

BYLAW NO. 3135
COUNTY OF GRANDE PRAIRIE NO. 1

A Bylaw of the County of Grande Prairie No. 1, in the Province of Alberta, to adopt the attached WHISPERING RIDGE AREA STRUCTURE PLAN for all those lands contained within NW-2-72-6-W6.

WHEREAS the Municipal Government Act, Statutes of Alberta, 2000, Chapter M26 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 M26, and amendments thereto.

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

1. That this Bylaw shall be known as the **"WHISPERING RIDGE AREA STRUCTURE PLAN BYLAW"**.
2. That the Whispering Ridge Area Structure Plan document is attached to this bylaw as an appendix and forms part of this bylaw.
3. That this bylaw shall take effect on the date of its final passage by Council.

This Bylaw comes into effect upon the date of it finally being passed.

READ A FIRST TIME THIS 27th **DAY OF** April, A.D. 2020.



REEVE



COUNTY ADMINISTRATOR

READ A SECOND TIME THIS 29 **DAY OF** JUNE, A.D. 2020.



REEVE



COUNTY ADMINISTRATOR

READ A THIRD AND FINAL TIME AND FINALLY PASSED THIS 9th
DAY OF November, A.D. 2020.


REEVE


COUNTY ADMINISTRATOR



WHISPERING RIDGE AREA STRUCTURE PLAN

Prepared by:



HELIX
Engineering Ltd.

July 2020

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1.0 INTRODUCTION

1.1 Purpose of Plan

The purpose of the Whispering Ridge Area Structure Plan (Plan) is to provide a framework for the development of NW 2-72-6-W6M, proposed for residential development in the Hamlet of Clairmont in the County of Grande Prairie No. 1. It contains general land use and servicing concepts that serve as a guide for the subsequent rezoning and subdivision of the subject lands.

This Plan has been prepared in accordance with Section 633 of the Municipal Government Act, and Policy 14.5 of the County of Grande Prairie No. 1 Municipal Development Plan.

1.2 Plan Area Location

As indicated in Map 1, this Plan applies to a quarter section of land located adjacent to the north boundary of the City of Grande Prairie. It represents the second major phase of the Whispering Ridge neighbourhood, which is located on the adjacent quarter to the north.

The Whispering Ridge neighbourhood bounds the Plan area to the north. It is bounded to the west by Range Road 62 (108th Street), to the east by the Highway 43 West Industrial Park, and to the south by the developing City's Arbour Hills neighbourhood.

The Plan area totals approximately 65 hectares as outlined in Table 1.1.

Table 1.1 - Plan Area Composition

Legal Description	Area (ha)
NW 2-72-6-W6M	59.8
Lot 1, Block 1, Plan 0222493	4.0
Existing Road Plans	0.9
Total	64.7

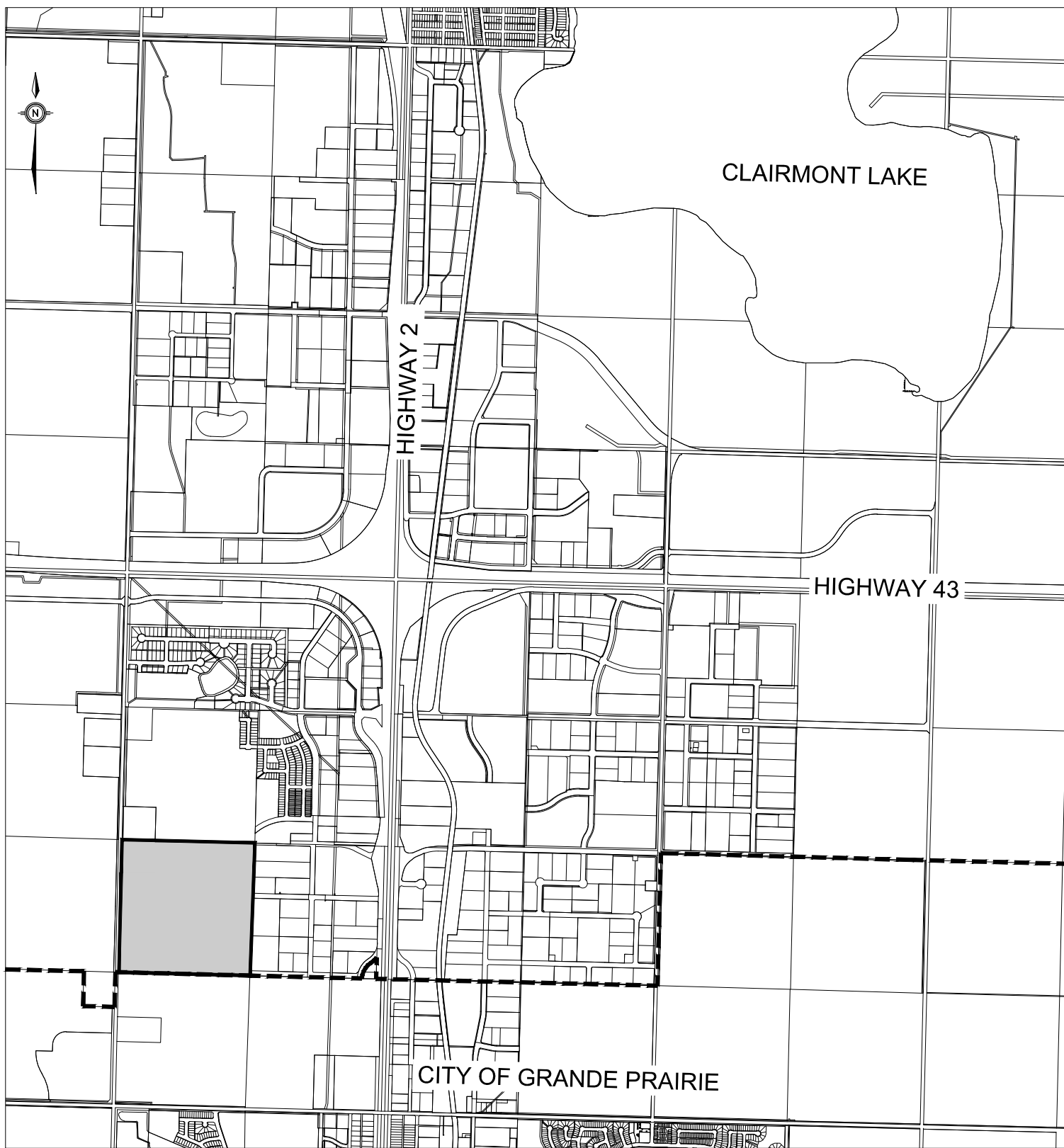
1.3 Policy Context

Several plans and policy documents are currently in force that provide context for this Plan. These plans are outlined below.

1.3.1 County of Grande Prairie No. 1 Municipal Development Plan

The Municipal Development Plan (MDP) was adopted in 2017 and is the County's primary land use policy document. The Plan area is located within the MDP's Clairmont Urban Area, and is identified as Residential on the Clairmont Urban Area Future Land Use map.

This ASP has been prepared in accordance with these broad directions, as well as the MDP's supporting land use and servicing policies.



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WHISPERING RIDGE AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE



PLAN BOUNDARY

MAP 1 - LOCATION

SCALE : N.T.S.

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1.3.2 Grande Prairie Intermunicipal Development Plan

The Plan area is located within the Hamlet of Clairmont and therefore not subject to the land use policies of the Grande Prairie Intermunicipal Development Plan (IDP). The Plan is, however, located within the Referral Area of the IDP, which requires circulation of the Plan to the City for review and comment.

1.3.3 Existing Area Structure Plans

County ASPs currently in force in proximity to the Plan area include the Balisky-Hodges ASP (containing the Whispering Ridge neighbourhood) to the north, and the Highway 2 and 43 ASP to the east. The Arbour Hills ASP applies to adjacent lands in the City to the south.

The land use and infrastructure networks contained in this Plan are coordinated with those of the neighbouring plans

1.3.4 County of Grande Prairie No. 1 Land Use Bylaw

The Plan area is predominantly zoned as Agricultural (AG) under the County Land Use Bylaw. The exception is an existing 4.0 ha country residential lot in the northwest corner that is zoned as Country Residential (CR5).

2.0 PLAN OBJECTIVES

The Whispering Ridge ASP is intended to achieve the following objectives:

1. To provide a framework for future urban residential and commercial development on the subject lands.
2. To provide opportunities for the development of a diverse range of housing types.
3. To integrate future development with the approved plans for neighbouring lands.
4. To establish an internal road and access management system for the Plan area that provides multi-modal connectivity within the neighbourhood and connections to adjoining lands.
5. To provide a framework for the efficient servicing of the subject lands, including provision for water, sanitary sewer and stormwater management.
6. To provide a framework for the development of a diverse, connected, and sustainable neighbourhood.
7. To include an open space network that provides for a diversity of neighbourhood needs for parks, pathways, and buffering from adjacent industrial development to the east.

3.0 PLAN AREA

3.1 Existing Land Use

The majority of the Plan area is currently in agricultural production as shown in Map 2. Existing development consists of a 4.0 ha country residential lot located in the northwest corner of the subject quarter.

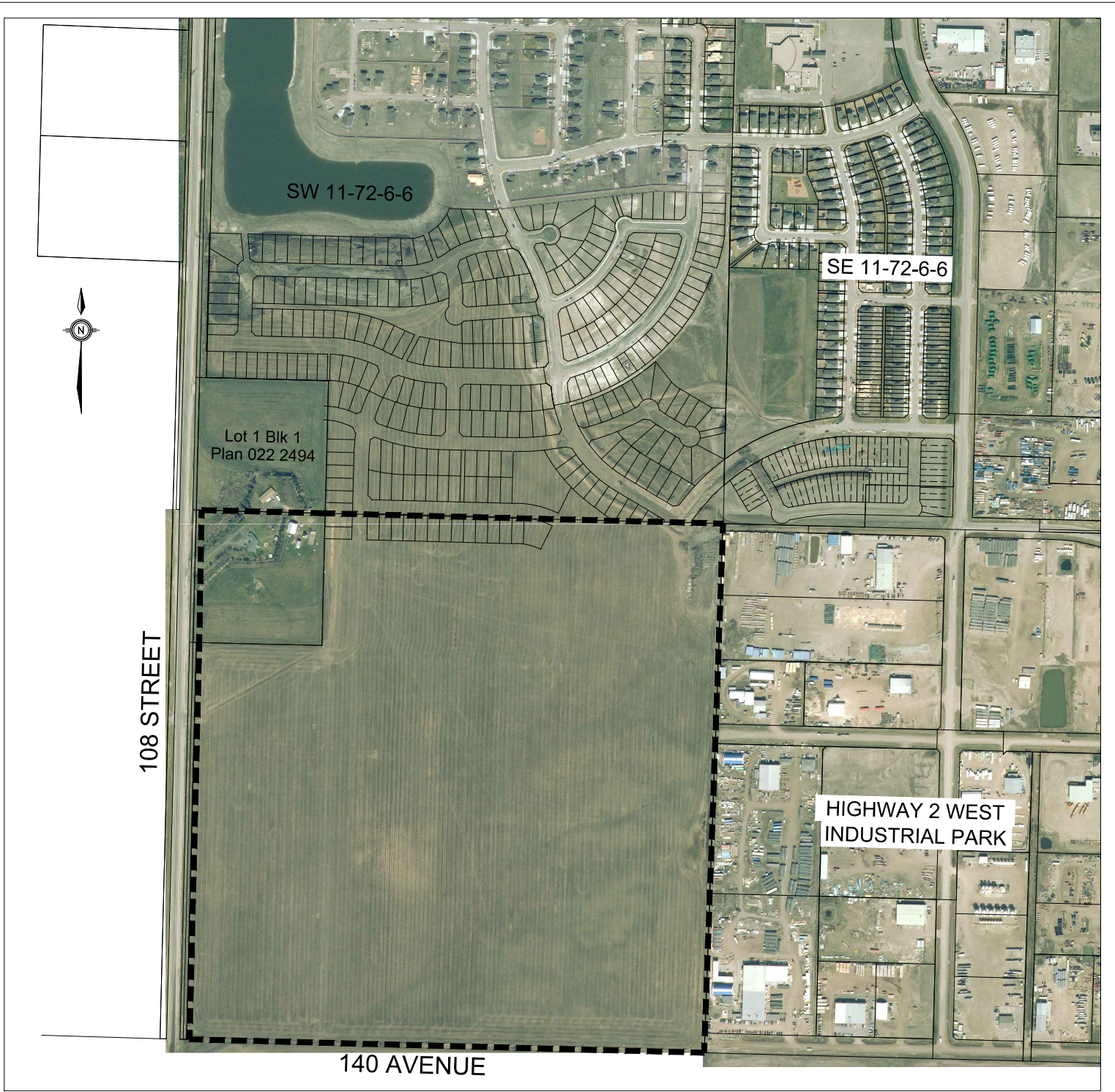
There are no existing or abandoned oil or gas wells located within the Plan area.

The Plan area is surrounded to the north and south by residential development, to the west by agricultural lands, and to the east by an industrial park.

3.2 Topography and Natural Features

With the exception of a single isolated tree stand, the Plan area is cleared of natural vegetation and is in agricultural production.

The Plan area is characterized by sloping topography that generally drains from northeast to southwest as illustrated in Map 3. The highest point, at 690 m, is located at the northeast corner of the Plan area, falling to 682 m at the southwest corner representing an approximate slope of 0.7%.



LEGEND

WHISPERING RIDGE AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE

--- PLAN BOUNDARY

MAP 2 - EXISTING CONDITIONS

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WHISPERING RIDGE AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE

- 685 ELEVATION
-  DIRECTION OF FLOW
-  PLAN BOUNDARY

MAP 3 - TOPOGRAPHY

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4.0 PROPOSED DEVELOPMENT CONCEPT

4.1 Introduction

The proposed land use concept for the Plan area is illustrated in Map 4.

The Plan area will be developed predominantly for residential purposes. A summary of major land uses by area, subject to confirmation and refinement at the subdivision stage¹, is provided in Table 4.1.

Table 4.1 - Land Use Summary

Land Use Category	Area (ha)	Percent
Gross Area	64.7	
Less Existing Road ROW	0.9	
Net Developable Area	63.8	100.0
Residential	38.4	60.2
Single Family	35.4	55.5
Multi-Family	3.0	4.7
Commercial	1.1	1.7
Roadways	14.9	23.4
Arterial Widening	0.2	0.3
Collector Roads	3.6	5.6
Local Roads	10.8	16.9
Lanes	0.3	0.5
Stormwater Management (PUL)	1.4	2.2
Municipal Reserve	8.0	12.5
Linear Parks	2.9	4.5
Storm Pond MR ²	1.2	1.9
Buffers	3.9	6.1

4.2 Residential Development

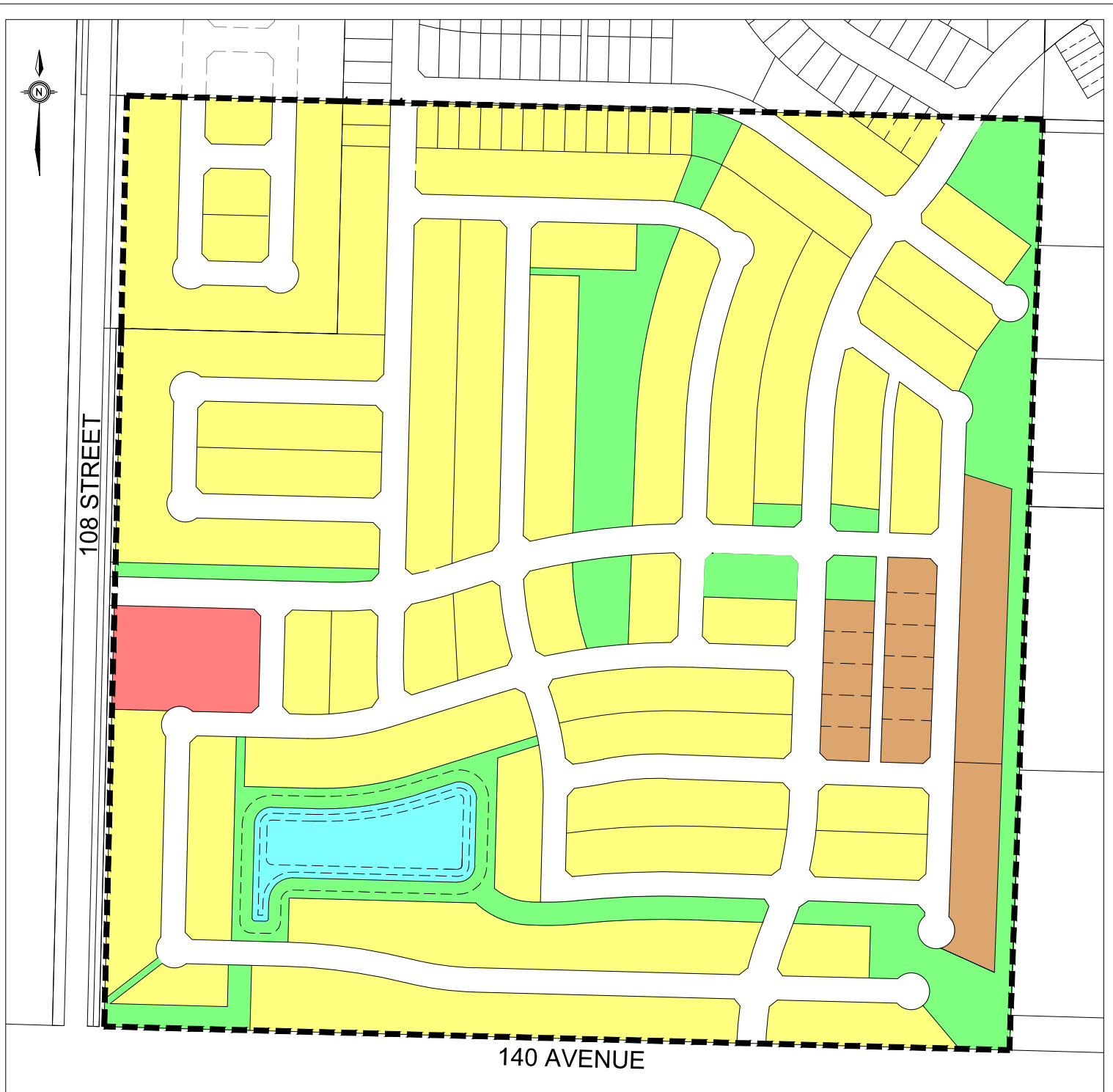
Residential development is the predominant use, occupying approximately 60% of the Plan area, and provides a logical extension of similar development that is existing or proposed to the north and south. Neighbourhood development is to be supported by an integrated open space network.

Single family residential development consisting of single detached dwellings will be the predominant housing form, developed in accordance with the Rural Residential (RR-2) District of the Land Use Bylaw.

Multi-family residential development, consisting of fourplex housing that is compatible with single family residential development and developed in accordance with the requirements of the Medium Density Residential (MDR) District of the Land Use Bylaw, is to be incorporated into the easterly portion of the Plan area.

¹ The lot areas and yields identified in this Plan are conceptual and may be revised at the time of subdivision without requiring an amendment to this Plan.

² A portion of the MR area may be dedicated as PUL at the time of subdivision if the subject land has underground stormwater infrastructure.



LEGEND

- RURAL RESIDENTIAL
- COMMERCIAL
- MULTI-FAMILY

- STORM POND
- MUNICIPAL RESERVE

Note: Some MR may be designated as PUL due to presence of underground stormwater infrastructure.

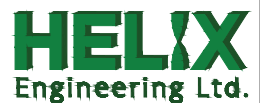
----- PLAN BOUNDARY

WHISPERING RIDGE AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE

MAP 4 -LAND USE

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Estimates of dwelling unit yield and population generation are provided in Table 4.2 below.

Table 4.2 – Dwelling Unit Yield and Population Generation

		Total
Developable Residential Area		38.4 ha
Single Family		35.4 ha
Multi-Family		3.0 ha
Total Residential Units		824
Single Family	35.4 ha @ 490 m ² /unit ³	722
Multi-Family	3.0 ha @ 34 u/net ha ⁴	102
Total Population		2,565
Single Family	722 units @ 3.2 ppu	2,310
Multi-Family	102 units @ 2.5 ppu	255

In order to protect that portion of the residential area that is located in proximity to adjacent industrial development to the east, the lots in question are to be separated by a landscaped linear park space along the east boundary of the Plan area. The affected residential lots are to be oriented in such a fashion as to ensure that they do not face the industrial lots in question.

4.3 Commercial Development

A single commercial site of 1.1 ha is proposed for the west entrance of the neighbourhood. Intended to be developed for convenience commercial purposes, this site will be developed in accordance with the Comprehensive Commercial (CC) District of the Land Use Bylaw.

4.4 Municipal Reserve

In accordance with the Municipal Government Act, a maximum of 10% of the Plan area (8.0 ha) may be provided as municipal reserve (MR) at the time of subdivision. However, as shown in Table 4.1 MR dedication in the neighbourhood exceeds 10% as it also includes MR that was deferred as a result of subdivision in the adjacent neighbourhood to the north⁵.

It is proposed that MR be allocated in the Plan area as follows:

- A linear park system that consists of a large central open space running north-south through the neighbourhood and greenway connections to the storm pond;
- A corridor along the east boundary of the neighbourhood to provide buffering between residential development and adjacent industrial sites;
- Buffer spaces adjacent to the roundabout and to the rear of lots backing on to the collector at the west entrance to the neighbourhood; and

³ This is the minimum lot size requirement for a single detached dwelling in the RR-2 District.

⁴ Based on 29 fourplex lots as illustrated conceptually in Map 4 proposed for MDR zoning. The minimum density for multi-attached dwellings in the MDR District is 30 u/net ha.

⁵ A Deferred Reserve Caveat in the amount of 3.71 ha is registered against the title of NW 2.

- The lands surrounding the storm pond may be dedicated as MR as it contributes to the open space network, and may accommodate trail linkages. The amount of land to accommodate this dedication is to be determined once the pond size has been confirmed through detailed design. Only those portions of wet ponds that are located above the 1:5 year flood may be eligible for MR credit.

All MR will be landscaped, and trails and park equipment installed, in accordance with County standards at the developer's expense⁶.

⁶ The County will be undertaking a detailed recreation plan for the Whispering Ridge area that would guide future park and open space development in the area.

5.0 TRANSPORTATION AND SERVICING

5.1 Road Network

As illustrated in Map 5, the Plan area is to be accessed from four points as follows:

- Two connections from the developed portion of Whispering Ridge to the north (105th and 107th Streets);
- A connection at the south end into Arbour Hills (105th Street); and
- A connection to Range Road 62 (108th Street) at the west side of the Plan area (144th Avenue).

Range Road 62 (108th Street) is the only arterial roadway serving the area, located along the west boundary of the Plan area. Additional right-of-way along the east boundary of Range Road 62 (108th Street) is provided to allow for its future upgrading/widening.

Two major collector roadways serve the Plan area:

- 105th Street connects with Whispering Ridge to the north (ultimately connecting to Highway 2 further to the east via 149th Avenue), with Arbour Hills to the south; and
- 144th Avenue, which runs east-west and connects Range Road 62 (108th Street) with the 105th Street (north-south) collector.

A roundabout is proposed at the intersection of these collectors as a means of reducing vehicle speed and facilitating traffic flow through the neighbourhood.

All roads in the Plan area are to be constructed to a paved, urban standard in accordance with County specifications at the expense of the developer.

In order to facilitate pedestrian and bicycle movement within the Plan area, and provide linkages to adjacent areas, a trail system will be developed within the linear park system.

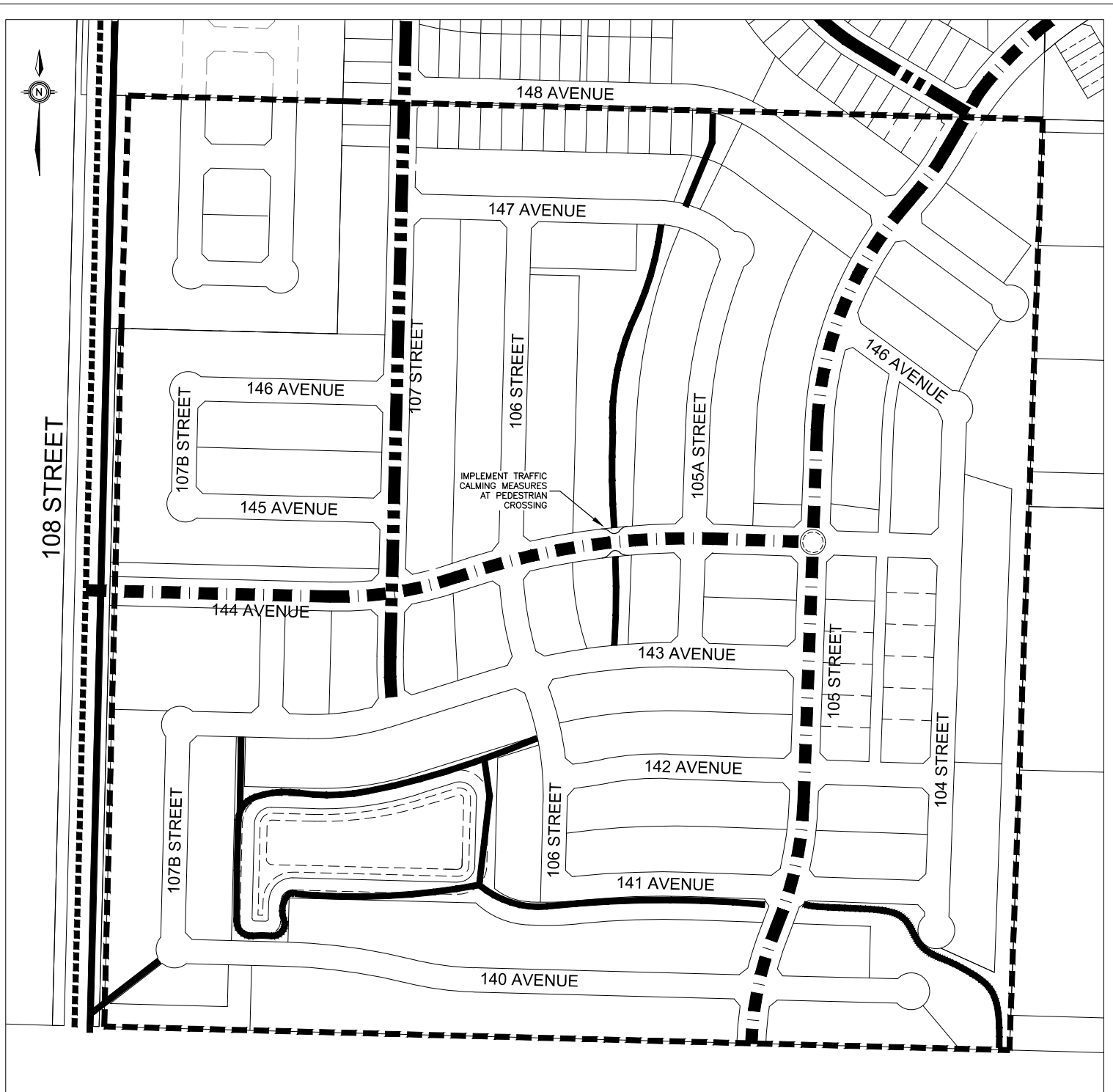
Access to the country residential lot in the northwest corner of the Plan area currently has access off of Range Road 62 (108th Street). At such time as this site is redeveloped for urban residential purposes, it is assumed that internal road access would be provided from the north.

5.2 Water Supply

Map 6 depicts the proposed location and extensions of the future water system. Water feed connections will be via existing Whispering ridge development and Arbour Hills II development.

The County may establish an offsite levy to assist in providing infrastructure required to service this development.

The County will require benefiting landowners to compensate developers for expenses incurred in providing municipal services to the area.



LEGEND

- ARTERIAL
- | ■ | ■ MAJOR COLLECTOR (13.0m CARRIAGE WAY)
- | ■ | ■ MINOR COLLECTOR (11.0m CARRIAGE WAY)
- ==== LOCAL / LANE (10.0m ROW / 6.0m PAVED)
- TRAIL

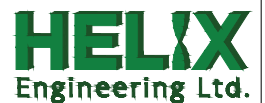
WHISPERING RIDGE AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE

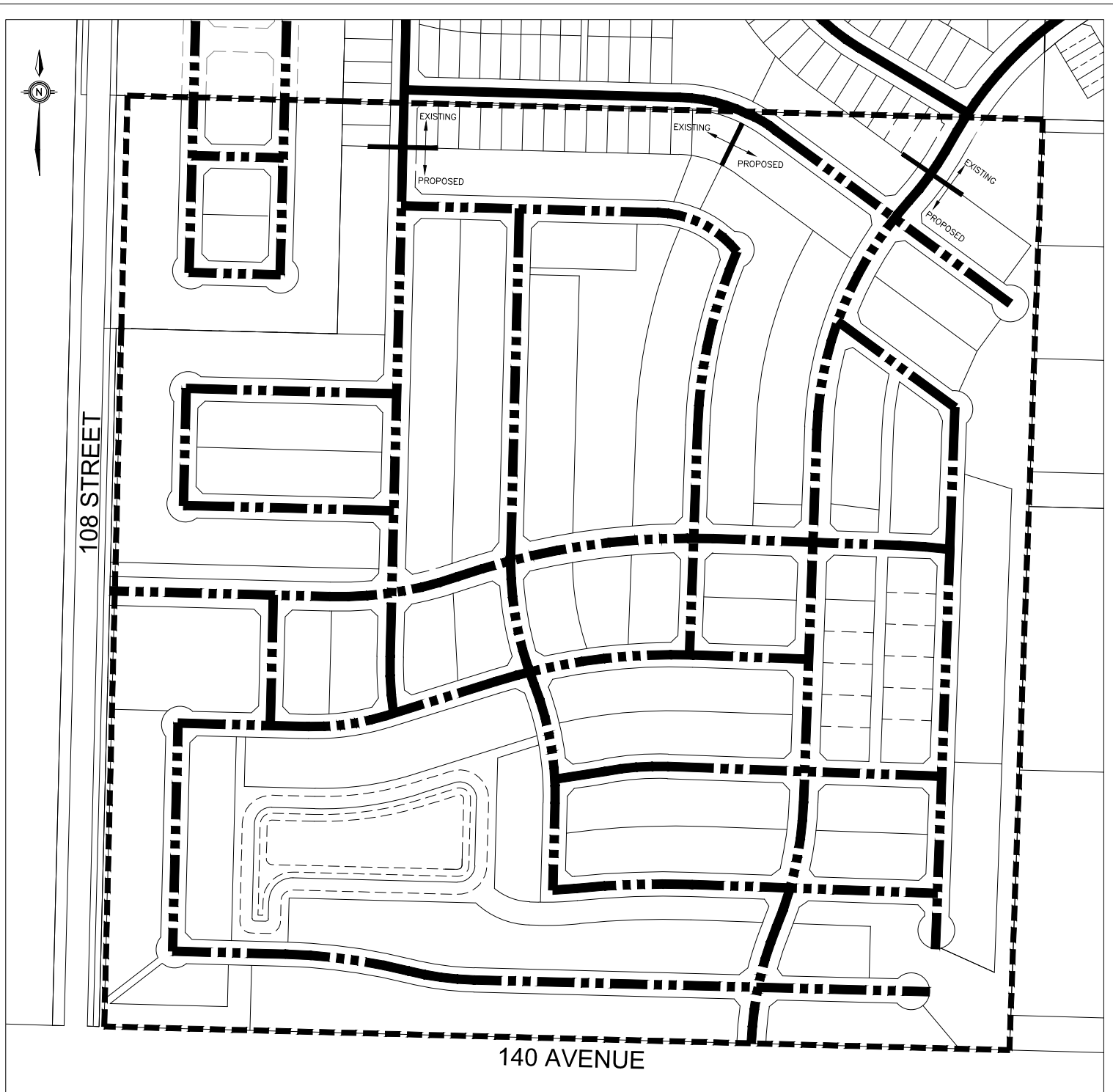
- TRAFFIC CALMING DESIGN
- MINI-ROUNDABOUT
- PLAN BOUNDARY

MAP 5 - TRANSPORTATION

SCALE : N.T.S.

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WHISPERING RIDGE AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE

----- PROPOSED WATERLINE

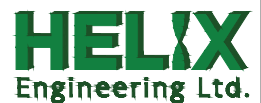
———— EXISTING WATERLINE

----- PLAN BOUNDARY

MAP 6 - WATER DISTRIBUTION SYSTEM

SCALE : N.T.S.

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5.3 Sanitary Sewer Servicing

All development in the Plan area will be serviced with municipal sanitary sewer as indicated on Map 7. Ultimate sanitary flows are to be directed to the 108th Street trunk sewer. An offsite sanitary main is required within the 108th Street right-of-way to connect into the sanitary sewer at 108th Street at 132 Avenue to the south. Detailed engineering design will be provided by the developer for County/Aquatera review and approval at the subdivision review stage.

All development is subject to Infrastructure Charges levied by Aquatera Utilities Inc.

5.4 Stormwater Management

Stormwater management is required for quantity and quality control. Quantity control is required to reduce the potential impacts of urban storm water run-off on drainage ditches and watercourses (i.e. higher rates of erosion), and limit the potential for flooding on developed lands during major storm events. Quality control is required to mitigate any potential for environmental contamination of receiving watercourses and wetlands. Storm drainage will be provided as indicated on Map 8.

Stormwater management is to be accommodated by a single storm pond located in the southwest portion of the Plan area. The storm pond is to be designed to accommodate the 100-year storm event. Stormwater will subsequently be discharged at pre-development rates to the southwest and will be conveyed west via existing ditches to the Bear Creek.

The storm pond proposed for the Plan area will be designated as a Public Utility Lot for that portion located below the 1 in 5 year storm event.

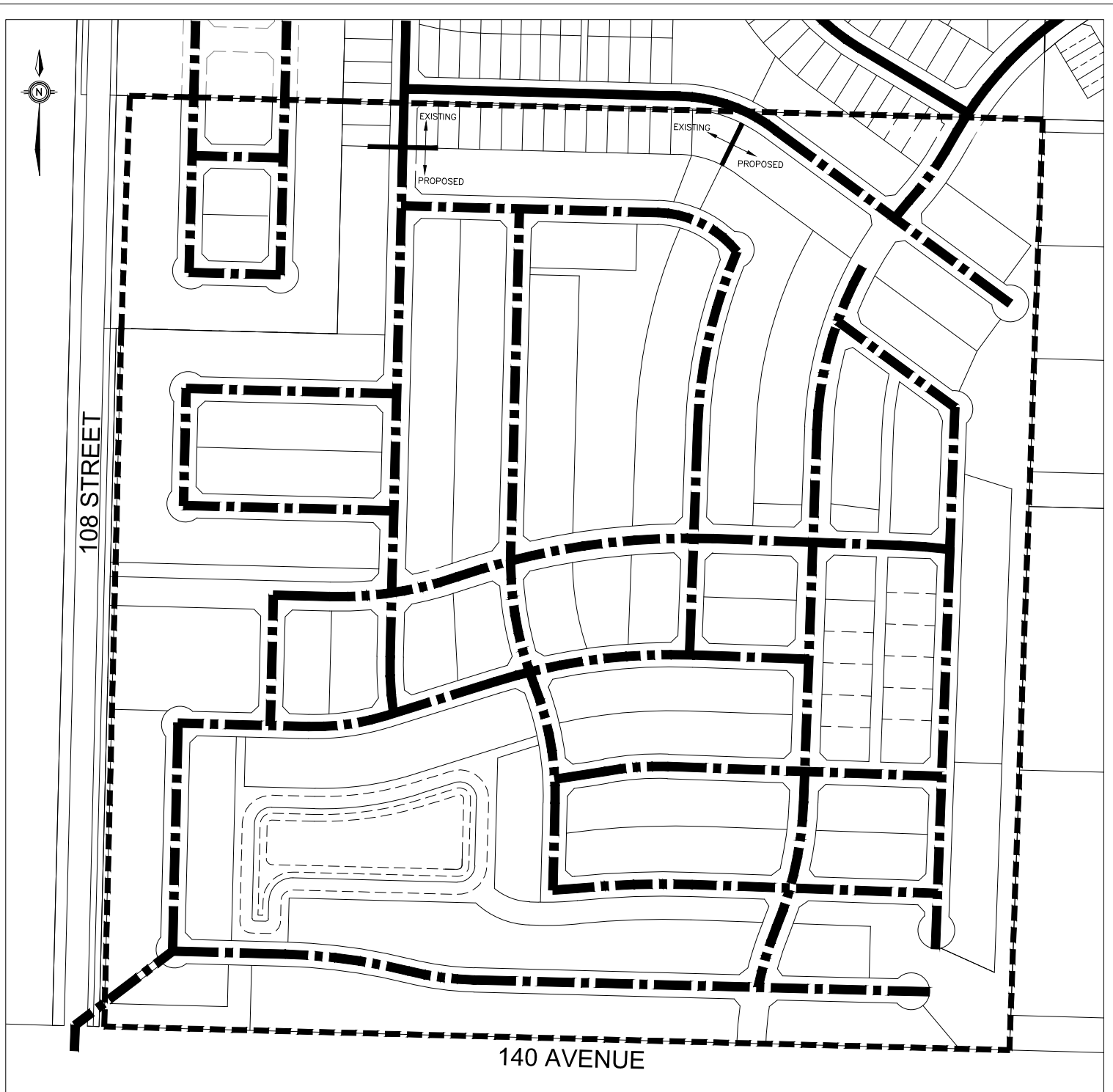
5.5 Shallow Utilities

All shallow utilities (natural gas, power, telephone, fibre) are to be extended into the Plan area by the developer or individual franchise owners to the satisfaction of the County, as required.

If required at the time of development, overhead power lines located adjacent to residential areas are to be installed underground at the Developer's expense.

5.6 Lot Grading

A lot grading plan will be prepared by the Developer in accordance with County standards, with the intent that all future building projects conform to the grading plan. The grading plan is intended to ensure that surface drainage from all lots is directed to the storm drainage system as provided in Section 5.4.



LEGEND

WHISPERING RIDGE AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE

--- PROPOSED SANITARY

— EXISTING SANITARY

--- PLAN BOUNDARY

MAP 7 - SANITARY SEWER SYSTEM

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February 2020



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WHISPERING RIDGE AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE

■■■■■ PROPOSED STORM

———— EXISTING STORM

----- PLAN BOUNDARY

MAP 8 - STORM SEWER SYSTEM

SCALE : N.T.S.

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6.0 IMPLEMENTATION

6.1 Phasing

As illustrated in Map 9, the phasing of development will commence at the southwest corner of the Plan area through the extension of infrastructure from the existing Whispering Ridge neighbourhood.

The timing of development will be dependent on market conditions.

6.2 Proposed Zoning

Proposed zoning for the Plan area is identified in Map 10. All zoning changes will be made in advance of subdivision approval.

6.3 Subdivision and Development

Development Agreements

The developer will 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 levies.

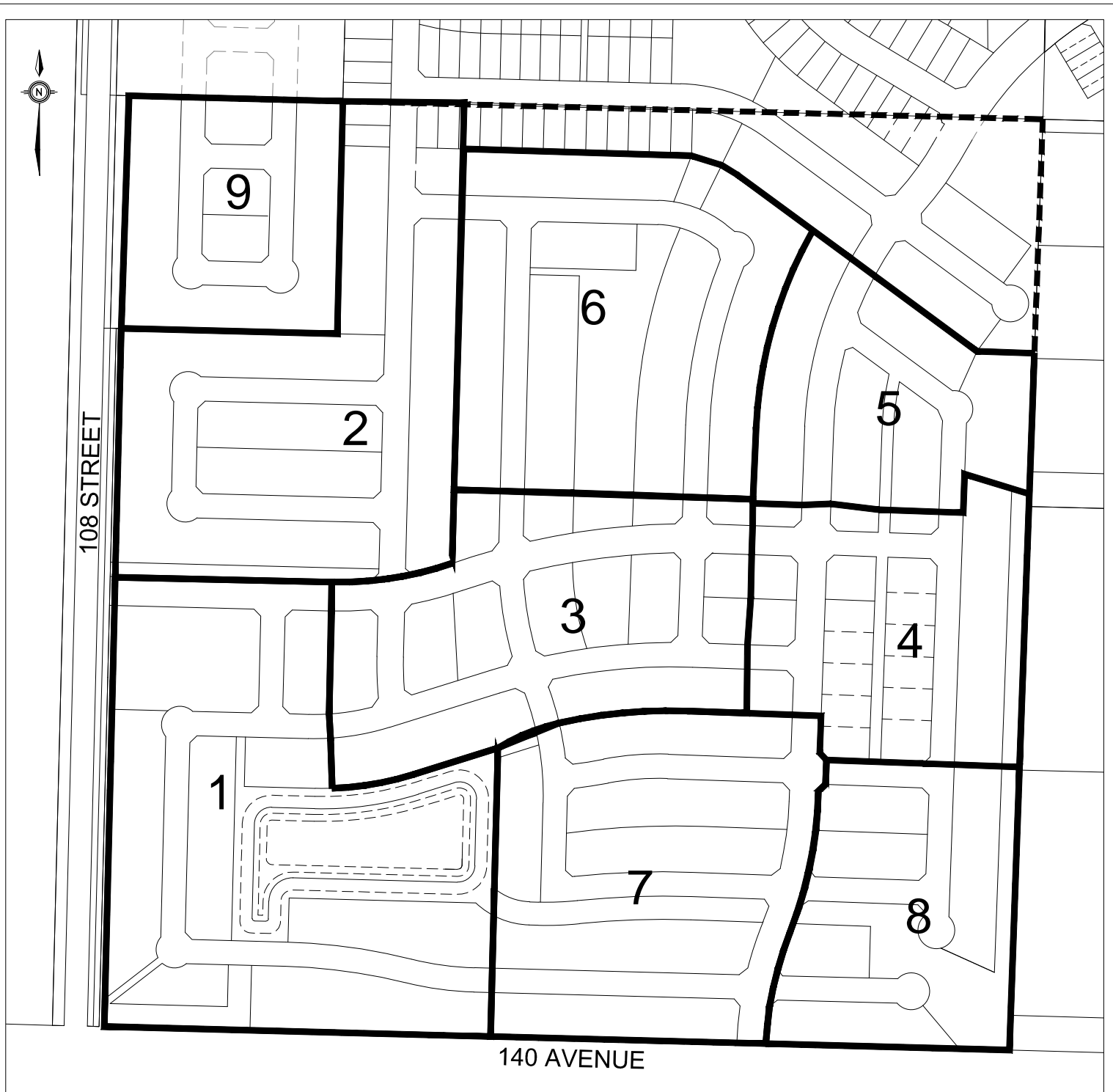
Engineering Design

Detailed engineering design reports, drawings and specifications for roads, water, sanitary sewer, and storm drainage will be prepared by the developer and approved by the County.

Benefitting Development

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 activities⁷.

⁷ Endeavours were previously recovered through the development agreement for Whispering Ridge Phase 9.



LEGEND

WHISPERING RIDGE AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE

----- PLAN BOUNDARY

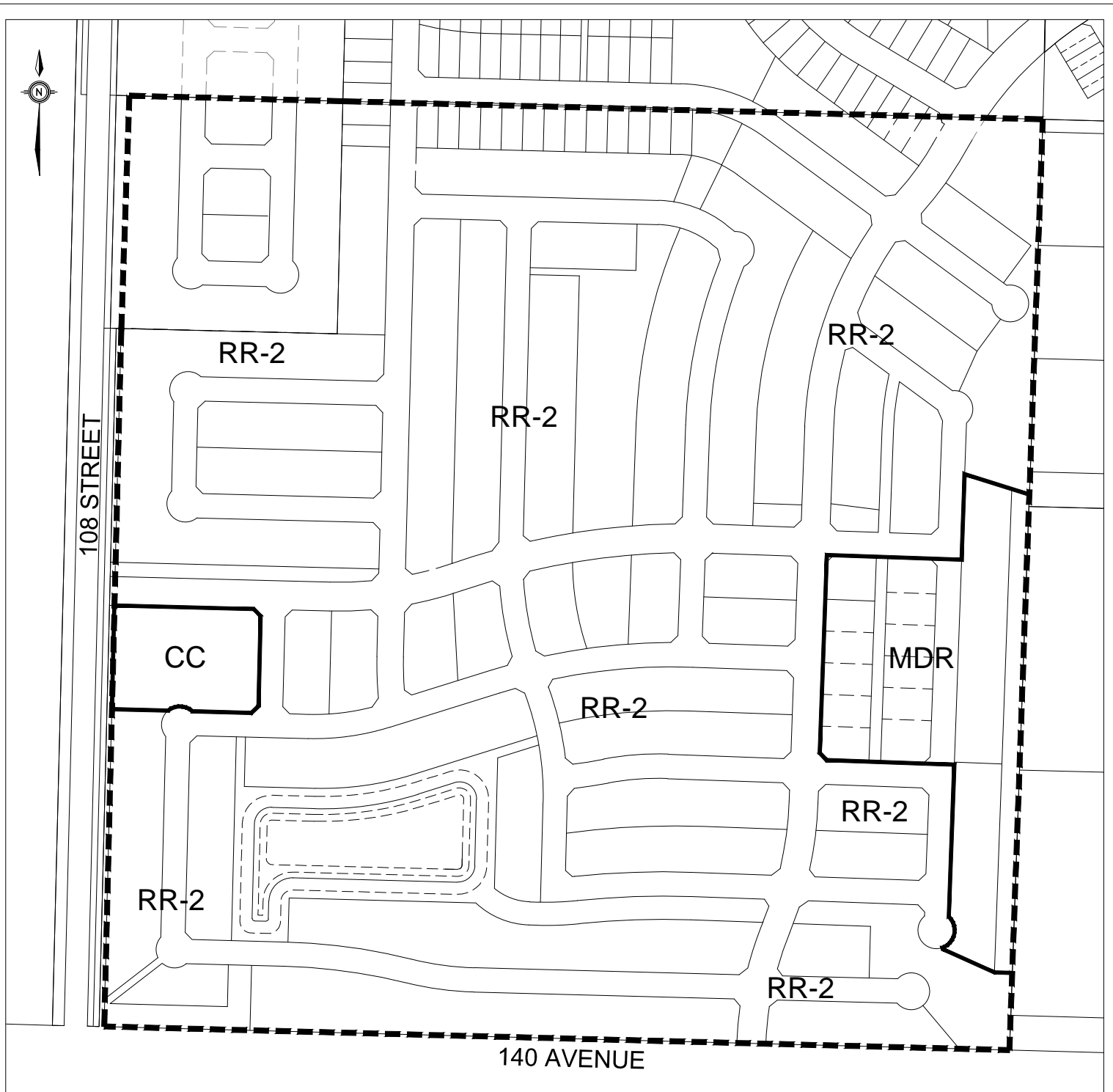
MAP 9 - TENTATIVE PHASING

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LEGEND

RR-2	RURAL RESIDENTIAL
CC	COMPREHENSIVE COMMERCIAL
MDR	MEDIUM DENSITY RESIDENTIAL
-----	PLAN BOUNDARY

WHISPERING RIDGE AREA STRUCTURE PLAN COUNTY OF GRANDE PRAIRIE

MAP 10 - ZONING

SCALE : N.T.S.

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