



Pinnacorp Investments Inc.

Pinnacle Village Outline Plan

May 21, 2025

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1 Introduction

This section describes the purpose and context of the Pinnacle Village Outline Plan.

1.1 Executive Summary

- The Outline Plan will establish a land use framework, infrastructure servicing concept and development objectives for the future development of the Pinnacle Village Neighbourhood.
- The proposed development represents a logical extension and progression of development along Starkey Road.
- The plan area will contribute to the completion of the Sturgeon Valley in a contiguous, compact manner that is sensitive to existing established communities and adjacent agricultural areas.
- The total open space area within the plan including Municipal Reserve and stormwater management facilities totals 1.40 hectares or 10% of the gross area.
- The Pinnacle Village OP proposes a land use and servicing concept that conforms with the Sturgeon Valley Core Area Structure Plan (ASP).
- The development is immediately serviceable and will ensure a continuous supply of land for residential development in the Sturgeon Valley.
- It is essential that the planning and land development process be initiated in a timely manner.

1.2 Plan Purpose and Scope

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

1.3 Plan Area, Location and Size

The Pinnacle Village OP is located within the Sturgeon Valley Core ASP and has been prepared within the context of the following:

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

The plan area is 13.92 ha located in the Valley Core Reserve area of the Sturgeon Valley Core ASP. **Figure 1: Location Plan** shows the plan area relative to the context of the Sturgeon Valley Core area.

The plan area is located south of Township Road 554B, east of Starkey Road (Range Road 251), and north of Trestle Ridge Road (Township Road 544A). The lands are immediately serviceable and will ensure a continuous supply of land for residential development in the Sturgeon Valley. The overall concept for the study area gives direction and guidance for the future development of Pinnacle Village, while ensuring flexibility on the design and land uses.

2 Policy Framework

2.1 Edmonton Metropolitan Region Growth Plan

The Pinnacle Village OP meets the intent of the following sections of the Edmonton Metropolitan Region Growth Plan (EMRGP), as amended January 15, 2020:

Policy 3.1.3 *“In the rural area, greenfield areas will be planned and developed as complete communities that:*

- a. Are compact and contiguous;*
- b. Are accessible and age-friendly;*
- c. Provide a diversity of housing options in terms of density and built form;*
- d. Achieve the minimum greenfield density in accordance with Schedule 6;*
- e. Incorporate an interconnected street network to support active transportation;*
- f. Include access to jobs and local services and amenities, where appropriate; and*
- g. Connect to regional trails and open spaces, where appropriate.”*

Pinnacle Village contributes to a complete community by:

- a. Offering more compact residential uses that maintain compatibility with surrounding adjacent established neighbourhoods and allows for the most efficient use of land;
- b. Creating an accessible community that can accommodate a broad range of age groups;
- c. Aligning with the maximum density of 20 du/nrha under the Sturgeon Valley Core ASP which supersedes Appendix G: Negotiated Policies for the Sturgeon Valley Special Study Area of the EMRGP;
- d. Incorporating an interconnected street network to support active transportation that includes pedestrian linkages from Starkey Road through a linear greenway to the central stormwater management facility with access to all areas of the development.
- e. Connecting to jobs and local services via Starkey Road to Sturgeon Road;
- f. Incorporating a greenway connection from Starkey road to the central greenspace.

Policy 3.2.1 *“Housing will be planned and developed to address the changing demographics in the Region by including housing that offers a diversity of types, forms, and levels of affordability to support a variety of lifestyle options, income levels and to meet the needs of all residents.”*

Pinnacle Village will provide for development of single-family residential lots ranging from approximately 0.12 acres to 0.2 acres in size. This range supports an increased density while maintaining a complimentary style of development with existing neighbourhoods.

4.4.5 *“Development in the Sturgeon Valley will be addressed through a special study area process in accordance with Part C. Implementation, Section 5.2.4.2. Area specific policies approved by the CRB and Government of Alberta for the Sturgeon Valley will prevail.”*

Since adoption of the EMRGP, the Sturgeon Valley Core Area Structure Plan was adopted and densities have been set in that statutory plan of a maximum of 20 du/nrha. The Pinnacle Village OP proposes a density of 15.7 du/nrha which complies with the Sturgeon Valley Core ASP, as approved.

2.2 Sturgeon County Municipal Development Plan

The Pinnacle Village OP meets the intent of the following sections of the Sturgeon County Municipal Development Plan (Bylaw 1313/13):

Neighbourhood G Placemaking Principles:

G 1.2 Demonstrating long-term viability, ensuring complete, well-serviced communities. *All prospective developments must demonstrate the viability of the proposal in line with requirements within with regional policy. This will include an awareness of infrastructure, transportation, community facilities and amenities. Developments are to provide an appropriate mix of uses and dwelling types, open and green spaces, and will adequately demonstrate the long-term fiscal implications for the County.*

Pinnacle Village is sensitive to the density and character of the existing Sturgeon Valley and provides a compatible increase in density to surrounding residential areas. A Financial Impact Assessment (FIA) for the Pinnacle Village development will be prepared and submitted to the County in support of the detailed subdivision application.

G 1.3 Providing logical and timely infrastructure that provides high-quality service to residents now and in the future. *Developments are required to fulfill the requirements of the regional policy, all infrastructure servicing to Neighbourhood G will contribute to the delivery of quality places. Strategic delivery of infrastructure resources is to be efficient, logical, and should consider the wider Sturgeon Valley and regional context. Alternative and innovative servicing where appropriate may be considered.*

The Pinnacle Village development provides a logical and timely extension of existing infrastructure.

G 1.4 Creating a well-connected community, through the design of an interconnected Valley network. *Through the natural and informed expansion of existing transport infrastructure; a comprehensive, efficient, and robust transportation network will be developed that enhances movement through a variety of means across the Sturgeon Valley and to regionally significant*

destinations. Making active travel an attractive alternative in addition to recreational opportunity and delivering a transit centre that provides an accessible connection to the wider region.

The Pinnacle Village development is well connected to existing places and active travel routes bound by Starkey Road to the west and Trestle Ridge Road to the south. A trail connection is proposed to run along the west side of Starkey Road connecting to the existing trail network. The Pinnacle Village development will enhance the existing community connections by providing a trail network that connects the central storm pond via an east-west trail to the trail along Starkey Road.

2.3 Sturgeon Valley Core Area Structure Plan

The Sturgeon Valley ASP was approved as Bylaw 1557/21 on September 14, 2021. As Pinnacle Village is designated as Valley Core Reserve in the ASP, an Outline Plan is required to describe, in detail, what the development vision is, how it aligns with the overarching statutory planning documents, and the impacts it may have on transportation infrastructure servicing infrastructure, and the established communities.

The Pinnacle Village OP meets the following policies of the Sturgeon Valley Core ASP:

Policy 5.4.1 The County shall direct future multi-lot residential development to areas designated as Valley Core Reserve as indicated on Figure 5: Development Concept Map. The designation of additional areas as Valley Core Reserve shall be through an orderly amendment process as outlined in Section 5.1.2 Implementation

Policy 5.4.2 The County shall require that landowners and/or applicants prepare and submit to the County an Outline Plan prior to submitting a redistricting and tentative plan of subdivision to facilitate the approval process.

The Pinnacle Village subdivision is designated as Valley Core Reserve in the ASP and this Outline Plan has been prepared in accordance with the relevant policies.

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

Pinnacle Village is planned to have a residential density of 15.7 du/nrha.

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

The Pinnacle Village development provides for a logical extension of existing infrastructure and compatible residential development.

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

The proposed development is separated from existing residential development by Starkey Road to the west and Trestle Ridge Road to the south.

3 Existing Conditions

3.1 Existing Land Uses

The area encompassing the Pinnacle Village OP is currently vacant and is intended for future residential development. The area south of Pinnacle Village contains the country residential subdivision of Pinnacle Ridge. The area to the west contains the country residential subdivisions of Upper Manor Pointe, and The Banks. The areas to the north and east of the plan area are predominantly agricultural with associated farm buildings. (**Figure 1: Location Plan**).

The proposed Outline Plan area represents a logical extension and progression of development along Starkey Road to develop out the Valley Reserve area.

3.2 Site Considerations/Constraints

The characteristics and context of Pinnacle Village as described below are shown on **Figure 2: Existing Conditions/Contours**. Information in this section is derived from aerial photos and topographical survey data for the subject lands.

3.2.1 Topography & Vegetation

The topography of the lands within Pinnacle Village is generally flat with elevations in the plan area slightly sloping downwards from the east towards Starkey Road. At the west boundary along Starkey Road, the elevation is 688 m moving upwards to approximately 690 m at the west boundary of the plan area with a small depressed area in the northwest corner of the subject property (see **Figure 2: Existing Conditions/Contours**). Surface drainage throughout the plan area flows generally westward towards the Starkey Road and to a lesser extent towards the southeast corner of the subject lands.

3.2.2 Subsurface Conditions

A **Preliminary Geotechnical Investigation** was conducted by Shelby Engineering in January 2021. The investigation found general soil stratigraphy in this area is composed of surficial fill underlain by variable, interbedded layers of clay and silt.

The groundwater table within the plan area is reported to be high at approximately 2 m below ground surface however, variation on the order of 1 m or more is possible within any given year, with higher groundwater levels expected in spring and summer.

The soil and groundwater conditions generally do not present impediments to the proposed residential development. Based on the soil and groundwater conditions encountered on the site, the clay materials are considered to be suitable for housing development. Given the wet subsurface conditions, the proposed development is recommended to match existing topographic elevations or be higher than existing elevations.

A **Supplementary Geotechnical Investigation** was conducted by Shelby Engineering on March 2021. The purpose of the investigation was to advance additional shallow test holes within the west portion.

In all the test hole locations, a mix of clay and some topsoil, known as fill, was found at depths ranging between 450mm and 900mm below grade. The clay fill was mostly described as silty,

damp, and of medium plasticity. Overall, the deposit was mostly dry to moist nearer to the surface. However, seven test holes indicated wet to saturated conditions, starting around 600m to 3.2m below grade.

Groundwater levels fluctuate seasonally and in response to precipitation. Variation on the order of 1m or more is possible within any given year, with higher groundwater levels expected in spring and summer months. As such, different groundwater levels may be encountered at the time of construction.

Additional analysis was conducted by Shelby Engineering in December 2024 providing solution on ground water table elevation concerns.

Residential Home Construction

Suggestions for building homes in residential areas in relation to the groundwater level can be found in the January 2021 report, primarily in Section 4.5.3. While it is preferable to build the basement above the stable groundwater level, the geotechnical reports do not explicitly recommend this. Methods such as foundation drainage systems and appropriate site grading, as mandated by the county, can help manage or prevent groundwater and surface water infiltration. These solutions can be implemented even if basements are situated slightly below the groundwater table.

Underground Construction

Guidelines for burying utilities concerning the groundwater level can be found in the January 2021 report, particularly in Section 4.4.1. The project is anticipated to employ open cut excavation. While construction challenges are expected to be minimal, the report offers remedies for situations where groundwater-related issues like sloughing occur. These solutions involve using shoring/braced construction methods and stabilizing the base of the trench.

Storm Water Management Facility (Dry Pond)

The March 2021 and May 2024 updates have provided recommendations for constructing the stormwater management facility. The May 2024 addendum suggests that the groundwater level around the pond area seems to be around or slightly below a geodetic elevation of 684.75m, just above the projected base of the pond, with potential seepage expected at approximately 685.65m. Groundwater levels can vary by up to 1m seasonally and annually, peaking in spring and early summer. Since the study was conducted in winter/early spring (March 2024), higher groundwater levels are probable in the warmer months.

Considering that the pond's outlet will be slightly below the noted groundwater level, there is a chance that the lower sections of the pond might remain damp, even without rainfall. To address the risk of saturated conditions, liners crafted from either imported clay material or synthetic materials should be considered to manage (though not completely eliminate) groundwater concerns. If using onsite clay soils for the liner, further drilling and lab tests are necessary to verify their suitability.

Pavement Construction

Recommendations for roadway construction were provided in as part of the January 2021 report (in Section 4.8.2). Roadway elevations are expected to be likely more than 2m above the

stabilized groundwater elevations and the pavement structures recommended in the report are considered adequate.

3.2.3 Wells, Pipelines, and Utility Right-of-Ways

There is one abandoned well site (Well License # 0030923) located within the central open space area of Pinnacle Village and adjacent to a local roadway. According to the Alberta Energy Regulator (AER) an abandoned well requires provision of a 10 x 15 m work area with the well located no less than 5 m from the setback boundary.

A Reclamation Certificate No. 32894445 was obtained from the Alberta Energy Regular (AER) for the well site.

3.3 Historical Features

Historical Resources Act approval was granted on June 3, 2022 for the proposed development area per HRA Number 4835-22-0038-001.

3.4 Environmental Considerations

3.4.1 Environmental Site Assessments

A Phase I Environmental Site Assessment (ESA) was conducted for the subject property by Newpark Environmental Services in November 2006. The purpose of a Phase 1 ESA is to identify potential and actual contamination of land by record reviews, visual site inspection, evaluations, and reporting. A Phase II ESA was required due to oil and drill stem test fluids recovered during drilling.

A Phase II ESA was conducted by Newpark Environmental Services in January 2007. The Phase II ESA recommended additional sampling near the well centre and to test for detailed salinity and metals in the southeast corner of the lease area.

A Phase II ESA was conducted by Matrix Solutions Inc. in September 2008 to assess potential chemicals impacts on the well lease associated with drilling and production activities to ensure regulatory compliance. The Phase II ESA include a borehole assessment of well centre, potential drilling waste disposal and possible above ground storage tank (AST) in the southeast corner. There were elevated boron concentrations found at well centre, north and west of well centre which required mediation.

An updated Phase I ESA was prepared by Arletta Environmental Consulting Corp. in February 2021 which identified Areas of Potential Environmental Concern including a southeast corner EM anomaly, well centre and associated production infrastructure, former northwest, southeast and southwest above ground storage tank (AST) areas, cement pit, DWDA, and separator building. The findings required preparation of a Phase II ESA to assess and delineate the identified Areas of Potential Environmental Concern (APEC). The Phase II ESA was prepared by Arletta Environmental Consulting Corp. in November 2022. Results of the field screening indicated soluble chloride impacts within one location within the southeast corner EM anomaly area. Concentrations of all other parameters at the well centre and associated production infrastructure, former AST farms, cement pit, potential DWDA and separator building areas satisfied the applicable guidelines and are no longer considered APEC.

A Tier 2 Guideline Development & Site Evaluation Report was completed for the site to evaluate the soluble chloride identified in the Phase II ESA. The objective of this assessment was to assess the risk posed by salinity impacts to soil identified during historical Site investigations and determine the likelihood that the contamination is causing, or has the potential to cause, adverse effect(s) on persons and/or the environment. It was determined that all soil salinity parameters satisfy the Tier 2 guidelines developed for the Site and no further remedial work is required. No further assessment or remediation is required or recommended for the Site.

The Phase I ESA, Phase II ESA, and Tier 2 Guideline Development & Site Evaluation Report were submitted to the Alberta Energy Regulator for review as part of a Reclamation Certificate application. The reclamation certificate was issued for the site on May 6, 2024

3.4.2 Biophysical Features

A Desktop Biophysical and Wetland Assessment was conducted by Aquality Environmental Consulting Ltd. in February 2023. This report provides a desktop review including examination of historical aerial photographs and database queries as well as locate, delineate, and classify wetlands per the Alberta Wetland Classification System. One temporary graminoid marsh was identified within the property totalling 1.417 ha. The wetland was determined not to be subject to a claim of ownership under the Public Lands Act. The proposed development will result in complete loss of the wetland and in-lieu fee compensation shall be provided prior to development proceeding. No other potential impacts due to the loss of the wetland are anticipated or require mitigation.

4 Vision Statement

4.1 Vision

Pinnacle Village will establish a compact residential neighbourhood within the Sturgeon Valley Core Area which promotes contiguous residential development sensitive to and connected with existing established neighbourhoods and the surrounding agricultural area.

4.2 Guiding Principles

The development concept presented in this plan is established based on the opportunities and constraints present in the Plan area, in conformance with applicable statutory requirements, and the key planning principles as outlined below.

4.2.1 Sustainability and Ecological Stewardship

- Consider sustainable development principles in the planning and design of the neighbourhood
- Ensure sustainable and cost-effective landscape development of open space areas over the long term.
- Ensure proposed vegetation improves the ecological value of the site.
- Maximize the benefits gained from the land resource by having the land accommodate numerous functions where possible.

- Consider ways to lower consumption and demand in the development of infrastructure for Pinnacle Village on all applicable resources, both inputs and outputs.
- Conserve and recycle whenever possible onsite.
- Improve the quality of water run-off by providing stormwater management facilities that clean and enhance water quality prior to discharge.
- Minimize oil and gas well sites' potential environmental hazards and disruption of future residential areas through careful neighbourhood design and adhering to all relevant requirements of the Alberta Energy Regulator.

4.2.2 Place Making

- Create an identifiable central focal point and gateway to the neighbourhood.
- Provide a walkable, attractive and safe community connected to the overall network of trails in the Sturgeon Valley area.
- Encourage a variety of architectural styles consistent with the existing communities
- Establish a gateway into the neighbourhood providing a sense of arrival.

4.2.3 Open Space

- Create a pedestrian friendly environment with connections to the overall Sturgeon Valley trails network.
- Provide a simple and understandable pattern of open space nodes, greenways, park sites and walkway connections.
- Ensure that park spaces are accessible to all members of the community.
- Design safe park spaces that meet the needs of all users within the community.
- Design a connected and integrated open space system that encourages non-vehicular movement (e.g. pedestrians and bicycles).
- Consider streets as an extension of the park system
- Provide opportunities for future active transportation network with walkway leading to adjacent future development lands.

4.2.4 Neighbourhood Movement and Circulation

- Design a system of local streets which provides safe connections through the neighbourhood.
- Establish sufficient locations for neighbourhood access by a variety of modes including for drivers, transit riders, cyclists, and pedestrians.
- Integrate land use and circulation patterns considering the safety of automobiles, pedestrians, and cyclists.
- Accommodate safe pedestrian movement through the neighbourhood.

4.2.5 Implementation

- Service the Pinnacle Village plan area in an efficient, contiguous, and staged manner.
- Develop park/open areas concurrently with the development of housing.

5 Development Strategy

5.1 Land Use Concept

The Pinnacle Village OP has been prepared in response to an analysis of current and anticipated residential market demands in Sturgeon County, as well as the aspirations of the landowners in the plan area. The development enables the logical extension of contiguous residential uses in the Sturgeon Valley.

In accordance with the development principles, Pinnacle Village has been designed to:

- Be consistent with the general intent and purpose of residential development described within the Sturgeon Valley ASP.
- Provide a framework to deliver a high quality, comprehensively planned community by defining the general pattern and composition of land uses, linkages, servicing designs and development staging.
- Ensure implementation of the plan on an orderly, efficient basis.
- Promote a responsible, efficient growth pattern through logical continuation of development along Range Road 251 to develop out the Valley Reserve area.

The Pinnacle Village OP has been planned and designed to ensure that it can proceed without compromising future development in the surrounding Sturgeon Valley. Pinnacle Village is planned to accommodate future development that is connected, complimentary and integrated.

The proposed land use concept is shown on **Figure 3: Development Concept**. Updated land use and population statistics relating to the Development Concept are contained in **Table 1 Land Use Statistics**.

5.2 Residential Uses

Residential lots within Pinnacle Village are planned to be low density in the range of 0.12 -0.2 acres (0.04-0.05 ha). Implementation of lot sizes will be based on market conditions and consumer preferences at the time of development. The Pinnacle Village OP proposes a residential density of 15.7 dwelling units per net residential hectare which aligns with the allowable maximum density of 20 du/nrha under the Sturgeon Valley Core ASP.

5.3 Open Spaces, Parks and Recreation

The development concept proposes open space through dedication of Municipal Reserve and Public Utility Lots where necessary creating an integrated open space and pedestrian trail system for Pinnacle Village as shown on **Figure 4: Open Space Network**. This system continues the

trail system in accordance with the County's *Sturgeon Valley Trails Plan* (2004). The proposed pedestrian system connects the central park and stormwater site to the existing trails on the west side of Range Road 251.

5.3.1 Parks and Pedestrian Linkages

A large central open space is proposed as part of the development concept providing both stormwater management for the plan area and a recreational feature. The stormwater management facility (SWMF) is considered an amenity area and part of the open space system. The SWMF provides a visual amenity central to the Pinnacle Village development. The SWMF is linked to the existing pedestrian network along Range Road 251 and complements the open space system by providing additional areas for passive recreation. The location of this park provides opportunity for a significant number of lots in Pinnacle Village to be directly adjacent to green space.

Municipal Reserve (MR) owing under the Municipal Government Act will be dedicated as a combination of land and money-in-place. It is proposed that 0.64 ha or approximately 2.4% of the gross plan area be dedicated as open space. MR will be dedicated to the County at the time of subdivision.

5.4 Utility Infrastructure

Details regarding servicing for the Pinnacle Village OP are provided in the associated Servicing Design Brief submitted under separate cover by Arcadis IBI Group. Interim servicing solutions may be reviewed and accepted by the County in order to accommodate development on a phased basis. The following section provides an overview of the neighbourhood servicing scheme. The proposed servicing schemes are depicted on **Figure 6: Sanitary Servicing**; **Figure 7: Storm Servicing**; and **Figure 8: Water Servicing**.

5.4.1 Sanitary Servicing

The proposed wastewater servicing is an extension of current wastewater infrastructure. The development consists of a 200mm sanitary gravity main which drains north to south and connects to the existing 200mm sanitary main located on Trestle Creek Road, extending into the existing Pinnacle Ridge development and eventually to the sanitary lift station on Bellerose Drive.

Most of the developments north of the Sturgeon River are serviced by the Bellerose Lift Station, located on Bellerose Drive and West of Starkey Road. The Bellerose lift station currently services Summerbrook Estates, Upper Manor Estates, The Banks of Sturgeon, Upper Manor Pointe, Pinnacle Ridge, and Riverstone Pointe neighborhoods as well as the Greystone Manor lift station upstream.

The Bellerose lift station then pumps the wastewater via a 250mm forcemain into the Rivers Gate lift station constructed in 2017. The Rivers Gate lift station pumps to the Alberta Capital Region Wastewater Commission (ACRWC). St. Albert pump station via existing 200mm and 250mm forcemains. The Rivers Gate lift station will ultimately be used to service new development north and west of the existing Sturgeon Valley developments via an inverted syphon under the Sturgeon River.

The proposed sanitary concept is illustrated on **Figure 6: Sanitary Servicing**.

5.4.2 Stormwater Servicing

The pre-development flows were analyzed based on topographic survey of the proposed development and surrounding area. Current drainage patterns show 13.5 ha of land collects within a low point on the proposed site, which then flows west into Starkey Road ditch. The proposed minor storm consists of gravity mains which drain to a central storm water management facility (SWMF). The SWMF is proposed to be a dry pond and will be graded to contain runoff from the 1:100 year storm event within the lower flat area of the pond, while the 1:25 year event will be contained ensuring the asphalt trails remain dry. Runoff from the pond during smaller rain events will collect within the bottom ditch of the pond, which will be graded to force flows to move west from the inlet toward the outlet.

The site will also provide storm services to each lot. The minor storm system will carry flows to a stormceptor which will then flow to the proposed SWMF. The SWMF outlets west via a 450 mm storm that will discharge to a control structure. Within the control structure, the stormwater will flow into a jellyfish stormceptor filter for pollutant filtration, before discharging at a controlled rate to a 450 mm storm pipe to the Starkey Road ditch and ultimately to the Sturgeon River.

The adjacent north undeveloped lands drain to an existing low point near the proposed Pinnacle Village. Should this low area overflow, the flows will be captured within the proposed minor system and will discharge through the dry pond. The Pinnacle Village minor system and dry SWMF have been designed to accommodate the minor and major flows from the north lands. It is assumed that when the north lands are developed that any major and minor drainage flows from those lands will be accommodated by the future developments stormwater infrastructure.

The existing and proposed stormwater servicing concept is illustrated on **Figure 7: Storm Servicing**.

5.4.3 Water Servicing

The closest connection to existing water lines is south of the plan area, extending into the existing Pinnacle Ridge development and connecting to a 200mm watermain. Connection to these pipes with water looping along Trestle Ridge Road will provide a water connection to the plan area. The Allin Ridge Reservoir and distribution system provides water to this source node.

Fire water demands will not be met as is common in the area for other existing subdivisions and will operate under Superior Tanker Shuttle Services accreditation.

The water servicing proposed for the area is illustrated in **Figure 8: Water Servicing**.

5.4.4 Shallow Utilities

Shallow utilities including power, gas and telecommunication services are all located within close proximity to the proposed development. Shallow utilities will be extended from Pinnacle Ridge across Trestle Creek Road to service the site.

5.5 Transportation Network

The transportation network bordering and within Pinnacle Village consists of a system of arterial, collector and local roadways and pedestrian connections to accommodate the movement of vehicles, goods, and people. The proposed transportation network is shown on Figure 5: Transportation Network.

The transportation network has been designed to meet both the internal and external traffic flow requirements generated by the neighbourhood, in accordance with Sturgeon County and Alberta Transportation guidelines and standards.

Trestle Ridge Road (Township Road 544A) serves to accommodate the neighbourhood's primary internal and external traffic flows. The Pinnacle Village subdivision access to Trestle Ridge Road will align with Pinnacle Way south of the subject parcel.

A Transportation Impact Assessment (TIA) was prepared by Arcadis IBI Group, which demonstrates that the traffic associated with the Pinnacle Village development can be accommodated on the surrounding roadway network. This study recommends that the intersection of Pinnacle Way and Trestle Ridge Road be improved to a Type IIIc intersection configuration to accommodate projected traffic volumes.

The County is anticipating the Functional Plan for Starkey Road will be updated in 2025 / 2026 and these updates will be incorporated in the detailed design as they become available. In support of a coordinated and future-ready transportation network, the developer will continue to collaborate closely with the County to ensure alignment on the updated functional plan, including the revised roadway cross-section and alignment. Through the detailed design phase, flexibility will be maintained to accommodate refinements while ensuring that the interim and ultimate configuration and required right-of-way for Starkey Road are preserved and protected.

5.6 Noise Impact Assessment

A Noise Impact Assessment was completed by ACI Acoustical Consultants Inc. in November 2024. The purpose of the report was to generate a computer noise model with the proposed Development, elevation contours, road alignments, and future traffics data to determine the noise levels for residential receptors most impacted by Starkey Road & Trestle Ridge Road. This was then used to determine the noise attenuation measures required to meet Sturgeon County's criteria for Noise Attenuation policy TRA-NAT-1. The future case noise modelling concluded that based Sturgeon County's criteria for Noise Attenuation policy noise mitigation will not be required.

Although the report findings determined noise mitigation is not required the Development for Pinnacle Village will be implementing a noise attenuating fence for lots backing onto Starkey Road & Trestle Ridge Road.

6 Implementation

6.1 Zoning and Subdivision

Most of the lands in the Pinnacle Village plan area has been designated for residential uses. Pinnacle Village is located within the valley core reserve area which multi-lot residential development up to a density of 20 du/nrha. The green space and/or proposed public lands designated as Municipal Reserve and Stormwater Management Facility will be dedicated to the County at the time of subdivision.

Development through this plan will implement standard zones prescribed in the Sturgeon County Land Use Bylaw.

6.2 Financial Impact Assessment

A Financial Impact Assessment (FIA) will be required to support subdivision application(s) within the Pinnacle Village Outline Plan area to describe how the proposed development will financially impact the County, including ongoing maintenance and operation costs associated with Pinnacle Ridge that the County can expect to experience.

6.3 Staging of Development

Development in Pinnacle Village represents a logical and contiguous extension of the existing residential land use pattern within the Sturgeon Valley. The proposed staging of Pinnacle Village is included on **Figure 9: Staging**. The exact stage boundaries and timing of development will be initiated in response to market conditions.

6.4 Offsite Improvements

6.4.1 Timing

All offsites to be provided at the first stage of development. The developer is responsible for the design and construction of all improvements necessary to support the OP area

6.4.2 Mitigation

All required off site improvement because of this development will be coordinated with the contractor to limit the possibility of road closures Sanitary offset - Upgrade 200 to 250 pipe

Mitigation - Coordinate with contractor to limit possible road closures

Upgraded sanitary sewer does not contain any existing service connections. Measures (i.e. pumping) will be implemented to reduced impact to existing residents to the offsite construction.

Appendix A – Proposed Figures & Tables

Figure 1 Location Plan

Figure 2 Existing Conditions and Contour Plan

Figure 3 Development Concept

Figure 4 Open Space Network

Figure 5 Transportation Network

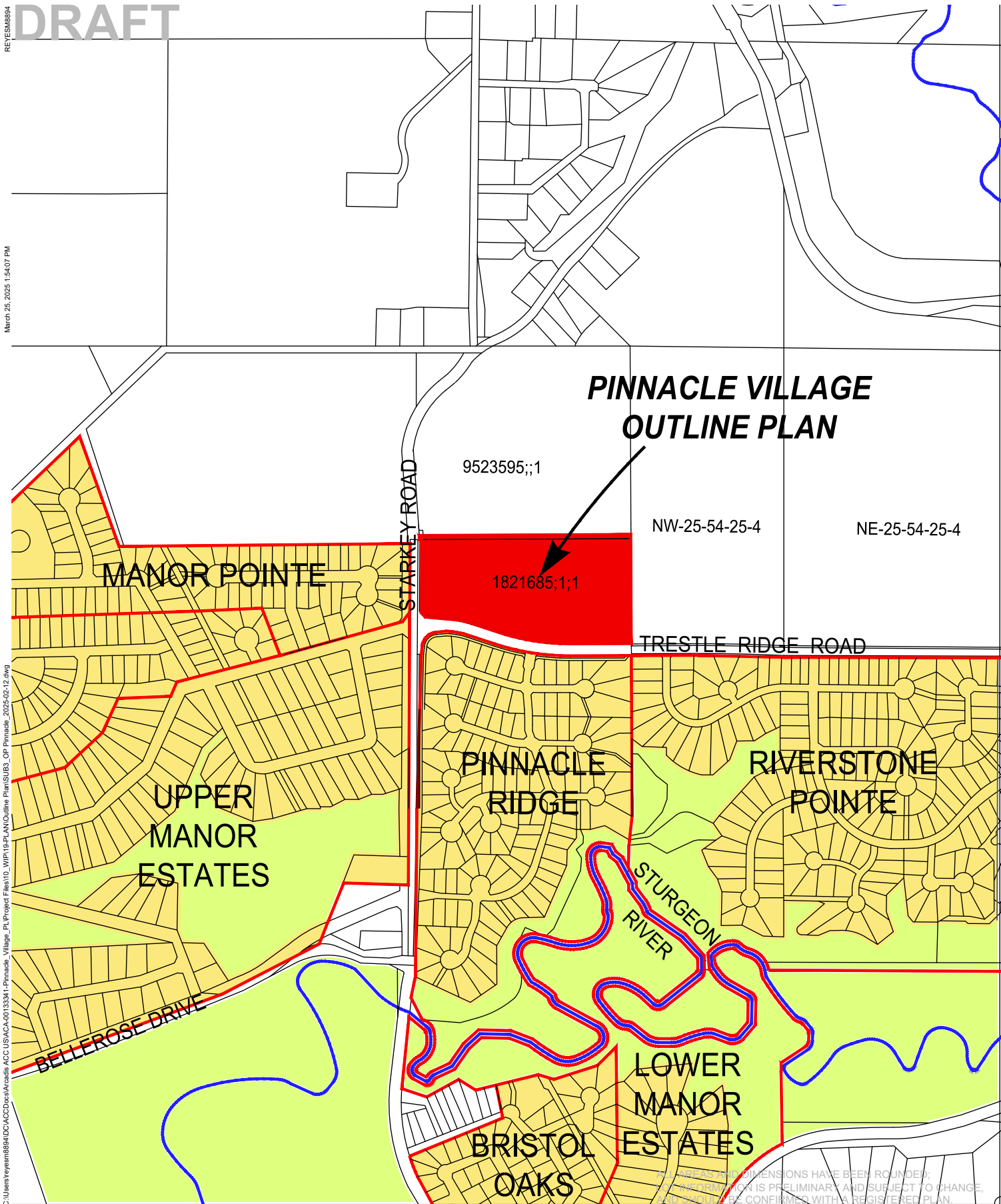
Figure 6 Sanitary Servicing

Figure 7 Storm Servicing

Figure 8 Water Servicing

Figure 9 Staging

Table 1 Pinnacle Village Outline Plan Land Use Statistics & Population

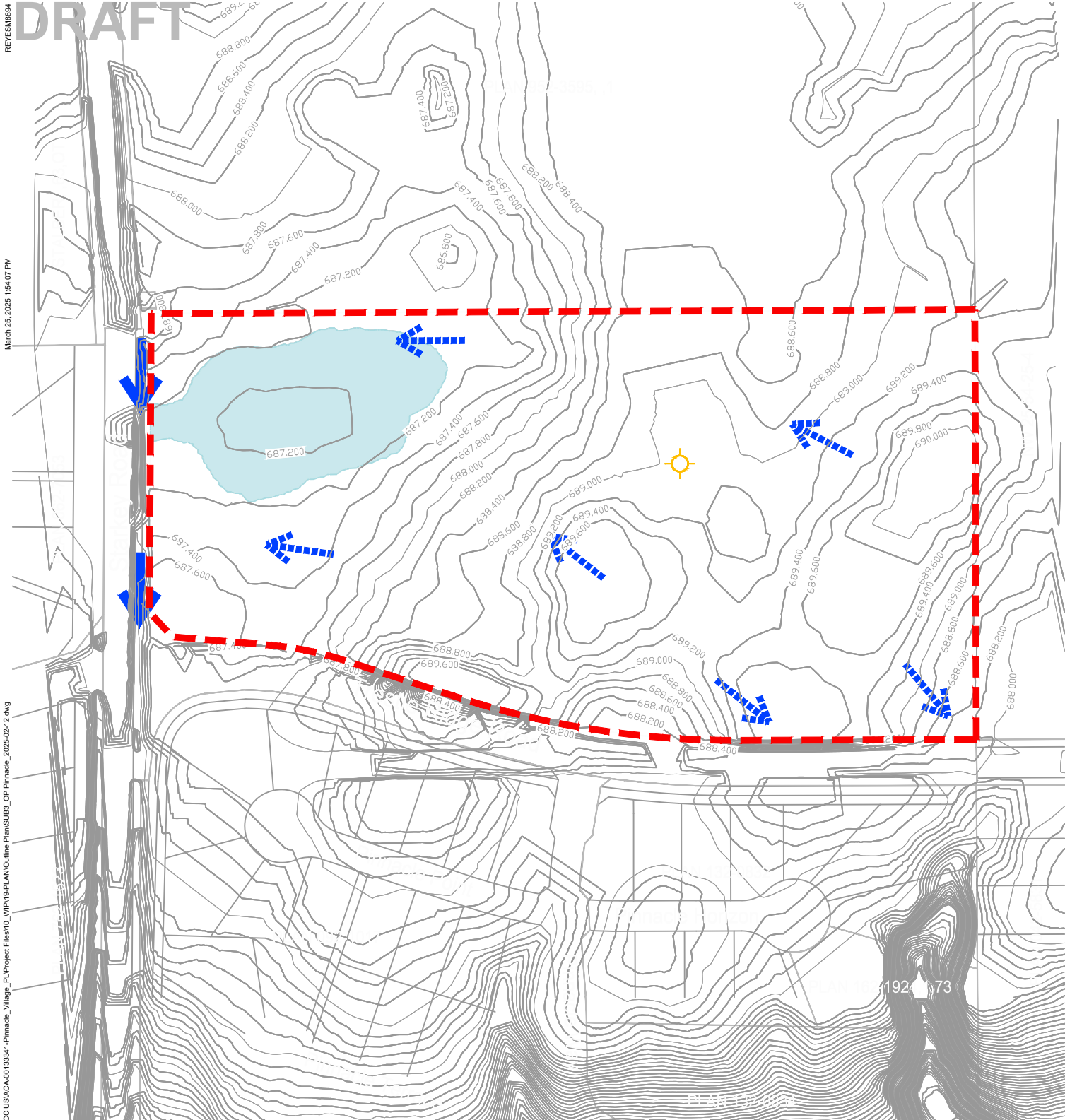


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ALL DIMENSIONS HAVE BEEN ROUNDED;
THIS INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE.
FOR CONFIRMATION, PLEASE CONSULT THE REGISTERED PLAN.



DRAFT



Legend

- | | | | |
|---|-------------------------|---|----------------------------|
|  | Major Drainage Route |  | Outline Plan Area Boundary |
|  | Direction of Drainage |  | Contour Lines |
|  | Abandoned Resource Well |  | Wetland |

ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED;
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PINNACLE VILLAGE
OUTLINE PLAN

FIGURE 2 | EXISTING CONDITION AND CONTOUR PLAN

DATE: March 25, 2025
DESIGNED BY: GS
DRAWN BY: GS
CHECKED BY: JH, MR
SCALE: NTS
JOB NUMBER: 133341



REYESM894

DRAFT

PLAN 952-3595, , 1

March 25, 2025 1:54:07 PM

STALBER, ,63,OT

PLAN 062-7053

Starkey Road

NW 25-54-25-4

PLAN 762-1623

Trestle Ridge Road

Pinnacle Point

PLAN 092-1017

Pinnacle Terrace

Pinnacle Way

PLAN 132-0832





Pinnacle Horizon

PLAN 162-1924,1,73

PLAN 132-0834

PLAN 042-5831

Legend

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

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PINNACLE VILLAGE OUTLINE PLAN

FIGURE 3 | DEVELOPMENT CONCEPT

DATE: March 25, 2025
DESIGNED BY: GS
DRAWN BY: GS
CHECKED BY: JH, MR
SCALE: NTS
JOB NUMBER: 133341



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PLAN 952-3595, 1

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STALBER, 63.0T

PLAN 062-7053

Starkey Road

NW 25-54-25-4

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PLAN 762-1623

Trestle Ridge Road

Pinnacle Point

PLAN 092-1017

Pinnacle Terrace

Pinnacle Way

PLAN 132-0832











Pinnacle Horizon

PLAN 162-1924,1,73

PLAN 042-5831

PLAN 132-0834

Legend

- | | | | | | | | |
|--|---------------------------------------|---|--|---|------------------------|---|----------------------------|
|  | Park & Greenway (MR) |  | Proposed Sidewalk (Hardsurface) |  | Existing Trail |  | Abandoned Resource Well |
|  | Stormwater Management Facility (SWMF) |  | Proposed Shared Use Path (Hardsurface) |  | Future Shared Use Path |  | Outline Plan Area Boundary |
|  | Public Utility Lot (PU) |  | Proposed Crossing | | | | |

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PINNACLE VILLAGE OUTLINE PLAN

FIGURE 4 | OPEN SPACE NETWORK

DATE: March 25, 2025
DESIGNED BY: GS
DRAWN BY: GS
CHECKED BY: JH, MR
SCALE: NTS
JOB NUMBER: 133341



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DRAFT

PLAN 952-3595, 1

STALBER, 63.0T

PLAN 062-7053

PLAN 762-1623

Starkey Road

NW 25-54-25-4

Trestle Ridge Road

Pinnacle Point

PLAN 092-1017

Pinnacle Terrace

Pinnacle Way

Pinnacle Horizon

PLAN 132-0832

PLAN 162-1924, 1,73

PLAN 132-0834

PLAN 042-5831

Legend



Local Road

Emergency Access

Bounding Rural Collector Road

Bounding Collector Road

Outline Plan Area Boundary

Abandoned Resource Well

ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED;
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PINNACLE VILLAGE
OUTLINE PLAN

FIGURE 5 | TRANSPORTATION NETWORK

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JOB NUMBER: 133341



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DRAFT

PLAN 952-3595, , 1

Starkey Road

STALBER, , 63, OT

PLAN 062-7053

PLAN 762-1623

NW 25-54-25-4

Trestle Ridge Road

Pinnacle Point

PLAN 092-1017

Pinnacle Terrace

PLAN 132-0832

Pinnacle Horizon






PLAN 162-1924, 1, 73

Pinnacle Way

PLAN 132-0834

PLAN 042-5831

Legend

-  Future Sanitary 200 mm Pipe and Flow Direction
-  Existing 200 mm Gravitymain
-  Outline Plan Area Boundary
-  Public Utility Lot (PU)
-  Abandoned Resource Well

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PINNACLE VILLAGE OUTLINE PLAN

FIGURE 6 | SANITARY SERVICING

DATE: March 25, 2025
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SCALE: NTS
JOB NUMBER: 133341



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PLAN 952-3595, , 1

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STALBER, ,63,OT

PLAN 062-7053

NW 25-54-25-4

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PLAN 762-1623

Starkey Road

Trestle Ridge Road

Pinnacle Point

PLAN 092-1017

Pinnacle Terrace

Pinnacle Way

PLAN 132-0832










Pinnacle Horizon

PLAN 162-1924,1,73

PLAN 132-0834

PLAN 042-5831

Legend

- | | | | | | |
|---|-------------------------------------|---|----------------------------|---|--|
|  | Future Storm Sewer & Flow Direction |  | Direction of Surface Flow |  | Storm Water Management Facility (SWMF) |
|  | Proposed Storm Sewer Manhole |  | Park (MR) |  | Public Utility Lot (PU) |
|  | Future Storm Connection |  | Outline Plan Area Boundary |  | Abandoned Resource Well |

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PINNACLE VILLAGE

OUTLINE PLAN

FIGURE 7 | STORM SERVICING

DATE: March 25, 2025
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Starkey Road

STALBER, 63.07

PLAN 062-7053

PLAN 762-1623

NW 25-54-25-4

PLAN 042-5831

Trestle Ridge Road

Pinnacle Point

PLAN 092-1017

Pinnacle Terrace

Pinnacle Way

Pinnacle Horizon

PLAN 132-0832

PLAN 162-1924,1,73

PLAN 132-0834

Legend

200 mm Watermain

Existing 200 mm Water Line

Outline Plan Area Boundary



Public Utility Lot (PU)



Abandoned Resource Well

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PINNACLE VILLAGE
OUTLINE PLAN

FIGURE 8 | WATER SERVICING

DATE: March 25, 2025
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JOB NUMBER: 133341



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PLAN 952-3595, ,1

Starkey Road

STALBER, ,63,OT

PLAN 062-7053

PLAN 762-1623

Stage 2

14 Lots

Stage 1

130 Lots

Trestle Ridge Road

Pinnacle Point

PLAN 092-1017

Pinnacle Terrace

PLAN 132-0832

Pinnacle Horizon

PLAN 162-1924,1,73








Pinnacle Way

PLAN 132-0834

NW 25-54-25-4

PLAN 042-5831

Legend

	Low Density Residential		Local Road		Abandoned Resource Well
	Stormwater Management Facility (SWMF)		Public Utility Lot (PU)		Staging Boundary
	Park & Greenway (MR)		Outline Plan Area Boundary		

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PINNACLE VILLAGE OUTLINE PLAN

FIGURE 9 | STAGING

DATE: March 25, 2025
DESIGNED BY: GS
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SCALE: NTS
JOB NUMBER: 133341



Table 1: Pinnacle Outline Plan - Land Use Statistics

Land Use			
	Area (ha)	Area (ac)	% Gross Area
Gross Area	13.91	34.37	100%
			% GDA
Gross Developable Area	13.91	34.37	100%
Parks (MR)	0.33	0.82	2.4%
Stormwater Management Facility	1.07	2.64	8%
Circulation Total	3.06	7.56	22%
Local Roads	3.06	7.56	
Public Utility Lot	0.21	0.52	
Total Non-Residential Area	4.67	11.54	34%
Net Residential Area (NRA)	9.24	22.83	66%
Residential Land Use			
Residential Low Density	9.24	22.83	66%
* Exact area of Municipal Reserve will be determined at the subdivision stage of development in consultation with Sturgeon County			
Projected Units and Population			
Approximate number of units			144 ¹
Persons per household			3.16 ²
Projected population at build-out			455
Units Per Gross Residential Hectare (u/GDA)			10.4
Units Per Net Residential Hectare (u/NRha)			15.6

¹ Assuming a lot size of approximately 0.12 - 0.2 acres

² Assuming 3.16 people/du per the 2019 Sturgeon County municipal census

Appendix B – What We Heard Report

Pinnacorp Investments Inc.

Pinnacle Village

What We Hear Report

February 27, 2024



Contents

Executive Summary.....	Error! Bookmark not defined.
1 Public Engagement Summary and Results	1
1.1 Project Overview.....	1
2 Process – What we did.....	1
2.1.1 Advertisement.....	1
2.1.2 Open House.....	1
2.2 What We Heard	2
2.3 What Happens Next	2

1 Public Engagement Summary and Results

1.1 Project Overview

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

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

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



2 Process – What we did

2.1.1 Advertisement

Advertisement of the public open house included a mailout to adjacent property owners, sent on January 17, 2024 as well as an advertisement posted in the St. Albert Gazette on January 25, 2024. The mailout and newspaper ads included a summary of the proposed amendment, the proposed development concept, information about the public open house, and a contact at Arcadis for any questions. Two inquiries were received seeking additional clarification on the amendment areas.

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

2.1.2 Open House

The public open house was held at the Pinnacle Ridge Community Centre on January 31, 2024 from 6:00 PM to 8:00 PM. Boards presented at the open house included an overview of the amendment purpose, existing development concept, proposed development concept, servicing concept, and transportation and open space plan. Representatives from Pinnacorp Investments Inc. and Arcadis were present at the open house to provide

www.arcadis.com

information and anything questions. 85 persons provided their names on the sign-in-sheet, and approximately 90-100 people attended the open house. Participants were directed to share their feedback via a survey available at the open house and additional feedback can be email to application representatives.

Copies of the open house boards, survey, and completed response(s) are included in Appendix B.

2.2 What We Heard

Thirteen (15) surveys were returned during the Open House with additional being sent in afterwards. The survey was comprised of four questions, with an opportunity for additional comments.

Three (3) emails were received following the Open House from attendees.

Eight of the survey respondents identified that they did not support the proposed Pinnacle Village OP amendment, three undecided, and two supported the proposed OP.

Respondents liked:

- General development concept
- Connectivity with future development
- Open space network

Respondents were concerned with:

- Traffic impacts such as congestion and safety
- Proposed density of the development in comparison to surrounding development
- Construction vehicle only using Trestle Ridge Road
- Location of the proposed access to the development
- Number of accesses to the development
- Increased demand on existing utility capacity
- Loss of farmland
- Rate of new residential development in the Sturgeon Valley Core ASP

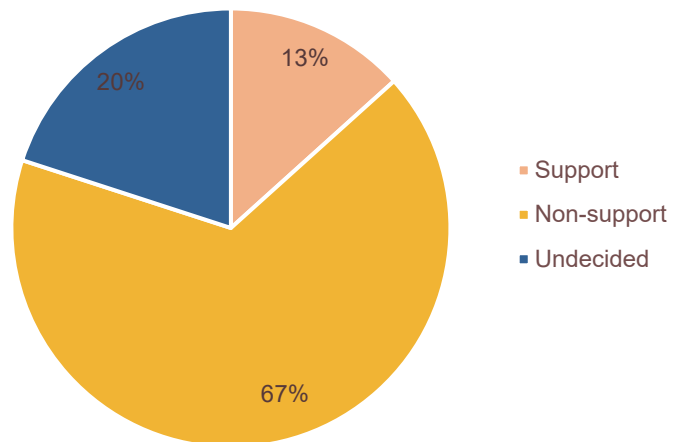


Figure 1 Level of support for the proposed Pinnacle Village Outline based on received surveys

2.3 What Happens Next

As part of the design process the comments received will be take into account while the Outline Plan is being finalized and submitted to the County for review. This report will be appended to the Outline Plan.

Appendix A

Mailout Notification

Newspaper ad

Date: January 16, 2024
Our Ref: 133341
Subject: Pinnacle Village Outline Plan Public Open House

To Whom It May Concern:

This letter is to notify you of the Pinnacle Village Outline Plan public open house. Arcadis, on behalf of our client, has submitted an Outline Plan application to Sturgeon County. This event is an opportunity for affected residents to review the draft land use concept, servicing, amenities and provide their input.

Public Open House:

Pinnacle Community Center
79 Pinnacle Way, Sturgeon County
Jan 31, 2024
6:00 PM to 8:00 PM

Representatives from the Applicant will be in attendance to describe the development, proposed land use changes and to answer questions. Feedback received from the open house will be provided to the County as a 'What We Heard Report' and summarized within the Outline Plan. Residents will have the opportunity to attend a future public hearing prior to Council's consideration of the Outline Plan. Sturgeon County will notify residents of the public hearing.

Sincerely,
Arcadis Professional Services (Canada) Inc.



Michael Reyes
Design Coordinator

Email: Michael.reyes2@arcadis.com
Direct Line: 780 428 4000 ext 68087
Mobile: 780 906 3352

Enclosures:
Land Use Concept



Arcadis Professional Services
(Canada) Inc.
10120 103 Avenue
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Edmonton, Alberta T5J 3R6
Canada
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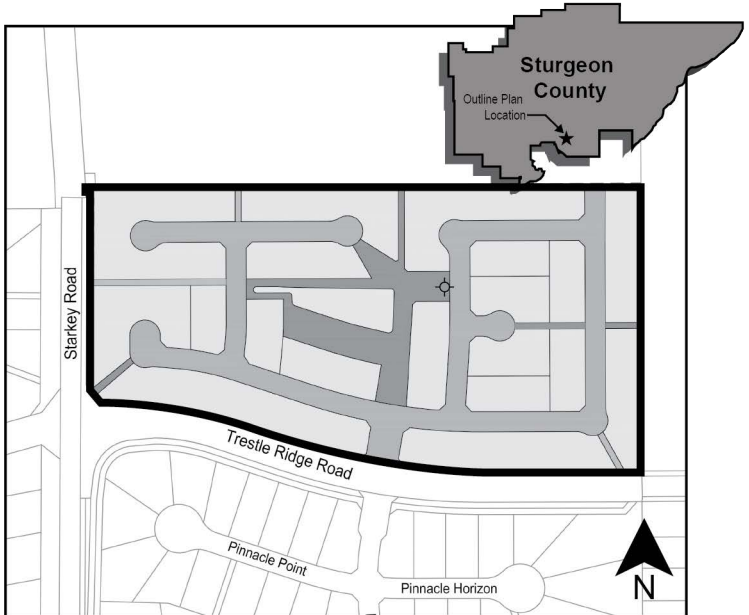
Ed Basaraba
Phone: 780-498-6585
Pinnacorp Investments Inc
www.pinnicalvillage.ca

PUBLIC MEETING

Date: January 31, 2024

Time: 6:00 PM – 8:00 PM

Location: Pinnacle Community Center
79 Pinnacle Way
Sturgeon County, AB



Please join us at the Pinnacle Village Outline Plan Open House. The proposed Outline Plan facilitates the development of land uses, services and amenities as part of the Pinnacle Village residential subdivision.

At this Open House, representatives from the Applicant will be in attendance to describe the development proposed land use changes and to answer questions.

Questions?

Contact: Michael Reyes

By telephone at 780 906 3352

By email at michael.reyes2@arcadis.com

Appendix B

Open House Boards

Survey Copy

Survey Responses

WELCOME!



What is an Outline Plan (OP)?

- Outline Plans are local planning documents that plan areas at a more-site specific level.
- Identify how specific parcels of land can be developed in a way that aligns with the higher-order planning documents, while addressing relevant site-specific conditions.
- Allows for redistricting and subdivision applications to be submitted.

Pinnacle Village Outline Plan

- The Pinnacle Village Outline Plan aims to establish a framework for land use, infrastructure servicing, and development objectives.
- The development is seen as a logical extension along Starkey Road, contributing to the completion of the Sturgeon Valley.
- The plan dedicates 1.32 hectares (9.4% of the gross area) to open space, including Municipal Reserve and stormwater management facilities.
- Aligns with the Sturgeon Valley Core Area Structure Plan and ensures a continuous supply of land for residential development.

What's Next?

Feedback from the Open House will be included in a *What We Heard Report* and summarized in the Outline Plan.

Outline Plan

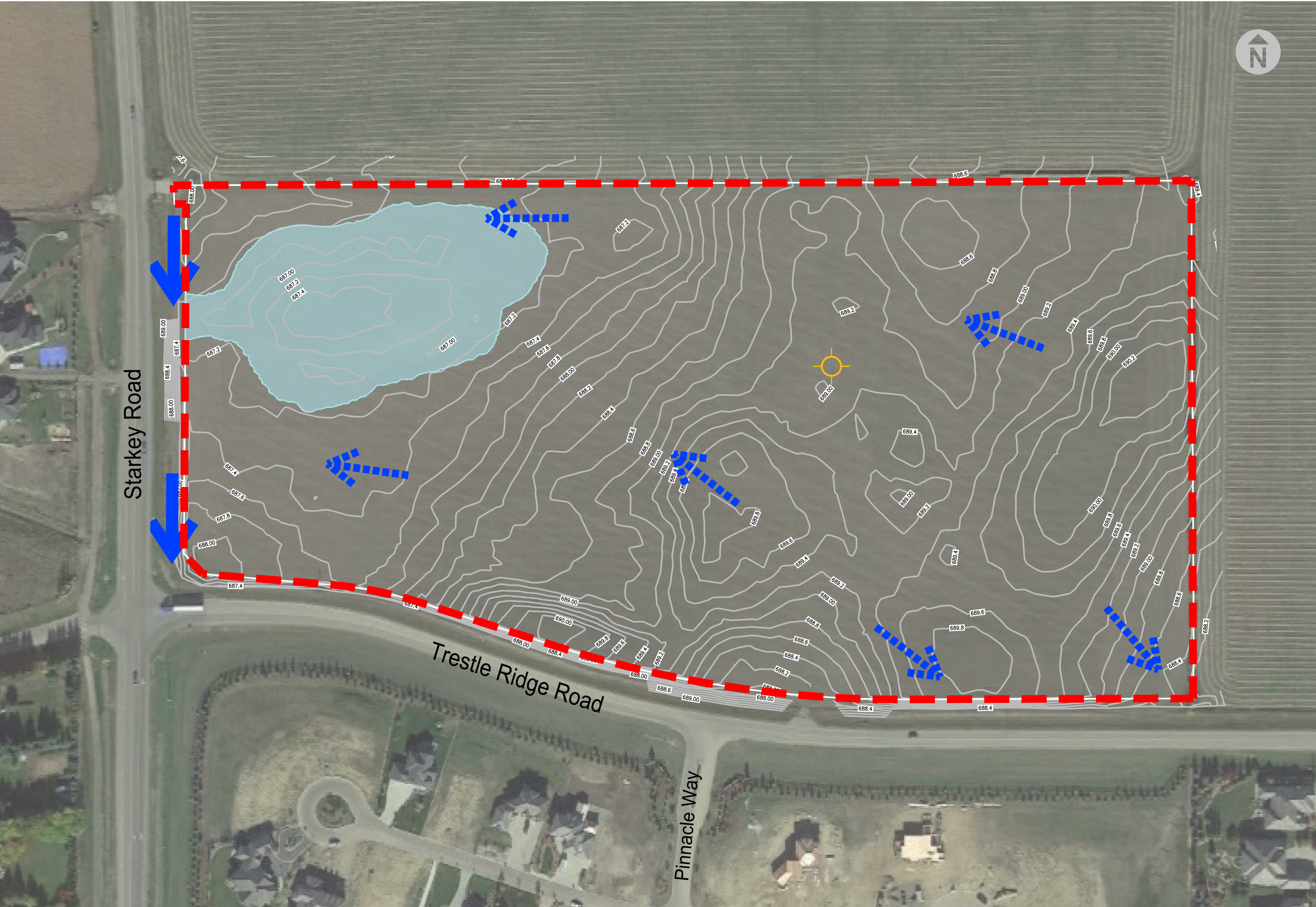
January 31, 2024

PINNACLE
VILLAGE

Pinnacorp Investments Inc.
Ed Basaraba
780-498-6585
www.pinnaclevillage.ca



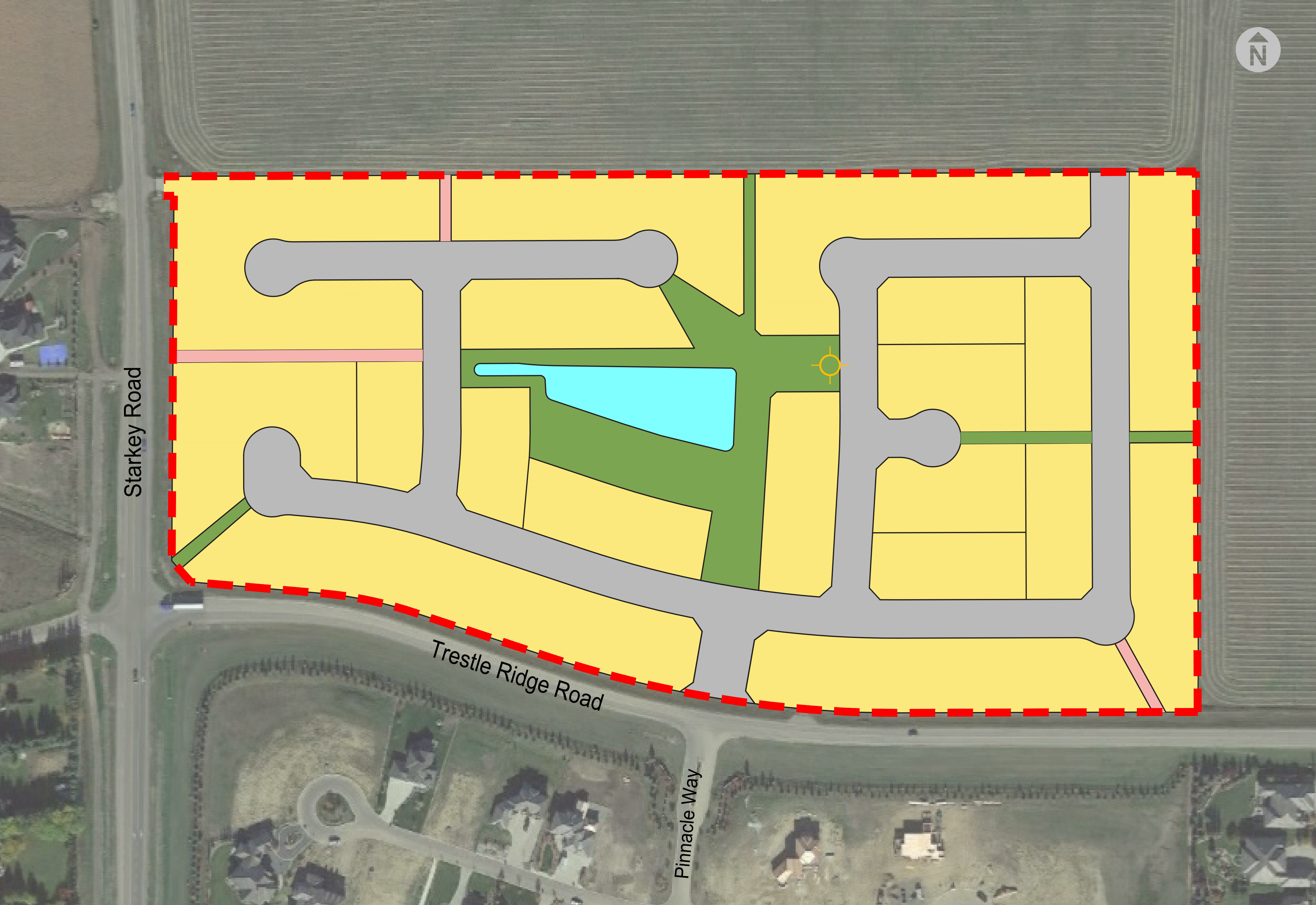
EXISTING CONDITIONS & CONTOURS



- Legend**
- Major Drainage Route
 - Direction of Drainage
 - Abandoned Resource Well
 - Outline Plan Area Boundary
 - Contour Lines
 - Low Lying Area

Note: Plan is conceptual and is subject to changes.

DEVELOPMENT CONCEPT

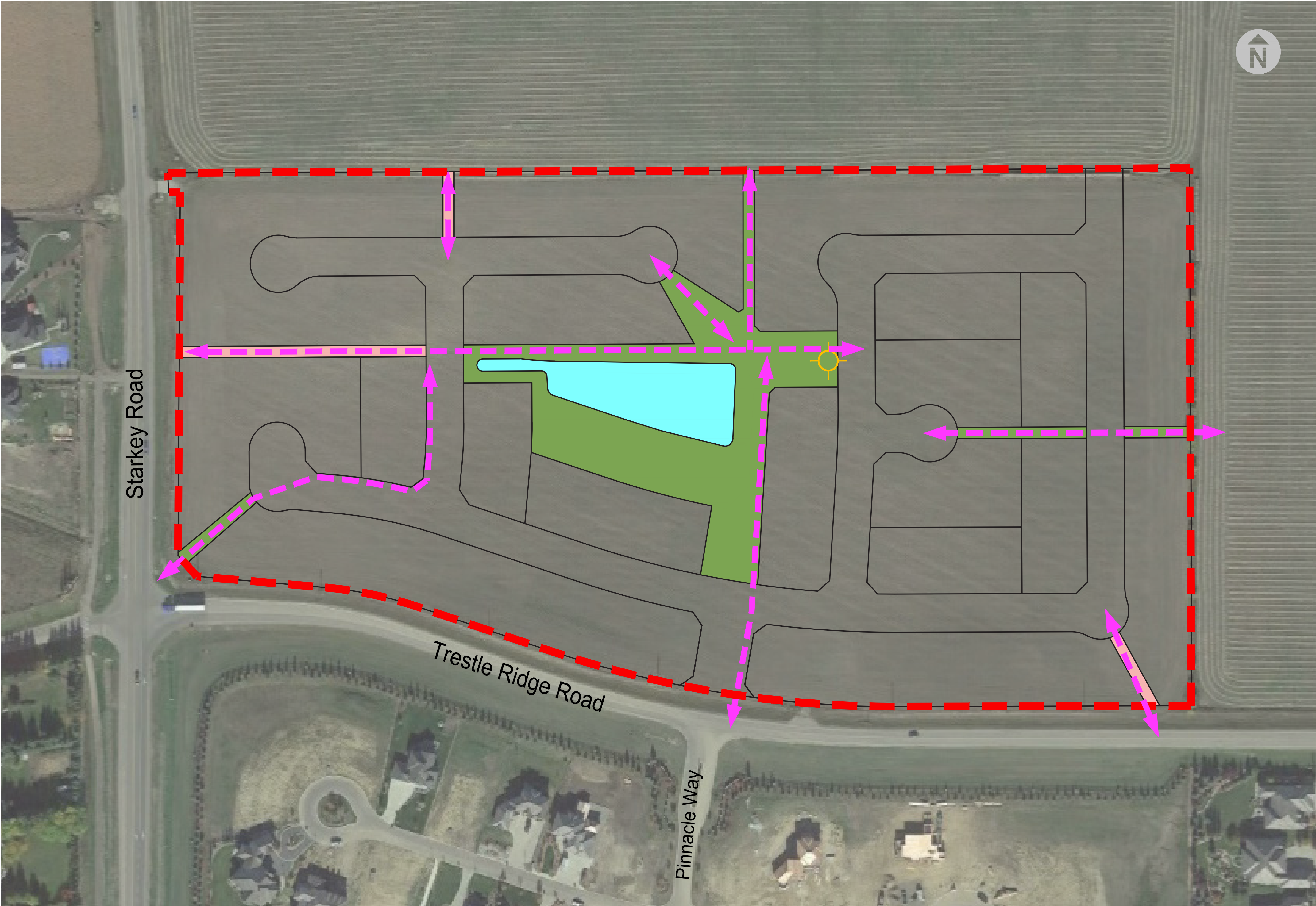


Legend

- Low Density Residential
- Stormwater Management Facility (SWMF)
- Open Space
- Local Road
- Public Utility Lot
- Outline Plan Area Boundary
- Abandoned Resource Well

Note: Plan is conceptual and is subject to changes.

OPEN SPACE NETWORK

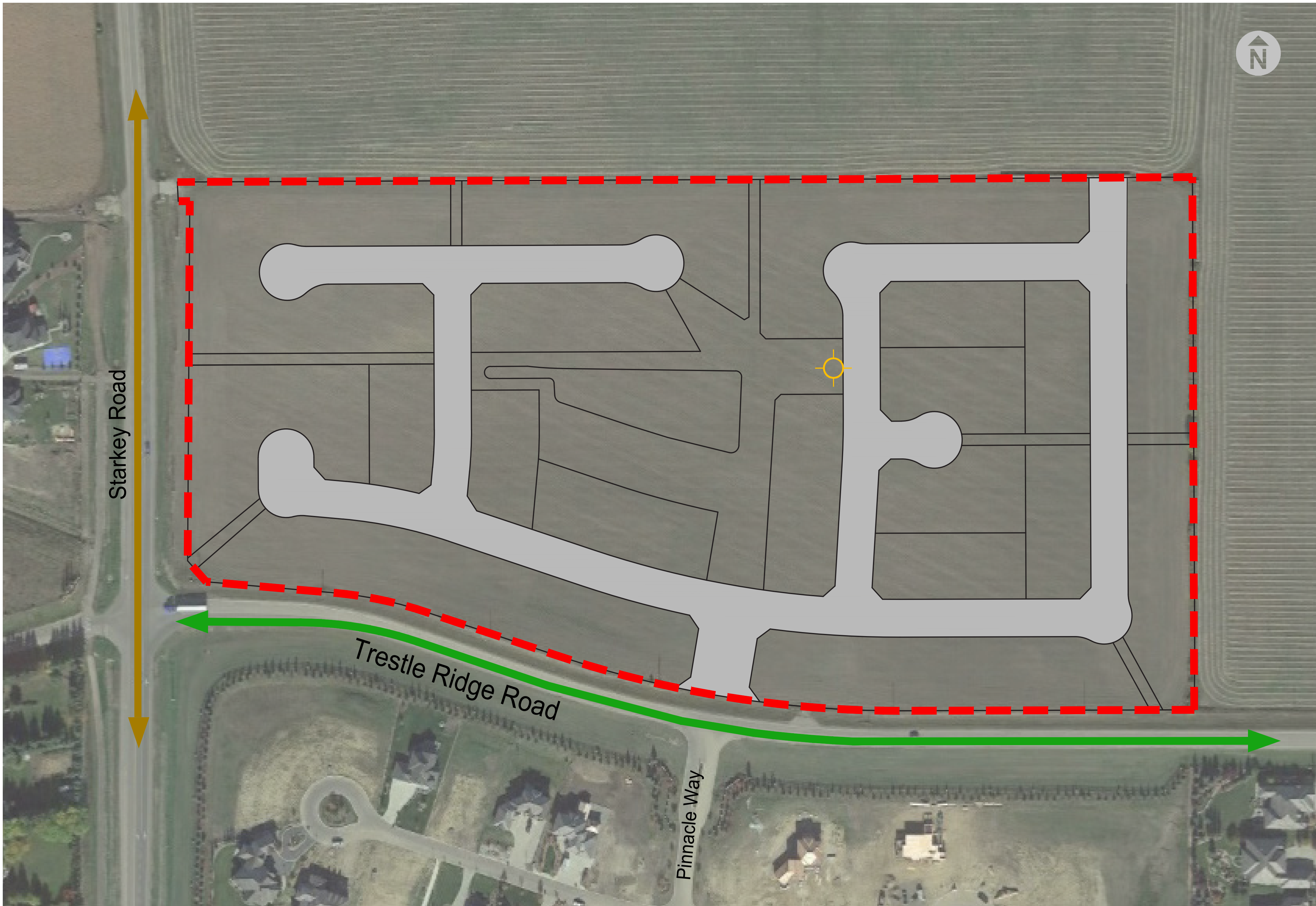


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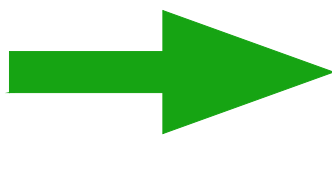
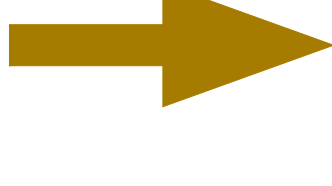

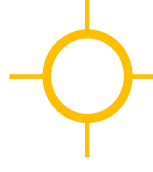
- Open Space
- Stormwater Management Facility (SWMF)
- Major Pedestrian Linkage
- Outline Plan Area Boundary
- Public Utility Lot
- Abandoned Resource Well

Note: Plan is conceptual and is subject to changes.

TRANSPORTATION NETWORK

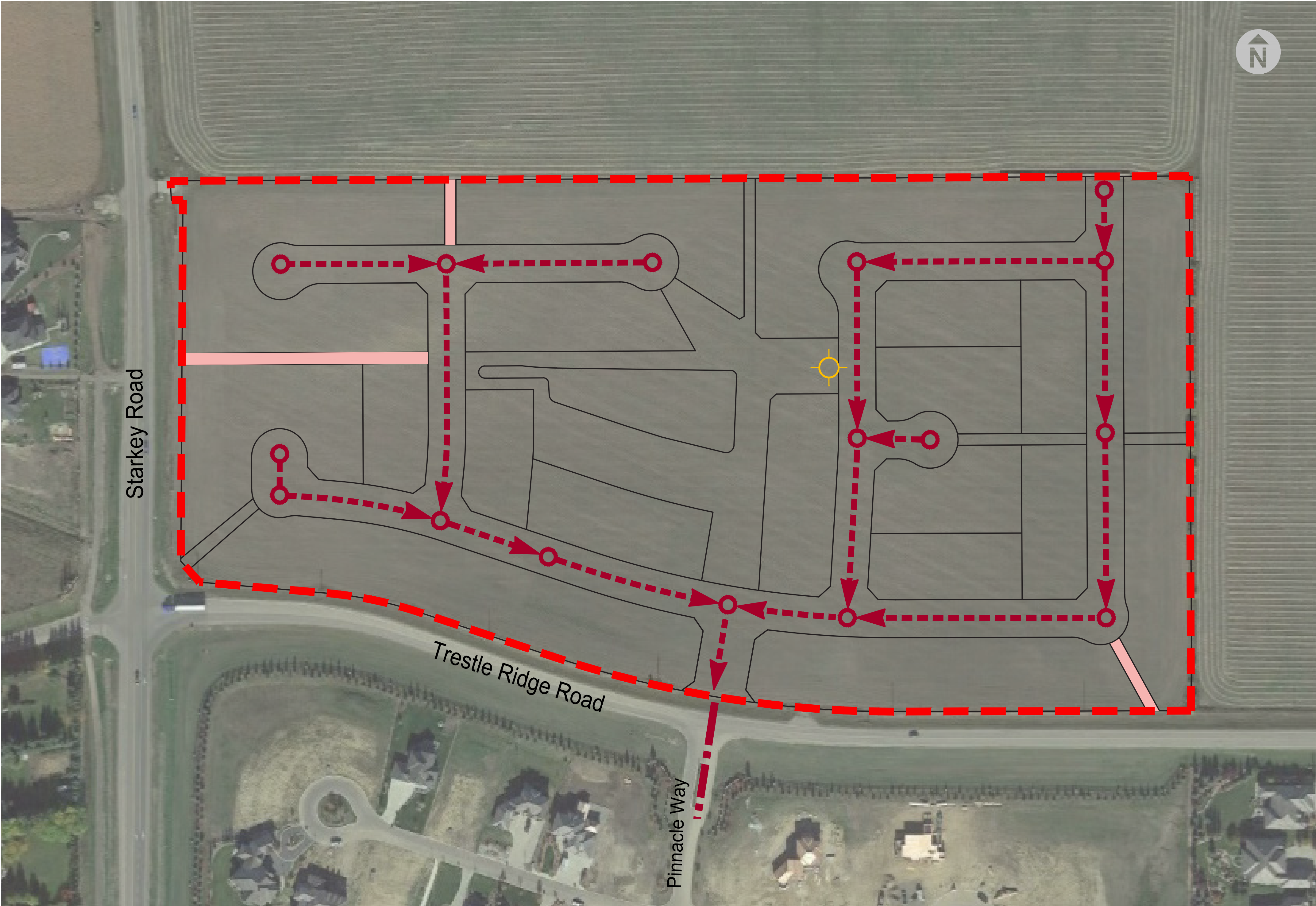


Legend

-  Local Road
-  Rural Collector Road
-  Collector Road
-  Outline Plan Area Boundary
-  Abandoned Resource Well

Note: Plan is conceptual and is subject to changes.

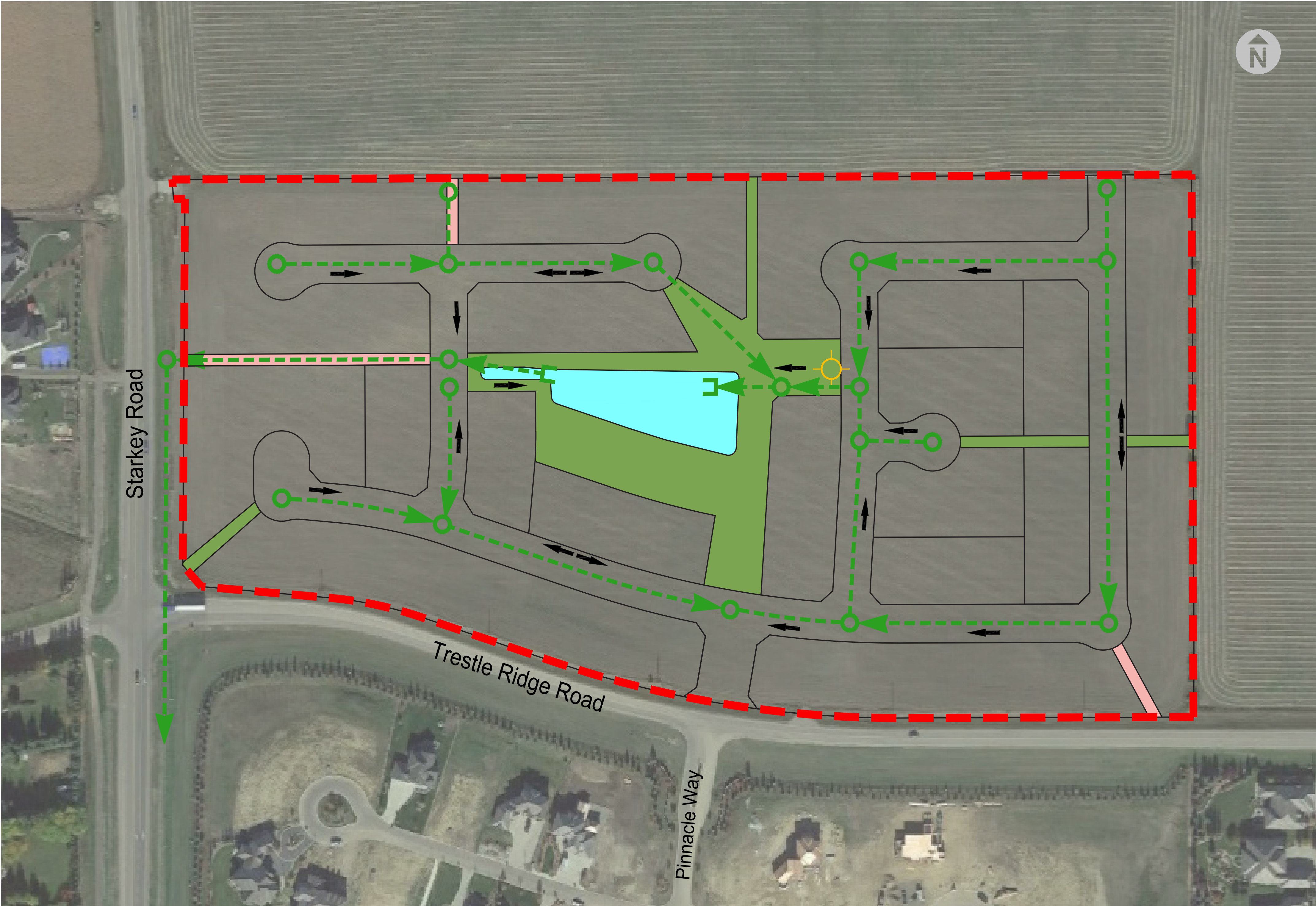
SANITARY SERVICING



- Legend**
- Future Sanitary 200 mm Pipe and Flow Direction
 - Existing 200 mm Gravitymain
 - Outline Plan Area Boundary
 - Public Utility Lot
 - Abandoned Resource Well

Note: Plan is conceptual and is subject to changes.

STORM SERVICING



Legend

Future Storm Sewer & Flow Direction

Proposed Storm Sewer Manhole

Future Storm Connection

Direction of Surface Flow

Open Space

Outline Plan Area Boundary

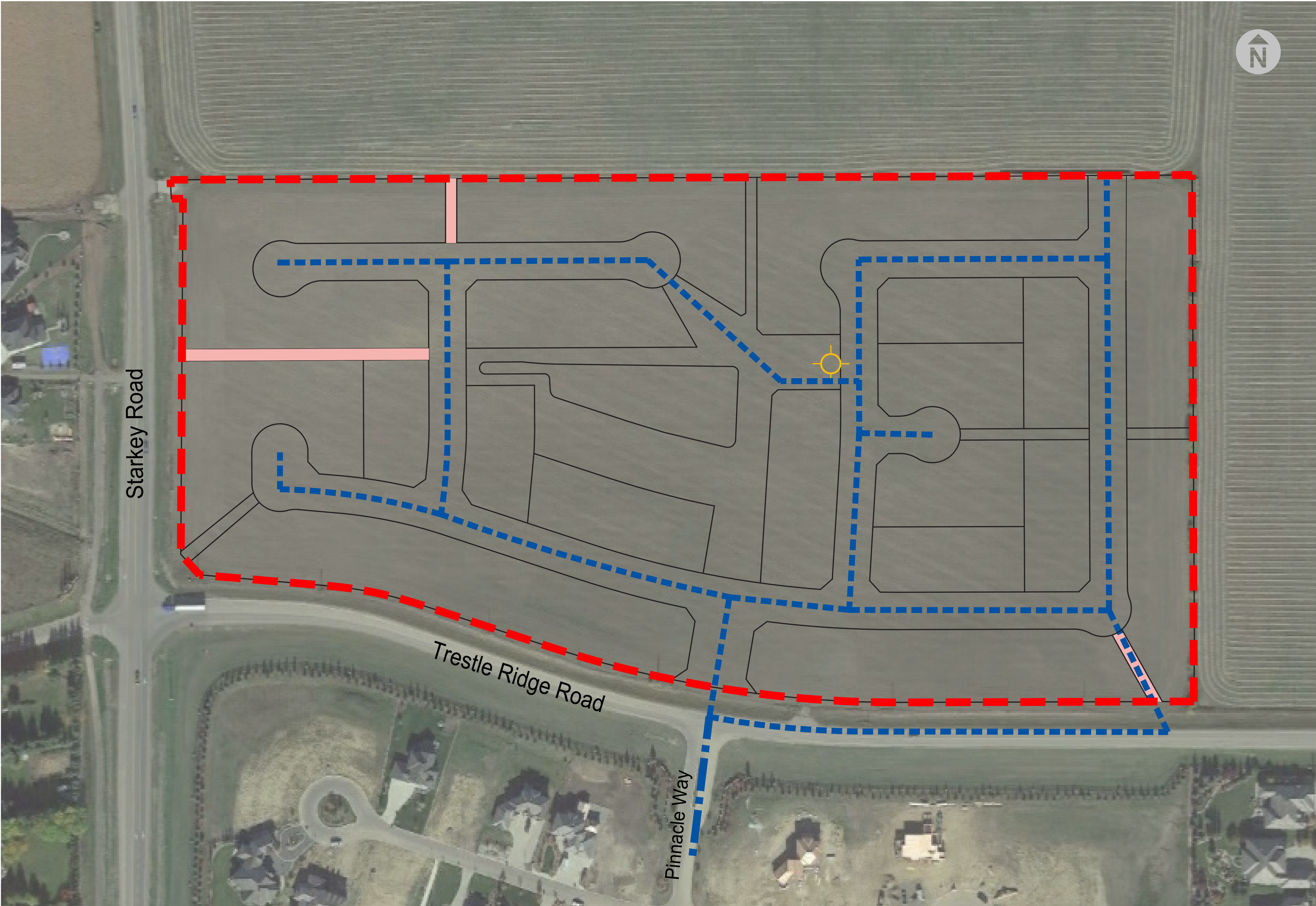
Storm Water Management Facility (SWMF)

Public Utility Lot

Abandoned Resource Well

Note: Plan is conceptual and is subject to changes.

WATER SERVICING

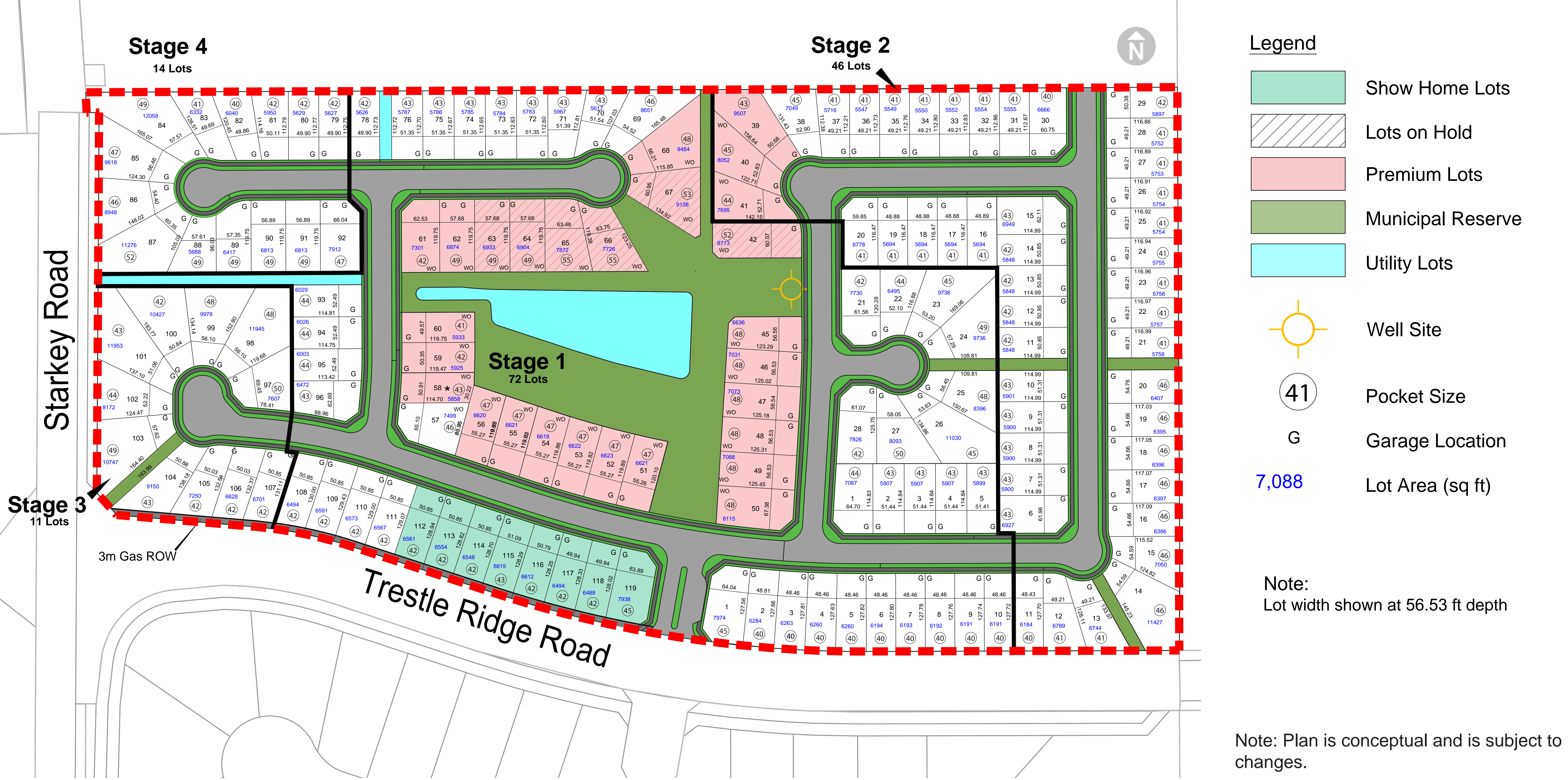


Legend

- 200 mm Watermain
- Existing 200 mm Water Line
- Outline Plan Area Boundary
- Public Utility Lot
- Abandoned Resource Well

Note: Plan is conceptual and is subject to changes.

LOTING PLAN



LANDSCAPE CONCEPT PLAN



Community Design

- Relaxed and Modern Lifestyle Enclave
- Safe, livable and walkable community
- Elevated landscapes and streetscapes
- Activated green spaces
- Winter vibrancy

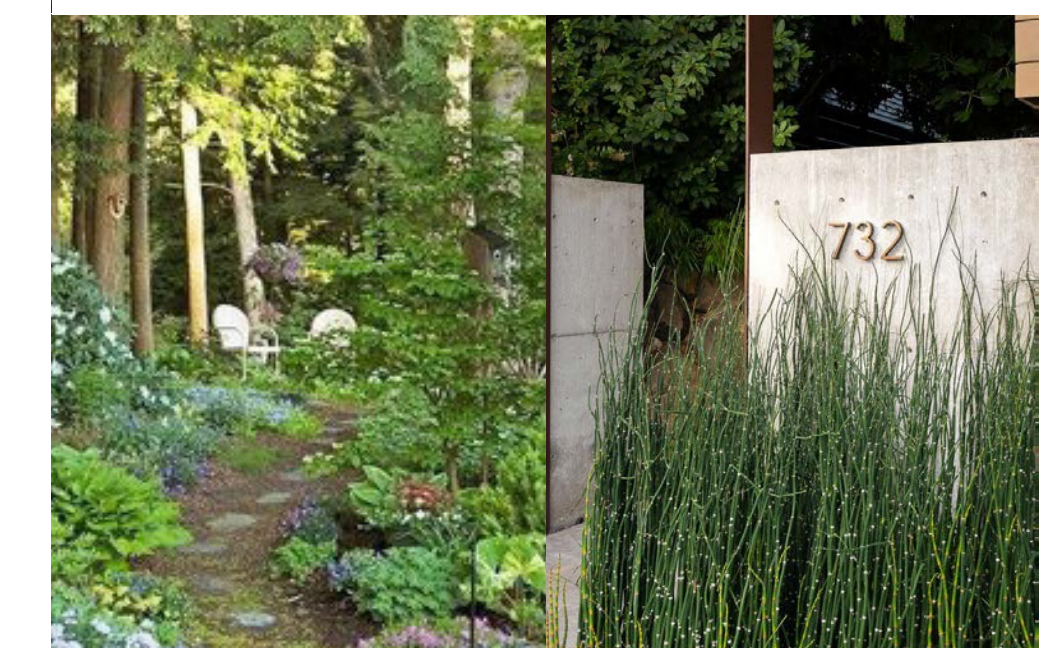
Note: Plan is conceptual and is subject to changes.



Dry Pond Planting



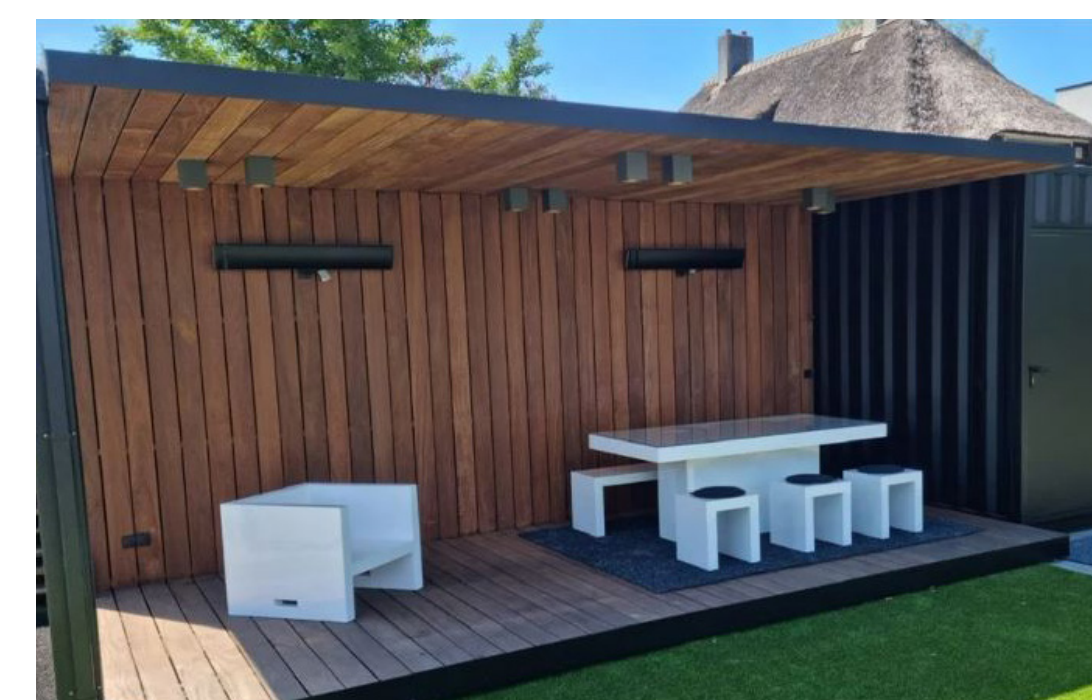
Berry Garden



Berry Garden & pathway Architectural planting



Snow bank Rink



Shelter with Storage Opportunities



Open Modern Shelter



Shelter with wind protection on one side

Outline Plan

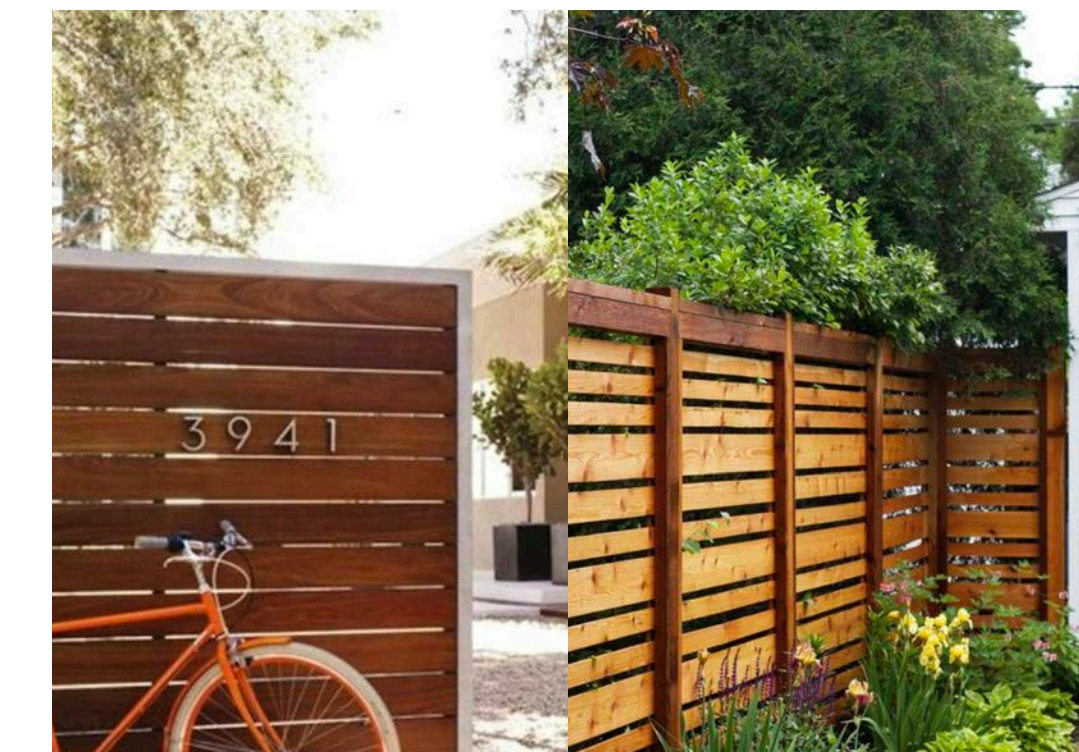
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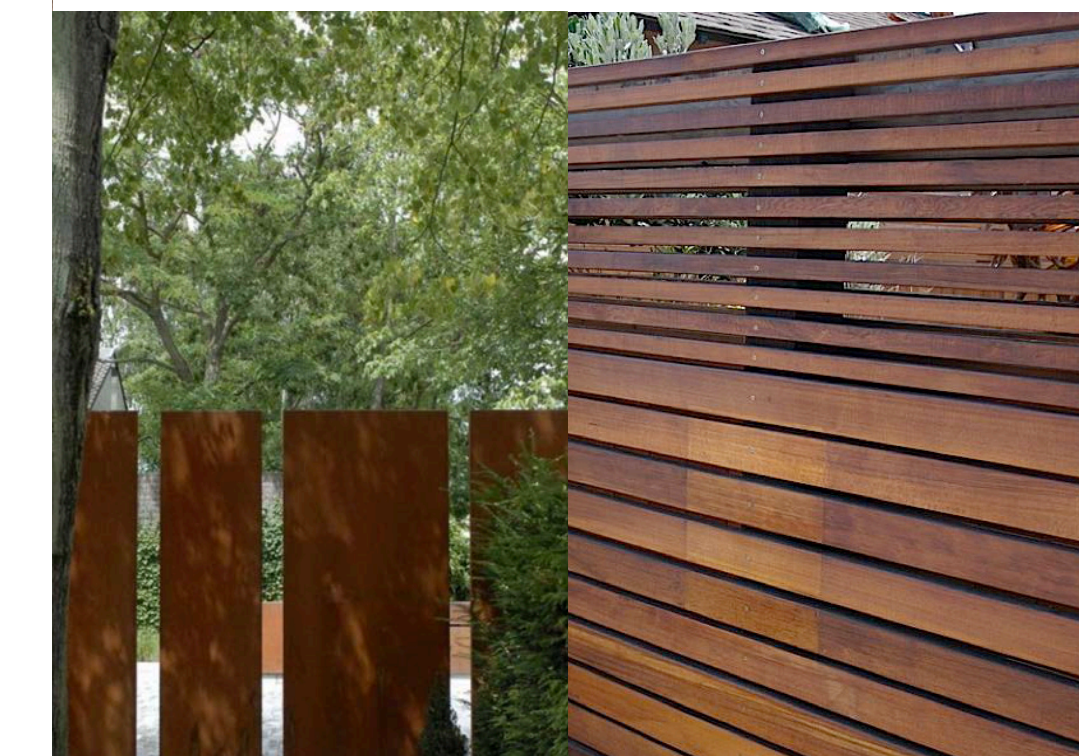
 **ARCADIS**

FENCING PLAN



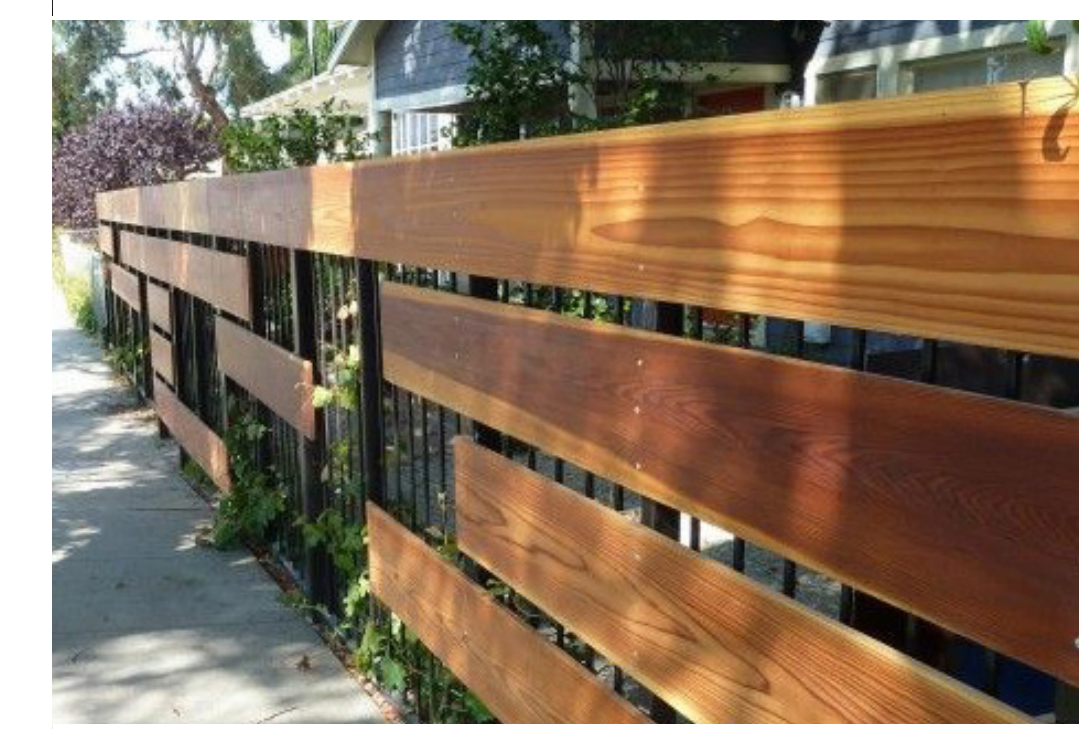
Horizontal board fence, picture frame

Horizontal board fence, varying widths with picture frame



Metal panel fence

Horizontal board fence with varying widths

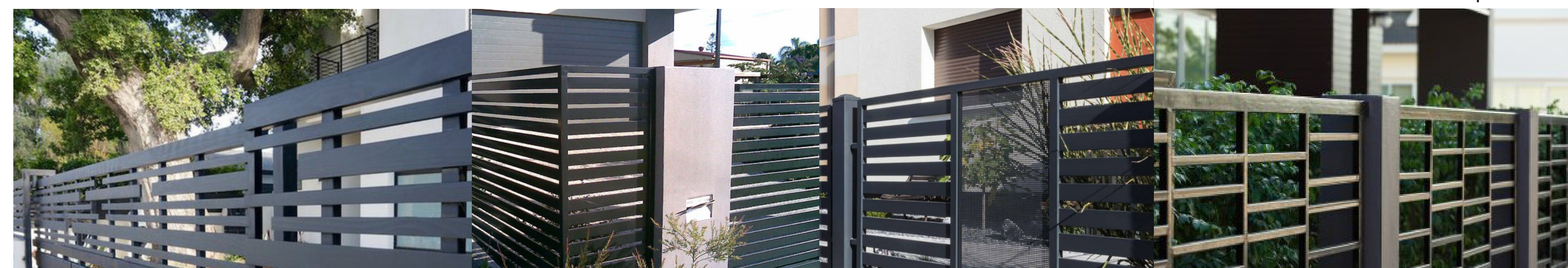


Metal & wood plank fence

Fencing & Masonry Design Ideas

- Horizontal wood fences
- Warm, natural wood tones
- Metal fences to allow views
- Stone pillars and markers

Note: Plan is conceptual and is subject to changes.



Modern metal viewing fence

Modern metal viewing fence

Metal viewing fence with screens

Modern metal viewing fence

Outline Plan

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ENTRY FEATURE PLAN

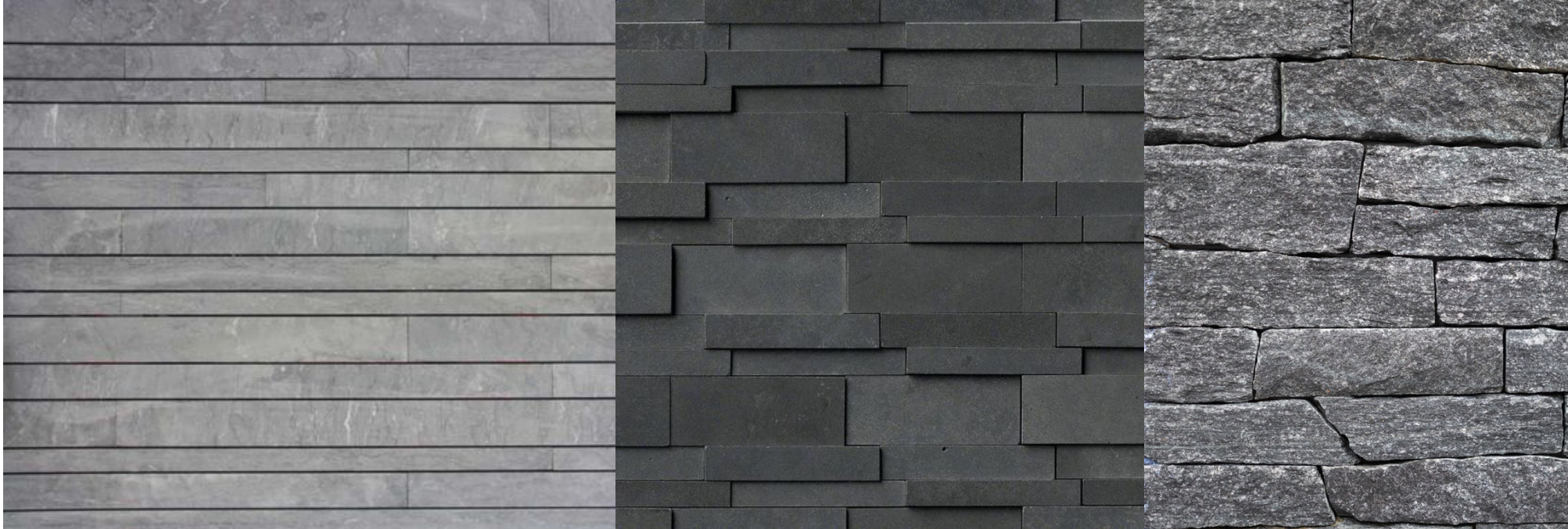


Entrance & Community Identity

- Landscaped arrival area
- Strong community identity
- Clean and modern details
- Warm and welcoming colours
- Natural textures and materials
- Distinctive signage and

Note: Plan is conceptual and is subject to changes.

Stone Ideas



Concrete Panels



Examples of lighting & signage



Entry Sign Examples



Outline Plan

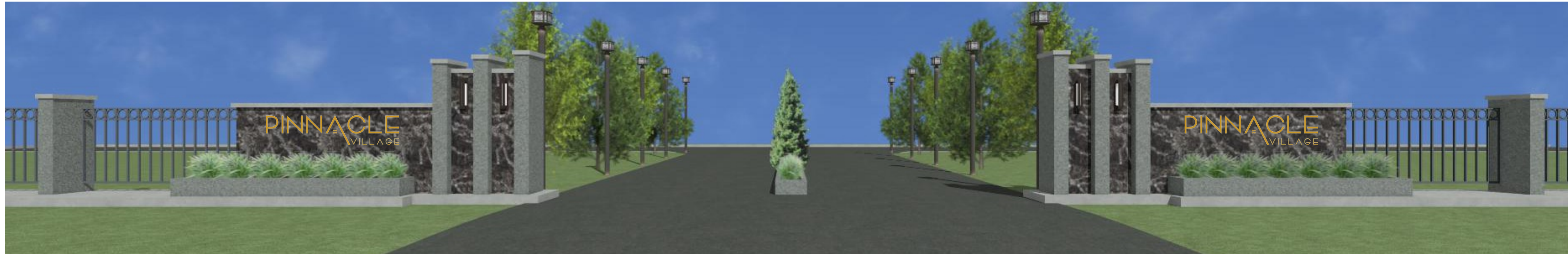
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ENTRY FEATURE DESIGN



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Pinnacle Village Outline Plan Public Open House Feedback Survey

The Developer has submitted Outline Plan to Sturgeon County to facilitate the development of Pinnacle Village. The Pinnacle Village Outline Plan sets out the framework for land use, infrastructure servicing, and development objectives. It is considered a logical extension of the Sturgeon Valley Core Area Structure Plan. The plan designates 1.32 hectares (9.4% of the total area) as open space, incorporating Municipal Reserve and stormwater management facilities. It aligns with the Sturgeon Valley Core Area Structure Plan and ensures a consistent availability of land for residential development.



Thank you for your time. The input received will be included in a What We Heard Report and presented as part of the Council Public Hearing for this project.

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