



## Request for Decision

<b>Title</b>	<b>Bylaw 1701/25 – Century Hills Land Use Bylaw Amendment – Redistricting a Portion of NE-13-54-25-W4M from AG – Agriculture District to R7 – Transitional Valley Residential District, C3 – Neighbourhood Commercial District, PU - Public Utility District, and POS – Public/Private Open Space District</b>
<b>Summary</b>	The applicant is proposing a multi-lot development within the NE-13-54-25-W4M, known as Century Hills. The proposed development requires a redistricting application and associated Outline Plan to be brought to Council for consideration. The Outline Plan serves as background information for the redistricting application (Bylaw 1701/25).
<b>Recommended Motion</b>	<ol style="list-style-type: none"> <li>1. That the amended Century Hills Outline Plan be received as information.</li> <li>2. That Bylaw 1701/25 be given second reading.</li> <li>3. That Bylaw 1701/25 be given third reading.</li> </ol>
<b>Previous Council Direction</b>	<p><u>January 13, 2026 Regular Council Meeting</u> Motion 5/26: That Motion 107/24 be rescinded.</p> <p>Motion 6/26: That Bylaw 1701/25 be given first reading.</p> <p><u>November 12, 2024 Regular Council Meeting</u> Motion 335/24: That Council approve Stage 1A of the Century Hills Outline Plan and direct Administration to work with the applicant to reflect a need for proposed lots to match with abutting existing lots, and for maximum development density to be complementary to the most recently approved Sturgeon Valley Core neighbourhood.</p> <p><u>April 9, 2024 Regular Council Meeting</u> Motion 107/24: That Council give first reading of Bylaw 1648/24.</p> <p>Motion 108/24: That Council direct Administration to schedule a non-statutory Public Hearing for the proposed Estates of Tuscany Outline Plan.</p> <p><u>March 14, 2023 Regular Council Meeting</u> Motion 081/23: That Council give third reading of Bylaw 1620/23.</p> <p><u>September 14, 2021 Regular Council Meeting</u> Motion 451/21: That Council give third reading of Bylaw 1557/21.</p> <p><u>July 10, 2017 Regular Council Meeting</u> Motion 351/17: That Council give third reading to Bylaw 1385/17 - Land Use Bylaw.</p>

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**Background  
Context**

- This is the second time the applicant has pursued a redistricting application for the development area known as Century Hills.
- The previous application (Bylaw 1648/24) contemplated 280 lots at a proposed development density of 17.2 dwelling units per net residential hectare (du/nrha) under Bylaw 1648/24.
- At the January 13, 2026 Regular Council Meeting, Council rescinded motion 107/24, the motion that gave Bylaw 1648/24 first reading. In doing so, Council was able to consider first reading of Bylaw 1701/25.
- For this new proposal, an Outline Plan (Attachment 2) has been submitted to support a redistricting application to facilitate a residential multi-lot subdivision on approximately 29.93 hectares within the NE-13-54-25-W4.
- The parcel is bound by the Tuscany Hills subdivision to the north, Range Road 250 to the east, North Point subdivision to the south, and the Sturgeon Valley South Area Structure Plan - Planning Area 1 to the west.
- The Century Hills Outline Plan proposes a predominantly residential neighbourhood, comprising a full buildout of 246 lots, **at a reduced development density of 14.9 du/nrha**. With an assumed average household size of 3.16, the projected population of the Plan Area is to be 777. A future commercial area is proposed along the frontage of Range Road 250.
- The land use concept would facilitate a residential neighbourhood with open/park spaces, and a small-scale neighbourhood commercial along the frontage of Range Road 250.
- Properties that border existing residential development would have larger parcels with a minimum width of 25 metres to accommodate homes with larger lots and therefore, a lower development density. Smaller parcels would be in the interior of the development, comprising most of the proposed housing in the Outline Plan.

Staging & Servicing

- Four development stages have been identified in the Outline Plan, with development commencing in Stage 1A (in the northeast of the parcel), moving south into Stage 1B, then west into Stages 2 and 3.
- Absorption of the parcels and the advancement of development through the different stages are subject to market demand.
- The Plan Area is currently un-serviced by municipal infrastructure: shallow and deep utilities will be required to service the Plan Area. Existing water and sanitary infrastructure located within Tuscany Hills will be initially utilized for servicing connections.

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- Sanitary sewer will be fed by gravity to the existing lift station in Tuscany Hills and then pumped through the existing force main along Range Road 250 to the ARROW Utilities gravity sewer trunk.
  - The lift station can support an additional flow rate of 3.4 litres per second (l/s) before upgrades to the lift station are required. This is proposed to be utilized by Stage 1A, which will consist of approximately 50 parcels.
  - Future upgrades to the lift station will be required and will be secured through development agreements required by any future subdivision approvals and will be necessary to support further stages of development (Stage 1B onwards).
  - Future water servicing will require the construction of a 400-millimetre (mm) water main that may be located within the collector road right-of-way. The County continues to explore the final alignment options for a water transmission line to serve the Sturgeon Valley south area.
  - Once the 400mm water main is operational, it will allow for commercial fire flows and the potential for the proposed C3 - Neighbourhood Commercial lands to be developed (subject to subdivision and development approval).
  - Furthermore, the water main will provide a critical piece of infrastructure for future development of Planning Area 1 within the Sturgeon Valley South ASP. The County anticipates that design work on this water main would commence in 2026, with construction to occur soon thereafter.
  - A Traffic Impact Assessment (TIA) and subsequent addendum support the development staging proposed.
  - The initial approach to the development is proposed to be accessed from Via Tuscano. As per the County's General Municipal Servicing Standards (GMSS), a single approach can service only 20 parcels; any development above this number requires an emergency access point.
  - Ultimately, the main intersection serving the development will be located directly off Range Road 250. However, construction of this approach should be scheduled following construction of the 400mm water main to reduce throw-away costs. This recognizes that costs associated with constructing municipal infrastructure need to be staged so as not to be financially burdensome to the developer.
  - Stormwater will be collected via a piped system and stored in an on-site stormwater management facility (SWMF), which will connect to an existing SWMF located within Tuscany Hills. The construction of the on-site SWMF is to be constructed as part of Stage 1A.

- The following documents have been provided to support the application: Outline Plan, Engineering Design Brief, Traffic Impact Assessment, Hydraulic Network Analysis, Geotechnical Report, Phase 1 Environmental Site Assessment & Groundwater Monitoring, Wetland Assessment and Impact Report, Abandoned Well Map, What We Heard Report, Historical Resources Map, Noise Impact Assessment Report, Lift Station Report, and a Redistricting Map.
- During the January 13, 2026 Regular Council Meeting, Council requested the rationale for the developer dedicating 8.67% of the land as Municipal Reserve (MR) and providing the remaining 1.33% as cash- in- lieu.
- The *Municipal Government Act* permits a municipality to obtain up to 10% of land to be subdivided through the dedication of Municipal Reserve (MR) to support public infrastructure such as parks, schools, and recreational areas.
- In situations where dedicating the full 10% as land is not practical or beneficial, the developer may instead provide the remainder as cash- in- lieu, which is the monetary equivalent of the land not dedicated.
- Cash- in- lieu MR funds may be used by the municipality to acquire public lands, develop or enhance parks, build or upgrade recreational facilities, or construct and improve trails. The land dedication proposed within the development is deemed sufficient by administration and the cash in-lieu component can be used to supplement the open space network elsewhere within the Valley.

#### Public Hearing Comments

- 169 written submissions were received during the Public Hearing, of which 167 were opposed, and two were in favour. Seven people provided verbal submissions (all opposed).
- Comments received spoke to a range of issues, including, but not limited to, opposition to the proposed densities, increased traffic volumes, increased strain on infrastructure, and the loss of rural character and agricultural land.
- A record of submissions received during the Public Hearing is included as Attachment 3.

#### Outline Plan Amendments

- The applicant is proposing the following amendments to the Outline Plan, which are considered administrative in nature and have been provided to add further clarity to the previously considered information.
  1. Cover photo change.
  2. Section 1.3 Planning Framework - Amended the infographic to show the outline plan and redistricting with subdivision following as the final step.
  3. Section 3.2/Subsection 5.10 - Indicated technical engineering supporting studies and reports have been prepared and submitted under separate cover.

4. Figure 6 - Council had requested that the Modeled Sound Levels map be updated to the current land use concept. However, to make this change, the noise study will need to be updated with a full review to create a new map. Therefore, Administration has agreed to defer the updated noise study to the subdivision stage of Phase 1A.
5. Section 6.2.5 – Edited to address referral comments from Administration and Council. New image added showing 1.5 km radius from park to link to The Sturgeon County Open Space Plan (OSP).
6. Section 6.26 - Amended to add text about the Stormwater Management Facility (SWMF) being naturalized.
7. Policy 6.3.1 (d) - Revised to include reference to open spaces.
8. Figure 7 - Updated to clarify in the legend that the SWMF and walkways are Public Utility Lots (PUL). Active transportation network updated to match Figure 9. Red Boundary reduced in thickness to better show PULs on north and south side of the Plan Area.
9. Figures 7 and 9 - Arterial roadway dedication demarcated on the Land Use Concept Plan with a Right of Way (ROW) note: “ROW dedication to be determined at detailed design stage”.
10. Local Residential Road Widths – Roads were adjusted to be consistent with the County’s current General Municipal Servicing Standards (GMSS). Updates included adding a note to indicate the road network will be designed and constructed in accordance with the most current GMSS to Figures 7 and 9, as well as updates to the Road areas in Section 6.1- Land Use and Population Statistics.
11. Collector Residential Road Widths – Roads were adjusted to be consistent with the County’s current General Municipal Servicing Standards (GMSS). Updates included adding a note to indicate the road network will be designed and constructed in accordance with the most current GMSS to Figures 7 and 9, as well as updates to the Road areas in Section 6.1- Land Use and Population Statistics.
12. Figure 8 - Included laneway as part of Stage 1A to provide water looping and emergency access to the cul-de-sac until stage 1B advances.
13. Section 8.3 – Reference to ROW widths removed and added “The road network within the OP will be designed and constructed in accordance with the most current GMSS.”
14. Section 8.3 – Added an image showing a street cross section.
15. Section 8.3 – Revised to reference to the northwest access and included text regarding future public consultation on the nature of this access (vehicle/pedestrian/emergency).
16. Section 8.4 – Active transportation section rewritten to provide greater clarification on pedestrian connectivity.

17. Section 8.4 – Added an image showcasing asphalt pathway cross sections.
18. Figure 9 - Revised to better describe the active transportation network, with sidewalks, Public Utility Lot (PUL) walkways and trails all shown.
19. Section 9.1 – Image replaced to better represent a naturalized stormwater management facility.
20. Section 9.2 – Reference to lift station improvements has been removed and added a note: “Updated Engineering studies will be required to determine the timing of offsite improvements and will be a condition of subdivision for Stage 1A.”
21. Section 9.3 – Statement added indicating “At time of subdivision for Stage 1A, an easement will be registered within the Plan Area, permitting the County to enter upon and construct the 400mm water main through the Plan Area.”
22. Section 9.5 – Statement added indicating “All onsite and offsite municipal infrastructure required to support the Outline Plan area shall be designed and constructed in accordance with the most current Sturgeon County GMSS.”
23. Section 9.5 – Statement added indicating “All supporting technical engineering studies and reports will be updated to support full build out of the Outline Plan area in accordance with the proposed densities prior to subdivision approval for Stage 1A.”
24. Section 9.5 – Statement added indicating “Commercial fire flows shall be provided prior to the development of the Commercial lands.”
25. Figure 10 – Removed from Outline Plan.
26. Figures 11 and 12 – Flow arrows updated accordingly.

#### Referral Comments

- While not required for the redistricting process, the following information may be required at the subdivision stage: Lot Grading Plan, Erosion and Sediment Control Plan, Fiscal Impact Assessment, and an Emergency Response Plan.
- All other responses from relevant departments have been addressed through amendments made to supporting documents provided to date.

#### External Communication

- Invistec Consulting Ltd., on behalf of the landowner, has hosted the following public engagements:
  - First mail-out notification - November 26, 2021:
    - 159 postcards sent.
  - Initial public open house - December 8, 2021:
    - 33 residents in attendance.
  - Second mail-out notification - April 19, 2024:
    - 1,339 postcards sent.
  - Second public open house - April 29, 2024:
    - 51 residents in attendance.

<p><b>Financial Implications of Recommended Motion</b></p>	<ul style="list-style-type: none"> <li>The cost associated with the public hearing were covered by the advertising and notification fee collected as part of the application intake.</li> </ul>
<p><b>Other Implications of Recommended Motion</b></p>	<p><u>Bylaw, Policy, Master Plan, and Legislative Alignments</u></p> <ul style="list-style-type: none"> <li>An Outline Plan is a non-statutory planning document that must align with the policies of a higher order plan, in this case the Sturgeon Valley Core Area Structure Plan (ASP).</li> <li>The intent of an outline plan is to provide further details regarding future development of a multi-lot subdivision, including its land use concept, infrastructure servicing, staging, etc.</li> <li>The outline plans serve as the application and/or background information for related redistricting application. This provides certainty to all parties regarding future development.</li> <li>The Sturgeon Valley Core Area Structure Plan identifies this parcel as ‘Valley Core Reserve.’ The intent of this designation is to allow for residential development within the range of 2 – 20 dwelling units per net residential hectare (du/nrha).</li> <li>The <i>Municipal Government Act</i> (MGA) authorizes Council to establish and amend bylaws.</li> <li>Bylaw 1557/21 - Sturgeon Valley Core Area Structure Plan states the following policies: <ul style="list-style-type: none"> <li>5.4.1 – <i>“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 5.12 Implementation.”</i> <ul style="list-style-type: none"> <li>The Outline Plan falls within and is identified as Valley Core Reserve lands.</li> </ul> </li> <li>5.4.2 – <i>“The County shall require that landowners and/or applicants to 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 required contents of the Outline Plan are outlined in Section 5.12 Implementation.”</i> <ul style="list-style-type: none"> <li>The Outline Plan has been submitted in support of the redistricting application. If the bylaw receives three readings it will allow the developer to submit a subdivision application.</li> </ul> </li> </ul> </li> </ul>

- 5.4.4 – *“The County shall permit development density up to a maximum of 20 du/nrha on lands designated as Valley Core Reserve in Figure 5: Development Concept Map.”*
  - The Development proposes a density of 14.9 du/nrha.
- 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 use of the R7 district within the Outline Plan Area will help ensure that the development complements the residential character of adjacent development, while still allowing for increased densities and a range of housing products.
- 5.4.6 – *“Proposed residential lots within the Valley Core Reserve that abut existing multi-lot residential lots prior to the adoption of this Area Structure Plan shall be developed in a manner consistent with the land use district of the existing multi-lot residential lots.”*
  - The Outline Plan proposes a land use district concept which requires R7 parcels that abut existing country residential development to have lot widths that are comparable to the existing R2 – Country Estate Residential.
  - Additionally, the R7 district has a minimum front yard setback of 5.5 metres (4.5 metres for flanking front yard) compared to the R2 district which has a minimum front yard setback of 12 metres (10 metres for flanking front yard).
  - This effectively means that a house can be constructed much further forward on the parcel than the existing adjacent R2 parcel, further increasing the separation of existing and proposed housing.
- 5.6.9 – *“The County may require an environmental impact assessment prepared by a qualified professional for any proposed development within or adjacent to lands designated as Environmental Protection in Figure 5: Development Concept Map.”*
  - Supporting environmental studies have been completed as part of the Outline Plan submission.
- 5.6.10 – *“The County shall require subdivision applicants to obtain appropriate approvals in accordance with the Historical Resources Act.”*
  - There are no historical resources present within the Plan Area and is therefore not subject to further approval.

- A confirmation correspondence from the Branch of Historical Resources was confirmed in addition to a desktop map and research completed and provided within the Outline Plan submission.
- 5.6.11 – *“The County shall require that development complies with all setback requirements from oil and gas infrastructure as prescribed by the Alberta Energy Regulator.”*
  - The Plan Area has no sour gas facilities.
  - An active ATCO pipeline that bisects the Plan Area carries low pressure gas and has been incorporated within the Land Use Concept.
  - No development setbacks from the Alberta Energy Regulator, Alberta Utilities Commission, or ATCO Pipelines are required outside the pipeline right-of-way.
  - Alberta Energy Regulator (AER) Directive 079 will inform future requirements for setbacks from an abandoned well.
- 5.7.2 – *“The County shall take 10% of the gross developable land to be subdivided as municipal reserve, cash-in-lieu, or a combination thereof. If land is taken, it should be in a configuration that supports the ASP objectives of establishing linked greenway corridors, buffering of land uses, and internal amenity space.”*
  - The Outline Plan has dedicated 8.67% to municipal reserve (MR). The proposed open space supports the Sturgeon Valley Core ASP’s objective of establishing linked greenway corridors.
  - The remaining 1.33% of MR owed will be provided as cash-in-lieu.
- 5.10.2 – *“During the preparation of Outline Plans, applicants shall be required to prepare detailed reports outlining the impact that the new development will have on the municipal water and wastewater infrastructure and describe any upgrades that may be required and the associated cost. When conducting this assessment, the applicant will need to consider the adjoining lands that may also be developed in the future.”*
  - An Engineering Design Brief, Hydraulic Network Analysis Report, and Lift Station Report have been prepared and submitted as part of the Outline Plan submission.
  - The reports include engineering analysis of sanitary, storm, and water networks to accommodate the proposed densities, roadway network, and stormwater run-off.

- 5.10.3 – *“The County shall require wastewater servicing concepts to be developed as a part of Outline Plans. Where possible, new wastewater servicing shall be an extension of existing wastewater infrastructure.”*

- Wastewater servicing and lift station analysis have been prepared and submitted (under separate covers within the Engineering Design Brief and Lift Station Reports) as part of the Outline Plan submission.

Council’s Strategic Direction

● **Planned Growth**

- Sturgeon County plans for responsible growth through the Sturgeon County Municipal Development Plan and other County Statutory Plans.
- Sturgeon County manages growth for current and future developments.
  - The development is located within an area that has been identified for increased residential densities.
- Sturgeon County residents have access to safe and reliable infrastructure assets.
  - Required infrastructure improvements are subject to the terms of a Development Agreement that is required as a condition of subdivision approval.

● **Collaborative Governance**

- Sturgeon County fosters collaborative intergovernmental partnerships.
- The subject lands are located within the Sturgeon Valley which has been the subject of negotiation between Sturgeon County and its urban municipal neighbours.

Organizational Initiatives, Capacity, and Process Impacts     Yes     No

Public or Internal Service Level Impacts     Maintain     Increase     Decrease

External Stakeholder Impacts     Yes     No

- Residents in the Sturgeon Valley were notified of the public hearing and given the opportunity to provide input to Council.

Risk or Legal Considerations     Yes     No

- Council has broad discretion to make land use policy and consider specific applications. While there is risk that, if the application is refused, the applicant may seek a legal challenge of Council’s decision, the County’s legal advice is clear on Council’s discretion.

<b>Communication Measures</b>	<p>Legislated requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> <li>The Public Hearing for Bylaw 1701/25 was advertised in accordance with relevant legislation and County processes, including the January 29, 2026 and February 5, 2026 editions of the <i>St. Albert Gazette</i>. Other methods of communication include on-site signage, County social media, and a postcard mailed to all Sturgeon Valley residences.</li> </ul> <p>Completed communications or engagement</p> <ul style="list-style-type: none"> <li>The applicant has conducted previous engagement on this proposed development with area residents. Further information can be found within the Planning Consultation Results section of the proposed Outline Plan (Attachment 2).</li> <li>Future communications or engagement planned? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</li> </ul>
<b>Next Step(s) If Recommended Motion Supported</b>	<ol style="list-style-type: none"> <li>Obtain Mayor and CAO signatures on the Bylaw (Legislative and Legal Services, March 2026).</li> <li>Consolidate amendments to the Land Use Bylaw (Planning and Development Services, March 2026).</li> </ol>
<b>Alternatives and Implications</b>	<ol style="list-style-type: none"> <li>Council could choose to defeat second or third readings of Bylaw 1701/25.</li> </ol> <p><i>Implications:</i> The applicant would be unable to develop a multi-lot development at this location. Administration cannot issue subdivision approval and associated permits without the appropriate land use district.</p>
<b>Attachment(s)</b>	<ol style="list-style-type: none"> <li>Attachment 1: Bylaw 1701/25</li> <li>Attachment 2: Century Hills Outline Plan (February 2026)</li> <li>Attachment 3: Public Hearing Record of Submissions</li> </ol>
<b>Administrative Review</b>	<p>Martyn Bell, Program Lead, Current Planning, Planning and Development Services</p> <p>Jennifer Thompson, Manager, Planning and Development Services</p> <p>Milad Asdaghi, General Manager, Development and Economic Services</p> <p>Andrew Hayes, General Manager, Financial Services and Chief Financial Officer</p> <p>Jesse Sopko, Manager, Legal and Legislative Services</p> <p>Travis Peter, Chief Administrative Officer (CAO)</p>