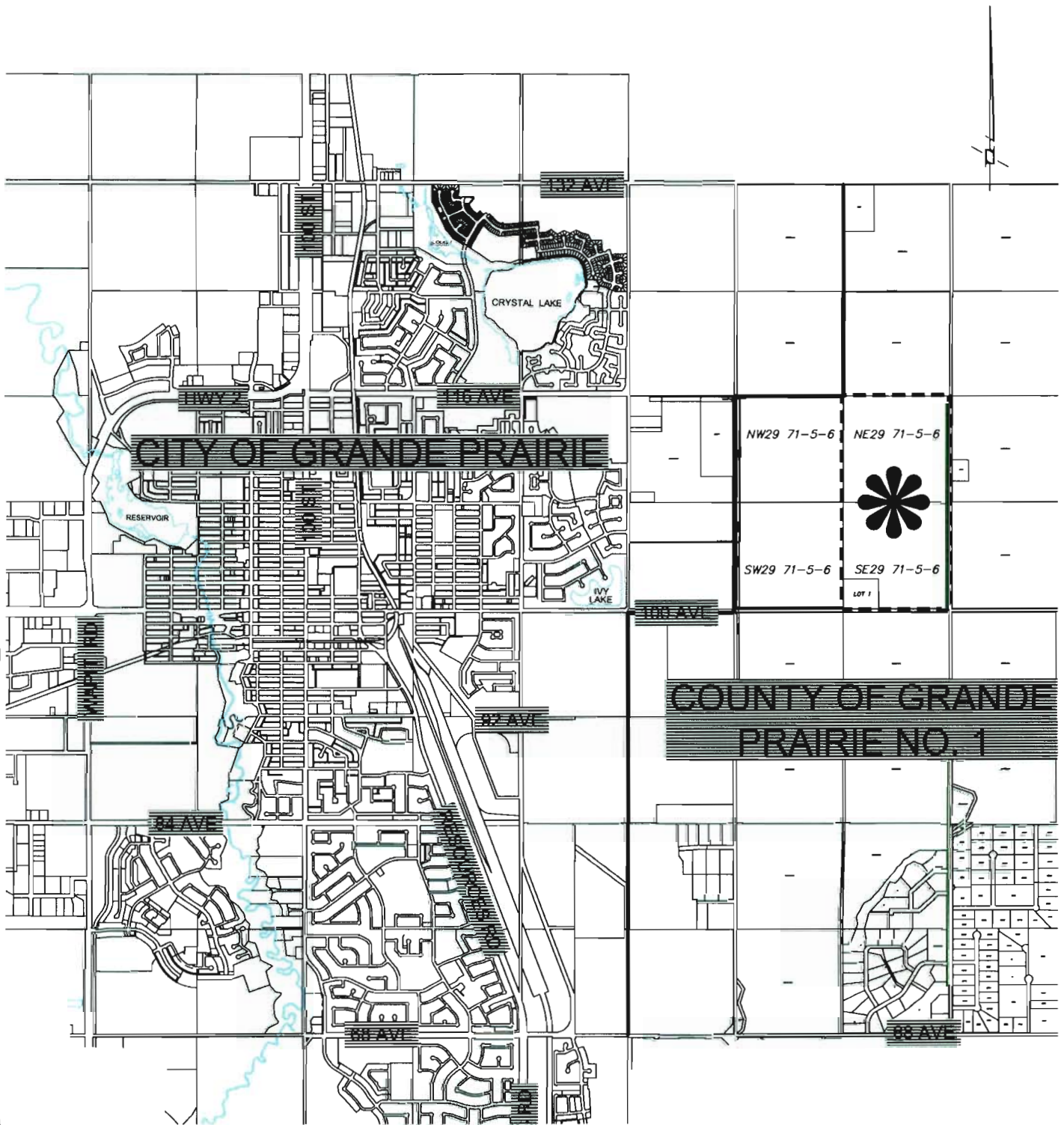
1.4 Land Ownership

Current ownership of the Plan Area is illustrated below:

Legal Description	Owner	Area (ha)
NE 29-71-5-W6M	Carriage Lane Developments (beneficial owner)	64.70
SE 29-71-5-W6M	Carriage Lane Developments (beneficial owner)	58.30
Lot 1, Plan 982 3736	The Money Stop Ltd.	5.94
Total		<u>128.94</u>

1.5 Adoption by Bylaw

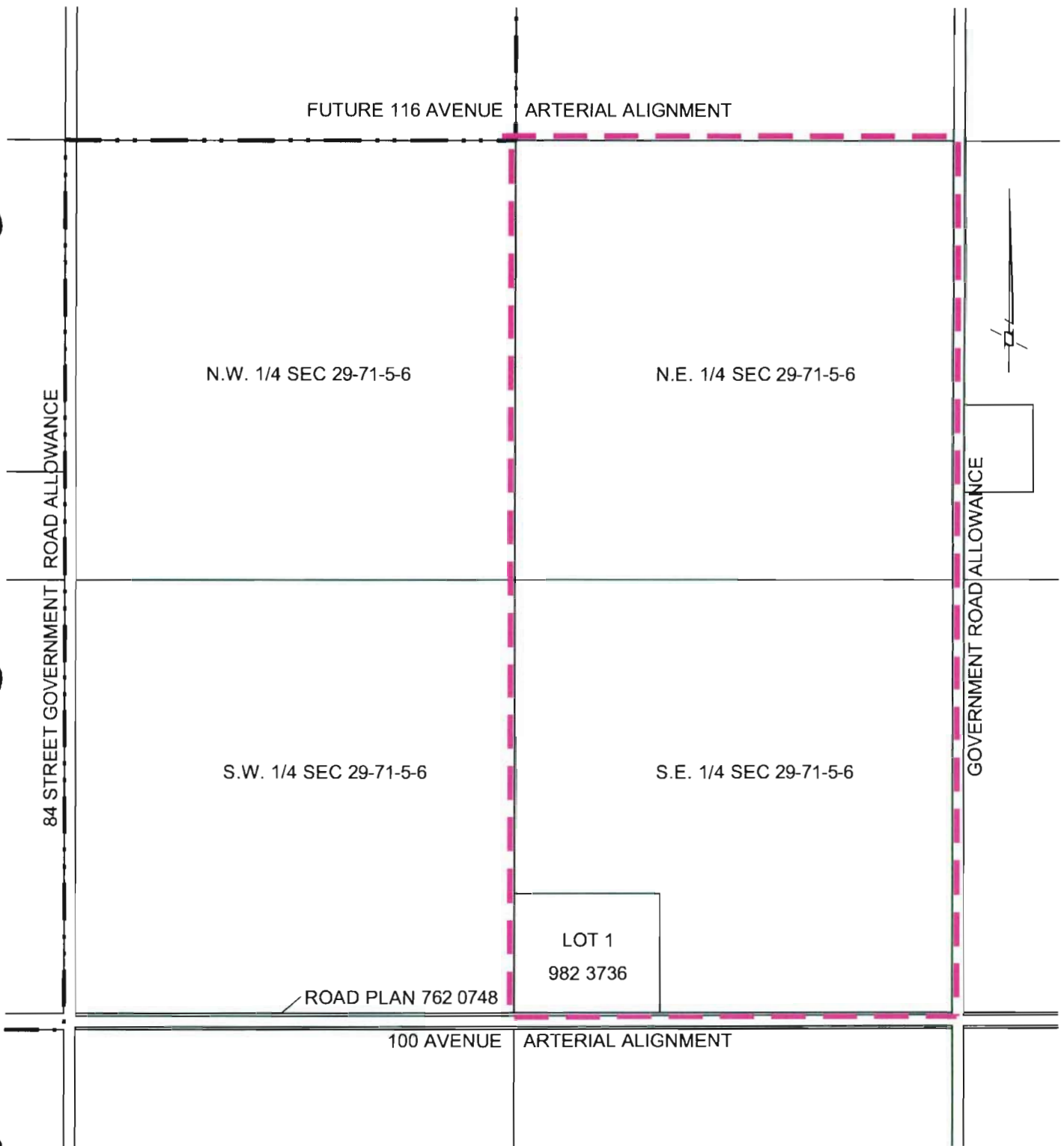
It is intended that the Area Structure Plan be adopted by bylaw by the County of Grande Prairie #1 and be known as the Carriage Lane Area Structure Plan. The plan will include all the lands identified in Section 1.4. It will be referred to in the plan as the planning area.



Location of Area Structure Plan

**CARRIAGE LANE ESTATES
AREA STRUCTURE PLAN
COUNTY OF GRANDE PRAIRIE NO. 1**

Figure 1
Location Plan



- - - Area Structure Plan Boundary
- . - Grande Prairie City Boundary

***CARRIAGE LANE ESTATES
AREA STRUCTURE PLAN
COUNTY OF GRANDE PRAIRIE NO. 1***

***Figure 2
Ownership Plan***

2.0 PHYSICAL FEATURES

2.1 General

In the preparation of the Carriage Land Estates Area Structure Plan, it was necessary to examine existing site conditions, inventory active influences, and identify opportunities and constraints, both natural and man-made. The identification and evaluation of those factors, including a review of the development strategy led to the selection and refinement of the concept for the Plan area.

2.2 Existing Land Use

Approximately 129 hectares of agricultural and treed land forms the Plan area. The lands are primarily vacant agricultural with a number of tree stands interspersed throughout the area (See Figure 3). An existing farmstead is located along the southwestern boundary. The lands are bordered by the 116 Avenue arterial road extension to the north and 100th Avenue arterial road to the south. The predominant land use in the surrounding area is agricultural, interspersed with pockets of country residential development.

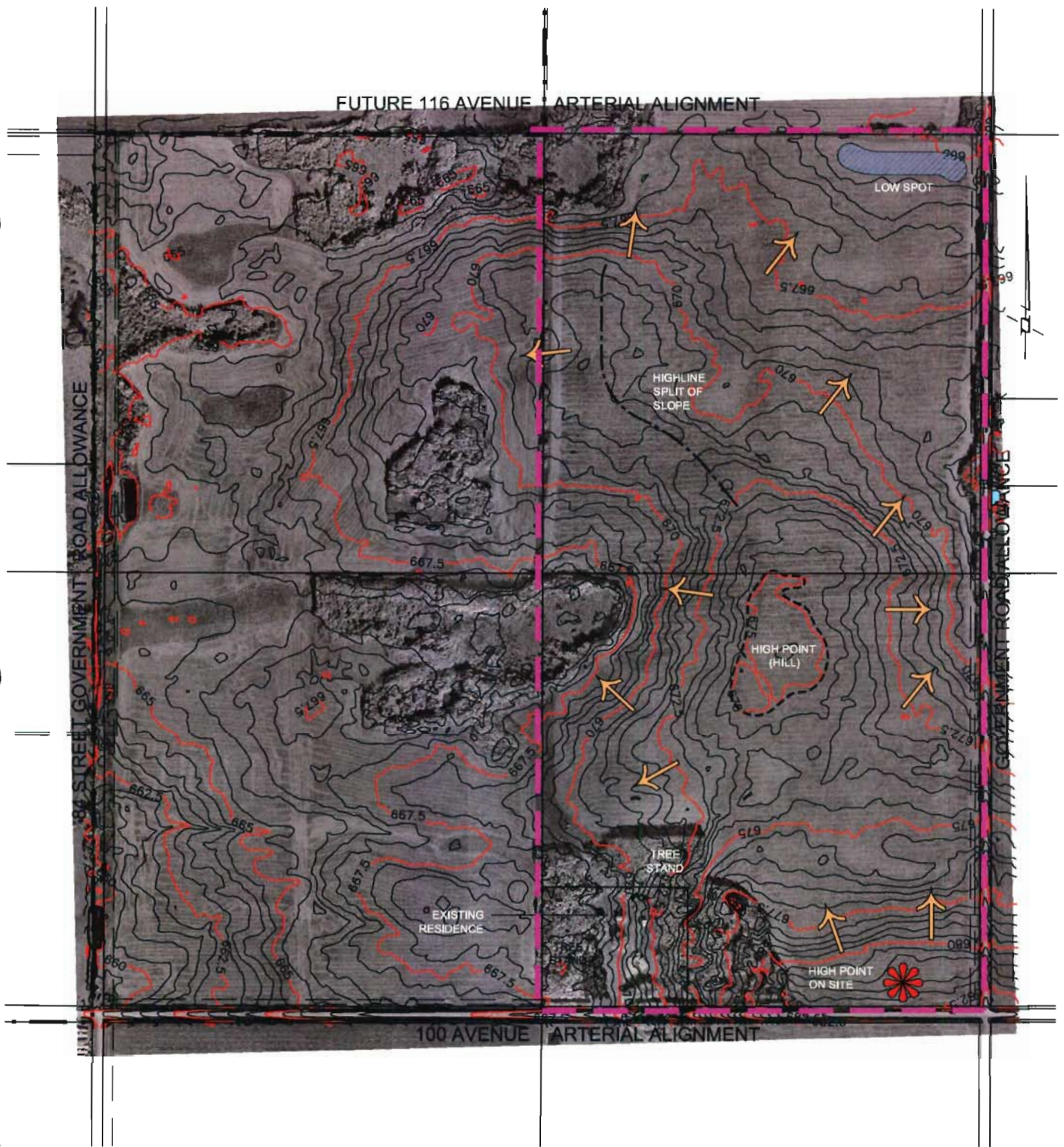
2.3 Historical Resources

Subject to Sections 28(2) and (3) of the Historical Resources Act, the Province owns all archaeological and paleontological resources. Municipalities are encouraged to contribute to the preservation of these resources.

In preparation of the Carriage Lane Estates Area Structure Plan, Bison Historical Services Ltd. conducted a Historical Resources Overview Assessment. Their report found no previously recorded historical sites or areas within the ASP region. The limited topographic and environmental variability indicates low potential for unrecorded heritage sites. Bison Historical Services recommends:

"The proposed Carriage Lane Estates will not impact any previously identified heritage resource sites. An examination of a 1:50,000 topographic map shows the terrain to be flat with no well-defined breaks in slope. The limited topographic and environmental variability indicates low potential for unrecorded heritage sites. A Historical Resources Impact Assessment is not recommended for the proposed Carriage Lane Estates residential development . . ."

The report has been submitted to Alberta Community Development and it is their recommendation that a Historical Resources Impact Assessment is not required.



- Area Structure Plan Boundary
- Grande Prairie City Boundary
- Direction of Slope
- ★ High Point on Site
- Low Spot on Site

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**CARRIAGE LANE ESTATES
AREA STRUCTURE PLAN
COUNTY OF GRANDE PRAIRIE NO. 1**

**Figure 3
Existing Conditions**

2.4 Soils

Soils in the Plan area have been evaluated using the soil survey of the Grande Prairie and Sturgeon Lake map sheets. The soils are classified as relatively thin, slightly calcareous, and light to medium textured deposits that overlie heavier textured deposits. The majority of the area consists of Peoria soils which are characterized as moderately well drained, with underlying heavier textured material that may restrict drainage. The south half of the Plan area is classified as a Belloy soil. In general, this class of soil may be imperfectly drained due to an impervious substratum. The area is considered to have good to very good arable soil.

2.5 Vegetation

In general, the Plan area consists of grasses and cultivated crops. The area also includes scattered bluffs of three natural tree stand areas. The native vegetation associated with the tree stands includes black poplar, aspen, willow and the occasional spruce.

The first tree stand is in the center of the western border of the Plan area and is roughly 2.8 hectares in size. This area is in an existing low area and will be suitable for a stormwater management facility.

The second tree stand area is located in the extreme northwest corner of the plan area comprising 2.35 hectares. This stand is of limited natural significance and will not be retained.

The third tree stand is located in the southwest corner of the Plan surrounding an existing farmstead property.

2.6 Topography

The ASP area is characterized by gently rolling topography, with elevation differences of approximately 20 meters between the high point on site at the extreme southeast corner and the low spot at the extreme northeast corner (See Figure 4).

The crest of the slope occurs along a north-south line near the westerly boundary of the NE¼. The elevations gradually decrease from this point towards the northeast area low spot with a grade decrease of approximately 10 meters. The natural topography of this feature will be incorporated into the design of the area.

A second high point is located in the approximate geographical center of the Plan Area. This point is a gradually sloping area, approximately 2 hectares in size, with a maximum elevation of 10 meters above the low point of the Plan.

3.0 POLICY FACTORS INFLUENCING THE PLAN

This Area Structure Plan provides the overall policy framework for the development of the area. The document has been prepared in accordance with Section 633 of the Municipal Government Act, the County of Grande Prairie No. 1 Municipal Development Plan, the City of Grande Prairie/County of Grande Prairie Intermunicipal Development Plan, and the County of Grande Prairie Land Use Bylaw 2680. The recognition of the role and potential impact of existing policies and statutory plans has been analyzed and summarized below.

3.1 County of Grande Prairie No. 1 Municipal Development Plan

The County of Grande Prairie No. 1 Municipal Development Plan as amended, was adopted in April 1998 as Bylaw 2360. In conjunction with the Intermunicipal Development Plan, it provides the general policy framework to guide municipal development of industrial parks, hamlets, highway commercial subdivisions, "or any other major development where such a plan would assist the County in making planning decisions." There are no pre-existing Area Structure Plans for the Plan area and thus the Municipal Development Plan will guide the policy framework of this document. The County of Grande Prairie Municipal Development Plan identifies the subject lands as Country Residential, and falling within the area identified as the Intermunicipal Development Plan.

The Municipal Development Plan was amended in 2004 to enable the development as proposed. Specifically, Policy 7.10 states, "the County will allow subdivisions and developments to be serviced with water and sewerage systems provided by urban municipalities located within the County. Subdivisions and development proposing to utilize such an arrangement must be prepared to accept the terms and conditions imposed by the urban municipality for the extension of the services into the County."

Further Policy 7.15 states "Serviced Country residential development may be developed at densities of up to 10 units per hectare." The proposal while not approaching these densities is certainly consistent with approach identified in the Municipal Development Plan.

3.2 Intermunicipal Development Plan

The Plan area is identified as a referral area within the Intermunicipal Development Plan, adopted by the County of Grande Prairie No. 1 in February 2001 as Bylaw 2522. This referral area encompasses an approximate 1-mile radius surrounding the City of Grande Prairie and the following policies are relevant:

Policy 5.1(c) "Provision is made for a "referral Area" which includes those lands located immediately adjacent to the Plan Area boundary described above. This generally corresponds to a 1.0-mile buffer around the City's existing boundaries including newly annexed areas, as well as those lands located within the City that

are adjacent to County lands. The purpose of this Referral Area is to ensure that both municipalities are advised of proposed development applications that may be of mutual interest, and that development does not occur that may be considered to have a detrimental impact on their long-term interests.”

Policy 7.3.3 “The County will circulate the following to the City for information if the proposal affects lands that are located in the County and identified as a Referral Area:

- a) Statutory Plans (including drafts) and amendments thereto.
- b) Land Use Bylaws (including drafts) and amendments thereto.
- c) Non-statutory plans (including drafts).

These applications are to be circulated for information purposes only. It is not intended that they be subjected to the dispute resolution process . . . “

The City of Grande Prairie had no objections.

3.3 County of Grande Prairie Land Use Bylaw #2680

Carriage Lane Estates is currently designated as Urban Reserve Residential (UR-R) in the County of Grande Prairie Land Use Bylaw. Current market conditions have created a demand for quality estate and country residential communities. A concurrent application to redistrict the Plan area to Rural Estate (RE) and Residential Condominium (RC) Districts will be submitted with this Area Structure Plan.

4.0 GOALS AND OBJECTIVES

The Carriage Lane Estates Area Structure Plan will provide the overall policy framework and objectives for the development of the area.

The recognition of the potential role of the development area as a fringe area between the urban structure of the City of Grande Prairie and the rural areas of the County of Grande Prairie No. 1, leads to the formulation of a number of objectives that should guide the development of the area.

4.1 Overall Objectives

- To conserve and optimize the use of the natural environment through the sensitive integration of development with natural features.
- To preserve any significant viewpoints and vistas and other significant views provided by the area.
- To provide effective services to the standards of the County of Grande Prairie.
- To provide a safe community in which people can live.
- To create a flexible planning concept in order to stimulate innovative residential planning and design.
- To encourage energy efficiency in planning, wherever possible, with the use of proper site orientation, grading techniques, and use of vegetation.
- To allow for economical, phased development at the earliest practical date consistent with County policies and market demands.
- To integrate the development of Carriage Lane Estates with the future urban-style development to the immediate west.

4.2 Residential Objectives

- To provide for a planned, Rural Estate development.
- To provide for the possible development of a range of land uses including two medium density residential developments.
- To create an attractive residential community, which will accommodate approximately 2,200 new residents.

- To develop a country residential community with a minimum lot size of 1/3 acre.
- To conform to neighbourhood planning requirements utilizing a combination of urban and rural design principles.
- To provide for a planned community in a rural setting with the benefits of urban level servicing.

4.3 School Objectives

- To ensure efficient school accessibility for the residents of the area.
- To recognize the potential for a future elementary school within Section 29-71-5-W6M, adjacent to but outside of the Plan area.

4.4 Open Space/Park and Municipal Reserve

- To meet the park/open space requirements of future residents.
- To recognize the statutory requirements of the Municipal Government Act by providing 10% of the Plan area as Municipal Reserve in the form of land or money in lieu of land or a combination thereof.
- To recognize the open characteristics of the country residential development and re-allocate the land reserve requirement westward.
- To develop the open space lands to meet County needs and County Standards.
- To ensure retention of existing tree stands wherever possible.
- To incorporate naturalized and open space areas surrounding the stormwater management facilities.

4.5 Transportation Objectives

- To provide for safe and convenient access for vehicles and pedestrians within the planning area.
- To provide all roads to County standards and access to arterial roads surrounding the area.
- To provide traffic islands for use as focal points and traffic calming devices where necessary.

- To provide opportunities for future trail linkages with surrounding residential neighbourhoods.

4.6 Utility Objectives

- To provide a municipal standard servicing system in a rural development context.
- To utilize stormwater retention and detention facilities into the plan as amenity areas whenever practical.
- To recognize and accommodate existing and future underground utilities.

5.0 DEVELOPMENT CONCEPT

The proposed development concept for Carriage Lane Estates is illustrated in Figure 5. The intent of this plan is to provide a generalized land use concept that will be subject to further refinement at the time of subdivision and survey.

The general intent of the Plan is to create a country residential feel for the area by integrating aspects of the natural environment, rural road standards and incorporating such geographical features as existing hills, tree stands, and low-lying areas to both satisfy planning objectives and enhance the country feel of the neighbourhood.

5.1 Residential

The majority of the Plan area is proposed for estate residential development with an average lot size of $\frac{1}{3}$ to $\frac{1}{2}$ acre. It is estimated that this lot size will yield approximately 470 estate-style homes that will accommodate approximately 1,600 residents, assuming a density of 3.2 persons per single-family unit. The estate residential concept will be enhanced by compatible choices in such items as street lighting, mailboxes, entrance theme, and landscaping.

The proposed medium density residential sites are located in the northwest corner of the Plan area. The total area of both sites is 7.4 hectares and will yield approximately 220 units, resulting in an additional 600 residents. Both sites will be developed into Semi-Detached Condominium Units. The location offers a transitional land use between the rural estate district and the future single family development that will occur to the west of this Plan area and is appropriately situated at the north entrance to the neighbourhood.

- 5.1.1 The majority of land in the plan area will be zoned as Rural Estate (RE) District. Any increase in density below the minimum standards in this district will require an additional land use bylaw amendment and amendment to the area structure plan.
- 5.1.2 Provision will be made for medium density housing in the plan area. Should market conditions change the requirement for the housing style and type, the change shall be accommodated through a land use bylaw amendment.
- 5.1.3 All residential development will be provided with municipal services.

5.2 Schools

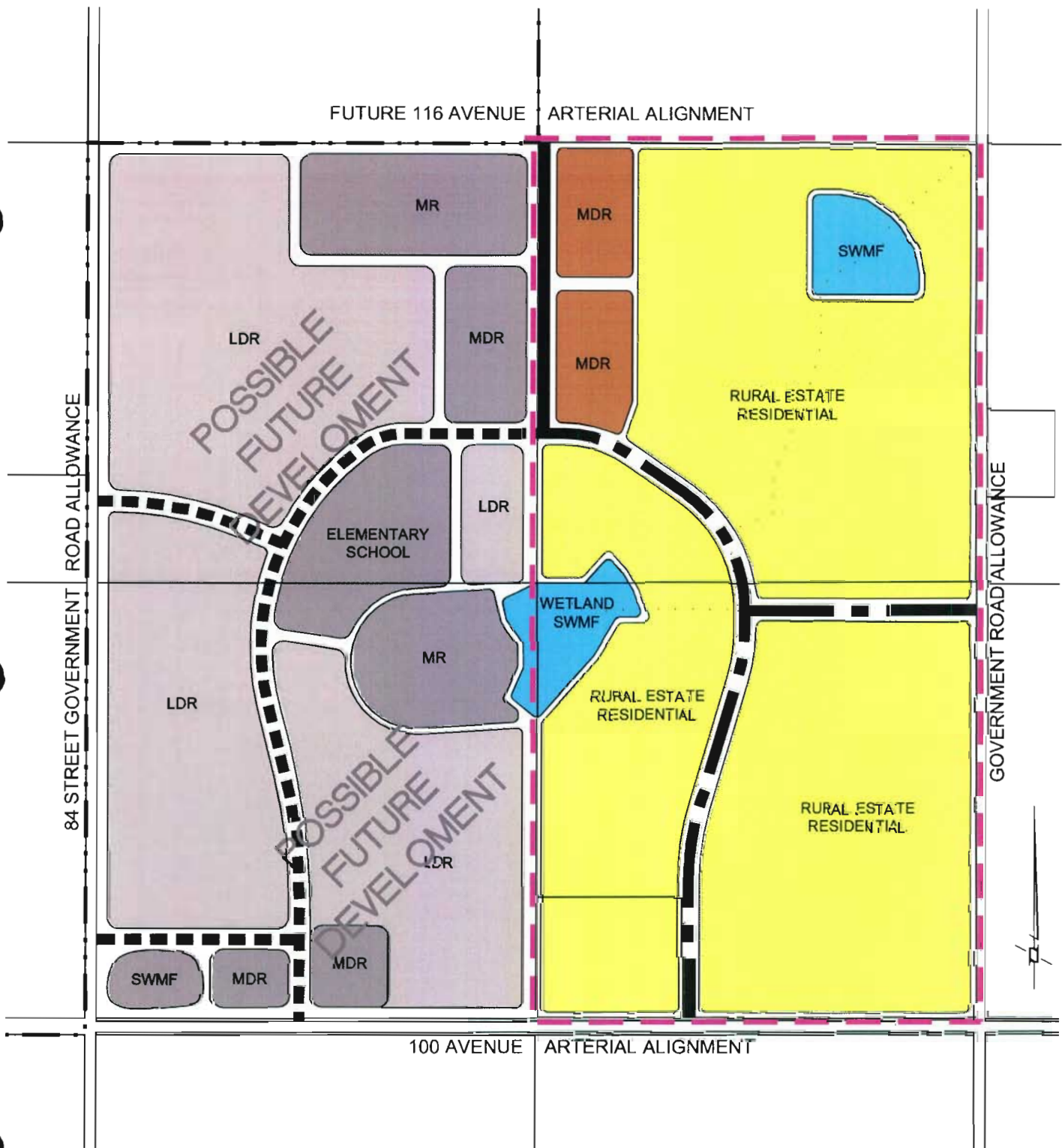
It is estimated that 690 households will be established in the area. Based on current yields, this will result in approximately 395 new elementary students. An elementary school site to service the Plan area may be provided for in the future development of the lands to the immediate west. Interim busing of students will be necessary (See Figure 5). Middle school and high school students will also be bused to schools in the City of Grande Prairie or other locations deemed appropriate by the relevant school boards.

It is not expected that a school site will be required within the planning area. However, municipal reserve owing from the planning area may be deferred to another area to provide suitable areas for school sites.

5.3 Open Space and Municipal Reserve

The Plan area will include a stormwater management facility which will be incorporated with a naturalized wetland area located central to the Plan area and future development to the west. A second stormwater management facility will be located in a naturally low-lying area in the northeast corner of the Plan area and may be developed into a naturalized feature which will serve as an amenity to the surrounding lots. There will be pedestrian linkages between the amenity facilities of the Plan area which in turn will link up with surrounding residential neighbourhoods (See Figure 5). Municipal reserve requirements will be dedicated around the stormwater ponds with pedestrian walkways. The exact calculation of municipal reserve to be dedicated surrounding the stormwater ponds will be determined at the subdivision stage. The balance owing of municipal reserve will be paid as cash in lieu to the County of Grande Prairie.

- 5.3.1 Land above the 1:100 floodplain around any stormwater management facility may be considered as part of the Municipal Reserve contribution from the plan area provided the area is developed and serves as a municipal recreation area.
- 5.3.2 Other lands may be dedicated as municipal reserve for the purposes of providing parks and playgrounds within the plan area. The need and location and size will be determined at the time of subdivision.
- 5.3.3 Outstanding municipal reserve requirements may be deferred to other lands or taken as cash-in lieu at the discretion of the County of Grande Prairie #1.
- 5.3.4 Trails and pedestrian linkages may be considered as part of the municipal reserve contribution if designated as such in any subdivision plan.
- 5.3.5 The developer will be responsible for building any trails or pedestrian linkages to County standards.



- Area Structure Plan Boundary
- Grande Prairie City Boundary
- Estate Country Residential
- Medium Density Residential
- Pedestrian Linkage
- S.W.M.F.

**CARRIAGE LANE ESTATES
AREA STRUCTURE PLAN
COUNTY OF GRANDE PRAIRIE NO. 1**

**Figure 5
Proposed Land Use Concept Plan**

6.0 SERVICING CONCEPT

Servicing for the Area Structure Plan area will be undertaken in accordance with the County of Grande Prairie No. 1 standards and good engineering practices. Logical extension of services will be undertaken as the market warrants. (See Figure 6) All servicing should be consistent with the "Areas Southeast of City of Grande Prairie Servicing Study report prepared for Aquatera Utilities Ltd.

6.1 Sanitary Sewerage

Sanitary servicing will be provided through a low-pressure collection system and a sanitary trunk force main. The low-pressure collection system will consist of individually owned septic tanks and pumps, each discharging into a collection system within each subdivision. The collection system piping will range in size from 75mm to 150mm, subject to detailed design.

Each subdivision will connect to the trunk force main. The proposed alignment would run from the Plan Area south along the 84 Street corridor to the lift station #3 at 60th Avenue. The line will continue west along 60th Avenue and connect to the existing 88th Street trunk sewer in Countryside South.

Discharge of sewage from LS#3 to the existing 88 Street Trunk Sewer will be during off-peak times only. Real time control and monitoring is to be provided in the lift station and receiving sewer.

A policy will be required to implement this levy. This policy would be developed in conjunction with the detailed engineering design and implemented through the development agreements process.

- 6.1.1 All development will be connected to a municipal sanitary wastewater system.
- 6.1.2 The municipal sanitary wastewater system will be developed as indicated in this plan and as shown on Figure . The developer will be responsible for the construction of the system.
- 6.1.3 Detailed engineering designs will be submitted at the time of subdivision for approval by the appropriate authorities.
- 6.1.4 Where a developer "front-ends" or provides infrastructure that will benefit other lands, the County will work with the developer to determine an appropriate "endeavor to assist" agreement. This will be implemented through a development agreement.
- 6.1.5 The system will be designed to accommodate the servicing of other lands outside the plan area.

6.2 Storm Water Drainage

Two stormwater management facilities are proposed for the Plan Area: one in the geographical low spot in the northeast corner; the second in the centre of the western boundary. Rural standard drainage ditches will be used to direct stormwater flows to these areas subject to a stormwater management study. The ponds will be developed as either wet or dry ponds and may incorporate naturalized features. Details of the pond sizing will be confirmed at the detailed design stage.

- 6.2.1 Stormwater management will be provided in the planning area. A stormwater management plan for the plan area will be provided to the County as part of the 1st phase of subdivision planning.
- 6.2.2 Stormwater management will be provided in accordance with the stormwater management plan and as approved by the County of Grande Prairie #1.
- 6.2.3 Stormwater management will address both water quantities that will be generated from the area and stormwater water quality.
- 6.2.4

6.3 Water Servicing

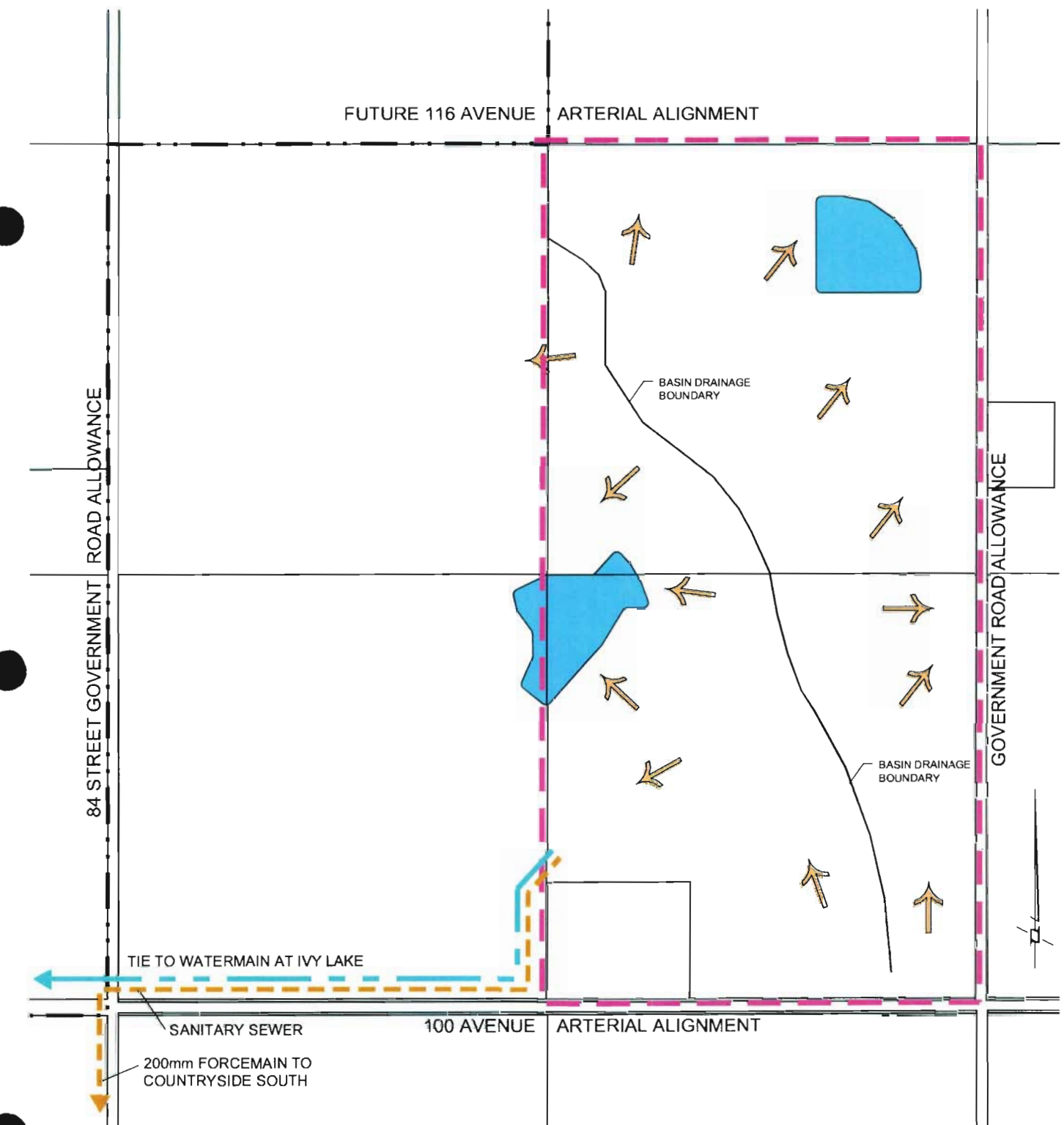
The proposed watermain will be extended from the existing system located south of Ivy Lake in the City of Grande Prairie. It is anticipated at this time that domestic flows and pressures will be provided through the water main. The final determination between domestic flows and a trickle system will be made during detailed design of the first stage of development. In either case, the long-term water system will be designed for the provision domestic fire protection. Details of the watermain sizing will be determined at the detailed design stage. As the long-term goal of the County is to provide a flow of 95 l/s to residential areas, the system will be designed with the ability to provide this flow in the future.

With the design of the first stage, water demand for the two existing mobile home parks located south of 100 Avenue will be considered. Additional lands that may be considered for servicing as indicated in the Municipal Development Plan will be reviewed through the development agreement and design of the first stage. The lands located within the North half of Section 20 could be serviced through this connection. If this were to occur, a levy to recover the cost of the water main trunk should be implemented. As the costs could change significantly for a trickle system versus a domestic system, the approximate levy has not been calculated.

- 6.3.1 All development will be provided with a municipal water system.
- 6.3.2 Detailed engineering requirements will be submitted to the County along with the 1st phase of subdivision.
- 6.3.3 The water system will be oversized to provide opportunities to other lands outside the planning area.
- 6.3.4 Where oversizing is required, the County will work with the developer to recapture any costs from other lands that might benefit as a result of the

infrastructure improvements. The "endeavor to assist" will be negotiated at the time of a development agreement.

- 6.3.5 The long-term goal of the County is to provide water pressure at a minimum of 95 lps. Interim measures allowing for a lesser standard may be allowed provided that the interim system does not compromise the long-term objective.
- 6.3.6 A 300mm diameter water line must be extended from the connection point in the City of Grande Prairie to 84th Street.



- Area Structure Plan Boundary
- Grande Prairie City Boundary
- Stormwater Management Facilities
- Direction of Drainage
- Proposed Watermain
- Proposed Sanitary Sewer

CARRIAGE LANE ESTATES
AREA STRUCTURE PLAN
COUNTY OF GRANDE PRAIRIE NO. 1

Figure 6
Proposed Servicing Plan

7.0 TRANSPORTATION

7.1 Vehicular Access and Circulation

The Plan Area is bordered on the north by the future extension of 116 Avenue and on the south by 100th Avenue, both of which are arterial roads connecting directly to the City of Grande Prairie to the west. These roads will be developed within a 50-metre right of way. As the development will move from south to north, improvements to 100th Avenue will be made first and to 116th Avenue at a later date.

The eastern boundary will be defined by a major collector road (Range Road 54) that will serve to connect the north and south areas of the plan and provide for convenient vehicle circulation. (See Figure 7). Improvements to the collector road will be required. The timing of the improvements will be at the discretion of the County of Grande Prairie #1 and will include upgrading to a paved standard.

Internal vehicle circulation will be accommodated by a looped road system. The first half of the loop will be staged as development progresses in the Plan area. The second half of the loop will be defined with a subsequent ASP to the west. The main interior looped roads will be developed to a collector standard including pavement.

All other internal roads will be constructed and paved in accordance with County specifications to County road standards.

- 7.1.1 Detailed engineering and road designs for interior and exterior road improvements will be submitted with the 1st phase of subdivision.
- 7.1.2 All required improvements to 100th Avenue to accommodate the subdivision will be borne by the developers. All improvements must be to the satisfaction of the County of Grande Prairie and within TAC guidelines.
- 7.1.3 To accommodate the future development of 100th Avenue up to 50 metres of right-of-way may be required based on design cross-sections. The Developer will provide sufficient land to accommodate the ultimate design.
- 7.1.4 For internal collector roads, up to a 30 metre of right-of-way may be required based on detailed design cross-sections. The roads will have a 9 metre paved carriageway.
- 7.1.5 For all other interior roads, up to 30 of right-of-way may be required based on detailed design cross-sections with a 9 metre paved carriageway
- 7.1.6 For Range Road 54, up to 50 metres of right-of-way may be required based on detailed design cross-sections. The developer will be responsible for all improvements at the request of the County.
- 7.1.7 The planning area will be subject to a transportation levy as determined by the County.

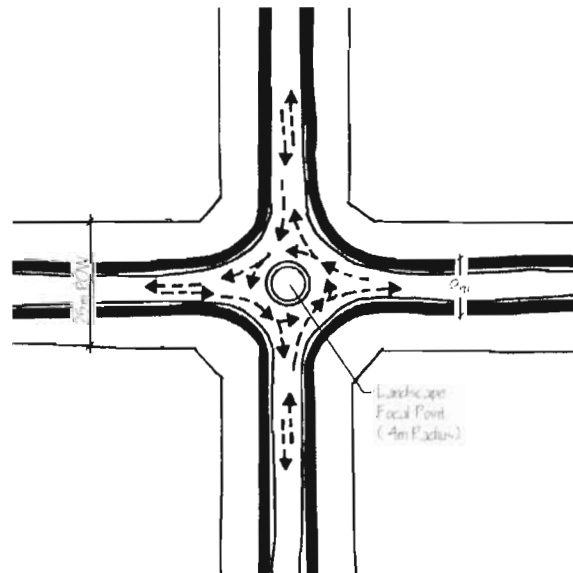
7.2 Pedestrian Circulation

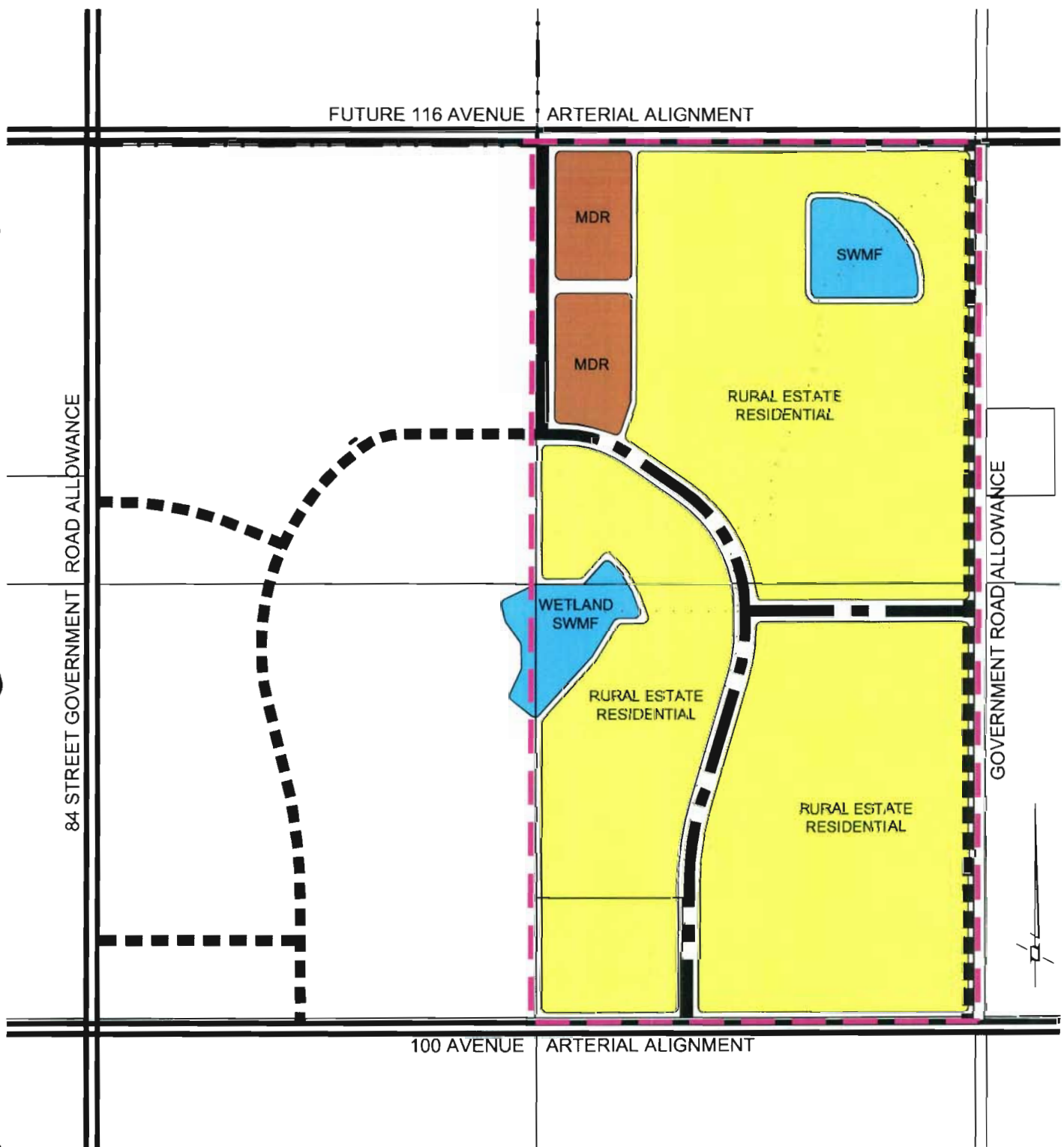
Pedestrian circulation will be accommodated through trails in both the north and south half of the Plan which connect the centralized wetland area to the two surrounding arterial roads. (See Figure 7). These pedestrian walkways will link up with surrounding neighbourhoods and the City of Grande Prairie.

7.2.1 Trail systems will be developed in the plan area. All trails will be provided by the developer to County standards.

7.3 Traffic Circles

Traffic circles will be utilized at key intersections within the Plan area and will be developed in such a way as to harmonize with the surrounding country theme of the community.





- Area Structure Plan Boundary
- Grande Prairie City Boundary
- Arterial Road
- Urban Collector Road
- Future Urban Collector Road
- Pedestrian Linkage
- Rural Local Road

**CARRIAGE LANE ESTATES
AREA STRUCTURE PLAN
COUNTY OF GRANDE PRAIRIE NO. 1**

**Figure 7
Proposed Transportation Plan**

8.0 IMPLEMENTATION

Pursuant to the provisions of Section 633(1) of the Municipal Government Act, RSA 2000 as amended, the County of Grande Prairie No. 1 shall adopt this ASP as the Carriage Lane Estates Area Structure Plan. In order to comply with the Land Use Bylaw, a redistricting application will be submitted concurrently to change the district from Urban Reserve Residential (UR-R) to a residential district consisting of Rural Estate (RE) and the Medium Density Residential (MDR) uses. All subdivision and development within the area shall be in accordance with the provisions and policies of this ASP.

Council may, from time to time, choose to amend this ASP. As part of the amendment process, the required public hearing process will ensure that the continued input of the landowners and residents is considered.

8.1 Staging

- 8.1.1 The proposed timing of development in the Plan area will be dependent on market conditions and the logical extension of municipal services. The overall proposed Staging will be from south to north generally as illustrated in Figure 8. Within each stage, several phases will be developed. Details of the exact extent of each phase will be determined as this project proceeds.
- 8.1.2 It is expected that the existing country residential parcel will be incorporated into the overall design of the area. To this end a "concept" plan has been prepared for the 10 acres. As the ownership is separate from the majority of the quarter section, the timing of development on the land will be determined by that owner.

8.2 Subdivision and Amendments to the Land Use Bylaw

- 8.2.1 A proposed Land Use for the Area is identified in Figure 8. Subdivision and land use amendments will be undertaken as part of the normal development process in stages as market demands. It is expected that all land in the SE quarter section will be zoned as the first stage. This includes the existing country residential parcel on the quarter.

8.3 Endeavors to Assist

- 8.3.1 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. This will be negotiated at the time of the development agreements.

- 8.3.2 The efforts to collect costs from benefiting areas will expire within 20 years of the initial approval of this plan.

8.4 Levies

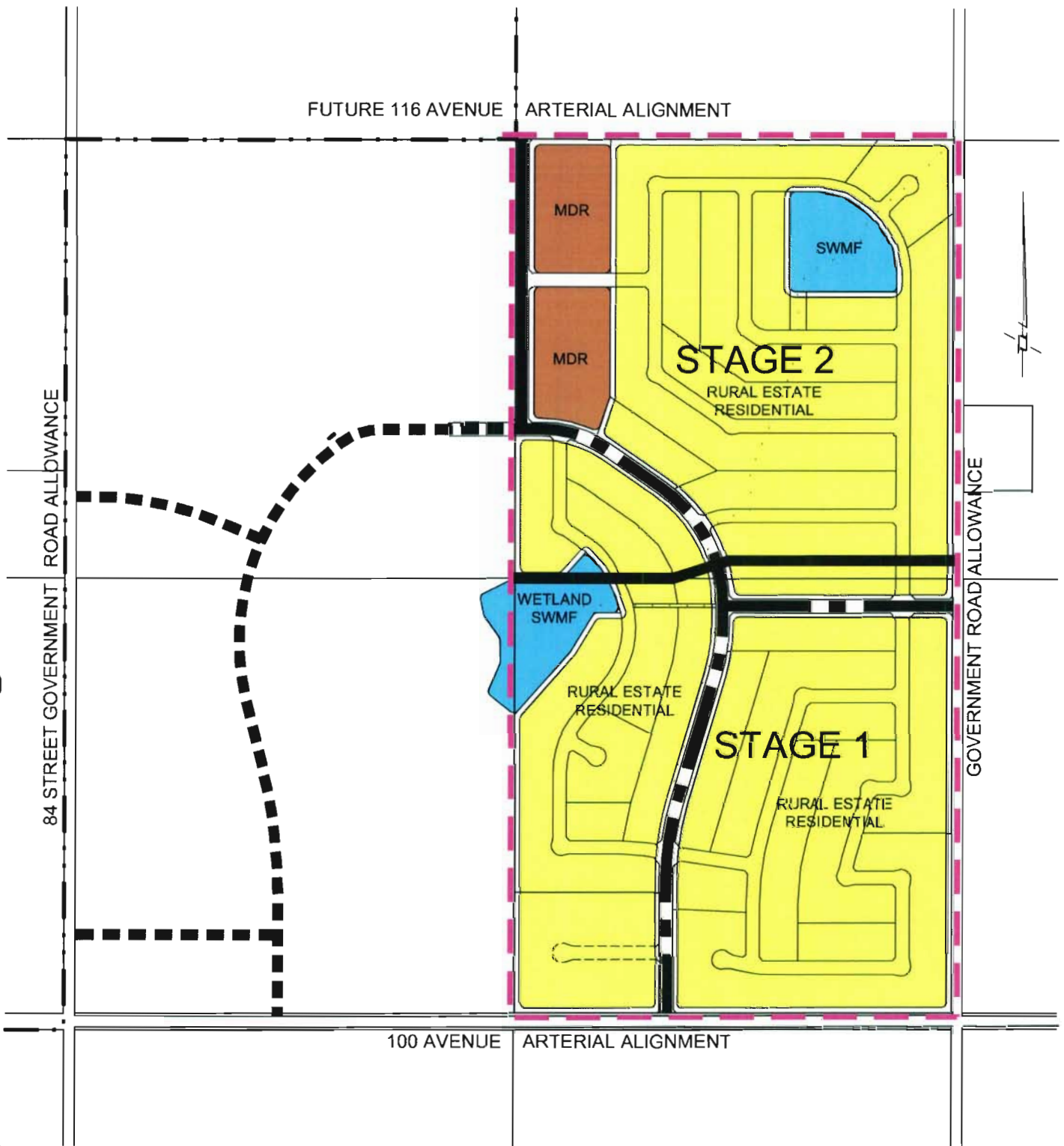
- 8.4.1 All levies attributed to the Plan area shall be collected at the time of subdivision and will be based on the area contained within the subdivision application. In addition to the levies, developers may be required to pay a connection fee to Aquatera Utilities Inc.

8.5 Amendments to the Plan

- 8.5.1 Any significant change to the land uses, servicing arrangements or transportation networks will require an amendment to this plan.

8.6 Development of Lot 1 Plan 982-3736

- 8.6.1 Any development or subdivision of Lot 1, Plan 982-3736 will require the developer to conform to the policies of this plan. This includes land use policies, municipal reserve requirements, all municipal servicing requirements and transportation improvements. The area will be required to contribute to any benefiting area levies or endeavor to assist arrangements that are made with the developers on the balance of the quarter. The timing or phasing of development of this lot must be consistent with phasing plan for the area. The current access to the lot will be removed with further development or subdivision of the parcel.

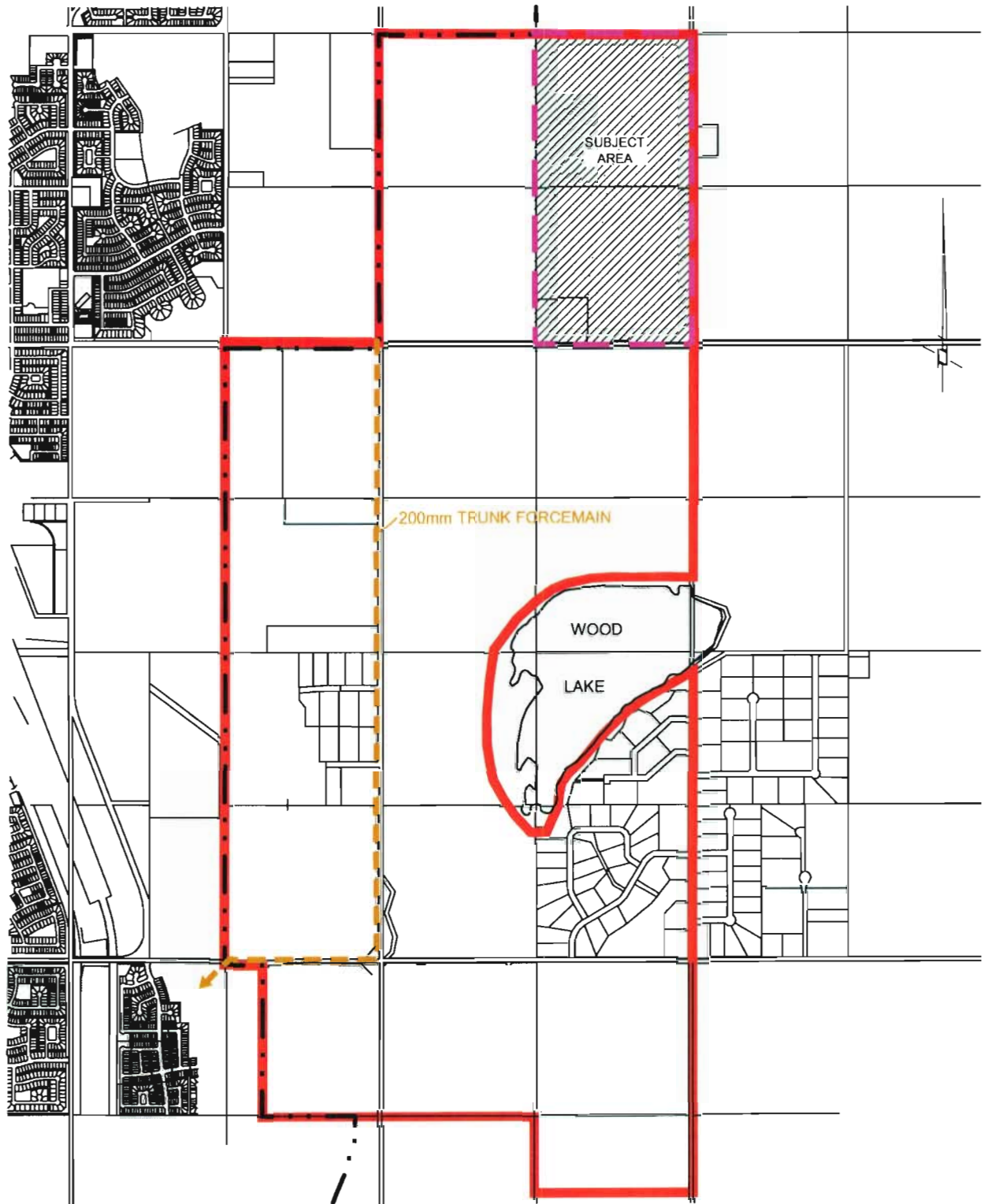


- Area Structure Plan Boundary
- Grande Prairie City Boundary
- Proposed Staging Boundary

Roadway Design Configuration is Conceptual and is Subject to change upon submission of Subdivision Applications.

**CARRIAGE LANE ESTATES
AREA STRUCTURE PLAN
COUNTY OF GRANDE PRAIRIE NO. 1**

**Figure 8
Proposed Staging Plan**



- Area Structure Plan Boundary
- Grande Prairie City Boundary
- Sanitary Catchment Area
- Sanitary Sewer Forcemain

**CARRIAGE LANE ESTATES
AREA STRUCTURE PLAN
COUNTY OF GRANDE PRAIRIE NO. 1**

**Figure 9
Sanitary Catchment Plan**

**Preliminary Development Statistics
Carriage Lane Estates Area Structure Plan**

	ha	%GDA
Gross Area	128.94	
Gross Developable Area (GDA)	128.94	100.0
Open Space / Parks	0.00	0.00 (to be deferred)
Stormwater Management Facilities	5.91	4.58
Roads (based on length & width)	22.00	17.06
Net Developable Area	101.03	78.35
Net Land Uses	ha	Units
		Frontage
		(metres)
		Population¹
Estate Residential ²	93.60	468
Medium Density Residential ³	7.43	222
Total	101.03	690
		11597
		2191

Student Population⁴

	Public	Separate
Kindergarten - Grade 9	272	123
Grade 10 - 12	69	31
Total	341	154

Notes:

1. 3.4 persons/unit for L.D.R., 2.7 persons/unit for M.D.R.
2. Unit total based on 1/2 acre (0.20 ha.) lots.
3. Unit total based on 30 units/hectare.
4. Student Generation:
22.6% of Total Population
Public 69% of Students & Separate 31% of Students
K-9 is 80% of Students & 10-12 is 20% of Students

17.0 ppgdha