PUBLIC HEARING

July 15, 2025

2:30 p.m.

Hearing to be Held in Council Chambers and
via Electronic Communications

Bylaw 1683/25
Amendment to Land Use Bylaw 1385/17
Redistricting a Portion of RL-64-54-25-4 (Pinnacle Village)

WRITTEN SUBMISSIONS

1.	Jordan Pelletier, Urbanage Homes	In Favour
2.	(Unknown Sender)	In Favour
3.	Abdul Mujib Cadili	In Favour
4.	Brittany Klein	In Favour
5.	Roch Naboulsi	In Favour
6.	Jamal Alfarela	In Favour
7.	John Alfarela	In Favour
8.	Keaton Pietersma	In Favour
9.	Sandra Alfarela	In Favour
10.	Tyler DeGagne	In Favour
11.	Alfie Profiri	In Favour
12.	Elana Profiri	In Favour
13.	Jessica and Dustin Hicks	In Favour
14.	Briana Pietersma	In Favour
15.	Chanel Klein	In Favour
16.	Jasmin Alfarela	In Favour
17.	Cody and Jessica Chikie	In Favour
18.	Alexander Goman	Opposed
19.	Chelsea Berube	Opposed
20.	Carmen Lozinsky	Opposed
21.	Rita and David Cochrane	Opposed
22.	Dion Darling	Opposed
23.	Rick Dallyn	Opposed
24.	Rod and Marisa Ewasuik	Opposed
25.	Jason White	Opposed
26.	Taha Jomha	Opposed
27.	Rene Kiens	Opposed
28.	Lianne White	Opposed
29.	Louise Roy	Opposed
30.	Olivia Luiting	Opposed
31.	Michael Goman	Opposed

32.	Gino and Sofia Moscardelli	Opposed
33.	Moe Najmeddine	Opposed
34.	Lorne Okerman	Opposed
35.	Adam Roy-Blouin	Opposed
36.	Samuel Roy-Blouin	Opposed
37.	Sylvain Blouin	Opposed
38.	Tony Palladino	Opposed
39.	C & J VanDenBiggelaar	Opposed
40.	Zachary Roy-Blouin	Opposed
41.	Leo and Jody Levasseur	Opposed
42.	Ameen Amirie	Opposed
43.	Annalisa and Tino Bruno	Opposed
44.	Brianne Tetz	Opposed
45.	Rita Filice	Opposed
46.	James Viher	Opposed
47.	Donavon Young	Opposed
48.	Barb Young	Opposed
49.	Orlene Soares	Opposed
50.	George Soares	Opposed
51.	Urszula Jez	Opposed
52.	Sandra Goman	Opposed
53.	Laura Ritzen	Opposed
54.	Misty Reeve	Opposed
55.	Jack Reeve	Opposed
56.	Carter Reeve	Opposed
57.	Adam Reeve	Opposed
58.	Paul and Hermina Humphrey	Opposed
59.	Mark and Lauren Wiltzen	Opposed
60.	Alessandra Hardy	Opposed
61.	Claudine Lavoie	Opposed
62.	Ilario and Diane Spagnolo	Opposed
63.	Andrea Mazzotta	Opposed
64.	Trish Tieulie	Opposed
65.	Tara Bochke	Opposed
66.	Leanne Kotchonoski	Opposed
67.	Abby Kozma	Opposed
68.	Jill Antoniolli	Opposed
69.	Derek Antoniolli	Opposed
70.	Wendy Antoniolli	Opposed
71.	Domenic Antoniolli	Opposed
72.	Julie Bolduc	Opposed
73.	Hank Gulaga	Opposed
74.	Rod and Sheri Derworiz	Opposed
75.	Linda and Lloyd Skuba	Opposed
76.	Darlene Garnier	Opposed
77.	Lanny Howell	Opposed
78.	John and Tammy Kovlaske	Opposed
79.	Maxwell Bolduc	Opposed
80.	Daryl Zelinski	Opposed

81.	Amanda Papadopoulos	Opposed
82.	Maureen Amonson	Opposed
83.	Don Humphreys	Opposed
84.	Paige Humphreys	Opposed
85.	Ken Caird	Opposed
86.	Melanie Wong	Opposed
87.	Teresa Johnson	Opposed
88.	Nick Johnson	Opposed
89.	Liza Filice	Opposed
90.	Joe Filice	Opposed
91.	Ania Swietach	Opposed
92.	Jacob Swietach	Opposed
93.	Matthew Swietach	Opposed
94.	Martin Swietach	Opposed
95.	Rob Hardy	Opposed
96.	Jason Mazzotta	Opposed
97.	Barbara Nunes	Opposed
98.	Victor Nunes	Opposed
99.	Mike Lang	Opposed
100.	Paulette Oslund	Opposed
101.	Andrzej Luszczek	Opposed
102.	Chelsey Hofer	Opposed
103.	Jennifer Saaid	Opposed
104.	Kirsten Miller	Opposed
105.	Jenn Mira	Opposed
106.	Anita Yaehne	Opposed
107.	Christopher Yaehne	Opposed
108.	Timothy Wozniak	Opposed
109.	Terry Innes	Opposed
110.	Angelene Faith	Opposed
111.	Nikola Berube	Opposed
112.	Lesley Oleksiw	Opposed
113.	Chris Dyck	Opposed
114.	Angie Rites	Opposed
115.	Reri Fuson	Opposed
116.	Judy Filewich	Opposed
117.	Shane Fusion	Opposed
118.	Loreana Glamuzina	Opposed
119.	Kim George	Opposed
120.	Farkad Saaid	Opposed
121.	Stacey Upright	Opposed
122.	Janelle Lupaschuk	Opposed
123.	Megan Darichuk	Opposed
124.	Jorge Mira	Opposed
125.	Michelle Northrup	Opposed
126.	Gabrielle Kiens	Opposed
127.	Logan Kiens	Opposed
128.	Janea Anthony	Opposed
129.	Mark Gnurlantino	Opposed

130. Eva Rothe Opposed
131. David Rothe Opposed
132. Trish Wadson Opposed
133. Martin Montpetit Opposed
134. Bernice Montpetit Opposed
135. Kevin George Opposed
136. Jeff Blerot Opposed
137. Christine Hartmetz Opposed
138. Megan Nichols Opposed
139. Daniel and Rebecca McIsaac Opposed
140. Michelle Borduzak Opposed
141. Ahmad Rafeek Opposed
142. Anna Gnurlantino-Kiens Opposed
143. Louise Borduzak Opposed
144. Manal Najmeddine Opposed
145. Salma Najmeddine Opposed
146. Samia Najmeddine Opposed
147. Sana Najmeddine Opposed
148. Sareen Najmeddine Opposed
149. Sobhe Najmeddine Opposed
150. Noel Wadson Opposed
151. Donna Nilsson Opposed
152. Barb McGee Opposed
153. Chris and Jamie Filewich Opposed
154. Sinead Highet Opposed
155. Troy Weatherly Opposed
156. Astrid Casavant Opposed
157. Mickey Casavant Opposed
158. Michelle Weatherly Opposed
159. Tara Proskiw Opposed
160. Vipin Samuel Opposed
161. Krystal Davies Opposed
162. Teresa Opposed
163. Bella Miller Opposed
164. Eugenie McCallan Opposed
165. Dean Wetzlaugk Opposed
166. Gloria Borlase Opposed
167. Craig Borlase Opposed
168. Laura Marcato Opposed
169. Deborah and Corey Johnson Opposed
170. Denise Truhn Opposed
171. Gary Truhn Opposed
172. Dustin DesLauriers Opposed
173. Denine Kalita Opposed
174. Carey Thiessen Opposed
175. Troy Kalita Opposed

June 23, 2025

Sturgeon County

Re: Letter of Support for Pinnacle Village Redistricting (Bylaw 1683/25)

To Whom it May Concern,

On behalf of UrbanAge Homes, I am pleased to offer our support for Pinnacorp's proposed Pinnacle Village development. As a Sturgeon County landowner (Greystone Manor), and contributing member of the residential and commercial construction industry in the Edmonton region, we recognize the importance of well-planned, innovative, and sustainable developments in driving growth and enhancing the quality of life in our communities.

This development not only contributes to the local economy but also provides new opportunities for families, businesses, and future residents to thrive in Sturgeon County.

UrbanAge Homes is excited about the potential of Pinnacle Village to enrich the Sturgeon County landscape and further solidify the area as a desirable place to live and work. We encourage the approval of this development and look forward to the positive impact it will bring.

Thank you for considering this letter of support. Should you have any questions or require additional information, please do not hesitate to contact me directly at jordan@urbanagehomes.com.

Sincerely,

Jordan Pelletier
Operating Partner
UrbanAge Homes

Support for Pinnacle Village Outline Plan and rezoning **Bylaw 1683/25 – Pinnacle Village Redistricting**

I strongly support the Pinnacle Village Outline Plan and rezoning.

I have lived in Sturgeon County for many years and brough our family up here. We built a large home for our family. The children have all gone and we are left with a large home for just the two of us. We have a large yard with is getting more difficult to maintain.

We are looking for a smaller lot to build a smaller home for just the two of use.

- I welcome the proposal of Pinnacle Village as presented. The developers of Pinnacle Ride Estate have made an outstanding vision, and it is a subdivision that other developers look to. We have seen the proposed rendering and video of Pinnacle Village and are very impressed with what is proposed. Currently there is no lots for sale in Sturgeon Valley and the ones that are unbuilt are held for development. We would have no choice but to move to St Albert or Edmonton. We want to stay in Sturgeon County. I like what is proposed in Pinnacle Village as it is a luxury subdivision. We like the amenities they are proposing such as the **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

I would highly recommend that the County approve of this development so we would be able to stage in Sturgeon County.

I highly support the Pinnacle Village Outline Plan and rezoning

Support for Pinnacle Village Outline Plan and rezoning **Bylaw 1683/25 – Pinnacle Village Redistricting**

Variation 1: Formal and Detailed

Subject: Strong Support for Pinnacle Village Outline Plan and Rezoning

Dear [Recipient],

I am writing to express my strong support for the Pinnacle Village Outline Plan and rezoning. My spouse and I have been proud residents of Sturgeon County for many years, where we built a home and raised our family. We have cherished the community, the peaceful surroundings, and the high quality of life that comes with living here. However, as our children have grown and moved out, we now find ourselves in a home that is far too large for just the two of us.

The reality of maintaining a large property has become increasingly challenging. While we love Sturgeon County, we have struggled to find a suitable option for downsizing. Currently, there are no available lots in Sturgeon Valley, and the few unbuilt lots are being held for future development. Without new options like Pinnacle Village, we would have no choice but to relocate to St. Albert or Edmonton—something we would prefer to avoid.

Pinnacle Village is the perfect solution for residents like us. It provides an opportunity to stay in Sturgeon County while transitioning to a smaller, more manageable home. The vision behind this development is truly outstanding. The proposed subdivision reflects the high standards set by the developers of Pinnacle Ridge Estate, creating a luxurious, well-planned community with excellent amenities, including:

- Walking trails
- Pickleball courts
- A half basketball court
- A playground
- A gazebo and sitting areas
- A berry garden
- A community storage garage
- Seasonal amenities like a soccer field in summer and a skating rink in winter

These features will enhance the neighborhood and contribute to a vibrant, active community. Many longtime residents of Sturgeon County, like us, would greatly benefit from the opportunity to remain here while enjoying a lifestyle suited to our current needs.

I strongly encourage the County to approve this rezoning application. This development is not just beneficial for individuals looking to downsize—it also strengthens the community as a whole by providing diverse housing options that ensure people of all life stages can continue calling Sturgeon County home.

Sincerely,
[Your Name]

Abdul Mujib Cadili

Sturgeon County. T8T 0B9

June 30th, 2025

Subject: Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

I am writing to express my **strong support** for the Pinnacle Village Outline Plan and rezoning. I was raised in Sturgeon County and am now raising my daughter here.

Maintaining a large property has become increasingly challenging for me. While I love Sturgeon County, I have struggled to find a suitable option for downsizing whether it be for myself or at some point, for my daughter and her family. Currently, there are no available lots in Sturgeon Valley, and the few unbuilt lots are being held for future development. Without new options like Pinnacle Village, I would have no choice but to relocate to St. Albert or Edmonton—something I prefer to avoid.

Pinnacle Village is the perfect solution for residents like us. It provides an opportunity to stay in Sturgeon County while transitioning to a smaller, more manageable home. The vision behind this development is truly outstanding. The proposed subdivision reflects the high standards set by the developers of Pinnacle Ridge Estate, creating a luxurious, well-planned community with excellent amenities, including:

- Walking trails
- Pickleball courts
- A half basketball court
- A playground
- A gazebo and sitting areas
- A berry garden
- A community storage garage
- Seasonal amenities like a soccer field in summer and a skating rink in winter

These features will enhance the neighborhood and contribute to a vibrant, active community. Many longtime residents of Sturgeon County would greatly benefit from the opportunity to remain here while enjoying a lifestyle suited to our current needs.

I strongly encourage the County to approve this rezoning application. This development is not just beneficial for individuals looking to downsize—it also strengthens the community by providing diverse housing options that ensure people of all life stages can continue calling Sturgeon County home.

Sincerely,

Severed in line with s.20 of ATIA

Brittany Klein
#33 – 24528 Sturgeon Road
Sturgeon County, AB T8T 0A1

Severed in line with s.20 ATIA

[redacted]

Sincerely,
[Your Name]
Roch Naboulsi

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Version 10:

Subject: Full Support for Pinnacle Village Outline Plan

Dear [Recipient],

I am writing to express my strong support for the Pinnacle Village Outline Plan and rezoning. Having long wanted to move to Sturgeon Valley, we are finally ready but have been unable to find a suitable lot. We are seeking a lot that's larger than a city lot but not as large as a rural estate, and Pinnacle Village offers just that.

The green spaces, walking trails, and community areas in the proposal are exactly what Sturgeon County needs to create a connected, active community. I believe this development will become a valuable addition to the county and will be a wonderful place to live. I urge you to approve the plan and allow this development to move forward.

Sincerely,
[Your Name]

Sincerely,
[Your Name]
ROCH NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Version 8:

Subject: Strong Support for Pinnacle Village Development

Dear [Recipient],

I am writing to express my strong support for the Pinnacle Village Outline Plan and rezoning. After years of wanting to move to Sturgeon Valley, we are finally ready, but the lack of available lots is a challenge. We are seeking a lot that's larger than a city lot but not as large as a rural estate, and Pinnacle Village offers the ideal option.

The planned green spaces, walking trails, and community areas are exactly what Sturgeon County needs. They will help create a healthier, more connected, and active community. Developments like Pinnacle Village are essential for preserving the beauty of the area while offering sustainable living options. I fully support this development and encourage the County to approve it.

Sincerely,
[Your Name]
ROCH NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Version 9:

Subject: Endorsement of Pinnacle Village Outline Plan

Dear [Recipient],

I wholeheartedly support the Pinnacle Village Outline Plan and rezoning. After years of hoping to move to Sturgeon Valley, we are now ready, but suitable lots are hard to find. Pinnacle Village offers the perfect solution—larger than city lots but not overwhelming like a rural estate. The developers' track record with Pinnacle Ridge assures me this will be an excellent project.

The proposed green spaces, walking trails, and community gathering areas will create a connected and active neighborhood. This type of development will reduce urban sprawl and provide a sustainable living option that benefits everyone. I strongly encourage you to approve the plan.

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Version 6:

Subject: Endorsement of Pinnacle Village Development

Dear [Recipient],

I am writing to express my wholehearted support for the Pinnacle Village Outline Plan and rezoning. We have long hoped to move to Sturgeon Valley, and now that we are finally ready, we have encountered a shortage of suitable lots. We are not looking for an extensive estate, but something larger than a city lot, and Pinnacle Village meets this need perfectly.

Based on the developers' success with Pinnacle Ridge, I am confident that Pinnacle Village will be an exceptional development. The proposed amenities—green spaces, walking trails, and gathering areas—will create a community-focused environment that encourages an active lifestyle. The development will help reduce urban sprawl while providing a sustainable option for those seeking more space without the demands of a large property.

I strongly support the Pinnacle Village Outline Plan and rezoning, and I encourage you to approve it.

Sincerely,
[Your Name]
KOCH NABOLSE

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Version 7:

Subject: Support for Pinnacle Village Plan

Dear [Recipient],

I fully support the Pinnacle Village Outline Plan and rezoning. We have been looking for a property in Sturgeon Valley for years, and Pinnacle Village offers exactly what we need—larger lots than city lots but not as extensive as a rural estate. The inclusion of green spaces, walking trails, and community areas is an exciting feature, as these will foster a connected and active neighborhood.

The development's thoughtful design will help maintain the rural charm of Sturgeon County while offering modern amenities that residents desire. I trust that this development will be as successful as Pinnacle Ridge and will contribute positively to the community.

I strongly encourage you to approve the Pinnacle Village Outline Plan and rezoning.

I am writing to express my strong support for the Pinnacle Village Outline Plan and rezoning. After years of wanting to move to Sturgeon Valley, we are finally in a position to relocate, but there are no lots available that fit our needs. We're not interested in a large estate, but rather something larger than a typical city lot, and Pinnacle Village offers exactly that.

The developers' success with Pinnacle Ridge gives me great confidence that this new development will meet the highest standards. The proposed design includes green spaces, walking trails, and community gathering areas—features that will contribute to a healthier, more vibrant, and connected community. The inclusion of these spaces will encourage an active lifestyle, which is so important for both physical and mental well-being.

This type of development is exactly what Sturgeon County needs. The lot sizes are ideal for those of us who want more space without the overwhelming maintenance of a large property, and the sustainable design will help reduce urban sprawl. Pinnacle Village will be a wonderful place to live, and I wholeheartedly support the plan and rezoning.

Sincerely,
[Your Name]
ROCH NABELSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Version 5:

Subject: Support for Pinnacle Village Outline Plan

Dear [Recipient],

I am writing to voice my full support for the Pinnacle Village Outline Plan and rezoning. My family and I have been wanting to move to Sturgeon Valley for years, but there are currently no lots available that meet our needs. We are looking for something more than a city lot but not as large as a rural estate, and Pinnacle Village is the perfect solution.

The developers of Pinnacle Ridge have demonstrated their ability to create quality, sustainable developments, and I am confident they will do the same with Pinnacle Village. The proposed green spaces, walking trails, and community gathering areas are exactly what Sturgeon County needs to create a more connected, healthy, and active neighborhood. These amenities will not only enhance the quality of life but also help preserve the natural beauty of the area.

This type of development will help reduce urban sprawl by offering a manageable and sustainable residential option, and I believe it will become an excellent addition to Sturgeon County. I strongly urge you to approve the Pinnacle Village Outline Plan and rezoning.

Sincerely,
[Your Name]
ROCH NABELSI

[redacted]

Sincerely,
[Your Name]
ROCH NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Version 3:

Subject: Full Support for Pinnacle Village Outline Plan

Dear [Recipient],

I am writing to express my full support for the Pinnacle Village Outline Plan and rezoning. After many years of wanting to relocate to Sturgeon Valley, my family and I are now ready to make the move, but we have been unable to find a suitable lot. We're not interested in a large ½-acre estate, but a lot that offers more space than a city lot, and Pinnacle Village provides the perfect option.

We have been impressed by the developers' success with Pinnacle Ridge, and we are confident that this new project will be just as successful. The community-focused design, which includes green spaces, walking trails, and gathering areas, is exactly what Sturgeon County needs to promote a connected and active lifestyle. These types of spaces are essential for building strong relationships between neighbors and ensuring that everyone feels a part of the community.

Moreover, the inclusion of these amenities will make Pinnacle Village a healthier place to live. The benefits of having access to nature, open spaces, and areas for recreational activities are well-documented, and I believe that this development will help create a healthier, more sustainable environment. The lot sizes proposed will also help reduce urban sprawl while offering the kind of manageable space many of us are seeking.

I strongly urge the County to approve the Pinnacle Village Outline Plan and rezoning. This development will be a valuable addition to Sturgeon County, offering the perfect balance of space, convenience, and community.

Sincerely,
[Your Name]
ROCH NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Version 4:

Subject: Strong Support for Pinnacle Village Development

Dear [Recipient],

and Pinnacle Village will certainly offer these advantages. Green spaces and recreational areas have been shown to improve mental and physical health, which will be invaluable for current and future residents.

I firmly believe that this development will help reduce urban sprawl by offering more sustainable residential options, and the proposed lot sizes are ideal for those who want to maintain a bit of space without being overwhelmed by the upkeep of large properties. As someone who is eager to make Sturgeon Valley my home, I wholeheartedly support the Pinnacle Village Outline Plan and rezoning, and I strongly urge the County to approve it.

Sincerely,
[Your Name]
ROCH NABOULSI [redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Version 2:

Subject: Support for Pinnacle Village Outline Plan and Rezoning

Dear [Recipient],

I am writing to express my enthusiastic support for the Pinnacle Village Outline Plan and rezoning. Having spent years wanting to relocate to Sturgeon Valley, we are now ready to make the move but have found a lack of available lots that fit our needs. We're not looking for a sprawling ½-acre estate, but instead something larger than a typical city lot, and Pinnacle Village offers the ideal balance.

Based on the developers' track record with Pinnacle Ridge, I am confident that this new development will be a successful and much-needed addition to Sturgeon County. The proposed layout is not only aesthetically pleasing but also functional, ensuring that residents will have both comfort and access to key amenities. The inclusion of green spaces, walking trails, and community areas will foster a sense of community and well-being that will benefit everyone who chooses to live there.

In addition to the positive impact these amenities will have on residents, the development will encourage a more active lifestyle. As we all strive for healthier lives, the ability to walk, bike, or gather in outdoor spaces is invaluable. These types of amenities also reduce reliance on cars, contributing to a more sustainable and connected community. This development is exactly the kind of initiative that will help reduce urban sprawl while offering residential options that are more manageable and efficient.

I believe this development will become a new jewel in Sturgeon County, and I strongly encourage the County to approve the Pinnacle Village Outline Plan and rezoning. The community it will create is one I am eager to be a part of, and I hope others will have the same opportunity.

seasonal elements will ensure that residents can enjoy outdoor activities year-round, promoting an active and engaged lifestyle, no matter the time of year.

Pinnacle Village is exactly the kind of development that Sturgeon County needs to accommodate its growing population while preserving the beauty and natural landscape that make this region so special. This project will not only address the housing needs of people like us—who are looking for a manageable lot size and a well-planned community—but also contribute to the overall sustainability and livability of the County. It offers an ideal balance between growth and preservation, creating a thriving environment without unnecessary urban sprawl.

In conclusion, I wholeheartedly support the Pinnacle Village Outline Plan and rezoning. This development offers a perfect solution for families, retirees, and individuals looking to live in a community that values connection, nature, and quality of life. I strongly urge the County to approve this proposal, as it will be a great asset to Sturgeon County and help make our community an even better place to call home.

Thank you for considering this important development.

Sincerely,
[Your Name]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Version 1:

Subject: Support for Pinnacle Village Outline Plan and Rezoning

Dear [Recipient],

I am writing to strongly express my support for the Pinnacle Village Outline Plan and rezoning. After several years of hoping to move to Sturgeon Valley, we are finally in a position to relocate, but the current lack of available lots has made it difficult for us to find the right property. We're not looking for a large ½-acre lot but prefer something with more space than a city lot, and Pinnacle Village offers the perfect solution.

Having seen the success of the Pinnacle Ridge development, I have full confidence that the developers will bring the same level of care and attention to this new project. The layout and design they've proposed will not only enhance the area but provide beautiful homes in a well-planned community. Pinnacle Village will complement the rural charm of Sturgeon County while offering modern amenities that attract families, retirees, and individuals alike.

The proposed green spaces, walking trails, and community gathering areas are exactly what Sturgeon County needs to create a more vibrant, active, and connected neighborhood. In today's world, creating spaces that foster social interactions and encourage an active lifestyle is essential,

Dear [Recipient],

I am writing to voice my strong support for the Pinnacle Village Outline Plan and rezoning. This development will not only provide high-quality housing but also foster a stronger and more connected community.

The inclusion of shared recreational facilities, green spaces, and pedestrian-friendly design will create an environment where neighbors can connect, families can thrive, and residents can enjoy an active and social lifestyle. Developments like this make Sturgeon County a better place to live.

I urge the County to approve this exciting and much-needed project.

Sincerely,
[Your Name]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Subject: Strong Support for Pinnacle Village Outline Plan and Rezoning

Dear [Recipient],

I am writing to express my enthusiastic support for the Pinnacle Village Outline Plan and rezoning. As residents who have been eager to relocate to Sturgeon Valley for many years, we have faced significant challenges in finding available properties that meet our needs. We have explored numerous options but have found that suitable lots have been scarce, especially those that strike a balance between the size of a city lot and larger acreage properties.

Pinnacle Village offers a unique and exciting opportunity that aligns perfectly with what we are looking for. The proposed lots in this development are ideally sized—not too large to maintain, yet more expansive than the typical city lot, offering ample space for us to build a home while maintaining a sense of privacy and tranquility.

What impresses us most is the overall vision for Pinnacle Village. We have seen firsthand the quality of development that Pinnacle Ridge has brought to Sturgeon County, and we are confident that the same attention to detail and commitment to excellence will be applied to Pinnacle Village. We trust the developers' ability to create a beautiful and sustainable community that will enhance the County's reputation as an exceptional place to live.

In addition to the well-designed residential lots, the inclusion of green spaces, walking trails, and community gathering areas will undoubtedly create a vibrant and connected neighborhood. The planned amenities such as recreational spaces, including the gazebo, half basketball court, pickleball courts, and the berry garden, will encourage an active lifestyle and foster a sense of community among neighbors. These shared spaces are key to creating a cohesive environment that supports both physical and social well-being.

Moreover, I appreciate the seasonal amenities that have been thoughtfully incorporated, such as the repurposed dry pond in the summer for soccer fields and the winter skating rink. These

Dear [Recipient],

Housing affordability has become a significant concern in Sturgeon County. I am writing in support of the Pinnacle Village Outline Plan and rezoning because it offers a solution to this growing issue.

By providing smaller, more affordable lots, Pinnacle Village will allow more families, young professionals, and retirees to purchase homes without having to leave the community. This development will ensure that a broader range of residents can call Sturgeon County home.

I fully support this project and urge its approval.

Sincerely,
[Your Name]

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Letter 9: Supporting Smart and Efficient Land Use

Subject: Pinnacle Village – Making the Best Use of Available Land

Dear [Recipient],

I am writing to express my support for the Pinnacle Village Outline Plan and rezoning. This development makes smart and efficient use of available land, ensuring that Sturgeon County grows in a way that is both sustainable and beneficial to its residents.

Rather than leaving valuable land underutilized, Pinnacle Village will transform it into a thriving residential community with much-needed housing options, modern infrastructure, and valuable community amenities. This is a well-planned development that will benefit the County for years to come.

I strongly encourage its approval.

Sincerely,
[Your Name]

Support for Pinnacle Village Outline Plan and rezoning **Bylaw 1683/25 – Pinnacle Village Redistricting**

[redacted]

Letter 10: Supporting a Stronger, More Connected Community

Subject: Pinnacle Village – Building a Stronger Community

Dear [Recipient],

I strongly support the Pinnacle Village Outline Plan and rezoning. As a longtime resident of Sturgeon County, I have reached a stage in life where I am looking to downsize to a smaller, more manageable home. Unfortunately, there are no available options in our area that suit my needs.

Pinnacle Village provides an excellent opportunity for retirees and empty nesters who wish to remain in the community they love while enjoying a more suitable housing arrangement. It offers smaller lots in a well-planned community with amenities that promote an active and social lifestyle.

I urge the County to approve this much-needed development.

Sincerely,
[Your Name]
ROCH NABOULSE [redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Letter 7: Supporting Community Growth and Development

Subject: Support for Pinnacle Village – A Vision for the Future

Dear [Recipient],

I am writing to express my full support for the Pinnacle Village Outline Plan and rezoning. Well-planned developments like this are essential for the continued growth and success of Sturgeon County.

Pinnacle Village provides thoughtfully designed lots, high-quality infrastructure, and excellent community features. It will bring new life to the area while maintaining the charm and beauty that make Sturgeon County such a desirable place to live.

I encourage the County to approve this development and continue supporting the responsible growth of our community.

Sincerely,
[Your Name]
ROCH NABOULSE [redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Letter 8: Supporting Housing Affordability

Subject: Pinnacle Village – Providing Attainable Housing

Dear [Recipient],

I am writing to express my strong support for the Pinnacle Village Outline Plan and rezoning. This development is not only a great addition to our community, but it will also provide significant economic benefits to Sturgeon County.

By approving Pinnacle Village, the County will encourage job creation, increase local investment, and attract more families to the area, boosting local businesses and services. A growing, thriving community strengthens the local economy and ensures a prosperous future for all residents.

I fully support this project and encourage the County to move forward with its approval.

Sincerely,
[Your Name]
ROCH NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Letter 5: Supporting Recreational and Community Amenities

Subject: Pinnacle Village – Enhancing Quality of Life

Dear [Recipient],

I am writing in support of the Pinnacle Village Outline Plan and rezoning because I believe this development will significantly enhance the quality of life for residents in Sturgeon County.

The proposed amenities—including walking trails, a playground, a gazebo, sports courts, and seasonal recreational areas—will create a vibrant and engaging community. These features will provide opportunities for social interaction, outdoor activities, and a stronger sense of community, benefiting both current and future residents.

I encourage the County to approve this development and allow residents to enjoy the benefits it will bring.

Sincerely,
[Your Name]
ROCH NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Letter 6: Supporting the Needs of Retirees

Subject: Pinnacle Village – A Community for All Ages

I am writing in strong support of the Pinnacle Village Outline Plan and rezoning. Sturgeon County needs a variety of housing options to meet the needs of different residents, and this project provides exactly that.

Currently, housing choices in Sturgeon Valley are limited to larger estate-style lots, which are not always suitable for first-time buyers, young professionals, or retirees looking to downsize. Pinnacle Village will introduce much-needed diversity in the housing market, allowing more people to live in our community without being priced out.

I fully support this development and encourage its approval.

Sincerely,
[Your Name]
Roch NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Letter 3: Supporting Sustainable Growth

Subject: Pinnacle Village – A Responsible and Sustainable Community

Dear [Recipient],

I am writing to express my strong support for the Pinnacle Village Outline Plan and rezoning. As a resident of Sturgeon County, I care deeply about the future of our community and believe that this development aligns with responsible growth.

Pinnacle Village is designed with sustainability in mind, offering green spaces, walking trails, and recreational facilities that will enhance the overall quality of life. It is a well-planned project that balances new development with environmental preservation, ensuring that our community continues to thrive for future generations.

I urge the County to approve this development.

Sincerely,
[Your Name]
Roch NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Letter 4: Supporting Economic Benefits

Subject: Pinnacle Village – Boosting Sturgeon County's Economy

Housing affordability is an issue affecting many residents of Sturgeon County. Without smaller, more affordable lots, people are being forced to move elsewhere. That's why I support the Pinnacle Village Outline Plan and rezoning.

Pinnacle Village will provide much-needed affordable housing options while also benefiting the local economy by keeping residents—and their financial contributions—within Sturgeon County. This development is an investment in our future, ensuring that people of all income levels can continue to call this community home.

I urge the County to approve this proposal.

Sincerely,
[Your Name]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Letter 1: General Support for Development

Subject: Strong Support for Pinnacle Village Development

Dear [Recipient],

I am writing to express my full support for the Pinnacle Village Outline Plan and rezoning. As a longtime resident of Sturgeon County, I have seen the positive impact that well-planned developments bring to the community, and I strongly believe that Pinnacle Village is a step in the right direction.

This project offers a high-quality, thoughtfully designed community that will provide new housing opportunities, attractive amenities, and a beautiful living environment. It will allow longtime residents like myself to continue living in Sturgeon County while also welcoming new families and individuals who want to call this area home.

I strongly urge the County to approve this much-needed development.

Sincerely,
[Your Name]
ROCH NABOULSI [redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Letter 2: Supporting Housing Diversity

Subject: Pinnacle Village – A Solution for Diverse Housing Needs

Dear [Recipient],

Dear [Recipient],

I am writing to voice my strong support for the Pinnacle Village Outline Plan and rezoning, as it provides a much-needed opportunity for affordable housing growth in Sturgeon County.

Our community is in dire need of smaller, more attainable housing options. Without them, many current residents—myself included—will be forced to leave the County simply because there are no suitable lots available. Pinnacle Village will not only provide these much-needed options but will also enhance the area with green spaces, walking trails, and community amenities.

This is the kind of responsible, forward-thinking development that Sturgeon County needs. I urge the County to approve this project.

Sincerely,
[Your Name]
ROCH NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 7: A Practical Solution for Affordable Housing

Subject: Support for Pinnacle Village – A Real Solution for Housing Needs

Dear [Recipient],

As a longtime resident of Sturgeon County, I fully support the Pinnacle Village Outline Plan and rezoning. Our community needs more affordable housing, and this development provides a practical and well-planned solution.

For those of us looking to downsize, or for new families trying to establish roots here, the lack of smaller, more affordable lots is a significant challenge. Pinnacle Village will help bridge this gap by offering reasonably priced options while maintaining the quality and character of Sturgeon County.

I strongly encourage the County to approve this much-needed development.

Sincerely,
[Your Name]
ROCH NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 8: Affordability and Economic Benefits

Subject: Affordable Housing Strengthens Our Community – Support for Pinnacle Village

Dear [Recipient],

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 6: Affordability & Community Growth

Subject: Support for Pinnacle Village – Affordable Growth for Sturgeon County

reasonably priced lots with excellent amenities, ensuring that more people can afford to live in our community.

Affordable, high-quality housing should not be out of reach for hardworking residents. I hope the County will recognize the need for housing diversity and approve this development.

Sincerely,
[Your Name]
ROCH NABOULSE

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Roch Nabousi [redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 4: Supporting Smart Growth and Affordability

Subject: Pinnacle Village – Smart Growth for a More Affordable Future

Dear [Recipient],

As a longtime resident of Sturgeon County, I am writing to support the Pinnacle Village Outline Plan and rezoning because it addresses the growing need for affordable housing while promoting responsible development.

Currently, housing options in Sturgeon Valley are limited to large, expensive lots that are unattainable for many residents. This lack of diversity in housing options forces people to leave the area in search of more affordable alternatives. Pinnacle Village is a well-planned development that will introduce smaller, more reasonably priced lots, making it possible for more people to own a home in our community.

By approving this plan, Sturgeon County can offer affordable, high-quality housing options while maintaining the beautiful character of the area. I urge you to support this much-needed development.

Sincerely,
[Your Name]
Roch Nabousi [redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 5: The Need for Housing Diversity

Subject: Housing Diversity is Key – Support for Pinnacle Village

Dear [Recipient],

I strongly support the Pinnacle Village Outline Plan and rezoning because it brings much-needed diversity to the housing market in Sturgeon County.

Right now, housing options are largely limited to large, expensive lots, which are out of reach for many people. There are no smaller, more affordable lots available for young families, professionals, or retirees like myself who wish to downsize. Pinnacle Village offers a solution by providing

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 2: The Struggle of Young Families & Retirees

Subject: Support for Pinnacle Village – Housing for All Generations

Dear [Recipient],

Housing affordability is a growing concern in Sturgeon County, and I am writing to express my strong support for the Pinnacle Village Outline Plan and rezoning because it addresses this issue.

Currently, there are very few options for young families, first-time homebuyers, or retirees looking to downsize. The large estate-style lots available are simply out of reach for many, making it difficult for people to stay in the community they love. Pinnacle Village offers a much-needed alternative—smaller, more affordable lots that allow for high-quality yet attainable housing options.

By approving this development, the County will be providing a solution that benefits residents at all stages of life while maintaining the integrity and beauty of Sturgeon County.

Sincerely,
[Your Name]
ROCH NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 3: The Risk of Being Priced Out

Subject: Keeping Sturgeon County Affordable – Support for Pinnacle Village

Dear [Recipient],

Housing prices in Sturgeon County have risen to the point where many longtime residents, including myself and my spouse, can no longer find suitable housing within our budget. That is why I am strongly supporting the Pinnacle Village Outline Plan and rezoning.

For those of us looking to downsize, there are no affordable options available in Sturgeon Valley. Without developments like Pinnacle Village, we will be forced to leave the community we love simply because we cannot find a home that meets our needs. This development will provide an opportunity for residents to remain in Sturgeon County while also allowing new families to move in and contribute to our vibrant community.

I urge the County to approve this proposal.

Sincerely,
[Your Name]

Subject: Support for Pinnacle Village – A Visionary Development

Dear [Recipient],

I am writing to express my strong support for the Pinnacle Village Outline Plan and rezoning. The developers of Pinnacle Ridge Estate have set a high standard with their previous projects, and Pinnacle Village promises to uphold that same level of quality and vision.

The thoughtful design of this subdivision, which includes walking trails, recreational spaces, and community gathering areas, will enhance Sturgeon County's appeal. Without developments like this, longtime residents like my spouse and me will be forced to leave the community due to a lack of suitable housing options.

I urge the County to approve this development and continue fostering well-planned growth.

Sincerely,
[Your Name]
ROCH NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 1: Addressing the Lack of Affordable Housing

Subject: Urgent Need for Affordable Housing – Support for Pinnacle Village

Dear [Recipient],

I am writing to express my strong support for the Pinnacle Village Outline Plan and rezoning, as it addresses a critical need for more affordable housing in Sturgeon County.

As longtime residents, my spouse and I have seen firsthand how challenging it is to find housing options that fit different life stages. Currently, there are no smaller, more affordable lots available, which means that residents like us who wish to downsize must consider moving to St. Albert or Edmonton. We would much rather stay in the community we have called home for decades, but without developments like Pinnacle Village, that option simply does not exist.

This development will provide smaller, more attainable lots while maintaining the high-quality design and amenities that make Sturgeon County such a desirable place to live. It will allow more families, young professionals, and retirees to afford a home in our community without being priced out.

I urge the County to approve this much-needed project.

Sincerely,
[Your Name]
ROCH NABOULSI

[redacted]

I fully support the Pinnacle Village Outline Plan and rezoning. Sturgeon County is a wonderful place to live, and responsible, well-planned growth is essential to maintaining its appeal for generations to come.

As longtime residents, my spouse and I have loved our time here, but we now find ourselves needing a smaller home. Unfortunately, there are no available lots in Sturgeon Valley, meaning we may have no choice but to leave. Pinnacle Village offers a sustainable solution by providing diverse housing options while preserving green space and incorporating community amenities.

Developments like this are necessary for Sturgeon County's future. I urge the County to approve this proposal.

Sincerely,
[Your Name]
ROCH NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 13: Highlighting the Need for Housing Diversity

Subject: Supporting Pinnacle Village – Providing Diverse Housing Options

Dear [Recipient],

I strongly support the Pinnacle Village Outline Plan and rezoning. Sturgeon County needs a variety of housing options to accommodate residents at different stages of life. Unfortunately, there are currently no available lots in Sturgeon Valley for those of us looking to downsize, forcing us to consider moving elsewhere.

Pinnacle Village offers the perfect solution—well-designed smaller lots in a luxury subdivision with excellent amenities, including walking trails, sports courts, and community gathering spaces. This development will ensure that longtime residents like us can stay in Sturgeon County while also making the community more accessible for new homeowners.

I urge the County to approve this proposal.

Sincerely,
[Your Name]
ROCH NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 14: Comparison to Other Successful Developments

stages. The proposed amenities, such as walking trails, a community gazebo, and recreational facilities, would help create a vibrant and welcoming neighborhood.

I urge the County to approve this proposal. It is not just about development—it is about keeping long-term residents in the community they love.

Sincerely,
[Your Name]
ROCH NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 11: Addressing Housing Shortages

Subject: Supporting Pinnacle Village – A Solution to Sturgeon County's Housing Needs

Dear [Recipient],

I am writing to express my strong support for the Pinnacle Village Outline Plan and rezoning. As a longtime resident of Sturgeon County, I have seen the growing need for more housing options, especially for those of us looking to downsize.

Currently, there are no available lots in Sturgeon Valley for residents like my spouse and me who wish to transition to a smaller home. Without developments like Pinnacle Village, we will be forced to relocate to another municipality. This is not ideal, as we would much rather stay in the community we love and continue contributing to its growth and vibrancy.

Pinnacle Village provides a well-thought-out solution by offering high-quality lots and excellent amenities, including walking trails, sports courts, and gathering spaces that enhance the neighborhood. Approving this development will ensure Sturgeon County remains an attractive place for both current and future residents.

Sincerely,
[Your Name]
ROCH NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 12: Addressing Community Growth and Sustainability

Subject: Pinnacle Village – A Development That Supports Community Growth

Dear [Recipient],

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 9: Economic Growth and Local Business Benefits

Subject: Supporting Pinnacle Village for a Stronger Economy

Dear [Recipient],

I am writing to express my full support for the Pinnacle Village Outline Plan and rezoning. As a longtime resident of Sturgeon County, I have seen firsthand how well-planned developments can positively impact the community, and I believe Pinnacle Village is one such project.

Many homeowners, including myself and my spouse, are looking to downsize but have found no suitable options in Sturgeon Valley. If there are no available lots, residents like us will be forced to leave, taking our support for local businesses and services with us. Approving Pinnacle Village will allow people to remain in the community while ensuring continued economic growth for Sturgeon County.

The thoughtful design of Pinnacle Village, with its walking trails, sports courts, and community gathering spaces, will enhance the overall quality of life while also increasing property values and local investment. This development is a win-win for both residents and the County.

I strongly urge you to approve this proposal.

Sincerely,
[Your Name]
ROCH NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 10: Personal Story & Emotional Connection

Subject: Please Approve Pinnacle Village – We Want to Stay in Sturgeon County

Dear [Recipient],

Sturgeon County has been my home for many years. It's where my spouse and I raised our family, made lifelong friends, and built a life filled with wonderful memories. But now, we are facing a difficult reality—our home is too big for just the two of us, and maintaining the property is becoming harder every year.

We want to stay in Sturgeon County, but there are simply no available lots that would allow us to downsize while remaining in the community we love. Pinnacle Village is the solution we've been waiting for—a well-designed subdivision that provides housing options for people at different life

The proposal includes green spaces, walking trails, and community gathering areas, all of which contribute to a healthier and more connected neighborhood. Developments like this encourage an active lifestyle, reduce urban sprawl, and create a more sustainable residential environment.

My spouse and I, like many other longtime residents, are looking to downsize but want to remain in Sturgeon County. Currently, we have no available options, which means that without this development, we would be forced to leave the community we love. Pinnacle Village presents the perfect solution by offering high-end, thoughtfully designed lots while maintaining the rural character and beauty of the area.

I urge the County to approve this project, as it aligns with the long-term vision of a sustainable, well-planned Sturgeon County.

Sincerely,
[Your Name]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 8: Focus on Aging in Place

Subject: Support for Pinnacle Village – A Place to Age in Comfort

Dear [Recipient],

I am writing to express my strong support for the Pinnacle Village Outline Plan and rezoning. My spouse and I have lived in Sturgeon County for many years, raising our family here and contributing to the community. Now that our children have moved out, we find ourselves in a home that is much larger than we need, and the upkeep is becoming increasingly difficult.

We want to stay in the community we love, but currently, there are no available lots for us to build a smaller, more manageable home. Without Pinnacle Village, we may be forced to move to St. Albert or Edmonton—something we would rather not do. Pinnacle Village presents the perfect opportunity for us to downsize while still enjoying the high quality of life that Sturgeon County offers.

This development also supports the concept of aging in place, which is important for many residents like us. The inclusion of walking trails, community gathering spaces, and recreational amenities will foster a neighborhood where retirees, young families, and professionals can all live in harmony.

I strongly encourage the County to approve this proposal so that long-term residents have the option to remain in the place they have called home for so many years.

Sincerely,
[Your Name]
ROCH NABOULSE

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 6: Personal Testimonial Approach

Subject: Our Family's Support for Pinnacle Village

Dear [Recipient],

My spouse and I have called Sturgeon County home for decades. We raised our children here, built strong friendships, and invested in this community. Now that our children have moved out, we face a new challenge—our home is simply too large for us, and maintaining a big yard is becoming increasingly difficult.

We have spent time looking for smaller lots in Sturgeon Valley, hoping to downsize while remaining in the community we love. Unfortunately, we have found no available options. The few remaining lots are either unavailable for purchase or being held for future development. This means that if we want to downsize, we have no choice but to leave Sturgeon County, something we are reluctant to do.

When we saw the plans for Pinnacle Village, we were excited and relieved. This development provides exactly what we have been looking for—a chance to stay in Sturgeon County in a home that fits our needs. The thoughtfully designed subdivision, with its walking trails, sports courts, and community spaces, will not only benefit homeowners like us but also create a vibrant, welcoming neighborhood for all.

We strongly urge the County to approve this project. It will allow people like us to remain in the place we have called home for so long while also enhancing the community for future generations.

Sincerely,
[Your Name]
ROCH NABOULSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 7: Environmental and Lifestyle Focus

Subject: Supporting Pinnacle Village – A Sustainable Community Vision

Dear [Recipient],

As a longtime resident of Sturgeon County, I strongly support the Pinnacle Village Outline Plan and rezoning. This development is not just about providing housing—it represents a well-planned, community-centered vision that aligns with the values of Sturgeon County residents.

- A playground and sports courts
- A seasonal skating rink and soccer field
- A community storage garage for residents' use

These features will foster a strong, active community while maintaining the character and appeal of Sturgeon County. Without this development, residents like us will be forced to relocate, which is not what we want. We hope the County will recognize the importance of providing diverse housing options and approve this proposal.

Sincerely,
[Your Name]
ROCH NAIBOUSI

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 5: Economic and Practical Perspective

Subject: Supporting Pinnacle Village – A Smart Choice for Sturgeon County

Dear [Recipient],

As a longtime resident of Sturgeon County, I strongly support the Pinnacle Village Outline Plan and rezoning. The need for new residential options in our community has never been greater, and this project represents a well-thought-out opportunity for both current and future residents.

For many homeowners like my spouse and me, maintaining a large property has become increasingly difficult. There are currently no available lots in Sturgeon Valley, which means that without new development, people in our situation will be forced to leave Sturgeon County. This is not ideal for residents, nor is it beneficial for the local economy. Keeping long-term homeowners in the area helps sustain local businesses and services, strengthening the community overall.

Pinnacle Village offers a well-planned solution by providing high-end residential lots within a thoughtfully designed subdivision. Its proposed recreational amenities, including walking trails, pickleball courts, and a community gathering space, will enhance the quality of life for all residents. I strongly urge the County to approve this project, as it is essential for the continued growth and prosperity of Sturgeon County.

Sincerely,
[Your Name]

Support for Pinnacle Village Outline Plan and rezoning **Bylaw 1683/25 – Pinnacle Village Redistricting**

I am writing to express my full support for the Pinnacle Village Outline Plan and rezoning. As longtime residents of Sturgeon County, my spouse and I have built our lives here, raising our family in a place that has given us so much. We love the sense of community, the peaceful surroundings, and the way Sturgeon County fosters a high quality of life.

Now, as we enter a new stage of life, we find ourselves needing to downsize. Maintaining a large home and property is becoming more challenging, and like many others in our position, we are searching for a more suitable living arrangement. Unfortunately, there are currently no available lots in Sturgeon Valley, leaving us with no choice but to consider moving to St. Albert or Edmonton—something we would rather not do.

Pinnacle Village presents an exciting opportunity for residents like us to remain in the community we love. The development's thoughtful design incorporates walking trails, pickleball courts, a playground, and other recreational amenities that will make it a welcoming place for people of all ages. It will create a vibrant neighborhood where families, retirees, and working professionals can all find a home that suits their needs.

By approving this development, Sturgeon County will be providing long-term residents with an opportunity to stay within the community while also attracting new homeowners. It is a win-win for everyone. I strongly urge the County to support this project.

Sincerely,
[Your Name]
Rocit Nabaulsi [redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 4: Focus on the Development's Vision and Quality

Subject: Support for Pinnacle Village – A High-Quality Community Development

Dear [Recipient],

I am writing to voice my strong support for the Pinnacle Village Outline Plan and rezoning. Having lived in Sturgeon County for many years, my spouse and I have built a life here, raising our family in a place that we cherish. Now that our children have moved out, we are looking to downsize but are struggling to find an available lot that meets our needs.

Pinnacle Village is exactly the kind of high-quality development Sturgeon County needs. The developers behind Pinnacle Ridge Estate have already demonstrated their ability to create a well-planned, luxury community that sets a high standard for residential living. The proposed Pinnacle Village maintains that standard, offering smaller lots while incorporating exceptional amenities, including:

- Beautifully landscaped walking trails
- A community gazebo and sitting areas

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 2: Personal and Emotional

Subject: Supporting Pinnacle Village – A Much-Needed Opportunity

Dear [Recipient],

My spouse and I have called Sturgeon County home for many years. We built a beautiful house here, raised our children, and created a lifetime of memories. This community has been everything we could ask for—safe, peaceful, and filled with wonderful neighbors. However, life changes, and as we grow older, maintaining our large home and yard is becoming more and more difficult.

We have spent time looking for smaller lots in Sturgeon Valley that would allow us to build a home that better fits our current needs. Unfortunately, there are no available options. The few remaining lots are held for future development, which means our only alternative would be to move to St. Albert or Edmonton. That is not what we want. Sturgeon County is our home, and we want to stay here.

Pinnacle Village is exactly what we have been hoping for—a high-quality, well-designed subdivision that offers smaller lots without compromising on community, lifestyle, or amenities. We are truly impressed by the proposal, which includes features such as walking trails, pickleball courts, a gazebo, and even a seasonal skating rink. These thoughtful additions will make Pinnacle Village not just a place to live, but a place to enjoy life.

We urge the County to approve this plan so that residents like us can remain part of the community we love. We have invested our lives in Sturgeon County, and we want to continue contributing to its growth and vibrancy. Please support Pinnacle Village and help ensure a future where all residents—young families, retirees, and everyone in between—can find a home that suits their needs.

Sincerely,
[Your Name]
Roch Naboulse

[redacted]

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Variation 3: Community-Oriented Perspective

Subject: Supporting Pinnacle Village for a Stronger Community

Dear [Recipient],

Subject: Strong Support for Pinnacle Village Outline Plan and Rezoning

Dear [Recipient],

I am writing to express my strong support for the Pinnacle Village Outline Plan and rezoning. My spouse and I have been proud residents of Sturgeon County for many years, where we built a home and raised our family. We have cherished the community, the peaceful surroundings, and the high quality of life that comes with living here. However, as our children have grown and moved out, we now find ourselves in a home that is far too large for just the two of us.

The reality of maintaining a large property has become increasingly challenging. While we love Sturgeon County, we have struggled to find a suitable option for downsizing. Currently, there are no available lots in Sturgeon Valley, and the few unbuilt lots are being held for future development. Without new options like Pinnacle Village, we would have no choice but to relocate to St. Albert or Edmonton—something we would prefer to avoid.

Pinnacle Village is the perfect solution for residents like us. It provides an opportunity to stay in Sturgeon County while transitioning to a smaller, more manageable home. The vision behind this development is truly outstanding. The proposed subdivision reflects the high standards set by the developers of Pinnacle Ridge Estate, creating a luxurious, well-planned community with excellent amenities, including:

- Walking trails
- Pickleball courts
- A half basketball court
- A playground
- A gazebo and sitting areas
- A berry garden
- A community storage garage
- Seasonal amenities like a soccer field in summer and a skating rink in winter

These features will enhance the neighborhood and contribute to a vibrant, active community. Many longtime residents of Sturgeon County, like us, would greatly benefit from the opportunity to remain here while enjoying a lifestyle suited to our current needs.

I strongly encourage the County to approve this rezoning application. This development is not just beneficial for individuals looking to downsize—it also strengthens the community as a whole by providing diverse housing options that ensure people of all life stages can continue calling Sturgeon County home.

Sincerely,
[Your Name]
ROCH NADEAU
[redacted]

ROCH NABOWSKI

Support for Pinnacle Village Outline Plan and rezoning **Bylaw 1683/25 – Pinnacle Village Redistricting**

I strongly support the Pinnacle Village Outline Plan and rezoning.

I have lived in Sturgeon County for many years and brough our family up here. We built a large home for our family. The children have all gone and we are left with a large home for just the two of us. We have a large yard with is getting more difficult to maintain.

We are looking for a smaller lot to build a smaller home for just the two of use.

- I welcome the proposal of Pinnacle Village as presented. The developers of Pinnacle Ride Estate have made an outstanding vision, and it is a subdivision that other developers look to. We have seen the proposed rendering and video of Pinnacle Village and are very impressed with what is proposed. Currently there is no lots for sale in Sturgeon Valley and the ones that are unbuilt are held for development. We would have no choice but to move to St Albert or Edmonton. We want to stay in Sturgeon County. I like what is proposed in Pinnacle Village as it is a luxury subdivision. We like the amenities they are proposing such as the **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

I would highly recommend that the County approve of this development so we would be able to stage in Sturgeon County.

I highly support the Pinnacle Village Outline Plan and rezoning

Support for Pinnacle Village Outline Plan and rezoning **Bylaw 1683/25 – Pinnacle Village Redistricting**

Variation 1: Formal and Detailed

From: jamal alfarela
To: Legislative Services
Subject: Bylaw 1683/25 – Pinnacle Village Redistricting
Date: Thursday, July 3, 2025 11:12:55 AM

Severed in line with s.20 ATIA

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To Whom It May Concern,

My name is **Jamal Alfarela**, and I'm writing to express my support for the Pinnacle Village Outline Plan and Rezoning Bylaw 1683/25.

I grew up in Sturgeon County and have always considered it home. My parents still live here, and I would like the opportunity to build my own place close to them and stay in the area. Right now, that's not possible, as there are very few available lots, and the ones that exist are either tied up for future development or simply not on the market.

I've reviewed the plans for Pinnacle Village, and I fully support what's being proposed. It's a high-quality, well-thought-out development that fits the area and gives people like me a chance to stay in Sturgeon County, rather than being forced to look at homes in St. Albert or Edmonton.

The amenities, trails, and recreational spaces planned for the community are exactly what's needed to create a vibrant neighborhood. I believe Pinnacle Village will be a positive addition to the County, and I encourage its approval.

Thank you for your consideration.

Sincerely,
Jamal Alfarela

From: jalfarela@telus.net
To: Legislative Services
Cc: jalfarela@telus.net
Subject: Bylaw 1683/25 - Pinnacle Village Redistricting
Date: Thursday, July 3, 2025 11:26:36 AM
Importance: High

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To Whom It May Concern,

My name is **John Alfarela**, and I am writing to express my strong support for the Pinnacle Village Outline Plan and the associated rezoning application.

I have been a resident of Sturgeon County for many years and have proudly raised my family here. Like many in the community, we built a large family home with the intention of staying long-term. However, with our children now grown and moved out, we find ourselves with a house and yard that are simply too large for our current needs and becoming more difficult to maintain.

We are actively looking for a smaller lot where we can build a right-sized home better suited for just the two of us. Unfortunately, there are no available lots for sale in Sturgeon Valley, and the few unbuilt lots are being held for future development. Without new, high-quality options, we would be forced to consider relocating to St. Albert or Edmonton—something we are reluctant to do as we want to remain in Sturgeon County.

I believe Pinnacle Village presents exactly the type of opportunity we—and many others—are looking for. The developers behind Pinnacle Ridge Estates have established an exceptional reputation for quality, and their vision for Pinnacle Village is equally impressive. We have reviewed the renderings and video presentations of the proposed development and are genuinely excited by what is planned.

Pinnacle Village offers not only luxury lots but also outstanding community amenities that will enhance the quality of life for residents, including:

- A gazebo
- Half basketball court
- Two pickleball courts
- Walking trails
- Playground
- Berry garden

- Community storage garage
- Sitting areas with benches and tables

The development also features thoughtful seasonal amenities:

- **Summer:** Repurposing the dry pond as a soccer field
- **Winter:** A community-developed skating rink

In my opinion, this type of community will set a new benchmark for Sturgeon County and provide much-needed options for residents like myself who want to downsize without leaving the area.

I respectfully urge the County to approve the Pinnacle Village Outline Plan and Rezoning Bylaw 1683/25. I am confident this development will bring significant value to the community and help families like mine remain in Sturgeon County for years to come.

Thank you for your consideration.

Sincerely,
John Alfarela

Subject: Strong Support for Pinnacle Village Outline Plan and Rezoning

Dear [Recipient],

I am writing this to provide my encouragement and support of the Pinnacle Village Outline Plan and rezoning. My spouse was fortunate enough to be raised in such a beautiful community. Pinnacle Ridge was able to provide here with a safe, peaceful, friendly and beautiful neighbourhood with various walking trails and amenities. Pinnacle Village has a proposed vision which would be very welcoming and a great place to build a family. This includes the excellent amenities, including

- Walking trails
- Pickleball courts
- A half basketball court
- A playground
- A gazebo and sitting areas
- A berry garden
- A community storage garage
- Seasonal amenities like a soccer field in summer and a skating rink in winter

These features will enhance the neighborhood and contribute to a vibrant, active community.

Pinnacle Village would be extremely beneficial. It would allow people an affordable housing option within a beautiful community. Additionally, it would allow people, such as my spouse, who were fortunate to grow up in the area, to move back to the community and try to give our children the same quality of life we were fortunate enough to have by growing up in Sturgeon County.

I strongly encourage the County to approve this rezoning application. This development is not just beneficial for individuals looking to downsize—it also strengthens the community as a whole by providing diverse housing options that ensure people of all life stages can continue calling Sturgeon County home.

Sincerely,
Keaton Pietersma

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

From: Sandra Alfarela
To: Legislative Services
Cc: John Alfarela
Subject: Bylaw 1683/25 – Pinnacle Village Redistricting
Date: July 3, 2025 8:46:15 PM

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To Whom It May Concern,

My name is **Sandra Alfarela**, and I am writing to share my full support for the Pinnacle Village Outline Plan and the proposed rezoning under Bylaw 1683/25.

My husband and I have lived in Sturgeon County for many years and have always loved the community. We raised our family here and built a large home, which was perfect for our needs at the time. Now that our children have moved on, it's just the two of us in a house and yard that are far too big and becoming more difficult to manage.

We've been searching for a smaller lot where we can build a home better suited for this stage of life, but unfortunately, there are no real options available in Sturgeon Valley. We would much prefer to stay in Sturgeon County, but without developments like Pinnacle Village, we may have to consider moving to St. Albert or Edmonton.

I believe Pinnacle Village offers exactly what residents like us are looking for. The developers behind Pinnacle Ridge Estates have already shown their commitment to building high-quality communities, and Pinnacle Village looks just as promising. We've seen the proposed designs and are impressed by the overall vision.

What appeals to me most are the recreational amenities planned for residents to enjoy, like walking trails, pickleball courts, and sitting areas, along with thoughtful seasonal features like a skating rink in winter. It's rare to find developments with that level of detail, especially in Sturgeon County.

I truly believe this project will bring much-needed options to people like us who want to downsize without leaving the place we call home.

I encourage the County to approve the Pinnacle Village Plan and rezoning application.

Thank you for your time and consideration.

Sincerely,
Sandra Alfarela

From: Tyler DeGagne
To: Legislative Services
Cc: Tyler DeGagne
Subject: Pinnacle Village – A Development That Supports Community Growth
Date: Friday, July 4, 2025 8:12:20 AM

Severed in line with s.20 ATIA

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Dear Sturgeon County Council,

I am writing to express my full support for the Pinnacle Village Outline Plan and associated rezoning application. Sturgeon County is a wonderful place to live, and responsible, well-planned growth is essential to preserving its appeal for generations to come.

As longtime residents, my spouse and I have thoroughly enjoyed living in this community. We built our current home in Pinnacle Ridge Estates, and it has been a wonderful place to raise our family. However, we now find ourselves in need of a smaller home that better suits our current stage of life. Unfortunately, there are currently no available housing options in the Sturgeon Valley area that would allow us to remain in the community we love.

Pinnacle Village presents a thoughtful, sustainable solution. By offering a mix of housing options—while preserving green space and incorporating valuable community amenities—this development will help meet the needs of residents like us who wish to stay in the area. We are hopeful that we'll have the opportunity to build our new home in Pinnacle Village and continue to call Sturgeon County home.

Responsible projects like this are crucial for the long-term prosperity and vibrancy of Sturgeon County. I respectfully urge Council to approve this proposal.
Sincerely,
DeGagne Family
68 Pinnacle Summit

Tyler DeGagne
Lionsgate Builders
[redacted]

Severed in line with s.20 ATIA

Subject: Strong Support for Pinnacle Village – A Great Opportunity for the Community

Dear [Recipient],

I am writing to express my strong support for the Pinnacle Village Outline Plan and rezoning. My spouse and I have been proud residents of Sturgeon County for many years. We built our home an raised our family here. We cherish the community and neighbourhood, the beautiful surroundings and walking trails, and the quality of life we were able to give our children by raising them in the community. Our children have now grown up and moved out and we now find ourselves in a home too big to maintain. We love living in the Sturgeon Community, but have struggled to find suitable options for downsizing, which is forcing us to look elsewhere, outside of Sturgeon County. This is unfortunate as we would love to stay nearby the community in which we raised our kids and have built so many great memories. I strongly believe that the Pinnacle Village is a perfect solution to this issue.

Pinnacle Village would provide us the opportunity to stay within the community we love and value, while transitioning into a smaller, more manageable home. This proposed subdivision has a vision that I share and has excellent amenities, making it a welcoming community. The amenities that have drawn my attention, include, but are not limited to:

- Walking trails
- Pickleball courts
- A half basketball court
- A playground
- A gazebo and sitting areas
- Seasonal amenities like a soccer field in summer and a skating rink in winter

As stated before, I strongly encourage the County approve the rezoning application. It is a great opportunity for those looking to downsize and remain in the community. Pinnacle Village would allow for this, and would allow those people, who have supported this community from the start, to continue to live a more manageable life and enjoy the same culture, lifestyle and amenities they have enjoyed for so long.

Sincerely,
Alfie Profiri

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

Subject: Support for Pinnacle Village – Affordable Housing for Future Generations

Dear [Recipient],

I am writing to express my strong support for the Pinnacle Village Outline Plan and rezoning. I was fortunate enough to grow up in the community, and am extremely thankful to my parents for providing this life for me. Now that I have finished schooling and started to build my own career and life, I have moved outside of the community. Unfortunately, there was no affordable housing for younger people like me in the community, and I was forced to look elsewhere. I ended up moving outside of Sturgeon County, due to this. I would much rather have stay in the community, which I was raised and developed so many cherished memories, but without developments like Pinnacle Village, that option simply does not exist.

I strongly recommend the County approve the Pinnacle Village Outline Plan and rezoning. With more affordable housing, this would provide me the opportunity to move back to the community I love and was fortunate enough to grow up in. It would also allow me to provide my future children the opportunity to live in a loving and vibrant community. There are various amenities that they could enjoy that are being proposed by the Pinnacle Village.

I urge the County to approve this much-needed project.

Sincerely,
Elana Profiri

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

From: Jessi Hicks
To: Legislative Services
Subject: Bylaw 1683/25 – Pinnacle Village Redistricting
Date: Saturday, July 5, 2025 2:03:05 PM

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To Sturgeon County Bylaws

I am writing to express my strong support for the Pinnacle Village Outline Plan and rezoning. My spouse and I have been proud residents of Sturgeon County for many years, where we built a home and raised our family. We have cherished the community, the peaceful surroundings, and the high quality of life that comes with living here. However, as our children have grown and moved out, we now find ourselves in a home that is far too large for just the two of us.

The reality of maintaining a large property has become increasingly challenging. While we love Sturgeon County, we have struggled to find a suitable option for downsizing. Currently, there are no available lots in Sturgeon Valley, and the few unbuilt lots are being held for future development. Without new options like Pinnacle Village, we would have no choice but to relocate to St. Albert or Edmonton—something we would prefer to avoid.

Pinnacle Village is the perfect solution for residents like us. It provides an opportunity to stay in Sturgeon County while transitioning to a smaller, more manageable home. The vision behind this development is truly outstanding. The proposed subdivision reflects the high standards set by the developers of Pinnacle Ridge Estate, creating a luxurious, well-planned community with excellent amenities, including:

- Walking trails
- Pickleball courts
- A half basketball court
- A playground
- A gazebo and sitting areas
- A berry garden
- A community storage garage
- Seasonal amenities like a soccer field in summer and a skating rink in winter

These features will enhance the neighborhood and contribute to a vibrant, active community. Many longtime residents of Sturgeon County, like us, would greatly benefit from the opportunity to remain here while enjoying a lifestyle suited to our current needs.

I strongly encourage the County to approve this rezoning application. This development is not just beneficial for individuals looking to downsize—it also strengthens the community as a whole by providing diverse housing options that ensure people of all life stages can continue calling Sturgeon County home.

Sincerely,
Jessica and Dustin Hicks

Subject: Support for Pinnacle Village – Affordable Housing for Future Generations

Dear [Recipient],

I am writing to express my strong support for the Pinnacle Village Outline Plan and rezoning. I was fortunate enough to grow up in the community, and am extremely thankful to my parents for providing this life for me. Now that I have finished schooling and started to build my own career and life, I have moved outside of the community. Unfortunately, there was no affordable housing for younger people like me in the community, and I was forced to look elsewhere. I ended up moving to St. Albert, due to this. I would much rather have stay in the community, which I was raised and developed so many cherished memories , but without developments like Pinnacle Village, that option simply does not exist.

I strongly recommend the County approve the Pinnacle Village Outline Plan and rezoning. With more affordable housing, this would provide me the opportunity to move back to the community I love and was fortunate enough to grow up in. It would also allow me to provide my children the opportunity to live in a loving and vibrant community. There are various amenities that they could enjoy that are being proposed by the Pinnacle Village.

I urge the County to approve this much-needed project.

Sincerely,
Briana Pietersma (Profiri)

Support for Pinnacle Village Outline Plan and rezoning Bylaw 1683/25 – Pinnacle Village Redistricting

From: C K
To: Legislative Services
Subject: Bylaw 1683/25 – Pinnacle Village Redistricting
Date: Sunday, July 6, 2025 3:05:09 PM

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To Whom It May Concern,

I am submitting this letter to express my support for the Pinnacle Village Outline Plan and rezoning.

I grew up in Sturgeon County. It has been my dream to own a home and raise a family here just like my parents did. Unfortunately, this dream is out of reach for myself and many other millennials struggling with housing inventory in the County.

The current housing stock in Sturgeon County doesn't offer much appeal to a professional couple looking to start a family. The homes for sale are outside of our budget and situated on massive lots that require too much maintenance and upkeep for a busy dual income household. In other cases, the homes for sale are aging and require expensive upkeep and renovations.

I need a smaller lot with community amenities in a safe, walkable neighbourhood. To find this, I need to move myself, my partner (and our tax dollars) to Edmonton to start a family. The proposed Pinnacle Village plan offers the options that we've been looking for in terms of affordability, amenities and lot sizes.

Without a plan like Pinnacle Village, what does the future look like for Sturgeon County? The children who grew up here are entering the next stage of our lives. For many of us, raising a family in Sturgeon County is not a possibility. When my parents are gone, I will need to leave the County. I simply cannot afford to inherit and maintain the home I grew up in.

Pinnacle Village is the solution for the future. **I urge you to keep the next generation in Sturgeon County.**

Many thanks for your time and consideration.

Sincerely,
Chanel Klein

From: Jasmin Alfarela
To: Legislative Services
Subject: Bylaw 1683/25 – Pinnacle Village Redistricting
Date: Monday, July 7, 2025 5:40:39 AM

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To Whom It May Concern,

My name is **Jasmin Alfarela**, and I am writing to share my full support for the Pinnacle Village Outline Plan and the proposed rezoning.

I've grown up in Sturgeon County, and my family still lives here. This is the place I call home, and it's where I want to stay as I start the next chapter of my life and plan to build a family of my own.

Right now, there are very few options in Sturgeon County for someone like me looking to settle down and build a home. Most lots are tied up, and without new developments like Pinnacle Village, I would be forced to look elsewhere, which isn't what I want.

I've seen the plans for Pinnacle Village, and I believe it's exactly the type of community this area needs. It's a high-quality development with thoughtful amenities like walking trails, playgrounds, and shared spaces that create a welcoming environment for families.

This project would give people like me the chance to stay close to loved ones and build a future here in Sturgeon County. I strongly encourage the County to approve the Pinnacle Village Plan and rezoning.

Thank you for your consideration.

Sincerely,
Jasmin Alfarela

Sent from my iPhone

Subject: Support for Pinnacle Village – An Opportunity for Young Families

Dear Sturgeon County Development,

I am writing on behalf of my young family to express our strong support for the Pinnacle Village Outline Plan and rezoning. Like many young families in Sturgeon County, we dream of building a home and putting down long-term roots in this community, a place known for its beauty, quality of life, and close-knit neighborhoods.

However, the current reality is deeply discouraging. There is a severe shortage of available lots in the Sturgeon Valley area, and the few that do exist are priced between $500,000 and $600,000. These prices are well beyond what most young families can afford. This has made it incredibly difficult for us to secure land, and we are now faced with the prospect of having to look outside of the County we love to find a place to call home.

Pinnacle Village presents a rare and timely opportunity. It offers an attainable alternative that balances quality, thoughtful design, and affordability. We are especially drawn to its vision of a vibrant, family-oriented neighborhood that includes:

- Smaller, well-designed lots that are more attainable for first-time homebuilders and growing families
- Community amenities such as walking trails, a playground, pickleball and basketball courts, and a community skating rink that promote an active and social lifestyle
- Seasonal features like the repurposed dry pond for soccer in the summer and a skating rink in the winter that show a commitment to year-round community engagement
- A sustainable and cohesive neighborhood design that prioritizes connection, recreation, and well-being

As a family that wants to stay in Sturgeon County, contribute to its growth, and raise our children in a safe and supportive environment, we see Pinnacle Village as a critical step in making that future possible. The project responds directly to the affordability and inventory gap facing families like ours and helps ensure that this region remains accessible not just to downsizing retirees or affluent buyers, but to working families with deep ties and aspirations for the area.

We respectfully urge the County to approve this proposal so that families like ours can build our future here, in the County we love, in a neighborhood designed for real people, and in a community where we can thrive.

Sincerely,

Cody & Jessica Chikie
Danson Custom Homes
[redacted] Severed in line with s.20 ATIA
54517 Rge Rd 251
Sturgeon County, AB
T8T 0A7

From: Michael Goman
To: Legislative Services
Subject: BYLAW 1683/25 Pinnacle Village Opposition
Date: Friday, June 27, 2025 4:42:01 PM

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Dear Sturgeon County Council Members,

I write to you today with deep concern and in firm opposition to the proposed Pinnacle Village development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:

1. Incompatible Density That Defies Established Policy

The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

Objective 3.2 calls for development in "a manner consistent with existing communities."

Policy 3.0.1 mandates that Area C "shall maintain its existing status for rural residential development."

Policy 3.2.2(b) emphasizes development that is "complementary to existing rural residential."

Policy 3.2.3 clearly states that "future residential development in Area C will be consistent with existing development densities."

The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

1.6 INTERPRETATION

Policies

All policy statements containing "shall" are mandatory and must be implemented (source: BYLAW 1557/21)

Rural Residential

Under the Edmonton Metropolitan Region Board (EMRB) Growth Plan, the term "Rural Residential" is used to describe areas outside the metropolitan core characterized by low-density, non-urban living.

Urban Residential

Under the Edmonton Metropolitan Region Board (EMRB) Growth Plan, the term "Urban

Residential" is used to describe areas designated for higher-density, urban-style living within the metropolitan area.

The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

2. Fire Safety Risks Amplified by High Density and Limited Access

The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting both new and existing residents in danger.

Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the only access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

3. Traffic Congestion and Safety Concerns at Already Hazardous Intersections

The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road and Starkey & Trestle Ridge Road. These intersections are uncontrolled and have already been the site of multiple accidents.

They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

4. Erosion of Community Character and Quality of Life

We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and Starkey Road has become an unofficial commuter route—sometimes even a speedway.

Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development adjacent to Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear.

5. A Dangerous and Irreversible Precedent

Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?

This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back.

In April 2025, 308 residents stood firmly against a similar high-density development on

Starkey Hill—just across the street on Starkey Road. That proposal was unanimously rejected by all seven council members. This feels like déjà vu. We opposed that density then, and we still oppose it now.

6. Pedestrian Safety Put at Greater Risk

Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

Additional Feedback:

In Closing

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But we are unequivocally opposed to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Alexander Goman

I live in the community of pinnacle ridge

My phone number is: [redacted] Severed in line with s.20 ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 27, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

Dear Sturgeon County Council Members**,**

I write to you today with deep concern and in firm opposition to the proposed *Pinnacle Village* development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for **rejecting this proposal**:

1. Incompatible Density That Defies Established Policy

The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

- **Objective 3.2** calls for development in *"a manner consistent with existing communities."*
- **Policy 3.0.1** mandates that Area C *"**shall** maintain **its existing status for rural residential** development."*
- **Policy 3.2.2(b)** emphasizes development that is *"complementary to **existing rural** residential."*
- **Policy 3.2.3** clearly states that *"future residential development in Area C will be **consistent** with **existing development densities**."*

The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

1.6 INTERPRETATION

Policies

All policy statements containing "**shall**" are **mandatory** and must be implemented (source: BYLAW 1557/21)

Rural Residential

Under the Edmonton Metropolitan Region Board (EMRB) Growth Plan, the term **"Rural Residential"** is used to describe areas outside the metropolitan core characterized by **low-density**, non-urban living.

Urban Residential

Under the Edmonton Metropolitan Region Board (EMRB) Growth Plan, the term **"Urban Residential"** is used to describe areas designated for **higher-density**, urban-style living within the metropolitan area.

The proposed density of 15.6 units/NRha is more than double—and in some cases almost **triple**—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

2. Fire Safety Risks Amplified by High Density and Limited Access

The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting both new and existing residents in danger.

Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the *only* access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

3. Traffic Congestion and Safety Concerns at Already Hazardous Intersections

The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road and Starkey & Trestle Ridge Road. These intersections are uncontrolled and have already been the site of multiple accidents.

They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

4. Erosion of Community Character and Quality of Life

We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and Starkey Road has become an unofficial commuter route—sometimes even a speedway.

Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development adjacent to Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear.

5. A Dangerous and Irreversible Precedent

Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?

This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back.

In April 2025, 308 residents stood firmly against a similar high-density development on Starkey Hill—just across the street on Starkey Road. That proposal was unanimously rejected by all seven council members. This feels like déjà vu. We opposed that density then, and we still oppose it now.

6. Pedestrian Safety Put at Greater Risk

Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

Additional Feedback:

Protect the character of our quiet rural neighborhood. We've been proud residents since 2011, and in that time, we've already witnessed a sharp rise in noise, traffic, accidents, and crime. Introducing a high-density development here would only worsen these issues and fundamentally disrupt the peaceful, low-density community we've worked hard to preserve. This neighborhood is not suited for such drastic change—and it shouldn't be forced to bear the burden of incompatible development.

In Closing

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Chelsea Berube

I live "Part-Tim in the Upper Manor community

My phone number is: [redacted] Severed in line with s.20 ATIA

From: Carmen Lozinsky
To: Legislative Services
Subject: Pinnacle Village opposition
Date: Saturday, June 28, 2025 1:05:27 PM

Severed in line with s.20 ATIA

You don't often get email from [redacted] Learn why this is important

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To Whom It May Concern,

As a resident of Upper Manor Pointe I would like to express my enthusiastic opposition to the proposed density planned for 'Pinnacle Village'.

Moving here more than 15 years ago afforded my family space to raise kids and a relaxed sense of community. This new development, as proposed, will bring excess noise and traffic. There is also potential for more crime and road congestion.

Our water resources are already lacking and stretched in this area with immediate spring/summer odd/even watering no matter what the rainfall record.

I am aware that expansion is inevitable but maintaining comparable community flow is crucial for this area and for those of us who choose to live here for more space and overall peaceful rural advantages.

I do not, and will not support the proposed density on this project.

C. Lozinsky

From: David Cochrane
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Redistricting
Date: Monday, June 16, 2025 4:36:19 PM

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To whom it may concern,

I have been made aware of the proposed development known as Pinnacle Village. I am a long-standing resident of Sturgeon County in Riverstone Point. I, along with many others, took the time to respond to the survey from Sturgeon County in 2024. As per the results of the survey, the vast majority of the respondents are not in favor of development at a density level similar to Rivers Gate (10 – 15 houses per net residential hectare). Yet, you are considering a development that exceeds this density.

The voices of the residents of Sturgeon County via the survey that you initiated must be respected and the proposed development as it stands should not be remotely considered. Development in the area needs to be modified to align with what most of us want in our neighborhood.

We are vehemently opposed to the development of Pinnacle Village as it is currently presented at a density of 20 dwellings per hectare. Any development in the area should be proposed at a density like Rivers Gate of less to be considered and possibly welcome. We did not move to Surgeon County to be extended to urban sprawl, and the result of your survey shows that most respondents feel the same way.

It is disrespectful for Sturgeon County to request feedback from residents and then to blatantly ignore the results in this way.

Sincerely,
Rita & David Cochrane

From: DION DARLING
To: Legislative Services
Subject: Reject Pinnacle Village Development
Date: Saturday, June 28, 2025 3:27:36 PM

Severed in line with s.20 ATIA

You don't often get email from [redacted]. Learn why this is important

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I write to you today with deep concern and in firm opposition to the proposed *Pinnacle Village* development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for **rejecting this proposal**:

1. Incompatible Density That Defies Established Policy

The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

- **Objective 3.2** calls for development in *"a manner consistent with existing communities."*
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The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

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In Closing

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Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Please confirm that you have received my email

Thank you
Dion Darling
117-25015 Township Rd 544A
Sturgeon County, AB
T8T0B9

Sent from my iPhone

Dianne Mason

From: rickd [redacted]
Sent: Sunday, June 29, 2025 12:30 PM
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Opposition

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi, attached is my vote against this subdivision getting built. Thx

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 29/25

Via e-mail: legislativeservices@sturgeoncounty.ca

Dear Sturgeon County Council Members,

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How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

Additional Feedback:

I

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Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Rick Dallyn

I live in the Riverstone community

My phone number is: [redacted]

Severed in line with s.20 of ATIA

From: [redacted]
To: Legislative Services
Cc: [redacted]
Subject: Bylaw1683/25 Pinnacle Village Redistricting
Date: Tuesday, July 1, 2025 9:25:47 AM
Attachments: Pinnacle_Village_Opposition_Letter Rod Ewasuik.pdf
Importance: High

Severed in line with s.20 of ATIA

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From: Rod & Marisa Ewasuik

We are a resident of Riverstone Point. Both my wife and I are ***AGAINST*** the "Bylaw 1683/25 Pinnacle Village Redistricting" as it is being presented where the outline plan proposes 144 lots with an assumed average household size of 3.16 where the proposed residential density is 15.7 du/ha, more commonly noted as 15.7 units per hectare. Any new development in our area is to be of the same lot sizes as currently developed, 2 – 5 du/ha. Along with the same building restrictions.

Please list us as ***AGAINST*** the proposal.

Rod & Marisa Ewasuik
[redacted] Severed in line with s.20 of ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 30, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

Dear Sturgeon County Council Members**,**

I write to you today with deep concern and in firm opposition to the proposed *Pinnacle Village* development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for **rejecting this proposal**:

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Additional Feedback:

We strongly oppose the development of anything less than what the current Pinnacle, the Banks, and Riverstone Point housing developments. We moved to this area 7 years ago to get away from city living. We love the peace and tranquility that county living brings to this area. What is being proposed will take away from this lifestyle. Proximity housing is to be kept within city limits and not in rural areas.

In Closing

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Sincerely,

My name is: Rod Ewasuik

I live in the Riverstone Point community

My phone number is: [redacted] Severed in line with s.20 of ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 28,2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Additional Feedback:

I believe the Starkey Hills developer is waiting in the wings to see if this, almost identical proposal gets approved on a smaller scale. It would open the door to him building Starkey hills piece by piece at 15.5 du/nrha effectively going around the unanimous 7-0 council decision earlier in the year. Pinnacle village is "Gateway proposal" to city densities in rural Sturgeon Couty. Please send them back to the drawing board and tell them to come back at 4-6 du/nrha. Please do not let them sell you that they can't make it work financially under 15.5, that is their problem to figure out, NOT a reason it must be done

In Closing

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Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Jason White

I live in the Upper Manor community

My phone number is: [redacted] Severed in line with s.20 ATIA

From: Taha Jomha
To: Legislative Services
Subject: Bylaw 1683/25 Pinnacle Village Redistricting
Date: Thursday, June 19, 2025 5:46:59 PM

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Dear Members of Sturgeon County Council and Legislative Services,

I am writing to formally express my **opposition** to Bylaw 1683/25 – the proposed redistricting and development of Pinnacle Village.

As a resident of **Riverstone Pointe**, I am deeply concerned about the scale and density of this proposed development. The plan to introduce 144 residential lots within a 14-hectare area represents a level of density that is inconsistent with the character of our surrounding communities.

Our area is defined by spacious lots, mature trees, and a natural, open environment. High-density developments like the one proposed for Pinnacle Village allow for far less greenery and tree coverage, replacing the existing natural landscape with tightly spaced homes. This would significantly change the aesthetic and feel of the region, making it more suburban in appearance and less in keeping with the semi-rural character that residents here value.

Additionally, with a single main access point currently proposed, I am concerned about traffic congestion and emergency access, particularly given the projected population increase. These concerns extend beyond the borders of the development itself and would directly affect the surrounding neighbourhoods, including Riverstone Pointe.

I strongly urge Council to reject this redistricting application or to require a revised plan that reflects the low-density, nature-focused character of the area.

Thank you for the opportunity to provide feedback. I hope that this email will have the same impact as presenting in person. If presenting in person is more impactful, please let me know.

Sincerely,
Dr. Taha Jomha
Riverstone Pointe Resident

From: Rene Kiens
To: Legislative Services
Subject: Pinnacle village
Date: Monday, June 23, 2025 7:21:02 PM

Severed in line with s.20 ATIA

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Mayor,

Please consider the following factors.

- **Concerns about the development project:**
- High water table and poor drainage.
- Higher density living directly impacts our quality of life. I believe the council should for this development of land maintain the status quo for density, and even lot size.
- Issues such as noise pollution, overcrowding, and limited privacy will negatively affect me as a current resident well-being and satisfaction with our living environment.
- The increased foot traffic on roads without sidewalks exacerbates this problem.
- Higher density population increased foot traffic in our neighbourhood and we have no side walks.
- I am glad that your subdivision will have side walks and proper storm drainage because the storm water management in manor point is terrible an engineering failure.
- Currently no road drainage other that inefficient ditch systems.
- Increased noise pollution.
- Increased light and noise pollution can erode the county and social fabric of communities
- Length of project time line 1-5 years, or 5-7 years to complete. Which is very difficult as we are home most of the time and will have to endure this development.
- This will be detrimental to quality of life to be subject to the noise pollutions and light pollution as they will add street lights .
- Currently retired and will be home during all construction, development and the sound travels we will be subject to this for years.
- Wild life Northern pygmy owls, grouse, woodpeckers, coyotes and red foxes as well as deer and the occasional moose that currently use and live in the green space.
- Increase traffic.
- Which will cause more pollutions.
- Height of new structure in a the county.
- Destroying our country style living.

- This proposed development is like St Albert that does not fit with the current area development and the majority of people come out here it leave a high density area have some space.
- Losing the sunrise due to building a home with a three-season sunroom on an open farm field. I know that this is our issue and we would have designed the house differently with better noise and light restrictions had we know what was to be proposed in our back yard.
- Increased light pollution from street lights in the backyard and bedroom.
- Change in neighbourhood character, leading to more people, traffic, safety issues, and noise, as well as a reduction in property values.
- Increase in crime and socioeconomic disparities.
- Housing density and style of building to be built a max 15du/nrh to 20dr/rnh This is far to many in this little key hole parcel of land. That does not match the surrounding area.
- More school buses, with no controlled crossing areas.
- Poor road maintenance and increased traffic.
- Water pressure for fire suppression. As we currently have good stand off if a home catches fire it will most likely be the only one that is lost in the fire with a high density one does then more will catch fire and spread before the volunteer fire department can put it out.
- Waste water management along with poor water drainage. They spoke to a controlled water reservoir that could possibly support but not a 100 year water event when we get rain they will have no choice but to release the water which will affect the Pinnacle ridge houses.
- Has the county conducted soil testing to ascertain the absence of PFAS contamination?
- The current mailing system is inadequate, particularly for rural addresses with similar postcodes, which often result in mail not being delivered. To address this issue, we have established a Facebook group where individuals can collectively collect mail and packages that have been incorrectly addressed.
- Lack of schools in the area means more school bus traffic.
- Concerns about carbon footprint.
- The one thing that stood out at the information session was that the cost of development was $350,000 levy fees back to the county that is why they had to go with a higher density.
- If they are allowed to build at this higher density then it will open the flood gates to more development and even Starkey Hills to come back and say that the level of housing density is like and similar to the Pinnacle Village the people who live here will have lost our look and feel of the county and we will just be a part of St Albert, something that we do not want.
- Study on willingness to live in a subdivision with limited amenities and crowded conditions. When we look at this ASP this is for areas that have public transportation schools and shopping all within close proximity it does not fit into this community.

Rene Kiens

Please do not support this possible eye sore in our area. This is completely out for character for this area.

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 28, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Additional Feedback:

I believe the Starkey Hills developer is waiting in the wings to see if this almost identical proposal gets approved on a smaller scale. It would open the door to him building Starkey Hills piece by piece at 15.5 units per hector effectively going around the unanimous 7-0 council decision earlier in the year. Pinnacle Village is a gateway proposal to city densities in rural Sturgeon County. Please send them back to the drawing board and tell them to come back at 4 to 6 units per Hector. Please do not let them sell you that they cannot make it work financially under 15.5. That is their problem to figure out and not a reason that it must be done.

In Closing

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Lianne White

I live in the Upper Manor community

My phone number is: [redacted]

Severed in line with s.20 ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 27, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

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How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

Additional Feedback:

Protect the character of our quiet rural neighborhood. We've been proud residents since 2011, and in that time, we've already witnessed a sharp rise in noise, traffic, accidents, and crime. Introducing a high-density development here would only worsen these issues and fundamentally disrupt the peaceful, low-density community we've worked hard to preserve. This neighborhood is not suited for such drastic change—and it shouldn't be forced to bear the burden of incompatible development.

In Closing

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Louise Roy

I live in the 553-54418 Upper Manor community

My phone number is: [redacted] Severed in line with s.20 ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 27, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Sincerely,

My name is: Olivia Luiting

I live "Part-Tim in the Upper Manor community

My phone number is: [redacted] Severed in line with s.20 ATIA

From: Michael Goman
To: Legislative Services
Subject: BYLAW 1683/25 Pinnacle Village Opposition
Date: Friday, June 27, 2025 4:40:06 PM

Severed in line with s.20 ATIA

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Sincerely,

My name is: Michael Goman

I live in the community of pinnacle ridge

My phone number is: [redacted] Severed in line with s.20 ATIA

Get Outlook for Android

From: Gino
To: Legislative Services
Subject: Bylaw 1685/25 Pinnacle Village Redistricting
Date: Tuesday, June 24, 2025 6:56:08 AM

Severed in line with s.20 ATIA

You don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender, and know the content is safe. If you are unsure of the contents of this email, please reach out to IT at ISSupport@sturgeoncounty.ca

We're writing to express our strong opposition to Bylaw 1685/25 regarding the redistricting of Pinnacle Village. As residents of Riverstone Point, within Division 2 of the County, our concerns are significant and multifaceted.

Why We Object

1. Excessive Density: The proposed density is simply too high. When we moved here, we expected country living – a low-density, tranquil environment. This plan will drastically alter our community's character, diminishing our quality of life and we believe, lowering property values.

2. Inadequate Infrastructure: Our existing infrastructure cannot support this development.

    - Fire Protection: The recent devastating house fire, a total loss, highlighted severe limitations. Firefighting efforts were delayed due to our Fire Protection Services' general infrastructure, and our non-functional hydrants pose additional risks and financial burdens, including increased insurance premiums. Higher density means future fires could easily spread to adjacent homes.
    - Water: We already experience significant water pressure issues. Increased density will exacerbate shortages and pressure problems.
    - Traffic: Current congestion, particularly the bottleneck at Starkey Road and Trestle Ridge, will worsen significantly. The two-lane bridge over the Sturgeon River on Starkey Road is a critical concern; any future repairs would lead to major detours like the highly inconvenient Highway 37 bypass we experienced previously.

Our current infrastructure is already stretched to its breaking point. This development would push it past recovery.

We're not against future development, but we firmly object to any plans that ignore existing infrastructure problems or drastically alter our community's character through excessive density.

We strongly object to this plan in its current form.

Regards,

Gino & Sofia Moscardelli

18-25015 Twp Rd 544A

Sturgeon County, Alberta

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 30, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

Additional Feedback:

I previously supported the Starkey Hill development because I support development and have no right to oppose it. However I was previously ill advised that the Starkey Hill development would be similar lot sizes of 0.5 of an acre but it turns out that these were limited to the lots backing on to Upper Manor Pointe's lots, and then they would be much smaller lots north towards coal mine road. In all honesty I didn't ask nor really comprehend the units per hectare calculation but I clearly understand that my home in Upper Manor Pointe, along with those in Riverstone, Pinnacle, Banks and I believe all other areas are classified as Country Estate Residential (or something similar) which are around the 4-6u/NRha and Starkey Hill and this new Pinnacle Village proposal are around the 14-20u/NRha and this ultimately is what the problem is and my biggest reason for opposition and non-support of this. Black & White – leaving aside all the fancy numbers, if development is not on lots that are no less than 0.5 of an acre, you are calling for a disaster in this area and as one of the largest homeowners in the area, I will be the first one to sell my home and run elsewhere. If you as a developer make available lots affordable for people to buy, then everyone and anyone who can – will, and now you have people buying affordable lots and building affordable homes on them. The alternative is to develop and sell lots that are truly similar in size to every other surrounding development, so that they are not affordable for the average person and if they are expensive – they will remain sought after and they will be sold to people who want to build $1M+ homes on them and I don't understand how this proposed 15.6u/NRha even makes economic sense to the developer and I am hoping it makes no sense to the council who will vote on this. Keep Sturgeon County a prestigious desirable area to live, only for those who can afford to build and live in luxury, peace and quiet.

In Closing

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

Moe Najmeddine, and I live in the Upper Manor Pointe community and I back on to Starkey Road directly across from where this development is being proposed. My phone number is: [redacted], Email – [redacted]

Severed in line with s.20 ATIA

From: Kim & Lorne Okerman
To: Kristin Toms; Alanna Hnatiw
Cc: Okerman, Justin; Legislative Services
Subject: Pinnacle Village development proposal for Public Hearing
Date: Thursday, June 26, 2025 8:56:27 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender, and know the content is safe. If you are unsure of the contents of this email, please reach out to IT at ISSupport@sturgeoncounty.ca

Good morning Kristin and Alanna;

I am writing to express my concern about the proposed Pinnacle Village development plan as presented by the development group. I have summarized some of my previous concerns and you are welcome to forward to whomever you want and are free to quote during the review process at your discretion. We will be away for a good portion of the summer and in light of the fact that the first reading has been presented before council I don't want to miss my opportunity to voice my concerns.

I was born, raised and lived my entire life on the same farmyard. I lived here for 70 years and raised my own family in the same Sturgeon Valley location. My family heritage has been in this area for over 100 years. I live on a farm and have been involved in agriculture all of my life. I attended Namao school and became lifelong friends with some of the earlier acreage resident families that made their home in the Sturgeon Valley in the later 1960's. The earlier subdivisions had little impact on the character, services and nature of the community in that era because they were relatively small in comparison. The Sturgeon Valley development has grown substantially and aggressively since then and has had an increasingly significant impact on the community and the environment. The nature of the historical residential development to this point has been more of an estate acreage environment with a smaller population growth and impact than that of local towns and cities.

I am not against development or growth. My real concern comes when development tries to turn a country residential area into a city. The area residents have already made their point very clear with regards to the recent Starkey Hills proposal. Now the Pinnacle Village development proposal is effectively identical, if not an even higher density of homes on a smaller footprint of land. Pinnacle Village also has additional design deficiencies which make it less desirable. Firstly, they are proposing 145 homes on a 35 acre parcel with one entrance/exit. In light of the recent fire in the eastern portion of Riverstone, the findings of this situation should ring a number of alarm bells. The response time for this fire is still discretionary with the first trucks on site coming from Morinville. I spoke to a 34 year veteran from the Fort Saskatchewan fire department about higher density and the risk of fire. He clearly stated that with close proximity of homes, impending delay of service and wind direction, one house becomes three very quickly. If such a fire happened near the entrance to this development, the impending blockage could impede access not only to many of the residents of Pinnacle Village but also the entirety of Riverstone, Trestle Ridge, and the acreage properties that rely on access via Township Road 544A as well. The alternate reference road that has been shown on the northeast portion of the plan exits on to a farmers field. This access point may never be expanded from or connected, depending on the impact of this and other proposals that have this high of density. The result of this type of density and close proximity of homes could very likely force the County to fully staff the existing fire hall north of Summerbrook. We should all learn from the Fort McMurray fires, Slave Lake, Jasper and the California fires, mother nature can have a devastating impact on an emergency situation. The development team at the latest open house spoke of the additional taxes that would be added to the County revenue, indicating it would likely exceed a million dollars. If the county is required to fully staff that fire hall it could easily require at least 15 new full time firefighters. This could easily consume all of the tax dollars from Pinnacle village and then some. Building a city is not cheap when you need to start providing all the services that it requires.

The open house presentation repeated the statement that the developers have been requested by local Senior Sturgeon County residents for such a development for retirement. When reviewing the presentation video and pictures, the majority of the homes are depicted as narrow two story homes. Being a senior myself and in conversation with friends and associates, I don't know of anyone looking for a home in their senior years that would not be a bungalow style. I have lived in a 1950 sq ft bungalow for more than 35 years, our home would not fit on the majority of those lots and we don't even have an attached garage.

Another point of concern is the drainage of storm water and spring runoff. The northwest corner of this property is essentially a slough. Some 30+ years ago when the County had its own construction services, Starkey road was widened and the north valley slope was reduced. Much of the material including fencing along the roadside was removed and placed in that slough. The northwest portion is lower than the ditch and in the spring or heavy rains water collects in that area. I have personally witnessed this firsthand. It is also the drainage path for the field to the north. I realize a drainage study has been completed but one should be cautious. Inlight of all of the drainage and groundwater issues in Upper Manor Pointe and The Banks. When you dig a basement and/or put a house in a low area water becomes your enemy.

To keep consistency with existing development standards and maintain responsible development on the north side of the Valley Core, the County should maintain and follow the nature and character of existing developments. The most significant factor in all of this is that once a development like this is established, it becomes the new standard and sets a dangerous precedent. How do you stop others from following in the same footsteps? If Pinnacle village is approved,how can this administration refuse equivalent, if not even higher density to the Starkey Hills development group and others to follow in the Valley Core? High density development like this belongs in the Valley south development area where services can be designed and built to accommodate from the ground up.

If responsible development is maintained, then the concern brought forward by the one resident from Riverstone in a prior town hall can be addressed. He made a valid point regarding Riverstone residents only having one access road to Starkey Road, being access to and from Township Road 544A. This can be remediated by Sturgeon County design requirements that can be implemented if and when the presently allocated lands to the north were designed with alternate traffic routes for access and egress for all parties.

The topic of roads, traffic and services such as water is an area that can take much more time and discussion than can be covered in this letter.

In summary, I am a resident near the proposed development and will be directly impacted by the development. I am strongly opposed to the proposed development.

Regards,
Lorne Okerman

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 27, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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1. Incompatible Density That Defies Established Policy

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Additional Feedback:

Protect the character of our quiet rural neighborhood. We've been proud residents since 2011, and in that time, we've already witnessed a sharp rise in noise, traffic, accidents, and crime. Introducing a high-density development here would only worsen these issues and fundamentally disrupt the peaceful, low-density community we've worked hard to preserve. This neighborhood is not suited for such drastic change—and it shouldn't be forced to bear the burden of incompatible development.

In Closing

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Sincerely,

My name is: Adam Roy-Blouin

I live in the 553-54418 Upper Manor community

My phone number is: [redacted] Severed in line with s.20 ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 27, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Sincerely,

My name is: Samuel Roy-Blouin

I live in the 553-54418 Upper Manor community

My phone number is: [redacted]

Severed in line with s.20 ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 27, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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My name is: Sylvain Blouin

I live in the 553-54418 Upper Manor community

My phone number is: [redacted] Severed in line with s.20 ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 29, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and Starkey Road has become an unofficial commuter route—sometimes even a speedway.

Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development adjacent to Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear.

5. A Dangerous and Irreversible Precedent

Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?

This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back.

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Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

IN SUMMARY:

A) Economics – Cost to the County & Taxpayer

The infrastructure upgrades required to support a development of this scale—roads, traffic controls, emergency services, water supply, and pedestrian safety enhancements—will place significant financial strain on County resources. These costs are likely to exceed any near-term tax revenue generated by the development. Taxpayers should not be subsidizing growth that doesn't align with our planning principles.

B) Legal/Accountability Implication – Upholding Trust in Governance

Approving a proposal that so clearly violates the mandatory 'shall' policies of the Sturgeon Valley Core ASP risks undermining the credibility of the County's long-range plans. It also sends the message that established policy can be ignored when politically convenient—something that deeply concerns residents and erodes trust in the planning process.

C) Emotional Resonance – Intergenerational Stewardship

We are stewards of this land—not just for ourselves, but for the generations who come after us. Once this land is urbanized, it cannot be undone. Future Councils will look back on this decision as either a brave defense of community values or the moment our rural character began to vanish.

We trust that you will stand with residents, uphold the integrity of our community vision, and reject this proposal—not out of fear of change, but out of respect for the place we all call home.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: TONY PALLADINO

I live in the Riverstone Pointe community

My phone number is: [redacted] Severed in line with s.20 ATIA

From: Judy VanDenBiggelaar
To: Legislative Services
Subject: Bylaw 1683/25 Pinnacle Village Opposition
Date: Monday, June 30, 2025 10:02:00 AM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification] Severed in line with s.20 ATIA

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Dear Sturgeon County Council Members,

I write to you today with concern and in firm opposition to the proposed Pinnacle Village development. This plan represents a sharp departure from the character, safety and long-standing planning principles that define the Sturgeon Valley Core. I respectfully ask you to consider the following critical reasons for rejecting this proposal.

The neighborhoods in Sturgeon Valley maintains a density of only 2 to 5 dwellings units per hectare, with even the most developed area, River Gates, topping out at 10 dwellings units per hectare. The proposed density of 15.6 units/NRha is more than double and in some cases almost triples the density of our established communities like Riverstone, Pinnacle Ridge, Upper Manor and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked hard to preserve.

The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road & Trestle Ridge Road and were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Trestle Ridge Road (Township Road 544A) remains the only access route in and out of the area. This increase of residents will dramatically strain the already burdened junctions at Highway 37, & Starkey Road and Starkey & Trestle Ridge Road. These intersections are uncontrolled and have already been the site of accidents. They were never engineered to accommodate the kind of traffic volumes that high-density development will generate.

The proposed Pinnacle Village development risks overburdening our resources and drastically altering the environment we cherish and the reason we moved to the area. The proposal is similar to the Tuscany Hills and Starkey Hills proposals which was rejected and moving it across the street does not change the same concerns and that being the high-density development. It is essential that we take a stand to preserve the current quality of our life in our area.

This proposal is not a measured evolution of our community but a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area for years.

We urge decision-makers to consider these impacts and reject this proposal.

Sincerely,

C & J VanDenBiggelaar
We live in Riverstone community

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 27, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

Dear Sturgeon County Council Members**,**

I write to you today with deep concern and in firm opposition to the proposed *Pinnacle Village* development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for **rejecting this proposal**:

1. Incompatible Density That Defies Established Policy

The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

- **Objective 3.2** calls for development in *"a manner consistent with existing communities."*
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2. Fire Safety Risks Amplified by High Density and Limited Access

The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting both new and existing residents in danger.

Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the *only* access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

3. Traffic Congestion and Safety Concerns at Already Hazardous Intersections

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Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development adjacent to Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear.

5. A Dangerous and Irreversible Precedent

Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?

This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back.

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How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

Additional Feedback:

Protect the character of our quiet rural neighborhood. We've been proud residents since 2011, and in that time, we've already witnessed a sharp rise in noise, traffic, accidents, and crime. Introducing a high-density development here would only worsen these issues and fundamentally disrupt the peaceful, low-density community we've worked hard to preserve. This neighborhood is not suited for such drastic change—and it shouldn't be forced to bear the burden of incompatible development.

In Closing

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Zachary Roy-Blouin

I live in the 553-54418 Upper Manor community

My phone number is: [redacted] Severed in line with s.20 ATIA

From: [redacted]
To: Legislative Services; [redacted]
Subject: Public Hearing Bylaw 1683 / 25 - Opposition to the Bylaw
Date: Saturday, June 28, 2025 10:42:55 AM

Severed in line with s.20 of ATIA

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My name is Leo Levasseur and my wife and I have been residents of Riverstone for over ten years. We are directly affected and opposed to this planed development, until there is more clarity and confirmation of the following issues:

Water Supply

We acknowledge that fire protection from on site fire hydrants, does not exist within existing developed neighborhoods. Recent house fires within the area has illustrated that it is a significant concern and can become catastrophic, if new developments develop with higher residential densities. Thus having unfortunate situations where house fires jump to adjacent homes. Will this issue be addressed?

Water supply is also a concern with on going drought conditions. We have received many directives from the County over the years imposing watering restrictions due to low reservoir levels. Adding ANY new developments will further exasperate that scenario.
Will reservoir storage levels be increased?
Will Water transmission lines from Epcor be increased in size to support increased reservoir storage?
Will Water distribution lines be increased in size to provide fire protection at existing and new planned neighborhoods?

Storm water

The storm water discharge is directed to Starkey Road and south to some unknown point where it either openly discharges to existing Starkey Road grassed ditch or maybe piped directly to the Sturgeon River. It should be piped. Having it discharge to the prestine Starkey grassed surface will create safety issues, erosion concerns, unsightly open pipe and rip rap, weed and cattails, winter icing and maintenance issues. Current residents through their HOA take pride and maintain these well manicured roadside ditches. The storm outlet needs to be addressed and further defined. Disturbed areas must be restored to its predeveloped state.

Dust Mitigation

Our residence is downwind of this proposed development. There needs to be routine measures used to mitigate blowing dust. Measures should be outlined in the reports, so expectations are understood and implemented.

Transportation

A round about at Starkey Road and Trestle Ridge Road is not deemed necessary for a few years based on anticipated traffic volumes. My concern is safety. It's proven that roundabouts are much safer then typical standard intersections. More traffic means higher risk. Best and most economical time to install a roundabout should coincide with this planned development.

Thank you for accepting this submission. As noted, we are opposed to the Pinnacle Ridge development until such

time that the issues noted are addressed and clarified. Once accepted, full steam ahead! Sturgeon County needs residential development to meet demands and more housing options for my wife and I as we move further into our retirement years!

Regards,

Leo and Jody Levasseur

Sent from my Galaxy

From: Ameen Amirie
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Opposition
Date: Monday, June 30, 2025 3:37:36 PM

Severed in line with s.20 of ATIA

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In Closing

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community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

Ameen Amirie

[redacted] Severed in line with s.20 of ATIA

From: Marie Ewasuik
To: Legislative Services
Cc: [redacted] Severed in line with s.20 ATIA
Subject: Bylaw1683/25 Pinnacle Village Redistricting
Date: Tuesday, July 1, 2025 9:20:04 AM
Attachments: Pinnacle_Village_Opposition_Letter_Bruno.pdf
Importance: High

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On behalf of: Anna Lisa & Tino Bruno

We are a resident of Riverstone Point. Both my husband and I are ***AGAINST*** the "Bylaw 1683/25 Pinnacle Village Redistricting" as it is being presented where the outline plan proposes 144 lots with an assumed average household size of 3.16 where the proposed residential density is 15.7 du/ha, more commonly noted as 15.7 units per hectare. Any new development in our area is to be of the same lot sizes as currently developed, 2 – 5 du/ha. Along with the same building restrictions.

Please list us as ***AGAINST*** the proposal.

Annalisa & Tino Bruno
[redacted] Severed in line with s.20 ATIA

[redacted]

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 30, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Additional Feedback:

We strongly oppose the development of anything less than what the current Pinnacle, the Banks, and Riverstone Point housing developments. We have lived in this area for over 30 years. We love the peace and tranquility that county living brings to this area. What is being proposed will take away from this lifestyle. Proximity housing is to be kept within city limits and not in rural areas.

In Closing

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Sincerely,

My name is: Anna Lisa Bruno

I live in the Riverstone Point community

My phone number is:

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 1 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Sincerely,

My name is: Brianne Tetz

I live in the The Banks community

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 1/25

Via e-mail: legislativeservices@sturgeoncounty.ca

Dear Sturgeon County Council Members,

I write to you today with deep concern and in firm opposition to the proposed *Pinnacle Village* development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for **rejecting this proposal**:

1. Incompatible Density That Defies Established Policy

The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

- **Objective 3.2** calls for development in *"a manner consistent with existing communities."*
- **Policy 3.0.1** mandates that Area C *"shall maintain **its existing status for** rural residential development."*
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The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

1.6 INTERPRETATION

Policies

All policy statements containing "**shall**" are **mandatory** and must be implemented (source: BYLAW 1557/21)

Rural Residential

Under the Edmonton Metropolitan Region Board (EMRB) Growth Plan, the term **"Rural Residential"** is used to describe areas outside the metropolitan core characterized by **low-density**, non-urban living.

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2. Fire Safety Risks Amplified by High Density and Limited Access

The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting both new and existing residents in danger.

Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the *only* access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

3. Traffic Congestion and Safety Concerns at Already Hazardous Intersections

The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road and Starkey & Trestle Ridge Road. These intersections are uncontrolled and have already been the site of multiple accidents.

They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

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We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and Starkey Road has become an unofficial commuter route—sometimes even a speedway.

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Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?

This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back.

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6. Pedestrian Safety Put at Greater Risk

Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

Additional Feedback:

In Closing

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Rita Filice

I live in the Riverstone community

My phone number is: [redacted]

Severed in line with s.20 ATIA

From: james viher
To: Legislative Services
Cc: Kristin Toms
Subject: Fw: Pinnacle Village development submission
Date: Thursday, July 3, 2025 10:18:52 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender, and know the content is safe. If you are unsure of the contents of this email, please reach out to IT at ISSupport@sturgeoncounty.ca

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My name is James Viher, and I am a resident of Upper Manor. I am strongly **opposed** to this development.

Here are the key reasons why:

Excessive Density

The proposed density for this development is far too high. At 15.6 houses per hectare, it is close the density of Deer Ridge (17.6 houses per hectare) in St. Albert. I moved out of the city to escape the noise and congestion of urban life, and I do not want the city to encroach upon our peaceful community. If this development were in St. Albert, it would be considered one of the higher-density neighborhoods. The density here should not exceed that of Manor Pointe. Also *"future residential development in Area C will be **consistent** with **existing development densities**."* Pinnacle Village does not meet this requirement

Water Supply & Sewer Concerns

Every year, we face increasing water restrictions in the valley, a situation that never existed when I first moved here. The county must upgrade the water system before allowing any new development—especially one with such high density. Otherwise, we can expect more severe water issues in the future.

Light Pollution

We used to enjoy clear, star-filled skies and the Northern Lights. This development will only worsen the light pollution and transform our valley into a city. We should not be sacrificing our natural beauty for more construction.

Property Values

Many of us have made substantial investments to live here in the valley. A high-density development like this will unquestionably lower property values, especially with the

added supply of homes. Will the county compensate homeowners for the inevitable drop in property value? I doubt it. The negative financial impact on current residents should not be ignored.

A Dangerous and Irreversible Precedent Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core Even though this development is small, if approved there will be multiple of these small projects until that entire section is fill with these types of development.. This is a significant concern for the long-term livability of the area.

Lifestyle and Crime

Most of us moved here to escape the congestion, crime, and commercialism of the city. We do not want more traffic. Not a single person I've spoken to in the valley supports this development. The council must listen to the existing residents and halt this project.

This Land Should Stay Farmland

This area should not be rezoned. It should remain farmland, as it has been. The bylaw should be redone with two separate areas so we don't have to go through this every time a developer wants to have high density homes. one area from Sturgeon Road towards the city of Edmonton and another area from Sturgeon Road and to the North.

Also County staff should not be allowed to advocate for any development. They should keep their comments "to this project meets the requirements of the bylaw or doesn't meet the requirements". It was very disappointing to see the reaction of the county staff to the no vote regarding the Starkey Hills development. It looks like they were on the developers payroll.

Thank you for your attention to this matter.

James Viher

[redacted] Severed in line with s.20 ATIA

From: Donavon Young
To: Legislative Services
Subject: Bylaw 1683/25 Pinnacle Village Opposition
Date: Thursday, July 3, 2025 10:37:05 AM

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Good morning. I am a resident of Riverstone Estates in SC, and I write in strong opposition to the proposed Pinnacle Village development. I am opposed because of the HIGH population density being proposed for the development. Sturgeon County is a rural and country-type neighborhood with lower population density developments ; this is why we moved to SC. If we wanted to live in the city we would live in St. Albert or Edmonton.

I believe the proposed population density for PV development is in the 15-20 residents per hectare range, while the current ratio for SC is less than 5 residents per hectare . The proposal is completely unreasonable and out of character with the rest of SC. I am in strong disagreement with the Pinnacle Ridge proposal and urge its defeat.

Thank you

Donavon Young
10 Riverridge Crescent
[redacted] Severed in line with s.20 ATIA

From: Donavon Young
To: Legislative Services
Subject: Bylaw 1683/25 Pinnacle Village proposed development
Date: Thursday, July 3, 2025 10:49:29 AM

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Good morning. My name is Barbara Young and I live at 10 Riverridge Crescent in Riverstone Estates. I write to express my STRONG opposition to the proposed Pinnacle Village development because the proposed population density ratio is much too high for a rural county. I understand the proposed ratio is roughly 15 residents per hectare, which is 3-5 times higher than the current population density ratios for SC.

We live in SC because we want to live in the country. We don't want the traffic and noise of urban living. I would rather pay higher property taxes and keep the country feel and style of SC.

Please register my STRONG opposition to the proposed Pinnacle Village development - Bylaw 1683/25.

Thank You

Barb Young
10 Riverridge crescent
Riverstone Estates
[redacted]

Severed in line with s.20 ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 3 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Orlene Soares

I live in the The Banks community

My phone number is: [redacted] Severed in line with s.20 ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 3 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Sincerely,

My name is: George Soares

I live in the The Banks community

My phone number is: [redacted]

Severed in line with s.20 ATIA

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9613 100 St.
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T8R 1L9

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Additional Feedback:

I frequently go for walks with my grandchildren and this new development would be such a detriment to the community. We love the peaceful walks here. The new development would bring too much traffic and people.

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Sincerely,

My name is: Urszula Jez

I live in the North Edmonton area with frequent visits to Pinnacle Ridge Estate community.

My phone number is: [redacted] Severed in line with s. 20 of ATIA

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This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Sandra Goman

I live in the Pinnacle Ridge Estate community.

My phone number is: [redacted] Severed in line with s. 20 of ATIA

From: Laura Ritzen
To: Legislative Services
Subject: Bylaw 1683/25 Pinnacle Village Redistricting
Date: July 3, 2025 8:48:28 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender, and know the content is safe. If you are unsure of the contents of this email, please reach out to IT at ISSupport@sturgeoncounty.ca

Good evening,

My name is Laura Ritzen and I am against the proposed Pinnacle Village development. I am a resident of Summerbrook Estates.

I am concerned that with the anticipated population increase of 455 residents, the number of cars that cut through Summerbrook Estates via Estate Way to access St. Albert will undoubtedly increase. Speed limits have already been reduced on many major roads (Bellerose drive is now 60km/h for a large portion), which encourages residents to cut through Summerbrook Estates, a more direct route, to reach St. Albert businesses like Costco and Walmart.

There are currently no sidewalks in the area, and if traffic were to significantly increase, it would place a greater risk on pedestrian safety.

I believe that this proposed development goes against what has made the sturgeon valley core a desirable place to live. I am not opposed to development in general, but I am opposed to development such as this that increases the risk of pedestrian safety (my kids' safety) and alters the fabric of our existing neighbourhood.

Thank you,
Laura Ritzen

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 3 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

Dear Sturgeon County Council Members**,**

I write to you today with deep concern and in firm opposition to the proposed *Pinnacle Village* development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for **rejecting this proposal**:

1. Incompatible Density That Defies Established Policy

The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

- **Objective 3.2** calls for development in *"a manner consistent with existing communities."*
- **Policy 3.0.1** mandates that Area C *"**shall** maintain **its existing status for rural residential** development."*
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The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

1.6 INTERPRETATION

Policies

All policy statements containing "**shall**" are **mandatory** and must be implemented (source: BYLAW 1557/21)

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5. A Dangerous and Irreversible Precedent

Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?

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In Closing

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Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Misty Reeve

I live in the Upper Manor Pointe community

My phone number is: [redacted] Severed in line with s.20 ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 3 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Sincerely,

My name is: Jack Reeve

I live in the Upper Manor Pointe community

My phone number is: [redacted] Severed in line with s.20 ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 3 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Sincerely,

My name is: Carter Reeve

I live in the Upper Manor Pointe community

My phone number is: [redacted]

Severed in line with s.20 ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 3 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Sincerely,

My name is: Adam Reeve

I live in the Upper Manor Pointe community

My phone number is: [redacted] Severed in line with s.20 ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 29, 2025

Dear Sturgeon County Council Members,

I write to you today with deep concern and in firm opposition to the proposed *Pinnacle Village* development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for **rejecting this proposal**:

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Sincerely,

Our names Paul Humphrey and Hermina Humphrey

we live in the Riverstone Pointe community

Our phone number is: [redacted]5 Severed in line with s.20 ATIA

From: Mark Wiltzen
To: Legislative Services
Cc: Lauren Wiltzen
Subject: Bylaw1683/25 Pinnacle Village Redistricting
Date: Friday, July 4, 2025 9:06:22 AM

Severed in line with s.20 ATIA

You don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender, and know the content is safe. If you are unsure of the contents of this email, please reach out to IT at ISSupport@sturgeoncounty.ca

Good morning,

As a resident in the area, we would like to express my concern and strong opposition to the proposed Pinnacle Village Redistricting Development that is being proposed. We feel there is many factors contributing to our strong opposition to this proposed development. The Pinnacle Village proposal as it represents a radical departure from the character of our community.

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They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

4. Erosion of Community Character and Quality of Life

We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and Starkey Road has become an unofficial commuter route—sometimes even a speedway.

Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development adjacent to Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear.

5. A Dangerous and Irreversible Precedent

Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?

This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back.

In April 2025, 308 residents stood firmly against a similar high-density development on Starkey Hill—just across the street on Starkey Road. That proposal was unanimously rejected by all seven council members. This feels like déjà vu. We opposed that density then, and we still oppose it now.

6. Pedestrian Safety Put at Greater Risk

Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding

communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

7. Water Availability for Increased density

Water supply to the current residents remains fairly inconsistent during dry periods in the summer with frequent water bans over the years. Adding significant water demand for large developments is a concern on the already stained capacity.

Mark & Lauren Wiltzen

5 Riverridge Rd Sturgeon County

From: racn.hardy@gmail.com
To: Legislative Services
Subject: Bylaw 1683/25 Pinnacle Village Redistricting
Date: Friday, July 4, 2025 12:38:42 PM

Severed in line with s.20 ATIA

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Dear Sturgeon County Council Members,

I write to you today with deep concern and in **firm opposition** to the proposed *Pinnacle Village* development as I am a resident of Upper Manor. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:

1. Incompatible Density That Defies Established Policy

The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

- Objective 3.2 calls for development in *"a manner consistent with existing communities."*
- Policy 3.0.1 mandates that Area C *"shall maintain its existing status for rural residential development."*
- Policy 3.2.2(b) emphasizes development that is *"complementary to existing rural residential."*
- Policy 3.2.3 clearly states that *"future residential development in Area C will be consistent with existing development densities."*

The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

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Policies

All policy statements containing "shall" are mandatory and must be implemented (source: BYLAW 1557/21)

Rural Residential

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2. Fire Safety Risks Amplified by High Density and Limited Access

The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting both new and existing residents in danger.

Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the *only* access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

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How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

In Closing
This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development.
But we are unequivocally opposed to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.
Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

Alessandra Hardy
Resident of Upper Manor
[redacted] - Severed in line with s.20 ATIA

From: Claudine Lavoie
To: Legislative Services
Subject: Response to Public Hearing - Bylaw 1683/25
Date: Friday, July 4, 2025 5:40:33 PM

Severed in line with s.20 ATIA

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To Whom it May Concern,

RE: Pinnacle Village Redistricting, Public Hearing
Bylaw 1683/25; Amendment to Land Use Bylaw 1385/17

I received a mailout regarding this upcoming Public Hearing, and wanted to express my concerns. I am a resident of Greystone Manor in Sturgeon County, and this proposed plan impacts the roads I travel in my community, the services I access, and the visual community. Upon reading in detail the plan for the proposed area, as well as the Application, Assessment, Bylaws and "What we Heard" Report, I am of the opinion that:

1. 144 lots with a projected 455 new residents in that small area would have a negative impact on the surrounding infrastructure. This includes the need for increased police presence, traffic/safety, pressure on schools in the area, pollution and environmental factors. Can the bridge withstand this, and there is also a history of this already being an unsafe traffic area.

2. The proposed lot sizes are 3x smaller than the subdivisions immediately surrounding this area, which does not transition well from the adjacent communities on all sides which adhere to building restrictions both with size and exterior look/construction materials. It would be important for any new subdivision plan to avoid the appearance of current higher density housing - building tall and narrow on small lots. I do not believe this many units should be considered. Perhaps a maximum of 10 lots/ha in this particular area.

3. While I understand the desire to live in Sturgeon County, higher density projects like this should be considered for development closer to the Edmonton city limits where the transition would be more fluid.

In conclusion, I do not support this plan as is, but am not opposed to a lower density plan ,which would transition better with the surrounding communities and not put such a strain on existing services and infrastructure.

Yours truly,

Claudine Lavoie
[redacted] Severed in line with s.20 ATIA

From: Larry Spagnolo
To: Legislative Services; Kristin Toms; Rebecca Schapansky
Cc: Diane Spagnolo
Subject: Pinnacle Village Redistricting - Bylaw1683/25 Pinnacle Village Opposition
Date: Friday, July 4, 2025 10:43:42 PM

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Pinnacle Village Redistricting PUBLIC HEARING – AVAILABLE TO READ AT PUBLIC HEARING IF APPROPRIATE

We are currently residents of the Riverstone Pointe subdivision located near the proposed Pinnacle Village Development. We are writing to submit that we are **STRONGLY OPPOSED** to this development in its present form.

We chose to move and to build in Riverstone Pointe over 15 years ago to enjoy country living with less congestion and traffic than the city (an area that is classified as Rural Residential vs Urban Residential). We took advantage of the river valley views and large lots and we believed that the County had the proper guidelines to ensure our decision would stand the test of time. The Pinnacle Village Development is not in keeping with the intent of these guidelines and represents a radical departure from the character of our community. This proposal appears to have lots smaller than the nearby subdivisions of the Pinnacle Ridge and Riverstone Point and looks to be smaller than Riverside in St Albert. A development with a density of over 15 dwelling units per hectare with an astounding 144 dwellings or triple the current area guidelines is not what was the original intention of our area. Currently, other neighborhoods in Sturgeon County maintain a density of only 2 to 5 dwelling units per hectare, with even Rivers Gate topping out at only 10 dwellings per hectare.

While we understand that all new subdivisions in Sturgeon County cannot have the density of Riverstone Pointe, a compromise should be reached to maintain the beauty and feel of the surrounding area. In short, Pinnacle village and other new developments should have to match the 2-5 dwelling density or something close to that guideline of Pinnacle Ridge and Riverstone Point. The county should allow higher density developments in the lower valley, much closer to St. Albert and Edmonton.

We believe this proposed subdivision affect traffic in the area on Starkey Road which is already being used as a shortcut to get between Highway 37 and St. Albert. The noise pollution and pedestrian safety concerns with such a large increase in density will be further intensified. We also question the ability of our utilities to absorb this development and a possible future high-density development to the west of this one. We already have low pressure in our fire hydrants and only a volunteer fire station. This area is a huge increase in utilization on such a small parcel of land. Lastly, with only one way in and out of Riverstone point from 544a, we are quite concerned that if there was a closure of 544a, the residence of Riverstone could not exit and be subject to personal risk.

This is not why we picked Sturgeon County to be our long-term home. We urge the Sturgeon County Council to **REJECT** the Pinnacle Village Development in its current density and only accept a version that addresses area concerns of density, traffic, noise pollution, resident safety and utility effectiveness.

Sincerely

Ilario and Diane Spagnolo

From: Andrea Martiuk
To: Legislative Services
Subject: NO to the proposed Pinnacle Village development.
Date: Saturday, July 5, 2025 12:40:18 PM

Severed in line with s.20 ATIA

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Sturgeon County
9613 100 St.
Morinville, Alberta
legislativeservices@sturgeoncounty.ca
T8R 1L9

Date: July 5, 2025

Via e-mail:

Dear Sturgeon County Council Members**,**

I write to you today with deep concern and in firm opposition to the proposed *Pinnacle Village* development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for **rejecting this proposal**:

1. Incompatible Density That Defies Established Policy

The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

- **Objective 3.2** calls for development in *"a manner consistent with existing communities."*

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Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the *only* access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

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How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

Additional Feedback:

We strongly said no to be Starkey Hills's proposal, and we are saying a strong no to the pinnacle village proposal.

In Closing

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: **Andrea Mazzotta**

I live in the **Banks** community

My phone number is: [redacted] Severed in line with s.20 of ATIA

From: trish ktr07.com
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Redistricting
Date: Saturday, July 5, 2025 2:45:28 PM

Severed in line with s.20 ATIA

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To whom it may concern,

My name is Trish Tieulie. I live at 111 Riverpointe Cres in Riverstone Subdivision in Sturgeon County. I am writing to express my opposition to the proposed Pinnacle Village subdivision at the current proposed density. Please keep the Sturgeon Valley core as it is, quiet, rural and outside of the high density neighborhoods that are in the surrounding cities. We moved out here in 2013 for that reason. I am not in the least interested in bringing higher density subdivisions in close proximity to Riverstone because of the extra vehicles, foot traffic, bike traffic, noise and bodies in general it will undoubtedly bring to our quiet rural neighborhood.

Please keep the core as is and do not allow the Pinnacle Village subdivision to be built as it is proposed.

Thank you,
Trish Tieulie
[redacted] Severed in line with s.20 ATIA

From: Tara Bochke
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Redistricting
Date: Saturday, July 5, 2025 3:30:11 PM Severed in line with s. 20 ATIA

You don't often get email from [redacted] Learn why this is important

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To whom it may concern,

I am writing this as a 20 year resident of the community of Riverstone Pointe. I strongly oppose the Pinnacle Village proposal as it represents a radical departure from the character of our community. Currently, neighbourhoods in Sturgeon Valley maintain a density at a maximum of 10 dwelling units per hectare. Moving to a much greater density at 15.2 would impose an unprecedented level of strain on our area. Such a jump in density isn't merely a number on paper; it signals potential strains on our infrastructure (especially fire suppression), increased traffic congestion, increased crime and a loss of the spacious community-oriented feel that residents are used to having.

We've seen community resistance in the past, as with the Tuscany Hills proposal, where similar concerns about density led to its rejection. The proposed Pinnacle Village development risks overburdening our resources and drastically altering the environment we all cherish. I urge decision-makers to consider these impacts carefully and reject the proposal to maintain the integrity and livability of our community.

Thank you,

Tara Bochke
79 Riverpointe Crescent
[redacted] Severed in line with s. 20 ATIA

Sent from my iPhone

From: leanne k
To: Legislative Services
Subject: Pinnacle Village ***OPPOSED**
Date: Saturday, July 5, 2025 5:14:58 PM

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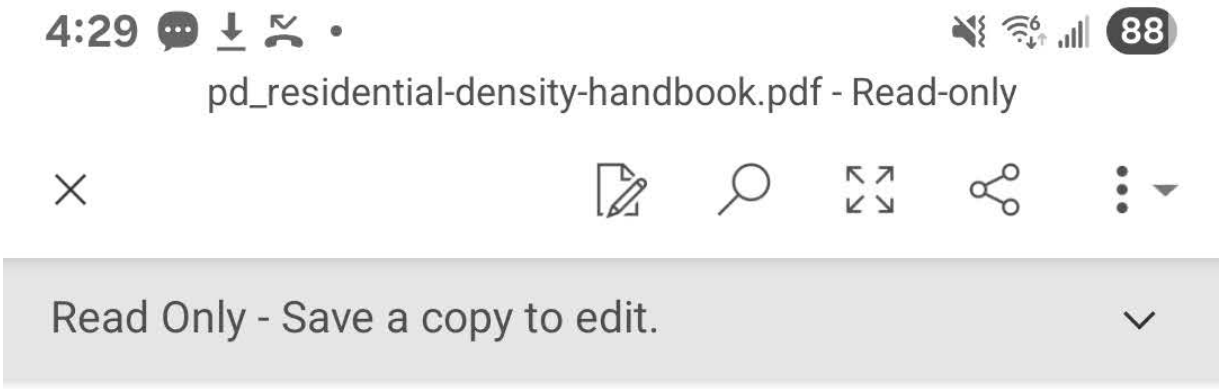
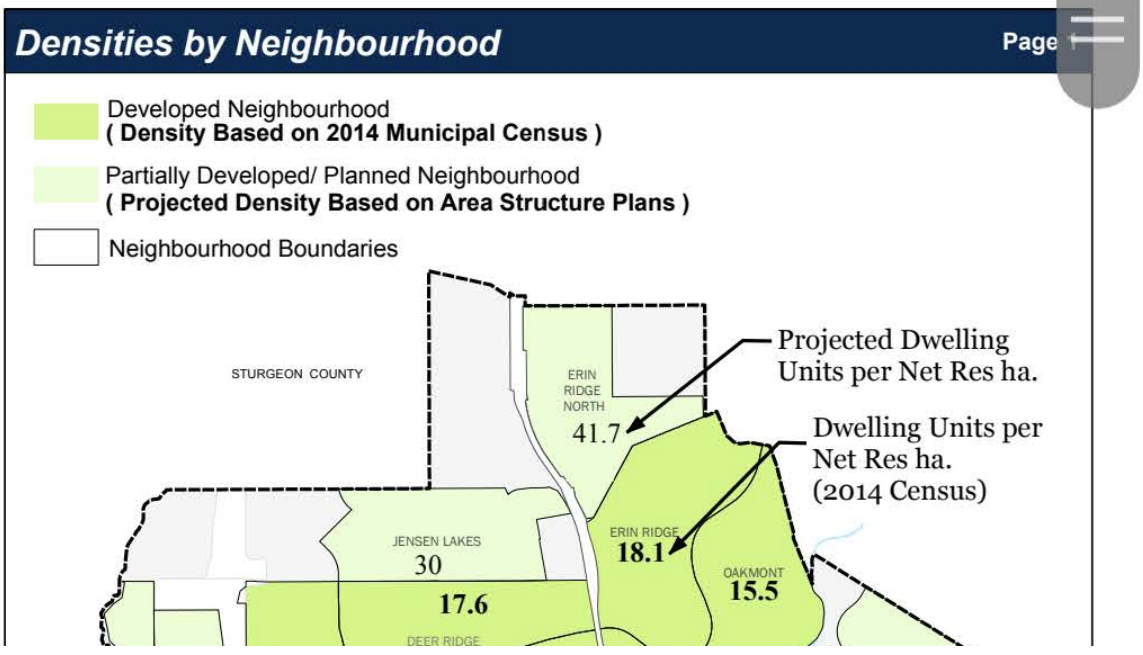
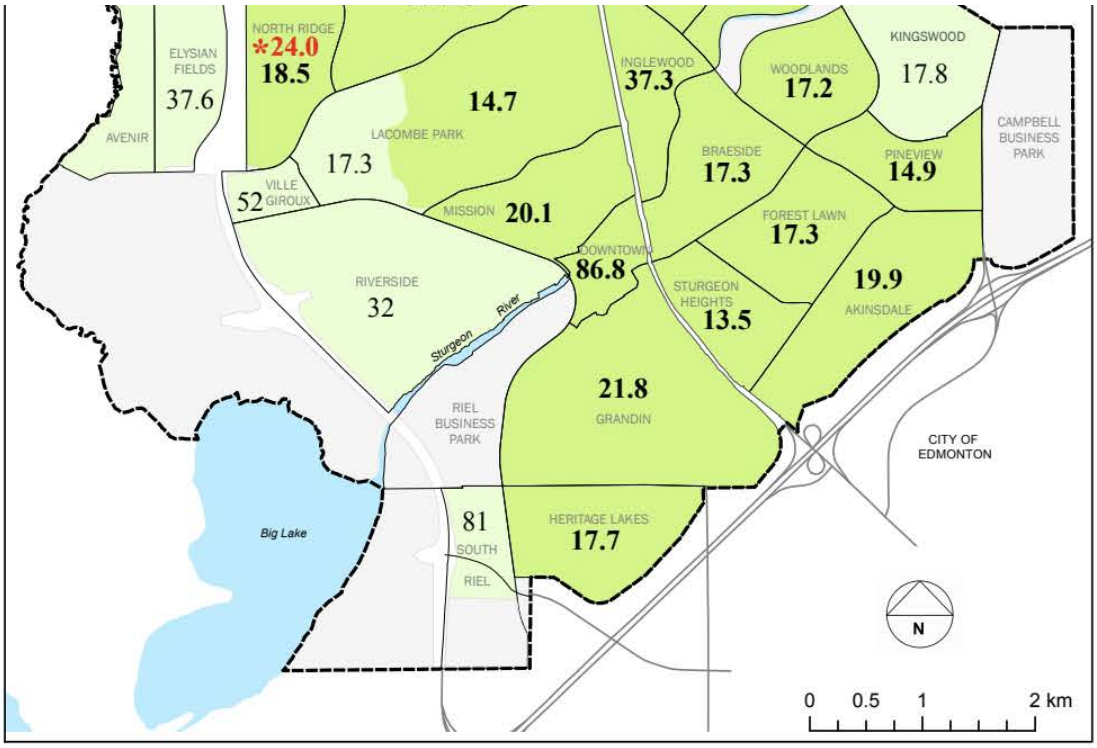
As a resident of The Banks of Sturgeon C







stalbert.ca

City of St Albert Cultivate Life

ounty, i am strongly opposed to the Pinnacle Village proposed zoning change.

I will be directly and negatively impacted in the following ways
- increased traffic up Starkey Rd and at the intersection on Starkey & East Estates Way. This will impact me when entering and leaving the area
- increased traffic noise. Even though I am nit next to Starkey Road, the road noise does carry. The addition of likely 288 vehicles in a small area will significantly increase road noise for all residents. Plus, they may cut through existing neighborhoods to access Costco, etc
- the proposed density is too high. At 15.7 houses per acres, this is higher than 4 (more than 1/4 of existing) neighborhoods in St Albert! See attached.
- small lots = small homes= lower prices. This may negatively impact my property value. There is no need for $500k homes in this area.
- I have faced significant inconveniences over the past years in exchange for the privilege of living in Sturgeon Valley. Driving 45 minutes to work, no nearby conveniences, etc. However,

I am happy to deal with these in exchange for the peace and tranquility of the area. This higher density proposal is something I would expect in the city, not a rural community. I would NEVER have built our forever home in The Banks if I knew it would end up looking like any neighborhood in any city.

In conclusion, I don't feel higher density communities should be allowed in the middle of low density estate homes, farms and acreage. Such communities would be better suited adjacent to existing towns or cities such as buffering against St. Albert, Morinville or Ft Saskatchewan. The new residents would be closer to services and the existing residents would not face increased noise, congestion or property value depreciation.

Thank you
Leanne Kotchonoski

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 6, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

Dear Sturgeon County Council Members,

I write to you today with deep concern and in firm opposition to the proposed *Pinnacle Village* development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for **rejecting this proposal**:

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Additional Feedback:

In Closing

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Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Abby Kozma

I live in the Upper Manor Estates community

My phone number is: [redacted]

From: Jill Guerra
To: Legislative Services
Subject: Pinnacle Village Development
Date: Sunday, July 6, 2025 11:35:41 AM

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Dear Sturgeon County Council Members,

My name is Jill Antoniolli and I write to you today with deep concern and **in firm opposition** to the proposed Pinnacle Village development. I am concerned that with the anticipated population increase of 455 residents, the number of cars that cut through Summerbrook Estates via Estate Way to access St. Albert will undoubtedly increase. Speed limits have already been reduced on many major roads (Bellerose drive is now 60km/h for a large portion), which encourages residents to cut through Summerbrook Estates, a more direct route, to reach St. Albert businesses like Costco and Walmart.
There are currently no sidewalks in the area, and if traffic were to significantly increase, it would place a greater risk on pedestrian safety.

I urge you to consider the following critical reasons for rejecting this proposal:

1. Incompatible Density That Defies Established Policy
The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:
Objective 3.2 calls for development in "a manner consistent with existing communities."
Policy 3.0.1 mandates that Area C "shall maintain its existing status for rural residential development."
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Policy 3.2.3 clearly states that "future residential development in Area C will be consistent with existing
development densities."
The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.
1.6 INTERPRETATION
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2. Fire Safety Risks Amplified by High Density and Limited Access

The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting
both new and existing residents in danger.Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the only access route in and out of the
area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

3. Traffic Congestion and Safety Concerns at Already Hazardous Intersections

The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road and Starkey & Trestle Ridge Road. These intersections are uncontrolled and have already been thesite of multiple accidents. They were never engineered to accommodate the kind of traffic volumes that high-density development will generate.Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

4. Erosion of Community Character and Quality of Life

We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and Starkey Road has become an unofficial commuter route—sometimes even a speedway.

Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development adjacent to Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear.

5. A Dangerous and Irreversible Precedent

Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next? This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back. In April 2025, 308 residents stood firmly against a similar high-density development on Starkey Hill—just across the street on Starkey Road. That proposal was unanimously rejected by all seven council members. This feels like déjà vu.

We opposed that density then, and we still oppose it now.

6. Pedestrian Safety Put at Greater Risk

Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster. How will residents safely transition from a *15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity?*

Starkey Road will become even more dangerous for the people who use it every day.

In Closing

I believe that this proposed development goes against what has made the sturgeon

valley core a desirable place to live. I am not opposed to development in general, but I am opposed to development such as this that increases the risk of pedestrian safety (my kids' safety) and alters the fabric of our existing neighbourhood.
Please do what is right for current and future generations—reject the Pinnacle Village proposal.*

From: Jill Guerra
To: Legislative Services
Subject: Bylaw 1683/25 Pinnacle Village Redistricting
Date: Sunday, July 6, 2025 11:42:41 AM

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Dear Sturgeon County Council Members,

My name is Derek Antoniolli and I write to you today with deep concern and **in firm opposition** to the proposed Pinnacle Village development. I am concerned that with the anticipated population increase of 455 residents, the number of cars that cut through Summerbrook Estates via Estate Way to access St. Albert will undoubtedly increase. Speed limits have already been reduced on many major roads (Bellerose drive is now 60km/h for a large portion), which encourages residents to cut through Summerbrook Estates, a more direct route, to reach St. Albert businesses like Costco and Walmart.
There are currently no sidewalks in the area, and if traffic were to significantly increase, it would place a greater risk on pedestrian safety.

I urge you to consider the following critical reasons for rejecting this proposal:

1. Incompatible Density That Defies Established Policy
The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:
Objective 3.2 calls for development in "a manner consistent with existing communities."
Policy 3.0.1 mandates that Area C "shall maintain its existing status for rural residential development."
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Policy 3.2.3 clearly states that "future residential development in Area C will be consistent with existing
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The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.
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2. Fire Safety Risks Amplified by High Density and Limited Access

The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting
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area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

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The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road and Starkey & Trestle Ridge Road. These intersections are uncontrolled and have already been thesite of multiple accidents. They were never engineered to accommodate the kind of traffic volumes that high-density development will generate.Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

4. Erosion of Community Character and Quality of Life

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5. A Dangerous and Irreversible Precedent

Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next? This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back. In April 2025, 308 residents stood firmly against a similar high-density development on Starkey Hill—just across the street on Starkey Road. That proposal was unanimously rejected by all seven council members. This feels like déjà vu.

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Starkey Road will become even more dangerous for the people who use it every day.

In Closing

I believe that this proposed development goes against what has made the sturgeon

valley core a desirable place to live. I am not opposed to development in general, but I am opposed to development such as this that increases the risk of pedestrian safety (my kids' safety) and alters the fabric of our existing neighbourhood.
Please do what is right for current and future generations—reject the Pinnacle Village proposal.*

From: Wendy Antoniolli
To: Legislative Services
Subject: Opposed to Pinnacle Village
Date: Sunday, July 6, 2025 1:50:07 PM

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Dear Sturgeon County Council Members,

My name is Wendy Antoniolli and I write to you today with deep concern and **in firm opposition** to the proposed Pinnacle Village development. I am concerned that with the anticipated population increase of 455 residents, the number of cars that cut through Summerbrook Estates via Estate Way to access St. Albert will undoubtedly increase. Speed limits have already been reduced on many major roads (Bellerose drive is now 60km/h for a large portion), which encourages residents to cut through Summerbrook Estates, a more direct route, to reach St. Albert businesses like Costco and Walmart.
There are currently no sidewalks in the area, and if traffic were to significantly increase, it would place a greater risk on pedestrian safety.

I urge you to consider the following critical reasons for rejecting this proposal:

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In Closing

I believe that this proposed development goes against what has made the sturgeon valley core a desirable place to live. I am not opposed to development in general, but I am opposed to development such as this that increases the risk of pedestrian safety (my kids' safety) and alters the fabric of our existing neighbourhood.
Please do what is right for current and future generations—reject the Pinnacle Village proposal.*

Sincerely Wendy Antoniolli July 6 2025
I have lived in Upper Manor Estates for 28 Years
[redacted] Severed in line with s.20 of ATIA

From: Domenic Antoniolli
To: Legislative Services
Subject: Opposed to Pinnacle Village
Date: Sunday, July 6, 2025 2:02:34 PM

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Subject: Opposed to Pinnacle Village

Dear Sturgeon County Council Members,

My name is Domenic Antoniolli and I write to you today with deep concern and **in firm opposition** to the proposed Pinnacle Village development. I am concerned that with the anticipated population increase of 455 residents, the number of cars that cut through Summerbrook Estates via Estate Way to access St. Albert will undoubtedly increase. Speed limits have already been reduced on many major roads (Bellerose drive is now 60km/h for a large portion), which encourages residents to cut through Summerbrook Estates, a more direct route, to reach St. Albert businesses like Costco and Walmart.
There are currently no sidewalks in the area, and if traffic were to significantly increase, it would place a greater risk on pedestrian safety.

I urge you to consider the following critical reasons for rejecting this proposal:

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In Closing

I believe that this proposed development goes against what has made the sturgeon valley core a desirable place to live. I am not opposed to development in general, but I am opposed to development such as this that increases the risk of pedestrian safety (my kids' safety) and alters the fabric of our existing neighbourhood.
Please do what is right for current and future generations—reject the Pinnacle Village proposal.*

Sincerely Domenic Antoniolli July 6 2025
Resident of Upper Manor Estates for 28 Years
[redacted] Severed in line with s.20 of ATIA

From: Julie Antoniolli
To: Legislative Services
Subject: Reject the Pinnacle Village Development
Date: Sunday, July 6, 2025 2:13:40 PM

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Dear Sturgeon County Council Members,

My name is Julie Bolduc and I write to you today with deep concern and **in firm opposition** to the proposed Pinnacle Village development. I am concerned that with the anticipated population increase of 455 residents, the number of cars that cut through Upper Manor via Estate Way to access St. Albert will undoubtedly increase. Speed limits have already been reduced on many major roads (Bellerose drive is now 60km/h for a large portion), which encourages residents to cut through Estate Way and Summerbrook Estates, a more direct route, to reach St. Albert businesses like Costco and Walmart.
There are currently no sidewalks in the area, and if traffic were to significantly increase, it would place a greater risk on pedestrian safety.

I urge you to consider the following critical reasons for rejecting this proposal:

1. Incompatible Density That Defies Established Policy
The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:
· Objective 3.2 calls for development in "a manner consistent with existing communities.
· Policy 3.0.1 mandates that Area C "shall maintain its existing status for rural residential development."
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In Closing
I believe that this proposed development goes against what has made the sturgeon valley core a desirable place to live. I am not opposed to development in general, but I am opposed to development such as this that increases the risk of pedestrian safety (my kids' safety) and alters the fabric of our existing neighbourhood.
Please do what is right for current and future generations—reject the Pinnacle Village proposal.*

Sincerely,
Julie Bolduc
I live in the Upper Manor Estates community.
My phone number is [redacted]

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 29, 2025

Dear Sturgeon County Council Members,

I write to you today with deep concern and in firm opposition to the proposed *Pinnacle Village* development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for **rejecting this proposal**:

1. Incompatible Density That Defies Established Policy

The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

- **Objective 3.2** calls for development in *"a manner consistent with existing communities."*
- **Policy 3.0.1** mandates that Area C *"**shall maintain its existing status for rural residential** development."*
- **Policy 3.2.2(b)** emphasizes development that is *"complementary to **existing rural** residential."*
- **Policy 3.2.3** clearly states that *"future residential development in Area C will be **consistent** with **existing development densities**."*

The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

1.6 INTERPRETATION

Policies

All policy statements containing **"shall"** are **mandatory** and must be implemented (source: BYLAW 1557/21)

Rural Residential

Under the Edmonton Metropolitan Region Board (EMRB) Growth Plan, the term "Rural Residential" is used to describe areas outside the metropolitan core characterized by **low-density**, non-urban living.

Urban Residential

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Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the *only* access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

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How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

Additional Feedback:

n Closing

his proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made turgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful evelopment. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, nd irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

ncerely,
ur names HANK GULAGA

e live in the Riverstone Pointe community

ur phone number is: [redacted] Severed in line with s.20 of ATIA

From: Rod Derworiz
To: Legislative Services
Cc: Sheri Derworiz
Subject: Bylaw1683/25 Pinnacle Village Redistricting
Date: Sunday, July 6, 2025 4:19:22 PM

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Good day,

My wife and I are residents in the Riverstone Pointe subdivision in Sturgeon County, Alberta.

We are against the proposed residential development known as “Pinnacle Village”, being a 144-lot residential neighborhood on the land in Sturgeon Valley (location: RL 64-54-25-4).

The existing neighborhoods throughout Sturgeon Valley are low density with a dwelling units per hectare density of 2 - 5 du/ha. The “Pinnacle Village” proposal is recommending a high-density development of 144 dwellings to be between 0.12 - 0.2 acres (0.04-0.05 ha) which is the maximum allowable at 20 du/ha.

If “Pinnacle Village” was proposing the same low density (2 - 5 du/ha) as the existing neighborhoods throughout Sturgeon Valley, the buildout would equate to 14 to 36 new dwellings in “Pinnacle Village”. The biggest issue for existing residents is 144 new dwellings versus 14 to 36 new dwellings. More traffic, more noise, more water usage, and on an on.

To reiterate our position, we are against adding the proposed high-density development known as “Pinnacle Village” in the Sturgeon Valley.

Rod and Sheri Derworiz
[redacted] Severed in line with s.20 of ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
legislativeservices@sturgeoncounty.ca
T8R 1L9

Date July 7, 2025

Via e-mail: [redacted]

Severed in line with s.20 of ATIA

Dear Sturgeon County Council Members,

I write to you today with deep concern and in firm opposition to the proposed *Pinnacle Village* development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for **rejecting this proposal**:

1. Incompatible Density That Defies Established Policy

The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

- **Objective 3.2** calls for development in *"a manner consistent with existing communities."*
- **Policy 3.0.1** mandates that Area C *"shall **maintain its existing status for** rural residential development."*
- **Policy 3.2.2(b)** emphasizes development that is *"complementary to **existing rural** residential."*
- **Policy 3.2.3** clearly states that *"future residential development in Area C will be **consistent** with existing **development** densities."*

The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

1.6 INTERPRETATION

Policies

All policy statements containing "**shall**" are **mandatory** and must be implemented (source: BYLAW 1557/21)

Rural Residential

Under the Edmonton Metropolitan Region Board (EMRB) Growth Plan, the term "Rural Residential" is used to describe areas outside the metropolitan core characterized by low-density, non-urban living.

Urban Residential

Under the Edmonton Metropolitan Region Board (EMRB) Growth Plan, the term **"Urban Residential"** is used to describe areas designated for higher-density, urban-style living within the metropolitan area.

The proposed density of 15.6 units/NRha is more than double—and in some cases almost **triple**—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

2. Fire Safety Risks Amplified by High Density and Limited Access

The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting both new and existing residents in danger.

Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the *only* access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

3. Traffic Congestion and Safety Concerns at Already Hazardous Intersections

The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road and Starkey & Trestle Ridge Road. These intersections are uncontrolled and have already been the site of multiple accidents.

They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

4. Erosion of Community Character and Quality of Life

We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and Starkey Road has become an unofficial commuter route—sometimes even a speedway.

Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development adjacent to Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear.

5. A Dangerous and Irreversible Precedent

Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?

This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back.

In April 2025, 308 residents stood firmly against a similar high-density development on Starkey Hill—just across the street on Starkey Road. That proposal was unanimously rejected by all seven council members. This feels like déjà vu. We opposed that density then, and we still oppose it now.

6. Pedestrian Safety Put at Greater Risk

Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

Additional Feedback:

There is No commanding Need to deviate from established policy! Devoloper greed is at play here!!

Indosing

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: LINDA & Lloyd SKURA

I live in the Riverstone Point mmunity

My phone number is: [redacted]

Severed in line with s.20 of ATIA

238 54418 RR 251
Sturgeon County, AB T8T 0C7
February 23, 2025

Sturgeon County
Legislative Services (legislativeservices@sturgeoncounty.ca)
9613 100 Street
Morinville, AB T8R 1L9

RE: PINNACLE VILLAGE PROPOSED DEVELOPMENT

I am strongly opposed to the proposed development of Starkey Hills. Reasons include but are not limited to:

- Traffic congestion
- Water and sewage overload
- Aesthetics contrary to the current Banks, Pinnacle, and Upper Manor subdivisions
- Contrary to the current lot sizes of existing lots
- Fire protection services
- Potential for increased fire incidences
- Safety hazard on Starkey main roadway which already presents an accident waiting to happen
- Inconsistent with the purpose of rural living with large lot sizes and quiet rural life
- Child safety issue because of increased traffic
- Crime and safety issue as increased populations increase both
- Increased bus traffic either to/from St. Albert, Morinville, or Namao

I would welcome a subdivision that is consistent with the current plan consistent with the approximate one-acre lots as evidenced in the Banks and Upper Manor but cannot agree that this proposed development will have any benefits to the current homeowners in both.

Dr. Darlene G. Garnier
[redacted] Severed in line with s.20 of ATIA

From: LANNY HOWELL
To: Legislative Services
Subject: Opposition to Proposed Pinnacle Village development
Date: Sunday, July 6, 2025 10:22:27 PM

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Sturgeon County Date: 20250707
9613 100 St.
Morinville, Alberta
Via e-mail: legislativeservices@sturgeoncounty.ca
T8R 1L9

Dear Sturgeon County Council Members:

I write to you today with deep concern and in firm opposition to the proposed Pinnacle Village development. This plan
represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon
Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:
1. Incompatible Density That Defies Established Policy
The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:
Objective 3.2 calls for development in "a manner consistent with existing communities."
Policy 3.0.1 mandates that Area C "shall maintain its existing status for rural residential development."
Policy 3.2.2(b) emphasizes development that is "complementary to existing rural residential."
Policy 3.2.3 clearly states that "future residential development in Area C will be consistent with existing development densities."
The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of
established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the
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area’s guiding policies and disregards the vision that residents and planners have long worked to preserve.

2. Fire Safety Risks Amplified by High Density and Limited Access

The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with
such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting
both new and existing residents in danger.

Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the only access route in and out of the
area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go.

This is not a risk we should be willing to take.

3. Traffic Congestion and Safety Concerns at Already Hazardous Intersections

The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway
37 Starkey Road and Starkey Trestle Ridge Road. These intersections are uncontrolled and have already been the
site of multiple accidents.

They were never engineered to accommodate the kind of traffic volumes that high-density development will generate.

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Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear.

5. A Dangerous and Irreversible Precedent

Supporting this proposal would set a troubling precedent, opening the door to more high-density developments
throughout the Sturgeon Valley Core. If we permit this exception now, what’s to stop developers from eyeing Starkey
Hill or the lands east of Pinnacle Village next?

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We opposed that density then, and we still oppose it now.

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Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe
for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha
with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

In Closing
This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made
Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful
development. But we are unequivocally opposed to development that threatens our safety, contradicts planning policy,
and irreversibly alters the fabric of our existing neighborhood.
Please do what is right for current and future generations—reject the Pinnacle Village proposal.
Sincerely,
Lanny Howell:
Upper Manor Estates
[redacted]

--
Severed in line with s.20 of ATIA
Lanny Howell
[redacted]
#6 54418 Rge RD 251
Sturgeon County, AB
T8T 0C7
Good without gods

From: Tammy & John Kovlaske
To: Legislative Services
Cc: Kristin Toms
Subject: Bylaw 1683/25 Pinnacle Village Redistricting - We are opposed
Date: Monday, July 7, 2025 8:06:43 AM

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To Whom It May Concern,
My husband and I live in Pinnacle Ridge Estates and we are very concerned about the proposed area Pinnacle Village.
The amount of houses that are proposed for that area are too many. There is only one entrance/exit out of that area and it is a safety concern. Riverstone has only one way out to Starkey Road and now that will be inhibited by the proposed 144 new homes. Pinnacle Ridge Estates does have 2 entrances/exits, but that will be down to one if Trestle Ridge Road is now used with an extra subdivision in case of an emergency.
Where are the industrial vehicles going to be going in and out while the area is being developed? In front of the one roadway that we all use on a daily basis? The amount of dirt/dust that will acquire will not be tolerated. I did bring this up at the first meeting the developer had last year in the Pinnacle Ridge Community Centre and I see on the diagram that my concerns were not addressed.
My other concern is that the design will not be developed as discussed. I see in my neighborhood that the 'Development Guidelines and Restrictions' under Schedule "B", for the last few remaining lots have not been followed. The developer started out with a beautiful concept, but is slacking on a few of the remaining houses that are being built now.
People are already using Pinnacle Way as a shortcut and I will assume that will increase the traffic through our neighborhood. We do have the playground area and the Community Centre on Pinnacle Way and this will also be a safety concern. We have residents that use wheelchairs and baby strollers and there are no sidewalks for them to access these areas safely with additional traffic.
There is land closer to St. Albert that should be zoned from agriculture to residential first. The transportation system would be so much easier to incorporate, than it would be here. Example buses. If you are looking for urban development, there are plenty of areas that could be utilized closer to St. Albert.
We spent millions of dollars to live in an area with a quieter country setting. If we wanted more of the city life, we would have bought in St. Albert, or Rivers Gate.
We are opposed to developing Pinnacle Village and redistricting the land.
Thank you for hearing our concerns.
Sincerely,
John and Tammy Kovlaske

John or Tammy Kovlaske

Mailing address:
102-54403 Range Road 251
Sturgeon County, AB T8T 0B5
Location address:
102 Pinnacle Crescent
Sturgeon County, AB T8T 0B5
[redacted] (John's Cell)
[redacted] (Tammy's Cell) Severed in line with s. 20 of ATIA

This message may contain confidential material. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this message in error, please contact John or Tammy Kovlaske immediately and delete this information from your computer. Thank you.

From: Maxwell Bolduc
To: legislativeservies@sturgeoncounty.ca
Subject: Reject the Pinnacle Village Development
Date: Monday, July 7, 2025 10:51:44 AM

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Dear Sturgeon County Council Members,

My name is Max Bolduc and I write to you today with deep concern and **in firm opposition** to the proposed Pinnacle Village development. I am concerned that with the anticipated population increase of 455 residents, the number of cars that cut through Upper Manor via Estate Way to access St. Albert will undoubtedly increase. Speed limits have already been reduced on many major roads (Bellerose drive is now 60km/h for a large portion), which encourages residents to cut through Estate Way and Summerbrook Estates, a more direct route, to reach St. Albert businesses like Costco and Walmart. Many of these drivers do not follow the posted 40km/h speed limit and regularly travel that road at 50-80km/h.

There are currently no sidewalks in the area, and if traffic were to significantly increase, it would place a greater risk on pedestrian safety. We have small kids that walk and bike on that road regularly.

I urge you to consider the following critical reasons for rejecting this proposal:

1. Incompatible Density That Defies Established Policy

The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

· Objective 3.2 calls for development in "a manner consistent with existing communities.

· Policy 3.0.1 mandates that Area C "shall maintain its existing status for rural residential development."

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The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting
both new and existing residents in danger. Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the only access route in and out of the
area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

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The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road and Starkey & Trestle Ridge Road. These intersections are uncontrolled and have already been the site of multiple accidents. They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

4. Erosion of Community Character and Quality of Life

We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and Starkey Road has become an unofficial commuter route—sometimes even a speedway.
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council members. This feels like déjà vu.
We opposed that density then, and we still oppose it now.

6. Pedestrian Safety Put at Greater Risk

Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster. How will residents safely transition from a *15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity?*
Starkey Road will become even more dangerous for the people who use it every day.

In Closing

I believe that this proposed development goes against what has made the sturgeon valley core a desirable place to live. I am not opposed to development in general, but I am opposed to development such as this that increases the risk of pedestrian safety (my kids' safety) and alters the fabric of our existing neighbourhood.
Please do what is right for current and future generations—reject the Pinnacle Village proposal.*

Sincerely,
Maxwell Bolduc
I live in the Upper Manor Estates community.
My phone number is [redacted]

Severed in line with s.20 of ATIA

[redacted]

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From: Daryl Zelinski
To: Legislative Services
Cc: Kristin Toms; [redacted] Severed in line with s.20 of ATIA
Subject: Pinnacle Village Development opposition
Date: Monday, July 7, 2025 11:20:55 AM

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Hello,

I will not be in the country when the public hearing is happening, so I wanted my voice still heard.

I oppose the Pinnacle Village proposal for the following reasons:

1. Excessive Density:
At 15.6 houses per hectare, this development mirrors urban neighborhoods like Deer Ridge in St. Albert. It goes against the Area C plan, which states future developments must align with existing densities. This is far too dense for our rural community.

2. Strained Infrastructure:
Water restrictions are becoming more frequent. The County must upgrade water and sewer systems before approving any new developments—especially high-density ones.

3. Light Pollution:
This area is known for its dark skies and natural beauty. Increased development will worsen light pollution and diminish what makes this valley special.

4. Dangerous Precedent:

Approving this opens the door to more high-density projects, slowly urbanizing the entire Sturgeon Valley Core. You know the Starkey Hills Developer will try again if this development is approved at a higher density.

5. Lifestyle Impacts:

We moved here to escape urban congestion and crime. This development undermines that lifestyle, and local residents overwhelmingly oppose it.

6. Keep It Farmland:

This land should remain agricultural. The bylaw should define separate zones to prevent repeated attempts at urban-style developments.

7. Traffic - Improvements would be needed on Starkey Road to handle the increased traffic. 144 homes with 3 vehicles on average, is another 432 vehicles minimum added to the roads on a daily basis.

I urge Council to respect the will of residents and reject this proposal.

Sincerely,

Daryl Zelinski

527 Manor Pointe Court

Sturgeon County, AB T8T 0C7

[redacted]

Severed in line with s.20 of ATIA

[redacted]

From:	Amanda Papadopoulos
To:	Legislative Services
Subject:	Bylaw 1683/25 opposition to Proposed Pinnacle village development
Date:	Monday, July 7, 2025 12:45:32 PM

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> To whom this may concern,
> My family and I have lived in the Sturgeon Valley for 17 years. We are located in Lower Manor Estates. Divison 1.
> The best thing about the Sturgeon Valley is how unique it is out here. We have the best of living in the sense that ; amenities are minutes away and when we are home we get to feel like we are a million miles away, with nature and peaceful space.
> As a former Real Estate professional, the valley was a major part of my career. I will tell you that what we currently have to offer in the sense of land size, acreages is in HIGH DEMAND. You can't find what the valley encompasses and is, anywhere else. It's unique to us.
> Of course it's incredibly attractive to developers. It's incredibly attractive to most people.
> Beyond the infrastructure and road concerns, we actually already have our own identity. A beautiful way of life, a way of life that people pay millions of dollars to be a part of.
> Our neighbors in St.Albert, Edmonton and Morinville have the density that the Pinnacle Village development wants to build. So, take it there. Why mess with what we have in the precious valley?
> I can promise you that, the residents around us here; didn't come and invest their hard earned money and lives here to one day be faced with high to medium density around us. That would defeat and destroy the ideals and purpose of wanting to live here.
> I'm not against development. I understand and can see the county Title maps. I am aware of the future farmland in the valley has been developer owned for a long time now.
> However, I am against changing the type of community that we all came here for. Country residential acreage living. Space.
> I have worked with and understand the " Developer mentality ". They have a monetary investment, and investors. This is the way it works. And they need a return on their investment, the quicker-the better. There is a ton of interest by many developers for the land in the valley. You as a council must realize, it's ok to stand up to them. It's better to stand up to them. You will never run the risk here in the valley of running out of developers wanting to build. It's a very special, and desirable place to be. You won't scare anyone away from wanting to do business here in the future. You instead will have the opportunity to build out our community, based on the same values of the community that has already invested in the lifestyle it offers.

> Thanks for taking the time to read this. If you have any questions please let me know.
>
>
Kindest regards ,
Amanda Papadopoulos

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 4, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

Dear Sturgeon County Council Members,

I write to you today with deep concern and in firm opposition to the proposed *Pinnacle Village* development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for **rejecting this proposal**:

1. Incompatible Density That Defies Established Policy

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- **Objective 3.2** calls for development in *"a manner consistent with existing communities."*
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Urban Residential

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Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the *only* access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

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How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

Additional Feedback:

I am deeply concerned about our rural areas being taken over by.city sized lots and everything that comes with bringing urban living to the country. I am wholeheartedly opposed to the this proposal as someone who has lived in Sturgeon County for 20 years.

In Closing

- This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Maureen Amonson

I live in the Division 6 community

My phone number is: [redacted] Severed in line with s.20 of ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 7, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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1. Incompatible Density That Defies Established Policy

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Additional Feedback:

In Closing

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Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Don

I live in the Riverstone community

My phone number is: [redacted] Severed in line with s.20 of ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 7, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Additional Feedback:

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Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Paige

I live in the Riverstone Pointe community

My phone number is: [redacted] Severed in line with s.20- of ATIA

From: [redacted] Severed in line with s.20 of ATIA
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Redistricting
Date: Monday, July 7, 2025 2:48:12 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender, and know the content is safe. If you are unsure of the contents of this email, please reach out to IT at ISSupport@sturgeoncounty.ca

To whom it may concern,

My name is Ken Caird. I live at 111 Riverpointe Cres in Riverstone Subdivision in Sturgeon County. I am writing to express my opposition to the proposed Pinnacle Village subdivision at the current proposed density. Please keep the Sturgeon Valley core as it is, quiet, rural and outside of the high density neighborhoods that are in the surrounding cities. We moved out here in 2013 for that reason. I am not in the least interested in bringing higher density subdivisions in close proximity to Riverstone because of the extra vehicles, foot traffic, bike traffic, noise and bodies in general it will undoubtedly bring to our quiet rural neighborhood.

Please keep the core as is and do not allow the Pinnacle Village subdivision to be built as it is proposed.

Thank you,
Ken Caird
[redacted] Severed in line with s.20 of ATIA

Sturgeon County

9613 100 St.
Morinville, Alberta **Via e-mail:**
legislativeservices@sturgeoncounty.ca
T8R 1L9
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How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

As many other families have done, we moved here to get away from the city. Please don't bring the city here to the country.

In Closing

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

Melanie Wong

I live in the community Upper Manor Pointe

My phone number is:

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 1, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

Dear Sturgeon County Council Members**,**

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Additional Feedback:

Consideration to wildlife and the natural habitat needs to be considered as well.

In Closing

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Sincerely,

My name is: Teresa Johnson

I live in the The Banks community

My phone number is: [redacted] Severed in line with s.20 of ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 1, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Sincerely,

My name is: Nick Johnson

I live in the The Banks community

My phone number is: [redacted] Severed in line with s.20 of ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: 07/07/2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: LIZA FILICE

I live in the RIVERSTONE community

My phone number is: [redacted]

Severed in line with s.20 of ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 07/25

Via e-mail: legislativeservices@sturgeoncounty.ca

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Sincerely,

My name is: JOE FILICE

I live in the RIVERSTONE community

My phone number is: [redacted]

Severed in line with s.20 of ATIA

From: Swietach, Ania
To: Legislative Services
Subject: Pinnacle
Date: Monday, July 7, 2025 10:45:34 PM

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Sturgeon CountyDate:
9613 100 St.
Morinville, Alberta**Via e-mail:** legislativeservices@sturgeoncounty.ca
T8R 1L9

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Sincerely,

My name is:

Ania Swietach

I live in the community

10 Punnacle Place , Sturgeon County, AB T8T 0B5

My phone number is:

[redacted] Severed in line with s.20 of ATIA

From: Ania Swietach
To: Legislative Services
Subject: Pinnacle village
Date: Monday, July 7, 2025 10:47:44 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender, and know the content is safe. If you are unsure of the contents of this email, please reach out to IT at ISSupport@sturgeoncounty.ca

Sturgeon County **Date: July 7/25**
9613 100 St.
Morinville, Alberta
Via e-mail: legislativeservices@sturgeoncounty.ca
T8R 1L9

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Sincerely,

My nam Jacob Swietach

I live in 10 Pinnacle Place
Sturgeon County, AB community

My phone nur [redacted] Severed in line with s.20 of ATIA

From: Ania Swietach
To: Legislative Services
Date: Monday, July 7, 2025 10:50:10 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender, and know the content is safe. If you are unsure of the contents of this email, please reach out to IT at ISSupport@sturgeoncounty.ca

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 7/25

Via e-mail: legislativeservices@sturgeoncounty.ca

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My nam Matthew Swietach

I live in 10 Pinnacle Place, Sturgeon County community

My phone nur [redacted] Severed in line with s.20 of ATIA

From: Ania Swietach
To: Legislative Services
Subject: Pinnacle village
Date: Monday, July 7, 2025 10:53:30 PM

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How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

Additional Feedback:

In Closing

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name Martin Swietach

I live in : 10 Pinnacle place

My phone number is: [redacted] Severed in line with s.20 of ATIA

From: [redacted] Severed in line with s.20 of ATIA
To: Legislative Services
Subject: Pinnacle
Date: Tuesday, July 8, 2025 11:10:43 AM

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Dear Sturgeon County Council Members,

I write to you today with deep concern and in **firm opposition** to the proposed *Pinnacle Village* development as I am a resident of Upper Manor. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:

1. Incompatible Density That Defies Established Policy
The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

- Objective 3.2 calls for development in *"a manner consistent with existing communities."*
- Policy 3.0.1 mandates that Area C *"shall maintain its existing status for rural residential development."*
- Policy 3.2.2(b) emphasizes development that is *"complementary to existing rural residential."*
- Policy 3.2.3 clearly states that *"future residential development in Area C will be consistent with existing development densities."*

The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

1.6 INTERPRETATION
Policies
All policy statements containing "shall" are mandatory and must be implemented (source: BYLAW 1557/21)
Rural Residential
Under the Edmonton Metropolitan Region Board (EMRB) Growth Plan, the term "Rural Residential" is used to describe areas outside the metropolitan core characterized by low-density, non-urban living.

Urban Residential

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The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

2. Fire Safety Risks Amplified by High Density and Limited Access

The absence of hydrant flow in this proposed development presents a serious fire hazard —especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting both new and existing residents in danger.

Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the *only* access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

3. Traffic Congestion and Safety Concerns at Already Hazardous Intersections

The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road and Starkey & Trestle Ridge Road. These intersections are uncontrolled and have already been the site of multiple accidents.

They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

4. Erosion of Community Character and Quality of Life

We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and Starkey Road has become an unofficial commuter route—sometimes even a speedway.

Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development adjacent to Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear.

5. A Dangerous and Irreversible Precedent

Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this

exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?
This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back.
In April 2025, 308 residents stood firmly against a similar high-density development on Starkey Hill—just across the street on Starkey Road. That proposal was unanimously rejected by all seven council members. This feels like déjà vu. We opposed that density then, and we still oppose it now.

6. Pedestrian Safety Put at Greater Risk
Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

In Closing
This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development.
But we are unequivocally opposed to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.
Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

Rob Hardy
[redacted]
Severed in line with s.20 of ATIA

From: Jason Mazzotta
To: Legislative Services
Subject: Pinnacle Village opposition
Date: Tuesday, July 8, 2025 1:42:42 PM

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Sturgeon County

9613 100 St.
Morinville, Alberta
legislativeservices@sturgeoncounty.ca
T8R 1L9

Date: July 7, 2025

Via e-mail:

Dear Sturgeon County Council Members**,**

I write to you today with deep concern and in firm opposition to the proposed *Pinnacle Village* development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for **rejecting this proposal**:

1. Incompatible Density That Defies Established Policy

The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

- **Objective 3.2** calls for development in *"a manner consistent with existing communities."*

- **Policy 3.0.1** mandates that Area C *"**shall** maintain **its existing status for rural residential** development."*
- **Policy 3.2.2(b)** emphasizes development that is *"complementary to **existing rural** residential."*

- **Policy 3.2.3** clearly states that *"future residential development in Area C will be **consistent** with **existing development densities**."*

The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

1.6 INTERPRETATION

Policies

All policy statements containing "**shall**" are **mandatory** and must be implemented (source: BYLAW 1557/21)

Rural Residential

Under the Edmonton Metropolitan Region Board (EMRB) Growth Plan, the term **"Rural Residential"** is used to describe areas outside the metropolitan core characterized by **low-density**, non-urban living.

Urban Residential

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The proposed density of 15.6 units/NRha is more than double—and in some cases almost **triple**—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

2. Fire Safety Risks Amplified by High Density and Limited Access

The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting both new and existing residents in danger.

Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the *only* access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

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They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

4. Erosion of Community Character and Quality of Life

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5. A Dangerous and Irreversible Precedent

Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?

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Additional Feedback:

Having two young children who enjoy bike riding and walking our dogs, I'm concerned about the added traffic added to our community. Higher density neighbourhoods have no place in the county. I'm vehemently opposed to Pinnacle Village as I am Starkey Hills.

In Closing

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Jason Mazzotta

I live in the The Banks community

My phone number is: [redacted] Severed in line with s.20 of ATIA

From: Barbara Nunes
To: Legislative Services
Subject: Pinnacle Village public hesring submission
Date: Tuesday, July 8, 2025 4:46:35 PM

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Hello my name is Barbara Nunes and I am totally against this development. I have lived in upper manor estates for 29 years and moved here to live in a country setting but it seems that every time I turn around there is another subdivision going in. It creates increased traffic and vandalism and noise. So it's a big No for me to this development.
Regards
Barbara Nunes

From: victor nunes
To: Legislative Services
Subject: Pinnacle village public hearing submission
Date: Tuesday, July 8, 2025 5:05:06 PM

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My mane is Victor Nunes I am against this pinnacle village Redistricting we move out here to get away from high traffic noise vandalism theft and to enjoy a little bit of country living
Regards
Victor Nunes

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From: Lang Vacation Rentals
To: Legislative Services
Subject: opposition to the proposed Pinnacle Village development
Date: Tuesday, July 8, 2025 7:11:36 PM

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Dear Sturgeon County Council Members,
I write to you today with deep concern and in firm opposition to the proposed Pinnacle Village development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:
1. Incompatible Density That Defies Established Policy
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Additional Feedback:

In Closing
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Please do what is right for current and future generations—reject the Pinnacle Village proposal.
Sincerely,
Mike Lang

My name is: Mike Lang
I live in Upper Manor Estates
My phone number is: [redacted] Severed in line with s.20 of ATIA

From: Paulette Oslund
To: Legislative Services
Subject: Pinnacle Village Proposed Development - public hearing submission
Date: Tuesday, July 8, 2025 7:19:04 PM

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My name is Paulette Oslund, and I am against this development

I've been a county resident for over
20 years. I drive thru this neighbourhood everyday and enjoy this area for walking and biking.

The traffic flow is already quite heavy and speeding on the roads is notorious.
I firmly believe the area does have the means to support this development.
Paulette

From: Andrzej Luszczek
To: Legislative Services
Subject: Andrew Luszczek
Date: Tuesday, July 8, 2025 7:37:03 PM

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Sturgeon County Date: July 08 2025
9613 100 St.
Morinville, Alberta Via e-mail: legislativeservices@sturgeoncounty.ca
T8R 1L9
Dear Sturgeon County Council Members,
I write to you today with deep concern and in firm opposition to the proposed Pinnacle Village development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:
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Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the only access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

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They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

4. Erosion of Community Character and Quality of Life

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5. A Dangerous and Irreversible Precedent

Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next? This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back.

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From: Chelsey Hofer
To: Legislative Services
Subject: Opposition letter to Pinnacle Village development
Date: Tuesday, July 8, 2025 7:37:43 PM

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Sturgeon County Date: July 8th 2025
9613 100 St.
Morinville, Alberta Via e-mail: legislativeservices@sturgeoncounty.ca
T8R 1L9

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Additional Feedback:

In Closing
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Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,
Chelsey Hofer
Phone # [redacted] Severed in line with s.20 of ATIA

Sent from my iPhone

From: Jennifer Saaid
To: Legislative Services
Subject: Pinnacle Village Redistricting, Public Hearing Bylaw 1683/25; Amendment to Land Use Bylaw 1385/17
Date: Tuesday, July 8, 2025 9:12:11 PM

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To whom it may concern:

I received a mailout regarding this upcoming Public Hearing, and wanted to express my concerns. I am a resident of Greystone Manor in Sturgeon County, and this proposed plan impacts the roads I travel in my community, the services I access, and the visual community. Upon reading in detail the plan for the proposed area, as well as the Application, Assessment, Bylaws and "What we Heard" Report, I am of the opinion that:

1. 144 lots with a projected 455 new residents in that small area would have a negative impact on the surrounding infrastructure. This includes the need for increased police presence, traffic/safety, pressure on schools in the area, pollution and environmental factors. Can the bridge withstand this, and there is also a history of this already being an unsafe traffic area.

2. The proposed lot sizes are 3x smaller than the subdivisions immediately surrounding this area, which does not transition well from the adjacent communities on all sides which adhere to building restrictions both with size and exterior look/construction materials. It would be important for any new subdivision plan to avoid the appearance of current higher density housing - building tall and narrow on small lots. I do not believe this many units should be considered. Perhaps a maximum of 10 lots/ha in this particular area.

3. While I understand the desire to live in Sturgeon County, higher density projects like this should be considered for development closer to the Edmonton city limits where the transition would be more fluid.

In conclusion, I do not support this plan as is, but am not opposed to a lower density plan ,which would transition better with the surrounding communities and not put such a strain on existing services and infrastructure.

Yours truly,

Jennifer Saaid
Sent from my iPhone

From: Kirsten Miller
To: Legislative Services; Kristin Toms; Alanna Hnatiw
Subject: Pinnacle Village public hearing submission - AGAINST
Date: Tuesday, July 8, 2025 9:13:55 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender, and know the content is safe. If you are unsure of the contents of this email, please reach out to IT at ISSupport@sturgeoncounty.ca

July 8, 2025

Sturgeon County
9613 100 St.
Morinville, Alberta Via e-mail: legislativeservices@sturgeoncounty.ca
T8R 1L9

Dear Sturgeon County Council Members,

I write to you today with deep concern and in firm opposition to the proposed Pinnacle Village development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:

1. Incompatible Density That Defies Established Policy

The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

Objective 3.2 calls for development in "a manner consistent with existing communities."

Policy 3.0.1 mandates that Area C "shall maintain its existing status for rural residential development."

Policy 3.2.2(b) emphasizes development that is "complementary to existing rural residential."

Policy 3.2.3 clearly states that "future residential development in Area C will be consistent with existing development densities."

The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

1.6 INTERPRETATION

Policies

All policy statements containing "shall" are mandatory and must be implemented (source: BYLAW 1557/21)

Rural Residential

Under the Edmonton Metropolitan Region Board (EMRB) Growth Plan, the term "Rural Residential" is used to describe areas outside the metropolitan core characterized by low-density, non-urban living.

Urban Residential

Under the Edmonton Metropolitan Region Board (EMRB) Growth Plan, the term "Urban Residential" is used to describe areas designated for higher-density, urban-style living within the metropolitan area.

The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

2. Fire Safety Risks Amplified by High Density and Limited Access

The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting both new and existing residents in danger.

Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the only access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

3. Traffic Congestion and Safety Concerns at Already Hazardous Intersections

The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road and Starkey & Trestle Ridge Road. These intersections are uncontrolled and have already been the site of multiple accidents.

They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

4. Erosion of Community Character and Quality of Life

We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and Starkey Road has become an unofficial commuter route—sometimes even a speedway.

Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development adjacent to Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear.

5. A Dangerous and Irreversible Precedent

Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next? This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back.

In April 2025, 308 residents stood firmly against a similar high-density development on Starkey Hill—just across the street on Starkey Road. That proposal was unanimously rejected by all seven council members. This feels like déjà vu. We opposed that density then, and we still oppose it now.

6. Pedestrian Safety Put at Greater Risk

Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But we are unequivocally opposed to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village

proposal.

Sincerely,
Kirsten Miller
Riverstone Pointe resident
[redacted] Severed in line with s.20 of ATIA

From: Jennifer Mira
To: Legislative Services
Subject: Fw: Pinnacle Village Redistricting
Date: Tuesday, July 8, 2025 9:15:33 PM

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To Whom it May Concern,

RE: Pinnacle Village Redistricting, Public Hearing
Bylaw 1683/25; Amendment to Land Use Bylaw 1385/17

I received a mailout regarding this upcoming Public Hearing, and wanted to express my concerns. I am a resident of Greystone Manor in Sturgeon County, and this proposed plan impacts the roads I travel in my community, the services I access, and the visual community. Upon reading in detail the plan for the proposed area, as well as the Application, Assessment, Bylaws and "What we Heard" Report, I am of the opinion that:

1. 144 lots with a projected 455 new residents in that small area would have a negative impact on the surrounding infrastructure. This includes the need for increased police presence, traffic/safety, pressure on schools in the area, pollution and environmental factors. Can the bridge withstand this, and there is also a history of this already being an unsafe traffic area.

2. The proposed lot sizes are 3x smaller than the subdivisions immediately surrounding this area, which does not transition well from the adjacent communities on all sides which adhere to building restrictions both with size and exterior look/construction materials. It would be important for any new subdivision plan to avoid the appearance of current higher density housing - building tall and narrow on small lots. I do not believe this many units should be considered. Perhaps a maximum of 10 lots/ha in this particular area.

3. While I understand the desire to live in Sturgeon County, higher density projects like this should be considered for development closer to

the Edmonton city limits where the transition would be more fluid.

In conclusion, I do not support this plan as is, but am not opposed to a lower density plan ,which would transition better with the surrounding communities and not put such a strain on existing services and infrastructure.

Yours truly,

Jenn Mira

[redacted] Severed in line with s.20 of ATIA

Get Outlook for iOS

From: Anita Yaehne
To: Legislative Services
Subject: opposition to the proposed Pinnacle Village development.
Date: Tuesday, July 8, 2025 9:58:35 PM

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Sturgeon County Date: July 8, 2025
9613 100 St.
Morinville, Alberta Via e-mail: legislativeservices@sturgeoncounty.ca
T8R 1L9

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I write to you today with deep concern and in firm opposition to the proposed Pinnacle Village development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:

1. Incompatible Density That Defies Established Policy
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The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.
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The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting both new and existing residents in danger.
Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the only access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.
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They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.
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Additional Feedback:

In Closing
This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But we are unequivocally opposed to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.
Please do what is right for current and future generations—reject the Pinnacle Village proposal.
Sincerely,
My name is: Anita Yaehne
I live in the Upper manor pointe community
My phone number is: [redacted]
Severed in line with s.20 of ATIA

Sent from my iPhone

From: Chris Yaehne
To: Legislative Services
Subject: opposition to the proposed Pinnacle Village development.
Date: Tuesday, July 8, 2025 9:59:58 PM

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Sturgeon County Date: July 8, 2025
9613 100 St.
Morinville, Alberta Via e-mail: legislativeservices@sturgeoncounty.ca
T8R 1L9

Dear Sturgeon County Council Members,
I write to you today with deep concern and in firm opposition to the proposed Pinnacle Village development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:

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already been the site of multiple accidents.
They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.
4. Erosion of Community Character and Quality of Life
We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and Starkey Road has become an unofficial commuter route—sometimes even a speedway.
Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development adjacent to Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear.
5. A Dangerous and Irreversible Precedent
Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?
This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back.
In April 2025, 308 residents stood firmly against a similar high-density development on Starkey Hill—just across the street on Starkey Road. That proposal was unanimously rejected by all seven council members. This feels like déjà vu. We opposed that density then, and we still oppose it now.
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How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.
Additional Feedback:

In Closing
This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But we are unequivocally opposed to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.
Please do what is right for current and future generations—reject the Pinnacle Village proposal.
Sincerely,
My name is: Christopher Yaehne
I live in the Upper manor pointe community
My phone number is: [redacted]
Severed in line with s.20 of ATIA

Sent from my iPhone

From: Tim Wozniak
To: Legislative Services
Subject: Pinnacle Village Proposal Comments
Date: Tuesday, July 8, 2025 11:15:40 PM

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Good evening,

To whom it may concern,

I am a resident within the Sturgeon Valley - Specifically - Lower Manor Estates. I love country living, I love the rural aspect that comes with living in this quiet beautiful neighborhood.

There are developers that would love to ruin this feeling and bring the city to our little county. I am absolutely not opposed to all residential development, but I am opposed to mass developments that want to make the developers the most money who have no interest in what they may be destroying/changing in the process.

Once neighborhoods like the proposed are developed it will begin a cascade of forever changing the feeling, enjoyment and quietness that comes with living within the Sturgeon Valley.

Please do not let developments like this occur, fight to retain our identity. Plan developments that match peoples desires - not bullied by developers whom want to encourage density as a way to make money. If you truly want density you should be in the cities, there are plenty of them.

Best regards,
Timothy S. Wozniak

From: Terry Innes
To: Legislative Services
Subject: Subject: Bylaw1683/25 Pinnacle Village Opposition
Date: Tuesday, July 8, 2025 11:17:01 PM

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_____
Subject: Bylaw1683/25 Pinnacle Village Opposition

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9
Via e-mail: legislativeservices@sturgeoncounty.ca

Date:

Dear Sturgeon County Council Members,

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Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development adjacent to Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear.

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Sincerely,

My name is: Terry Innes
I live in the Banks _____ community
My phone number is: [redacted] Severed in line with s.20 of ATIA
Get Outlook for iOS

From: Angelene Faith
To: Legislative Services
Subject: Bylaw 1683/25 Pinnacle Village Opposition
Date: Tuesday, July 8, 2025 11:23:09 PM

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Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 8, 2025

Dear Sturgeon County Council Members,

My name is Angelene and I am a resident affected by the Pinnacle Village Proposed Developed.

I write to you today with deep concern and in firm OPPOSITION to the proposed Pinnacle Village development.

This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:

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Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the only access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

3. Traffic Congestion and Safety Concerns at Already Hazardous Intersections

The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road, Starkey & Trestle Ridge Road and Coal Mine Road. These intersections are uncontrolled and have already been the site of multiple accidents.
They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

4. Erosion of Community Character and Quality of Life

We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and Starkey Road has become an unofficial commuter route—sometimes even a speedway.

Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development adjacent to Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear. Not to mention how this development will negatively affect the wild animals that call this area home.

5. A Dangerous and Irreversible Precedent
Supporting this proposal would set a troubling precedent, opening the door to more high-density developments and commercial spaces throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?

This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back. And why are we not protecting our agricultural lands?

In April 2025, 308 residents stood firmly against a similar high-density development on Starkey Hill—just across the street on Starkey Road. That proposal was unanimously rejected by all seven council members. This feels like déjà vu. We opposed that density then, and we still oppose it now.

6. Pedestrian Safety Put at Greater Risk
Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

In Closing
This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to

thoughtful development. But we are unequivocally opposed to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

I also urge all council members to immediately PAUSE all area structure plans so we can fix the wrongdoings of the EMRB.

Sincerely,

Angelene

Sent from my iPhone

From: Terry Innes
To: Legislative Services
Subject: Pinnacle Opposition
Date: Tuesday, July 8, 2025 11:24:08 PM

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_____

Subject: Bylaw1683/25 Pinnacle Village Opposition

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9
Via e-mail: legislativeservices@sturgeoncounty.ca

Date:

Dear Sturgeon County Council Members,

I write to you today with deep concern and in firm opposition to the proposed Pinnacle Village development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:

1. Incompatible Density That Defies Established Policy
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Objective 3.2 calls for development in "a manner consistent with existing communities."

Policy 3.0.1 mandates that Area C "shall maintain its existing status for rural residential development."

Policy 3.2.2(b) emphasizes development that is "complementary to existing rural residential."

Policy 3.2.3 clearly states that "future residential development in Area C will be consistent with existing development densities."

The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

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Policies
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2. Fire Safety Risks Amplified by High Density and Limited Access

The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting both new and existing residents in danger.

Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the only access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should

be willing to take.

3. Traffic Congestion and Safety Concerns at Already Hazardous Intersections

The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road and Starkey & Trestle Ridge Road. These intersections are uncontrolled and have already been the site of multiple accidents.

They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

4. Erosion of Community Character and Quality of Life

We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and Starkey Road has become an unofficial commuter route—sometimes even a speedway.

Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development adjacent to Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear.

5. A Dangerous and Irreversible Precedent
Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?

This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back.

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6. Pedestrian Safety Put at Greater Risk

Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.
Additional Feedback:

In Closing
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Please do what is right for current and future generations—reject the Pinnacle Village proposal.
Sincerely,

My name is: Nikola Berube
I live in the Banks_____ community
My phone number is: [redacted] Severed in line with s.20 of ATIA

Get Outlook for iOS

From: Lesley Oleksiw
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Opposition
Date: Wednesday, July 9, 2025 1:27:59 AM

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Date: July 9, 2025

Dear Sturgeon County Council Members,

My name is Lesley Oleksiw and I live in Upper Manor.

I write to you today with deep concern and in firm opposition to the proposed Pinnacle Village development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:

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How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

In Closing
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Sincerely,

Lesley Oleksiw

From: Chris Dyck
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Opposition
Date: Wednesday, July 9, 2025 5:12:57 AM

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Sincerely,

My name is: Chris Dyck
I live in the Upper Manor Pointe community
My phone number is: [redacted] Severed in line with s.20 of ATIA

From: ANGIE RITES
To: Legislative Services
Subject: Opposition to proposed pinnacle Village development
Date: Wednesday, July 9, 2025 7:04:16 AM

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Sincerely,

My name is: Angie Rites
I live in the Upper Manor Pointe community in sturgeon county.
My phone number is: [redacted] Severed in line with s.20 of ATIA

From: Reri Fuson
To: Legislative Services
Subject: Opposition to proposed pinnacle Village development
Date: Wednesday, July 9, 2025 7:18:42 AM

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Sincerely,

My name is: Reri Fuson

I live in the Upper Manor Pointe Community in sturgeon county.
My phone number is: [redacted] Severed in line with s.20 of ATIA

Sent from my iPhone

From: Judy Filewich
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Opposition
Date: Wednesday, July 9, 2025 7:35:28 AM

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Subject: Bylaw1683/25 Pinnacle Village Opposition

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9
Via e-mail: legislativeservices@sturgeoncounty.ca

Date:

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Additional Feedback:

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Please do what is right for current and future generations—reject the Pinnacle Village proposal.
Sincerely,

My name is: Judy Filewich
I live at 98 54418 Range Road 251 ,Sturgeon County,AB T8T0C7
.Upper Manor Estates community
My phone number is: [redacted]
Judy A. Filewich
[redacted]
Severed in line with s.20 of ATIA
Live ,love ,laugh

Dianne Mason

From: shane fusion [redacted]
Sent: Wednesday, July 9, 2025 7:45 AM
To: Legislative Services
Subject: Opposition to proposed pinnacle Village development

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Date: July 9, 2025

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The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

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The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road and Starkey & Trestle Ridge Road. These intersections are uncontrolled and have already been the site of multiple accidents.
They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

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Sincerely,

My name is: Shane Fuson
I live in Upper Manor Pointe Community in sturgeon county.
My phone number is: [redacted]

Sent from my iPhone

Severed in line with s.20 ATIA

Shane Fusion
CRSP, CSP, CET
[redacted]afelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.fusionsafetyservices.com%2F&data=05%7C02%7Clegislativeservices%40sturgeoncounty.ca%7Cc5d367821d1b4d00c4fc08ddbeeee4a1%7C7432b9ac04b943089deb617e142869e0%7C0%7C0%7C638876655738219662%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=b53PQ6Dw6gEe3jlxAJicb4FUUG8Cwdl7bDb7ALJ5cPo%3D&reserved=0

From: Lori Glamuzina
To: Legislative Services
Subject: Fwd: Opposition to proposed pinnacle Village development
Date: Wednesday, July 9, 2025 8:03:21 AM

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> Sincerely,
>
> My name is: Loreana Glamuzina
> I live in the Upper Manor Pointe community in sturgeon county.
> My phone number is: [redacted] Severed in line withs.20 ATIA

From: Kimberly George
To: Legislative Services
Subject: Pinnacle Village
Date: Wednesday, July 9, 2025 8:43:34 AM

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Hello,

I am a resident in Upper Manor Pointe and I oppose this new development proposal. As did the Starkey Hills proposal, this too will have a huge negative impact on our community and future development in Sturgeon County. I am not opposed to development and realize growth will need to happen. I am however against the density of all proposals so far and believe they should be consistent with the current structure of all the surrounding subdivisions.

_____
Subject: Bylaw1683/25 Pinnacle Village Opposition

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9
Via e-mail: legislativeservices@sturgeoncounty.ca

Date: 08Jul25

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Sincerely,

Kim George,
535 Manor Pointe Court
My phone number is: [redacted] Severed in line with s.20 ATIA

Sent from my iPhone

From: Farkad Saaid
To: Legislative Services
Subject: Proposed Pinacle village Development
Date: Wednesday, July 9, 2025 8:51:14 AM Severed in line with s. 20 ATIA

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To Whom it May Concern,

RE: Pinnacle Village Redistricting, Public Hearing
Bylaw 1683/25; Amendment to Land Use Bylaw 1385/17

I received a mailout regarding this upcoming Public Hearing, and wanted to express my concerns. I am a resident of Greystone Manor in Sturgeon County, and this proposed plan impacts the roads I travel in my community, the services I access, and the visual community. Upon reading in detail the plan for the proposed area, as well as the Application, Assessment, Bylaws and "What we Heard" Report, I am of the opinion that:

1. 144 lots with a projected 455 new residents in that small area would have a negative impact on the surrounding infrastructure. This includes the need for increased police presence, traffic/safety, pressure on schools in the area, pollution and environmental factors. Can the bridge withstand this, and there is also a history of this already being an unsafe traffic area.

2. The proposed lot sizes are 3x smaller than the subdivisions immediately surrounding this area, which does not transition well from the adjacent communities on all sides which adhere to building restrictions both with size and exterior look/construction materials. It would be important for any new subdivision plan to avoid the appearance of current higher density housing - building tall and narrow on small lots. I do not believe this many units should be considered. Perhaps a maximum of 10 lots/ha in this particular area.

3. While I understand the desire to live in Sturgeon County, higher density projects like this should be considered for development closer to the Edmonton city limits where the transition would be more fluid.

In conclusion, I do not support this plan as is, but am not opposed to a lower density plan ,which would transition better with the surrounding communities and not put such a strain on existing services and infrastructure.

Yours truly,

Farkad Saaid
[redacted] Severed in line with s. 20 ATIA

From: Stacey Upright
To: Legislative Services
Subject: Proposed Pinnacle Village Development
Date: Tuesday, July 8, 2025 8:11:58 PM

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July 8, 2025

9613 100 St.
Morinville, Alberta Via e-mail: legislativeservices@sturgeoncounty.ca
<mailto:legislativeservices@sturgeoncounty.ca>
T8R 1L9

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Sincerely,
Stacey Upright
Greystone Manor
[redacted] Severed in line with s.20 ATIA

From: Janelle Lupaschuk
To: Legislative Services
Subject: Proposed Pinacle village development
Date: Tuesday, July 8, 2025 8:19:29 PM

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Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development adjacent to Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear.

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Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?

This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back.

In April 2025, 308 residents stood firmly against a similar high-density development on Starkey Hill—just across the street on Starkey Road. That proposal was unanimously rejected by all seven council members. This feels like déjà vu. We opposed that density then, and we still oppose it now.

6. Pedestrian Safety Put at Greater Risk

Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

In Closing

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But we are unequivocally opposed to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

Janelle Lupaschuk

I live in Greystone Manor and my phone number is [redacted] Severed in line with s.20 ATIA

From: Megan Darichuk
To: Legislative Services
Subject: Proposed Bylaw 1685-23 Pinnacle Village
Date: Tuesday, July 8, 2025 8:43:14 PM

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To whom it may concern,

My name is Megan Darichuk, I am a county member directly affected by this proposed bylaw. I am writing to express my opposition of this proposed bylaw for numerous reasons. Traffic and local roads are not equipped to handle this surplus of occupancy. There is a fear of crime rate increasing. The area is surrounded by lots of larger size.

Please mark this as a letter of opposition from myself, as well as my husband (Dan Darichuk).

Kind Regards,
Megan Darichuk

Dianne Mason

From: Jorge Mira [redacted]
Sent: Tuesday, July 8, 2025 9:19 PM
To: Legislative Services
Subject: Pinnacle Village Redistricting

Severed in line with s.20 ATIA

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To Whom it May Concern,

RE: Pinnacle Village Redistricting, Public Hearing

Bylaw 1683/25; Amendment to Land Use Bylaw 1385/17

I received a mailout regarding this upcoming Public Hearing, and wanted to express my concerns. I am a resident of Greystone Manor in Sturgeon County, and this proposed plan impacts the roads I travel in my community, the services I access, and the visual community. Upon reading in detail the plan for the proposed area, as well as the Application, Assessment, Bylaws and "What we Heard" Report, I am of the opinion that:

1. 144 lots with a projected 455 new residents in that small area would have a negative impact on the surrounding infrastructure. This includes the need for increased police presence, traffic/safety, pressure on schools in the area, pollution and environmental factors. Can the bridge withstand this, and there is also a history of this already being an unsafe traffic area.

2. The proposed lot sizes are 3x smaller than the subdivisions immediately surrounding this area, which does not transition well from the adjacent communities on all sides which adhere to building restrictions both with size and exterior look/construction materials. It would be important for any new subdivision plan to avoid the appearance of current higher density housing - building tall and narrow on small lots. I do not believe this many units should be considered. Perhaps a maximum of 10 lots/ha in this particular area.

3. While I understand the desire to live in Sturgeon County, higher density projects like this should be considered for development closer to the Edmonton city limits where the transition would be more fluid.

In conclusion, I do not support this plan as is, but am not opposed to a lower density plan ,which would transition better with the surrounding communities and not put such a strain on existing services and infrastructure.

Yours truly,

Jorge Mira

[redacted] Severed in line with s.20 ATIA

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From: Michelle Northrup
To: Legislative Services
Subject: Opposition letter to pinnacle village development
Date: Tuesday, July 8, 2025 10:18:31 PM

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Sturgeon County Date: July 8, 2025
9613 100 St.
Morinville, Alberta Via e-mail: legislativeservices@sturgeoncounty.ca
<mailto:legislativeservices@sturgeoncounty.ca>
T8R 1L9

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The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.
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Additional Feedback: I opposed this type of development a couple years ago and the developer was supposed to send me all their details and they never did. So these developers really don't care.

In Closing
This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But we are unequivocally opposed to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.
Please do what is right for current and future generations—reject the Pinnacle Village proposal.
Sincerely,
My name is: Michelle Northrup
I live in the community Summerbrooke estates
My phone number is: [redacted] Severed in line with s.20 ATIA

From: Rene Kiens
To: Legislative Services
Subject: Opposition to Pinnacle Village
Date: Tuesday, July 8, 2025 11:09:38 PM

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⬇
you can copy/paste/email (- !!!)

_____
Subject: Bylaw1683/25 Pinnacle Village Opposition

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9
Via e-mail: legislativeservices@sturgeoncounty.ca

Date: 8 July 2025

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Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the only access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

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Additional Feedback:

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Sincerely,

My name is: Gabrielle Kiens
I live in the ___Banks __ community

Sent from my iPhone

From: Rene Kiens
To: Legislative Services
Subject: Opposition to Pinnacle Village
Date: Tuesday, July 8, 2025 11:19:17 PM

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Subject: Bylaw1683/25 Pinnacle Village Opposition

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9
Via e-mail: legislativeservices@sturgeoncounty.ca

Date: 8 July 2025

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Additional Feedback:

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Sincerely,

My name is: Logan Kiens
I live in the _The Banks____ community

From: Janea Anthony
To: Legislative Services
Subject: Pinnacle Village Development concerns
Date: Tuesday, July 8, 2025 11:22:48 PM

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July 8 2025

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Additional Feedback:

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Sincerely,

Janea Anthony

Riverstone community residents

[redacted] Severed in line with s.20 ATIA

From: Rene Kiens
To: Legislative Services
Subject: Opposition to Pinnacle Village
Date: Tuesday, July 8, 2025 11:36:43 PM

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> Subject: Bylaw1683/25 Pinnacle Village Opposition
>
> Sturgeon County
> 9613 100 St.
> Morinville, Alberta
> T8R 1L9
> Via e-mail: legislativeservices@sturgeoncounty.ca
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> Date: 8 July 2025
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>
> 2. Fire Safety Risks Amplified by High Density and Limited Access
>
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>
> Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the only access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.
>
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> Additional Feedback:
>
>
>

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> This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But we are unequivocally opposed to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.
>
> Please do what is right for current and future generations—reject the Pinnacle Village proposal.
> Sincerely,
>
> My name is: Mark Gnurlantino
> I live in the ___Banks __ community
>
> Sent from my iPhone

From: Eva Rothe
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Opposition
Date: Wednesday, July 9, 2025 7:23:17 AM

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Date: July 8,2025

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Additional Feedback:

In Closing

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Sincerely,

My name is:
I live in the Greystone Manor community
My phone number is: [redacted] Severed in line with s.20 ATIA

From: Eva Rothe
To: Legislative Services
Subject: Fwd: Bylaw1683/25 Pinnacle Village Opposition
Date: Wednesday, July 9, 2025 7:26:08 AM

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---------- Forwarded message ---------
From: Eva Rothe [redacted] >

Severed in line with s.20 ATIA

Date: Wed, Jul 9, 2025 at 7:22 AM
Subject: Bylaw1683/25 Pinnacle Village Opposition
To: <legislativeservices@sturgeoncounty.ca <mailto:legislativeservices@sturgeoncounty.ca> >

Date: July 8,2025

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Sincerely,

My name is: David Rothe
I live in the Greystone Manor community
My phone number is: [redacted] Severed in line with s.20 ATIA

From: Trish Wadson
To: Legislative Services
Subject: Pinnacle Village development
Date: Wednesday, July 9, 2025 7:31:49 AM

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Sturgeon County Date:
9613 100 St.
Morinville, Alberta Via e-mail: legislativeservices@sturgeoncounty.ca
<mailto:legislativeservices@sturgeoncounty.ca>
T8R 1L9

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My name is: Trish Wadson
I live in the community
My phone number is: [redacted] Severed in line with s.20 ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 9, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Sincerely, [redacted]

Severed in line with s.20 ATIA

My name is: Martin Montpetit

I live in the Sturgeon community

My phone number is: [redacted]

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 9/2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Sincerely, [redacted] Severed in line with s.20 ATIA

My name is: Bernice Montpetit

I live in the Sturgeon community

My phone number is: [redacted]

From: Kevin George
To: Legislative Services
Subject: Pinnacle Village
Date: Wednesday, July 9, 2025 9:35:02 AM
Attachments: image001.png

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Hello,

I am a resident in Upper Manor Pointe and I oppose this new development proposal. As did the Starkey Hills proposal, this too will have a huge negative impact on our community and future development in Sturgeon County. I am not opposed to development and realize growth will need to happen. I am however against the density of all proposals so far and believe they should be consistent with the current structure of all the surrounding subdivisions.

Subject: Bylaw1683/25 Pinnacle Village Opposition

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9
Via e-mail: legislativeservices@sturgeoncounty.ca

Date: July 9, 2025

Dear Sturgeon County Council Members,

I write to you today with deep concern and in firm opposition to the proposed Pinnacle Village development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:

1. Incompatible Density That Defies Established Policy
The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

Objective 3.2 calls for development in "a manner consistent with existing communities."

Policy 3.0.1 mandates that Area C "shall maintain its existing status for rural residential development."

Policy 3.2.2(b) emphasizes development that is "complementary to existing rural residential."

Policy 3.2.3 clearly states that "future residential development in Area C will be consistent with existing development densities."

The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

1.6 INTERPRETATION

Policies

All policy statements containing “shall” are mandatory and must be implemented (source: BYLAW 1557/21)
Rural Residential

Under the Edmonton Metropolitan Region Board (EMRB) Growth Plan, the term "Rural Residential" is used to describe areas outside the metropolitan core characterized by low-density, non-urban living.

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2. Fire Safety Risks Amplified by High Density and Limited Access

The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting both new and existing residents in danger.

Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the only access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

3. Traffic Congestion and Safety Concerns at Already Hazardous Intersections

The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road and Starkey & Trestle Ridge Road. These intersections are uncontrolled and have already been the site of multiple accidents.
They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

4. Erosion of Community Character and Quality of Life

We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and Starkey Road has become an unofficial commuter route—sometimes even a speedway.

Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development adjacent to Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear.

5. A Dangerous and Irreversible Precedent
Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what’s to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?

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Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

In Closing
This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But we are unequivocally opposed to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

Kevin George,
535 Manor Pointe Court
[redacted]

Kevin George, CPA, CA
BUSINESS ADVISOR, OIL & GAS, INDIGENOUS SERVICES
ALBERTA AND NWT DIRECTOR, MNP INDIGENOUS SERVICES

[redacted]

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MNP. 100% made in Canada
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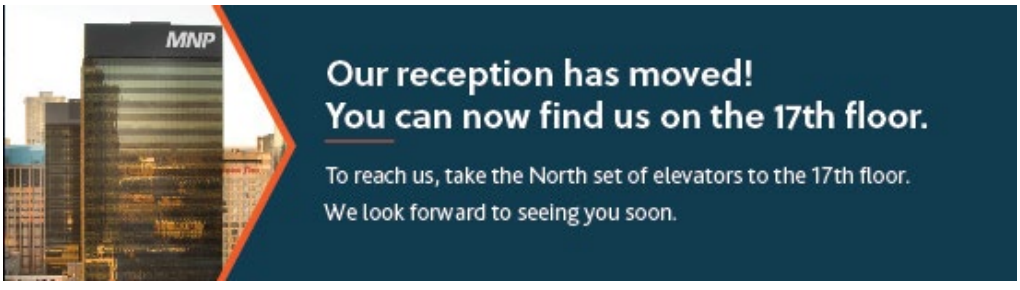
MNP. Un cabinet bien d'ici.
Partout où mènent les affaires.



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From: Jeff Blerot
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Opposition
Date: Wednesday, July 9, 2025 9:46:15 AM
Attachments: image002.png

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T8R 1L9
Via e-mail: legislativeservices@sturgeoncounty.ca

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Sincerely,
Jeff Blerot
42 Riverstone Close
[redacted] Severed in line with s.20 ATIA

Jeff Blerot, CPA, CA
PARTNER, INDIGENOUS SERVICES

[redacted]

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Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 9, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

Dear Sturgeon County Council Members**,**

I write to you today with deep concern and in firm opposition to the proposed *Pinnacle Village* development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for **rejecting this proposal**:

1. Incompatible Density That Defies Established Policy

The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

- **Objective 3.2** calls for development in *"a manner consistent with existing communities."*
- **Policy 3.0.1** mandates that Area C *"**shall** maintain **its existing status for rural residential** development."*
- **Policy 3.2.2(b)** emphasizes development that is *"complementary to **existing rural** residential."*
- **Policy 3.2.3** clearly states that *"future residential development in Area C will be **consistent** with **existing development densities**."*

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Additional Feedback:

I am concerned that, in addition to concerns noted previously, provision for adequate utilities and their locations and upgrades have not been accounted for. Capacity for additional population will impact education, transportation and recreation facilities in the area and this has not been address or accounted for. . There is not enough recreational capacity or connectivity noted in the plan in regards to the SV trail system.

I

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Christine Hartmetz

I live in the Summerbrook community

My phone number is: [redacted] Severed in line with s.20 ATIA

From: Megan Nichols
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Opposition
Date: Wednesday, July 9, 2025 10:02:23 AM

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Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

Megan Nichols
Resident of Upper Manor Point
[redacted] Severed in line with s.20 ATIA

From: Rebecca McIsaac
To: Legislative Services
Subject: Bylaw 1683 - 25 Submission
Date: Wednesday, July 9, 2025 10:13:29 AM Severed in line with s.20 ATIA

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Good morning,

Our names are Daniel and Rebecca McIsaac and we are residents of Summerbrook Estates.

We are opposed to the above referenced bylaw, and of any developments within the Sturgeon River Valley with lots smaller than a half acre and with a preference of 1 acre lots.

Previous submissions have included our reasoning, however in summary, we made a choice to move out of the city and feel that the city is being forced upon us.

Respectfully,
Daniel and Rebecca McIsaac
Sent from my iPhone

Sturgeon County

9613 100 St.

Morinville, Alberta

T8R 1L9

Via e-mail: legislativeservices@sturgeoncounty.ca

July 7, 2025

Hello,

Subject: Bylaw1683/25 Pinnacle Village Opposition

I am a resident in Riverstone Pointe and I oppose this new development proposal.

As did the Starkey Hills proposal, this too will have a huge negative impact on our community and future development in Sturgeon County.

I am not opposed to development and realize growth will need to happen. I am however against the density of all proposals so far and believe they should be consistent with the current structure of all the surrounding subdivisions.

Thank you,

[redacted] Severed in line with s.20 ATIA

Michelle Borduzak

From: Ahmad Rafeek
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Opposition
Date: Wednesday, July 9, 2025 11:12:21 AM

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Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 8th, 2025

Dear Sturgeon County Council Members,

I Ahmad Rafeek write to you today with deep concern and in firm opposition to the proposed Pinnacle Village development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:

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Sincerely,

My name is: Ahmad Rafeek
I live in the river stone pointe community
My phone number is: [redacted] Severed in line with s.20 ATIA
Address:
229-25015 TWP RD 544A
Sturgeon county
T8T0B9

From: Anna Gnurlantino
To: Legislative Services
Subject: Opposition to Pinnacle Village
Date: Wednesday, July 9, 2025 11:14:53 AM

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You don't often get email from [redacted]. Learn why this is important

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Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: 09 July 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

Dear Sturgeon County Council Members,

I write to you today with deep concern and in firm opposition to the proposed *Pinnacle Village* development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for **rejecting this proposal**:

1. Incompatible Density That Defies Established Policy

The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

- **Objective 3.2** calls for development in *"a manner consistent with existing communities."*
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The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

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All policy statements containing "**shall**" are **mandatory** and must be implemented (source: BYLAW 1557/21)

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The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting both new and existing residents in danger.

Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the *only* access route in and out of the

area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

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The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road and Starkey & Trestle Ridge Road. These intersections are uncontrolled and have already been the site of multiple accidents.

They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

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How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

Additional Feedback:

In Closing

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Anna Gnurlantino-Kiens

I live in The Banks community

My phone number is: [redacted]

Severed in line with s.20 ATIA

Sturgeon County
9613 100 Street
Morinville, Alberta
T8R 1L9

Via e-mail: legislativeservices@sturgeoncounty.ca

July 9, 2025

Hello

Subject: Bylaw 1683/25 Pinnacle Village Opposition

I am a resident in Riverstone Pointe and I oppose this new development proposal.

I equally opposed the Starkey Hills proposal, this too will have a huge negative impact on our community and future development in Sturgeon county.

I am against the density of all proposals so far and believe they should be consistent with the current structure of all the surrounding subdivisions, and current bylaws.

Thank you

Louise Borduzak
124, 25015 TWP RD 544A
Sturgeon County
T8T 0B9

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 30, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

Additional Feedback:

I previously supported the Starkey Hill development because I support development and have no right to oppose it. However I was previously ill advised that the Starkey Hill development would be similar lot sizes of 0.5 of an acre but it turns out that these were limited to the lots backing on to Upper Manor Pointe's lots, and then they would be much smaller lots north towards coal mine road. In all honesty I didn't ask nor really comprehend the units per hectare calculation but I clearly understand that my home in Upper Manor Pointe, along with those in Riverstone, Pinnacle, Banks and I believe all other areas are classified as Country Estate Residential (or something similar) which are around the 4-6u/NRha and Starkey Hill and this new Pinnacle Village proposal are around the 14-20u/NRha and this ultimately is what the problem is and my biggest reason for opposition and non-support of this. Black & White – leaving aside all the fancy numbers, if development is not on lots that are no less than 0.5 of an acre, you are calling for a disaster in this area and as one of the largest homeowners in the area, I will be the first one to sell my home and run elsewhere. If you as a developer make available lots affordable for people to buy, then everyone and anyone who can – will, and now you have people buying affordable lots and building affordable homes on them. The alternative is to develop and sell lots that are truly similar in size to every other surrounding development, so that they are not affordable for the average person and if they are expensive – they will remain sought after and they will be sold to people who want to build $1M+ homes on them and I don't understand how this proposed 15.6u/NRha even makes economic sense to the developer and I am hoping it makes no sense to the council who will vote on this. Keep Sturgeon County a prestigious desirable area to live, only for those who can afford to build and live in luxury, peace and quiet.

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Severed in line with s.20 ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 30, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

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Salma Najmeddine, and I live in the Upper Manor Pointe community and I back on to Starkey Road directly across from where this development is being proposed. My phone number is: [redacted] Email – [redacted]

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This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back.

In April 2025, 308 residents stood firmly against a similar high-density development on Starkey Hill—just across the street on Starkey Road. That proposal was unanimously rejected by all seven council members. This feels like déjà vu. We opposed that density then, and we still oppose it now.

6. Pedestrian Safety Put at Greater Risk

Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

Additional Feedback:

I previously supported the Starkey Hill development because I support development and have no right to oppose it. However I was previously ill advised that the Starkey Hill development would be similar lot sizes of 0.5 of an acre but it turns out that these were limited to the lots backing on to Upper Manor Pointe's lots, and then they would be much smaller lots north towards coal mine road. In all honesty I didn't ask nor really comprehend the units per hectare calculation but I clearly understand that my home in Upper Manor Pointe, along with those in Riverstone, Pinnacle, Banks and I believe all other areas are classified as Country Estate Residential (or something similar) which are around the 4-6u/NRha and Starkey Hill and this new Pinnacle Village proposal are around the 14-20u/NRha and this ultimately is what the problem is and my biggest reason for opposition and non-support of this. Black & White – leaving aside all the fancy numbers, if development is not on lots that are no less than 0.5 of an acre, you are calling for a disaster in this area and as one of the largest homeowners in the area, I will be the first one to sell my home and run elsewhere. If you as a developer make available lots affordable for people to buy, then everyone and anyone who can – will, and now you have people buying affordable lots and building affordable homes on them. The alternative is to develop and sell lots that are truly similar in size to every other surrounding development, so that they are not affordable for the average person and if they are expensive – they will remain sought after and they will be sold to people who want to build $1M+ homes on them and I don't understand how this proposed 15.6u/NRha even makes economic sense to the developer and I am hoping it makes no sense to the council who will vote on this. Keep Sturgeon County a prestigious desirable area to live, only for those who can afford to build and live in luxury, peace and quiet.

In Closing

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

Sana Najmeddine, and I live in the Upper Manor Pointe community and I back on to Starkey Road directly across from where this development is being proposed. My phone number is: [redacted] Email – [redacted]

Severed in line with s.20 ATIA

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: June 30, 2025

Via e-mail: legislativeservices@sturgeoncounty.ca

Dear Sturgeon County Council Members**,**

I write to you today with deep concern and in firm opposition to the proposed *Pinnacle Village* development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for **rejecting this proposal**:

1. Incompatible Density That Defies Established Policy

The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

- **Objective 3.2** calls for development in *"a manner consistent with existing communities."*
- **Policy 3.0.1** mandates that Area C *"**shall** maintain **its existing status for rural residential** development."*
- **Policy 3.2.2(b)** emphasizes development that is *"complementary to **existing rural** residential."*
- **Policy 3.2.3** clearly states that *"future residential development in Area C will be **consistent** with **existing development densities**."*

The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

1.6 INTERPRETATION

Policies

All policy statements containing "**shall**" are **mandatory** and must be implemented (source: BYLAW 1557/21)

Rural Residential

Under the Edmonton Metropolitan Region Board (EMRB) Growth Plan, the term **"Rural Residential"** is used to describe areas outside the metropolitan core characterized by **low-density**, non-urban living.

Urban Residential

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The proposed density of 15.6 units/NRha is more than double—and in some cases almost **triple**—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

2. Fire Safety Risks Amplified by High Density and Limited Access

The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting both new and existing residents in danger.

Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the *only* access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

3. Traffic Congestion and Safety Concerns at Already Hazardous Intersections

The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road and Starkey & Trestle Ridge Road. These intersections are uncontrolled and have already been the site of multiple accidents.

They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

4. Erosion of Community Character and Quality of Life

We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and Starkey Road has become an unofficial commuter route—sometimes even a speedway.

Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development adjacent to Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear.

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Sareen Najmeddine, and I live in the Upper Manor Pointe community and I back on to Starkey Road directly across from where this development is being proposed. My phone number is: [redacted] Email – [redacted]

Severed in line with s.20 ATIA

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9613 100 St.
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Via e-mail: legislativeservices@sturgeoncounty.ca

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Sincerely,

Sobhe Najmeddine, and I live in the Upper Manor Pointe community and I back on to Starkey Road directly across from where this development is being proposed. My phone number is: [redacted] Email – [redacted]

Severed in line with s.20 ATIA

From: Noel
To: Legislative Services
Subject: Proposed Pinnacle Village development.
Date: Wednesday, July 9, 2025 1:00:55 PM

Severed in line with s.20 ATIA

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dangerous.

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Sincerely,

My name is: Noel Wadson
I live in the community
My phone number is: [redacted] Severed in line with s.20 ATIA

From: Donna Nilsson
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Opposition
Date: Wednesday, July 9, 2025 1:07:22 PM

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July 9, 2025

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Additional Feedback:

In Closing

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Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

Donna Nilsson
I live in the community of Upper Manor Estates in Sturgeon County
My phone number is [redacted] Severed in line with s.20 ATIA

From: Barb McGee
To: Legislative Services
Subject: Bylaw 1683/25 Pinnacle Village Redistricting
Date: July 9, 2025 1:30:26 PM

Severed in line with s.20 ATIA

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Dear Sturgeon County Council Members,

As I am short on time mailing this in through Canada Post I am sending my concerns about the proposed Pinnacle Village development by email and hope it reaches the right people. Today is July 9, 2025 and I am writing with concern and **complete opposition to the proposed Pinnacle Village development.**
This plan defies what has made Sturgeon Valley Core a desirable and livable rural area. This plan contradicts planning policy, threatens our safety and alters the consistency of our existing neighborhood.

The proposed density of 15.6 units/NRha is more than double and/or triple the density of the already established communities of Riverstone Pointe, Pinnacle Ridge, Upper Manor and the Banks. It contradicts the area's guiding policies and disregards the vision that the residents and planners have worked long to preserve. **Rural Residential** is used to describe areas outside the metropolitan core characterized by **low-density**, non-urban living.

Having a higher density neighbourhood becomes a fire safety risk not only due to the absence of hydrant flow but to the lack of evacuation routes. In the event of a fire, close-set homes increase the risk of rapid spread putting both the new and existing residents in danger. Township Road 544A is the **only** access route in and out of the area. In an emergency situation or evacuation, this would create a bottleneck and could delay first responders and trap residents with nowhere to go.

Traffic congestion and safety concerns are also compromised with high density development. The anticipated population increase of 455 residents will strain the already burdened areas at Highway 37 & Starkey Road and Starkey Road & 544A (Trestle Ridge Road). These intersections are uncontrolled and never engineered to accommodate the kind of traffic volumes that a high-density development would generate. Starkey Road will become even more congested for the people who use it every day. Without the necessary infrastructure upgrades this would be irresponsible and dangerous. Along with no sidewalks, no pedestrian lights, no controlled crossings, while introducing a high-density development puts daily resident walks and/runs at a greater risk. How will residents from a 15.6 u/NRha neighborhood safely transition into surrounding communities built at 6 u/NRha with no pedestrian safety or connectivity.

Supporting this proposal would open the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing other areas in the Sturgeon Valley Core for this type of development!. This isn't just

about one project, it's about protecting the long-term character and identity of our community.

We moved to this are for the beauty and peacefulness it offered. It is with neighbours close by but with lots of space and nature in-between. Introducing a dense residential development adjacent to Starkey Road & TWP Rd 544A will not only amplify the noise but it will erode the rural tranquility we hold dear.

This proposal is far from what has made Sturgeon Valley Core a desirable and livable rural area. I am strongly opposed to development that threatens our safety, contradicts planning policy and alters the beauty of our existing neighborhood!

Please do what is right for us now and for our future generations-REJECT the Pinnacle Village proposal

Sincerely,

Barb McGee
Riverstone Pointe Community (Division 2)
[redacted] Severed in line with s.20 ATIA

From: Chris Filewich
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Opposition
Date: July 9, 2025 1:33:18 PM

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Good afternoon,

We are writing to express **opposition** to the proposed Pinnacle Village development.

We are residents of Upper Manor Estates and share the following concerns with many of our neighbors, specific details having already been stated by many:

- Incompatible Density That Defies Established Policy
- Fire Safety Risks Amplified by High Density and Limited Access
- Traffic Congestion and Safety Concerns at Already Hazardous Intersections
- Erosion of Community Character and Quality of Life
- A Dangerous and Irreversible Precedent
- Pedestrian Safety Put at Greater Risk

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Thank you,

Chris & Jamie Filewich

[redacted] Severed in line with s.20 ATIA

From: Sinead Brady
To: Legislative Services
Cc: Alanna Hnatiw; Dan Derouin; Kristin Toms; Matthew McLennan; Neal Comeau; Deanna Stang; Jason Berry
Subject: Pinnacle Village Public Hearing Submission
Date: July 9, 2025 1:35:35 PM

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Hello,

My name is Sinead Highet and I am against this development. I am a resident in Upper Manor. We moved to the area just over a year ago to escape the high populated areas of the city. My husband and I (who will also be submitting an email) truly hope this development is not approved and we can continue to enjoy the quiet area we aimed to live in.

Thank you,

Sinead Highet

From: troy weatherly
To: Legislative Services
Subject: Opposition to Pinnacle Village proposal
Date: July 9, 2025 1:54:29 PM

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---

Subject: Bylaw1683/25 Pinnacle Village Opposition

Sturgeon County

9613 100 St.

Morinville, Alberta

T8R 1L9

Via e-mail: legislativeservices@sturgeoncounty.ca

Date: July 9, 2025

Dear Sturgeon County Council Members,

I, Troy Weatherly, write to you today with deep concern and in firm opposition to the proposed Pinnacle Village development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:

1. Incompatible Density That Defies Established Policy

The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

Objective 3.2 calls for development in "a manner consistent with existing communities."

Policy 3.0.1 mandates that Area C "shall maintain its existing status for rural residential development."

Policy 3.2.2(b) emphasizes development that is "complementary to existing rural residential."

Policy 3.2.3 clearly states that "future residential development in Area C will be consistent with existing development densities."

The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area’s guiding policies and disregards the vision that residents and planners have long worked to preserve.

1.6 INTERPRETATION

Policies

All policy statements containing “shall” are mandatory and must be implemented (source: BYLAW 1557/21)

Rural Residential

Under the Edmonton Metropolitan Region Board (EMRB) Growth Plan, the term "Rural Residential" is used to describe areas outside the metropolitan core characterized by low-density, non-urban living.

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The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting both new and existing residents in danger.

Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the only access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

3. Traffic Congestion and Safety Concerns at Already Hazardous Intersections

The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road and Starkey & Trestle Ridge Road. These intersections are uncontrolled and have already been the site of multiple accidents.

They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

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5. A Dangerous and Irreversible Precedent

Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?

This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back.

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6. Pedestrian Safety Put at Greater Risk

Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

In closing, this proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But we are unequivocally opposed to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

Troy Weatherly

I live in the Green Acres community in Sturgeon County

[redacted] Severed in line with s.20 ATIA

From: Astrid Casavant
To: Legislative Services
Subject: Bylaw 1683/25 Pinnacle Village opposition
Date: July 9, 2025 2:09:09 PM

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Date:July 9,2025

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Additional Feedback:

In Closing
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Please do what is right for current and future generations—reject the Pinnacle Village proposal.
Sincerely,

My name is: Astrid Casavant
I live in the __Upper Manor Estates___ community
My phone number is: [redacted] Severed in line with s.20 ATIA

From: Astrid Casavant
To: Legislative Services
Subject: Bylaw 1683/25 pinnacle village opposition
Date: July 9, 2025 2:13:13 PM

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_____
Subject: Bylaw1683/25 Pinnacle Village Opposition

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9
Via e-mail:

Date: July 9, 2025

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Sincerely,

My name is: Mickey Casavant
I live in the _upper Manor Estates____ community
My phone number is: [redacted] Severed in line with s.20 ATIA

_____
Subject: Bylaw1683/25 Pinnacle Village Opposition

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9
Via e-mail: legislativeservices@sturgeoncounty.ca

Date: July 9, 2025

Dear Sturgeon County Council Members,

I, Michelle Weatherly, write to you today with deep concern and in firm opposition to the proposed Pinnacle Village development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:

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Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Michelle Weatherly
I live in the Green Acres community in Sturgeon County
My phone number is: [redacted] Severed in line with s.20 ATIA

From: Tara Proskiw
To: Legislative Services
Subject: Opposition to Bylaw 1683/25 – Pinnacle Village Development
Date: Wednesday, July 9, 2025 2:36:32 PM
Attachments: image001.png

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Dear Council Members,

My name is Tara Proskiw and I'm a resident of the Green Acres community in Sturgeon County. I'm writing today not only as a neighbor, but as someone who deeply cares about the future of our shared community. With that in mind, I must express my strong opposition to the proposed Pinnacle Village development outlined in Bylaw 1683/25. This proposal represents a dramatic shift in what our community has long stood for — a rural lifestyle grounded in thoughtful planning, natural space, and safety for families.

---

1. The Density Is Out of Step With Our Community

The proposed 15.6 units per net residential hectare is simply not in alignment with the established character of Area C. Communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks have been carefully built at much lower densities, preserving the rural feel we all moved here for.

Policies within the Sturgeon Valley Core Area Structure Plan clearly state that future development in Area C *must* be consistent with current densities. These are not just suggestions — they are mandatory planning guidelines that reflect the values of our community and the intentions of our governing documents.

---

2. Fire Safety & Emergency Access Are Deep Concerns

This development proposes tightly packed homes with no existing hydrant flow and only one access road — Trestle Ridge Road. If there's ever a fire or emergency evacuation, that single road becomes a serious hazard. It's a risk I don't believe our council or residents should be willing to take.

---

3. Traffic at a Breaking Point

As it stands, intersections at Highway 37 & Starkey Road and Starkey & Trestle Ridge Road are already dangerous. I've personally witnessed near-misses and heard of accidents. Adding hundreds of new residents and vehicles will only make a bad situation worse — and without upgrades, it's a matter of when, not if, someone gets seriously hurt.

---

4. Our Way of Life Is Being Chipped Away

Like many families, we moved to this area for peace, space, and connection to nature. But development pressures are beginning to erode that quality of life. Starkey Road has turned into a commuter route, and noise levels have changed dramatically. Adding high-density housing will only accelerate that loss of rural character.

---

5. This Sets a Dangerous Precedent

We've seen this before — and rejected it. In April, over 300 residents stood against a similar high-density proposal on Starkey Hill, and Council wisely turned it down. Approving this one sends the message that planning policy is flexible for the right developer, and that worries me.

What happens next time someone wants to develop the lands east of Pinnacle Ridge? Or Starkey Hill again? We can't afford to open that door.

---

6. Pedestrian Safety Is Already at Risk

Our roads don't have sidewalks, crosswalks, or pedestrian lighting — and yet we have children, seniors, and families out walking every day. Adding more people without improving infrastructure makes a dangerous situation worse. Walkability matters — and right now, we're not ready for it.

In Closing

I want to be clear: I am not opposed to development. Growth is part of any healthy community. But it needs to be thoughtful, safe, and in line with the policies that protect what we've built here in Sturgeon Valley.

This proposal is not that.

I respectfully ask you to listen to the voices of your constituents, many of whom have made it clear — again — that this isn't the right fit for our community.

Please vote to reject the Pinnacle Village proposal.

With kindness,

TARA PROSKIW

CEO, Towneco Group of Companies

[redacted]

Severed in line with s.20 ATIA

From: Vipin Samuel
To: Legislative Services
Subject: Pinnacle Village Development
Date: Wednesday, July 9, 2025 2:46:48 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Severed in line with s.20 ATIA

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Additional Feedback:

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Please do what is right for current and future generations—reject the Pinnacle Village proposal.
Sincerely,

Vipin Samuel

Sent from my iPhone

From: krystal noon
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village
Date: Wednesday, July 9, 2025 2:47:04 PM

Severed in line with s.20 ATIA

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Date: July 9th 2025

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1. Incompatible Density That Defies Established Policy
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Please do what is right for current and future generations—reject the Pinnacle Village proposal.
Sincerely,

My name is: Krystal Davies
I live in the Upper Manor Community
My phone number is: [redacted] Severed in line with s.20 ATIA

Get Outlook for iOS

From: Teresa
To: Legislative Services
Subject: Bylaw 1683/25 Pinnacle Village Opposition
Date: Wednesday, July 9, 2025 3:41:21 PM

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I respectfully request that you reject this proposal.

Sincerely,

Teresa

From: bella
To: Legislative Services; Kristin Toms; Alanna Hnatiw
Subject: Pinnacle Village public hearing submission - AGAINST
Date: Wednesday, July 9, 2025 3:53:13 PM

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July 9, 2025

Sturgeon County
9613 100 St.
Morinville, Alberta Via e-mail: legislativeservices@sturgeoncounty.ca
T8R 1L9

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proposal.

Sincerely,
Bella Miller
Riverstone Pointe resident
[redacted] Severed in line with s.20 ATIA

From: Eugénie McCallan
To: Legislative Services
Subject: Bylaw 1683
Date: Wednesday, July 9, 2025 4:11:25 PM

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Please do what is right for current and future generations—reject the Pinnacle Village proposal.
Sincerely,

My name is Eugénie McCallan
I live in the Summerbrooke community
My phone number is [redacted] Severed in line with s.20 ATIA

T8R 1L9

Via e-mail: legislativeservices@sturgeoncounty.ca

July 7, 2025

Hello,

Subject: Bylaw1683/25 Pinnacle Village Opposition

I am a resident in Riverstone Pointe and I oppose this new development proposal.

As did the Starkey Hills proposal, this too will have a huge negative impact on our community and future development in Sturgeon County.

I am not opposed to development and realize growth will need to happen. I am however against the density of all proposals so far and believe they should be consistent with the current structure of all the surrounding subdivisions.

[redacted]

Severed in line with s. 20 ATIA

Dean Wetzlaugk

From: Gloria Borlase
To: Legislative Services
Subject: Pinnacle Village Development
Date: Wednesday, July 9, 2025 6:17:26 PM

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Sturgeon County Date:
9613 100 St.
Morinville, Alberta Via e-mail: legislativeservices@sturgeoncounty.ca
T8R 1L9
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Additional Feedback:

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proposal.
Sincerely,
My name is: Gloria Borlase
I live in the community
My phone number is: [redacted] Severed in line with s. 20 ATIA

From: Craig Borlase
To: Legislative Services
Subject: Proposed Pinnacle Village Development
Date: Wednesday, July 9, 2025 6:30:50 PM

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Sturgeon County Date:
9613 100 St.
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T8R 1L9
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Sincerely,

My name is: Craig Borlase

I live in the community Upper Manor Phase 3

Sent from my iPhone

From: Laura Marcato
To: Legislative Services
Subject: Pinnacle Village Development, public hearing submission
Date: Wednesday, July 9, 2025 8:15:01 PM

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Good evening,

I am a county resident of Riverstone Point and I am against the development proposal as it is currently being presented for the following reasons:

- Fire Safety – Fire flow capacity is only 49-51L/s, far below the required 90L/s, forcing reliance on water trucks. This is a major safety concern unless a new fire station is built.
- High-Density Housing – Proposed 15 units/ha is much higher than Upper Manor (5-6 units/ha), altering community character.
- Traffic Increase – New residents will significantly impact Starkey Rd., already a major commuter route with existing traffic issues. This will greatly exasperate these problems. Starkey road will need a major overhaul to accommodate the additional drivers at the proposed 15 units/ha density. Who is going to pay for the upgrades? Will property taxes have to be increased for the cost? This is not fair to existing residents.

In conclusion, unless these issues are addressed, I am against the current development. I am not opposed to development and realize growth will need to happen, it just needs to be at a much lower density housing.

Thank you,

Laura Marcato

From: c_djohn@shaw.ca
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Opposition
Date: Wednesday, July 9, 2025 8:25:42 PM

Severed in line with s. 20 ATIA

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Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9
Via e-mail: legislativeservices@sturgeoncounty.ca

Date: July 9, 2025

Dear Sturgeon County Council Members,

I write to you today with deep concern and in firm opposition to the proposed Pinnacle Village development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:

1. Incompatible Density That Defies Established Policy
The Sturgeon Valley Core ASP (Section 3) is unambiguous in its intent:

Objective 3.2 calls for development in "a manner consistent with existing communities."

Policy 3.0.1 mandates that Area C "shall maintain its existing status for rural residential development."

Policy 3.2.2(b) emphasizes development that is "complementary to existing rural residential."

Policy 3.2.3 clearly states that "future residential development in Area C will be consistent with existing development densities."

The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that

residents and planners have long worked to preserve.

1.6 INTERPRETATION

Policies
All policy statements containing “shall” are mandatory and must be implemented (source: BYLAW 1557/21)
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2. Fire Safety Risks Amplified by High Density and Limited Access

The absence of hydrant flow in this proposed development presents a serious fire hazard—especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting both new and existing residents in danger.

Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the only access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

3. Traffic Congestion and Safety Concerns at Already Hazardous Intersections

The anticipated population increase of 455 residents will dramatically strain the already burdened junctions at Highway 37 & Starkey Road and Starkey & Trestle Ridge Road. These intersections are uncontrolled and have already been the site of multiple accidents.
They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

4. Erosion of Community Character and Quality of Life

We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and Starkey Road has become an unofficial commuter route—sometimes even a speedway.

Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development adjacent to Starkey Road will only amplify the noise, further eroding the rural tranquility we hold dear.

5. A Dangerous and Irreversible Precedent
Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?

This isn't just about one project—it's about protecting the long-term character and identity of our community. Once we allow that to be compromised, there's no turning back.

In April 2025, 308 residents stood firmly against a similar high-density development on Starkey Hill—just across the street on Starkey Road. That proposal was unanimously rejected by all seven council members. This feels like déjà vu. We opposed that density then, and we still oppose it now.

6. Pedestrian Safety Put at Greater Risk
Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

In Closing
This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But we are unequivocally opposed to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

Deborah & Corey Johnson

we are residents in Riverstone Pointe and we oppose this new development proposal. As did the Starkey Hills proposal, this too will have a huge negative impact on our community and future development in Sturgeon County. I am not opposed to development and realize growth will need to happen. I am however against the density of all proposals so far and believe they should be consistent with the current structure of all the surrounding subdivisions

From: Denise Truhn
To: Legislative Services
Subject: Bylaw 1683/25 Pinnacle Village Opposition
Date: Wednesday, July 9, 2025 9:49:27 PM

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Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9
Via e-mail: legislativeservices@sturgeoncounty.ca

Date: July 9, 2025

Dear Sturgeon County Council Members,

I am a resident of Riverstone Pointe and I oppose this new development proposal called Pinnacle Village. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I am not opposed to development in Sturgeon County and realize growth will happen. I am however against the density of this proposal and others before this so far and believe they should be consistent with the current structure of all the surrounding subdivisions.

1. Incompatible Density That Defies Established Policy

The proposed density of 15.6 units/NRha is more than double—and in some cases almost triple—the density of established communities like Riverstone, Pinnacle Ridge, Upper Manor, and The Banks. It directly contradicts the area's guiding policies and disregards the vision that residents and planners have long worked to preserve.

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Sincerely,

Denise Truhn

68-25015 Twp Rd 544A Sturgeon County

Sent from my iPad

Bylaw 1683/25 Pinnacle Village Opposition Public Hearing Submission

Sturgeon County
9613 100 Street
Morinville, Alberta
T8R 1L9

Via e-mail: Legislativeservices@sturgeoncounty.ca

I am a current resident of the Riverstone Pointe subdivision located near the proposed Pinnacle Village development north of TWP RD 544A. I am writing to submit that I am **STRONGLY OPPOSED** to this development in its present form.

I chose to leave St Albert 16 ½ years ago to enjoy country living with less congestion and traffic. I built in Sturgeon County in the Riverstone Pointe subdivision. I took advantage of the river valley views and large lots and I believed that the County had the proper guidelines to ensure my decision would stand the test of time. What has changed? The Pinnacle Village development is not in keeping with the intent of these guidelines and represents a radical departure from the character our community. While I understand that all new subdivisions in Sturgeon County can not have the density of Riverstone Pointe, a compromise should be reached to maintain the beauty and feel of the surrounding area.

As the county has clear jurisdiction over subdivision density, rather than just say a subdivision can only have a maximum density of 20 dwelling units per hectare with little other stipulation, a more comprehensive set of guidelines should be developed. The Sturgeon Valley and surrounding areas should be divided into different zones, with its own density requirements. Zones as they approach Edmonton boundaries should match those higher densities and infrastructure facilities ability to provide proper services. I believe the guidelines should divide subdivisions into 4 categories ranging from 1-5, 6-10, 11-15 and 16-20 dwelling units per hectare. It should be stipulated that no new subdivision can be more than 1 category away from an adjacent existing subdivision if designated by that zone regardless of if there is a road between them or not. Consideration should be given for minimum lot size/building pocket in each category so that developers wont just delete a few lots to get their density with too small of homes for the surrounding areas. Each category should also have a minimum total subdivision size so that smaller ones can be utilized too close. We do not want this area to turn into St. Albert which in my opinion has built far too many multi-family structures compared to previous years and changed the feel of that community.

How will this proposed subdivision affect traffic in the area on Starkey Road which is already being used as a shortcut to get between Highway 37 and St. Albert. Something must be done **BEFORE** this subdivision is approved to ensure there will not be a traffic backup at Starky Road and TWP RD 544a. It is near impossible to turn west from Starky Road onto Hwy 37 during some times in the day now without a new development or multiple ones. What are the plans for that intersection? What will this do to the noise pollution and safety concerns with such a large increase in density especially if other proposed subdivisions are approved. I also question the ability of our utilities to absorb this development and possible future high-density developments to the east and west of this one.

I urge the Sturgeon County Development Group to **REJECT** the Pinnacle Village development in its current density and only accept a version that addresses area concerns of density, traffic, noise pollution and utility effectiveness. Thank you.

[redacted] Severed in line with s.20 ATIA

Gary Truhn

68-25015 Twp Rd 544A Sturgeon County

From: Dustin DesLauriers (HCM)
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Opposition
Date: Wednesday, July 9, 2025 10:36:33 PM
Attachments: image001.png

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Dear Sturgeon County Council Members,

I write to you today with deep concern and in firm opposition to the proposed Pinnacle Village development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:

1. Incompatible Density That Defies Established Policy
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The absence of hydrant flow in this proposed development presents a serious fire hazard —especially when paired with such an unprecedented housing density. In the event of a fire, close-set homes increase the risk of rapid spread, putting both new and existing residents in danger.

Compounding the issue, Trestle Ridge Road (Township Road 544A) remains the only access route in and out of the area. In an emergency evacuation, this bottleneck could delay first responders and trap families with nowhere to go. This is not a risk we should be willing to take.

3. Traffic Congestion and Safety Concerns at Already Hazardous Intersections

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They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary

infrastructure upgrades would be irresponsible and dangerous.

4. Erosion of Community Character and Quality of Life

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5. A Dangerous and Irreversible Precedent
Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. If we permit this exception now, what's to stop developers from eyeing Starkey Hill or the lands east of Pinnacle Village next?

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6. Pedestrian Safety Put at Greater Risk
Daily, residents walk, cycle, and run along roads with no sidewalks, no pedestrian lights, and no controlled crossings. Introducing a high-density development with sidewalks into an area that lacks basic pedestrian infrastructure is a recipe for disaster.

How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.
Additional Feedback:

In Closing

This proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But we are unequivocally opposed to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighborhood.

Please do what is right for current and future generations—reject the Pinnacle Village proposal.

Sincerely,

My name is: Dustin DesLauriers

I live at 25118 Coal Mine Rd, Sturgeon County

My phone number is: [redacted] Severed in line with s.20 ATIA

[redacted]

From: Denine Kalita
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Redistricting - Opposition
Date: Wednesday, July 9, 2025 10:54:36 PM

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Dear Sturgeon County Council Members,

I am writing to formally express my opposition to the proposed housing development, Pinnacle Village currently under consideration. While I understand the need for thoughtful growth in our region, I have significant concerns regarding the high housing density outlined in the current plan.

As a resident of Riverstone Pointe who attended the recent community information sessions, I appreciate the opportunity for public engagement, but I remain opposed to the development, Pinnacle Village, as currently proposed. My concerns are rooted in both the immediate and long-term impacts on our infrastructure and rural way of life.

The increased housing density would introduce a substantial rise in population, which inevitably brings higher traffic volumes. With no clear or updated traffic management plan (only having one entrance/exit for the subdivision) in place for the county, this development would place an unsustainable burden on our roadways. In particular, the bridge servicing our area already appears to be operating at capacity. Adding more than 400 additional vehicles could seriously compromise safety, commute times, and emergency response capabilities.

I want to be clear: I am not opposed to development. Growth, when managed responsibly, can benefit the entire community. However, I urge the council to consider maintaining the current housing density to preserve the character of our rural environment and to protect the quality of life that residents currently enjoy.

Thank you for your time and consideration. I respectfully ask that you reconsider approving the development in its current form and work toward a plan that better reflects the needs and capacities of our community.

Sincerely,

Denine Kalita

3 Riverridge Road, Sturgeon County, AB T8T 0B9

[redacted] Severed in line with s. 20 ATIA

From: CThiessen
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Opposition
Date: Wednesday, July 9, 2025 10:57:59 PM

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Subject: Bylaw1683/25 Pinnacle Village Opposition

Sturgeon County
9613 100 St.
Morinville, Alberta
T8R 1L9

Date: July 9,2025

Dear Sturgeon County Council Members,

My name is Carey Thiessen.
I write to you today with deep concern and in firm opposition to the proposed Pinnacle Village development. This plan represents a sharp departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. I respectfully urge you to consider the following critical reasons for rejecting this proposal:

1. Incompatible Density That Defies Established Policy
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They were never engineered to accommodate the kind of traffic volumes that high-density development will generate. Approving this proposal without the necessary infrastructure upgrades would be irresponsible and dangerous.

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How will residents safely transition from a 15.6 u/NRha neighborhood into surrounding communities built at 6 u/NRha with no pedestrian connectivity? Starkey Road will become even more dangerous for the people who use it every day.

ALL area structure plans should be paused so we can fix the wrongdoings of the EMRB.

In Closing
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Please do what is right for current and future generations—reject the Pinnacle Village proposal.
Sincerely,
Carey Thiessen

From: Troy K
To: Legislative Services
Subject: Bylaw1683/25 Pinnacle Village Redistricting (Opposition)
Date: Wednesday, July 9, 2025 11:11:27 PM

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Date: July 9, 2025

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In Closing
This proposal is a sharp and unjustified break from what has made Sturgeon Valley Core a

desirable and livable rural area. I am not opposed to thoughtful development and welcome new development that does not detract from the current community look and feel. The developer has on more than one occasion pointed out that they have spent $600,000 on the process to date. I feel that this is more of a driving force for the developer than maintaining the look and feel of the community that they initially helped build. The developer may want to consider the individuals who currently live in the Sturgeon Valley Core as part of the development plan and not just the new demographic they are trying to attract at any cost.

Please reject the Pinnacle Village proposal.

Sincerely,

Troy Kalita