

CENTURY HILLS

Outline Plan



February 2026

Prepared for:
Sturgeon Valley Developments Inc.

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Executive Summary

The Century Hills Outline Plan (OP) is a non-statutory planning document that expresses the vision for this proposed neighbourhood, how it reflects the County's ambitions for the future of the Sturgeon Valley, and how it will enhance the cherished rural history and character of the Sturgeon Valley.

This OP builds on and further refines details set-forth within the County's Municipal Development Plan and the Sturgeon Valley Core Area Structure Plan (ASP). The OP includes information as it relates to the MDP and the ASP; provides key details on planning process (public engagement), location, demographics, and existing conditions; provides a land use concept and associated policies to support and implement the concept; a staging section that provides key information on how the plan itself may be realized; and lastly it explores the engineering analysis as it relates to transportation, infrastructure and utility servicing.

Invistec would like to thank members of Administration for the support they provided to the Project Team from the inception of the project through to the finish. In addition, Invistec would like to thank the members of the Sturgeon Valley community for their participation and contribution of meaningful insights to the Plan.

It is with pleasure that we deliver the Century Hills OP to Sturgeon County on behalf of the landowner.

Sincerely,

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01 Introduction

1.1 Purpose and Scope

The Century Hills Outline Plan (OP) serves to describe the vision, policies and goals for the proposed neighbourhood of Century Hills. This document builds upon the policies and goals found within the County's Municipal Development Plan and the Sturgeon Valley Core Area Structure Plan (ASP). Within the OP, additional detail has been provided to capture how development will support the policies within the MDP and ASP, and will also provide further information as it relates to the future subdivision and development within the OP area.

1.2 Plan Area, Location, and Size

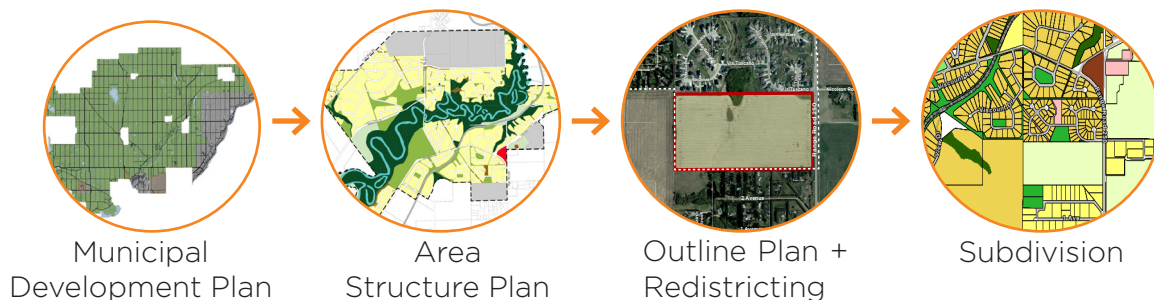
The Century Hills OP is located within the Sturgeon Valley Core Area Structure Plan and encompasses approximately 29.93 hectares (74.08 acres) of land located on NE-13-54-25-W4M. The OP is bounded by:

- Tuscany Hills neighbourhood to the north;
- Range Road 250 to the east;
- Neighbourhood Area Structure Plan 1 (of the Sturgeon Valley South ASP) to the west; and
- North Point neighbourhood to the south.

The Plan Area represents a logical continuation of growth and development within the Sturgeon Valley Core area and meets the general intent of higher order statutory policy plans in place that recommend contiguous development and efficient use of existing infrastructure systems already in place.

1.3 Planning Framework

Planning in Alberta is governed by the Municipal Government Act (MGA), which enables municipalities to establish statutory plans to facilitate future subdivision and development. Statutory plans in the County include the County's MDP and the Sturgeon Valley Core ASP, which this Outline Plan shall adhere to.



1.4 Authorization

The Sturgeon Valley Core ASP was approved by Sturgeon County Council on September, 14, 2021, through the adoption of Bylaw 1557 / 21. Through this adoption, future Outline Plans may be submitted in support of the ASP.

1.5 Amendment Process

The Century Hills OP may be amended from time to time in order to remain current and up-to-date in response to broader market conditions. Amendments to text, policies, or maps, shall be subject to Sturgeon County's Terms of Reference for Outline Plans.

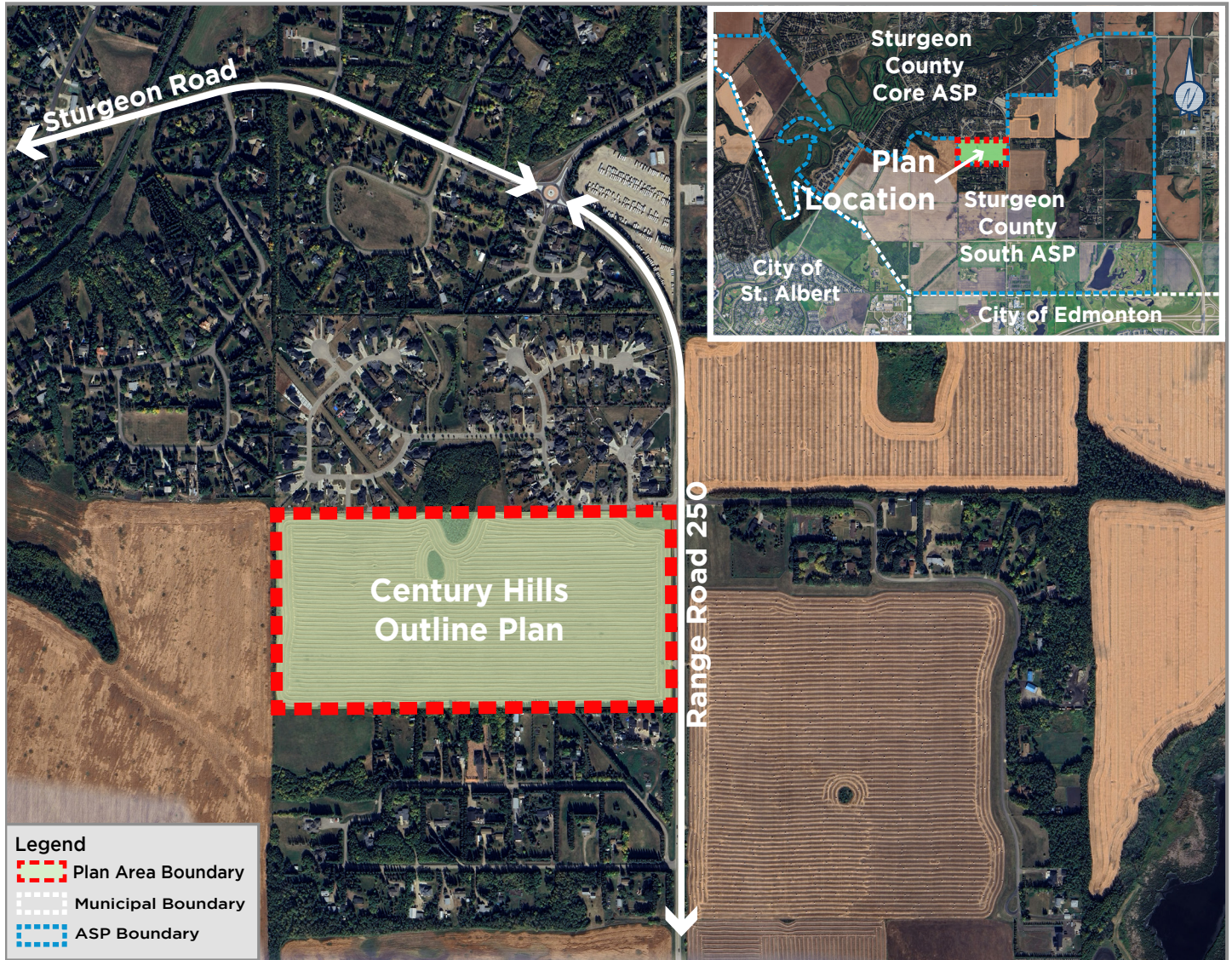
1.6 Ownership

The entire Plan Area is owned by one private landowner.

1.7 Plan Area History

The Plan Area historically has been used for farmland cultivation and oil & gas exploration. The Plan Area will continue to remain in an agricultural state until time of redistricting and subdivision.

Figure 1 - Location



02 Planning Process

2.1 Planning Consultation Process

Consultation for the Century Hills OP process proceeded in accordance with Sturgeon County's public engagement framework for Outline Plans. The following is a summary of consultation that occurred:

Pre-Application Meeting - April 7, 2021

As part of the OP Terms of Reference, a pre-application meeting was held with Sturgeon County's Planning Department. The purpose of the meeting was to discuss the scope and requirements for the OP. In addition to the initial pre-application meeting, Invistec met multiple times throughout the course of the project process with members of County Administration to further flesh out key project questions and processes.

Mail-Out Notification - November 26, 2021

A mail-out notification post-card was sent to all affected area landowners, as determined by Sturgeon County Administration. The notification post-card alerted affected area landowners of the Outline Plan Public Open House date, time, and venue location, the project area, and provided details as to what would be discussed at the open house event. 159 post card mail outs were sent to local area residents / landowners on November 26, 2021,

First Public Open House - December 8, 2021

Invistec hosted a Public Open House on December 8, 2021 with a member of Sturgeon County Administration in attendance. The purpose of the open house was to provide a presentation on the proposed land use concept, the planning process, and to hear from attendees regarding questions and comments about the plan. All feedback received was summarized into a What We Heard Report and is submitted under separate cover.

The Public Open House was held at Cattail Crossing Golf & Winter Club from 6pm-8pm with a total of 33 local area residents attending. The Project Team discussed the land use concept with residents, answered questions regarding the project, provided a formal presentation and project overview, and concluded with a question and answer period. Local area residents were asked to provide feedback through digital or hard-copy feedback forms. A total of 22 responses were received between December 9, 2021 - January 10, 2022. In addition, a Project Team member provided residents who could not attend the event with presentation materials and answered any related inquiries they had.

Second Mail-Out Notification - April 19, 2024

For the second Public Open House, Invistec mailed out 1,339 postcard notifications on April 19, 2024 to the surrounding area residents and landowners within the Valley. The postcards featured an invitation to the Open House event and provided them with options to get in touch with a project team member for further information, should they be unable to attend.

Second Public Open House - April 29, 2024

The second Public Open House was hosted on April 29, 2024 between 6-8pm at the Cattail Crossing Golf Club. This event was a continuation of the original Open House held in 2021, providing an opportunity to further consult with residents and stakeholders who were already involved in the engagement, as well as to inform any new residents in the area about the project. A total of 51 local area residents, 8 Project Team members, 2 members of County Administration, 2 Councillors, and 1 landowner representing Century Hills joined the Open House to discuss the proposed plan. The intent of Public Open House #2 was to share the draft land use concept with the public and inform residents of changes to the plan that took place since the first Public Open House.

2.2 Planning Consultation Results

ESTATES OF TUSCANY OUTLINE PLAN

WHAT WE HEARD REPORT

PUBLIC OPEN HOUSE 2



APRIL 29, 2024



Several key themes emerged from feedback analysis with them being grouped as follows:

- **Density and Housing Transitioning:** Within the Land Use Concept Surveys, two-thirds of respondents noted that they would like to see the reduction of proposed density in the Plan Area to incorporate only country estate housing, rather than Small Lot Transitional that is currently featured in the center of the Plan Area. However, a third of respondents noted that they are either fine with or in support of the transition to Small Lot Transitional. Further, the feedback through the sounding boards indicated both support for less density, as well as support for the current density given appropriate transitions from existing neighbourhoods. Some residents indicated a desire to downsize from their current homes and lots without having to move away from Sturgeon Valley.
- **Open Space:** Respondents indicated they liked the incorporation of open space and natural areas in the proposed plan and would like to see more open space included for natural areas and wildlife. Residents also spoke to a desire for tree retention and natural uses within the open space and the SWMF.
- **Neighbourhood Commercial:** Two-thirds of survey respondents disagreed with the inclusion of neighbourhood commercial in the Plan Area. Respondents who were opposed to commercial uses in the Plan Area noted that there are existing commercial



Attendees at second Public Open House in 2024.

areas in St. Albert, which was stated as being sufficient for their shopping needs. Conversely a majority of the responses from the post-it notes on the sounding boards were in support of the inclusion of neighbourhood commercial. Those in support expressed a desire to see uses such as a gas station, car wash, food / retail service, restaurant, butcher shop/farmer/local producer, coffee shop, or an indoor farmer's market.

- **Servicing and Infrastructure Capacity:** With the increased population proposed, respondents stated concerns around fire, police service levels, and utility servicing (primarily water and drainage) and a desire to ensure that these services can be appropriately met. Lastly, respondents expressed concern over the potential traffic congestion that may result from the proposed development. It was indicated that the roadways are already busy and the perceived levels of congestion may impact the country residential lifestyle and the peaceful atmosphere of the existing neighbourhoods.



Attendees at second Public Open House in 2024.

- **Community Safety & Other feedback:** Some respondents felt an increased population would bring forward increased crime within the Valley Core area. Further, resident feedback also highlighted concerns around traffic and safety of residents in Tuscany Hills who use their roads to go for walks as they do not have sidewalks.

Some other themes that emerged from the Open House were questions about whether taxes for existing residents will increase, due to the upgraded infrastructure in the proposed development, a desire to choose a different name than Estates of Tuscany for the development and more clarity regarding how garbage and compost servicing will operate in the future in this area.

2.3 Redistricting & Subdivision

Land within the OP is currently districted Agriculture (Ag). Redistricting and subdivision of land will be required to facilitate the allowable densities and desired uses found within Figure 7 - Land Use Concept. The first subdivision is intended to comprise of Stage 1A as shown in Figure 8.

2.4 Rationale

The Plan's primary intent is to provide a complementary form of Large Lot Transitional development adjacent to the existing neighbourhoods of Tuscany Hills and North Point, which then transitions to a Small Lot Transitional form of development. This housing mix is intended provide a balance between preserving the exiting character of the Sturgeon Valley Core, while providing a greater variety of housing options for new and existing Sturgeon Valley residents. The Plan also contemplates a future neighbourhood commercial component.

03 Policy Framework

3.1 Sturgeon County Municipal Development Plan

Table 1. Compliance with Sturgeon County Municipal Development Plan.

Sturgeon County Municipal Development Plan	Century Hills Outline Plan
<i>RG 1.2 Establishing Effective and Collaborative Processes</i>	
<p>1.2.9 - Shall foster community dialogue and participation when collaborating with the general public regarding land-use planning.</p>	<p>Mail out notifications were distributed to affected area residents inviting them to attend a Public Open House held December 8, 2021 to discuss the Outline Plan and its proposed land use concept. Moreover, Invistec fielded email inquiries about the project process, as well as mailed out an additional public notification letter in January 2024 to close the loop with community members.</p>
<i>RG 1.3 Enacting Responsible Subdivision and Development Practices</i>	
<p>1.3.1 - Shall apply the full entitlements of environmental, municipal and school reserve dedication during the subdivision process, in accordance with the Municipal Government Act (MGA).</p>	<p>The OP has dedicated 8.67% municipal reserve for future park and open space. The remainder shall be paid through cash-in-lieu.</p>
<p>1.3.3 - Shall apply the requirements outlined within the Province of Alberta's Water Act.</p>	<p>The OP has included a desktop Wetland Assessment and has also included a field assessment to verify grades of wetlands found within the Plan Area. Low grade wetlands have been impacted at a cost verified by a Wetland Area Impact Assessment and formal Water Act Application reviewed and approved by Alberta Environment and Parks. Related Water Act approvals and documentation has been provided under separate cover.</p>
<p>1.3.5 - Shall refer to and apply the provincial setback regulations and guidelines respective to sour gas and other oil and gas facilities, including pipelines, when considering subdivision and development applications. Proposed land uses in proximity to sour gas facilities shall complement the activity and minimize risk to the public's health and safety.</p>	<p>The OP 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 AER, AUC, or ATCO Pipeline development setbacks for these pipelines outside of the pipeline right-of-way is required. AER Directive 079 will inform the future requirements for setbacks from an abandoned well.</p>
<i>RC 2.1 Creating Attractive and Complete Communities</i>	
<p>2.1.1 - Should identify and apply usable and accessible municipal reserve land dedication for the development of open spaces, parks and other public amenities.</p>	<p>The OP has incorporated municipal reserve land that may be utilized as open space area and may connect to walkways within the Plan Area.</p>

Sturgeon County Municipal Development Plan	Century Hills Outline Plan
RC 2.2 Applying Responsible Residential Subdivision and Development Practices	
<p>2.2.7 - Shall ensure subdivision and development compliments the established character of the area, complies with the associated Residential Type policies, addresses any infrastructure constraints and conforms to the criteria outlined in the Land Use Bylaw.</p>	<p>The OP complements the character of surrounding neighbourhoods by providing large lot transitional homes where the OP is adjacent to existing residential development. The OP is in compliance with the Residential Type 1 policies. Sufficient Infrastructure exists to service Stage 1A after which upgrades will be implemented to ensure adequate servicing.</p>
RC 2.3 Accommodating Diverse Housing Options	
<p>2.3.6 - Should advocate for compact residential types, mixed-use developments, secondary suite allowances, walkable communities and communal open space.</p>	<p>The OP has provided for various forms of Small Lot Transitional products, and also provided neighbourhood commercial opportunity to support future resident needs within the Plan Area.</p>
EH 5.4 Implementing Responsible Non-Residential Subdivision and Development Practices	
<p>5.4.22 - Shall develop and implement commercial retail development standards that promote high-quality design principles, including both a type and scale appropriate to the area in which the development is located.</p>	<p>The OP has included policy that will require neighbourhood commercial development provide design principles that are appropriate and sufficient, to the satisfaction of the Development Authority.</p>
SDA 2.1 The Sturgeon Valley Strategic Development Area General Principles	
<p>2.1.2 a. - All prospective developments must demonstrate the viability of the proposal in line with requirements within with SV SDA statutory plans. This will include an awareness of infrastructure, transportation, community facilities and amenities.</p>	<p>Technical reports have been developed for this OP to demonstrate the viability of servicing, and transportation connections within the Plan Area. The OP provides amenities in the form of trails, open space, and local commercial services.</p>
<p>2.12.b. - Developments are to provide a mix of uses and dwelling types, open and green spaces, and will demonstrate the long-term fiscal implications for Sturgeon County.</p>	<p>The OP provides both Residential and Commercial uses. A Financial Impact Assessment will be required to be completed at the time of subdivision.</p>
<p>2.1.3 - Providing logical and timely infrastructure that provides high-quality service to residents now and in the future.</p>	<p>The OP has considered the greater extent of the Sturgeon Valley and has provided connectivity options to future Valley planning areas.</p>
<p>1.4 - Creating a well-connected community, through the design of an interconnected, SV SDA network</p>	<p>The OP has provided for alternative modes of transportation by utilizing urban cross sections that allow for sidewalk connectivity, and public utility lots, which will serve as connecting points to other neighbourhoods and open spaces within the Valley Core area.</p>

Sturgeon County Municipal Development Plan	Century Hills Outline Plan
SDA 2.2 The Sturgeon Valley Strategic Development Area Development Expectations	
<p>a. - Develop and contribute to the identity of the SV SDA, where unique features such as agriculture, heritage, culture and natural physical attributes are reflected and championed by developments throughout the SV SDA.</p>	<p>The natural forested area located within the Municipal Reserve will be maintained to preserve the natural attributes of the Plan Area.</p>
<p>b. - Foster key gateway points in and around the SV SDA, by ensuring that public improvements and private development work together to enhance the sense of entry into the SV SDA community through elements such as signage and landscaping that captures the uniqueness of the area and its setting.</p>	<p>Gateway entrance features such as landscaping and signage will be placed at entry points into the OP to welcome residents and visitors and enhance the sense of place within the Plan Area.</p>
<p>c. - Be sensitive and responsible to the density and character of the SV SDA and surrounding areas. Avoid conflict between residential and non-residential uses. Ensure there are no significant adverse impacts on natural heritage assets.</p>	<p>The OP sensitively transitions density from the existing Tuscany Hills and North Point communities by matching lot lines where possible for new lots located directly adjacent to existing lots. This will serve to preserve the character of the Valley Core. Non-residential uses are limited to the southeast corner of the OP, to prevent conflict with residential uses, The existing tree stand on the northern edge of the OP has been preserved and will be integrated into the Municipal Reserve lands.</p>
<p>d. - Provide a mix of uses to enhance the SV SDA. Based upon the need throughout the SV SDA ensure adequate leisure uses are provided for, local business opportunities are encouraged to thrive within commercial nodes, and there are appropriate spaces for essential social infrastructure. Local businesses are to be encouraged, while commercial developments that are larger in scale would be expected to be sited outside of residential communities.</p>	<p>The OP provides both Residential and Commercial uses to create local business opportunities and support future resident needs within the Plan Area.</p>
<p>e. - Be well connected to existing places capitalising on existing active travel routes, thereby positively contributing the overall connectivity throughout the entire SV SDA. Development will deliver new, and/or enhance existing, connections to community nodes.</p>	<p>The OP will bridge the gap and provide new active mode connections between Tuscany Hills, and North Point. These connections will be provided through pathways, PUL walkways, and sidewalks and will connect residents with the greater Sturgeon Valley trail network.</p>
<p>g. - Deliver paths and trails, which provide a leisure function will be highly sensitive to pedestrian desire lines and will connect developments to not only natural spaces but also local important nodes, ultimately developing a comprehensive active travel network across the entire SV SDA.</p>	<p>Pathways, walkways and sidewalks are planned for the OP. These pathways will connect the OP with surrounding neighbourhoods and the greater County. This will ensure the OP has safe routes for active transportation and leisure.</p>

3.2 Sturgeon Valley Core Area Structure Plan

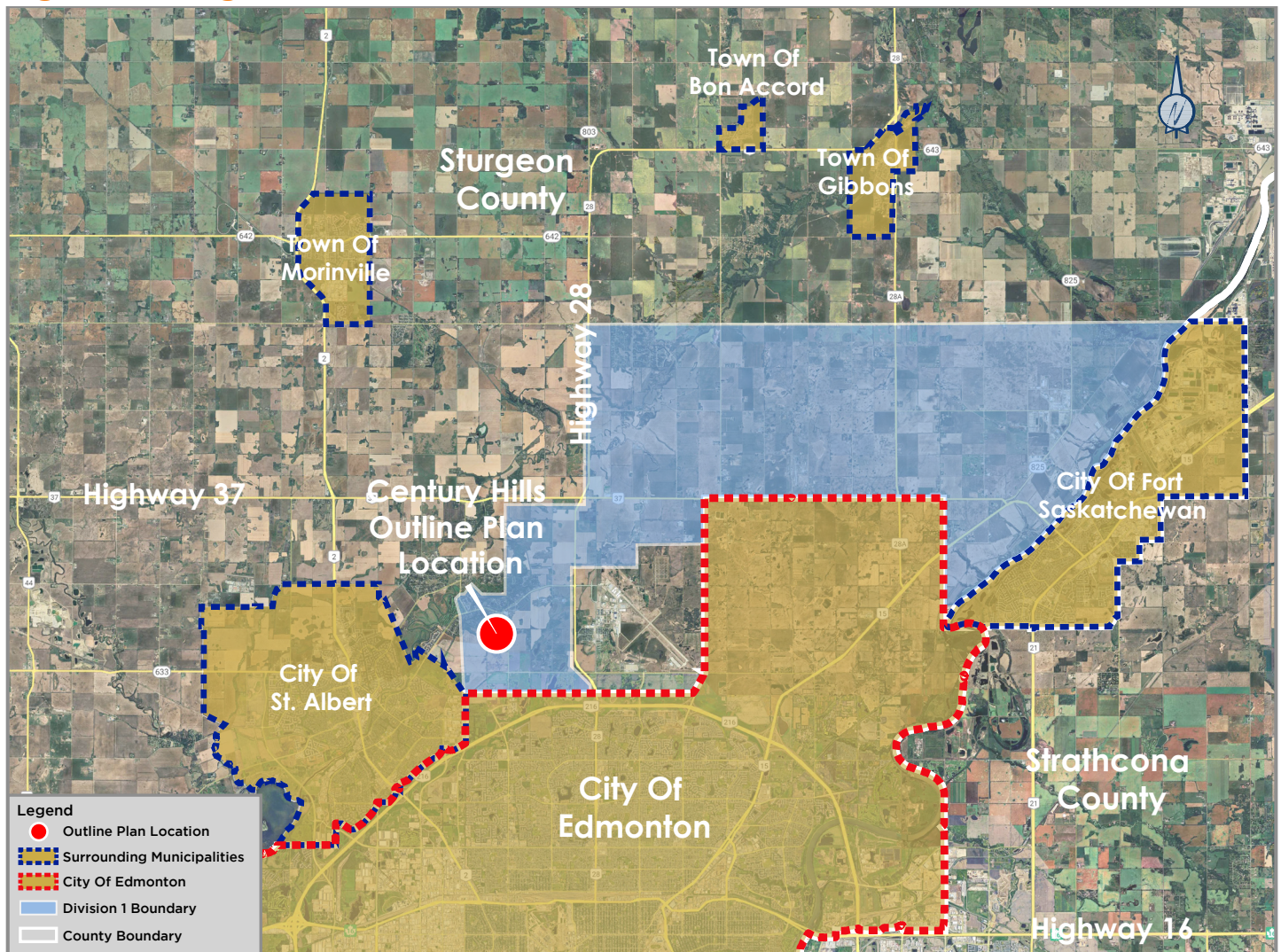
Table 2. Compliance with the Sturgeon Valley Area Structure Plan

Sturgeon Valley Core Area Structure Plan	Century Hills Outline Plan
5.3 Agriculture	
<p>5.3.3 - outline plans may consider lands to be retained for urban agriculture, or to incorporate agricultural elements into the development, such as community gardens, greenhouses, etc.</p>	<p>The OP has dedicated municipal reserve as future public open space. At time of future development, opportunities may exist for community garden use within the public open space.</p>
5.4 Valley Core Reserve	
<p>5.4.1 - The County shall direct future multi-lot residential development to areas designated as Valley Core Reserve. The designation of additional area as Valley Core Reserve shall be through an orderly amendment process.</p>	<p>The OP falls within and is identified as Valley Core Reserve lands.</p>
<p>5.4.2 - 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.</p>	<p>The OP will be submitted in advance of subdivision.</p>
<p>5.4.4. - The County shall permit development density up to a maximum of 20du/nrha on lands designated as Valley Core Reserve.</p>	<p>The OP proposes a density of 14.8 du/nrha.</p>
<p>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.</p>	<p>The OP has been developed in a way in which it complements local aspirations, while also ensuring character, architecture, and quality is kept to a standard that complements existing / surrounding development.</p>
<p>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.</p>	<p>The OP has provided complementary Large Lot Transitional where the site abuts existing multi-lot residential.</p>
5.5 Residential	
<p>5.5.3 - The County shall require that any development within the Plan area meets all fire protection requirements as outline in the National Fire Code - Alberta Edition and the National Building Code - Alberta Edition, as well as the High Intensity Residential Fires (HIRF) requirements.</p>	<p>Future applications for development within the OP shall meet minimum separation requirements and for any development that cannot, shall be subject to further fire-proofing to the satisfaction of the contracted safety codes official for Sturgeon County.</p>
5.6 Environmental Protection	
<p>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.</p>	<p>The OP has completed supporting environmental technical studies (under separate cover) as per the requirements of submitting OPs to Sturgeon County.</p>

Sturgeon Valley Core Area Structure Plan	Century Hills Outline Plan
<p>5.6.10 - The County shall require subdivision applicants to obtain appropriate approvals in accordance with the Historical Resources Act.</p>	<p>The OP has no Historical Resources within the Plan Area and therefore is not subject to further approvals. A confirmation correspondence from the Branch of Historical Resources was confirmed in addition to a desktop map and research completed and provided within the OP.</p>
<p>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.</p>	<p>The OP 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 AER, AUC, or ATCO Pipeline development setbacks for these pipelines outside of the pipeline right-of-way is required. AER Directive 079 will inform the future requirements for setbacks from an abandoned well.</p>
<p>5.7 Parks, Open Space, Trails, and Recreation Facilities</p>	
<p>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.</p>	<p>The OP has dedicated 8.67% municipal reserve. The proposed public open space supports the objectives of the ASP. The remaining 1.33% of MR owed will be given through cash-in-lieu.</p>
<p>5.9 Transportation</p>	
<p>5.9.5 - The County shall require that any future roadway upgrades or expansions meet the County's General Municipal Servicing Standards.</p>	<p>The County has updated their General Municipal Servicing Standards to accommodate the density requirements of the Sturgeon Valley Core ASP.</p>
<p>5.10 Servicing Standards</p>	
<p>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 carrying out this assessment, the applicant will need to consider the adjoining lands that may also be developed in the future.</p>	<p>An Engineering Design Brief, Hydraulic Network Analysis Report, and Lift Station Report has been prepared and submitted (under separate covers) in support of the OP. The reports include engineering analysis of sanitary, storm, and water networks to accommodate the proposed densities, roadway network, and stormwater run-off.</p>
<p>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.</p>	<p>Wastewater servicing and Lift Station analysis have been prepared and submitted (under separate covers within the engineering design brief and Lift Station Report's) in support of the OP. Further analysis and detail drawings shall occur at future subdivision stage.</p>

04 Existing Conditions

Figure 2 - Regional Context

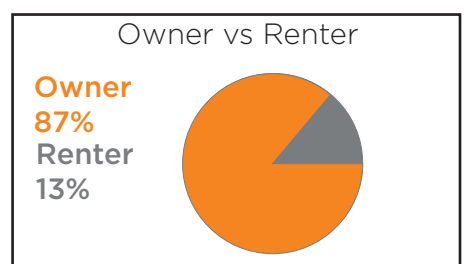
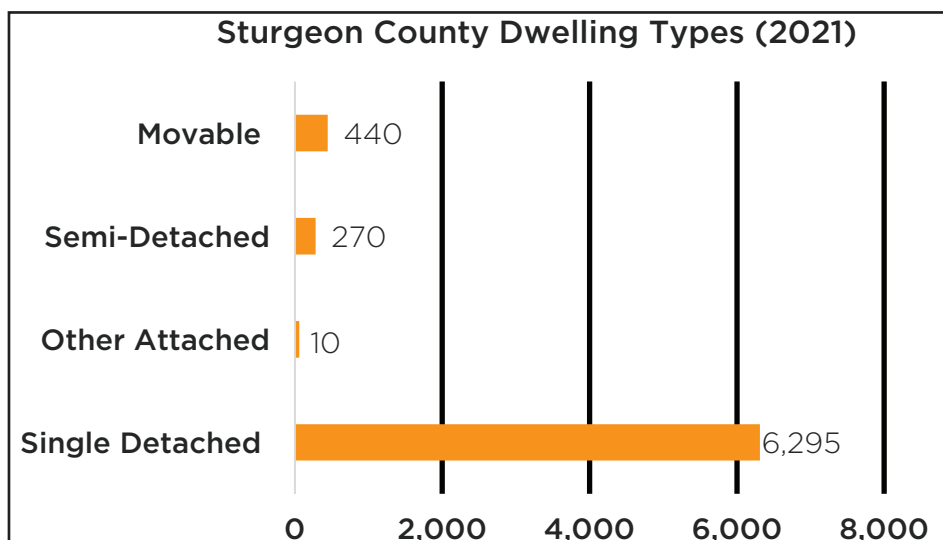
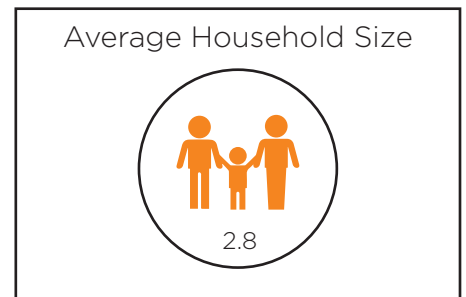
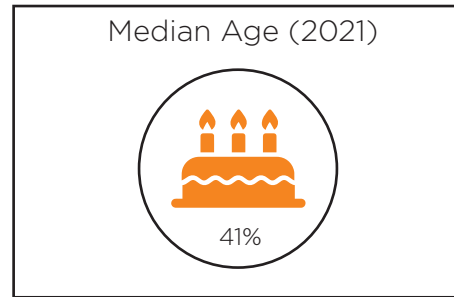
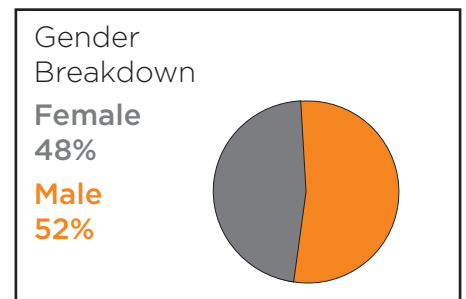
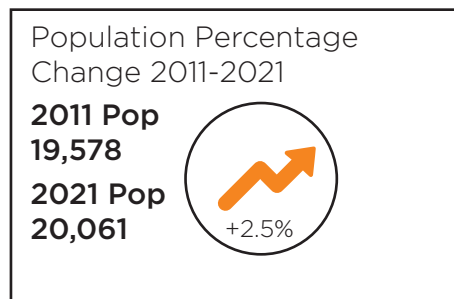
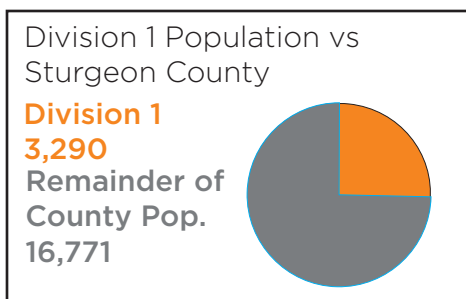
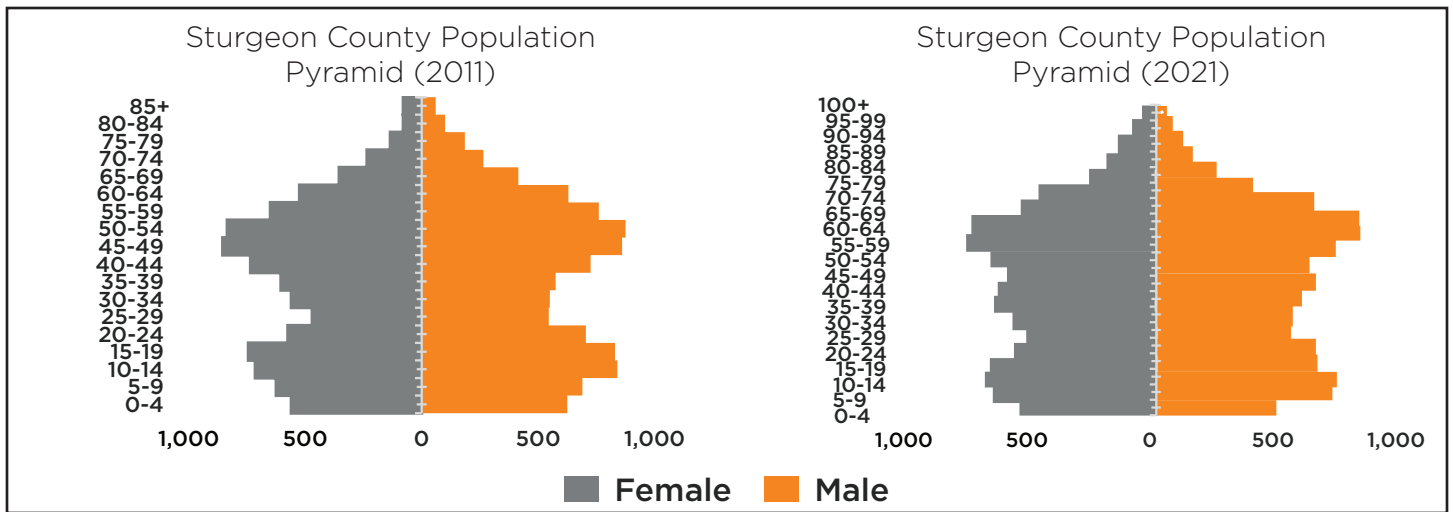


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4.1 Demographics

The Plan Area is located within the Sturgeon Valley Core Area, and more specifically, within Division 1. According to the 2019 Sturgeon County Municipal Census, Division 1 comprises 3,290 people (or 16%) of the County's total population (as of 2019). A community profile portrait has been created to establish a comparative breakdown of key County demographic data.

4.1.1 Sturgeon County Community Profile



Source: 2019 Municipal Census, Sturgeon County, 2016 Census Profile, Statistics Canada., 2021 Census Profile, Statistics Canada.

4.2 Existing Land Use Districts

The Plan Area is currently districted Agriculture (Ag) in support of traditional agricultural practices. Adjacent existing land uses include Country Residential District (R-1) to the south, Public Open Space District (POS) to the south, Country Estates Residential District (R-2) to the west, Country Estates Residential District (R-2) to the north, Public Open Space District (POS) to the north, and a mix of Agriculture District (Ag) and Country Residential District to the east of the Plan Area.

Figure 3 - Existing Land Use Districts



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4.3 Existing Amenities

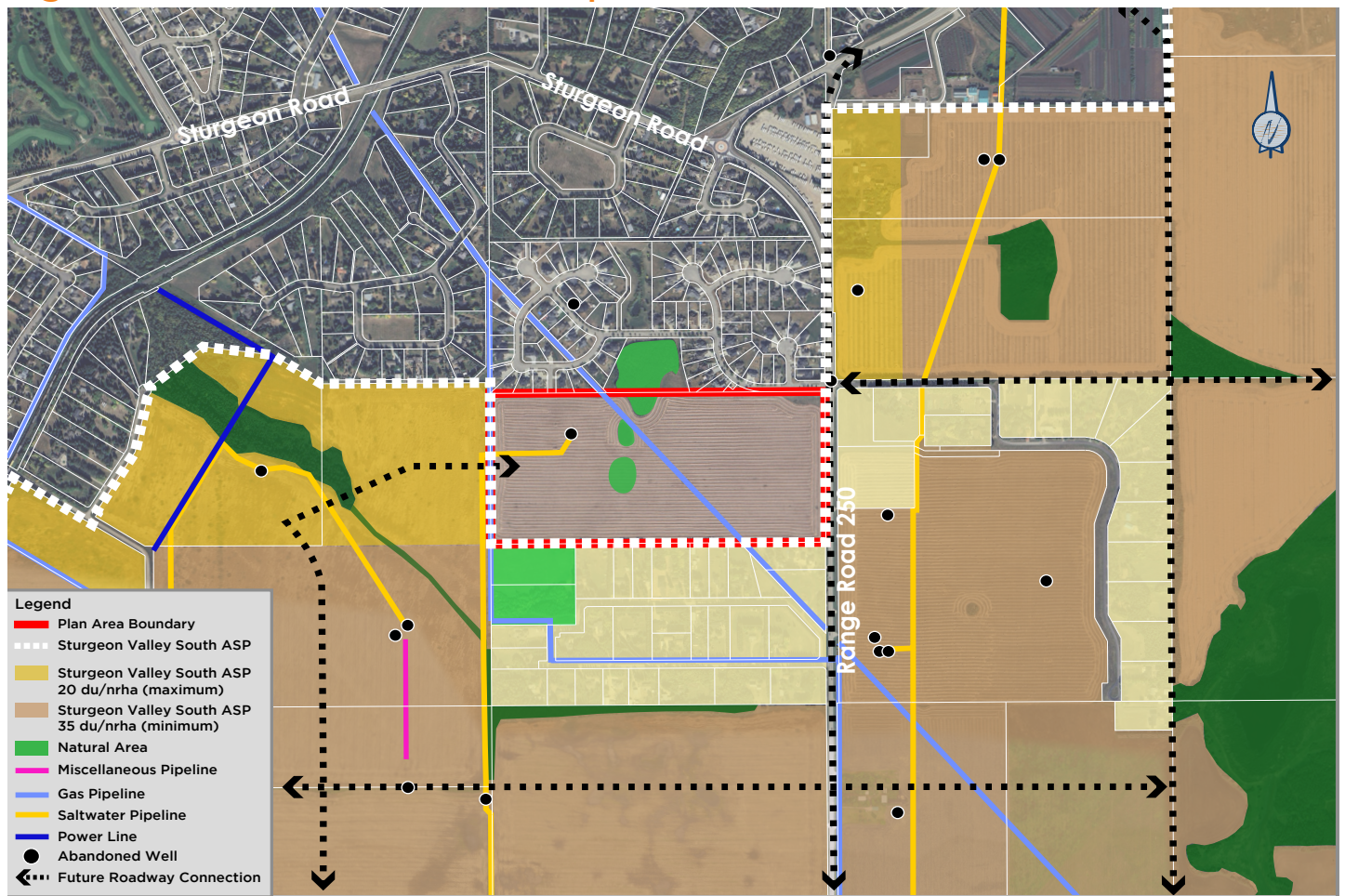
The Plan Area is not currently served by local commercial amenities or services. Valley Area residents are required to drive to either St. Albert or north Edmonton in order to satisfy their commercial service needs.

4.4 Site Considerations and Constraints

The Plan Area has oil and gas infrastructure along with natural areas that have been factored into the planning and design of the land use concept. Considerations have been made to ensure the active ATCO pipeline ROW serves as a future shared use pathway amenity, while the abandoned well is protected through a registered easement of at least 5m as per Alberta Energy Regulator directive 079. Both identified natural areas are of class D wetland value and will be impacted to accommodate roadway, residential, and public open space. By impacting the two identified natural areas, future programming and functional public open space may be achieved in a manner that benefits future residents and acts as a central gathering space within the Plan Area.

Further, the Plan Area is located adjacent to lands within the Sturgeon Valley South ASP. The parcel to the west has a approved maximum density of 20 du/nrha, while the parcel across Range Road 250 to the southeast has an approved density maximum of 35 du/nrha. Considerations for access and utility infrastructure have been incorporated into the planning and engineering elements of this OP.

Figure 4 - Site Considerations Map



Source: SPIN2, 2021, AER, 2025

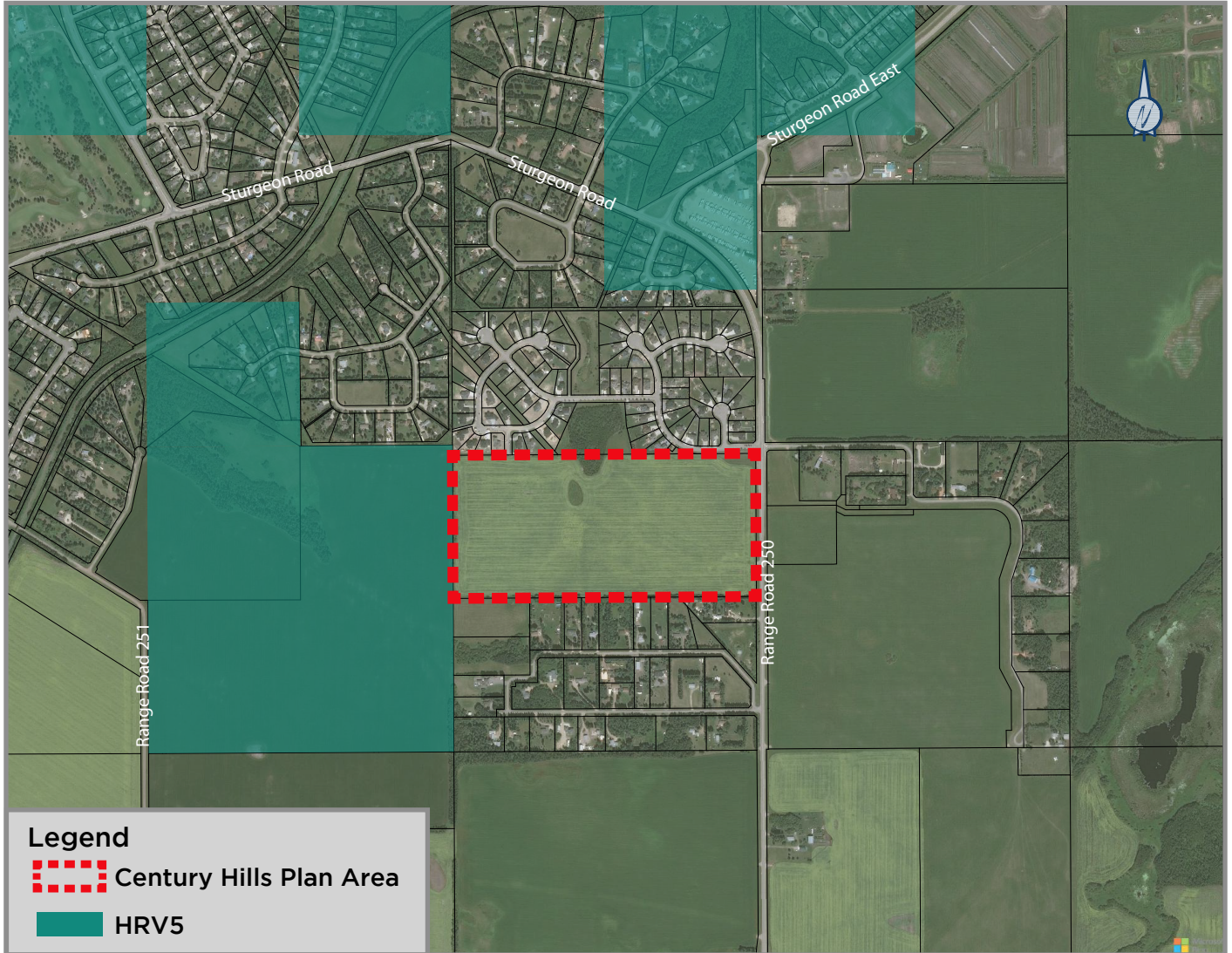
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Note: the gas pipeline that bisects the Plan Area has 1 line abandoned with another line remaining active - development shall respect the existing ATCO infrastructure and shall coordinate with ATCO prior to any ground disturbances. The abandoned well has been discharged from title and shall be respected through the provisions of a registered working easement of at least 5m in radius as per Alberta Energy Regulator (AER) directive 079. This easement shall be registered at time of future subdivision. Lastly, the saltwater pipeline that feeds into the abandoned well has been discharged from title and shall be cut, capped, and removed prior to future construction in accordance with the Province's Pipeline Act - Pipeline Rules.

4.5 Historical Features

A desktop search was conducted June 1, 2021 in order to ascertain if the Plan Area had any historical features. Desktop research indicated no historical resources are present within the immediate Plan Area and therefore no Historical Resource Assessment is required in support of this OP. Confirmation of this notion was also received via email correspondence dated August 4, 2021 by Historical Resources Management Branch - a copy of which has been provided under separate cover.

Figure 5 - Historic Resources Map



Source: Alberta Historic Resources Management Branch, 2021

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4.6 Biophysical Features

The Plan Area consists of mainly flat with gently rolling terrain. The Plan Area is 691 metres above sea level, with low lying areas found in the central and eastern portions of the Plan Area. Regional groundwater flow is generally towards the northeast and the Sturgeon River. The majority of the Plan Area is covered with agricultural crops. One tree stand and two wetlands were identified, however, both wetlands were classified as low grade (class D) season graminoid marshes (M-G-III) and will be impacted to accommodate future development.

Soil conditions within the Plan Area consist of superficial topsoil, underlain by lacustrine clay, silty clay, clayey silt, and silty sand. Soil conditions do not present any challenges to supporting future residential development.

4.7 Environmental Features

An updated Phase I ESA and Groundwater Monitoring Report was completed by Nichols Environmental in support of this OP. The report was prepared June 29, 2021 and concluded the following:

- The level of environmental risk associated with the Plan Area is low given the remediation and reclamation undertaken to date and the most recent (May 2021) groundwater sampling data, which did not indicate any potential contaminants of concern that would suggest residual impacts associated with the former well-site and pose a risk to human health or the environment; and
- No further assessment is recommended at this time.

The complete Phase I ESA and Groundwater Monitoring Report has been submitted under separate cover.

4.8 Geotechnical Investigation

JR Paine conducted an update to their 2010 geotechnical site exploration and investigation report. Findings of the updated report conclude that the subsurface soil conditions encountered throughout the site are considered satisfactory to support and construct standard house concrete footing foundations and basement slab-on-grade. The entirety of the report has been submitted under separate cover in support of this OP.

4.9 Utility Infrastructure

Currently, the OP is not serviced by utility infrastructure. Shallow, deep and franchise utilities will all be required to be installed at the time of future development in order to service the OP. Existing water and sanitary infrastructure located within Tuscany Hills may be utilized for future servicing connections for Stage 1A.

4.10 Existing Transportation Network

The Plan Area is bounded to the east by Range Road 250, which is currently built to a two lane paved rural standard. The primary access into the development will be directly from Range Road 250.

4.11 Traffic Impact Assessment

A Traffic Impact Assessment was completed for the Plan Area by WATT Consulting Group in January 2023. The TIA makes several recommendations to accommodate future on-site and off-site traffic.

An addendum to the TIA was prepared by Invistec Consulting Ltd in February 2024 for the first stage of development, Stage 1A. The purpose of this addendum was to examine the expected operation of the proposed access for Stage 1A (Range Road 250 and Via Tuscano). This study concluded that the traffic impact of Stage 1A on Via Tuscano will be insignificant. This intersection will continue to operate at a very high standard. The development of Stage 1B will include direct access to Range Road 250 via a collector road. This collector road will become the primary access to the Outline Plan area.

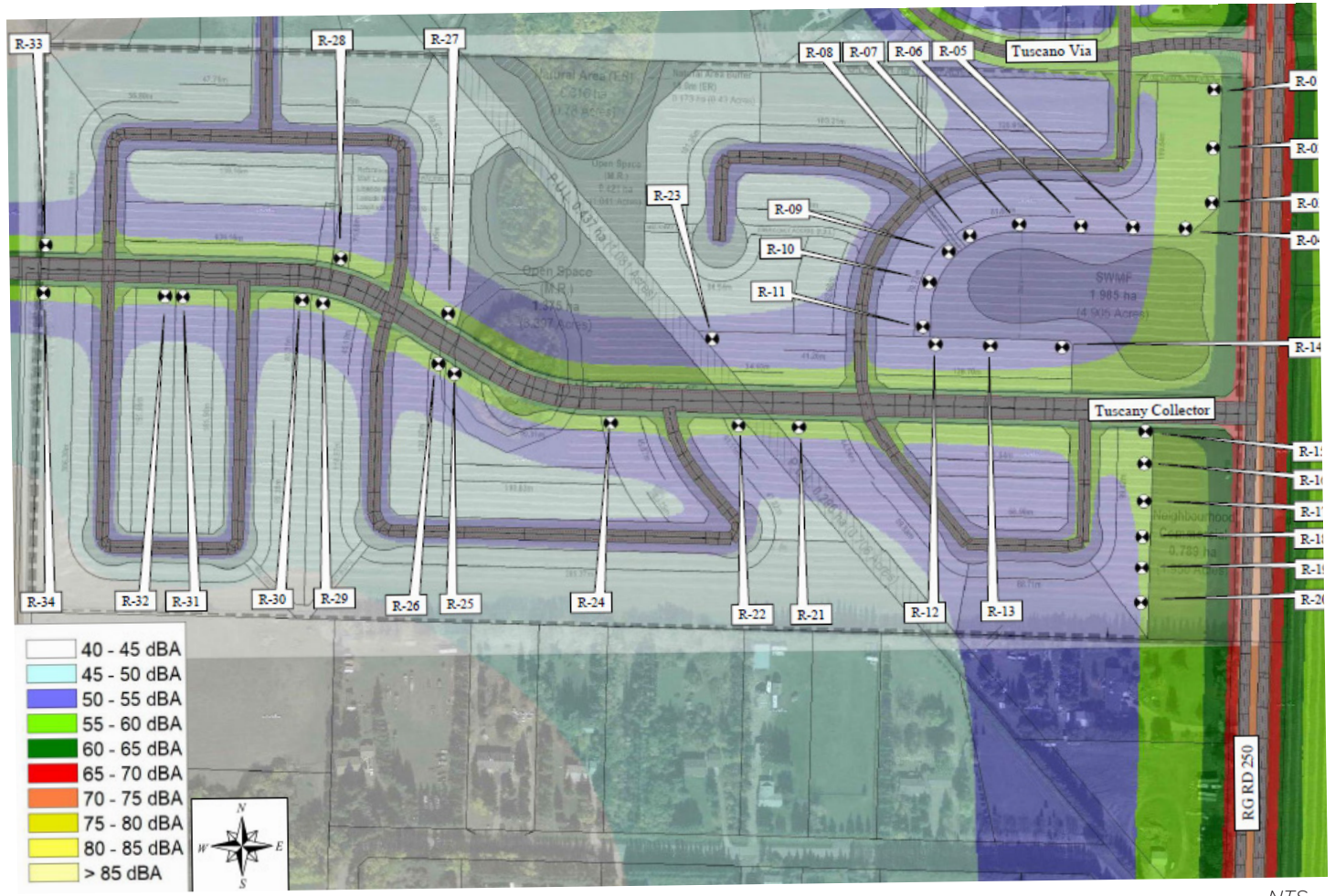
The full TIA report and addendum have been submitted under separate cover.

4.12 Noise Impact Assessment

Acoustic Consultants (ACI) was retained to conduct a Noise Impact Assessment (NIA) for the Plan Area. A computer noise model for the Plan Area was generated in 2022 based on the proposed layout at the time of completion and future (Year 2044) traffic volumes. The results were then compared with the Sturgeon County Traffic Noise Attenuation Policy. Figure 6 shows the NIA modeling results.

The noise modeling results indicate sound levels will be below the Sturgeon County criteria of 65 dBA at all residential receptor locations. As such, additional noise mitigation is not required. A full copy of the Noise Impact Assessment report has been submitted under separate cover.

Figure 6 - Modeled Sound Levels



Source: ACI, 2022

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05 Vision Statement

5.1 Vision

Century Hills will offer the Sturgeon Valley a balance between the benefits of country living such as larger lots and a connection with nature, enjoyed by existing Sturgeon Valley residents and the convenience offered by a small amount of residential scale commercial which will provide essential day to day services within walking distance

Century Hills will provide a mix of complementary large lot transitional estate homes similar to what is found within the Valley Core area, while also providing opportunities for other forms of small lot transitional housing in the interior of the neighbourhood. Century Hills aims to be Sturgeon Valley's most walkable neighbourhood and will feature sidewalks throughout as well as pathways and pedestrian connections to surrounding neighbourhoods and the County's municipal trail system. Ultimately, Century Hills will provide complete community which contributes to the greater Sturgeon Valley character.



5.2 Guiding Principles

Century Hills is guided by the following development principles:

- **Housing Character:** Century Hills will build upon local area architecture and scale to ensure existing residential character is maintained and a sense of place achieved;
- **Connectivity:** Century Hills will utilize interconnecting pedestrian walkways and open spaces for future residents to utilize and navigate across the community ultimately providing residents with an opportunity to achieve an active balanced lifestyle;
- **Infrastructure Efficiency:** Century Hills represents a logical continuation of development within the Sturgeon Valley Core Area by building upon the Tuscany Hills neighbourhood to the north and the North Point neighbourhood to the south as well as future planning to both the west and the east. Alternative (renewable) energy solutions for heating (hydrogen and natural gas blending), and solar electricity should be considered and integrated, wherever possible; and
- **Land Stewardship:** Century Hills will implement updated policies derived the Sturgeon Valley Core Area Structure Plan policies for density, design, and environmental considerations.

06 Development Strategy

6.1 Land Use and Population Statistics

	Area (ha)	% of GDA
Total Plan Area	29.97	
Public Utility Lot (Pipeline)	0.71	
Public Utility Lot (Utility Easement)	0.51	
Public Utility Lot (Stormwater Management Facility)	2.06	
GROSS DEVELOPABLE AREA	26.70	100.0%
Park and Open Space (MR)	2.29	8.56%
Neighbourhood Commercial	0.77	2.88%
Public Utility Lot (Walkway)	0.19	0.72%
Road Right of Way (Collector)	2.01	7.52%
Road Right of Way (Local)	4.83	18.08%
Alley	0.54	2.01%
TOTAL Non-Residential Area	10.62	39.77%
Net Residential Area (NRA)	16.08	60.23%

RESIDENTIAL LAND USE AREA, UNIT, AND POPULATION COUNT

Land Use	Area (ha)	% of NRA	Units/ha	Units	PPDU	Pop.
Large Lot Transitional	3.90	24%	8	31	2.8	88
Small Lot Transitional	12.17	76%	17	207	2.8	579
Total Residential	16.08	100%		238		667

Population Density (ppnrha) 41.5

Unit Density (upnrha) 14.8

STUDENT GENERATION

	Elementary (K-6)	Junior High (7-9)	Senior High (10-12)	Total
Public	28	14	14	56
Separate	14	7	7	28
TOTAL	42	21	21	83

*ppdu = 2.8 as per 2021 Census., Statistics Canada., Household and Dwelling Characteristics., Sturgeon County Average Household Size

6.2 Land Use Concept

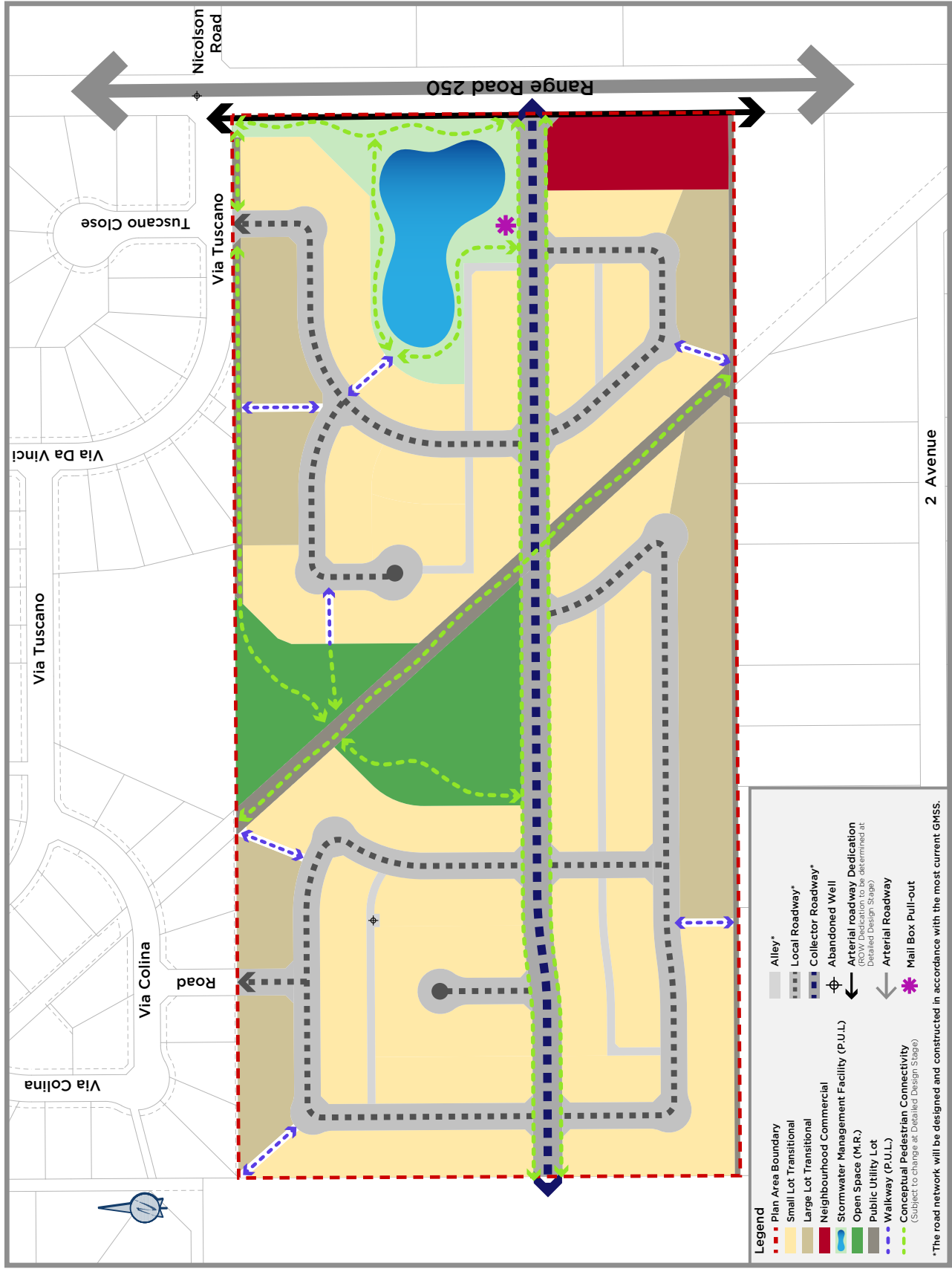
The land use concept for the Century Hills OP includes a mix of uses, which is comprised of Large Lot Transitional, Small Lot Transitional, Neighbourhood Commercial, Public Utility Lots, and Parks and Open Spaces. The land use concept is illustrated in Figure 7.

6.2.1 Overall Development Rationale

The Plan's primary intent is to provide a complementary form of Large Lot Transitional development adjacent to the existing neighbourhoods of Tuscany Hills and North Point, which then transitions to a Small Lot Transitional form of development. This housing mix is intended provide a balance between preserving the exiting character of the Sturgeon Valley Core, while providing a greater variety of housing options for new and existing Sturgeon Valley residents. The Plan also contemplates a future neighbourhood commercial component.

The proposed Plan has one abandoned ATCO pipeline, one active low pressure ATCO gas pipeline, and one abandoned well. The ATCO gas pipeline that bisect the Plan Area southeast to northwest has been incorporated into the design of the plan with walking trails built on top to connect the Plan Are with the existing neighbourhoods of Tuscany Hills and North Point.

Figure 7 - Land Use Concept



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The abandoned well has also been incorporated into the plan and will be integrated through the regulations set-forth within AER directive 079.

The Plan Area is predominantly residential, with a mix of large lot Transitional adjacent existing homes and Small Lot Transitional elsewhere. The Plan, in accordance with the Sturgeon Valley Core Area Structure Plan (ASP) will fall under the maximum allowed density of 20 du/nrha. In response density concerns voiced by residents, the density of the Plan Area was reduced from 17du/nrha to an overall planned density of 14.8 du/nrha. This reduction in overall density is due to a focus on increasing the amount of Large Lot Transitional area adjacent to existing homes. The density is now more comparable to the newer portion of the River's Gate neighbourhood.

The neighbourhood commercial area will exclusively provide small scale local services for area residents and is located with prime exposure to Range Road 250 which will ensure maximum exposure for business owners and easy access for local Sturgeon Valley residents.

6.2.2 Large Lot Transitional

Large Lot Transitional includes opportunities for larger lots and larger homes complementary to what exists within the current Sturgeon Valley Core area. By including opportunities for Large Lot Transitional, a gradient in density transition will occur within the OP, and serve as a product transition between the Small Lot Transitional and existing forms of residential development adjacent to the OP. Large lot transitional lots will be designed to match the lot lines of existing adjacent residential lots where possible. Large Lot Transitional will utilize Sturgeon County's Transitional Valley Residential District (R-7) in the Land Use Bylaw, and will exclusively contain single detached dwellings.

6.2.3 Small Lot Transitional

Small Lot Transitional includes opportunities for varied lot depths and widths and this land use will primarily be on the interior of the Plan Area. Small Lot Transitional will utilize Sturgeon County's Transitional Valley Residential District (R-7) in the Land Use Bylaw. Single detached dwellings will be the predominant form of small lot transitional housing, although semi-detached and duplex dwellings may also be considered on select lots.

6.2.4 Neighbourhood Commercial

Neighbourhood commercial development is a critical component to the Plan as it will not only provide opportunities to service future resident consumer retail needs, but will also allow the County to continue to diversify its tax base and achieve a greater balance between residential and non-residential land uses. Currently Tuscany Hills residents have to travel at least 6 km for gas and at least 5 km for other local services. No local commercial services currently exist in Sturgeon Valley. The neighbourhood commercial area is intended to house small scale local services such as, doctors office, hair salon, gas station etc.. Furthermore, the location of the commercial land has strong exposure and siting along Range Road 250 and will utilize Sturgeon County's Neighbourhood Commercial District (C-3) in the Land Use Bylaw.

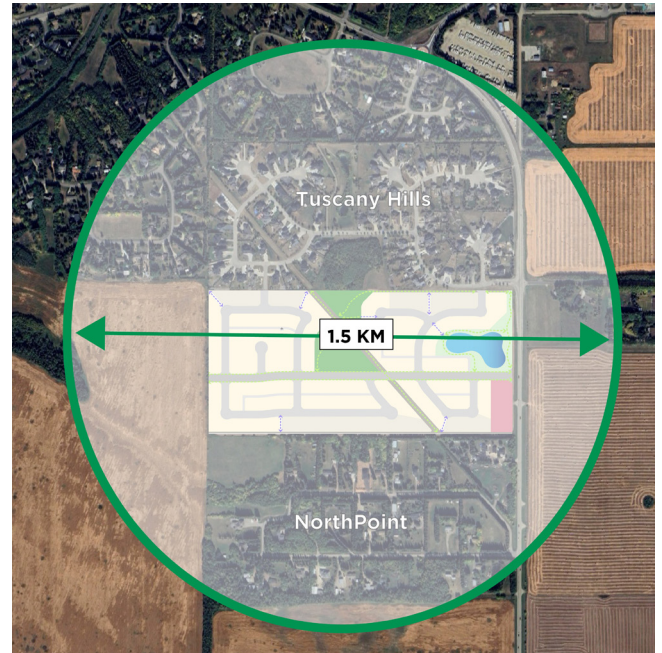
6.2.5 Park and Open Space

Century Hills features a prominent local park that will serve as the main focal point of the Plan Area. The park is intended to become the main gathering place and will connect and expand on the open space in adjacent Tuscany Hills. This will create a seamless park and open space network connecting Century Hills with surrounding neighbourhoods, providing residents with expanded access to local park spaces.

The park contains 2.29 ha or 8.56% of Century Hill's gross developable area. As the Municipal Government Act allows a municipality to take a maximum of 10% of the gross developable area as municipal reserve dedication or as cash-in-lieu of municipal reserve, the remaining 1.44% of the

required 10% will be dedicated to the County as cash-in-lieu. The cash-in-lieu option is paid to the County and the funds can be used to build or improve parks across the County.

The Sturgeon County Open Space Plan (OSP) was created “to guide the acquisition, development, and disposition of open spaces” (Open Space Plan, p.IX). Utilizing the open space classification described in the OSP, this park is classified as a Local Open Space. The OSP recommends Local Open Spaces serve a local population located within 1 - 1.5 km. All residents of Century Hills are located within 1 km of the park and residents of Tuscany Hills and North Point are located within 1.5 km (see image). The Municipal Reserve in Tuscany Hills is largely occupied by a forested area. The connecting park in Century Hills will expand this space and provide new and existing area residents a much larger park to enjoy a variety of activities. The central park will be districted Public/Private Open Space District (POS).



Area within 1.5 km of the park space

Starting with Stage 2, the park will begin to be developed. At this time, residents will be consulted to provide input into possible passive and active uses.

This will ensure uses accommodated within the park meet the needs of the immediate community. Following consultation, a detailed park and open space landscape plan will be created, with input from County Administration.

Sense of place can be achieved by preserving a portion of the tree stand, enabling residents to feel connected with nature, while also providing other opportunities for active and passive uses.

6.2.6 Stormwater Management Facility

A 2.08 ha Stormwater Management Facility (SWMF) serves the Plan Area and will contribute to the open space network of Century Hills featuring trails to enable residents to enjoy the SWMF as an amenity. The entirety of the SWMF area including the trails and associated green space will be designated as Public Utility District (PU) and no portion will be dedicated as Municipal Reserve.

The SWMF will be naturalized, allowing for natural wetland vegetation and ecosystems to develop. Where possible, the grading, contouring, and shoreline design of the SWMF will be designed to enable habitat opportunities for wetland and riparian species.

6.2.7 Utility Easements and Pipeline

Several Public Utility Lots will accommodate the required utility easements such as back of lot drainage swales and the existing ATCO pipeline right-of-way. The Public Utility District (PU) will be utilized to accommodate this infrastructure. Public Utility Lots will also provide a public amenity as trails will be constructed within these areas for active transportation and recreational uses.

6.3 Policies and Objectives

Century Hills OP builds upon the Sturgeon Valley Core Area Structure Plan’s vision and guiding principles and incorporates them into its land use policies. This is achieved through the incorporation of Large Lot Transitional and Small Lot Transitional housing types that complement existing Valley Area character and design, provides public open space that will connect residents across the neighbourhood and beyond, establishes connectivity options to existing development, incorporates small neighbourhood commercial services which will help satisfy daily needs of existing and future

residents, and provides a stormwater management facility to manage and control stormwater run-off.

6.3.1 General Plan Area Policies

- a. Future applications that do not conform to the intent of this Outline Plan may require an amendment to this Outline Plan in accordance with Sturgeon County terms of reference for amending non-statutory plans.
- b. Century Hills will be built at a density below the maximum allowed density of 20 dwelling units per net residential hectare stipulated within the Sturgeon Valley Core ASP.
- c. Development will respect and adhere to Alberta Energy Regulator setback regulations for existing oil and gas infrastructure.
- d. The incorporation of Crime Prevention Through Environmental Design (CPTED) principles via landscaping, lighting, and building orientation should be incorporated into the detailed design of open spaces and overall neighbourhood design.
- e. Winter design elements should be incorporated to activate neighbourhood public spaces and support year-round uses, where feasible.
- f. Native vegetation and drought resistant species should be incorporated throughout the neighbourhood to minimize water use and maintenance.
- g. Naturalized landscaping is encouraged to be integrated throughout the Plan Area, where possible to prevent excessive water use and the nutrient loading in water bodies.
- h. Existing tree vegetation along the southerly edge of the Plan Area abutting North Point should be retained and respected, where possible.
- i. Residential Development located along the northerly and southerly most edges of the Plan Area will have a common rear-yard fence line that enhances privacy for existing residential development.
- j. Development practices that include energy efficiency such as hydrogen and solar and low impact development should be explored and incorporated at the detailed design stage.
- k. Development will be of high quality and be designed in an aesthetically pleasing manner.
- l. Opportunities for home-based businesses should be supported wherever possible to enable work from home functions, and support business diversification.



Example of a common rear-yard privacy fence

6.3.2 Large Lot Transitional Policies

- a. Large Lot Transitional development will be located adjacent to Tuscany Hills and North Point neighbourhoods as shown on Figure 6- Land Use Concept.
- b. Large Lot Transitional development will feature larger lots and larger single detached homes that are comparable to the existing Valley Core area.
- c. Large Lot Transitional development will incorporate enhanced rear-yard landscaping in

order to further buffer development between Tuscany Hills/North Point and Century Hills, to the satisfaction of the development authority.

6.3.3 Small Lot Transitional Policies

- a. The primary form of low-density residential should be single detached.
- b. Other forms of low-density residential may be provided, including semi-detached, and duplex housing.
- c. Small Lot Transitional development will be located in accordance with Figure 6 - Land Use Concept.
- d. Small Lot Transitional will utilize architectural elements and designs that are characteristic of the Valley Core area.



*Example of Large Lot Transitional development
(Source: Google)*



*Example of Small Lot Transitional development
(Source: Google)*

6.3.4 Neighbourhood Commercial Policies

- a. Neighbourhood Commercial development shall have a minimized impact on adjacent land uses through sensitive site design and the provisions of Sturgeon County's Land Use Bylaw, and be to the satisfaction of the Development Authority.
- b. Neighbourhood Commercial development will be adjacent to Range Road 250 to maximize exposure and visibility.
- c. Land designated as neighbourhood commercial should provide uses that serve the needs of residents of Century Hills and other immediate Valley area residents.
- d. Neighbourhood Commercial development will be pedestrian-friendly, accessible, and aesthetically pleasing.
- e. Street furniture, pedestrian crosswalks, and parking lot landscaping will be utilized to support pedestrian circulation.



Example of neighbourhood commercial development

6.3.5 Public Open Space Policies

- a. All streets and sidewalks will connect to all parts of the neighbourhood's open spaces, stormwater management feature, and adjacent Tuscany Hills and North Point neighbourhoods.
- b. The pipeline utility right-of-way may accommodate a shared use path to provide pedestrian circulation and connectivity throughout the Plan Area and the Valley Core.
- c. Programming, or enhanced landscaping should be incorporated on public lands to provide points of interest, serve as landmarks for local residents, and visitors.

- d. Public Open Spaces may incorporate place-making elements that reflect and celebrate the region's cultural history.
- e. Public Open Spaces should be designed to support community interaction and socialization with seating areas, picnic tables, fire pits or other similar features to promote communal interaction.
- f. Park programming should minimize exposure to wind and maximize exposure to sunlight.
- g. Permeable surfaces may be considered for pathways across the neighbourhood network to minimize the amount of impervious surface area.



Example of walkway connectivity.

- h. Community gardens may be incorporated into the programming of public open spaces and rainwater harvesting may be utilized to provide irrigation for the garden(s).



Example of a Community Garden

07 Staging

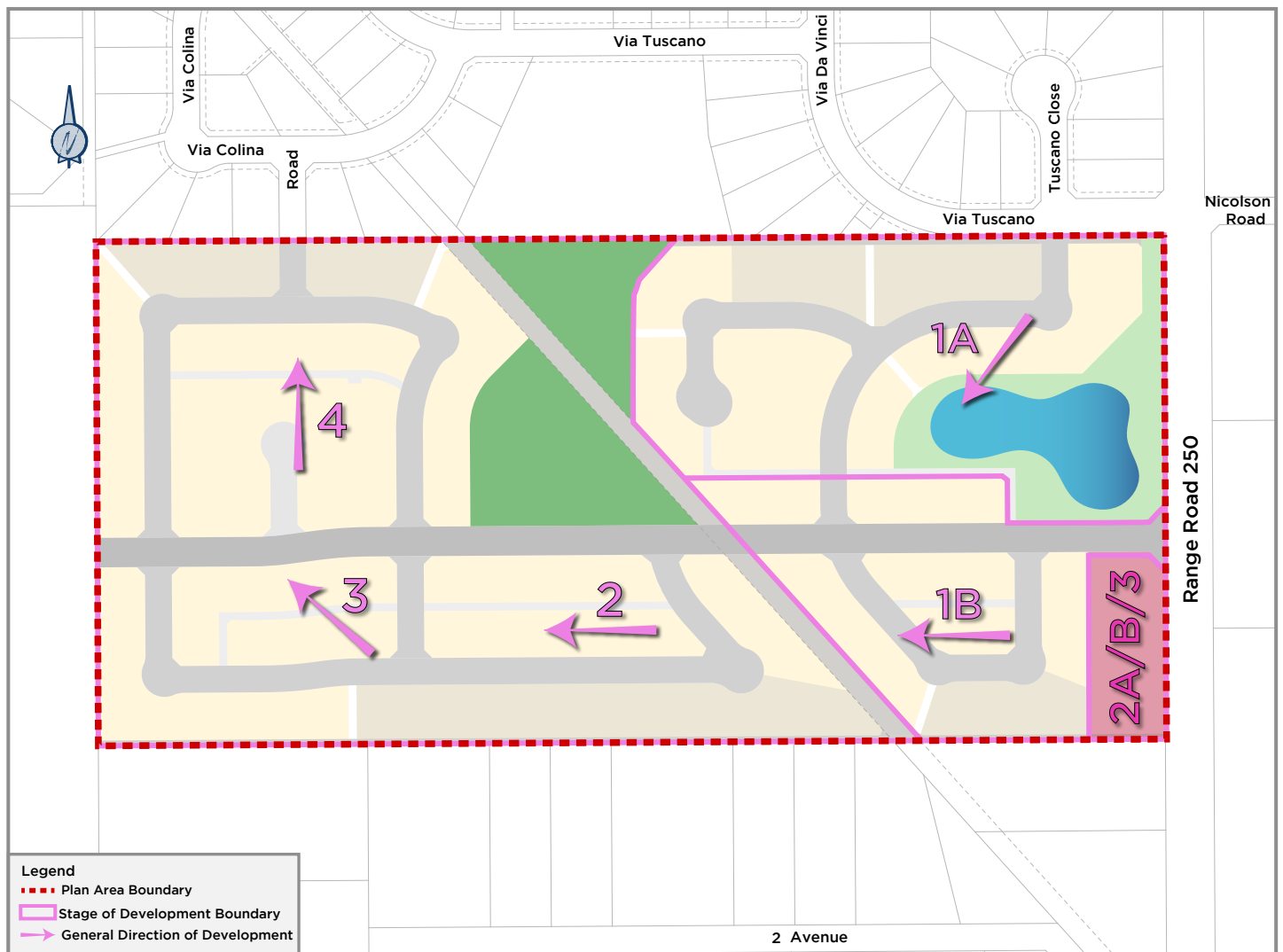
7.1 Staging Process

Stage 1A will be the first stage of development and proceed as generally illustrated within Figure 8 below. Stage 1A will accommodate a mix of Small Lot Transitional lots and Large Lot Transitional lots. For the staging of the roadway network, the County's standards require a secondary access for developments greater than 20 parcels, for this reason, Stage 1A includes a secondary access planned at the intersection of Range Road 250 and Via Tuscano, which will act as the interim access to the development. A temporary secondary access will be constructed as required within or adjacent to the planned collector ROW, to the satisfaction of the County.

The Neighbourhood Commercial will be staged in accordance through a combination of market demand, water pressure infrastructure availability, as well as relevant studies and required infrastructure upgrades. Interim water servicing measures in Stage 1A may be required in order to meet County standards.

The central park space will be developed starting with Stage 2, with programming and amenities to be determined in conjunction with detailed design following consultation with local residents.

Figure 8 - Staging



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08 Transportation

8.1 Transportation Network

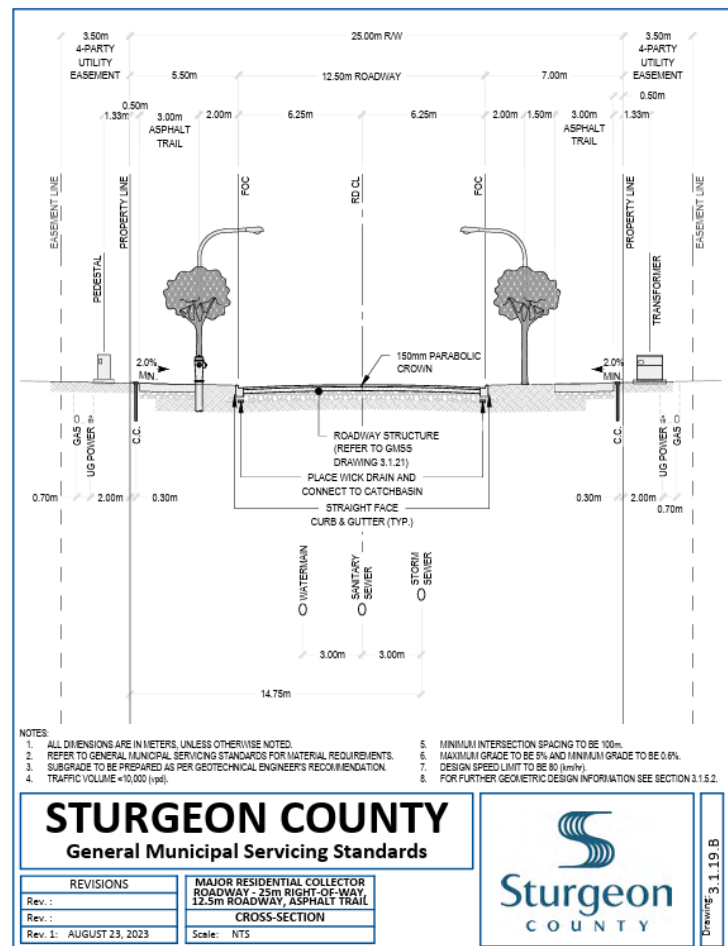
The transportation and pedestrian circulation network, is shown in Figure 9. Range Road 250 is earmarked to be a future 4-lane divided arterial roadway to support growth within the Valley. Therefore, Range Road 250 will require widening to accommodate future projected traffic volumes. Due to existing residential development north and south of Century Hills, arterial roadway dedication along the west portion of Range Road 250 will be limited and its ultimate additional dedication area is subject to the detailed design stage once Range Road 250 has an approved County concept plan.

Pedestrian traffic will be accommodated through a mix of sidewalks, open space (MR), PULs, stormwater management walkways, and a multi-use trail within the pipeline right-of-way. Sidewalks will be provided within all local and collector roadways in accordance with Sturgeon County's General Municipal Servicing Standards.

8.3 Internal Roadway System

The road network within the OP will be designed and constructed in accordance with the most current GMSS. The proposed east-west collector roadway will provide multiple connection points for local roadways within the Plan Area and will be designed with an urban cross section. The proposed local roadways will also be designed with an urban cross section. Details of each roadway-cross section and cul-de-sacs can be referenced through Sturgeon County's General Municipal Servicing Standards (GMSS).

Stage 1A will initially be accessed through the intersection of Range Road 250 and Via Tuscano, which will become a secondary access in the future. Primary access for this neighbourhood will be via a future collector roadway connecting to Range Road 250 and serving the neighbourhood. The ROW for the collector road will be dedicated at each stage of subdivision, as required. The developer shall provide securities for the construction of required stages of the collector road in accordance with County policies. In the interim, the area can be accessed through a temporary emergency access south of Stage 1A connecting with Range Road 250. The collector road will also be the alignment for a planned major waterline serving valley south lands to the west. A third access on the northwest portion of the Plan Area will connect Century Hills with Tuscany Hills. This connection is needed as a vital secondary emergency access route for Tuscany Hills, however the connection can be closed to public vehicular traffic. Prior to development of Stage 4, engagement with Century Hills and Tuscany Hills residents will occur to determine if there



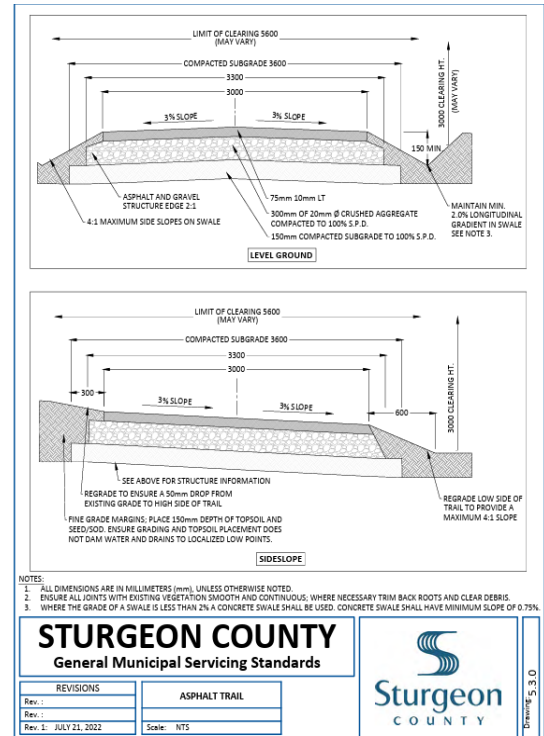
Current Sturgeon County GMSS cross-section for the collector road.

accessed through a temporary emergency access south of Stage 1A connecting with Range Road 250. The collector road will also be the alignment for a planned major waterline serving valley south lands to the west. A third access on the northwest portion of the Plan Area will connect Century Hills with Tuscany Hills. This connection is needed as a vital secondary emergency access route for Tuscany Hills, however the connection can be closed to public vehicular traffic. Prior to development of Stage 4, engagement with Century Hills and Tuscany Hills residents will occur to determine if there

is a desire for the access to remain public as is currently planned, or if the preference of residents is to close the connection for public vehicular access and have it constructed as a permanent emergency access route instead.

8.4 Active Transportation Network

As sidewalks alone do not support all active transportation modes, the Plan Area has been designed with a comprehensive active transportation network. The active transportation network will facilitate pedestrian circulation throughout the Plan Area and allow for residents to safely and conveniently reach destinations within the Plan Area as well as those within the greater Sturgeon Valley. This is achieved using a series of interconnecting pathways, sidewalks, and walkways which run through the Plan Area and connect to the surrounding neighbourhoods of Tuscany Hills, North Point, Upper Viscount Estates, and the future Sturgeon Valley South subdivision located to the west of Century Hills. These interconnected spaces are intended to promote walkability, enhance community interaction, and support active transportation. The overall transportation framework and pedestrian circulation network, illustrating how these elements relate to the broader mobility system, is shown in Figure 9.

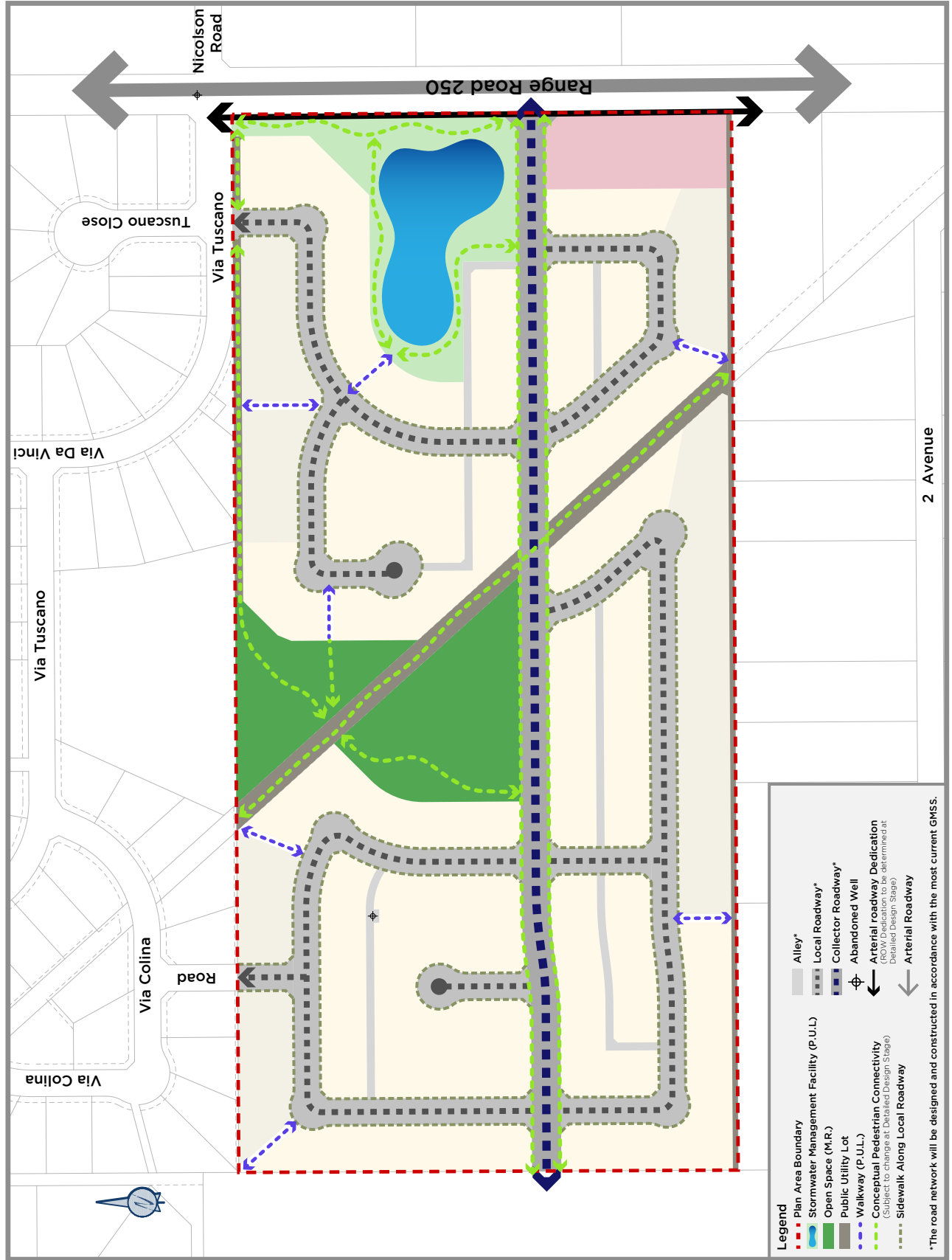


Current Sturgeon County GMSS cross-section for a shared use asphalt pathway.

8.5 Transportation Policies

- To improve pedestrian safety, the design of the collector roadway shall include traffic calming measures in the form of curb extensions strategically placed at the primary pedestrian crossing location near the park connecting the north and south areas of the Plan Area.
- A community entrance feature at the primary entrance to Century Hills may be located within a Public Utility Lot or within a divided boulevard off Range Road 250.
- Noise attenuation measures along Range Road 250 will be designed as per the recommendations of the Noise Impact Assessment Report.
- The primary collector roadway will incorporate sidewalks, street trees or naturalized landscaping to enhance the pedestrian experience.
- Interconnected trails shall be dispersed throughout the Plan Area to connect users to internal amenities.
- The active transportation network shall connect users to the broader Sturgeon County active transportation network.
- The active transportation network shall be constructed according to the latest version of Sturgeon county’s GMSS.
- Mid-block crossings shall be provided as needed in order to connect amenities within the Plan Area.

Figure 9 - Transportation and Circulation



09 Servicing

9.1 Stormwater Servicing

The proposed stormwater servicing concept consists of both minor and major systems which include catch basins and storm pipes sized to carry the 1:5 year storm and overland drainage components to convey the 1:100 year storm to the proposed Stormwater Management Facility (SWMF) located along the east boundary of the OP. The proposed SWMF shall store the 1:100 year stormwater with a controlled discharge set at the pre-development rate. The SWMF outfall will connect and direct drainage into the existing SWMF that is located within Tuscany Hills. Stormwater servicing is demonstrated within Figure 10.



Example of a naturalized SWMF

9.2 Sanitary Servicing

The proposed sanitary system is shown in Figure 11. The proposed sanitary system can accommodate the peak flow from the Plan Area for Stage 1A. Sanitary servicing will be provided by a gravity system that will convey the sanitary sewage to the Tuscany Hills lift station. It is estimated that Stage 1A can accommodate a mixture of 43 Small Lot Transitional parcels and 9 Large Lot Transitional parcels, creating a combined flow rate of 3.4L/S. Flow rates beyond this will trigger developer-funded lift station upgrades that are necessary to support subsequent development stages. The combination of lot sizes and number of lots within Stage 1A will be further informed by detailed engineering design at time of subdivision in conjunction with the findings of the Lift Station report. Updated engineering studies will be required to determine the timing of offsite improvements and will be a condition of subdivision for Stage 1A.

Submitted under separate cover is a Lift Station report, detailing the capacity of the existing lift station and identifying when future developer funded upgrades are required.

The final design of these services will be determined through the detailed design process.

9.3 Water Servicing

Figure 12 shows the proposed water network for the Plan Area. The proposed water network consists of pipes, hydrants and valves designed to the Sturgeon County engineering standards. Water service will connect to two water main connections that are available adjacent to the Plan Area. The two connection points (200mm) at the north boundary are to the existing Tuscany Hills water network. A future 400mm water main will directly or indirectly service the Plan Area and the greater Sturgeon Valley area, however this is subject to Allin Ridge Reservoir upgrades.

The final alignment of the 400mm water main is currently undetermined, however, it is expected to be located within the future collector road ROW. Final alignment will be determined at detailed design. 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. Once this water main becomes operational, water looping will be provided. Further information regarding engineering servicing design and hydraulic network analysis has been submitted under separate cover.

9.4 Shallow / Franchise Utilities

Shallow utilities including power, gas and telecommunications are all located within close proximity to the OP and will be extended through the subdivision as required.

9.5 Servicing Policies

- a. The stormwater management facility will be publicly accessible and include a shared use-path to provide for pedestrian recreation opportunities.
- b. Commercial fire flows shall be provided prior to the development of the Commercial lands.
- c. Shallow, deep, and franchise utilities will be extended into the plan area as required.
- d. Infrastructure will be provided on a phased approach to accommodate efficient extension of services.
- e. 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.
- f. 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.

Figure 10 - Stormwater Servicing

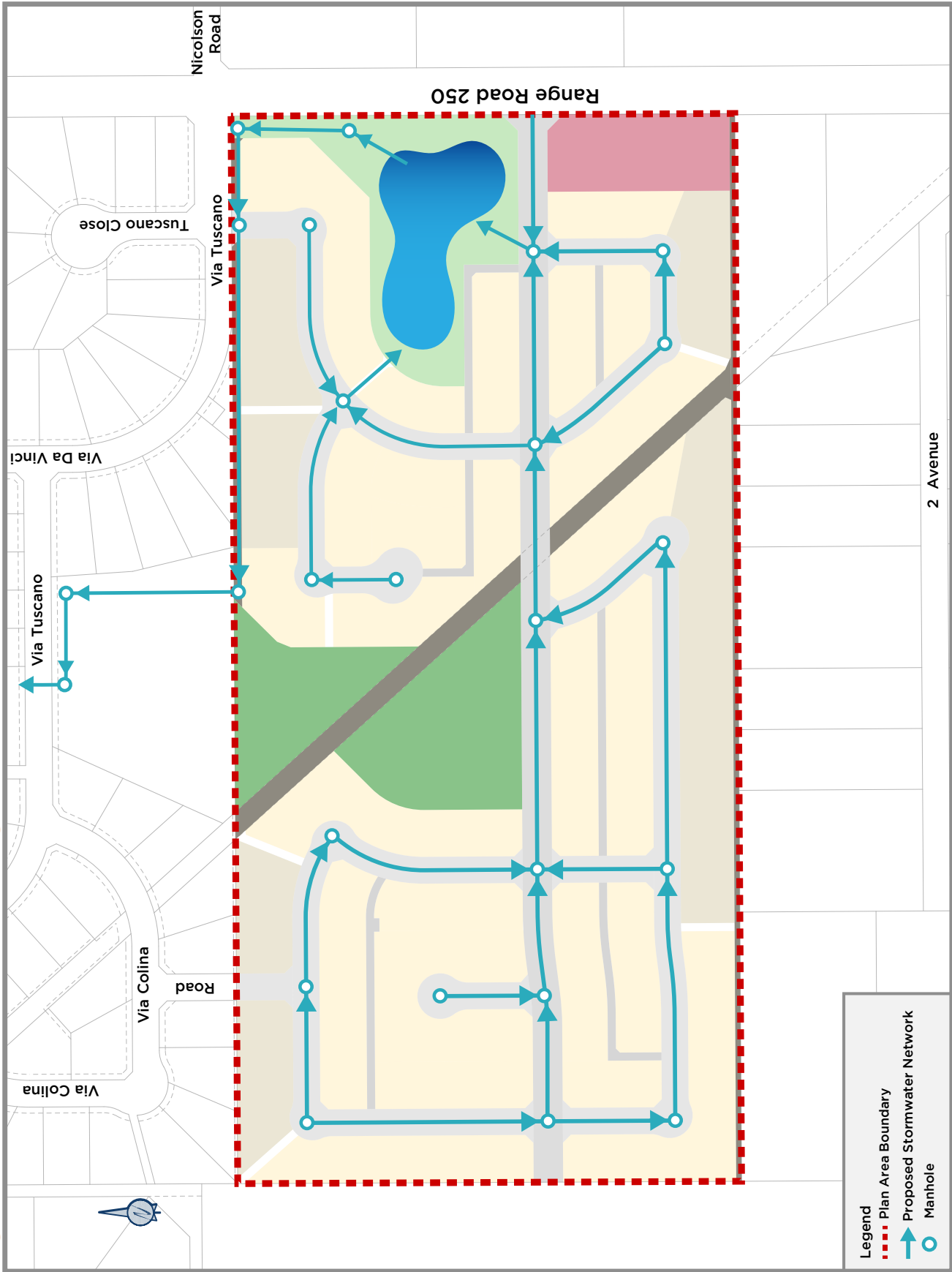
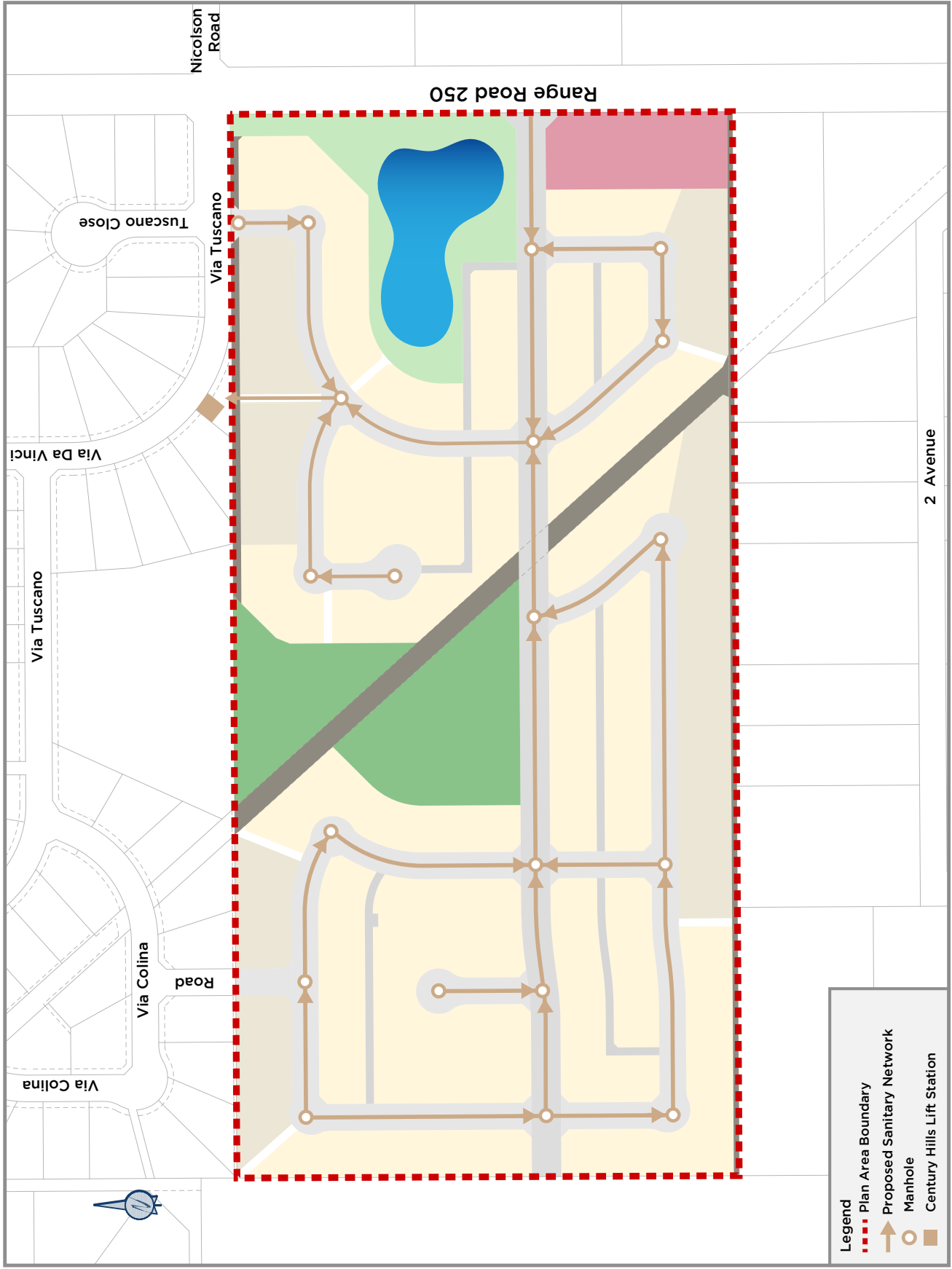


Figure 11 - Sanitary Servicing



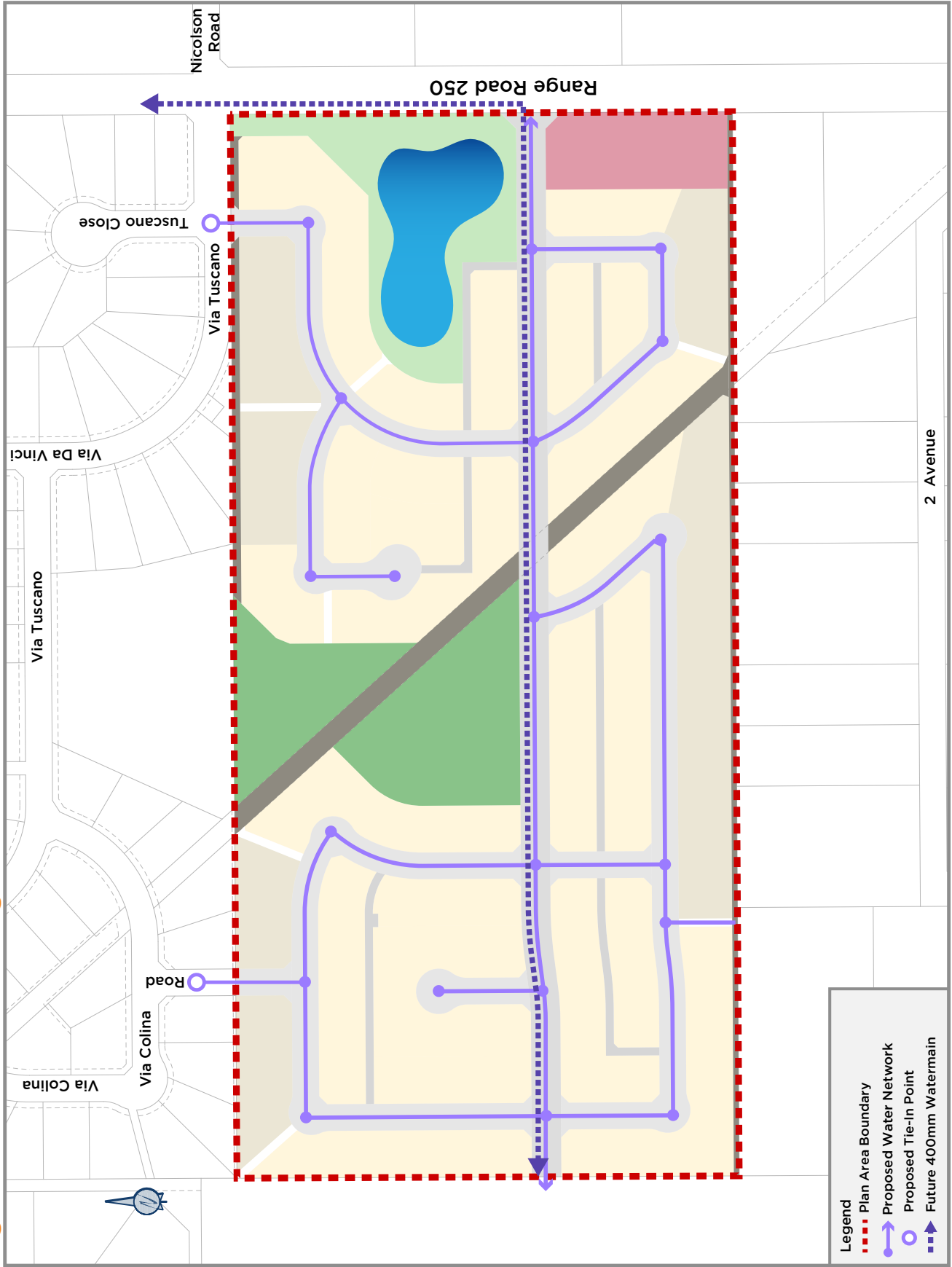
Legend

- - - Plan Area Boundary
- Proposed Sanitary Network
- Manhole
- Century Hills Lift Station

Sanitary servicing subject to change based on final design.

NTS

Figure 12 - Water Servicing



Water servicing subject to change based on final design.

NTS