

Pinnacorp Investments Inc.

Pinnacle Village

What We Heard Report

June 11, 2025



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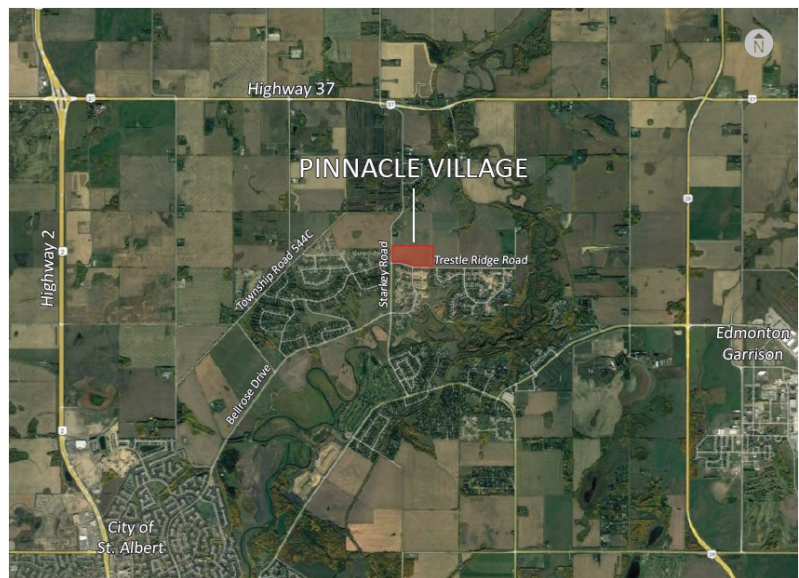
1 Public Engagement Summary and Results

1.1 Project Overview

The purpose of the Pinnacle Village Redistricting and Outline Plan (OP) is to describe the land use framework, infrastructure servicing concept and development objectives for the future development of Pinnacle Village. The OP will allow for transitional valley style of residential lots, which will increase the housing diversity and affordability for residents of Sturgeon County.

The plan area is 13.88 ha located in the Valley Core Reserve area of the Sturgeon Valley Core ASP. The Pinnacle Village OP is located within the Sturgeon Valley Core ASP and has been prepared within the context of the following:

- Natural features of the site and surrounding area;
- Type, size and location of various land uses;
- Transportation network as it relates to the plan area;
- Open space concept and pedestrian connectivity framework;
- Conceptual servicing schemes and provision of utility services and infrastructure;
- Implementation and phasing of development.



2 Process – What we did

2.1.1 Advertisement

Advertisement of the public open house included a mailout to property owners in the valley core area, sent on May 22, 2025 as well as an advertisement posted in the St. Albert Gazette on May 22 and 29, 2025. The mailout and newspaper ads included a summary of the proposed amendment, the proposed development concept, information about the public open house, and a contact at Arcadis and Pinnacorp for any questions. No inquiries were received seeking additional clarification on the amendment areas.

Copies of the mailout and newspaper ad are included in Appendix A.

2.1.2 Open House

The public open house was held at the Cattail Crossing Golf Club June 2, 2025, from 5:00 PM to 8:00 PM. Boards presented at the open house included an overview of the amendment purpose, existing development concept, proposed development concept, servicing concept, transportation and open space plan. Representatives from Pinnacorp Investments Inc. and Arcadis were present at the open house to provide information and anything

questions. Approximately, 81 people attended the open house. Participants invite to review the information boards that have been updated since the previous open house. A presentation was held during a portion of the event, followed by a question-and-answer period.

Copies of the open house boards and information booklet in Appendix B.

2.2 What We Heard

Open Space & Recreation

- Pickleball vs. Tennis Courts: Pickleball is in higher demand than tennis.
- Alternative Uses for SWMF (Stormwater Management Facility):
 - Potential for organized sports.
 - Soccer field activities could be accommodated.

Transportation & Traffic Concerns

- Access & Road Capacity:
 - Only two access points into the neighbourhood.
 - Concerns about increased vehicle volume and traffic congestion.
 - Question about future roadway upgrades.
- Traffic & Safety Issues:
 - Starky Road is under study by the County; development planning considers timing of improvements.
 - Intersection of Starky & 544 has a history of accidents; a traffic circle is planned.
 - Highway 544 is perceived as a “speedway.”
 - Riverside residents concerned about increased traffic from Pinnacle using their only access point.

Levies, Taxes & HOA

- Homeowners Association (HOA):
 - HOA fees will apply, but the rate is not yet determined.
- Tax Revenue Use:
 - Additional taxes expected to help fund future infrastructure upgrades and maintenance.

Infrastructure & Services

- Utilities & Capacity:
 - No lift station currently in Starky Hills.
 - Concerns for water capacities for residential use and fire protection.
It was stated that studies confirm adequate water capacity for fire protection.
Correction: Representative meant to state that studies have proven that water capacity and pressure will not negatively impact the county as a result of Pinnacle Village. Fire protection will be administered through the county current water protection capabilities.
- Public Safety:
 - Request for increased police presence due to anticipated population growth and potential for increased crime.

Housing Density & Design

- Density Transitions:
 - Emphasis on sensitive transitions between housing densities.
- Housing Types:
 - Support for bungalows to accommodate aging in place.
 - Building pockets start at 40 ft, suitable for bungalows.
- Lot Size
 - A lot size attractive to existing county residents that want to downsize and remain in the county
 - A lot size for people to move to the County from other municipalities
 - Some existing residents prefer the reduced maintenance responsibility offered in Pinnacle Village and still remain in the county
- Design Guidelines:
 - Restrictive covenants in place; minimum bungalow size is 1,500 sq ft.
 - Lot depths range from approximately 130 ft to 250 ft.
 - Concerns expressed about house sizes in Rivers Gate.
 - Maximum lot coverage is 55%.

2.3 What Happens Next

Pinnacle Village redistricting application with the outline plan appended will be presented to Council and will be discussed as part of a statutory public hearing. During the public hearing Administration and the applicant will be present the application and all interesting parties are welcome to speak on their support or non-support of the application. Following presentations, Council can ask questions to Administration, the applicant and interested parties before voting on the redistricting application.

Appendix A

Mailout Notification

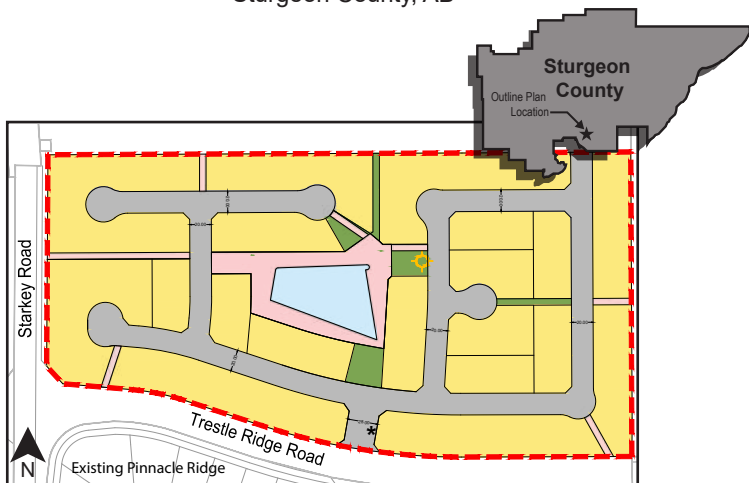
Newspaper ad

PUBLIC MEETING

Date: June 2, 2025

Time: 5:00 PM – 8:00 PM

Location: Cattail Crossing Golf Course Event Venue
24427 Township Rd 542
Sturgeon County, AB



An Information Session is being held to discuss the proposed Pinnacle Village development project.

The purpose of the Information Session is to provide the public with an update of the development and how the development aligns with the Valley Core Area Structure Plan.

Contact: Michael Reyes
Phone: 780 428 4000
Email: michael.reyes2@arcadis.com



Contact: Ed Basaraba
Phone: 780 498 6585
Website: pinnaclevillage.ca





Pinnacle Village Outline Plan

You are invited to an Information Session
to discuss the proposed Pinnacle Village
development project.

Date:

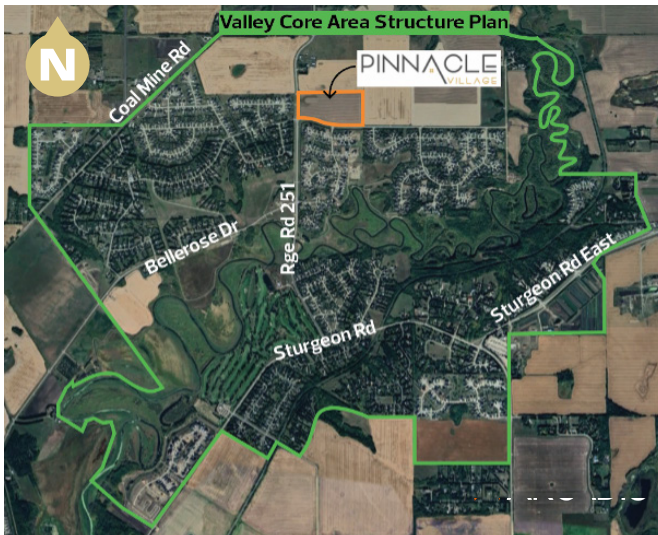
June 2, 2025

Time:

5:00 – 8:00 P.M.

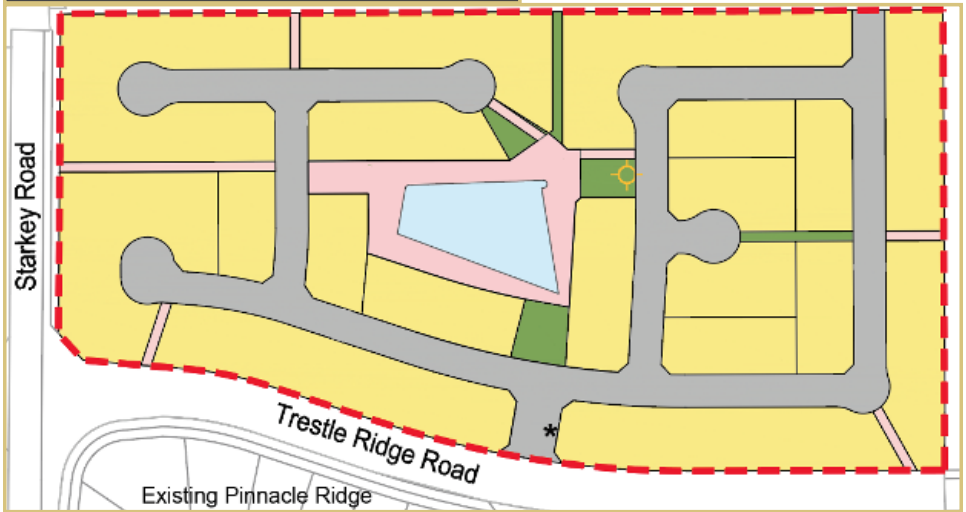
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Development Concept



Legend

	R7 – Transition Valley Residential District		Local Road		Abandoned Resource Well
	Stormwater Management Facility (PU)		Public Utility Lot (PU)		Location of Mailbox Pullout
	Park & Greenway (MR)		Outline Plan Area Boundary		

Schedule

5:00 - 6:00 P.M.

Opportunity to review presentation boards

6:00 - 6:20 P.M.

Formal presentation

6:20 - 7:00 P.M.

Questions and answers

7:00 - 8:00 P.M.

Wrap up and final remarks



Scan QR Code
to learn
more about
Pinnacle Village



Contacts

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Michael Reyes

Arcadis

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Appendix B

Open House Boards Information Booklets



PINNACLE
VILLAGE

Pinnacle Village Outline Plan and Sturgeon County Area Structure Plan



Pinnacle Village Development and Outline Plan

Gross area: 11.91 ha

Lots: 144

Lot areas: 0.12 -0.20 acres

Edmonton Metropolitan Regional Growth Plan: Area C

Sturgeon Core Valley Area Structure Plan: Valley Core Reserve

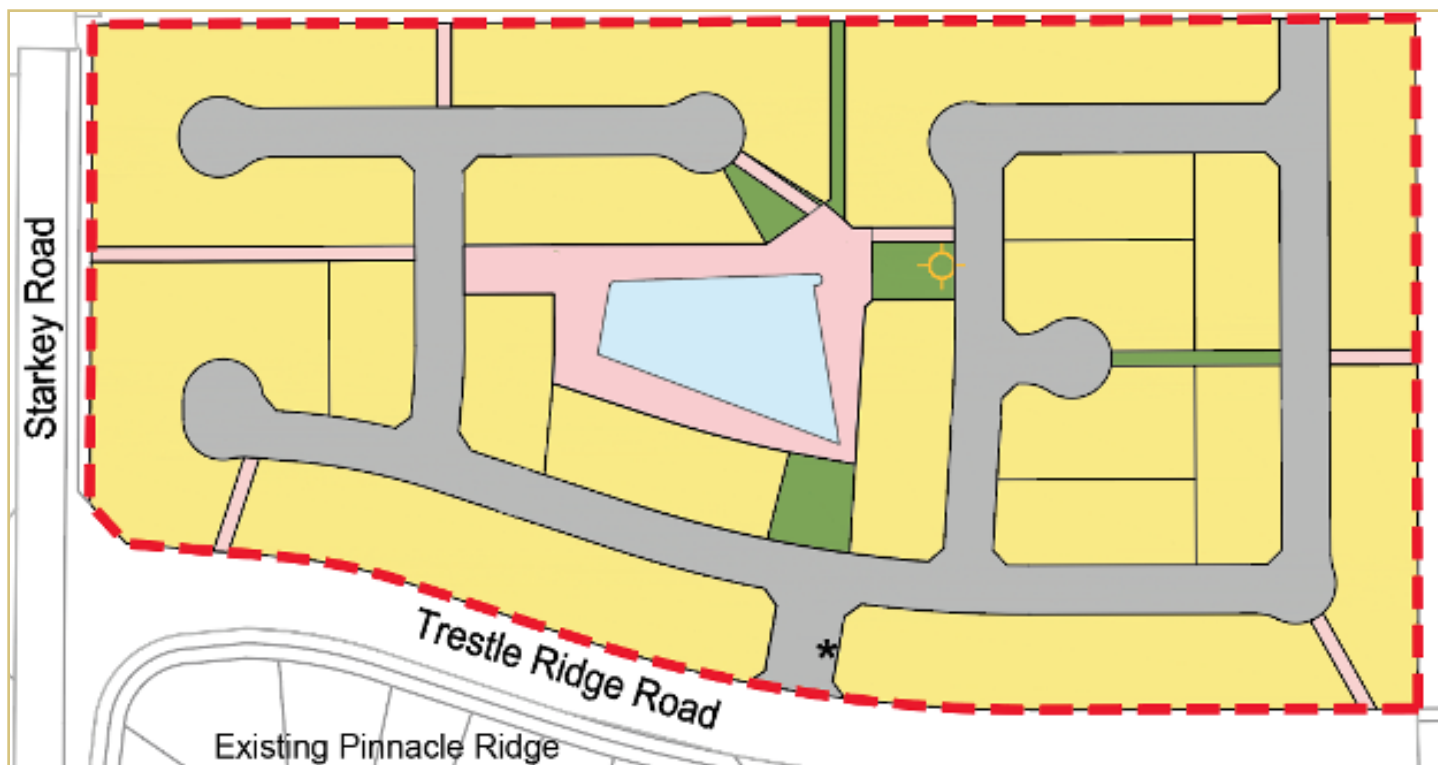
Recreational Facilities:

- Gazebo
- Half basketball court
- Two pickleball courts
- Walking trails
- Playground
- Berry garden
- Community storage garage
- Sitting areas with benches and tables

Seasonal Amenities:

- **Summer:** Dry pond repurposed as a soccer field
- **Winter:** Community-developed skating rink





Legend

 R7 – Transition Valley Residential District	 Local Road	* Abandoned Resource Well
 Stormwater Management Facility (PU)	 Public Utility Lot (PU)	* Location of Mailbox Pullout
 Park & Greenway (MR)	 Outline Plan Area Boundary	

Table 1: Pinnacle Outline Plan - Land Use Statistics

Land Use	Area (Ha)	Area (ac)	% Gross Area
Gross Area	13.91	34.37	100%
Gross Developable Area	13.91	34.37161	% GDA 100%
Parks (MR)	0.33	0.82	2.4%
Stormwater Management Facility	1.07	2.64	8%
Circulation Total	3.06	7.56	22%
<i>Local Roads</i>	3.06	7.56	
Public Utility Lot	0.21	0.52	
Total Non-Residential Area	4.67	11.54	
Net Residential Area (NRA)	9.24	22.83	66%
Residential Land Use			
Residential Low Density	9.24	22.83	66%
*Exact area of Municipal Reserve will be determined at the subdivision stage of development in consultation with Sturgeon County			
Projected Units and Population			
Approximate number of units (assuming a lot size of approximately 0.12 - 0.2 acres)			144
Persons per household (assuming 3.16 people/du per the Sturgeon County municipal census)			3.16
Projected population at build-out			455
Units Per Gross Residential Hectare (u/GDA)			10.4
Units Per Net Residential Hectare (u/NRha)			15.6

Sturgeon Valley Core Area Structure Plan (ASP)

Plan Purpose

To guide the development of the remainder of the Plan area in an **orderly and phased manner** while enabling **complementary intensification** of the established residential communities. The Plan is intended to drive **contiguous, compact development in the Sturgeon valley** that is sensitive to existing landowners and surrounding agricultural areas.

The Plan area is primarily comprised of existing residential communities, with some pockets of undeveloped land that have the potential to support additional residential development. These developments are to be supported by technical studies through the development of **Outline Plans**.

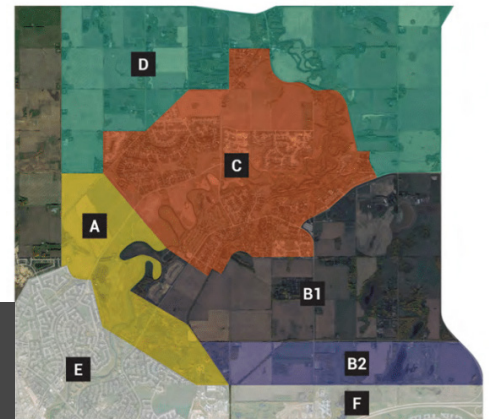
Intent of the ASP:

- Preserves Agricultural lands
- Preserves existing neighbourhoods
- Reflects vision residents articulated to date, as best possible
- Support new lifestyle amenities and services
- Facilitate new transportation connections

Planning Context – Edmonton Metropolitan Region Growth Plan (EMRGP)

The EMRGP identifies areas throughout the Region and assigns policies to assist with growth and development. This Plan identifies the ASP as part of Area C.

Area C – Are the lands to be retained as part of this Plan, enabling the completion of the Plan area in a manner consistent with the existing community, with a density of up to 20 du/nrha.



This means:

- **Consistent with the existing community:** proposed development should align with the characteristics or nature of the existing neighborhood, such as building styles, land use, or overall feel of the area.
- **Density of up to 20 du/nrha (Dwelling units per net residential hectare):** This sets up the maximum number of dwelling units that can be built per net residential hectare of land.

EMRGP - Policy 3.2.2

The Sturgeon Valley Area Structure Plan (Bylaw 882/99) shall be amended in the following areas to enable the completion of the existing community (Area C) and the development of new Area Structure Plan(s) (in Areas A and B):

- a. The Area Structure Plan planning boundary will be reduced to encompass only Area C; and
- b. Remaining greenfield lands in Area C will be designated for development in a complementary manner to the existing rural residential community.

Notwithstanding the above amendments, it is agreed that all remaining elements and policies of the existing Area Structure Plan for Area C will remain grandfathered.

This means:

In the context of residential development, the term “complementary” refers to how different elements within a development—or even different developments near each other—work well together in terms of function, design, scale, and purpose. The following are examples how Pinnacle Village can complement adjacent developments:

- **Architectural and Aesthetic Harmony:** Complementary design means new housing should match or enhance the existing neighborhood character—this could include materiality, buildings style, colors, rooflines, landscaping, etc.
- **Functional Compatibility:** Complementary development should serve a purpose that fits well with the area’s existing uses.
- **Infrastructure and Services:** Complementary development accounts for the capacity of local infrastructure—roads, water, sewer, schools—and ensures service levels are maintained and enhanced.

EMRGP - Policy 3.2.3

Future residential development in Area C will be consistent with existing development densities, **up to a maximum density of the lowest Rural Tier minimum greenfield residential density target as identified in the Edmonton Metropolitan Region Growth Plan.**

This means:

The term consistent means that new residential development will align with the character, form, and general pattern of what is already in place in the area. By maintaining consistency, future development will complement rather than disrupt the existing community fabric.

Density Target Compliance: The maximum density will align with **Schedule 6 EMRGP – Minimum Greenfield Residential Density**, which stipulates a target of 20 dwelling units per net residential hectare (20 du/nrha).

Policy Interpretation

Shall vs Should vs May

Policy	Meaning
All policy statements containing “shall” are mandatory and must be implemented. Where a “shall” policy proves impractical, an applicant may apply to amend the Plan.	“Shall” means something is required. If it can’t be done, the plan (ASP) must be changed to reflect that.
All policy statements containing “should” are an advisory statement and indicate the preferred objective, policy and/or implementation strategy of the County. If the “should” statement is not followed because it is impractical or impossible, the intent of the policy may be met through other agreed-upon means.	“Should” means it’s strongly recommended. If it’s not practical to follow, other solutions can be considered and agreed upon.
Where “may” is used in a policy, it denotes a choice in applying the policy, creating discretionary compliance or the ability to vary the requirements to achieve the intent of the vision and objectives of the Plan.	“May” means it’s optional. These policies support the overall vision of the plan but don’t have to be followed.

ASP – Section 5.2

Development Concept

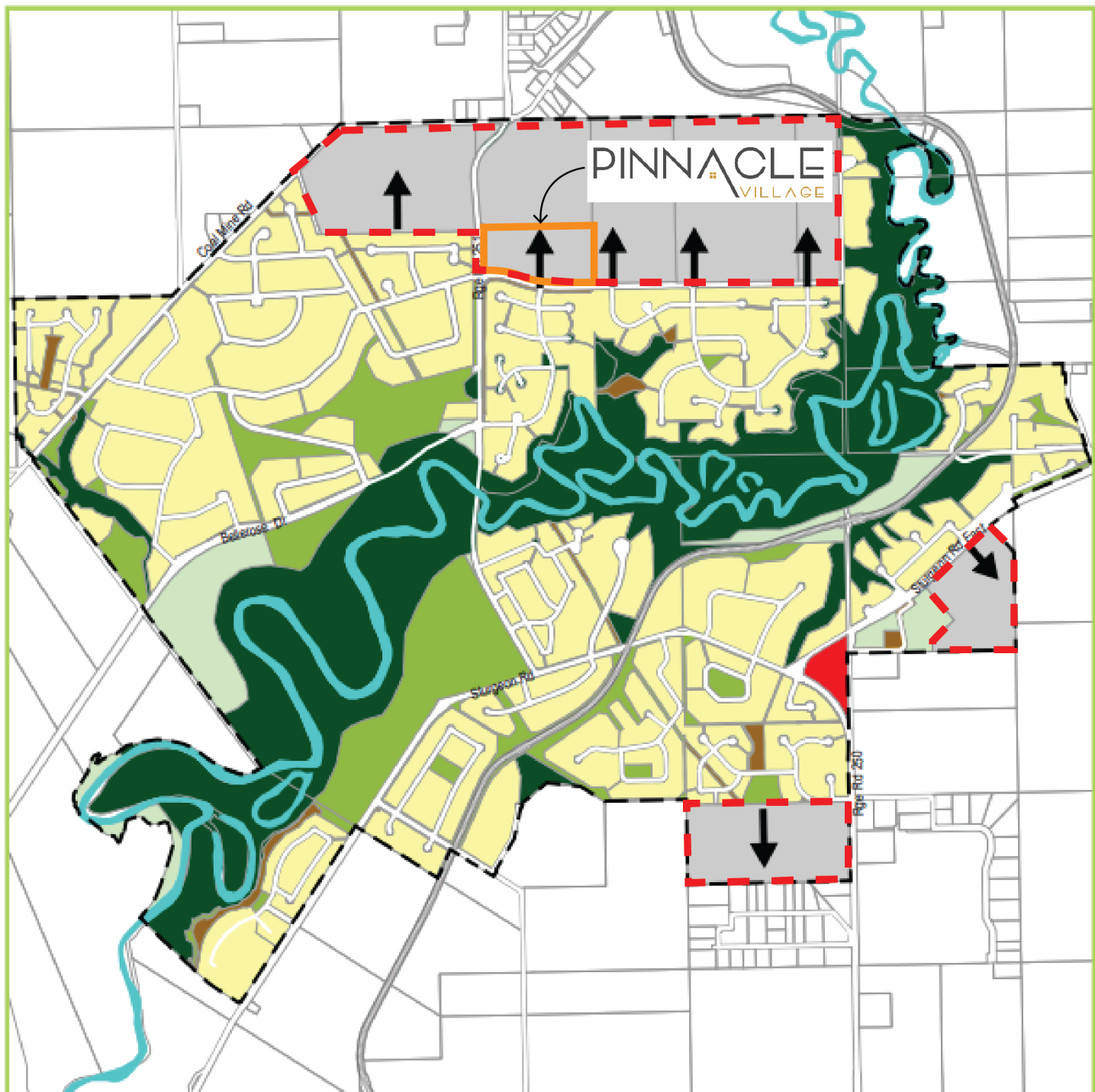
Valley Core Reserve

The Valley Core Reserve (VCR) is related to the greenfield areas within the Plan area. Development on lands designated as VCR requires outline plans to be developed and approved by the County prior to redistricting and subsequent development occurring. In addition, anticipated development for these areas would be in alignment with the Sturgeon County Municipal Development Plan and the Edmonton Metropolitan Region Growth Plan Appendix G Policies.

- Priority shall be given to contiguous extensions of residential subdivisions with full municipal servicing in order to minimize incremental infrastructure costs.
- The intention is not to pre-district lands designated as Valley Core Reserve through the Land Use Bylaw. The intention is to allow individual landowners and/or developers to apply for redistricting after the approval of Outline Plans described in Section 5.12.

This means:

- The **Valley Core Reserve** refers to undeveloped (“greenfield”) land within the plan area C.
- Before any development can happen on VCR lands, **an Outline Plan must be created and approved by the County.**
- These developments must align with both the **Sturgeon County Municipal Development Plan** and the **Edmonton Metropolitan Region Growth Plan** policies.
- Priority will be given to developments that **extend existing residential areas** and use **full municipal services**, to keep infrastructure costs efficient.
- The land won’t be pre-zoned (or “pre-districted”) by the County. Instead, **landowners or developers must apply to change the zoning (redistricting) after their Outline Plan is approved** (as outlined in Section 5.12).



LEGEND

- Sturgeon Valley Core ASP Boundary
- Existing Lots
- Canadian National Railway (CNR)
- ~ Sturgeon River

LAND USE DESIGNATIONS

- Valley Core Reserve
- Existing Residential
- Commercial
- Agriculture
- Recreation
- Environmental Protection
- Public Utility
- Development Phasing



SCALE: 1:30,000



Goal

To enable fully serviced multi-lot residential development while being cognizant of impacts on existing infrastructure and residential communities.

Overview

The intent of this Plan is to allow for **additional residential development**, up to a density of 20 du/nrha as per the policies within the EMRGP.

What this means:

This statement means that the goal of the plan is to enable more residential development in area C, allowing for higher-density housing, but within a limit of 20 residential units per hectare, as per policy.

Objective

- Ensure that new multi-lot residential developments are attractive, conveniently located, and safe physical environments.
- Ensure that new multi-lot residential developments are provided with municipal water and wastewater systems, and paved roads.
- Provide for orderly multi-lot residential development.
- Provide for **transitional densities** between existing residential communities and future development.

This means:

Designing a gradual change in housing density between established neighborhoods and new developments. This helps maintain compatibility, reduce abrupt shifts in building scale, and create a more cohesive community.

Provide for transitional densities between existing residential communities and future development by implementing gradual changes in housing density, ensuring compatibility through buffering, preserving neighborhood character, and considering traffic and infrastructure impacts.

Policies Interpretation and Implementation

VALLEY CORE RESERVE POLICIES

5.4.4 The County shall permit development density up to a maximum of 20 du/nrha on lands designated as Valley Core Reserve in Figure 5: Development Concept Map.

This means:

The County allows residential development within the Valley Core Reserve areas—up to a maximum density of 20 dwelling units per net residential hectare (du/nrha), as shown in the Development Concept Map.

- Density is capped at 20 units per hectare of land used for housing.
- This applies only to Valley Core Reserve lands.
- Encourages compact, diverse housing.
- Supports affordability, character, and green space preservation.

5.4.5 The County shall require that lands designated as Valley Core Reserve are developed in a manner complementary to regional policies and cognizant of existing communities.

This means:

Development must comply with regional policies such as those in the EMRGP, respect the character and context of existing communities, and align with approved Area Structure Plans (ASP) while undergoing the required County approval process.

5.4.6 Proposed residential lots within the Valley Core Reserve that abut existing multi-lot residential lots prior to the adoption of this Area Structure Plan shall be developed in a manner consistent with the land use district of the existing multi-lot residential lots.

Exception:

Pinnacle Village doesn't have to match the housing style of the neighborhoods next to it (as 5.4.6 would require), because Trestle Ridge Road and Starkey Road provide a buffer. This satisfies clause 5.4.7, which allows different densities as long as there is separation (like roads or parks) in between.

5.4.7 Where possible, the development of roads, parks, and/or green corridors should be used as buffers to offset the built form of varying densities.

This means:

When designing a community, roads, parks, and green spaces should help separate areas with different housing densities. This keeps neighborhoods balanced and visually appealing.

COMMUNITY SERVICES POLICIES

5.8.1 The County shall continue to improve fire protection within the Plan area.

This means:

The county is committed to ongoing efforts to understand any requirement regarding fire safety and emergency response in the area covered by the development.

The development has demonstrated how current fire protection services levels can be maintained and managed in emergency situations.

TRANSPORTATION POLICIES

5.9.4 The County shall determine future roadway upgrades through the outcomes from the TMP.

5.9.5 The County shall require that any future roadway upgrades or expansions meet the County's General Municipal Servicing Standards.

This means:

In collaboration with County, A Transportation Impact Assessment has been developed for the project to assess traffic volumes because of project and County growth. The assessment also outlines immediate and future recommendations for adjacent roadway upgrades.

SERVICING AND IMPLEMENTATION POLICIES

5.12.6 The County shall require that all on-site servicing for a new development is borne by the developer and payment of the required off-site levies in accordance with the County's off-site development levy bylaw. In some cases, the developer may be required to also bear the costs related to off-site infrastructure work that is not covered by the County's off-site levy bylaw.

This means:

*As part of bringing forward a new development, **the County won't pay for the services and infrastructure needed.** Instead:*

- 1. The developer has to pay for and build everything inside the development area.** This includes things like roads, water pipes, sewer systems, street lights, sidewalks, and anything else needed to make the site ready to use.
- 2. The developer also has to pay a fee (called an "off-site levy")** to help cover the cost of big infrastructure projects that are outside of the development area but still needed—like major roads, water treatment plants, or sewer systems that serve the wider community.
- 3. Sometimes, there are extra infrastructure needs that aren't covered by the regular fee system.** If that happens, the County may also require the developer to pay for those extra things directly.

Frequently Asked Questions

Understanding the Planning Process

We understand that the planning and approval process can sometimes be complex. To provide clarity, we have compiled answers to common questions and outlined key details about the development process.

To date, we have engaged with the community through an open house, our website, Facebook, and personal interactions, accumulating over 3,000 discussions about Pinnacle Village. A dedicated Q&A session was also shared in a Facebook group to address concerns.

Development Timeline and Status

We are here:



Note: No subdivision approvals have been granted yet, and we continue to work with the County to ensure compliance with all requirements.

Questions

DENSITY COMPARISONS

Q: What is the overall density of Pinnacle Village and Pinnacle Ridge Estates compared to Rivers Gate?

A:

- Pinnacle Village & Pinnacle Ridge Estates: 6.83 lots/ha
- Rivers Gate: 7.32 lots/ha

Q: What is the density of the 12 lots in Stage 5 of Rivers Gate under R7 zoning?

A: 16.58 lots/ha

Q: What is the proposed density in Pinnacle Village ?

A: The proposed density in Pinnacle Village is 15.6 lots per hectare (lots/ha).

MUNICIPAL STANDARDS

Q: Do Pinnacle Village and Rivers Gate follow the same General Municipal Service Standards (GMSS)?

A: No. Differences include:

- **Sidewalks:** Rivers Gate does not have sidewalks in front of lots or on the outer perimeter.
- **Offsite Levy:** Considerably lower in Rivers Gate (\$92,000/ha vs. \$350,000/ha).
- **Construction Costs:** Lower in Rivers Gate due to different standards and timeline.

DEVELOPMENT CONSIDERATIONS

Q: If zoning allows between 2 to 20 lots/ha, why not develop fewer lots?

A: Several factors influence the density decision:

- County-imposed GMSS requirements increase development costs.
- Higher offsite levies add to overall expenses.
- Rising construction costs for sewer, water, power, gas, landscaping, and engineering.
- Financial viability: A minimum of 10 lots/ha is required to cover costs excluding land, while 15.9 lots/ha achieves a balance between affordability, community needs, and sustainability.

PLANNED AMENITIES

Q: What amenities are planned for Pinnacle Village?

A: The development will include:

Recreational Facilities:

- Gazebo
- Half basketball court
- Two pickleball courts
- Walking trails
- Playground
- Berry garden
- Community storage garage
- Sitting areas with benches and tables

Seasonal Amenities:

- **Summer:** Dry pond repurposed as a soccer field
- **Winter:** Community-developed skating rink

LOT AVAILABILITY AND PURCHASE PROCESS

Q: Why are some lots marked as “on hold” on the website? Have they already been sold?

A: No, they have not been sold. The owners of Pinnacle Ridge Estates have been given the first right to purchase lots if and when the County approves the subdivision. No contracts have been signed—this is a courtesy extended to existing owners.

Q: How can I purchase a lot if the County approves the subdivision?

A: Once approval is granted, further details on the purchasing process will be provided.

HOME BUILDING OPTIONS

Q: Can I buy a lot and build my own house, or must I go through a builder?

A: You are free to purchase a lot and build your own home. However, builders will also be available if you prefer their services.

COMMON CONCERNS ADDRESSED

Q: Will property values in the existing residential area decrease due to the new development?

A: The cost of new lots, combined with construction expenses, will result in new homes that exceed the value of older developments. Additionally, demand for half-acre serviced lots remains high, and since no new half-acre lots are being developed, this demand is expected to drive property values up.

Q: How will the proposed development handle increased traffic?

A: A transportation study confirms that the existing road infrastructure can accommodate the new development. Additionally, off-site levies include funds for necessary road upgrades.

Q: What is the maximum height allowed for structures in the new development?

A: Under the Land Use Bylaw R7 zoning regulations, the maximum building height is restricted to 39.4 feet, consistent with R2 zoning.

Q: Will there be sufficient water supply for the new development?

A: Off-site levies will contribute to necessary water system improvements, ensuring adequate service capacity.

Q: How will light pollution be managed?

A: The development must adhere to GMSS lighting standards, which regulate outdoor lighting to minimize light pollution and ensure compliance with community guidelines.

Q: How does your proposal align with BYLAW 1557/21 – Sturgeon Valley Core Area Structure Plan?

A: This proposal demonstrates full alignment with the policies and objectives set out in Section 5.12.2 of BYLAW 1557/21 – Sturgeon Valley Core Area Structure Plan. In support of this, we have provided the County with a comprehensive submission exceeding 1,000 pages of technical reports and supporting documentation. These materials address the specific requirements outlined in the ASP and reflect a thorough commitment to meeting the County’s planning standards, policy direction, and long-term vision for sustainable growth within the Sturgeon Valley Core area. The County Administration has reviewed and accepted these reports as complete, confirming that they meet all required criteria.

WHY HIGHER DENSITY IS NECESSARY

1. Increased Development Costs Require Higher Density
 - Rising costs for land, materials, and regulatory compliance necessitate efficient use of space.
 - Offsite levies, infrastructure requirements, and stricter GMSS standards increase expenses.
2. Efficient Land Use & Sustainability
 - Higher-density developments optimize infrastructure and public services, reducing municipal costs.
 - Compact development patterns help preserve green spaces.
3. Changing Housing Demand & Affordability
 - The need for diverse housing types is growing, especially among young families and retirees.
 - Higher density allows for more attainable housing options.
4. Comparison to Previous Developments
 - Rivers Gate's last stage had a density of 16.58 lots/ha, but was built under different economic conditions.
 - If similar estate-style developments were proposed today, their pricing would be significantly higher.

CURRENT HOUSING SHORTAGE & MARKET REALITY

- **Zero available lots in Sturgeon Valley:** Nearly all developments are built out, with few remaining lots held by owners for imminent construction.
- **Three-year delay for new developments:** Even if approved today, new homeowners wouldn't be able to move in for years.
- **Limited supply is driving up prices:** The housing shortage is making homeownership increasingly difficult.

Final Thoughts

We recognize that planning and development can be complex, and we are committed to transparency and open communication. If you have further questions, feel free to reach out through our website, Facebook group, or direct contact.

The Sturgeon Valley housing shortage is a present-day issue. A well-planned, slightly higher-density development is essential for meeting demand, ensuring affordability, and sustaining the community's growth.



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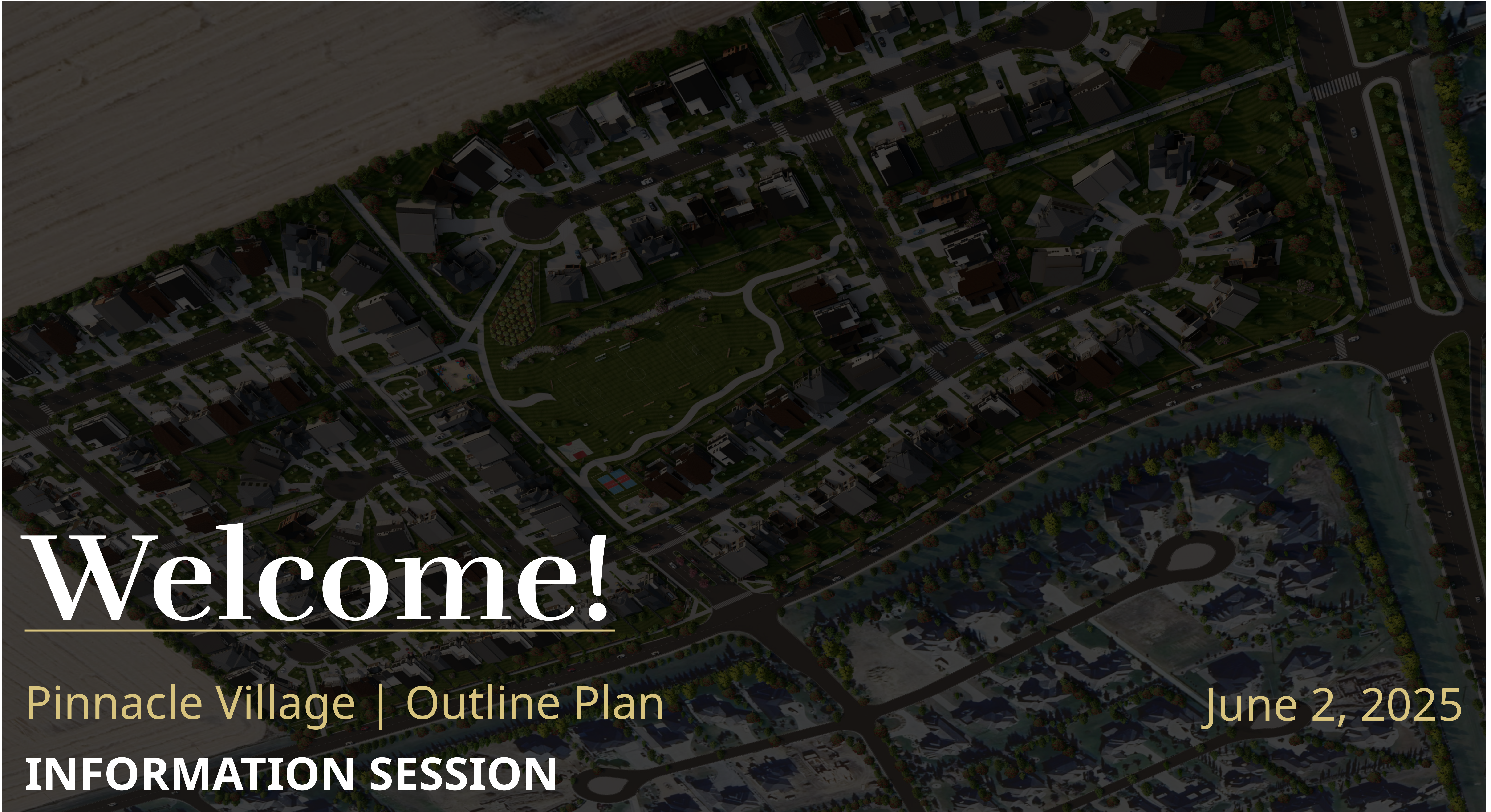
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Welcome!

Pinnacle Village | Outline Plan
INFORMATION SESSION

June 2, 2025

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Development Considerations

Q: If zoning allows between 2 to 20 lots/ha, why not develop fewer lots?

A: Several factors influence the density decision:

- **County-imposed GMSS requirements** increase development costs.
- **Higher offsite levies** add to overall expenses.
- **Rising construction costs** for sewer, water, power, gas, landscaping, and engineering.
- **Financial viability:** A minimum of 10 lots/ha is required to cover costs excluding land, while 15.9 lots/ha achieves a balance between affordability, community needs, and sustainability.



Municipal Standards

Q: Do Pinnacle Village and Rivers Gate follow the same General Municipal Service Standards (GMSS)?

A: No. Differences include:

- **Sidewalks:** Rivers Gate does not have sidewalks in front of lots or on the outer perimeter.
- **Offsite Levy:** Considerably lower in Rivers Gate (\$92,000/ha vs. \$350,000/ha).
- **Construction Costs:** Lower in Rivers Gate due to different standards and timeline.

Planned Amenities

Q: What amenities are planned for Pinnacle Village?

A: The development will include:

Recreational Facilities:

- Gazebo
- Half basketball court
- Two pickleball courts
- Walking trails
- Playground
- Berry garden
- Community storage garage
- Sitting areas with benches and tables

Seasonal Amenities:

- **Summer:** Dry pond repurposed as a soccer field
- **Winter:** Community-developed skating rink



Lot Availability and Purchase Process

Q: Why are some lots marked as “on hold” on the website? Have they already been sold?

A: No, they have not been sold. The owners of Pinnacle Ridge Estates have been given the first right to purchase lots if and when the County approves the subdivision. No contracts have been signed—this is a courtesy extended to existing owners.

Q: How can I purchase a lot if the County approves the subdivision?

A: Once approval is granted, further details on the purchasing process will be provided.

Home Building Options

Q: Can I buy a lot and build my own house, or must I go through a builder?

A: You are free to purchase a lot and build your own home. However, builders will also be available if you prefer their services.

Common Concerns Addressed

Q: Will property values in the existing residential area decrease due to the new development?

A: The cost of new lots, combined with construction expenses, will result in new homes that exceed the value of older developments. Additionally, demand for half-acre serviced lots remains high, and since no new half-acre lots are being developed, this demand is expected to drive property values up.

Q: How will the proposed development handle increased traffic?

A: A transportation study confirms that the existing road infrastructure can accommodate the new development. Additionally, off-site levies include funds for necessary road upgrades.

Q: What is the maximum height allowed for structures in the new development?

A: Under the Land Use Bylaw R7 zoning regulations, the maximum building height is restricted to 39.4 feet, consistent with R2 zoning.

Q: How will light pollution be managed?

A: The development must adhere to GMSS lighting standards, which regulate outdoor lighting to minimize light pollution and ensure compliance with community guidelines.

Q: Will there be sufficient water supply for the new development?

A: Off-site levies will contribute to necessary water system improvements, ensuring adequate service capacity.

Q: How does your proposal align with BYLAW 1557/21 – Sturgeon Valley Core Area Structure Plan?

A: This proposal demonstrates full alignment with the policies and objectives set out in Section 5.12.2 of BYLAW 1557/21 – Sturgeon Valley Core Area Structure Plan. In support of this, we have provided the County with a comprehensive submission exceeding 1,000 pages of technical reports and supporting documentation. These materials address the specific requirements outlined in the ASP and reflect a thorough commitment to meeting the County's planning standards, policy direction, and long-term vision for sustainable growth within the Sturgeon Valley Core area. The County Administration has reviewed and accepted these reports as complete, confirming that they meet all required criteria.

Why Higher Density is Necessary

1. Increased Development Costs Require Higher Density

- Rising costs for land, materials, and regulatory compliance necessitate efficient use of space.
- Offsite levies, infrastructure requirements, and stricter GMSS standards increase expenses.

2. Efficient Land Use & Sustainability

- Higher-density developments optimize infrastructure and public services, reducing municipal costs.
- Compact development patterns help preserve green spaces.

3. Changing Housing Demand & Affordability

- The need for diverse housing types is growing, especially among young families and retirees.
- Higher density allows for more attainable housing options.

4. Comparison to Previous Developments

- Rivers Gate's last stage had a density of 16.58 lots/ha, but was built under different economic conditions.
- If similar estate-style developments were proposed today, their pricing would be significantly higher.

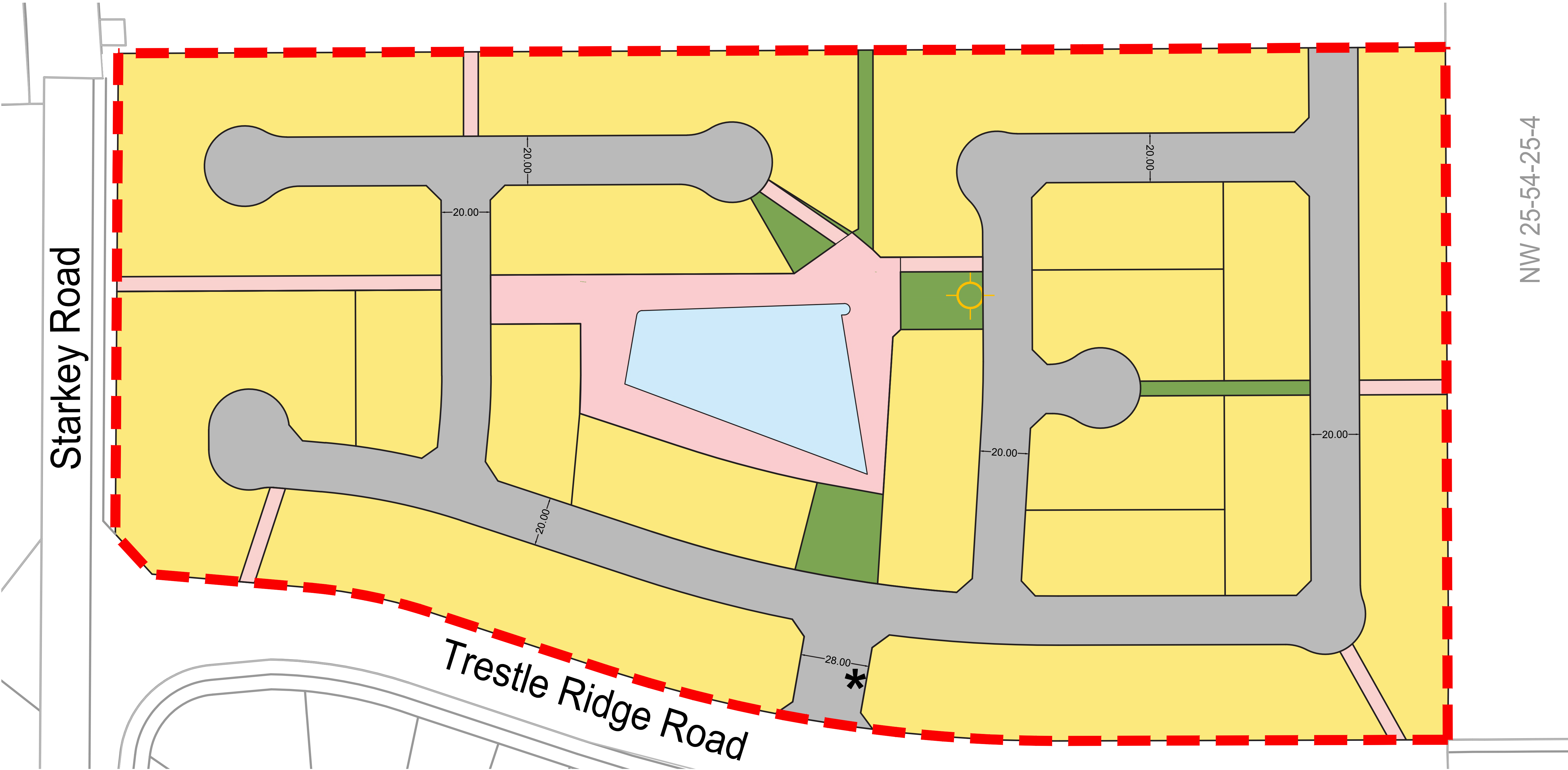
Current Housing Shortage & Market Reality

- Zero available lots in Sturgeon Valley: Nearly all developments are built out, with few remaining lots held by owners for imminent construction.
- Three-year delay for new developments: Even if approved today, new homeowners wouldn't be able to move in for years.
- Limited supply is driving up prices: The housing shortage is making homeownership increasingly difficult.

Final Thoughts

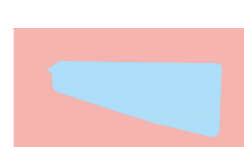
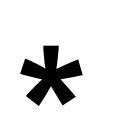
We recognize that planning and development can be complex, and we are committed to transparency and open communication. If you have further questions, feel free to reach out through our website, Facebook group, or direct contact.

The Sturgeon Valley housing shortage is a present-day issue. A well-planned, slightly higher-density development is essential for meeting demand, ensuring affordability, and sustaining the community's growth.



NW 25-54-25-4

Legend

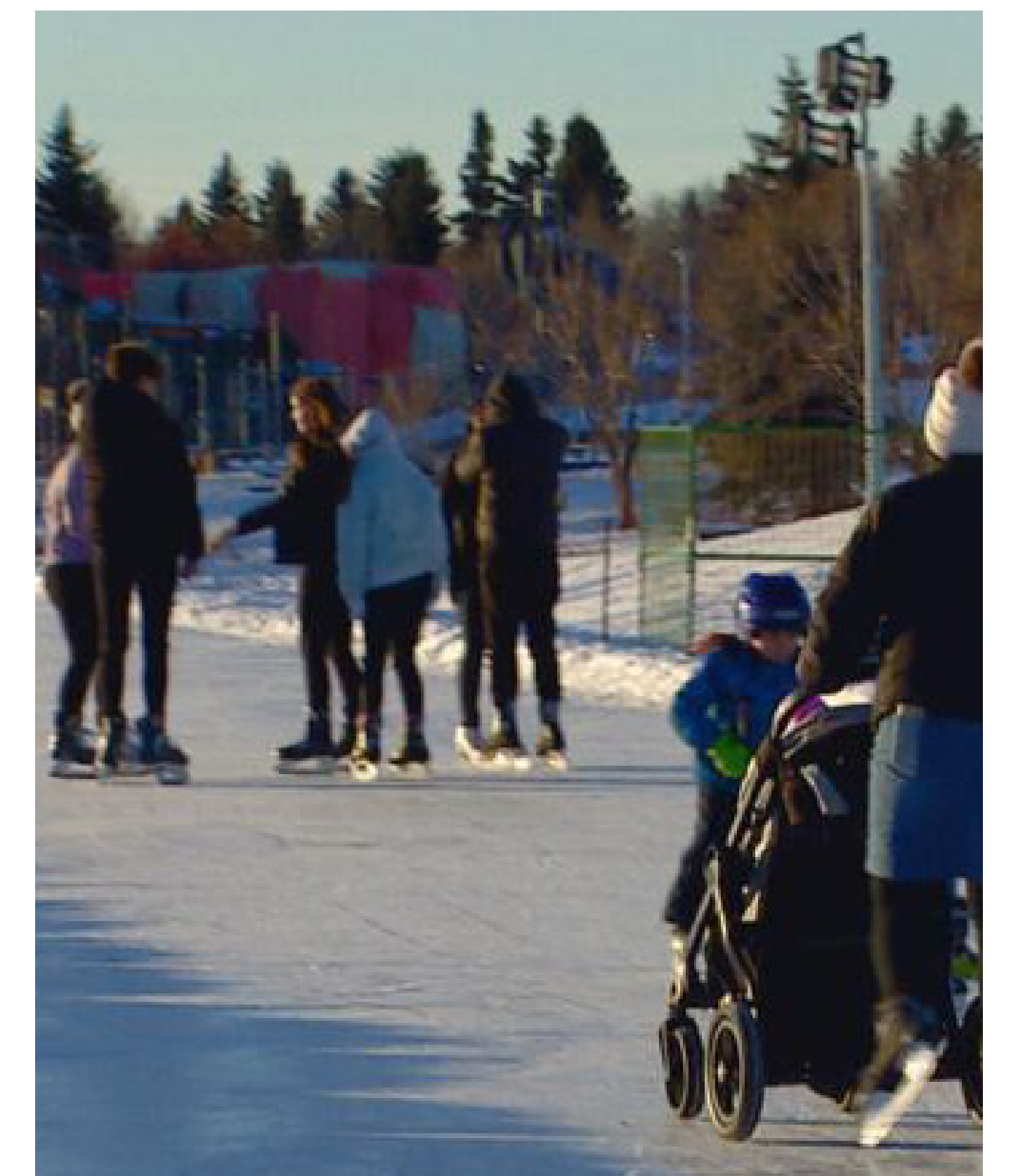
- | | | |
|---|--|---|
|  R7 – Transition Valley Residential District |  Local Road |  Abandoned Resource Well |
|  Stormwater Management Facility (PU) |  Public Utility Lot (PU) |  Location of Mailbox Pullout |
|  Park & Greenway (MR) |  Outline Plan Area Boundary | |

Recreational Facilities

- Gazebo
- Half basketball court
- Two pickleball courts
- Walking trails
- Playground
- Berry garden
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Seasonal Amenities

- **Summer:** Dry pond repurposed as a soccer field
- **Winter:** Community-developed skating rink



Development Amenities

PINNACLE
VILLAGE



Development Amenities

PINNACLE
VILLAGE



Development Amenities

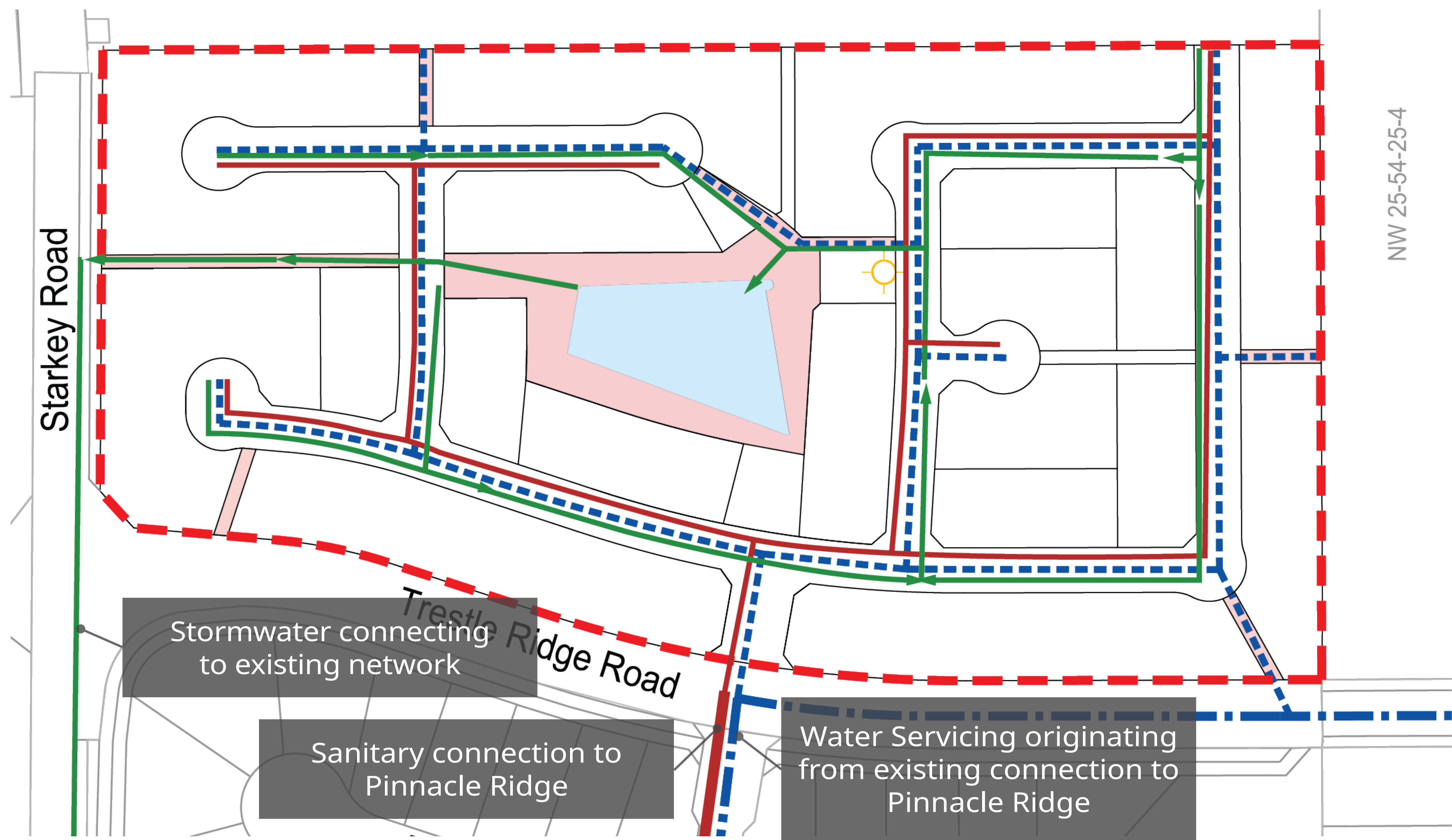
PINNACLE
VILLAGE



Development Amenities

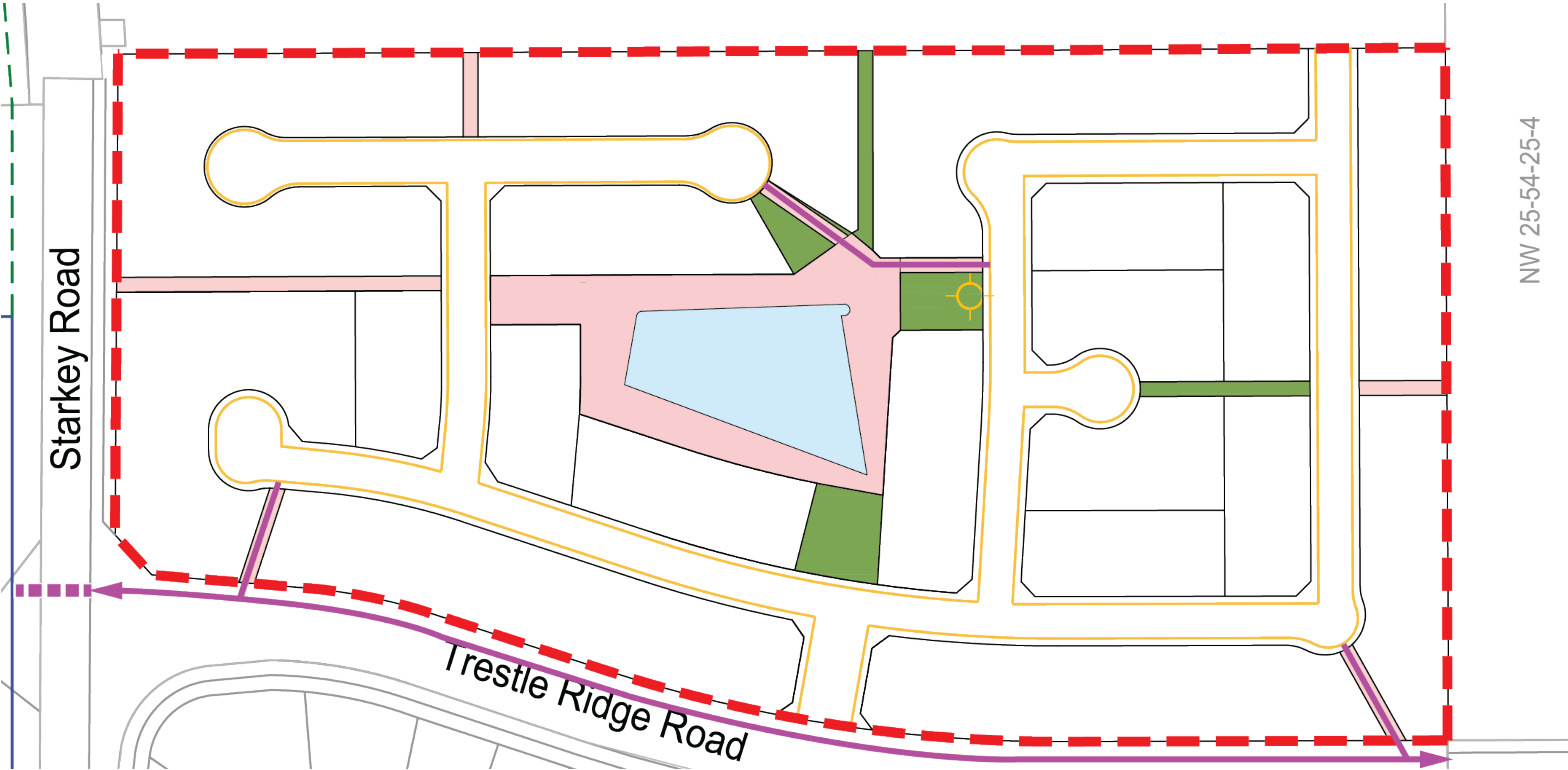
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Legend

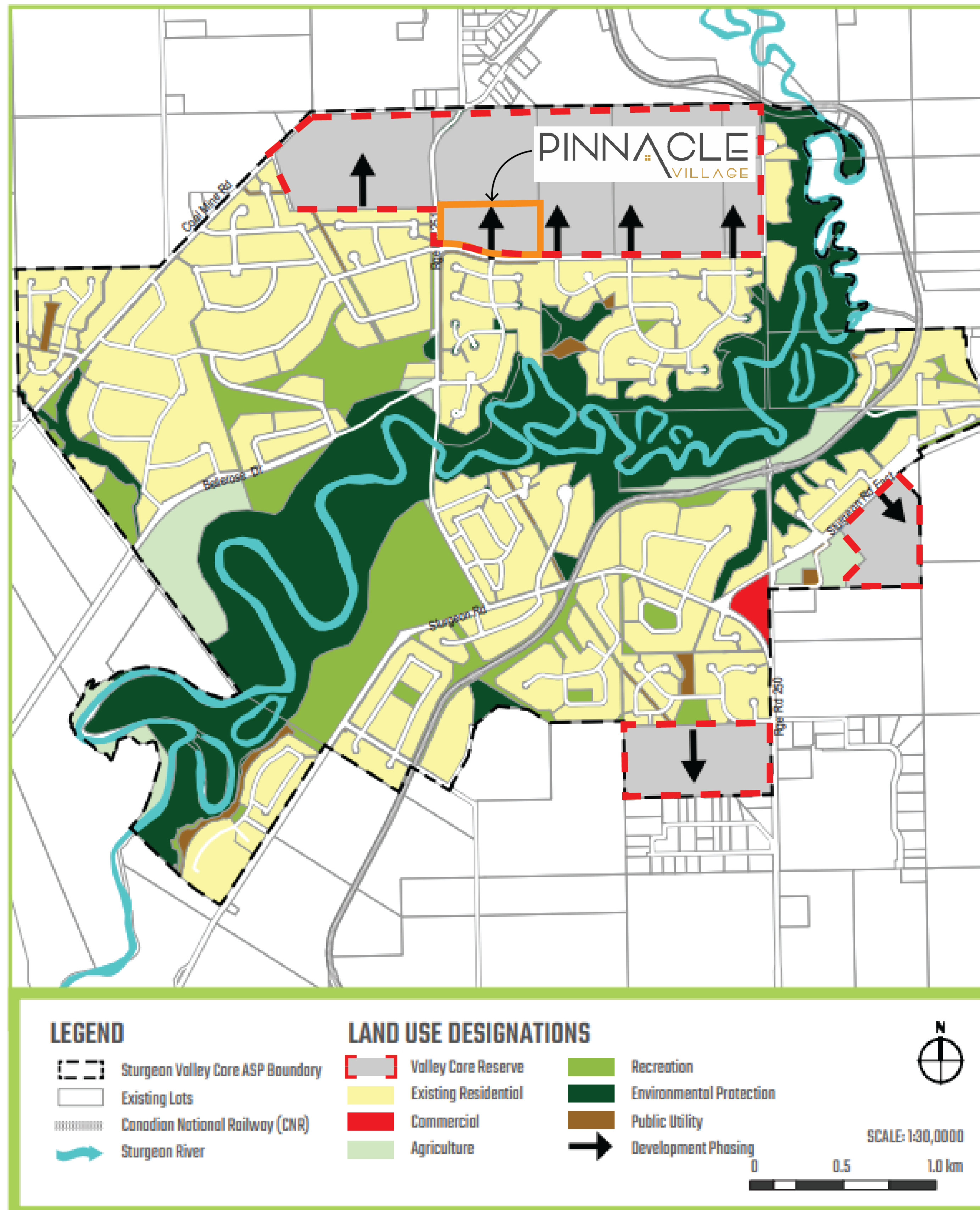
- | | | | |
|------------------------|--------------------------------------|---|-------------------------|
| --- Proposed Watermain | → Future Sanitary and Flow Direction | → Future Storm Sewer and Flow Direction | Public Utility Lot (PU) |
| --- Existing Watermain | Existing Gravitymain | Storm Water Management Facility (SWMF) | |



Legend

- | | | |
|---|--|--|
|  Park & Greenway (MR) |  Proposed Sidewalk (Hardsurface) |  Existing Trail |
|  Stormwater Management Facility (SWMF) |  Proposed Shared Use Path (Hardsurface) |  Future Shared Use Path |
|  Public Utility Lot (PU) |  Proposed Crossing | |

Sturgeon Valley Core Area Structure Plan (ASP)



Plan Purpose

To guide the development of the remainder of the Plan area in an **orderly and phased manner** while enabling **complementary intensification** of the established residential communities. The Plan is intended to drive **contiguous, compact development in the Sturgeon valley** that is sensitive to existing landowners and surrounding agricultural areas.

The Plan area is primarily comprised of existing residential communities, with some pockets of undeveloped land that have the potential to support additional residential development. These developments are to be supported by technical studies through the development of **Outline Plans**.

Intent of the ASP

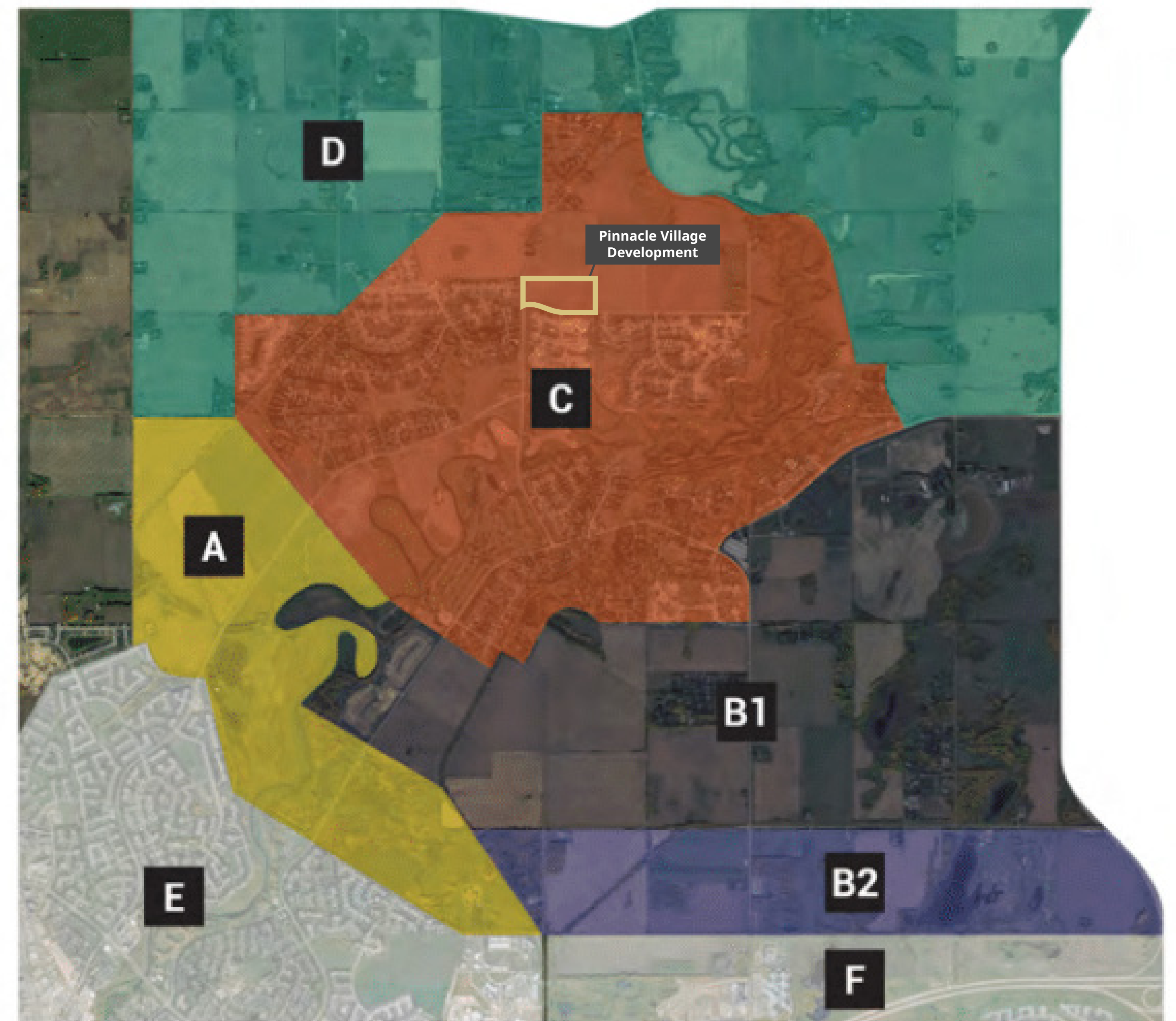
- Preserve agricultural lands.
- Preserves existing neighbourhoods.
- Support new lifestyle amenities, services, and housing types.
- Facilitate new transportation connections.

The EMRGP identifies areas throughout the Region and assigns policies to assist with growth and development. This Plan identifies the ASP as part of Area C.

Area C – the lands to be retained as part of this Plan, enabling the completion of the Plan area in a manner consistent with the existing community, with a density of up to 20 du/nrha.

This means:

- **Consistent with the existing community:** proposed development should align with the characteristics or nature of the existing neighborhood, such as building styles, land use, or overall feel of the area.
- **Density of up to 20 du/nrha (Dwelling units per net residential hectare):** This sets up the maximum number of dwelling units that can be built per net residential hectare of land.



The following are policies in the EMRGP that related to the planning and development of land in Area C.

Policy 3.2.2

The Sturgeon Valley Area Structure Plan (Bylaw 882/99) shall be amended in the following areas to enable the completion of the existing community (Area C) and the development of new Area Structure Plan(s) (in Areas A and B):

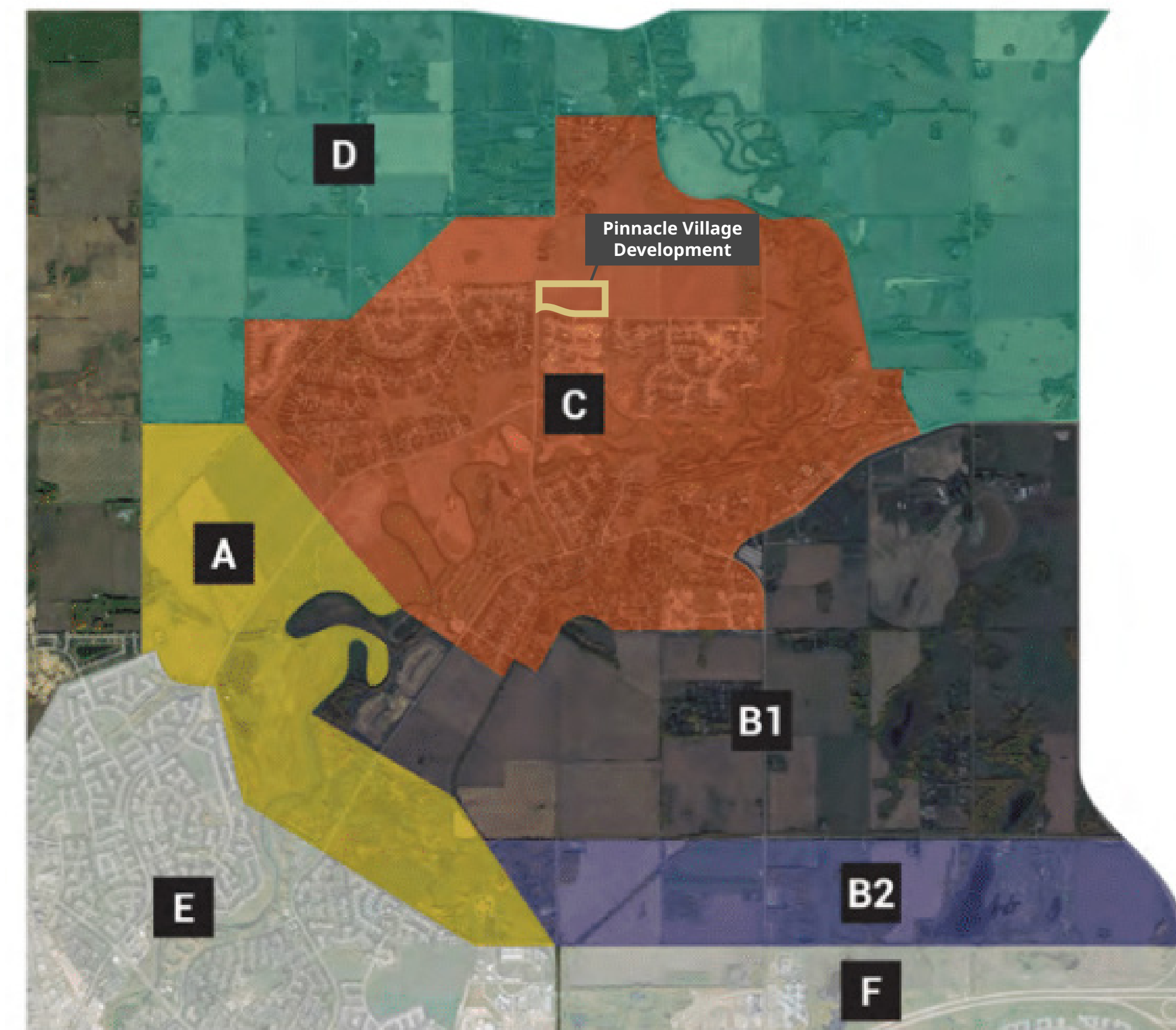
- a. The Area Structure Plan planning boundary will be reduced to encompass only Area C; and
- b. Remaining greenfield lands in Area C will be designated for development in a complementary manner to the existing rural residential community.

Notwithstanding the above amendments, it is agreed that all remaining elements and policies of the existing Area Structure Plan for Area C will remain grandfathered.

This means:

How Pinnacle Village aims to be complementary:

- **Architectural and Aesthetic Harmony:** Complementary design means new housing should match or enhance the existing neighborhood character—this could include materiality, buildings style, colors, rooflines, landscaping, etc.
- **Functional Compatibility:** Complementary development should serve a purpose that fits well with the area's existing uses.
- **Infrastructure and Services:** Complementary development accounts for the capacity of local infrastructure—roads, water, sewer, schools—and ensures service levels are maintained and enhanced.



The following are policies are in the EMRGP that related to the planning and development of land in Area C.

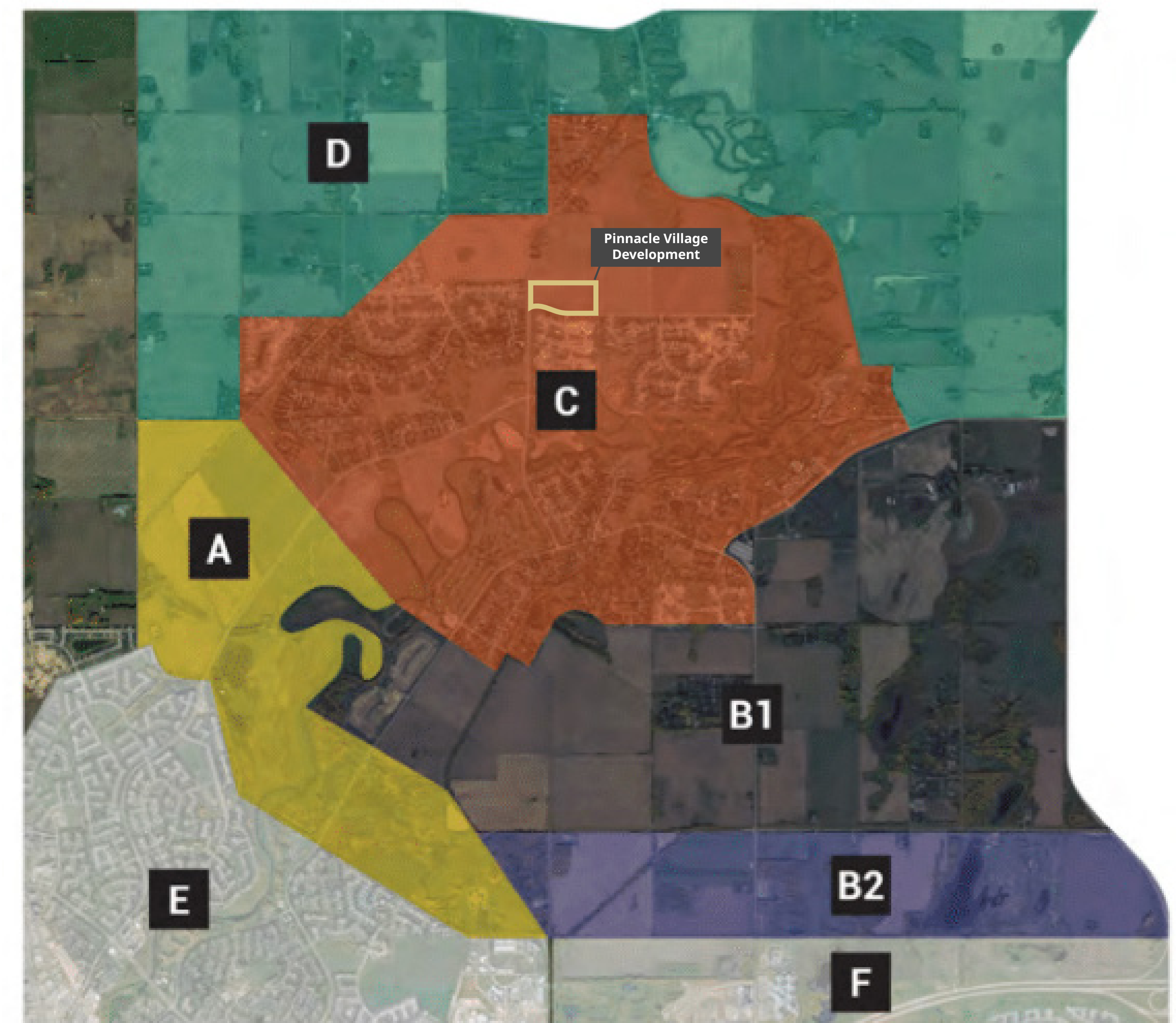
Policy 3.2.3

Future residential development in Area C will be consistent with existing development densities, **up to a maximum density of the lowest Rural Tier minimum greenfield residential density target as identified in the EMRGP.**

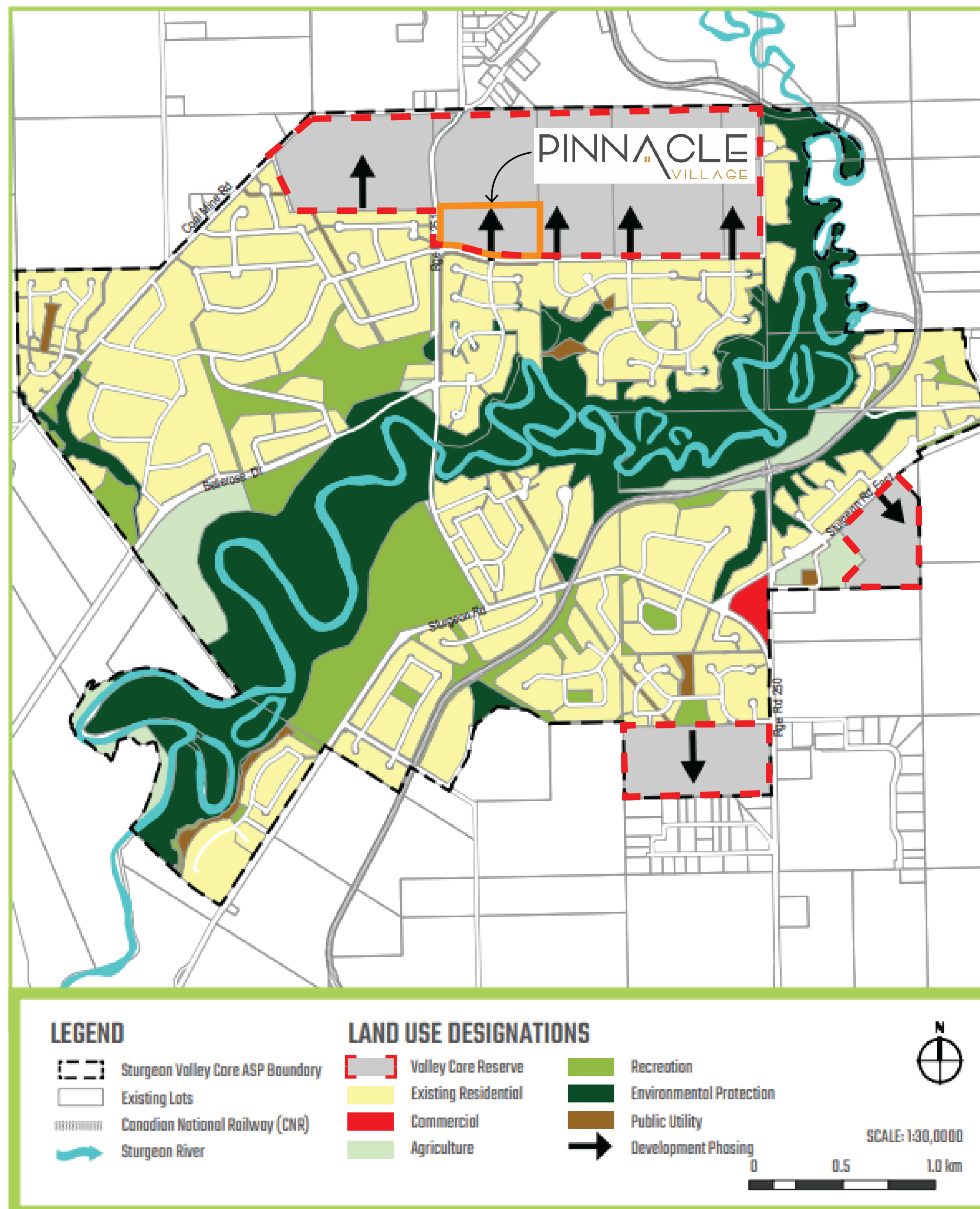
This means:

The term consistent means that new residential development will align with the character, form, and general pattern of what is already in place in the area. By maintaining consistency, future development will complement rather than disrupt the existing community fabric.

Density Target Compliance: The maximum density will align with **Schedule 6 EMRGP – Minimum Greenfield Residential Density**, which stipulates a target of 20 dwelling units per net residential hectare (20 du/nrha).



This Plan identifies the Pinnacle Village land as part of the Valley Core Reserve lands and defines the designation.



The Valley Core Reserve (VCR) is related to the greenfield areas within the Plan area. Development on lands designated as VCR require outline plans to be developed and approved by the County prior to redistricting and subsequent development occurring. In addition, anticipated development for these areas would be in alignment with the Sturgeon County Municipal Development Plan and the Edmonton Metropolitan Region Growth Plan Appendix G Policies.

- Priority shall be given to contiguous extensions of residential subdivisions with full municipal servicing in order to minimize incremental infrastructure costs.
- The intention is not to pre-district lands designated as Valley Core Reserve through the Land Use Bylaw. The intention is to allow individual landowners and/or developers to apply for redistricting after the approval of Outline Plans described in Section 5.12.

This means:

Before anything can be built on VCR identified land, landowners must create a detailed plan showing how the land will be used. This plan needs County approval before the land can be officially zoned and developed. Any new development must follow the rules set out in the County's main planning documents, including the Sturgeon County Municipal Development Plan and the Edmonton Metropolitan Region Growth Plan. These new neighborhoods must be next to existing ones and use full municipal services. This helps keep infrastructure costs lower.

Section 5.4 of the Plan and outline the Valley Core Reserve land goals and objectives.

The **Valley Core Reserve (VCR)** is related to the greenfield areas within the Plan area. Development on lands designated as VCR require outline plans to be developed and approved by the County prior to redistricting and subsequent development occurring.

Goal

To enable fully serviced multi-lot residential development while being cognizant of impacts on existing infrastructure and residential communities.

Overview

The intent of this Plan is to allow for **additional residential development**, up to a density of 20 du/nrha as per the policies within the EMRGP.

This means:

The VCR sets aside for future residential neighborhoods in new growth areas. Before any building can happen, an outline plan must be created and approved by the County. This ensures that new development is well thought out and fits with nearby communities. The goal is to allow fully serviced housing with access to water, sewer, and roads without putting too much pressure on existing infrastructure. According to regional policies, these areas can include up to 20 homes per hectare.

Objective

- Ensure that new multi-lot residential developments are attractive, conveniently located, and safe physical environments.
- Ensure that new multi-lot residential developments are provided with municipal water and wastewater systems, and paved roads.
- Provide for orderly multi-lot residential development.
- Provide for transitional densities between existing residential communities and future development.

This means:

Designing a gradual change in housing density between established neighborhoods and new developments. This helps maintain compatibility, reduce abrupt shifts in building scale, and create a more cohesive community.

Provide for transitional densities between existing residential communities and future development by implementing gradual changes in housing density, ensuring compatibility through buffering, preserving neighborhood character, and considering traffic and infrastructure impacts.

Policies	Meaning
5.4.4 The County shall permit development density up to a maximum of 20 du/nrha on lands designated as Valley Core Reserve in Figure 5: Development Concept Map.	The County allows residential development within the Valley Core Reserve areas—up to a maximum density of 20 dwelling units per net residential hectare (du/nrha), as shown in the Development Concept Map. • Density is capped at 20 units per hectare of land used for housing. • This applies only to Valley Core Reserve lands. • Encourages compact, diverse housing. • Supports affordability, character, and green space preservation.
5.4.5 The County shall require that lands designated as Valley Core Reserve are developed in a manner complementary to regional policies and cognizant of existing communities.	Development must comply with regional policies such as those in the EMRGP, respect the character and context of existing communities, and align with approved Area Structure Plans while undergoing the required County approval process.
5.4.6 Proposed residential lots within the Valley Core Reserve that abut existing multi-lot residential lots prior to the adoption of this Area Structure Plan shall be developed in a manner consistent with the land use district of the existing multi-lot residential lots.	Exemption: Pinnacle Village is exempt from matching housing style of the neighboring areas, because Trestle Ridge Road and Starkey Road act as buffers.
5.4.7 Where possible, the development of roads, parks, and/or green corridors should be used as buffers to offset the built form of varying densities.	Policies 5.4.7 permits variations in housing density when separated by features like roads or parks. In community design, such elements—roads, parks, and green spaces—play a crucial role in creating visual separation and maintaining a balanced, aesthetically pleasing neighborhood layout.

<u>Policies</u>	<u>Meaning</u>
5.8.1 The County shall continue to improve fire protection within the Plan area.	The county is committed to ongoing efforts to understand any requirement regarding fire safety and emergency response in the area covered by the development. The development has demonstrated how current fire protection services levels can be maintained and managed in emergency situations.
5.9.4 The County shall determine future roadway upgrades through the outcomes from the TMP. 5.9.5 The County shall require that any future roadway upgrades or expansions meet the County's General Municipal Servicing Standards.	In collaboration with County, the development is supported by a TIA complete with immediate and long-term recommendations for adjacent roadway updated.
5.12.6 The County shall require that all on-site servicing for a new development is borne by the developer and payment of the required off-site levies in accordance with the County's off-site development levy bylaw. In some cases, the developer may be required to also bear the costs related to off-site infrastructure work that is not covered by the County's off-site levy bylaw.	As part of bringing forward a new development, the County won't pay for the services and infrastructure needed. Instead: The developer has to pay for and build everything inside the development area. This includes things like roads, water pipes, sewer systems, street lights, sidewalks, and anything else needed to make the site ready to use. The developer also has to pay a fee (called an "off-site levy") to help cover the cost of big infrastructure projects that are outside of the development area but still needed—like major roads, water treatment plants, or sewer systems that serve the wider community. Sometimes, there are extra infrastructure needs that aren't covered by the regular fee system. If that happens, the County may also require the developer to pay for those extra things directly.

Lotting Plan



DRAFT



NW 25-54-25-4

Legend

- Show Home Lots
- Lots on Hold
- Premium Lots
- Municipal Reserve
- Utility Lots
- Well Site
- 41 Pocket Size
- G Garage Location
- * Lot has very little extra site setback space
- 7823 Lot Area (sq ft)

Notes:
1. Lot width shown at custom 40 ft depth

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ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED;
LOT INFORMATION IS PRELIMINARY AND SUBJECT TO
CHANGE, AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.

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