

**BY-LAW NO. 2778 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 SUMMERSIDE
EAST Area Structure Plan for PART NE 7-73-6-W6

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 **"SUMMERSIDE EAST AREA STRUCTURE PLAN BY-LAW"**.
2. That the SUMMERSIDE EAST Area Structure Plan document is attached to this by-law as an appendix and forms part of this by-law.
3. That this by-law shall take effect on the date of its final passage by Council.

**READ A FIRST AND SECOND TIME THIS 23RD DAY OF JANUARY
A.D. 2006.**



REEVE



COUNTY ADMINISTRATOR

**READ A THIRD AND FINAL TIME AND FINALLY PASSED THIS 13th DAY OF
February A.D. 2006.**



REEVE



COUNTY ADMINISTRATOR

COUNTY OF GRANDE PRAIRIE NO. 1

SUMMERSIDE EAST AREA STRUCTURE PLAN

Prepared by:

ISL



Beirsto Lehnert Ketchum Engineering Ltd.

February 2006

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1.0 INTRODUCTION

1.1 Purpose of Plan

This Area Structure Plan has been prepared on behalf of the owners of the subject lands to provide a detailed framework for the future development of lands located in the County of Grande Prairie, adjacent to the City of Grande Prairie, for residential purposes.

This Area Structure Plan has been prepared in accordance with the County of Grande Prairie Municipal Development Plan and Grande Prairie Intermunicipal Development Plan, and addresses the following:

- Physical features and development constraints;
- Future land use and development concept, including lot layout;
- Proposed transportation network, including the approximate alignment of future arterial, collector and local roads;
- Disposition of municipal reserve;
- Proposed servicing for the area; and
- Intended phasing of development.

The intent is to demonstrate the compatibility of County development with that of adjacent urban development in the City.

1.2 Plan Area Location

This Area Structure Plan applies to approximately 48 ha of land that is bounded to the north by 68th Avenue and to the west by the Countryside South neighbourhood in the City of Grande Prairie as indicated in Map 1.

1.3 Ownership and Dispositions

As outlined in Table 1, the Plan area consists of 47.6 ha of land under the ownership of multiple owners. The land in question has been subdivided on previous occasions for country residential purposes.

1.4 Policy and Regulatory Context

1.4.1 Grande Prairie Intermunicipal Development Plan

This Area Structure Plan has been prepared in accordance with the requirements of the Grande Prairie Intermunicipal Development Plan (IDP). This Plan is consistent with the goals and objectives of the IDP respecting the “encouragement of growth and development within the Plan area”, and “reducing the potential for incompatible uses impacting adversely on the adjacent municipality”.

Table 1 – Plan Area Composition

Legal		Owner	Area (ha)
1	Lot 1, Plan 1735TR	V. & R. Verbecky	2.4
2	Lot 2, Plan 1735TR	R. Borstad	12.3
3	Lot 3, Plan 1735TR	G. Carlson	14.3
4	Lot 1A, Plan 7621774	W. & M. Redlick	2.0
5	Lot 2A, Bl. 1, Plan 0227308	R. & B. Borstad	2.0
6	Lot 2B, Bl. 1, Plan 0227308	L. King	1.9
7	Lot 3A, Plan 9921621	G. Carlson & K. Kjaer	1.9
8	Lot 5B, Bl. 1, Plan 0320776	R. Barker	10.8
Total			47.6

The IDP classifies the Plan area as “Country Residential”, where development may occur for rural residential purposes in areas that would not be sought for annexation by the City. An amendment to the IDP is required, changing the designation of the subject lands to “City Residential Reserve” in order to accommodate the proposed development of the area, and to allow for annexation of the land in question.

1.4.2 Southeast Area Structure Plan

The Plan area is situated within the boundaries of the Southeast Area Structure Plan. Adopted by the City of Grande Prairie, the plan is advisory on County lands but is supported by County Administration.

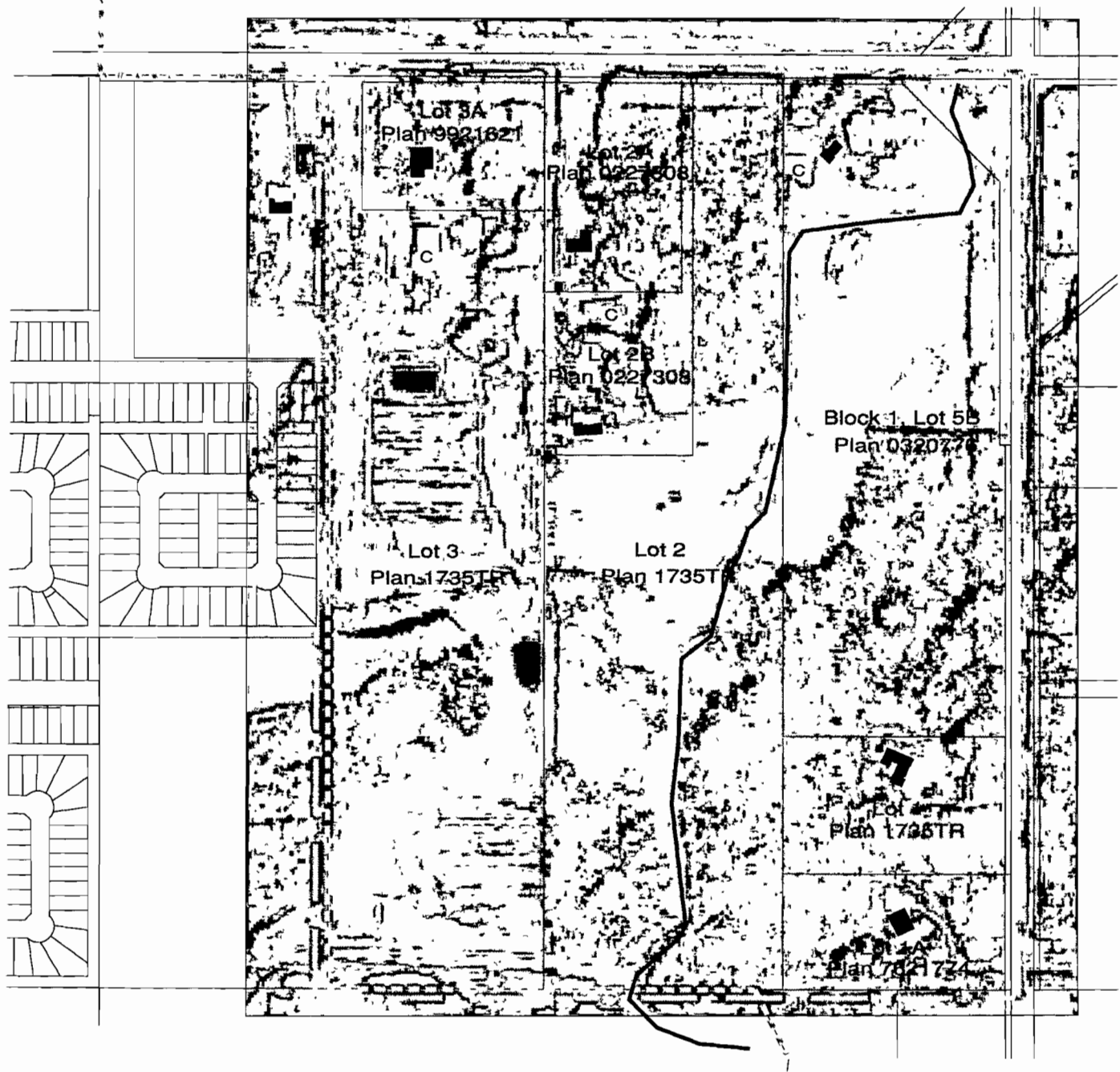
Aspects of the land use and circulation patterns contained in this Plan are not entirely consistent with those contained Southeast ASP. As a result, an amendment to the Southeast ASP may be required prior to approval of this Area Structure Plan as outlined in Section 4.2.

1.4.3 County of Grande Prairie Land Use Bylaw

The Plan area is currently designated as Country Residential (CR-5) in the County of Grande Prairie Land Use Bylaw. The subject lands will be rezoned to a more appropriate residential district (RR-2) to reflect the land use pattern and lot sizes proposed in this Area Structure Plan prior to subdivision and development approval. Once annexed into the City, the Low Density Residential (RL) zone would be applied to the Plan area.

1.5 Site Characteristics

As illustrated in Map 2 the Plan area is predominantly forested. The dominant natural feature of the Plan area is a drainage channel known locally as Woody Creek, which runs north-south through the easterly portion of the Plan area. This creek drains a large portion of the east side of the City into Bear



SUMMERSIDE EAST AREA STRUCTURE PLAN

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SCALE . N.T.S.

MAP 2 - EXISTING CONDITIONS

- RESIDENCE
- COMMERCIAL BUILDING
- CREEK
- CITY BOUNDARY
- PLAN BOUNDARY



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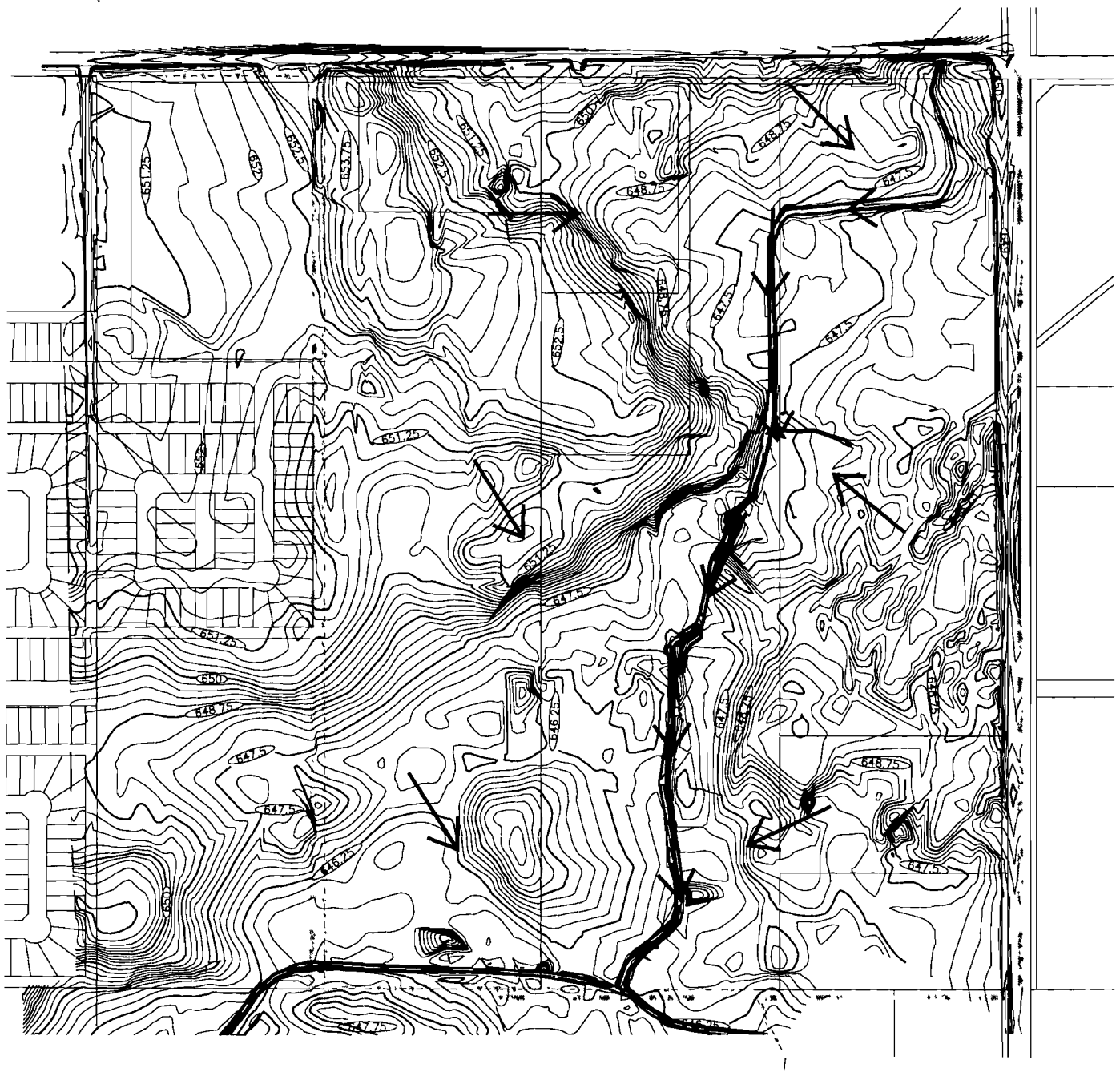


Creek to the south. A drainage channel has also been constructed on lands immediately south of the Plan area, which connects a storm pond located on the SW 7 to Woody Creek.

Present development in the Plan area consists of seven residences, two of which contain major home based businesses (landscaping contractor/tree nursery and boarding kennel). Any future development concept will be required to incorporate these existing homes into the proposed layout. The layout has also been designed to respect existing property lines.

Map 3 shows that the Plan area is characterized by undulating topography, with elevations ranging from 653 m at the northwest corner to 647 m in proximity to Woody Creek. As a result, the site is relatively flat, with an average slope of 1%. Drainage is generally north to south, and toward the creek. Historically portions of the plan area have been poorly drained, but this has been improved with the past channeling of Woody Creek. Soil tests¹ show that the water table depth ranges from approximately 2.1 m near Woody Creek to 5.2 m.

¹ Source: JR Paine & Associates Ltd. Test holes drilled on December 3, 2003.



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SCALE : N.T.S

MAP 3 - TOPOGRAPHY

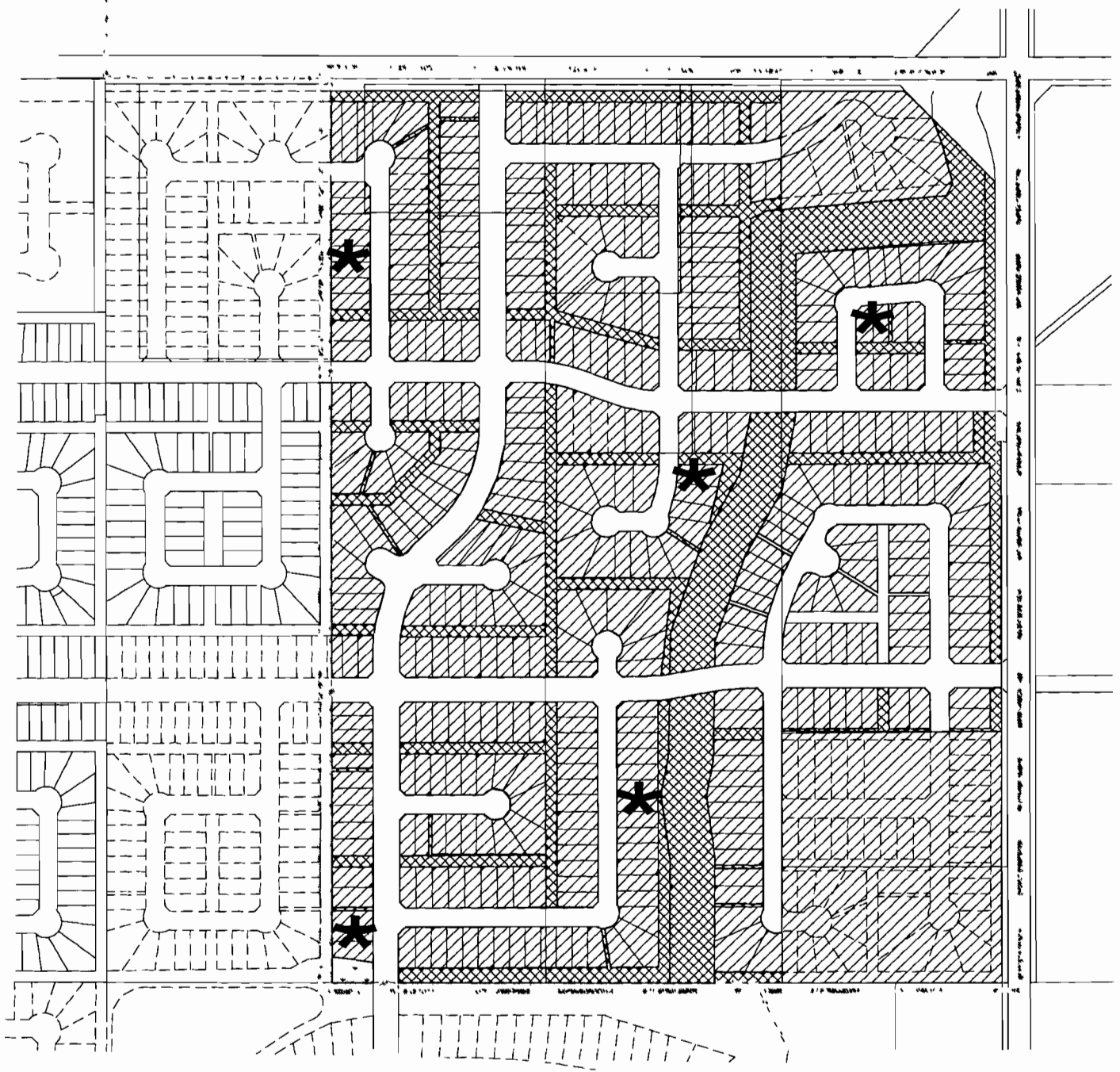
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← DIRECTION OF FLOW

--- CITY BOUNDARY
--- PLAN BOUNDARY









SUMMERSIDE EAST AREA STRUCTURE PLAN

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SCALE : N.T.S

MAP 4 - LAND USE CONCEPT

- | | | | |
|---|----------------|---|-------------------------|
|  | RESIDENTIAL |  | PUBLIC UTILITY LOT |
|  | GREENWAY (PUL) |  | POTENTIAL PARK LOCATION |
|  | CITY BOUNDARY | | |
|  | PLAN BOUNDARY | | |

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When the Plan area is annexed into the City of Grande Prairie, development densities would be expected to increase as the City's Land Use Bylaw allows for smaller lot sizes than the County allows⁴.

2.2.3 Municipal Reserve

The Municipal Government Act enables a municipality to require developers to dedicate a maximum of 10% of their developable land as municipal reserve for parks and open space purposes. Under normal circumstances this would equate to approximately 4.7 ha in the Plan area. However, as a condition of the original subdivision of the subject land, a 6 ha (16 acre) school site was dedicated in the northeast corner of the Plan area. This site was in turn disposed of by the County and developed for country residential use. All reserve owing has therefore been previously dedicated, and any new open spaces provided are in excess of the requirements of the Act⁵.

- Open space in the Plan area is to be accommodated by a linear multi-purpose greenway located along Woody Creek. This greenway is provided in accordance with the Grande Prairie Stormwater Master Plan, and is approximately 4.5 ha in area (40 m in width). Although it is required to accommodate utilities and therefore dedicated as a public utility lot, a portion of the corridor may be dedicated as municipal reserve as it also serves a recreational function through the inclusion of a trail network.
- A number of local parks may be provided at the locations identified in Map 4. The exact size and location will be determined at the time of subdivision through negotiation with the City.

⁴ If the City's Low Density Residential (RL) zoning is applied, the dwelling count increases to approximately 645 units, or 2,060 residents, based on an average lot size of 430.5m².

⁵ The provision of additional municipal reserve may be subject to compensation from the County of Grande Prairie No. 1.

3.0 INFRASTRUCTURE

3.1 Transportation Network

The Plan area is served by 68th Avenue to the north and Range Road 55 (84th Street) to the east. 68th Avenue is a paved, undivided arterial road, while Range Road 55 is a cold-mix (ASBC) County road. In order to accommodate the eventual widening of 68th Avenue, a strip of land has been provided along the north boundary of the Plan area. In addition, lots backing on to 68th Avenue have been designed with extra depth in order to accommodate berming⁶.

As illustrated in Map 5, major collector access to the Summerside East area is limited to a future connection to 68th Avenue at 86th Street, which extends the length of the Plan area and links to future residential lands to the south. In addition, future east-west collectors are proposed to link the Plan area to Countryside South and Range Road 55. The Plan area is also to be served by a hierarchy of roads, including minor collectors and local roads. All roadways are to be developed to urban residential standards⁷ unless approval is granted to do otherwise. Present standards are 20m for interior roads, 25m for collector roads and a Range Road width of 40m.

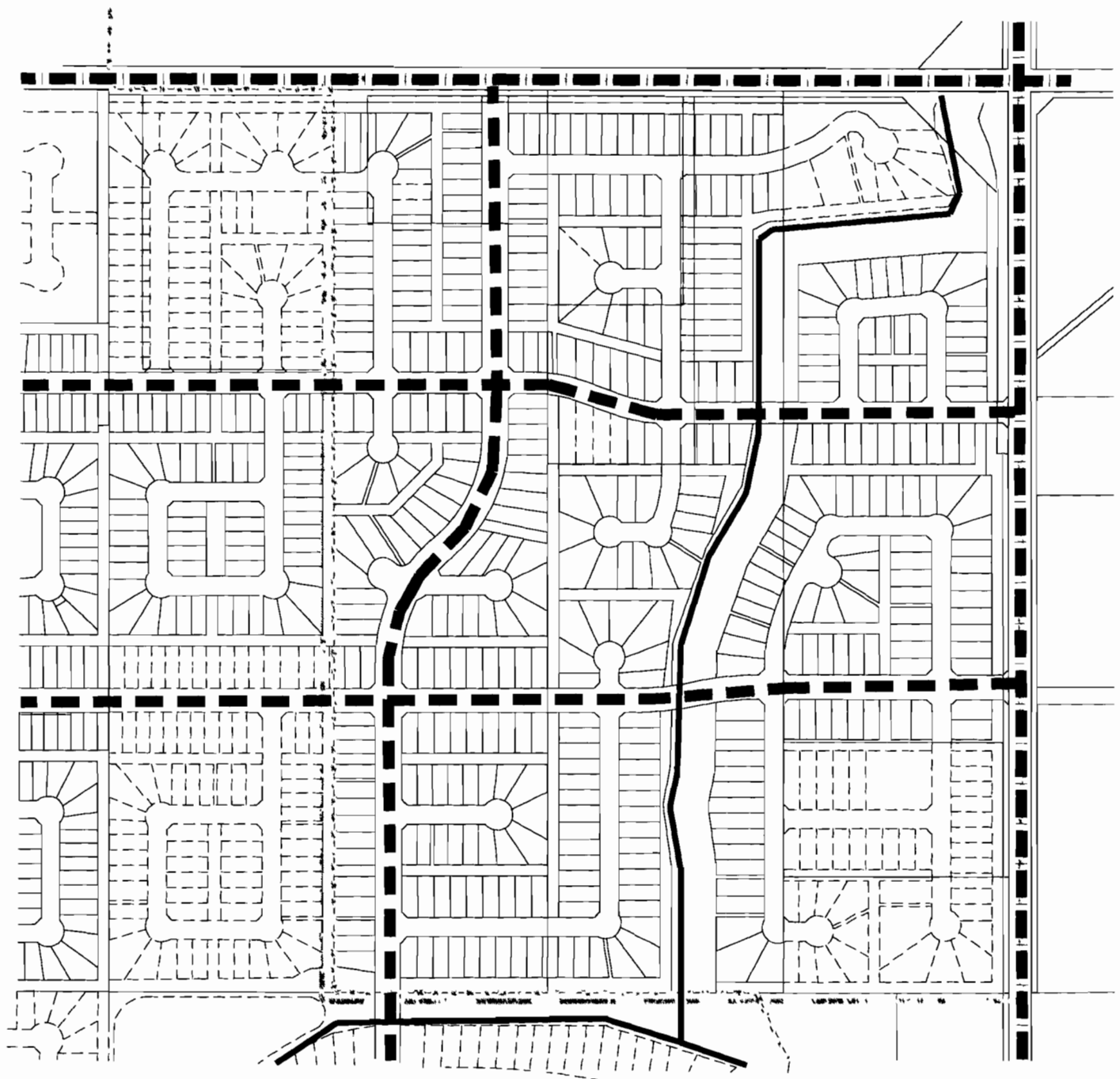
Accommodation for pedestrians and cyclists is provided through the development of a 3 m asphalt trail and 2 m concrete sidewalk network. The focal point of the trail network is the greenway adjacent to Woody Creek. The network also provides connections to existing trails in Countryside South, to future trails along 68th Avenue, and a linkage to the future school site located to the southwest. It is intended that this trail connections will serve as a critical asset for the neighbourhood.

- (a) The Plan area is to be designed using an urban model. This will include curbs, sidewalks and an underground storm model as per the latest design guidelines. The only exception will be Range Road 55 which will be to a rural standard⁸.
- (b) Each developer will be responsible for the servicing costs or their development. Should a developer proceed out of sequence there will be additional costs to extend the roads and secure right of ways. An endeavour to assist to recover the costs of the premature extensions should be employed.
- (c) The Range Road 55 upgrade from 68th Avenue to 62nd Avenue will need to be cost shared by all the benefiting land owners. The first developer requiring the upgrades will be required to upfront the initial cost. Others developing prior to the construction will contribute based on estimated costs. An endeavour to assist to recover the costs of this infrastructure should be employed. Some coordination of recoveries may need to occur between the City and the County.

⁶ In accordance with City requirements, berming would be shared between private property and the road right-of-way.

⁷ The intent is to develop a residential subdivision that meets County urban standards, but is also compatible with City standards as a means of ensuring a seamless transition from City to County development in the event that the Plan area is not annexed into the City of Grande Prairie.

⁸ If developed to an urban standard in the future, the storm system would have to be modified accordingly as the ditch system would be replaced by a storm sewer.



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SCALE : N.T.S

MAP 5 - TRANSPORTATION SYSTEM

-  ARTERIAL ROAD
-  COLLECTOR ROAD (MAJOR/MINOR)
-  TRAIL
-  CITY BOUNDARY
-  PLAN BOUNDARY

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3.2 Water Distribution

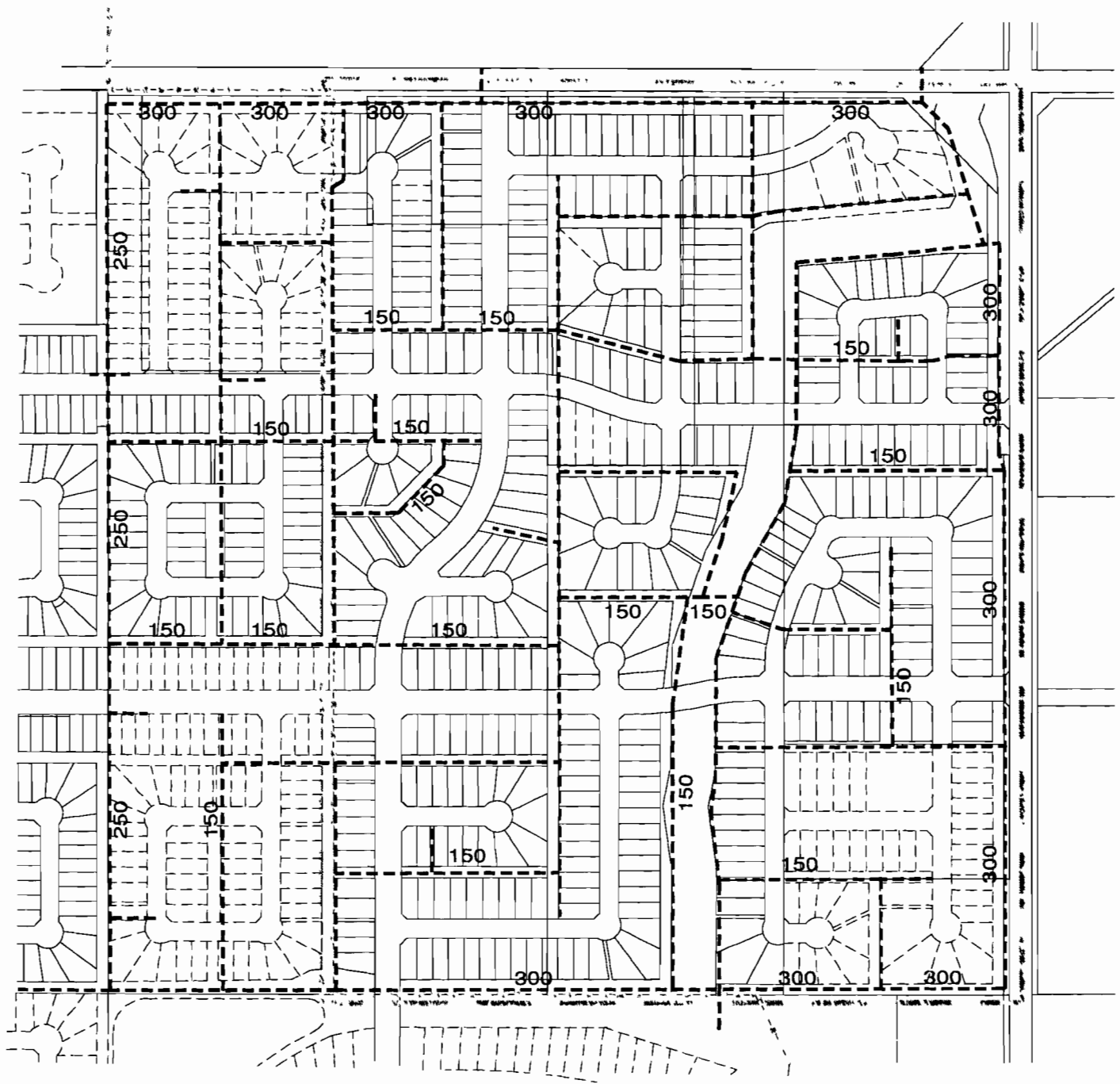
The main feed to the Plan area is the connection to the 300 mm diameter water main located on the north side of Countryside South that extends from 90th Street. A 300mm line is also proposed along the south and eastern portions of the plan area for pressure requirements. The proposed looped water system for the Plan area is illustrated on Map 6.

- (a) Due to the close vicinity of the Aquatera Utilities pumping system, the minimum fire flow for the area will exceed the County's requirement of 95 L/s in all areas. With construction of the perimeter lines, phasing can occur out of sequence and still maintain the required minimum fire flows. Additional development will add to the strength and reliability of the system.
- (b) Each developer will be responsible for the servicing costs for their development. Should development follow in sequence it is expected that no contributory costs will be required. Should a developer proceed out of sequence there will be additional costs to extend the lines. An endeavour to assist to recover the costs of the premature extensions should be employed.
- (c) Additional information pertaining to the water distribution/fire system is outlined in the detailed design report for water.

3.3 Sanitary Sewer

A portion in the northwest of the Plan area as outlined on Map 7 will be collected via internal sanitary gravity mains and connected to the existing 750 mm diameter sanitary line located on the southwest corner of the Countryside South neighbourhood. The remainder of the Plan area will be collected via internal sanitary gravity mains and connected to a lift station located on the north end of the SE 7.

- (a) Each developer will be responsible for the servicing costs for their development. Should a developer proceed out of sequence there will be additional costs to extend the lines. An endeavour to assist to recover the costs of the premature extensions should be employed.
- (b) Certain items such as the lift station and force mains will need to be cost shared by all the benefiting land owners. The first developer requiring the lift station and force main will be required to upfront the initial cost. An endeavour to assist to recover the costs of this infrastructure should be considered. Some coordination of recoveries will need to occur between the City and the County.
- (c) Those lands that benefit from the lift station and force main are depicted in Table 4. Recoveries from these lands will be based on actual costs. Table 4 reflects the percentage recovery from the various land areas.
- (d) Additional detailed information pertaining to the sanitary system is outlined in the design report for sanitary.



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MAP 6 - WATER SYSTEM

----- WATER LINES

--- CITY BOUNDARY

--- PLAN BOUNDARY

Note: All lines are 200mm unless indicated otherwise. All hydrant leads are 150mm.



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SCALE : N.T.S.

MAP 7 - SANITARY SEWER SYSTEM

----- GRAVITY FEED TO COUNTRYSIDE SOUTH
----- GRAVITY FEED TO LIFT STATION

— — — — — FORCE MAIN
L LIFT STATION

--- CITY BOUNDARY
--- PLAN BOUNDARY

Note: All lines are 200mm unless indicated otherwise.

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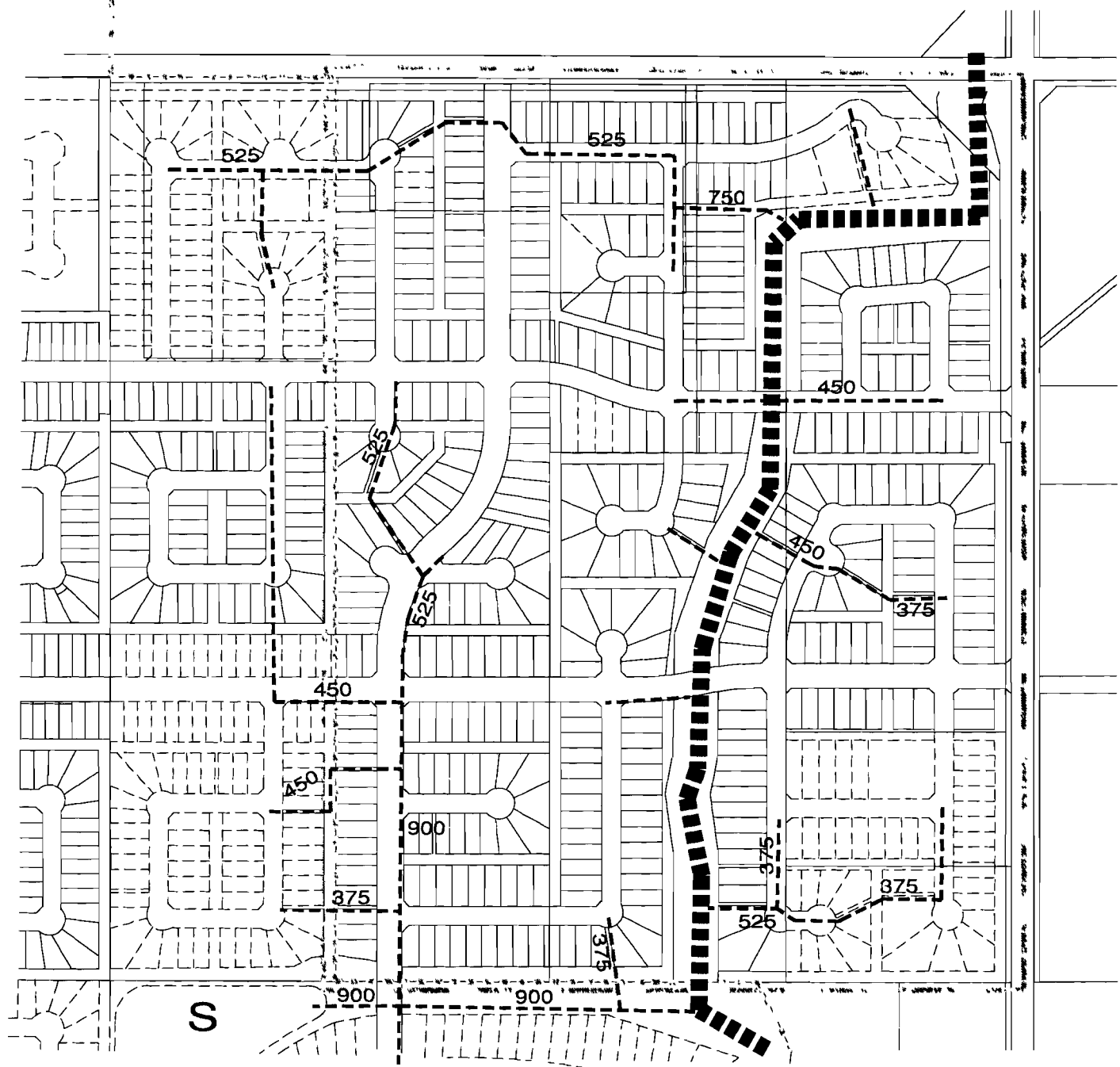


3.4 Stormwater Management

The storm system for the Plan area will consist of open channels and underground sewer systems. Storm water will be retained in two ponds located in the SE and SW 7. The outlet to the existing storm water pond in the SW 7 will need to be modified to handle downstream requirements.

The area is to be surfaced using an urban model of storm drainage as illustrated in Map 8. The only exception to this is the Woody Creek, the east west storm link and the dual storm pond configuration just south of the Plan area.

- (a) The Woody Creek drainage course is a key component of the plan. The creek acts as a storm retention area as well as a recreational facility for the area. The creek is composed of weir structures and a developed wetland that act as both quantity and quality control. A distinct advantage of the creek profile is that it allows for lower site grading which in turn allows for less site disturbance and reduced development costs. Alberta Sustainable Resource Development has determined that this area is a manmade feature as such does not meet the criteria for a claim of Crown ownership.
- (b) All lands below the 1:100 year storm level will be developed as a public utility lot. Anything above this level will be considered MR unless it is occupied by underground utilities. The side slopes of Woody Creek are 5:1, above and below the water line, to ensure public safety and maintain a natural appearance. The MR will consist of landscaped areas with portions designed with trails and lighting.
- (c) Each developer will be responsible for the servicing costs for their development. Should a developer proceed out of sequence there will be additional costs to extend the lines. An endeavour to assist to recover the costs of the premature extensions should be considered.
- (d) The Woody Creek upgrade, the east west storm link and the dual storm ponds will need to be cost shared by all the benefiting land owners. The first developer requiring the upgrades will be required to upfront the initial cost. An endeavour to assist to recover the costs of this infrastructure should be considered. Some coordination of recoveries will need to occur between the City and the County.
- (e) Those lands that benefit from the Woody Creek upgrade, the east west storm link and the dual storm ponds are depicted in Table 4. Recoveries from these lands will be based on actual costs. Table 4 (provided in Section 4.4) reflects the percentage recovery from the various land areas.
- (f) Additional information pertaining to the storm drainage system is outlined in the detailed design report for storm.



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SCALE : N.T.S.

MAP 8 - STORM DRAINAGE SYSTEM

- — STORM LINES
- ||||| CREEK CHANNEL
- S STORM POND

- CITY BOUNDARY
- PLAN BOUNDARY

Note: All lines are 300mm unless indicated otherwise.

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3.5 Shallow Utilities

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

All overhead lines located adjacent to residential areas will be installed underground at the Developer's expense.

4.0 IMPLEMENTATION

4.1 Phasing

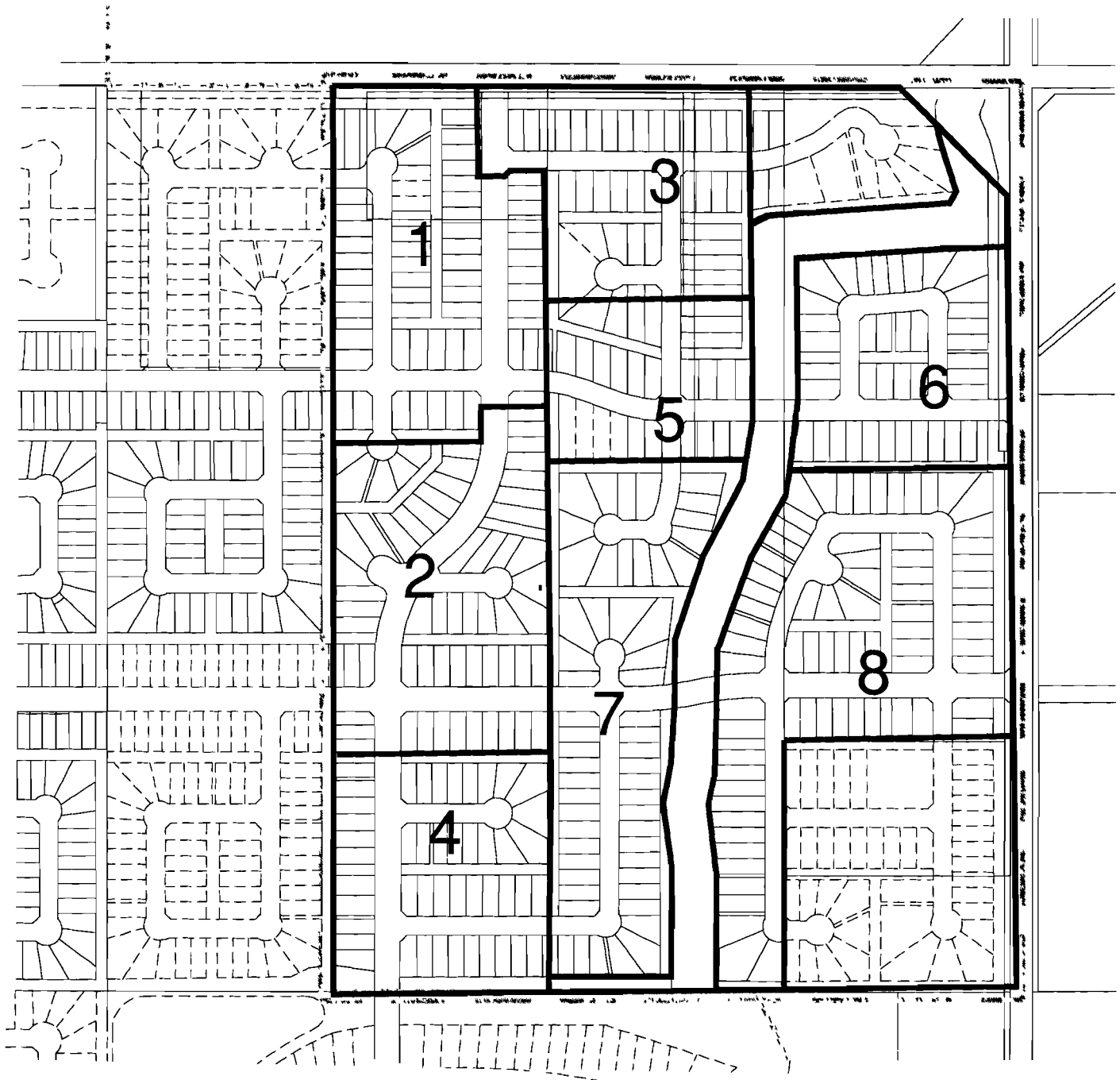
- (a) A tentative phasing plan is provided in Map 9. It is intended that development of the subject lands start at the northwest portion of the Plan area in order to take advantage of the existing 68th Avenue sanitary sewer and water lines. Development will then proceed to the south and east as conditions warrant.
- (b) Although the proposed phasing plan is tied to the extension of municipal services, development occurring out of sequence would be required to front end additional costs as discussed in Section 3.

4.2 Proposed Zoning

- (a) Proposed zoning for the Plan area is identified in Map 10. If the Plan area remains in the County, the areas slated for single family residential development will be zoned under the Rural Residential (RR-2) District of the County's Land Use Bylaw. All zoning changes will be made in advance of subdivision approval.
- (b) In the event that the Plan area is annexed into the City of Grande Prairie in advance of subdivision, the requirements of the City's Low Density Residential (RL) District will be applied to this area.

4.3 Subdivision and Development

- (a) All developers shall be required to enter into development agreements with the respective municipality 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 off-site levies. The agreements will also deal with issues related to benefiting areas.
- (b) Detailed engineering drawings and specifications for roads, water, sanitary sewer, and storm drainage shall be prepared by the developer and approved by the municipality and Aquatera Utilities Inc. prior to subdivision approval on the subject lands.
- (c) The lot sizes and yields identified in this Plan are conceptual. In addition, an amendment will not be required to accommodate minor design changes.
- (d) No subdivision in the Plan area shall be approved for urban residential densities until such time as the subject land is annexed into the City of Grande Prairie.



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SCALE : N.T.S.

MAP 9 - PHASING

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— DEVELOPMENT PHASE (TENTATIVE)

— CITY BOUNDARY
— PLAN BOUNDARY

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MAP 10 - ZONING

- RR-2** RURAL RESIDENTIAL DISTRICT
- RL** LOW DENSITY RESIDENTIAL (CITY ZONING)

--- CITY BOUNDARY
--- PLAN BOUNDARY



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4.4 Benefiting Areas

- (a) Where municipal infrastructure is developed that provides a benefit to lands outside of the plan area, the municipality 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.
- (b) The efforts to collect costs from benefiting areas will expire within 10 years of the initial approval of this plan.
- (c) All the infrastructure that requires cost contributions is assessed on an area basis and is defined in Table 4. Costs will need to be paid based on actual incurred costs unless they have not yet been completed. The costs will then be based on the latest estimated costs. Endeavours will be handled by the municipality in which the benefits are recovered.

4.5 Levies

- (a) All levies identified in the plan shall be collected at the time of subdivision.
- (b) In addition to the levies identified in this plan, developers may be required to pay a connection fee to Aquatera Utilities Inc.

TABLE 4 – DISTRIBUTION OF RECOVERY COSTS FOR BENEFITING LANDS

	Cost ⁹ ('000s)	%	SW7 (%)	SE7 (%)	Lot 4 (%)	Lot 3 (%)	Lot 2 (%)	Lot 5B (%)	Lot 4A (%)	Lot 1 (%)	Lot 1A (%)	Lot 2A (%)	Lot 3A (%)	Lot 2B (%)
Lift Station	\$425	100	30.15	31.10	4.89 ¹⁰	7.16 ¹¹	10.73	8.73		2.06	1.77	1.75		1.67
Force Main	\$89	100	30.15	31.10	4.89	7.16	10.73	8.70		2.06	1.77	1.74		1.67
Woody Creek Upgrade	\$615	100				3.81 ¹²	32.29	26.25	10.87	6.20	5.33	5.25	4.99	5.01
Resources Rd-Rail Link (Off-site Road)	\$275 ¹³	100	49.22	50.78										
Storm Link	\$240	100	30.07	15.80 ¹⁴	10.13	12.11	10.70	8.70	3.60	2.05	1.77	1.74	1.65	1.66
ASP Contribution ¹⁵	\$5.3	100								53.76	46.24			
SE 7 Pond	\$230	100		22.60 ¹²	14.48	17.32	15.31	12.44	5.15	2.94	2.53	2.49	2.36	2.38
88 th St – 62 nd to 68 th Ave ¹⁶	\$210 ¹⁷	100			18.71	22.38	19.77	16.08	6.66	3.79	3.26	3.22	3.05	3.07
Water Tie-In (Resources Rd-Rail Link)	\$110	100	49.22	50.78										
Area (ha) ¹⁸			34.6	35.6	11.6	13.9	12.3	10.0	4.1	2.4	2.0	2.0	1.9	1.9

⁹ March 2005 estimate. Actual costs to be confirmed prior to formalization of cost sharing agreements in advance of initial phase of development.

¹⁰ Lot 4, Plan 1735TR contributes only 5.6 ha towards the lift station.

¹¹ Lot 3, Plan 1735TR contributes only 8.2 ha towards the lift station.

¹² Only 1.45 ha of Lot 3 drains into Woody Creek, and this area has been used as a basis for calculating this contribution.

¹³ Based on cost of \$1,080/m for 222m of road length, and \$25,000 for uncontrolled railway crossing.

¹⁴ Only 18.12 ha of the SE7 drains into the Garrett pond and storm link, and this area has been used as a basis for calculating this contribution.

¹⁵ Applies only to those lands that have not yet contributed to the cost of ASP preparation and the engineering design process.

¹⁶ Assumes traffic signal and lane channelization upgrade costs are provided for in the Transportation Levy.

¹⁷ Represents half of 88th Street upgrade costs as it is expected these would be shared with Maple Grove.

¹⁸ Area based on net developable areas in the Plan area less open space.