

**PUBLIC HEARING – RECORD OF SUBMISSIONS
RECEIVED AS OF THE CLOSE OF THE PUBLIC HEARING
February 10, 2026**

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

VERBAL SUBMISSIONS RECEIVED

Art Washuta	Opposed
Tanya Schulz	Opposed
Ruslan Hutsulyak	Opposed
Fiona McDonald	Opposed
Tino Pompei	Opposed
Leanne Petryshyn	Opposed
Gerald Van Bruggen	Opposed

PUBLIC HEARING – RECORD OF SUBMISSIONS
RECEIVED AS OF THE CLOSE OF THE PUBLIC HEARING
February 10, 2026

WRITTEN SUBMISSIONS RECEIVED IN OPPOSITION

Adam Reeve	Fatema Jameson	Larissa Northcott	Sharon Merkel-Beattie
Adam Wirmanski	Fiona McDonald	Laura Talboys	Shelley Mushtuk
Agnieszka Wirmanski	Gail Spent	Laurel Weisgerber	Tanya Schulz
Albert So	Gary Breckenridge	Leonard Hancock	Taras & Sharie Kucher
Alessandra Hardy	Gary Topilko	Leonard Mushtuk	Tasmin Stoten
Alex Hatoum	Gina Whitham	Lianne White	Terra Bell
Alex & Kim Nashman	Giuseppe Parrotta	Liliana Potestio	Thomas Hancock
Amynta Northcott	Gloria Borlase	Lisa & Wayne Ross	Timothy Wozniak
Andrea Mazzotta (four submissions)	Gordana Musulin	Lisa & Tim Houle	Tracey, Milo & Marliese Buryska
Angelene Gaulin	Greg Quirke	Loredana Potestio	Trevor Christensen
Angie Rites	Heather Conroy-Mandryk	Louise Wunderlich	Trish Wadson
Anita Yaehne	Heather Sorokoski	Marco Zicarelli	Tyler Cheyne
Art Washuta	Heidi Wagner	Matthew Breckenridge	Zofia & Andrzej Wirmansk
Art Washuta & Tanya Schulz	Hollie Haffie	Maureen Amonson	
Barb Martini	Ivana Jozic	Mav Sale	
Barbara Loree	Jacques Watts	Maxim Gagne	
Bernie Hartmetz	James Viher	Meaghan Soon	
Bonnie Gilroy	Jason White	Megan Filice	
Brad Murk	Jean Gushathey	Megan Nichols	
Brenda Anast	Jennie Stoten	Mel Gushathey	
Brodie Weisgerber	Jennifer Dabels	Melanie Azevedo	
Brooke Munstermann	Jennifer Mira	Melissa DePape	
Carey Thiessen	Jessi Hicks	Melissa Hurdman	
Chris & Jame Filewich	Jessica Ames	Melody Zawalak	
Chris Jepsen	Joanna Piasecka	Melvin Gushathey	
Christine Hartmetz	Jo-Anne Van Bruggen	Michelle Stolarchuk	
Christine Pompei	Joe Jasper	Mitchell McCallan	
Christine Wigeland	John Bell	Monia Tanguay	
Claudine Lavoie	John Strembitski	Morgan Kucher	
Corinna Moisey	Jolene Gaulin	Naomi Mulyk	
Cory Wadson	Jolene Lylick	Noel Wadson	
Dalene Aitkin	Jonathan & Andrea Bauer	Pam Chanakos & Graham Braun	
Dalibor Jozic	Jose Augusto	Pamela Labonte	
Dan & Rebecca McIsaac	Judy A. Filewich	Paul Gaulin	
Dana & Kathryn Beaumont	Julie Stevens	Paul Marghella	
Darrell Hyska	Justin Lylick	Paula Augusto	
Daryl Spent	Kaitlyn Northcott	Philippe Azevedo	
Daryl Zelinski	Kari Christensen	Rebecca Isbister	
Dave Cheyne	Katarzyna Dolega	Richard & Veronica Woolger	
Dawid Piasecki	Katelyn Rodak	Robert Hardy	
Dean Milhaljisin	Katherine Madro	Rosanne McIntyre	
Dean Ozanne	Keith Breckenridge	Ruslan & Halayna Hutsulyak	
Dellale Ammar	Kim Shalagan	Ryan Northcott	
Ed & Deb Dover	Kimberly George	Sandra Foster	
Erin So	Kinley Williams	Sandra Goman	
Eryn French	Kristina DeGagne	Scott Romanyshyn	
Eugenie McCallan	Lamia Fahmi	Sean Frew (two submissions)	
EvaROUTE	Landon Wenger	Sebastian Wirmanski	
Fahrija & Vinko Stivicic	Lanny Howell	Sharlene Watts	

**PUBLIC HEARING – RECORD OF SUBMISSIONS
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February 10, 2026**

WRITTEN SUBMISSIONS RECEIVED IN FAVOUR

Jason Boutilier
Ryan Augusto

Century Hills development opposition

Severed in line with s.20 of ATIA

Date Fri 2026-02-06 10:36 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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We are opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community. I am a local resident of Sturgeon County, and this email address represents 4 people that are against this.

Thanks

Adam Reeve

Opposed

Severed in line with s.20 of ATIA

From Adam Wirmanski

Date Sun 2026-02-08 7:56 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To Whom It May Concern,

I am formally opposed to Land Use Bylaw Amendment 1701/25.

I reside in the established community immediately adjacent to the subject lands. Our neighbourhood is a low-density, rural community that was developed with the clear expectation that surrounding lands would remain consistent in character and land use.

The proposed amendment would introduce high-density residential and commercial zoning that is fundamentally incompatible with the existing low-density rural community. Attaching urban-style development to a rural neighbourhood fails to provide an appropriate transition between land uses and represents poor land-use planning.

This proposal would increase traffic, congestion, noise, and pressure on infrastructure that was not designed to support high-density development. It would also erode the rural character of the area and set an undesirable planning precedent by allowing urban density within a rural context.

Residents relied on the current zoning and land-use framework when choosing to live in this community. The proposed bylaw disregards those expectations and undermines the established character of the area.

For these reasons, I respectfully but firmly request that Council deny Land Use Bylaw Amendment 1701/25.

Sincerely,

Adam Wirmanski

Resident from Tuscany Hills

Severed in line with s.20 of ATIA

From Agnieszka Wirmanski

Date Sun 2026-02-08 7:55

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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The proposed amendment would introduce high-density residential and commercial zoning that is fundamentally incompatible with the existing low-density rural community. Attaching urban-style development to a rural neighbourhood fails to provide an appropriate transition between land uses and represents poor land-use planning.

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For these reasons, I respectfully but firmly request that Council deny Land Use Bylaw Amendment 1701/25.

Sincerely,

Agnieszka Wirmanski

Opposition to bylaw amendment 1701/25 - century hills

From Albert So Severed in line with s.20 of ATIA
Date Tue 2026-02-10 9:21 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To whom it may concern,

I am a sturgeon county resident directly impacted by the proposed Century Hills community behind Tuscany Hills. I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Thank you,

Albert So

Century Hills Proposed bylaw

From **Severed in line with s.20 of ATIA**

Date Tue 2026-02-10 11:45 AM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To Whom It May Concern.

My name is Alessandra Hardy, and I am **AGAINST** this development. I am a resident of Upper Manor and feel this proposed development does not align with the current adjacent neighbourhoods in the sturgeon valley.

The overall valley density and the proposed plan is NOT compatible, nor is it a complementary development to the surrounding communities. This proposed development like the others are planning high density that does not align with the current valley subdivisions.

Sincerely,

*Alessandra Hardy
78-25131 Coal Mine Rd
Sturgeon County, AB
T8T 0C7*

Opposed to bylaw amendment 1701/25

From ahatoum [Severed in line with s.20 of ATIA]
Date Mon 2026-02-09 3:28 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25

I am not in support of high density development.

Alex Hatoum

82-24528 sturgeon road
Sturgeon county,
Ab

Sent from my Galaxy

Land Use Bylaw Amendment Bylaw 1701/25

From Alex Nashman Severed in line with s.20 of ATIA
Date Mon 2026-02-09 9:13 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To whom it may Concern,

We are opposed to land use bylaw amendment 1701/25. We do not support high density in our rural community.

Alex and Kim Nashman

Bylaw 1701/25 (Century Hills Land Use Bylaw Amendment)

From Amynta Northcott **Severed in line with s.20 of ATIA**

Date Sun 2026-02-08 10:21 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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<https://aka.ms/LearnAboutSend>]

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My name is Amynta Northcott. I am a county resident that is directly impacted by the proposed bylaw. I am opposed to the proposed bylaw amendment 1701/25. I am not in support of high density in a rural community. I am also not in support of having a neighbourhood commercial area in a rural community. We live in the country to be in the country.

New Proposal for Development in Sturgeon Valley

From andrea martiuk Severed in line with s.20 of ATIA
Date Sat 2026-02-07 10:14 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I strongly oppose Land Use Bylaw Amendment 1701/25. I absolutely refuse to accept high density development in a rural community. This is unacceptable and deeply frustrating.

Andrea Mazzotta
214 54418 RR 251
Sturgeon County AB

New Proposal for Development in Sturgeon Valley

From **Severed in line with s.20 of ATIA**
Date Sat 2026-02-07 10:17 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am fiercely opposed to Land Use Bylaw Amendment 1701/25. I absolutely refuse to accept the idea of cramming high density development into our rural community. This is an outrageous violation of our way of life, and I will not stand by quietly while our community's character and values are undermined.

Andrea Mazzotta
214-54418 RR 251
Sturgeon County AB

New Proposal for Development in Sturgeon Valley

From Andrea Martiuk **Severed in line with s.20 of ATIA**
Date Sat 2026-02-07 10:20 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am strongly opposed to Land Use Bylaw Amendment 1701/25. I firmly believe that increasing high density in our rural community would be a devastating change, and I cannot support such a direction that threatens the very character and integrity of our peaceful, rural lifestyle.

Andrea Mazzotta
214-54418 RR 251
Sturgeon County AB

New Proposal for Development in Sturgeon Valley

From Mazzotta, Andrea **Severed in line with s.20 of ATIA**
Date Sat 2026-02-07 10:12 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I strongly oppose Land Use Bylaw Amendment 1701/25. I absolutely refuse to accept high density development in a rural community. This is unacceptable and deeply frustrating.

Andrea Mazzotta
214-54418 RR 251
Sturgeon County AB

Opposition to Proposed Bylaw 1701/25 (Century Hills Land Use Bylaw Amendment)

From Angelene Faith Severed in line with s.20 of ATIA
Date Mon 2026-02-09 9:56 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>


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Legislative and Legal Services
Sturgeon County
9613 100 St.
Morinville, AB T8R 1L9

Date: February 9, 2026

Re: Written Submission — Opposition to Proposed Bylaw 1701/25 (Century Hills Land Use Bylaw Amendment)

Dear Members of Sturgeon County Council,

I am writing as a resident of Sturgeon County to express my strong opposition to Bylaw 1701/25, which proposes to redistrict agricultural land in Sturgeon Valley for development of a 246-lot residential neighbourhood. 

While I understand the desire for growth and new housing, I am concerned that this amendment would result in significant and negative impacts to our rural character, agricultural land base, and local quality of life:

1. Loss of Prime Agricultural Land and Rural Character

The subject property is currently zoned AG – Agriculture District. Changing this zoning for large-scale residential development undermines the preservation of agricultural lands that are essential to our community's identity and long-term food sustainability.

2. Inadequate Infrastructure Planning and Community Services

A development of this scale will create increased demand on local infrastructure, including roads, water and sewer systems, emergency services, schools, and transit. It is not clear that the necessary infrastructure can be provided without significant cost to taxpayers or shifts in county priorities.

3. Traffic, Safety, and Environmental Concerns

Increasing residential density along rural roads raises concerns about traffic volume, safety for pedestrians and farm vehicles, and potential environmental impacts on local waterways and natural

ecosystems. These effects may diminish the livability and safety of the area for both existing residents and future neighbours.

4. Better Alternatives and Responsible Planning

Growth should be directed toward areas and projects supported by comprehensive master planning and community consensus. Piecemeal zoning amendments like Bylaw 1701/25 may set a precedent for further ad-hoc developments that collectively erode agricultural land and rural wellbeing.

For these reasons, I respectfully request that Council vote against proceeding with Bylaw 1701/25 and instead focus on alternatives that protect agricultural lands while meeting long-term housing and community needs in a sustainable, well-planned manner.

Thank you for considering my concerns.

Sincerely,
Angelene Gaulin

Sent from my iPhone

Century Hills development

From ANGIE RITES Severed in line with s.20 of ATIA

Date Tue 2026-02-10 4:01 PM


To Legislative Services <legislativeservices@sturgeoncounty.ca>

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As a homeowner in the Sturgeon Valley I am in strong opposition to this proposed development. It does not come close to meeting the standards of density that currently exist in the valley. High density does not belong in rural communities.
Thank you

Angie Rites

Severed in line with s.20 of ATIA



Opposed to amendment 1701/25

From Anita Yaehne Severed in line with s.20 of ATIA
Date Sun 2026-02-08 10:02 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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"I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community".

Thank you
Anita Yaehne

Severed in line with s.20 of ATIA
521 upper point court

Date: February 3, 2026

To: Planning & Development Services
Sturgeon County, Alberta
Via E-mail: legislativeservices@sturgeoncounty.ca
rschapansky@sturgeoncounty.ca
apapadopoulos@sturgeoncounty.ca

From: Art Washuta, P.Eng. (retired)

Tanya Schulz, B.Sc. Civil Engineering (retired)

This written submission is in response to Public Hearings of Bylaw 1701/25 and the Century Hills Outline Plan being held on February 10, 2026

We reside at 107 54302 Range Road 250, (Tuscany Hills) in Sturgeon County. Our back yard is adjacent to proposed work related to the overflow diversion from the Stormwater Management Facility (SWMF) for Century Hills. In addition, we are in close proximity to construction being proposed for the Century Hills development.

We would like to know when the developer bought this land. Were any assurances given that any specific development would be allowed? The residents of Sturgeon County are not responsible for the developers investment decisions! **We are quite disgusted that in the Request for Decision (January 13, 2026) it was noted that the applicant was pursuing legal action against the County.**

Re: Bylaw 1701/25. We are **opposed to** the rezoning of said land within NE 13-54-25-W4M from Agricultural District to R7 Transitional Valley Residential District, C3 Neighbourhood Commercial District, PU Public Utility District and POS Public/Private Open Space. [Two votes opposed]

We would rather have the odor of liquid manure spread annually in autumn months, as opposed to the noise, dust and disturbance to the surrounding communities during the construction of the Century Hills development, which is likely to take years before completion.

Re: Century Hill Outline Plan. Furthermore, we are **opposed** to the proposed concept plan for this development based on the density of dwelling units which is not consistent with the character of the surrounding area. This is not a transition. It is a significant change as compared to Tuscany Hills subdivision (three times the density). We hope that rezoning will not be allowed and we offer the following more detailed comments related to the Outline Plan. [Two votes opposed]

A. Proposed High Density

1. It is understood the Sturgeon Country Valley Core Area Structure Plan (ASP) has stipulated overall density targets; however, it was emphasized that developments should demonstrate a gradient / transitioned approach that ensures that the character and built form of the established Sturgeon Valley community is protected and that higher densities would be applied progressively between that community and the urban areas of Edmonton and St. Albert. It is suggested that a transition from 5 units/hectare to 14.9 units/hectare within a single subdivision is neither gradual nor progressive. The lots that

abut onto Tuscany Hills are approximately 0.3 of an acre and the remainder of the development consists of lots of 0.15 of an acre, while Tuscany Hills lots are around 0.5 acres.

2. If a transitional strategy for density is desired, why not use a density similar to River's Gate? (i.e. a mixture of ½ acre and ¼ acre lots, with a progression of decreasing lot sizes from the north to the south as the development nears City of St. Albert boundary). It is understood that this project was approved prior to the ASP being confirmed.

B. Land Use Concept

1. It is inconceivable, in our opinion, why people would move to a predominantly rural area to be housed on a lot of less than 500 m² (5300 sq. ft.). Is there precedence for these small lot sizes in a rural area? If so, please provide examples of successful implementation. It is strongly suggested/recommended that consideration be given to having a **maximum** density of approximately 10 units/hectare (approximately 1100 square meters), double that of Tuscany Hills.
2. Alleys require more roadway maintenance, lighting and will present potential security issues as well as doubling of rear fencing requirements. In fact, the percent of alleys has increased in the revised Century Hills Plan. We understand that driveways cannot be located off a collector roadway. Why not move the collector road to the south perimeter of the property, eliminate alleys and provide larger lots through out. There is a major coniferous buffer zone at the north end of North Point (unless there are plans to decimate this buffer zone).
3. We do not see any need for commercial space in this area, given that it is only a 10-minute drive to North Edmonton or St. Albert. We also question whether any commercial venture would be economically viable. At best it is a limited opportunity, at worst, it increases traffic and potential security issues in the area.
4. Will the proposed north perimeter have a landscape buffer and/or fences of a height of a minimum of 1.83 metres? Will lots adjacent to walkways and green spaces also be fenced? Will driveways on the north perimeter be accessed on the Tuscany Hills side?
5. For Stage 1A, why not access through the collector roadway or temporary access to avoid construction traffic on an already busy entrance to Via Tuscano (where the community mailbox is located). We continue to see substantial traffic due to on-going construction in Tuscany Hills. At the present time, many residents walk (including those who are mobility challenged) or bicycle to the mail box. We consider additional heavy construction vehicles in this area to pose a significant safety hazard to the residents of Tuscany Hills.
6. Walkways to nowhere, which are present in Tuscany Hills should be avoided. Encircle the SWMF with a complete sidewalk.

7. The 20 m and 25 m roadways and 6 m wide alleys seem to actually be rights-of-way as opposed to roadway widths.

C. Stormwater Management Facility (SWMF)

1. Is the SWMF appropriately sized as per Alberta standards (or just to the minimum)? Why not design the SWMF to meet the 1:100-year rainfall event, and not divert flow to the Tuscany Hills SWMF. Diversion would potentially include trenching behind the properties of 101 to 109 Via Tuscano (unless trenchless technologies are specified for construction). Was the existing Tuscany Hills SWMF designed to accommodate additional flow from Century Hills and are permits or rezoning required for this increased flow and for the installation of the diversion pipe which will be located through the Sturgeon Reserve? Was a cost benefit analysis completed and where might this be found?
2. Will the diversion pipe be dependent on gravity flow to Tuscany Hills SMWF, and if so, how deep will the pipe be installed in the Sturgeon Reserve area?
3. Will owners of the aforementioned properties be compensated in any way for the disruption to their enjoyment of their properties during the construction phase? As well, many of the residents have pets that will become very agitated during construction. Will appropriate temporary construction fencing be installed, recognizing that existing fences are only 1.2 m high? Many people regularly go for walks in this area, or will this walking path be entirely closed during construction?
4. What are the considerations for protecting the existing fences and root systems of the mature trees on properties as well as within the existing Sturgeon reserve.
5. Has consideration been given to moving the SWMF adjacent to the northern boundary to provide more appropriate transitional space? It appears that the northeast corner is the lowest part of the property.

D. Sewage System Upgrades

1. It is understood that upgrades to the Lift Station are required to service subsequent Stages after Stage 1A. Will this cause any disruption to existing services within Tuscany Hills?

E. Noise Impact Assessment

1. The noise impact assessment addresses future traffic volumes within Century Hills. We would like an assessment of construction noise, with large equipment and trucks running likely 12 or more hours a day in the summer.

In closing, we suggest that the Outline Plan for Century Hills be revised to a lower density, perhaps a **maximum** of 10 units per hectare before we would consider it satisfactory and provide support.

We did not purchase our home to be disturbed in our retirement years by noise, dust and interference to the enjoyment of our property as well as a reduction in the desirability and property values in Tuscany Hills.

We agree with the key findings of the “What We Heard Report – Sturgeon Valley” of July 2024 as follows:

- 72.5% of respondents **do not support** the development of new neighbourhoods with more diverse housing options at a **higher density**.
- 72.2% of respondents **support** the development of new neighbourhoods with development **densities similar to existing neighbourhoods**.
- 35.5% of respondents indicated they support development at a density similar to or slightly lower/higher than River’s Gate (close to 10 to 15 housing units per hectare). While 64.5% indicated they do not support development at this density.
- Qualities to Protect and Preserve:
 - ✓ Peaceful, quiet lifestyle
 - ✓ Green, open spaces
 - ✓ Safety
 - ✓ Agricultural landscape
 - ✓ Low density
 - ✓ Property values
- Common themes as to why respondents do not support developments:
 - ✓ Traffic
 - ✓ Opposition to high density development
 - ✓ Potential increase in crime.
 - ✓ Impacts of quality of life of existing residents
 - ✓ Environmental impacts
 - ✓ Loss of agricultural land
 - ✓ Impacts on property values and taxes

We trust that Sturgeon County Council will respect the wishes of the overwhelming majority of public respondents and again reconsider the proposed density for this development. The written submissions to the September 24, 2024 Public Hearing reinforced that support was lacking for the development of the Estates of Tuscany (now Century Hills).

Minimal changes were made to the outline plan, and did not address the primary concerns of residents of the area. Many of the issues and questions we raised in our written submission of September 24, 2024 have not been addressed.

We understand that change is inevitable, but should not be forced upon Sturgeon County residents. It can be managed through intentional actions and thoughtful design, not driven by excess greed.

Presentation to Sturgeon County Council

Re: Century Hills- February 10, 2026

Good afternoon, Madam Mayor and Councillors. Thank you for the opportunity to speak today. My name is Art Washuta, and I am a retired Civil Engineer. My wife and I moved to Tuscany Hills 5 years ago as we were attracted to the peace and tranquility that country living offers. We were very fortunate to purchase a home here as there was only one for sale at the time. Our neighbourhood is comprised of ½ acre lots with a density of <5 units/ha. We are essentially surrounded by much larger country-style acreages. That is the character of beautiful Sturgeon County today.

The original plan for the “Estates of Tuscany” was based on a density of 17 units/ha about the same density as many St. Albert neighbourhoods. We knew that at some point the agricultural land would be developed but never imagined that it would be >triple the density of Tuscany Hills and similar to urban densities. During public consultation, 70% of survey respondents strongly opposed this high density and many suggested a density similar to Tuscany Hills or no more than River’s Gate at an average of 10 units/ha. Now here we are with a new Century Hills proposal at 14.9 units/ha, still >3 times the density of Tuscany Hills and 10 times more for North Point!

We realize that this is less than the maximum density of 20 units/ha permitted in the ASP. However, there is a subjective gray area that calls for “a transitioned approach to ensure that the character of established communities is protected and that higher densities be applied progressively approaching the 2 cities” (This was implemented for River’s Gate from North to South which is much closer to St. Albert).

In my humble opinion, merely providing a row of “large lot transitional” adjacent to existing communities and then essentially “hiding” or “sandwiching” a majority of “small lot transitional” at 17 units/ha, does not “complement the established character” of Tuscany Hills or North Point. In fact, the density of the updated “large lot transitional” has been increased from 5 to 8 units/ha! So, the number of these lots have increased from 16 to 31 but they are 5/8 the size!

The OP expresses a vision for how Century Hills “will enhance the cherished rural history and character of Sturgeon Valley”. It also states that “the OP sensitively transitions density from existing communities”. I submit that the OP fails to achieve these two stated objectives. The OP also thanks “the community for contribution of meaningful insights”. Frankly, I don’t see that the major community feedback has been adopted. Interestingly, the Starkey Hills OP at 15 units/ha was rejected unanimously by Council last year due to overwhelming community opposition. I believe that a maximum density similar to River’s Gate at 10 units/ha could be a reasonable compromise for Century Hills, even at double the density of Tuscany Hills and triple that of North Point. Surely there is still a healthy demand for small acreages/estate lots.

I am not an expert in land development, so I have a few additional comments and questions.

1. I think that Century Hills should have its own access off RR250. Using Via Tuscano for Stage 1A access would not only pose a traffic and noise nuisance but also a potential safety hazard near the community mailbox, especially during heavy construction traffic. Can you imagine concrete trucks, semis with big excavators and dump trucks heading past the mailbox and heading south into Century Hills? There are no sidewalks, so pedestrians walk on the side of the road. Perhaps an expert construction phase road safety audit should be conducted.
2. 70% of survey respondents opposed a commercial area as we are less than 10 minutes away from all the amenities we need. I disagree that it is “a critical component to the Plan”! More residential lots could be provided instead.
3. Could the storm pond be tucked into the NE corner to provide more of a buffer between the two neighbourhoods? I understand that the 100-year storm is being handled through a combination of the minimum size pond plus the overflow to the existing Tuscany Hills pond. Also, would it be more cost effective to excavate a larger pond and eliminate the overflow pipe that would impact the south perimeter of Tuscany Hills and the west backyards of lots 101-109?

4. Is the Collector Road 22m or 25m, there is a discrepancy in the OP? Would it be feasible to move it to the south end of the development given the very mature landscape buffer at North Point and perhaps eliminate the need for alleys, and provide more lots?

In conclusion, we would like to continue to enjoy country living at its best in Sturgeon County and I oppose the Redistricting and Outline Plan mainly due to the proposed high density. I also support many of the probing questions brought up by Councillor Papadopoulos in the introduction to this session. It would be great to revert back to an R2 neighbourhood for Century Hills.

Thank you very kindly.

Art Washuta

Partial direct quotes from the Outline Plan

Info for Public Hearing: By-Law 1701/25 Feb 10, 2026

From Barbara Martini **Severed in line with s.20 of ATIA**
Date Sun 2026-02-08 3:13 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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to Whom it may concern.

Proposed Sturgeon County Development – Century Hills

I am a resident of Tuscany Hills and am directly impacted by the proposed Bylaw 1701/25.

I am strongly opposed to this proposed change.

This Bylaw may be referred to as the “Redistricting of 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.”

Although I appreciate the work and report completed by Invistec Consulting – I have the following concerns with the proposed development.

- Agricultural land will be sacrificed for the increase in population and density. The Statistics on Pg 12 4.1.1 Sturgeon County Community Profile is now 10 years out of date and can no longer be considered reliable or accurate. The increase in residential vehicle traffic accessing RR 250 is a safety concern. Adding proposed Commercial traffic will only further compound the safety issues.
- The staged development will have an impact on water access, quality and pressure. It is stated that the existing lift station can accommodate Stage 1. (section 9.2.a) However, currently we have fluctuating pressure with use by Tuscany Hills Residents only. The Lift Report supporting increase of residents in stage 1a was submitted under separate cover. How is that information accessed?
- Commercial / Business is noted in several locations in the OP. This commercial Business proposed is not warranted, needed nor wanted. The data included in the OP is not clear. Pg 4 - survey indicates 2/3 of respondents rejected this idea. At a future open house, the majority supported. What are the actual numbers that the commercial / business decision was based on?

Thank you for your attention to my concerns.

Barb Martini

From: Barbara Loree [Severed in line with s.20 of ATIA]
Sent: February 6, 2026 4:00 PM
To: sturgeonmail <sturgeonmail@sturgeoncounty.ca>
Subject:

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Legislative and Legal Services
Sturgeon County
9613 100 St.
Morinville, AB T8R 1L9
Email: legislativeservices@sturgeoncounty.ca

Date: Feb 6/26

Re: Written Submission — Opposition to Proposed Bylaw 1701/25 (Century Hills Land Use Bylaw Amendment)

Dear Members of Sturgeon County Council,

I am writing as a resident of Sturgeon County to express my strong opposition to Bylaw 1701/25, which proposes to redistrict agricultural land in Sturgeon Valley for development of a 246-lot residential neighbourhood.

While I understand the desire for growth and new housing, I am concerned that this amendment would result in significant and negative impacts to our rural character, agricultural land base, and local quality of life:

1. Loss of Prime Agricultural Land and Rural Character

The subject property is currently zoned AG – Agriculture District. Changing this zoning for large-scale residential development undermines the preservation of agricultural lands that are essential to our community's identity and long-term food sustainability.

2. Inadequate Infrastructure Planning and Community Services

A development of this scale will create increased demand on local infrastructure, including roads, water and sewer systems, emergency services, schools, and transit. It is not clear that the necessary infrastructure can be provided without significant cost to taxpayers or shifts in county priorities.

3. Traffic, Safety, and Environmental Concerns

Increasing residential density along rural roads raises concerns about traffic volume, safety for pedestrians and farm vehicles, and potential environmental impacts on local waterways and natural ecosystems. These effects may diminish the livability and safety of the area for both existing residents and future neighbours.

4. Better Alternatives and Responsible Planning

Growth should be directed toward areas and projects supported by comprehensive master planning and community consensus. Piecemeal zoning amendments like Bylaw 1701/25 may set a precedent for further ad-hoc developments that collectively erode agricultural land and rural wellbeing.

For these reasons, I respectfully request that Council vote against proceeding with Bylaw 1701/25 and instead focus on alternatives that protect agricultural lands while meeting long-term housing and community needs in a sustainable, well-planned manner.

Thank you for considering my concerns.

Sincerely,
Barbara Loree

Bylaw 1701/25

From Bernie Hartmetz Severed in line with s.20 of ATIA
Date Tue 2026-02-10 10:03 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to the bylaw as proposed. My concerns are in point-form below.

1. Infill development should not be of substantially higher density than the adjacent development(s).
2. Proposed developments should make adequate provision for the recreational needs of the residents, especially where the density is being increased to levels higher than the rest of the Valley area. Such provisions should include walking trails, open areas for unstructured use and adequately developed playgrounds and parks.

Bernie Hartmetz
29, 54324 Bellerose Drive (Summerbrook)
Sturgeon County
Severed in line with s.20 of ATIA

Century Hills Land Use Bylaw Amendment Public Hearing Bylaw 1701/25

From Bonnie Gilroy Severed in line with s.20 of ATIA
Date Mon 2026-02-09 12:43 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>
Cc Rebecca Schapansky <rschapansky@sturgeoncounty.ca>

 1 attachment (20 KB)

Century Hills land bylaw Sturgeon County Feb 10th 2026.docx;

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To Rebecca Schapansky and/or to whom it may concern,

Please find the attachment as written submission for the public hearing taking place at the Sturgeon County Council Chambers on February 10th, 2026 at 2:00pm.

Thank you for the opportunity to voice my opinion.

Respectfully,
Bonnie Gilroy
Valley Core Resident
Sturgeon County

February 7th, 2026

Rebecca Schapansky, RPP, MCIP/ Planner, Current Planning

RE: Century Hills Land Use Bylaw Amendment – Public Hearing: Bylaw 1701/25

Dear Rebecca Schapansky, and/or to whom it may concern,

Thank you for the opportunity to voice my opinion on the up coming public hearing of bylaw 1701/25 to be addressed on February 10th, 2026. The Century Hills Land Use Bylaw Amendment. I appreciate the notice in the St. Albert Gazette as well as the mail out and finally the mention in the Sturgeon County News email. Not only commenting on opposing the land use bylaw but the impact any new subdivisions will have in this community hence this full letter.

My name is Bonnie Gilroy and I live in Lower Manor Estates in Sturgeon County. I have lived here going on forty (40) years and have seen many changes in what the County now refers to as the “Valley Core”. When the land being referred to (NE-13-54-25-W4) was first proposed as another subdivision, I was at the public information meeting and expressed my disapproval then to the housing development and strongly opposed any neighbourhood commercial such as gas station, coffee shop or retail anywhere out in this area.

I still **oppose** the Century Hills land use bylaw amendment 1701/25. This land should remain agricultural. My concerns follow.

I moved out here originally to enjoy what was a quiet Valley and enjoy a Country style of living. Sadly, this is no longer as this Council is turning the area into an over populated, very busy and noisy bedroom community that may soon be elevated to Village or Town status as you keep plaguing us with more subdivisions. You already have removed the word “Country” out of Country Living. So disappointing. Your own website states “It’s the peacefulness and community of a rural setting”. Seriously? With every subdivision you allow, this statement changes big time. The area may be deemed rural at the moment but it is no longer peaceful.

I appreciated an elected Sturgeon County Council that looked after the influx of overcrowded building but I no longer see that. I see a Council that is working towards compiling many people into one sector of the County when it could be spread out more with descent size lots like the original subdivisions are and further North or East. Regardless of how I feel about more subdivisions and more people out here, it would be nice to even see the numbers proposed cut in at least half. The future plans outlined on the County website are boxing this area of the Valley in. Even with all the added subdivisions to date my taxes still go up. One would think they would even out for at least a few years based on all the other new subdivisions that have gone in to help pay the bills.

My drive into St. Albert no longer has a view of farmland or sunsets coming home as Rivers Gate has taken that away with the massive size homes built there. The proposed plans south of it (I also oppose) will soon look the same and the drive will be like one is in the city. Sad. Drive through Rivers Gate and see how close homes are. It’s like living on top of one’s neighbour. No yards to speak of or much private space. The County is a good size and there are many places to build other than adding more subdivisions in this area.

We are already overloaded with extra traffic on roads that will soon not be able to handle the volume. Coming home on Sturgeon at hours starting at 3:30pm or 4:00pm the traffic can be backed up as far back and over the train tracks if one is coming from the east. It is also a challenge at those same hours to make a left turn onto

Sturgeon Road from my subdivision. Another 246 lots doubles to 492 (as couples) now add children. Many families now have two vehicles so at least another 492 vehicles on our road system adding to the volume of the "cut through" traffic, people already out here and regular maintenance traffic. There are so many speed signs on Sturgeon Road drivers don't even see them anymore and are pretty much disregarded. I know as I live next to the road.

My concerns of the Century Hills development are as follows as I am totally against any changes of the Land Use Bylaw Amendment being proposed. The land should remain agriculture as we are losing so much of it now. Situate new developments elsewhere in the County. The landowner could consider leasing to a Farmer that still likes to work the land.

- Too many lots jammed into one area.
- I addressed the number of lots, doubling up occupancy/kids and vehicles already (see above) Low Density term gives a wrong impression. I classify this number of lots as high density.
- Extra cars, more very loud sports cars, extra motorbikes plus commercial trucks. The noise level is already out of hand. Enhanced car & motorbikes are extremely loud & more each year. I can hear them on Bellerose as that road and Sturgeon Rd are like raceways. Loud noise echoes in the country and it is worse at night.
- There are already impatient drivers out here that do not follow the posted speed limits. Living next to Sturgeon Road I have yet to enjoy anymore quiet summers on my deck due to all the traffic. People still fly over the train tracks so there is no following the 50 posted speed sign going either way.
- I worry about water pressure as it is already not as strong as when I first moved out here
- Infrastructure is also a concern.
- More people usually require more policing as there is a possibility of more crime. Do we have more police? I barely see them now. Any commercial development can also invite crime. NO Commercial.
- Are there enough fire trucks and personnel for response? Will subdivision roads be wide enough to accommodate front road parked vehicles plus fire trucks when required.
- NO Commercial anywhere. I have lived without it in this area for 40yrs I am sure the younger generations can too. One just learns to plan ahead. If anyone moving out to the County wants conveniences, they should remain in one of the area Cities. We don't need commercial anything out here. Please stop catering to the push of commercial/retail. It is not needed out here. Support the surrounding Cities.

To close, I am **against** the land bylaw change so a development can move ahead and also on future developments in your plans. The County is eating up the farm land and turning this area into something more than Country Living.

Thank you for your attention.

Respectfully,

Bonnie Gilroy

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Opposed

From brad murk Severed in line with s.20 of ATIA
Date Tue 2026-02-10 4:33 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I'm opposed to the new development of century hills

Bylaw amendment 1701/25

From Brenda Anast Severed in line with s.20 of ATIA
Date Mon 2026-02-09 8:08 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Thank you for listening

Brenda Anast

Opposition to Bylaw 1701/25 – Century Hills Development

From Brodie Weisgerber Severed in line with s.20 of ATIA
Date Tue 2026-02-10 1:01 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Dear Members of Council,

I am a resident of Tuscany Hills and am writing to express my opposition to Bylaw 1701/25 regarding the proposed Century Hills development.

A development of this size in the Sturgeon Valley raises significant concerns about traffic congestion, strain on existing infrastructure, environmental impacts, and compatibility with the surrounding community. Our neighbourhood already experiences challenges related to road capacity and servicing, and adding 246 residential lots would further exacerbate these issues.

I am also concerned about the removal of agricultural land and the precedent this rezoning would establish for future development. In my view, this proposal does not reflect thoughtful or sustainable growth for the area.

I respectfully urge Council to reject this bylaw amendment or delay approval until further studies and meaningful consultation with affected residents have occurred.

Thank you for your time and consideration.

Sincerely,
Brodie Weisgerber
Tuscany Hills Resident
Sturgeon County
Sent from my iPhone

(No subject)

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Date Fri 2026-02-06 1:08 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am NOT in support of high density in a rural community.

Proposed Bylaw 1701/25

From CThiessen Severed in line with s.20 of ATIA
Date Tue 2026-02-10 8:33 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Good day,

I am writing to oppose the Land Use Bylaw amendment proposed for the re-zoning of NE-13-54-25-W4 which would, one again, destroy existing agricultural land for high-density home builds. We have quietly witnessed the steady erosion of our farmland. Not by so-called "climate change", but by opportunistic developers who give little regard to the long-term consequences of urban expansion. They favour profit, urban skylines and postage-stamp yards over sprawling fields and incredible views of hardworking Albertan farmers tending those fields to put food on tables.

You might also consider the upcoming Independence referendum. This type of change and investment may not be wise at the moment. When we achieve our independence, hopefully we will see a large wave of "elbows-up-forever-canada" people flee from freedom in favour of remaining in Canada in their beloved state of oppression. And I guarantee you, anyone asking to immigrate to our new, free, independent nation will favour views over concrete.

Warm regards,
Carey Thiessen

Sent from [Proton Mail](#) for iOS.

Opposition to Bylaw 1701/25

From Chris Filewich Severed in line with s.20 of ATIA
Date Mon 2026-02-09 6:54 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Good evening,

We are residents of the Sturgeon Valley writing to express opposition to the proposed redistricting of land for the Century Hills development as shown in the submitted Outline Plan. The proposed density far exceeds neighboring parcels and is not complementary to the existing nature of the Sturgeon Valley. Parcel sizes as small as 1/7th of an acre are not appropriate given the lower density of developments to the north and south of the proposed development. Development at this density will adversely impact the overall sense of rural residential character that currently exists in the region.

Chris & Jame Filewich
32 - 54418 Rge Rd 251
Sturgeon County

1701/125

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Date Fri 2026-02-06 1:57 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello

I would like to officially voice opposition to the proposed land use bylaw 1701/25. I am not in support of high density housing in a rural community.

Thank you

Chris Jepsen CME

Jepsen Electric Services LTD

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Proposed Bylaw 1701/25

From Christine Hartmetz Severed in line with s.20 of ATIA
Date Tue 2026-02-10 8:24 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello,

I am submitting my opposition to the proposed subdivision of Century Hills. This proposal is not in keeping with the Sturgeon Valley Area at all. Not even the basic accommodations are researched or much less provided for; utilities, roads, traffic, schools, trail system, green spaces and so on.

Please do not proceed with approval for this proposal.

Sincerely,
Christine Hartmetz

"Century Hills" proposed amendment-Bylaw 1701/25

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Date Fri 2026-02-06 2:10 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am not supportive of AG land being converted to 246-lot residential neighborhood, or the proposed changes attached to that plan.

Christine Pompei

Century Hills: "No" to Bylaw 1701/25 "redistricting" agricultural to high density development

From Christine Wigeland Severed in line with s.20 of ATIA
Date Tue 2026-02-10 12:29 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>
Cc Christine A. Wigeland Severed in line with s.20 of ATIA

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Feb 10, 2026

Dear Sturgeon County Councillors,

I am opposed to the Bylaw 1701/25 and the potential to develop our agricultural land in Sturgeon County proposed for Century Hills.

When a developer buys land that does not carry the proper zoning to be able to develop for residential/high density, Sturgeon Council should understand:

The job of councillors is to serve the community,
NOT to promote a developer who knew the zoning situation, prior to purchase.

Sturgeon County council should not proceed, without proper agreement and engagement from the community.

Best regards,
Christine Wigeland
Severed in line with s.20 of ATIA
Redwater, AB T0A 2W0
Severed in line with s.20 of ATIA

Sent from my iPhone

Century Hills Land Bylaw Amendment

From Claudine Lavoie Severed in line with s.20 of ATIA
Date Sun 2026-02-08
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello,

Thank you for sending the Century Hills Land Use Bylaw Amendment information, which I received by mail. I am a Sturgeon County resident directly impacted by the proposed by-law.

I have read the Redistricting Bylaw and Outline Plan, and am strongly opposed to this amendment. I have the following concerns:

1. This proposed development is between a 90 lot parcel, and a 28 lot parcel. It seems absurd to put a 246 lot subdivision with a commercial space there. At best, the maximum allowed lots should be 100, with no commercial space.
2. Although the developer wanted to border the subdivision with larger homes on the perimeter, they are contemplating duplexes in the interior. Considering the neighbouring subdivisions, this just does not flow with what is in that area of Sturgeon County. The result would be lower prices on those larger homes within the new development, driving down the value of the adjacent homes in Tuscany.
3. The plan largely underestimates the number of children a development of this size would impact on schools. When you build smaller homes on smaller lots (cheaper), you will end up with more young families. With 246 lots, the estimate of 97 school-aged children added to the local schools is very low.
4. The immediate neighbourhoods would see an increase in traffic, crime, and noise.
5. What would the tax implications on the County residents be to add more police service, utilities and strain on services (including water) with such a large development?
6. How would our roads sustain such construction, and what are the environmental impacts of such a dense neighbourhood?

Lastly, I believe an amendment of this kind would allow future poorly planned developments and overcrowding, which will eventually lead to the destruction of the long-standing "country" feel of this area of Sturgeon County. Every single one of us living here moved specifically out of the city to enjoy this space, and it is such a shame to see ideas like this being pushed.

This just seems like another developer trying to maximize his profits, at the detriment of those already enjoying this beautiful community.

Claudine Lavoie

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Century Hills

From Corymoisey Severed in line with s.20 of ATIA
Date Tue 2026-02-10 7:53 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Good morning. I am writing to place my vote and my disapproval of this proposal subdivision. I live in Sturgeon Valley, for 30 years. I am not apposed to new subdivisions, however I believe it should stay in the county living category.

This new proposed area will cause more traffic issues, more demand on emergency services. I do not approve.

Thank you

Corinna Moisey

8-54315 RR 251

Sturgeon County

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Land development

From Cory Wadson Severed in line with s.20 of ATIA
Date Tue 2026-02-10 12:14 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>; Amanda Papadopoulos <apapadopoulos@sturgeoncounty.ca>

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I am writing in regard to the potential land development just south of Tuscany Hills, by law amendment 1701 25 Century Hills.

As a Sturgeon Valley resident whom is directly impacted by this development, I am opposed to this development and have the following concerns:

1 I understand that Sturgeon County was part of the Edmonton Municipal Regional Board, to which the county was forced to adopt certain land development, or the province would enforce rules. Now, the County is no longer a part of this board, and we are no longer are under any rules to agree to land development. High density DOES NOT belong in Sturgeon Valley. The council approved the previous high density plan even with strong opposition. This has to stop; the Valley is not meant to be an urban sprawl. We are a County. Not a city.

2 The County requires areas to be developed in a manner complementary to regional policies and cognizant of existing communities (plan proposal, 5.4.5, pg 12). The area immediately abut to it, Tuscany Hills, is 5 units per hectare, and the next 2 communities are 2 3 units per hectare. This proposal is at 14.5, making it 3x the density increase. This is not complementary to the existing communities.

3 Sturgeon residents have been told that future development won't impact us. This couldn't be further from the truth. There will be the following significant impact directly on Valley residents: I was not able to find anything in the proposal that directs how the following impacts will be mitigated. Valley residents currently do not have any concerns with the below stated issues:

- a road conditions. Construction of this magnitude means a large quantity of tandems and equipment, which are known to destroy roads.
- b road conditions (again) all that construction for years means mud. Mud on our roads further decreases the road conditions.
- c traffic hold ups. While those large vehicles come in and out, there will be travel delays. There is one main way into the Valley from north Edmonton. This is a significant downfall.

d- dust. The dust that will be created and blown into our homes for years is a concern. This not only creates problems for those with allergies, but also affects the cleanliness of our homes and even our vehicles parked outside.

e- traffic volume. There is one (direct) way into Edmonton, a single-lane road. That single lane road already has a decent volume and cannot manage higher volume.

4- current residents should not be expected to suffer the consequences of losing the esthetic appeal of Sturgeon Valley, the loss of wildlife, the noise, dust, dirt and traffic. This volume of housing will also increase the possibility of crime in the area, of which is not a concern at this time.

Thank you for your time

Cory Wadson
26 Viscount Drive
Sturgeon county.

Century Hills Land Use Bylaw Amendment - Bylaw 1701/25

From Dalene A Severed in line with s.20 of ATIA
Date Sat 2026-02-07 2:08 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>
Cc Amanda Papadopoulos <apapadopoulos@sturgeoncounty.ca>

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<https://aka.ms/LearnAboutSend>]

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Good Afternoon,

My name is Dalene Aitkin. I am directly impacted by the proposed bylaw as I am resident of North Point.

I am opposed to land use bylaw amendment 1701/25 as I do not support high density development in our rural community. I am also strongly opposed to any commercial development in our community.

Thank you,
Dalene

Opposition to Land Use Bylaw Amendment 1701/25

From Dalibor Jozic Severed in line with s.20 of ATIA
Date Fri 2026-02-06 11:11 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To whom it may concern,

I am writing to express my opposition to Land Use Bylaw Amendment 1701/25. I do not support the introduction of high density development within our rural community.

The character and appeal of our area are rooted in its rural nature, open spaces, and lower population density. Increasing density would significantly change the landscape, place additional strain on local infrastructure, and negatively impact the lifestyle and environment that residents value and expect in a rural setting.

I respectfully ask that you consider the concerns of community members who wish to preserve the rural character of this area and reconsider the proposed amendment.

Sincerely,

Dalibor Jozic

Tuscany Hills Resident

Sent from Gmail Mobile


Public Hearing Submissions Bylaw 1701/25

From Rebecca Mclsaac Severed in line with s.20 of ATIA
Date Tue 2026-02-10 11:42 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>
Cc Daniel Mclsaac Severed in line with s.20 of ATIA

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Re: Written Submission — Opposition to Proposed Bylaw 1701/25 (Century Hills Land Use Bylaw Amendment)

Dear Members of Sturgeon County Council,

I am writing on behalf of both my husband and myself as residents of Sturgeon County (Summerbrook Estates) to express our strong opposition to Bylaw 1701/25, which proposes to redistrict agricultural land in Sturgeon Valley for development of a 246-lot residential neighbourhood. 

While we understand the desire for growth and new housing, we are concerned that this amendment would result in significant and negative impacts to our rural character, agricultural land base, and local quality of life:

1. Loss of Prime Agricultural Land and Rural Character

The subject property is currently zoned AG – Agriculture District. Changing this zoning for large-scale residential development undermines the preservation of agricultural lands that are essential to our community's identity and long-term food sustainability.

2. Inadequate Infrastructure Planning and Community Services

A development of this scale will create increased demand on local infrastructure, including roads, water and sewer systems, emergency services, schools, and transit. It is not clear that the necessary infrastructure can be provided without significant cost to taxpayers or shifts in county priorities.

3. Traffic, Safety, and Environmental Concerns

Increasing residential density along rural roads raises concerns about traffic volume, safety for pedestrians and farm vehicles, and potential environmental impacts on local waterways and natural ecosystems. These effects may diminish the livability and safety of the area for both existing residents and future neighbours.

4. Better Alternatives and Responsible Planning

Growth should be directed toward areas and projects supported by comprehensive master planning and community consensus. Piecemeal zoning amendments like Bylaw 1701/25 may set a precedent for

further ad-hoc developments that collectively erode agricultural land and rural wellbeing.

For these reasons, we respectfully request that Council vote against proceeding with Bylaw 1701/25 and instead focus on alternatives that protect agricultural lands while meeting long-term housing and community needs in a sustainable, well-planned manner.

Ultimately we are opposed to any development that results in lot sizes under ½ an acre.

Thank you for considering our concerns.

Sincerely,
Dan and Rebecca McIsaac
Sent from my iPhone

Proposed Bylaw 1701/25 Century Hills

From Jean Daughe Severed in line with s.20 of ATIA >
Date Mon 2026-02-09 2:15 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Legislative and Legal Services
Sturgeon County
9613 100 St.
Morinville, AB T8R 1L9

Email: legislativeservices@sturgeoncounty.ca

Date: 09 February 2026

Re: Written Submission — Opposition to Proposed Bylaw 1701/25 (Century Hills Land Use Bylaw Amendment)

Dear Members of Sturgeon County Council,

I am writing as a resident of Tuscany Hills Estates, Sturgeon County, to express my **strong** opposition to Bylaw 1701/25, which proposes to redistrict agricultural land in Sturgeon Valley for development of a 246-lot residential neighbourhood.

While I understand the desire for growth and new housing, I am concerned that this amendment would result in significant and negative impacts to our rural character, agricultural land base, and local quality of life:

1. Loss of Prime Agricultural Land and Rural Character

The subject property is currently zoned AG – Agriculture District. Changing this zoning for large-scale residential development undermines the preservation of agricultural lands that are essential to our community's identity and long-term food sustainability.

2. Inadequate Infrastructure Planning and Community Services

A development of this scale will create increased demand on local infrastructure, including roads, water and sewer systems, emergency services, schools, and transit. It is not clear that the necessary infrastructure can be provided without significant cost to taxpayers or shifts in county priorities. We have lived in Tuscany Hills for nearly two years and frequently experience low water

pressure. How will this increased large scale development make this better when services are already strained.

3. Traffic, Safety, and Environmental Concerns

Increasing residential density along rural roads raises concerns about traffic volume, safety for pedestrians and farm vehicles, and potential environmental impacts on local waterways and natural ecosystems. These effects may diminish the livability and safety of the area for both existing residents and future neighbours.

4. Better Alternatives and Responsible Planning

Growth should be directed toward areas and projects supported by comprehensive master planning and community consensus. Piecemeal zoning amendments like Bylaw 1701/25 may set a precedent for further ad-hoc developments that collectively erode agricultural land and rural wellbeing. The proposed re-zoning of R7 (up to 20 dwellings per hectare) is significantly denser than the existing zoning of the accompanying Tuscany Hills (4 dwellings per hectare). Out of curiosity I would be interested in hearing about how many other "approved R7 zonings" there are in the county. Twenty (20) dwellings per hectares is neither transitional, nor consistent with that of Tuscany Hills.

For these reasons, I respectfully request that Council vote against proceeding with Bylaw 1701/25 and instead focus on alternatives that protect agricultural lands while meeting long-term housing and community needs in a sustainable, well-planned manner.

Thank you for considering my concerns.

Sincerely,
Dana & Kathryn Beaumont

Bylaw amendment 1701/25

From Darrell Hyska Severed in line with s.20 of ATIA
Date Tue 2026-02-10 3:41 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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When is this counsel ever going to listen to the people who pay their wages. We do not want high density building in Sturgeon Valley or surrounding areas. Between fire protection and stretching the water capabilities of the valley, we cannot support chicken coop housing.
Regards, Darrell Hyska

Land Use Bylaw Amendment 1701/25

From Daryl Spenst Severed in line with s.20 of ATIA

Date Mon 2026-02-09 10:03 AM

To Legislative Services <legislativeservices@sturgeoncounty.ca>; Deanna Stang <dstang@sturgeoncounty.ca>; Alanna Hnatiw <ahnatiw@sturgeoncounty.ca>; Amanda Papadopoulos <apapadopoulos@sturgeoncounty.ca>; Kristin Toms <ktoms@sturgeoncounty.ca>; Matthew McLennan <mmclennan@sturgeoncounty.ca>; Richard Boissonneault <rboissonneault@sturgeoncounty.ca>; Jason Berry <jberry@sturgeoncounty.ca>

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Hello,

I would like to advise that I am opposed to land use bylaw amendment 1701/25.

I absolutely do not support high density housing in a rural community in any form. People choose rural communities for a reason, and I would like it kept that way.

Sincerely,
Daryl Spenst

Opposed to Century Hills

From Daryl Zelinski Severed in line with s.20 of ATIA
Date Sun 2026-02-08 10:30 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello,

I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Thank you,

Daryl

Manor Pointe Court
Sturgeon County

Daryl Zelinski
Severed in line with s.20 of ATIA

Severed in line with s.20 of ATIA

Opposition to land use bylaw

From Severed in line with s.20 of ATIA
Date Mon 2026-02-09 9:05 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To who this may concern,

I am VERY opposed to land use bylaw amendment 1701/25. The valley has become to populated as is it and this sure wouldn't help things any.

Dave Cheyne
148 Fernwood crescent.
Sent from my iPhone

Opposition to Bylaw 1701/25

From Dawid Piasecki Severed in line with s.20 of ATIA
Date Tue 2026-02-10 12:22 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Dear Council Members,

I am a resident of Sturgeon County and am directly impacted by the proposed bylaw. I am opposed to Bylaw 1701/25, which proposes redistricting agricultural land to allow a 246-lot residential development.

Thank you,
Dawid Piasecki

1701/25

From dean Mihaljisin Severed in line with s.20 of ATIA
Date Sat 2026-02-07 11:32 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Land use Bylaw Amendment 1701/25

From Dean Severed in line with s.20 of ATIA
Date Tue 2026-02-10 10:24 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>
Cc Joe Giuseppe Parrotta Severed in line with s.20 of ATIA

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I have received notification of the hearing for this amendment. I wish to file my formal objection to this amendment and request this objection be read into the record of the hearing.

This is from the County's Own Website

Protecting Agricultural Land

We know the value of the agricultural sector and are committed to preserving agricultural land for generations to come. We worked with 12 other municipalities in the Edmonton region to create the [Regional Agriculture Master Plan \(RAMP\)](#), which recently received approval by the provincial government. This is a plan that supports the future of agriculture and the agriculture sector and puts measures in place to protect agricultural land.

In Sturgeon County, RAMP will protect prime agricultural land. It will help ensure adjacent land uses are compatible with the agricultural land and creates a framework for urban agriculture. We look forward to involving the community more on these important topics over the next two years when our Municipal Development Plan is updated.

For more information about RAMP, contact the [Edmonton Metropolitan Region Board](#).

The Agricultural Master Plan that was just completed and released, talks specifically about preserving quality farm land and NOT allowing it to be converted to non-agricultural uses yet this proposed Bylaw change would convert prime farmland into high density housing.

https://engage.sturgeoncounty.ca/download_file/view/599/566

Finally A Public consultation process was engaged in and published just last year. This proposed development does not align with the very clear input to the County from existing residents and neighborhoods.

<https://www.sturgeoncounty.ca/wp-content/uploads/2025/05/Sturgeon-Valley-South-Public-Engagement-Summary-from-February-4-.pdf>

<https://www.sturgeoncounty.ca/wp-content/uploads/2024/01/Area-Structure-Plan-Sturgeon-Valley-South.pdf>

We therefore object to the proposed Amendment and ask that it be declined.

Dean Ozanne

Severed in line with s.20 of ATIA

[REDACTED]
57 River's Edge Place
57 24524 TWP Rd 544
Sturgeon County, AB
T8T 0B3

Proposed bylaw 1701/25

From Dellale Severed in line with s.20 of ATIA
Date Mon 2026-02-09 6:46 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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My name is Dellale Ammar.

I am a County resident directly impacted by the proposed bylaw. I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Thank you

Dellale Ammar

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Bylaw 1701/25 Century Hills

From Deb Dover Severed in line with s.20 of ATIA
Date Tue 2026-02-10 1:54 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Good afternoon,

My name is Deborah Dover. My husband, Edward and I live in Skyglen Airpark and are impacted by the proposed bylaw.

We oppose the redistricting application for Century Hills - in particular the C-3 - Neighborhood Commercial, for the following reasons:

1. The rural residential nature of the area will be compromised by the addition of commercial development due to increased traffic congestion, glaring lighting and higher levels of noise.
2. Commercial areas are currently located within minutes of the proposed site in areas where existing infrastructure supports commercial uses.
3. This proposed commercial development could be the start of incremental future commercial creep in an area surrounded by nature, birds and wildlife.

The commercial component of this proposal is diametrically opposite of the rural lifestyle that is so attractive to people choosing to live in the beautiful Sturgeon Valley, and, as such, we encourage Sturgeon County Council to reconsider the commercial component of the Century Hills proposal.

Sincerely,
Ed and Deb Dover

Century hills opposition

From Erin So Severed in line with s.20 of ATIA
Date Tue 2026-02-10 9:19 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To whom it may concern,

I am a sturgeon county resident directly impacted by the proposed Century Hills community behind Tuscany Hills. I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Thank you,

Erin So

Sent from my iPhone

Century Hills

From Eryn Bawol Severed in line with s.20 of ATIA
Date Mon 2026-02-09 4:34 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To Whom it May Concern,

I am opposed to the land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

If I wanted high density, I would live in a city.

Don't do this. Use your brains! Keep rural, rural.

Sincerely,

A Resident of Sturegon County
Eryn French

Century Hills

From Eugénie McCallan Severed in line with s.20 of ATIA
Date Mon 2026-02-09 5:41 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello,
I'm writing to oppose the proposed bylaw 1701/25.
I disagree with the commercial space location and the density suggested.

Thank you for taking my comments into consideration

Eugénie McCallan
Resident of the Sturgeon Valley community

Bylaw amendment 1701/25

From Eva Rothe Severed in line with s.20 of ATIA
Date Mon 2026-02-09 4:07 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Eva Rothe
80 25214 Coalmine Road
Sturgeon County.

Opposition to Bylaw 1701/25

From Fahrija Stivicic Severed in line with s.20 of ATIA
Date Mon 2026-02-09 7:07 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Dear Sir/Madam,

My name is Vinko Stivicic and Fahrija Stivicic, and we reside at Tuscany Hills # 131. As directly affected parties, we express our opposition to the proposed bylaw.

Regards,

Fahrija and Vinko Stivicic

Bylaw Amendment # 1701/75

From FATEMA JAMESON Severed in line with s.20 of ATIA
Date Tue 2026-02-10 3:57 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello,

I am in opposition of bylaw amendment # 1701/75. I am not in support of high density housing in a rural community.

Thank you,

Fatema Jameson

Written Submission regarding Bylaw 1701/25 (Century Hills Land Use Bylaw Assessment)

Submitted by: Fiona McDonald, County Resident impacted by the proposed Bylaw

VOTE: Opposed to the proposed Bylaw

STATEMENT:

My family and I **strongly oppose the proposed Bylaw 1701/25**. This land is zoned AG (Agricultural District) and does not allow this type of development. A rezoning of this land is not needed, nor is it justified. The purchaser of this land knew it was AG zoned at the time of purchase, and this request is not in Sturgeon County's or its residents' best interests.

Additionally, residents have not been provided with any detailed infrastructure forecasts (roads, fire, etc.), nor have we seen a wildlife impact study. Additionally, residents in the area can already commute to the village of Namao for their shopping needs, and we are close to gas stations and grocery stores in Edmonton's north end and St. Albert. A proposed commercial space is absurd in a rural agricultural region.

As those who live in the area have experienced since the growth of River's Gate, as one example, there has been an increase in traffic and traffic noise, and a pushing of wildlife into more precarious situations. Sure, roundabouts have been added, but they do not fully calm traffic and the increase in traffic makes it challenging for residents to turn onto Sturgeon Road from existing subdivisions. Entertaining a new development without Sturgeon County disclosing clear infrastructure and planning plans is unacceptable, unsafe, and irresponsible. Additionally, this agricultural land is not for development. Period.

It is absolutely unacceptable for Sturgeon County to even consider converting vibrant, vital farmland into high-density housing. Whether people have settled in Sturgeon County for multiple generations, or in the last 50, 40, 30, 20, 10, or 1 year, we have done so because we are committed to living a rural lifestyle in an agricultural setting that Sturgeon County promised us. We did not choose to live in an area with small lots designed for high-density housing, similar to city living. It is Sturgeon County's responsibility to respect its current residents and to protect Alberta's agricultural lands.

It is essential that Sturgeon County not approve the deaccessioning of Alberta's and Sturgeon County's vital farmlands for private development and profit.

Land Use Bylaw Amendment 1701/25

From Gail Spenst Severed in line with s.20 of ATIA

Date Mon 2026-02-09 9:54 AM

To Legislative Services <legislativeservices@sturgeoncounty.ca>; Deanna Stang <dstang@sturgeoncounty.ca>; Alanna Hnatiw <ahnatiw@sturgeoncounty.ca>; Amanda Papadopoulos <apapadopoulos@sturgeoncounty.ca>; Kristin Toms <ktoms@sturgeoncounty.ca>; Matthew McLennan <mmclennan@sturgeoncounty.ca>; Richard Boissonneault <rboissonneault@sturgeoncounty.ca>; Jason Berry <jberry@sturgeoncounty.ca>

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Hello,

I would like to advise that I am opposed to land use bylaw amendment 1701/25.

I absolutely do not support high density housing in a rural community in any form. People choose rural communities for a reason, and I would like it kept that way.

Why does this continue to come up? Residents do not want this and it seems that Council keeps trying to push it through regardless.

Sincerely,
Gail Spenst

Gary Breckenridge Opposition 1701/25

From Ms. N M Severed in line with s.20 of ATIA
Date Tue 2026-02-10 10:08 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello,

I am in opposition to the amendment of Bylaw 1701/25. I am a resident of Tuscany Hills and am not in favour of high density in a rural community.

Signed
Gary Breckenridge

Century Hills Land Use Bylaw Amendment - Bylaw 1701/25

From Dalene and Gary Severed in line with s.20 of ATIA
Date Sat 2026-02-07 2:13 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>
Cc Amanda Papadopoulos <apapadopoulos@sturgeoncounty.ca>

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> Good Afternoon,
>
> My name is Gary Topilko. I am directly impacted by the proposed bylaw as I am resident of North Point.
>
> I am opposed to land use bylaw amendment 1701/25 as I do not support high density development in our rural community. I am also strongly opposed to any commercial development in our community.
>
> Thank you,
> Gary T.

1701/25

Severed in line with s.20 of ATIA

Date Fri 2026-02-06 10:42 AM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in my rural community.

Thank you
Gina Whitham
Multiple property Sturgeon County home owner

Tuscany Hills 1701/25

From Giuseppe Parrotta Severed in line with s.20 of ATIA
Date Mon 2026-02-09 5:23 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To Whom it my concern,

I am opposed to the land use bylaws amendment 1701/25. I am NOT in support of high density in a rural community. This is absolutely ridiculous that their would even be an interest to further develop in this area when the services provided cannot accommodate what we have now.

Regards,

Land bylaw amendment 1701/25-AGAINST

From Gloria Borlase Severed in line with s.20 of ATIA
Date Mon 2026-02-09 7:37 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello,

I am opposed to Century Hills and the land bylaw amendment 1701/25. I do not support high identity housing in our rural community.

Sturgeon Valley Core Area Structure Plan should be updated to reflect the fact that the majority or residents do not want 20du/nrha. Any future developments should have 1/2 acre lots unless they are very close to Edmonton.

Gloria Borlase
31 Estate Way Drive
Sturgeon County AB

Proposed Bylaw 1701/25

From Severed in line with s.20 of ATIA
Date Sat 2026-02-07 11:44 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Good Morning
I am opposed to land use bylaw amendment 1701/25.
I am not in support of high density in a rural community.

Thank you

Gordana Musulin

Bylaw 1701/25 Amendment Opposition

From Greg Quirke Severed in line with s.20 of ATIA
Date Sun 2026-02-08 12:07 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Good Day,

Aa a Sturgeon County resident, I STRONGLY oppose the bylaw amendment 1701/25. I moved to Sturgeon County to avoid the high density housing being offered by the surrounding cities. I do not desire to have nor want commercial areas in the area where I live.

Furthermore, if this bylaw is approved, I can assure you that there will be no future support for any of the current council members or the mayor if they permit this bylaw to be passed.

Thanks,

Greg Quirke

Development Proposal

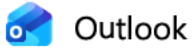
From Heather Conroy Severed in line with s.20 of ATIA
Date Sat 2026-02-07 8:22 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am writing to express my upset with the development proposed for the area between Tuscany and North Point. If the county is looking to develop this area and similar areas, it should reflect the current developed area densities and not be a city in the country. There is not the infrastructure to support the development nor the space on roads for the huge increase in population. I have heard that development needs to occur in order to avoid annexation, however, the rate of density that is being discussed is outlandish. The county continues to look at densities that reflect the areas seen built in the cities rather than giving any thought to maintaining a country residential neighbourhood. This issue has and will continue to be my main priority as I (and many of my neighbours) move to future elections. It also was in the my main issue during the past election and the responses that I got from the my elected representatives had all discussed a very different model (low density), do not reflect this proposal at all.

Heather Conroy- Mandryk
22 Equestrian Place



Severed in line with s.20 of ATIA

Bylaw 1701/25

From Heather Sorokoski

Date Fri 2026-02-06 3:18

To Legislative Services <[redacted]@sturgeoncountty.ca>

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To whom this may concern

I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community. Allowing this to go through would be a travesty for the community and I would consider moving.

Best,
H

Bylaw amendment 1701/25

From Heidi Wagner Severed in line with s.20 of ATIA
Date Tue 2026-02-10 3:40 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25.

I am not in support of high density in a rural community.

Heidi Wagner
159 DaVinci Close

Legislative Services

Sturgeon County

Re: Public hearing – Century Hills – bylaw 1701/25

Sturgeon County Council requests public input on proposed Century Hills outline plan

As per the written submission requirement noted:

[Email a written submission to Legislative Services](#). Written submissions are accepted up to the close of the Public Hearing.

If making a written submission, you must include your name, state your interest in the matter (such as a County resident directly impacted by the proposed bylaw), and indicate if you are in favour of or opposed to the proposed bylaw.

Name : Hollie Haffie

Interest in the matter: Resident of the Sturgeon Valley Core

Indicate position to the proposed bylaw: Opposed to the proposed development of Century Hills in the state that it is currently proposed.

To Legislative Services,

Please find my opposition to the Century Hills outline plan in the state that it is currently proposed.

First of all, I want to thank the County for providing communication on the proposed changes out into the community through signage, information in the Gazette paper, mail out cards, and the location where pertinent [information may be found on the Sturgeon County website](#) – this provides the residents impacted by the proposal with a means of providing valuable feedback, that I hope it will be considered in this process. And, I would also like to thank the developer for holding an information session & public meeting on April 29, 2024 between 6-8pm at the Cattail Crossing Golf Club, and providing more information in the Outline plan [document](#).

As a longtime resident of Sturgeon County that moved from the condensed, cramped life of the city to enjoy the peaceful surroundings of the country residential lifestyle, I find the proposed changes of the area structure planning that allows for high density housing in conflict to maintaining this. Therefore, I'm voicing my concerns with the proposed outline plan for the Century Hills, in the manor that it is being proposed, with an expected density of 76% 17 dus/ha & only 24 % at 8 dus/ha.

I believe that the higher dwelling densities (such as those in the non-gated area smaller residential lot sizes of River's Gate) lead to the erosion of the 'country' residential lifestyle that we treasure here in the Sturgeon Valley area. The plan also indicates the inclusion of possible du-plex housing, and I wanted to raise the caution on this with council as this was tried in Rivers Gate, and when not successful the duplex lots were divided into two actual lots and much smaller dwellings were required to fit making it even more of a cramped area. I also have concerns with people buying the smaller lots & building big

‘monster’ homes to fill the ‘entire’ space. It will be interesting to see how the developer plans to incorporate the actual lots & their sizes, dwelling setbacks, and architectural standards when a more detailed subdivision plan is released. It is difficult to assess this without seeing the actual lot plan. The document states that 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.

The proposal indicates that the majority of lots are still ‘small’ transitional and raises the concerns of the higher dwelling densities.

RESIDENTIAL LAND USE AREA, UNIT, AND POPULATION COUNT

Land Use	Area (ha)	% of NRA	Units/ha	Units	PPDU	Pop.
Large Lot Transitional	3.87	24%	8	31	3.16	98
Small Lot Transitional	12.64	76%	17	215	3.16	679
Total Residential	16.50	100%		246		777

I am also, highly opposed to the change, allowing the Century Hills outline plan to include the **commercial component** that could lead to the commercial convenience store/gas station or other commercial use on the proposed site. There is no need for this type of gathering location that could lead to more crime, congestion, and traffic at that site. We are already seeing higher traffic in the area leading to construction and roadway improvements needed to address the current situation, and we do not need ‘more’ traffic from out of the area to access this commercial proposal. At the April 2024 Open house (and also clearly stated in the proposal document) - 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 areas in St. Albert, which was stated as being sufficient for their shopping needs. I would like to see the Commercial component dropped from the plan as this small section that stated it would “allow the County to continue to diversify its tax base”, is not necessary, as I believe that it would not add a significant gain this tax revenue that would offset the detrimental aspects to the area.

Additionally larger green spaces (including higher housing set back requirements) between dwellings also helps with the ability to contain fire in the area by providing breaks, if housing is developed at high densities, fire fighting efforts are definitely more difficult, and currently as there is only volunteer fire department in the county that can be called upon to assist in a crisis this is concerning. This should be a high priority for the county if they plan to approve more residential neighborhoods in the area.

Servicing and infrastructure capacity – concerns continue to be raised with respect to the ability to support the water pressure even for the existing residential developments & the existing infrastructure to support ‘fire suppression’ capabilities, as there is not enough pressure currently.

I would also like for the County to incorporate feedback in their decision making process that was raised at the public information session for this development on April 24, 2024 and the existing resident’s concerns with the Valley Core & Valley South area structure plans.

Finally, I encourage all of Council to support those that they represent in Sturgeon Valley, review & reflect on the feedback they received from the information session & survey where most (64.5%) indicated they did not support any development at a density similar to or slightly higher than River’s Gate (close to 10-to-15 housing units per net residential hectare).

One of my main concerns in approving this type of development without careful consideration is that it could set a precedent, allowing so many other pending proposals to move forward with less scrutiny, and the ability to overlook the concerns of current Sturgeon County residents. Additionally, it’s important to

ensure that these projects are visible to the public, providing an opportunity for valuable feedback to help maintain the quality of life in our community.

Once again, Thank you for providing the information and the opportunity to share our valuable feedback. This is greatly appreciated, especially for those who are unable to attend the public hearings as they are usually held during typical working hours.

Sincerely,

Hollie Haffie

Opposition to Land Use Bylaw Amendment 1701/25

From Ivana Jozic Severed in line with s.20 of ATIA
Date Sat 2026-02-07 11:56 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To whom it may concern,

I am writing to express my opposition to Land Use Bylaw Amendment 1701/25. I do not support the introduction of high-density development within our rural community.

Increasing density with significantly put strain on local infrastructure, and negatively impact the environment the residence expect and value in a rural setting.

I strongly ask you respect the community and its members who want to preserve this area.

Thank you,
Ivana Jozic
Tuscany Hills Resident

Opposition to 1701/25

From Jack Shar Watts Severed in line with s.20 of ATIA
Date Mon 2026-02-09 9:53 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Jacques Watts
Summerbrook Estates
Sturgeon County

Century Hills Bylaw 1701/25

From james viher Severed in line with s.20 of ATIA
Date Mon 2026-02-09 5:15 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>
Cc Amanda Papadopoulos <apapadopoulos@sturgeoncounty.ca>

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My name is James Viher, and I am a resident of Upper Manor. I am strongly **opposed** to this development. Why is this meeting so soon after the public notice, only 12 business days, It is not give the residents much time to think or respond to this bylaw.

Here are the key reasons why I oppose:

Excessive Density

The proposed density for this development is far too high. At 14.7 houses per hectare, I moved out of the city to escape the noise and congestion of urban life, and I do not want the city to encroach upon our peaceful community. . The density here should not exceed that of that of Tuscany Hills

Water Supply & Sewer Concerns

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

Light Pollution

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

Property Values

Many of us have made substantial investments to live here in the valley. A high-density development like this will unquestionably lower property values, especially with the added supply of homes. Will the county compensate homeowners for the inevitable drop in property value? I doubt it. The negative financial impact on current residents should not be ignored.

5. **A Dangerous and Irreversible Precedent** Supporting this proposal would set a troubling precedent, opening the door to more high-density developments throughout the Sturgeon Valley Core. This is a significant concern for the long-term livability of the area.

Lifestyle and Crime

Most of us moved here to escape the congestion, crime, and commercialism of the city. We do not want more traffic. Not a single person I've spoken to in the valley supports this development. The council must listen to the existing residents and halt this project. Developers and council always mentions that with high density housing people can stay in the County, I disagree, if people want to live in the county they do it for the wide open spaces and rural living. If you are changing farmland to city what would be the advantage of living in the county.

This Land Should Stay Farmland

This area should not be rezoned. It should remain farmland, as it has been.

The Area Structure Plan needs to be revised,

This structure plan was completed during COVID when many people were not paying attention to this bylaw. The County many times at the online meetings said the higher density would be close to the city of Edmonton. This ended up not being the case. Higher density is now in the Sturgeon Valley. The council was not honest with the people living in the valley. Since the municipal development plan requirements have changed the county needs to reopen the area structure plans.

Cost

The cost of this development will be born by the tax payers of the county. If this development keeps going we are going to have to have additional fire halls, upgrades to the sewer and water systems, these city type development will require city services such as busses, garbage pick up etc. These future services will not be covered by the developer.

ALSO

The developer maps do not show the lot size on their drawings. It seems to me they are hiding the true lot size. This will look like Deer ridge in St Albert.

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

Thank you for your attention to this matter.

James Viher

Severed in line with s.20 of ATIA

Century Hills, development proposal

From Jason White Severed in line with s.20 of ATIA
Date Tue 2026-02-10 12:01 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Dear Sturgeon County Councillors,

I, Jason White, am writing to formally express my opposition to the proposed residential development, Century Hills, in Sturgeon County. I am a county resident who will be directly impacted by the proposed development. While I understand the need for new housing, the current proposal for this development does not align with the character of the existing neighborhood and will have a detrimental impact on the current residents, both in terms of property values and quality of life.

One of the most concerning aspects of this proposal is the substantial increase in the number of houses per hectare. The planned density would result in houses being crammed together, a stark contrast to the current area, which is known for its large, spacious lots and aesthetically pleasing, well-maintained homes. This development would fundamentally alter the character of the neighborhood and diminish the appeal of the area. As a result, property values in the existing residential area are likely to decrease, as the new houses will detract from the open, high-quality atmosphere that current residents enjoy.

Additionally, the proposed increase in traffic is another significant issue. The added volume of vehicles will not only cause increased noise but will also raise the risk of accidents and traffic related problems. This is particularly concerning for the safety and well being of current residents, many of whom have chosen this neighborhood for its peaceful, low traffic environment. The proposal fails to adequately account for the strain this development will place on local roads and infrastructure.

I am also opposed to introducing commercial areas into this lot. The plan states residents must drive 5-6km for gas and other services, this is not a burden. This allows the area to have a country-living feel while still being close enough to services if needed. There is absolutely no need for gas stations or stores in our beautiful county.

It is important to note that the current residents should not be expected to suffer the negative consequences of this development. If the proposal were revised to better reflect the character of the existing neighborhood, with more spacious lots and less congestion, I believe there would be significantly less opposition to it.

In conclusion, I urge the planning committee to reconsider the current development plan. A proposal that respects the aesthetic and environmental integrity of the area would be far more beneficial for all

parties involved. I hope you will take these concerns into account when making your decision.

Thank you for your time and consideration.

Sincerely,

Jason White

551 Manor Point Court, Sturgeon County

Opposed to the land use bylaw

From Jean Gushatthey Severed in line with s.20 of ATIA
Date Sat 2026-02-07 11:51 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to the land use bylaw amendment 1705/25. I am not in support of a high density in a rural community. This land should stay as designated agricultural!

Jean Gushatthey - STURGEON COUNTY resident

Fwd: Opposed to the land use bylaw

From Jean Gushatthey Severed in line with s.20 of ATIA
Date Tue 2026-02-10 10:22 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Sorry about the wrong numbers bylaw should have been 1701/25.
Sent from my iPhone

Begin forwarded message:

From: Jean Gushatthey Severed in line with s.20 of ATIA
Date: February 7, 2026 at 11:51:12AM MST
To: legislativeservices@sturgeoncounty.ca
Subject: Opposed to the land use bylaw

I am opposed to the land use bylaw amendment 1701/25. I am not in support of a high density in a rural community. This land should stay as designated agricultural!

Jean Gushatthey - STURGEON COUNTY resident

Oppose land use bylaw amendment 1701/25

From Jennie Stoten Severed in line with s.20 of ATIA
Date Sun 2026-02-08 7:24 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To whom it may concern

Please note as a Sturgeon County resident I strongly oppose the proposed bylaw 1701/25. I do not support a high density neighbourhood in our rural community.

Thankyou

Jennie

[Sent from Yahoo Mail for iPhone](#)

1701/25

Severed in line with s.20 of ATIA

Date Fri 2026-02-06 4:16 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Jennifer Dabels
Sturgeon County Resident
Sent from my iPhone

Opposed to amendment

From Jennifer Mira Severed in line with s.20 of ATIA
Date Sun 2026-02-08 10:28 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Thank you for sending the Century Hills Land Use Bylaw Amendment information, which I received by mail. I am a Sturgeon County resident directly impacted by the proposed by-law.

I have read the Redistricting Bylaw and Outline Plan, and am strongly opposed to this amendment. I have the following concerns:

1. This proposed development is between a 90 lot parcel, and a 28 lot parcel. It seems absurd to put a 246 lot subdivision with a commercial space there. At best, the maximum allowed lots should be 100, with no commercial space.
2. Although the developer wanted to border the subdivision with larger homes on the perimeter, they are contemplating duplexes in the interior. Considering the neighbouring subdivisions, this just does not flow with what is in that area of Sturgeon County. The result would be lower prices on those larger homes within the new development, driving down the value of the adjacent homes in Tuscany.
3. The plan largely underestimates the number of children a development of this size would impact on schools. When you build smaller homes on smaller lots (cheaper), you will end up with more young families. With 246 lots, the estimate of 97 school-aged children added to the local schools is very low.
4. The immediate neighbourhoods would see an increase in traffic, crime, and noise.
5. What would the tax implications on the County residents be to add more police service, utilities and strain on services (including water) with such a large development?
6. How would our roads sustain such construction, and what are the environmental impacts of such a dense neighbourhood?

Lastly, I believe an amendment of this kind would allow future poorly planned developments and overcrowding, which will eventually lead to the destruction of the long-standing "country" feel of this area of Sturgeon County. Every single one of us living here moved specifically out of the city to enjoy this space, and it is such a shame to see ideas like this being pushed.

This just seems like another developer trying to maximize his profits, at the detriment of those already enjoying this beautiful community.

Thank you

Jen Mira

Sent from my
Bell Samsung device over Canada's largest network.



I am opposed to land use bylaw amendment 1701/25. I am not in support...

From Jessi Hicks Severed in line with s.20 of ATIA

Date Sat 2026-02-07 2:44 AM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community

New development - century hills - sturgeon county NE 15-34-25-W4

Severed in line with s.20 of ATIA

Date Fri 2026-02-06 6:56 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Good evening,
As per the notice and the bylaw meeting on February 10th.

I reside in sturgeon county in the Namao estates community and I wanted to share my opinion as I cannot attend in person.

I am opposed to land use bylaw amendment 1701/25.

I am not in support of high density in a rural community.

Thank you
Jessica Ames

Sent from my iPhone

Opposition to Bylaw 1701/25

From Joanna Piasecka Severed in line with s.20 of ATIA
Date Tue 2026-02-10 12:21 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Dear Council Members,

I am a resident of Sturgeon County and am directly impacted by the proposed bylaw. I am opposed to Bylaw 1701/25, which proposes redistricting agricultural land to allow a 246-lot residential development.

Thank you,
Joanna Piasecka

Against 1701/25

From Jo anne Vanbruggen [Severed in line with s.20 of ATIA]
Date Fri 2026-02-06 11:23 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I saw the card in the mail concerning bylaw 1701/25 I am against changing the zoning of agriculture land and am very against it becoming high density housing in our county. Please listen to the people and don't allow this to pass. Jo-Anne van Bruggen a resident of sturgeon county
Sent from my iPhone

bylaw amendment 1701/25

From joejasper Severed in line with s.20 of ATIA
Date Fri 2026-02-06 6:30 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.
JMJ

Sent from [Proton Mail](#) for Android.

Bylaw 1701/25 (Century Hills Land Use Bylaw Amendment)

From John Bell Severed in line with s.20 of ATIA
Date Mon 2026-02-09 1:56 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To whom it concerns:

I am writing about the proposed development of a 240-lot residential neighbourhood in Sturgeon County (NE-13-54-24-W4). Our family lives in the neighbourhood called Tuscany Hills directly north of this proposed development. We are not opposed to new development but are deeply opposed to high density being proposed. Sturgeon County is a rural community and the density of housing should reflect that with low density housing, for example, similar to Tuscany Hills where the lots are a half acre, and no commercial buildings. There is already adequate commercial property a short distance away south on 127 street.

The same comments apply to the proposed new development east of Tuscany Hills on the east side of Range Road 250, north of Sky Glen Park.

Sincerely,

John Bell
118, 54302 RR 250, Sturgeon County, T8T 0C9 (Tuscany Hills)

New Development in Sturgeon Valley

From John Strembitsky Severed in line with s.20 of ATIA
Date Fri 2026-02-06 9:57 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To Whom it may Concern:

For many reasons, I am very much opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community."

I am 62 years old and currently a Sturgeon Valley resident. I have lived in Sturgeon Valley for 40 years, and I have owned my current property since 1988.

John Strembitsky

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Opposition to Proposed Bylaw 1701/25 Century Hills

From Severed in line with s.20 of ATIA
Date Mon 2026-02-09 10:23 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello,

My name is Jolene Gaulin and I am a resident of Sturgeon County. I am writing in strong opposition to bylaw 1701/25 which proposes to redistrict valuable agricultural land in order to build a 246 lot residential neighbourhood.

Thank you for your time.

Jolene Gaulin

I am opposed to land use bylaw amendment 1701/25.

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Date Fri 2026-02-06 7:12 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello

I live in Tuscany Hills and house number 215 which backs onto the farmers field zone for agricultural, which is the main reason I bought my lot where I did & OPPOSED (against) this rezone and / or development.

I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Not only will it bring down the value of my home, but also take away from the Sturgeon Valley agricultural and farming community. Feel on top of not having fire and police service support readily available , enough water to service our area on a regular basis, no pedestrian sidewalks and very limited room for current traffic with unsafe congestion as is meanwhile increasing the density of people and geographic in this zone.

Jolene Lylick

Opposition to Bylaw 1701/25 – Century Hills Land Use Amendment

From Jonbbnoj Severed in line with s.20 of ATIA
Date Fri 2026-02-06 9:39 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Dear Sturgeon County Council and Planning Department,

I am writing to formally oppose Bylaw 1701/25 – Century Hills Land Use Bylaw Amendment, which proposes redesignating agricultural land in Sturgeon Valley (NE-13-54-25-W4) to allow a 246-lot residential development.

I have serious concerns with both the location and the scale of this proposed development. We are not in support of high density in a rural area

First, this land is currently zoned AG – Agriculture, and its conversion represents a significant loss of productive agricultural land. Once agricultural land is redesignated and developed, it is permanently removed from future agricultural use. This decision should not be taken lightly, particularly when Sturgeon County has historically emphasized the importance of protecting agricultural areas and maintaining rural character.

Second, the proposed density and mix of uses raise concerns regarding infrastructure capacity, including road networks, traffic volumes, utilities, emergency services, and long-term servicing costs. Large-scale residential development in this area risks placing financial and operational strain on the County and taxpayers, especially if infrastructure upgrades are required now or in the future.

Third, this proposal appears to represent urban sprawl, rather than orderly, compact growth. Expanding residential development into agricultural and rural areas before existing communities are fully built out contradicts sound planning principles and long-term sustainability goals. Growth should prioritize areas with existing infrastructure and services, rather than extending them outward at significant cost.

Finally, the development would fundamentally change the character of the Sturgeon Valley, impacting neighbouring landowners, agricultural operations, and the rural

environment. Once this precedent is set, it becomes increasingly difficult to refuse similar applications in the future.

For these reasons, I respectfully urge Council to deny Bylaw 1701/25 and maintain the current agricultural zoning of this land or if needed maintain the current standard of density like other subdivisions - eg Riverstone Pointe. I ask that Council carefully consider the long-term implications of this decision—not only for today's residents, but for future generations.

Thank you for your time and consideration. I appreciate the opportunity to provide input on this important matter.

Sincerely,

Jonathan & Andrea Bauer

Riverstone Pointe Homeowners

Sent from my iPhone

Opposing 1701-25 Century Hills

From Joe Augusto Severed in line with s.20 of ATIA
Date Fri 2026-02-06 8:17 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Opposition to proposed bylaw 1701-25- Century Hills development

Dear Members of Council,

I am a long-standing resident of the Sturgeon Valley area and a homeowner in Tuscany Hills as a matter of fact right next to sewer pump station in Tuscany Hills first lot next to land that developer owns. I am writing to formally oppose Bylaw 1701-25 and the proposed zoning changes associated with the Century Hills development.

The proposed introduction of a C3 – Neighbourhood Commercial District in this location is both unnecessary and inappropriate. Existing commercial services are already readily accessible within a short distance, particularly in North Edmonton. Converting productive agricultural land to additional commercial use provides no demonstrated benefit to the surrounding community and contradicts the established rural-residential character of this area.

Equally concerning is the proposed residential density. Any development within Century Hills must reflect the density, design standards, and planning principles of the Tuscany Hills community as a whole—not only along adjacent boundary properties as per drawing . Approving partial or selective density increases undermines cohesive land-use planning and will result in avoidable traffic impacts, infrastructure pressure, and long-term degradation of community character and bring a lot of crime to the area.

This is not what I paid taxes for all these years and fell in love with our area, and now to have a developer come in here and devalue my property and all other homeowners in Tuscany hills. When I built my home I had to follow architectural rules let's make sure the developer stays in the same rules and density as Tuscany Hills and Not allow for this to happen. Last time most of the people that called in and agreed was his friends and other developers with interests and their own benefits and don't even live in Sturgeon County.

Given the developer's prior history of inconsistent communication and shifting density commitments, Council should exercise caution. Rezoning should not be approved without clear, enforceable conditions

that eliminate commercial zoning entirely and require full density alignment across the entire project.

For these reasons, I strongly urge Council to deny Bylaw 1701-25 as currently proposed and to preserve this land for uses that are consistent with the surrounding community and long-term planning objectives.

Sincerely,
Jose Augusto

Century hills land use bylaw

From Judy Filewich Severed in line with s.20 of ATIA
Date Tue 2026-02-10 9:28 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Public meeting Bylaw 1701/25

To whom it may concern .

I ,Judy Ann Filewich of 98-54418 Range road 251,Sturgeon County AB ,T8T0C7 would like it known that I am against the Century Hills Land use by Law amendment that would give the developers the right to build more than 3 homes per acre.

Judy A. Filewich

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Always choose kindness first.

Bylaw amendment 1701/25

From Julie Stevens Severed in line with s.20 of ATIA
Date Sat 2026-02-07 9:01 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Julie Stevens
Sent from my iPhone

Against bylaw 1701/25

From JoleneJustin Lylick Severed in line with s.20 of ATIA
Date Sat 2026-02-07 9:21 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello

We are opposed and against of this bylaw 1701/25 and any plan usage other than agricultural by the residence of Tuscany Hills.

We would like our voice to be heard at the hearing as unfortunately we are unable to physically attend on the 10th.

Justin Lylick

Bylaw 1701/25 (Century Hills Land Use Bylaw Amendment)

From Kaitlyn Northcott **Severed in line with s.20 of ATIA**
Date Sun 2026-02-08 11:54 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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> My name is Kaitlyn Northcott. I am a county resident that is directly impacted by the proposed bylaw. I am opposed to the proposed bylaw amendment 1701/25. I am not in support of high density in a rural community. I am also not in support of having a neighbourhood commercial area in a rural community. We live in the country to be in the country.

Public hearing bylaw 1701/25

From Kari Christensen Severed in line with s.20 of ATIA
Date Mon 2026-02-09 7:24 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>
Cc Kristin Toms <ktoms@sturgeoncounty.ca>

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I am a resident in Sturgeon County and am apposed to land use bylaw amendment 1701/25. I am not in support of high density housing in a rural community.

Opposition to Land Use Bylaw Amendment 1701/25

From Severed in line with s.20 of ATIA
Date Sat 2026-02-07 8:04 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To Whom It May Concern,

I am writing to express my opposition to Land Use Bylaw Amendment 1701/25. I do not support the introduction of high-density development within a rural community, as it does not align with the character and intended use of the area.

Thank you for considering my position.

Sincerely,

Katarzyna Dolega

Century hills

Severed in line with s.20 of ATIA

Date Fri 2026-02-06 11:21 AM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello I am writing in regards to the Century Hills land use bylaw amendment. I am against the plan to be redistricted. We vote to keep our agriculture districts. Our roads and highways already can't handle the amount of traffic commuters every day. There are numerous collisions on sturgeon county roads, we do not need more traffic and more housing. Let's preserve our agricultural land!

Thank you for your time.

Katelyn Rodak
Sturgeon County resident

Bylaw Amendment, Century Hills

From Katherine Madro Severed in line with s.20 of ATIA
Date Sat 2026-02-07 7:10 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To whom it may concern,

I am writing this to communicate my opposition to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Regards,
Katherine Madro

Keith Breckenridge Opposed to Bylaw 1701/25

From Ms. N M Severed in line with s.20 of ATIA
Date Tue 2026-02-10 10:11 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello,

I am a resident of Tuscany Hills and I am opposed to the ammendment to Bylaw 1701/25. I am not in favour, I oppose, the building of high density in a rural community.

Signed
Keith Breckenridge

proposed Bylaw 1701/25

From Kim Shalagan Severed in line with s.20 of ATIA
Date Mon 2026-02-09 2:51 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I'm opposed to Hugh density housing on this property. I am current resident of sturgeon county, living in Bristol oaks.

Sent from my iPhone

Century Hills development

From Kimberly George Severed in line with s.20 of ATIA
Date Tue 2026-02-10 11:35 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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As a homeowner in the Sturgeon Valley I am in strong opposition to this proposed development. It does not come close to meeting the standards of density that currently exist in the valley. High density does not belong in rural communities.

Thank you
Kim George

Sent from my iPhone

Land use

From KINLEY WILLIAMS Severed in line with s.20 of ATIA >
Date Mon 2026-02-09 1:37 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To whom it may concern ;

I am opposed to the land use bylaw amendment 1701/25. I am NOT in support of high density housing in a rural community.

Sent from my iPhone

Sturgeon Valley

From Kristina DeGagne Severed in line with s.20 of ATIA
Date Fri 2026-02-06 9:18 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To whom it may concern

I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community

Thank you
Kristina DeGagne

High density in our community - opposed

From lamia fahmi Severed in line with s.20 of ATIA
Date Tue 2026-02-10 9:54 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Sturgeon county high density housing

From Landon Wenger Severed in line with s.20 of ATIA
Date Mon 2026-02-09 1:30 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello,

As a resident of the sturgeon valley, I vehemently oppose the high density housing slated for the sky glen airpark area. There is not anywhere near the amount of existing infrastructure required to support a development like that. This is a very bad idea, and there isn't one good reason to go ahead with high density housing in this area.

Thanks,
Sent from my iPhone

bylaw amendment 1701/25

From LANNY HOWELL Severed in line with s.20 of ATIA
Date Tue 2026-02-10 9:56 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community

--

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

Sturgeon county

From Larissa Northcott Severed in line with s.20 of ATIA
Date Sun 2026-02-08 11:49 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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My name Larissa Northcott. I am a county resident that is directly impacted by the proposed bylaw. I am opposed to the proposed bylaw amendment 1701/25. I am not in support of high density in a rural community. I am also not in support of having a neighbourhood commercial area in a rural community. We live in the country to be in the country.

Bylaw 1701/25 Amendment Opposition

From LAURA TALBOYS Severed in line with s.20 of ATIA
Date Sat 2026-02-07 8:22 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hi,

As a Sturgeon County resident, I am opposed to the bylaw amendment 1701/25. We moved to Sturgeon County to get away from small lots and high density housing. We also don't need or want commercial spaces in the area when there's already plenty of amenities close by.

Thank you.

Laura Talboys

Opposition to Bylaw 1701/25 – Century Hills Development

From LaurelBrodie Weisgerber Severed in line with s.20 of ATIA
Date Tue 2026-02-10 12:51 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Dear Members of Council,

I am a current resident of Tuscany Hills and am writing to formally oppose Bylaw 1701/25 (Century Hills Land Use Bylaw Amendment).

This proposal represents a significant increase in density within the Sturgeon Valley and raises serious concerns regarding traffic impacts, infrastructure capacity, environmental effects, and the overall character of our established community. Tuscany Hills residents already experience pressure on local roads and services, and a 246-lot development would only intensify these issues.

I am also concerned about the loss of agricultural land and the long term precedent this rezoning sets for further development. The scale and scope of this proposal do not align with the existing community or with responsible, sustainable growth.

I respectfully request that Council deny this bylaw amendment or, at minimum, defer it until a more thorough review and meaningful community consultation have taken place.

Thank you for considering my concerns.

Sincerely,
Laurel Weisgerber
Tuscany Hills Resident
Sturgeon County

Sent from my iPhone

Opposition to Land Use Bylaw Amendment 1701/25

From Leonard Hancock Severed in line with s.20 of ATIA >

Date Tue 2026-02-10 12:14 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

Cc Kristin Toms <ktoms@sturgeoncounty.ca>; Alanna Hnatiw <ahnatiw@sturgeoncounty.ca>; Amanda Papadopoulos <apapadopoulos@sturgeoncounty.ca>; Richard Boissonneault <rboissonneault@sturgeoncounty.ca>; Matthew McLennan <mmclennan@sturgeoncounty.ca>; Deanna Stang <dstang@sturgeoncounty.ca>; Jason Berry <jberry@sturgeoncounty.ca>

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Dear County Council Members,

As a resident of the Upper Manor Estate Community, I am writing to express my **opposition** to the proposed Land Use Bylaw Amendment 1701/ 25. The proposed Century Hills development is a high-density housing estate that is a departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. This development proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighbourhood. Further to that, if allowed to proceed, this development would inevitably increase the risk of annexation of that area of the County by the City of Edmonton due to the northern growth of housing by the city in that area. This would further add to the erosion of community character and quality of life. We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and local roads are becoming more congested and dangerous. Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development into that area will only amplify the noise, further eroding the rural tranquillity we hold dear.

Please do what is right for current and future generations by rejecting the Century Hills development proposal.

Sincerely,

Leonard Hancock

I live in the Upper Manor Estates Community

My phone number is Severed in line with s.20 of ATIA

Bylaw Amendment

From Leonard Mushtuk Severed in line with s.20 of ATIA
Date Sun 2026-02-08 6:51 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaws amendment 1701/25. I am NOT in support of high density development

Leonard Mushtuk

[Yahoo Mail: Search, Organize, Conquer](#)

Century Hills

From Lianne White Severed in line with s.20 of ATIA
Date Tue 2026-02-10 12:00 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Dear Sturgeon County Councillors,

I, Lianne White, am writing to formally express my opposition to the proposed residential development, Century Hills, in Sturgeon County. I am a county resident who will be directly impacted by the proposed development. While I understand the need for new housing, the current proposal for this development does not align with the character of the existing neighborhood and will have a detrimental impact on the current residents, both in terms of property values and quality of life.

One of the most concerning aspects of this proposal is the substantial increase in the number of houses per hectare. The planned density would result in houses being crammed together, a stark contrast to the current area, which is known for its large, spacious lots and aesthetically pleasing, well-maintained homes. This development would fundamentally alter the character of the neighborhood and diminish the appeal of the area. As a result, property values in the existing residential area are likely to decrease, as the new houses will detract from the open, high-quality atmosphere that current residents enjoy.

Additionally, the proposed increase in traffic is another significant issue. The added volume of vehicles will not only cause increased noise but will also raise the risk of accidents and traffic related problems. This is particularly concerning for the safety and well being of current residents, many of whom have chosen this neighborhood for its peaceful, low traffic environment. The proposal fails to adequately account for the strain this development will place on local roads and infrastructure.

I am also opposed to introducing commercial areas into this lot. The plan states residents must drive 5-6km for gas and other services, this is not a burden. This allows the area to have a country-living feel while still being close enough to services if needed. There is absolutely no need for gas stations or stores in our beautiful county.

It is important to note that the current residents should not be expected to suffer the negative consequences of this development. If the proposal were revised to better reflect the character of the existing neighborhood, with more spacious lots and less congestion, I believe there would be significantly less opposition to it.

In conclusion, I urge the planning committee to reconsider the current development plan. A proposal that respects the aesthetic and environmental integrity of the area would be far more beneficial for all


parties involved. I hope you will take these concerns into account when making your decision.

Thank you for your time and consideration.

Sincerely,

Lianne White

551 Manor Point Court, Sturgeon County

 Outlook

Severed

TIA

Bylaw amendment

From Liliana Potestio

Date Fri 2026-02-06

To Legislative Serv

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<https://aka.ms/LearnAboutSen>

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Hello,

I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Liliana

Public hearing: Bylaw 1701/25

From **Severed in line with s.20 of ATIA**
Date Sun 2026-02-08 9:02 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>
Cc Amanda Papadopoulos <apapadopoulos@sturgeoncounty.ca>

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To whom it may concern,

This is a written submission in response to public hearing of bylaw 1701/25 concerning the Century Hills Subdivision outline plan being held on February 10 2026

My wife and I bought our retirement home in Tuscany Hills in 2024 for the peace and quiet of a upscale subdivision in the country after living in St Albert for 30 yrs, now we find out that they want to build a HIGH Density City housing to be built right across from our home.

We are 100% against these changes to be made to the bylaw to allow this to happen,
At the very least if they want to develop the property they should be made to have the same lot sizes as Tuscany Hills not these High Density City lots

Further more we DO NOT need Commercial Business in our Neighborhood with St Albert and Edmonton less than 10 minutes away

Thank You for your time

Lisa & Wayne Ross
104 Tuscano Close
Tuscany Hills

Severed in line with s.20 of ATIA

We oppose amendment 1701/25

Severed in line with s.20 of ATIA

Date Fri 2026-02-06 7:54 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

Severed in line with s.20 of ATIA

Learn why this is important at

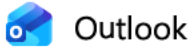
<https://aka.ms/LearnAboutSenderIdentification>]

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To whom it may concern,

We were very disturbed to hear of a potential land use amendment. 1701/25 is not in the best interest of Sturgeon County and my family and I oppose this. High density in a rural community - not to mention using land zoned for agriculture - is not appropriate for the community. Build this in the city, not in Sturgeon County.

Sincerely,
Lisa and Tim Houle



Severed in line with s.20 of AIA

Bylaw amendment

From Loredana Potestio

Date Fri 2026-02-06 4:4

To Legislative Service <[REDACTED]>@sturgeoncounty.ca>

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Hello,

I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Thank you,

Century Hills Development

Severed in line with s.20 of ATIA

Date Fri 2026-02-06 8:08 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

Severed in line with s.20 of ATIA

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I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community

Please do not approve this

Louise Wunderlich

Bylaw 1701/25

From Marco Zicarelli Severed in line with s.20 of ATIA
Date Tue 2026-02-10 10:25 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am a county resident directly impacted by this proposed bylaw 1701/25. I am opposed to the bylaw taking effect.

Marco Zicarelli
Severed in line with s.20 of ATIA

Sent from my iPhone

Bylaw 1701/25 Opposed

From Matthew Breckenridge Severed in line with s.20 of ATIA
Date Sat 2026-02-07 9:09 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello,

I am a resident of Tuscany Hills and I am strongly OPPOSED to Bylaw 1701/25, Century Hills. I am directly affected.

- Matthew Breckenridge

February 9, 2026

RE: Public Hearing – Bylaw 1701/25 – Century Hills

Good Afternoon Mayor and Councillor's:

I am **opposed** to land use bylaw amendment 1701/25. I am NOT in support of high density in a rural community.

I am a 22-year resident of Sturgeon County and currently reside in Division 6. Although this proposal does not directly affect me (yet), I care deeply about the future direction of this County as the population of Alberta continues to grow.

I urge Council to reject this proposal and the mix of rezoning of land that would need to be redistricted as it does not align with the vision of the area or the needs of surrounding residents or Sturgeon County taxpayers as a whole.

Thank you for the opportunity to share my thoughts.

Maureen Amonson
57516 RR 211
Sturgeon County

Apposed: Amendment 1701/25

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Date Fri 2026-02-06 1:54 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Riverstone Point Resident
M Sale

Opposition to 1701/25

From Maxim Gagne Severed in line with s.20 of ATIA
Date Sat 2026-02-07 12:35 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello,

I am a resident of Sturgeon County and I am writing to express my strong opposition to the proposed land use amendment 1701/25. I do not support a high density neighborhood in our rural community.

Thank you,
Max

Get [Outlook for Android](#)

New development opposition

Severed in line with s.20 of ATIA

Date Fri 2026-02-06 4:14 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am writing to express my opposition to land use bylaw amendment 1701/25. I am not in support of high density in a rural community. We have run into this with several other proposed developments and it has repeatedly been proven that it is a bad idea for infrastructure and a strain on existing neighborhoods.

Thank you,

Maeghan Soon
(183, 24524 TWO 544a)

Opposition to land use amendment bylaw

From Megan Filice <Severed in line with s.20 of ATIA >
Date Mon 2026-02-09 6:24 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Good evening,

As a resident of Tuscany Hills, I am directly affected by the proposed land use amendment bylaw. I am writing today to express my opposition to bylaw 1701/25. A proposal of this type would have a serious, negative impact on our community, our road system, and many other things. As a lifetime resident of Sturgeon County, I hope the County is listening to the needs and desires of its residents.

Thank you for your consideration,

Megan Filice
235-54302 Range Road 250

Opposition to bylaw amendment 1701/25

From Megan Nichols Severed in line with s.20 of ATIA
Date Sun 2026-02-08 5:06 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Attention:

I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Sincerely,

Megan Nichols
517 Manor Pointe Court
Sturgeon County

1701/25 bylaw

From Mel Gushatthey Severed in line with s.20 of ATIA
Date Tue 2026-02-10 2:23 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to the land use bylaw amendment for 1701/25. I am not in support for high density in a rural community. The land should stay agricultural.

Mel Gushatthey
211 54302 RR 250
Sturgeon county

Sent from my iPhone

I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community

From Melanie Victoria Severed in line with s.20 of ATIA
Date Tue 2026-02-10 2:06 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Melanie Azevedo
6a, 54220 range road 250
Sturgeon county, AB T8T0B4

Severed in line with s.20 of ATIA

Written Submission — Opposition to Proposed Bylaw 1701/25 (Century Hills Land Use Bylaw Amendment)

Severed in line with s.20 of ATIA

Date Fri 2026-02-06 2:06 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Legislative and Legal Services

Sturgeon County

9613 100 St.

Morinville, AB T8R 1L9

Email: legislativeservices@sturgeoncounty.ca

Date: February 6, 2026

Re: Written Submission — Opposition to Proposed Bylaw 1701/25 (Century Hills Land Use Bylaw Amendment)

Dear Members of Sturgeon County Council,

I am writing as a resident of Sturgeon County to express my strong opposition to Bylaw 1701/25, which proposes to redistrict agricultural land in Sturgeon Valley for development of a 246-lot residential neighbourhood.

While I understand the desire for growth and new housing, I am concerned that this amendment would result in significant and negative impacts to our rural character, agricultural land base, and local quality of life:

1. Loss of Prime Agricultural Land and Rural Character

The subject property is currently zoned AG – Agriculture District. Changing this zoning for large-scale residential development undermines the preservation of agricultural lands that are essential to our community’s identity and long-term food sustainability.

2. Inadequate Infrastructure Planning and Community Services

A development of this scale will create increased demand on local infrastructure, including roads, water and sewer systems, emergency services, schools, and transit. It is not clear that the necessary infrastructure can be provided without significant cost to taxpayers or shifts in county priorities.

3. Traffic, Safety, and Environmental Concerns

Increasing residential density along rural roads raises concerns about traffic volume, safety for pedestrians and farm vehicles, and potential environmental impacts on local waterways and natural ecosystems. These effects may diminish the livability and safety of the area for both existing residents and future neighbours.

4. Better Alternatives and Responsible Planning

Growth should be directed toward areas and projects supported by comprehensive master planning and community consensus. Piecemeal zoning amendments like Bylaw 1701/25 may set a precedent for further ad-hoc developments that collectively erode agricultural land and rural wellbeing.

For these reasons, I respectfully request that Council vote against proceeding with Bylaw 1701/25 and instead focus on alternatives that protect agricultural lands while meeting long-term housing and community needs in a sustainable, well-planned manner.

Thank you for considering my concerns.

Sincerely,

Melissa Depape

Land use

Severed in line with s.20 of ATIA

Date Fri 2026-02-06 4:29 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Melissa Hurdman

STRONG opposition to Century Hills Development

From Melody Zawalak Severed in line with s.20 of ATIA
Date Sun 2026-02-08 9:13 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Legislative and Legal Services
Sturgeon County
9613 100 St.
Morinville, AB T8R 1L9
Email: legislativeservices@sturgeoncounty.ca

Date: February 8, 2026

Re: Written Submission — Opposition to Proposed Bylaw 1701/25 (Century Hills Land Use Bylaw Amendment)

Dear Members of Sturgeon County Council,

I am writing as a resident of Sturgeon County to express my strong opposition to Bylaw 1701/25, which proposes to redistrict agricultural land in Sturgeon Valley for development of a 246-lot residential neighbourhood. OBJ

While I understand the desire for growth and new housing, I am concerned that this amendment would result in significant and negative impacts to our rural character, agricultural land base, and local quality of life:

1. Loss of Prime Agricultural Land and Rural Character

The subject property is currently zoned AG – Agriculture District. Changing this zoning for large-scale residential development undermines the preservation of agricultural lands that are essential to our community's identity and long-term food sustainability.

2. Inadequate Infrastructure Planning and Community Services

A development of this scale will create increased demand on local infrastructure, including roads, water and sewer systems, emergency services, schools, and transit. It is not clear that the necessary infrastructure can be provided without significant cost to taxpayers or shifts in county priorities.

3. Traffic, Safety, and Environmental Concerns

Increasing residential density along rural roads raises concerns about traffic volume, safety for pedestrians and farm vehicles, and potential environmental impacts on local waterways and natural ecosystems. These effects may diminish the livability and safety of the area for both existing residents and future neighbours.

4. Better Alternatives and Responsible Planning

Growth should be directed toward areas and projects supported by comprehensive master planning and community consensus. Piecemeal zoning amendments like Bylaw 1701/25 may set a precedent for further ad-hoc developments that collectively erode agricultural land and rural wellbeing.

For these reasons, I respectfully request that Council vote against proceeding with Bylaw 1701/25 and instead focus on alternatives that protect agricultural lands while meeting long-term housing and community needs in a sustainable, well-planned manner.

Thank you for considering my concerns.

Sincerely,

Melody Zawalak

Oppose to land use

From Melvin Gushathey Severed in line with s.20 of ATIA
Date Tue 2026-02-10 9:41 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw 1705/25. I am not in support to high density housing in a rural community.

Melvin Gushathey
211. 54302 RR 250

Sent from my iPhone

Opposition to Land Use

01/25

From Michelle Stolarchuk <

Date Tue 2026-02-10 12:2

To legislativeservices@s

tiveservices@sturgeoncounty.ca>

Cc ktoms@sturgeoncou
<ahnatiw@sturgeonc
rboissonneault@stur
<mmclennan@stur
jberry@sturgeoncoun

county.ca>; ahnatiw@sturgeoncounty.ca
<apapadopoulos@sturgeoncounty.ca>;
rboissonneault@sturgeoncounty.ca>; mmclennan@sturgeoncounty.ca
<dstang@sturgeoncounty.ca>;
county.ca>

 1 attachment (1 KB)

smime.p7s;

Dear County Council Members,

As a resident of the Upper Manor Estate Community, I am writing to express my **opposition** to the proposed Land Use Bylaw Amendment 1701/ 25. The proposed Century Hills development is a high-density housing estate that is a departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. This development proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighbourhood. Further to that, if allowed to proceed, this development would inevitably increase the risk of annexation of that area of the County by the City of Edmonton due to the northern growth of housing by the city in that area. This would further add to the erosion of community character and quality of life. We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and local roads are becoming more congested and dangerous. Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development into that area will only amplify the noise, further eroding the rural tranquillity we hold dear.

Please do what is right for current and future generations by rejecting the Century Hills development proposal.

Sincerely,

Michelle Stolarchuk

I live in the Upper Manor Estates Community

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Century hills development

From Mitch McCallan Severed in line with s.20 of ATIA
Date Mon 2026-02-09 7:31 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I do not support high density development in sturgeon county and I am opposed to the land use bylaw amendment 1701/25.

Mitchell McCallan

amendment 1701/25

From Monia Tanguay Severed in line with s.20 of ATIA
Date Sun 2026-02-08 11:18 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Dear Sturgeon County Council Members,

I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Thanks for your time,

Monia Tanguay
Upper Viscount, Sturgeon county resident

Strict Opposition to Proposed Bylaw 1701/25 - Concerned Resident

From Morgan Kucher Severed in line with s.20 of ATIA
Date Sun 2026-02-08 7:36 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To Whom it May Concern,

My name is Morgan Kucher and I am a longstanding resident of Sturgeon County along with my family. We have reside within the Tuscany Hills subdivision directly adjacent from the proposed development areas.

I am strongly against the proposed development agenda included in the above bylaw. The development structure proposed does not fit within the core values of the Sturgeon County. community. It disregards the lifestyle we have chosen to live and what we have invested years and generations to build.

I do not support the above bylaw in any way and implore those involved into he final decision to consider the voice and concerns of stakeholders like my family, to reflect on the reasons that they themselves became residents here in this rural community and to protect our way of life so that it is sustainable for our children and the future.

Thank you kindly,

Morgan Kucher

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Bylaw 1701/25 OPPOSED

From Ms. N M Severed in line with s.20 of ATIA
Date Sat 2026-02-07 8:20 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello,

I am a resident of Tuscany Hills and am directly impacted by this Bylaw, 1701/25 and I am strongly OPPOSED to it.

- Naomi Mulyk

Land development

From Noel Wadson Severed in line with s.20 of ATIA
Date Tue 2026-02-10 3:08 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am writing in regard to the potential land development just south of Tuscany Hills, by law amendment 1701 25 Century Hills.

As a Sturgeon Valley resident whom is directly impacted by this development, I am opposed to this development and have the following concerns:

1 I understand that Sturgeon County was part of the Edmonton Municipal Regional Board, to which the county was forced to adopt certain land development, or the province would enforce rules. Now, the County is no longer a part of this board, and we are no longer are under any rules to agree to land development. High density DOES NOT belong in Sturgeon Valley. The council approved the previous high density plan even with strong opposition. This has to stop; the Valley is not meant to be an urban sprawl. We are a County. Not a city.

2 The County requires areas to be developed in a manner complementary to regional policies and cognizant of existing communities (plan proposal, 5.4.5, pg 12). The area immediately abut to it, Tuscany Hills, is 5 units per hectare, and the next 2 communities are 2 3 units per hectare. This proposal is at 14.5, making it 3x the density increase. This is not complementary to the existing communities.

3 Sturgeon residents have been told that future development won't impact us. This couldn't be further from the truth. There will be the following significant impact directly on Valley residents: I was not able to find anything in the proposal that directs how the following impacts will be mitigated. Valley residents currently do not have any concerns with the below stated issues:

a- road conditions. Construction of this magnitude means a large quantity of tandems and equipment, which are known to destroy roads.

b- road conditions (again)- all that construction for years means mud. Mud on our roads further decreases the road conditions.

c- traffic hold-ups. While those large vehicles come in and out, there will be travel delays. There is one main way into the Valley from north Edmonton. This is a significant downfall.

d- dust. The dust that will be created and blown into our homes for years is a concern. This not only creates problems for those with allergies, but also affects the cleanliness of our homes and even our vehicles parked outside.

e- traffic volume. There is one (direct) way into Edmonton, a single-lane road. That single lane road already has a decent volume and cannot manage higher volume.

4- current residents should not be expected to suffer the consequences of losing the esthetic appeal of Sturgeon Valley, the loss of wildlife, the noise, dust, dirt and traffic. This volume of housing will also increase the possibility of crime in the area, of which is not a concern at this time.

Thank you for your time

Noel Wadson
137 Fernwood Crescent
Sturgeon county.

Opposition to bylaw amendment 1701/25

Severed in line with s.20 of ATIA

Date Fri 2026-02-06 4:26 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Please listen to the residents who live here.

We are opposed to land use bylaw amendment 1701/25. We are not in support of high density in a rural areas. No one moved to the country to live next to city density communities.

Pam Chanakos and Graham Braun

Century Hills LUB Amendment

Severed in line with s.20 of ATIA

Date Fri 2026-02-06 10:39 AM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To whom it may concern,

As I resident of Sturgeon County, I am greatly opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Pamela Labonte

Opposition to Proposed Bylaw 1701/25 (Century Hills Land Use Bylaw Amendment)

From Angelene Faith Severed in line with s.20 of ATIA
Date Mon 2026-02-09 10:10 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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My dad does not have a personal email. Can I submit this on his behalf?

Angelene

Date: February 9, 2026

Dear Members of Sturgeon County Council,

I am writing as a resident of Sturgeon County to express my strong opposition to Bylaw 1701/25, which proposes to redistrict agricultural land in Sturgeon Valley for development of a 246-lot residential neighbourhood. Residents have been loud and clear that they do not want city houses destroying our agricultural lands. Sturgeon County is blessed with the best agricultural lands. They need to be preserved not only for the farming but for the sacred animals too. Election candidates ran with the promise to listen to the people who are the heart of this community. I sure hope they follow through. I thank you for your time.

Paul Gaulin
Severed in line with s.20 of ATIA

Sent from my iPhone

Bylaw 1701/25

Severed in line with s.20 of ATIA

Date Fri 2026-02-06 10:33 AM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to Land use development by law 1701/25

I do not support high density living in a rural community

Thanks

Paul Marghella

Opposition to proposed bylaw 1701-25 Century Hills development

From Paula Augusto Severed in line with s.20 of ATIA
Date Fri 2026-02-06 8:26 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Dear Council Members,

I am writing as a resident of Tuscany Hills who will be directly impacted by the proposed Century Hills development. I want to clearly state my opposition to Bylaw 1701-25 and the zoning changes being requested.

The addition of C3 commercial zoning in this area is not warranted. Commercial services already exist nearby, and residents do not require another commercial node at the expense of farmland. This proposal disregards the rural nature of Sturgeon Valley and introduces land uses that are out of step with what this community was built to be.

The proposed residential density is equally problematic. Development should match Tuscany Hills in its entirety—not selectively where it is most convenient. Allowing higher-density pockets within Century Hills will increase traffic, burden infrastructure, and permanently alter the character of the surrounding area. Once approved, these impacts cannot be undone.

Residents have also experienced a lack of transparency and reliability from this developer in past planning discussions. As a result, Council should not approve any rezoning without strict, enforceable requirements that remove commercial zoning and ensure full density consistency throughout the development as same as Tuscany Hills lots.

I strongly encourage Council to reject this bylaw and uphold responsible planning that respects existing communities and long-term land-use integrity.

Sincerely,
Paula Augusto



Outlook

I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

From Philippe azevedo Severed in line with s.20 of ATIA >
Date Tue 2026-02-10 2:08 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Philippe Azevedo
6a, 54220 range road 250
Sturgeon County, AB T8T0B4

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Century Hills - Opposition to land use bylaw amendment 1701/25

From Rebecca Isbister Severed in line with s.20 of ATIA
Date Fri 2026-02-06 10:07 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>
Cc Amanda Papadopoulos <apapadopoulos@sturgeoncounty.ca>

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Hello,

I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

I have voiced my concern before and I would appreciate if the county could actually listen to us residents.

Sincerely,
Rebecca Isbister

Bylaw amendment 1701/25

From Veronica Woolger Severed in line with s.20 of ATIA
Date Mon 2026-02-09 5:34 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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We are opposed to land use bylaw amendment 1701/25. We are not in support of high density in a rural community.

Regards,
Richard and Veronica Woolger

Sent from my iPhone

Century Hills Proposed bylaw

From **Severed in line with s.20 of ATIA**
Date Tue 2026-02-10 11:53 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To Whom It May Concern.

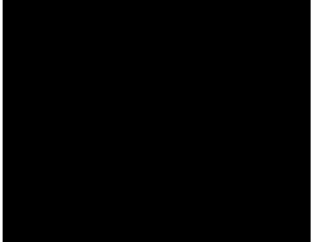
My name is Robert Hardy, and I am **AGAINST** this development. I am a resident of Upper Manor and feel this proposed development does not align with the current adjacent neighbourhoods in the sturgeon valley.

The overall valley density and the proposed plan is NOT compatible, nor is it a complementary development to the surrounding communities. This proposed development like the others are planning high density that does not align with the current valley subdivisions.

Sincerely,

Rob Hardy
Hardy Financial Group Ltd.

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Century Hills Land Use Bylaw 1701/25

From Rosanne McIntyre [Severed in line with s.20 of ATIA]
Date Sun 2026-02-08 1:22 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To Whom It May Concern,

Please be advised, as a resident of Tuscany Hills, I oppose this change in land use for Century Hills. I oppose high-density residential development in this area. I am also concerned to see signs on Range Road 250 that read "127 St," a city of Edmonton street address. We live in Sturgeon County, a mainly rural community and wish it to remain that way.

Respectfully,
Rosanne McIntyre
249, 54302 RR250
Studrgeon County, Alberta
T8T 0C9

Public Hearing: Bylaw 1701/25 (Century Hills Land Use Bylaw Amendment)

From Ruslan Hutsulyak **Severed in line with s.20 of ATIA**

Date Mon 2026-02-09 6:55 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>; Rebecca Schapansky <rschapansky@sturgeoncounty.ca>; Amanda Papadopoulos <apapadopoulos@sturgeoncounty.ca>

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To: Planning & Development Services
Sturgeon County, Alberta
Via E-mail: legislativeservices@sturgeoncounty.ca
rschapansky@sturgeoncounty.ca
apapadopoulos@sturgeoncounty.ca
From: Ruslan Hutsulyak, P.Eng.
Halyna Hutsulyak, P.Eng.

This is a written copy of the submission before the Public Hearings of Bylaw 1701/25 and the Century Hills Outline
Plan being held on February 10, 2026.

My family, which I represent here, are residents of 105 54302 Range Road 250, (Tuscany Hills) in Sturgeon County and our house is very close to the construction zone being proposed for the Century Hills.

Regarding the Bylaw 1701/25. We are opposed to the rezoning of the land within NE 13-54-25-W4M from Agricultural District to R7 Transitional Valley Residential District, C3 Neighborhood Commercial District, PU Public Utility District and POS Public/Private Open Space.

Regarding to the Proposed High Density:

As per Sturgeon Country Valley Core Area Structure Plan (ASP), the developments should demonstrate the transitioned approach. In fact, it is not a transition, because how come the proposed 0.16 acres lots become a transition between North Point, where lots size are about 2 acres and Tuscany Hills, where lots size are about 0.5 acres (our lot for example is 0.63 acres)?

Regarding the commercial space in this area. There is no need to explain the proximity to North Edmonton or St. Albert, the question is whether any commercial venture is benefit for most residents in this area. It will be the same as saddle on the cow, possible, but not practical.

Regarding the ATCO Pipeline. As a Pipeline Engineer, on Public Hearing in 2024 I mentioned that CSA has a Zones for pipelines and constructed in the field can not be the same in the close proximity to the

dwellings. The Wall Thickness, Depth of Cover and Operation Pressure are the main factors, so how it possible to bring high density dwellings to the pipeline designed for the field application? I was told that consideration has been taken and ATCO Pipeline willing to work on that by replacing the pipe with increased Wall Thickness and even developer will participate in financing it. Was that just conversation or Letter of Intent? if that a case, it is not an Assurance and it will lead to huge incompliance. The similar issue has a water supply, we do not have enough water during the summer time, so how it works with new development?

About "Project supporters" who are not residents of our area (North Point and Tuscany Hills). We are not telling them how and where they have to live, but in a same time we don't want them to tell us how and where we should live. We don't have any prove of corruption here to blame them, but if we don't see majority of residents from our area, the question is what brought THEM to participate in this Hearing?

What we see is that majority comments from last Public Hearing (September 24, 2024) are not implemented and did not address the primary concerns of residents of our area, so it looks like decision already has been made and this Hearing is just a formality. If that is true, why we are wasting our time, simply tell us that pubic opinion does not meter.

Lastly, our message to the County Council. In this particular case, you are like a Cosmetic Surgeon, who knows that surgery is not necessary, but if it is still unavoidable, please listen to the patient, who is the resident of affected area, not a stranger, who is taking the financial benefits and does not care haw patient is looking during and after surgery.

Bylaw 1701/25 (Century Hills Land Use Bylaw Amendment)

From Ryan Northcott Severed in line with s.20 of ATIA
Date Sun 2026-02-08 11:35 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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My name is Ryan Northcott. I am a county resident that is directly impacted by the proposed bylaw. I am opposed to the proposed bylaw amendment 1701/25. I am not in support of high density in a rural community. I am also not in support of having a neighbourhood commercial area in a rural community. We live in the country to be in the country.

Thank you,
Ryan Northcott

bylaw amendment 1701/25

Severed in line with s.20 of ATIA

Date Fri 2026-02-06 12:06 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

Cc Amanda Papadopoulos <apapadopoulos@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am no in support of high density in rural communities. If that is what I want I will move to Edmonton or St. Albert. We had moved out here 37 years ago to get away from the crowd and have some quiet. We already have major issues with our sewer system that the county has told us time and again that there is no issue. You don't live on my block, or subdivision. You don't have regular issues with your tank trying to pump out to the main line. What is going to happen with the higher density? Also water shortage every summer. I have 3 rain barrels to water garden and flowers, but never water the lawn because we are always rationed. What about the roads? People race up and down Starkey all night long. Nobody follows the new speed on 50 km by the golf course. Once that subdivision goes in and 127 street gets realigned, the increase in traffic on Sturgeon Road will be way past capacity of the traffic circles that where put in.

Please reconsider this and all high density developments.

Sandra Foster
8, 54321 Rge Rd 251
Sturgeon County

Opposition for bylaw amendment 1701/25

Severed in line with s.20 of ATIA

Date Fri 2026-02-06 1:10 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello,

My name is Sandra Goman and I strongly oppose high density development in Sturgeon County which goes against the nature of the area. I oppose the amendment to bylaw 1701/25. I am a resident of a nearby neighborhood and do not support this sort of development. Please keep the developments inline with what is already in the area.

Thank you for your time,

Sandra

Re: Bylaw 1701/25 Century Hills Land Use Bylaw Amendment resident response

From Scott Romanyshyn **Severed in line with s.20 of ATIA**
Date Mon 2026-02-09 4:12 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Good afternoon.

My Interest in this matter is how we as County residents are directly impacted by this proposed bylaw. I am opposed to land use bylaw amendment 1701/25 and am not in support of high density in a rural community. Thank you for your attention.

Scott Romanyshyn
125-54302 Range Road 250
Sturgeon County T8T 0C9

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<https://kannsupply.ca/>



Severed in line with s.20 of ATIA

Scott Romanyshyn

Severed in line with s.20 of ATIA

Sent by Scott Romanyshyn on behalf of 734 Kann Supply, 10435 267 Street,, Acheson AB T7X 6A2 . [Click here to Unsubscribe](#) from commercial marketing materials.

Message envoyé par Scott Romanyshyn au nom de 734 Kann Supply, 10435 267 Street,, Acheson AB T7X 6A2. [Cliquez ici pour vous désabonner](#) des courriels commerciaux.

Opposition to Proposed Bylaw 1701-25 – Century Hills Development

Severed in line with s.20 of ATIA

Date Thu 2026-02-05 7:30 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Dear Council Members,

I am writing as a long-term resident of Sturgeon Valley residing in Tuscany Hills and my family is directly impacted by this proposal. I am formally opposed to the proposed bylaw changes related to the Century Hills development.

I strongly object to the introduction of the C3 – Neighbourhood Commercial District in this area. There is already ample commercial development within a short distance, particularly in North Edmonton within approximately 2 km of this location. Rezoning productive farmland for additional commercial use is unnecessary and does not align with the rural character that residents value in this community.

Additionally, any residential density proposed for Century Hills must fully align with the overall design and density of the neighbouring Tuscany Hills community — not just along the border properties. Piecemeal density increases undermine consistent planning and will significantly impact traffic, infrastructure, and the long-term character of the area.

This developer has already demonstrated mistrust with relation to density and communication on planning with local residents in the past few years. Re zoning should only be granted with a commitment to remove commercial and ensuring density alignment for the entirety of the project to that of Tuscany Hills.

I respectfully request that Council reconsider these zoning changes and preserve this area for appropriate rural and residential use consistent with the surrounding community.

Thank you for your time and consideration.

Sincerely,

Sean Frew

Severed in line with s.20 of ATIA

Re: Opposition to Proposed Bylaw 1701-25 – Century Hills Development

From Sean Frew Severed in line with s.20 of ATIA >
Date Mon 2026-02-09 4:20 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Nov 12, 2024

Council directed Administration and the applicant to **adjust the plan so proposed lots would match abutting existing lots** and ensure that the **maximum development density would be complementary** to nearby existing Sturgeon Valley Core neighbourhoods.

Century Hills (2025 Proposed): Has an overall planned density of **14.9** - complementing Rivers Gate. NOT TUSCANY Hills nor North Point. **Most existing neighbourhoods in the Core are developed at about 2–10 dwelling units per net residential hectare.**

This new 2025 plan only reduced dwellings by 34 dwellings. Nothing to even come close to that of the adjacent community of Tuscany hills.

Commercial space in the new plan **actually increased from 0.76 to 0.78** - After significant feedback not wanting to introduce commercial space into the valley especially in this area which was support to be complementary. The ASP SOUTH should be our only consideration for future commercial not the CORE !!

Large Lot Transitional area serves as a "gradient in density transition" to preserve the character of the existing Tuscany Hills and North Point —> **HOWEVER this is not accomplished with the current design** clearly showing small lot transitional directly adjacent to areas of Tuscany hills, including green space and including the main entrance roadway of Via Tuscano SHOWING Small lot transitional.

CLEARLY the developer has NOT taken into account our feedback from prior meetings, there is still a major push for majority of this project to be SMALL LOT Transitional. THIS Needs to be addressed. Not just abutting existing lots but the entire adjacent land from one subdivision to the other !!!

Sean Frew
Severed in line with s.20 of ATIA



On Feb 5, 2026, at 7:29 PM, Sean Frew Severed in line with s.20 of ATIA > wrote:

Dear Council Members,

I am writing as a long-term resident of Sturgeon Valley residing in Tuscany Hills and my family is directly impacted by this proposal. I am formally opposed to the proposed bylaw changes related to the Century Hills development.

I strongly object to the introduction of the C3 – Neighbourhood Commercial District in this area. There is already ample commercial development within a short distance, particularly in North Edmonton within approximately 2 km of this location. Rezoning productive farmland for additional commercial use is unnecessary and does not align with the rural character that residents value in this community.

Additionally, any residential density proposed for Century Hills must fully align with the overall design and density of the neighbouring Tuscany Hills community — not just along the border properties. Piecemeal density increases undermine consistent planning and will significantly impact traffic, infrastructure, and the long term character of the area.

This developer has already demonstrated mistrust with relation to density and communication on planning with local residents in the past few years. Re zoning should only be granted with a commitment to remove commercial and ensuring density alignment for the entirety of the project to that of Tuscany Hills.

I respectfully request that Council reconsider these zoning changes and preserve this area for appropriate rural and residential use consistent with the surrounding community.

Thank you for your time and consideration.

Sincerely,

Sean Frew

Severed in line with s.20 of ATIA

Formal Opposition to Land Use Bylaw Amendment 1701/25

From Sebastian Wirmanski Severed in line with s.20 of ATIA
Date Sat 2026-02-07 8:42 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To Whom It May Concern,

I am formally opposed to Land Use Bylaw Amendment 1701/25.

I reside in the established community immediately adjacent to the subject lands. Our neighbourhood is a low-density, rural community that was developed with the clear expectation that surrounding lands would remain consistent in character and land use.

The proposed amendment would introduce high-density residential and commercial zoning that is fundamentally incompatible with the existing low-density rural community. Attaching urban-style development to a rural neighbourhood fails to provide an appropriate transition between land uses and represents poor land-use planning.

This proposal would increase traffic, congestion, noise, and pressure on infrastructure that was not designed to support high-density development. It would also erode the rural character of the area and set an undesirable planning precedent by allowing urban density within a rural context. Residents relied on the current zoning and land-use framework when choosing to live in this community. The proposed bylaw disregards those expectations and undermines the established character of the area.

For these reasons, I respectfully but firmly request that Council deny Land Use Bylaw Amendment 1701/25.

Sincerely,
Sebastian Wirmanski

Opposition to 1701/25

From Jack Sharlene Watts Severed in line with s.20 of ATIA
Date Mon 2026-02-09 9:55 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaw amendment 1701/25. I am not in support of high density in a rural community.

Sharlene Watts
Summerbrook Estates
Sturgeon County

Hearing of Bylaw 1701/25

From Sharon Merkel Beattie **Severed in line with s.20 of ATIA**
Date Mon 2026-02-09 1:11 PM
To Matthew McLennan <mmclennan@sturgeoncounty.ca>; Legislative Services
<legislativeservices@sturgeoncounty.ca>

 1 attachment (9 MB)

Feb 9, 2026.pdf;

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Hello,
I just recently (3 days ago) learned of this hearing . My family and I are proud residents of Sturgeon County since 1993.
This letter reflects how we feel about this latest proposal for land deamed agricultural.
Regards,
Sharon Merkel- Beattie

Feb 9, 2026

To: Sturgeon Council Members

Re : Land Use Bylaw Amendment

Public Hearing : Bylaw 1701/25

To Whom It May Concern,

I am writing to you to express my concern for the continued stripping of agricultural zoning to make way for Residential zoning in Sturgeon County. I just recently learned of Councils Hearing of the the proposed 246 Lot Residential Neighborhood at NE13 54 25 W4. This to me is one more example of what seems to be a dangerous pattern. In looking at the " Vision" / Mission statement on the Strategic and Corporate Planning portion of the Sturgeon County Website I see :

"Offering a rich tapestry of historical, cultural and natural experiences. Sturgeon County is a municipality that honours its rural roots and cultivates desirable communities. Uniquely situated to provide world -class agricultural, energy and business investment opportunities, the County prioritizes responsible stewardship and dreaming big. "

I have concerns that this mission statement is not being met. Notwithstanding the fact that agricultural land will be used for building homes I do not believe that our infrastructure is up to taking on 246 more lots. It doesn't just mean land it means families and traffic on roads, snow clearance and water tables etc etc. The ripple effect is much larger and more complicated than just adding more "lots" and potential revenue from property taxes for our County.

I do not feel that our Council has adequately addressed all issues related to this proposal. I do not support high density development in what is meant to be a rural community. I opposed to the land use bylaw amendment 1701/25. Unfortunately Medical appointments prevent me from being present at this meeting. I trust that my voice is still heard.

Regards,

Severed in line with s.20 of ATIA

Sharon Merkel- Beattie

Sturgeon County Resident

Bylaw Amendment 1701/25

From smushtuk [Severed in line with s.20 of ATIA]
Date Sat 2026-02-07 7:03 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am opposed to land use bylaws amendment 1701/25. I am NOT in support of high density development in rural communities.

Shelley Mushtuk
Sturgeon County

Sent from my Galaxy

Madame Mayor and Councillors, Good Afternoon

My name is Tanya Schulz and I am a resident of Tuscany Hills. Like my husband who spoke before me, I too am a retired civil engineer. I thank you very much for the opportunity to speak to you about my concerns regarding the rezoning of the land parcel described in Bylaw 1701/25 and the Century Hills Outline Plan.

First, I oppose the aforementioned Bylaw. I can not support rezoning based on the current OP. As stated in the OP, it may be amended from time to time. What input would we have then? I also strongly disagree with the inclusion of commercial zoning. Commercial and residential development do not work well together and there are often conflicts between the users/residents, due to noise and traffic.

Second, I do not support the Century Hills OP. My husband and I provided 4 pages of specific written comments, so I will not repeat them here today. Our previous comments and questions regarding the Estates of Tuscany OP were not addressed nor answered in the updated document. It appears from the lack of changes between the current and previous versions that the comments were plainly ignored, perhaps with exception of a name change.

The development described in the OP is supposed to enhance the cherished rural history and character of the Sturgeon Valley. It is not evident how this development would accomplish these lofty goals. For example:

- Over 25 % of the land is allocated to road right of ways. How does this enhance rural history?
- Commercial development is included. How does this enhance the character and rural history?
- Residential density is proposed at approximately 15 units per hectare. How does the increased density enhance the character of Sturgeon Valley and sensitively respond to the existing density of approximately 5 units or less per hectare in the surrounding areas?

With respect to the Public Open Spaces policies, place marking elements, and community gardens **may** be incorporated, and rain water harvesting **may** be utilized. The operative word here is MAY, ergo not guaranteed. Perhaps these words were included to make this proposal appear more palatable but they do not demonstrate intent.

As a young engineer, I was a geotechnical inspector on multiple subdivision developments during the site preparation stage. There is noise, dust, significant disruption to adjacent subdivisions, construction traffic and heavy equipment operating many hours of the day. How will these issues be addressed? Another concern is that OP talks about staging, but there is no indication of any timeline. A fair question is how long would we have to live with this disruption!?

The mail out card for this Hearing, did not include the stormwater pipeline to the Tuscany Hills SWMF on the map. Why not, seems pretty critical! This pipeline is directly behind my lot! Shame on you!

As an aside, I have observed over the years of living here, that hundreds of geese feast on this agricultural land on their migratory journey. Where will they go now? What about the other wildlife that utilize this area (moose, coyotes, rabbits). Nothing is mentioned in the OP in either the biophysical or environmental sections as to how these impacts will be addressed or remediated.

I recognize that change is inevitable, but it should be managed with intentional actions and thoughtful designs. The Outline Plan should be complete and show consideration for **all** potential impacts to the site and adjacent lands and neighbours. I am not seeing that in this document!

Thank you for your time.

Bylaw 1701/25 Concerned County resident input

From T & S K Severed in line with s.20 of ATIA
Date Sun 2026-02-08 1:16 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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We live at Lot 76 Block 4 Tuscany Hills Stage 2B Plan 1420277
217, 54302 Range Road 250

We would like to voice our concerns with the proposed land use bylaw amendment in regards to the proposed commercial space.

We have attended numerous town hall meetings and the ongoing concern is the allocation of commercial space in the new subdivision. We are not sure how many times this issue has to be addressed for the County Council to understand that commercial space is not wanted in the neighborhood or surrounding area.

We do appreciate that Council has heard our concerns and has allocated the large transitional lots to back onto like acreages. When we purchased our lot we were informed that the next phase would be the same - half acre lots. We have heard the discussion and realize that smaller lots are being developed to make this new subdivision liable. HOWEVER it is not acceptable to have the commercial space allocation.

We chose to live in Sturgeon County - Tuscany Hills to have the rural community lifestyle. We built our home here to raise our families in a quiet rural neighbourhood. The drive into St. Albert or to the commercial space on 127th is minimal in time. As well it should be noted the development at Goodridge Corners has commercial space allocated there. So any commercial space in our rural community does not make any sense; it is actually not needed or wanted by the residents in the area.

If people want to have a 7-11 or gas station on the corner, then they should stay in the city. Please keep our community as a rural oasis.

We strongly oppose the neighbourhood commercial space in the Century Hills Land Use Bylaw amendment 1701/25

Taras and Sharie Kucher

Oppose land use bylaw amendment 1701/25

Severed in line with s.20 of ATIA

Date Fri 2026-02-06 11:12 AM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello,

As a resident in Sturgeon county, I strongly oppose the proposed land use bylaw amendment 1701/25. I do not support a high density neighbourhood in our rural community.

Thank you,
Tamsin

Bylaw 1701/25 (Century Hills Land Use Bylaw Amendment)

From Terra Bell Severed in line with s.20 of ATIA
Date Mon 2026-02-09 7:12 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To whom it concerns:

I am writing about the proposed development of a 240-lot residential neighbourhood in Sturgeon County (NE-13-54-24-W4). Our family lives in the neighbourhood called Tuscany Hills directly north of this proposed development. We are not opposed to new development but are deeply opposed to high density being proposed. Sturgeon County is a rural community and the density of housing should reflect that with low density housing, for example, similar to Tuscany Hills where the lots are a half acre, and no commercial buildings. There is already adequate commercial property a short distance away south on 127 street.

The same comments apply to the proposed new development east of Tuscany Hills on the east side of Range Road 250, north of Sky Glen Park.

Sincerely,

Terra Bell
118, 54302 RR 250, Sturgeon County, T8T 0C9 (Tuscany Hills)

Opposition to Land Use Bylaw Amendment 1701/25

From Thomas Hancock Severed in line with s.20 of ATIA

Date Tue 2026-02-10 12:25 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

Cc Kristin Toms <ktoms@sturgeoncounty.ca>; Alanna Hnatiw <ahnatiw@sturgeoncounty.ca>; Amanda Papadopoulos <apapadopoulos@sturgeoncounty.ca>; Richard Boissonneault <rboissonneault@sturgeoncounty.ca>; Matthew McLennan <mmclennan@sturgeoncounty.ca>; Deanna Stang <dstang@sturgeoncounty.ca>; Jason Berry <jberry@sturgeoncounty.ca>

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Dear County Council Members,

As a resident of the Upper Manor Estate Community, I am writing to express my **opposition** to the proposed Land Use Bylaw Amendment 1701/ 25. The proposed Century Hills development is a high-density housing estate that is a departure from the character, safety, and long-standing planning principles that define the Sturgeon Valley Core. This development proposal is not a measured evolution of our community—it is a sharp and unjustified break from what has made Sturgeon Valley Core a desirable and livable rural area. The residents of this community are not opposed to thoughtful development. But **we are unequivocally opposed** to development that threatens our safety, contradicts planning policy, and irreversibly alters the fabric of our existing neighbourhood. Further to that, if allowed to proceed, this development would inevitably increase the risk of annexation of that area of the County by the City of Edmonton due to the northern growth of housing by the city in that area. This would further add to the erosion of community character and quality of life. We moved to this area for peace, quiet, and a connection to nature. But noise levels have already risen due to recent development, and local roads are becoming more congested and dangerous. Many of us can no longer enjoy a quiet evening outdoors. Introducing a dense residential development into that area will only amplify the noise, further eroding the rural tranquillity we hold dear.

Please do what is right for current and future generations by rejecting the Century Hills development proposal.

Sincerely,

Thomas Hancock

I live in the Upper Manor Estates Community

My phone number is Severed in line with s.20 of ATIA

Bylaw 1701/25

From Tracey Buryaska Severed in line with s.20 of ATIA
Date Mon 2026-02-09 7:36 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Hello,
I am opposed to the bylaw amendment 1701/25 and do not support high density housing in a rural subdivision. Please maintain acreage living in Sturgeon and do not support the Century Hills proposal.

This is supported by three adult members in my household.

Sincerely,

Tracey, Milo and Marliese Buryaska

PUBLIC HEARING BYLAW # 1701/25

From trevor christensen Severed in line with s.20 of ATIA
Date Mon 2026-02-09 7:08 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am a resident in Sturgeon County and am apposed to land use bylaw amendment 1701/25. I am not in support of high density housing in place of agricultural land in a rural community.

Land development

From Trish Wadson Severed in line with s.20 of ATIA

Date Tue 2026-02-10 11:24 AM

To Legislative Services <legislativeservices@sturgeoncounty.ca>; Amanda Papadopoulos <apapadopoulos@sturgeoncounty.ca>

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I am writing in regard to the potential land development just south of Tuscany Hills, by law amendment 1701 25 Century Hills.

As a Sturgeon Valley resident whom is directly impacted by this development, I am opposed to this development and have the following concerns:

1 I understand that Sturgeon County was part of the Edmonton Municipal Regional Board, to which the county was forced to adopt certain land development, or the province would enforce rules. Now, the County is no longer a part of this board, and we are no longer are under any rules to agree to land development. High density DOES NOT belong in Sturgeon Valley. The council approved the previous high density plan even with strong opposition. This has to stop; the Valley is not meant to be an urban sprawl. We are a County. Not a city.

2 The County requires areas to be developed in a manner complementary to regional policies and cognizant of existing communities (plan proposal, 5.4.5, pg 12). The area immediately abut to it, Tuscany Hills, is 5 units per hectare, and the next 2 communities are 2 3 units per hectare. This proposal is at 14.5, making it 3x the density increase. This is not complementary to the existing communities.

3 Sturgeon residents have been told that future development won't impact us. This couldn't be further from the truth. There will be the following significant impact directly on Valley residents: I was not able to find anything in the proposal that directs how the following impacts will be mitigated. Valley residents currently do not have any concerns with the below stated issues:

- a road conditions. Construction of this magnitude means a large quantity of tandems and equipment, which are known to destroy roads.
- b road conditions (again) all that construction for years means mud. Mud on our roads further decreases the road conditions.
- c traffic hold ups. While those large vehicles come in and out, there will be travel delays. There is one main way into the Valley from north Edmonton. This is a significant downfall.
- d dust. The dust that will be created and blown into our homes for years is a concern. This not only creates problems for those with allergies, but also affects the cleanliness of our homes and even our vehicles parked outside.

e- traffic volume. There is one (direct) way into Edmonton, a single-lane road. That single lane road already has a decent volume and cannot manage higher volume.

4- current residents should not be expected to suffer the consequences of loosing the esthetic appeal of Sturgeon Valley, the loss of wildlife, the noise, dust, dirt and traffic. This volume of housing will also increase the possibility of crime in the area, of which is not a concern at this time.

Thank you for your time

Trish Wadson
26 Viscount Drive
Sturgeon county.

Bylaw amendment 1701/25

From Tyler Cheyne Severed in line with s.20 of ATIA
Date Mon 2026-02-09 11:26 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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As someone who has called sturgeon county home for nearly 30 years, this email is intended to express my strong opposition to the development of the lot adjacent to Tuscany hills. The last thing sturgeon valley needs is more houses let alone high density builds. Our county can't properly handle certain operations as it is. How much worse will it be with the possibility of 750+ people added to the mix? (approx 250 households with on average 3 occupants). Our current mayor and council needs to realize what most people who live in the county want out of the county. I can tell you it sure isn't traffic circles, high density builds, and money wasted on foolish projects.

Tyler Cheyne.
156 fernwood crescent.
Get [Outlook for iOS](#)

Opposed

From Agnieszka Wirmanski Severed in line with s.20 of ATIA
Date Sun 2026-02-08 8:01 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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To Whom It May Concern,

I am formally opposed to Land Use Bylaw Amendment 1701/25.

I reside in the established community immediately adjacent to the subject lands. Our neighbourhood is a low-density, rural community that was developed with the clear expectation that surrounding lands would remain consistent in character and land use.

The proposed amendment would introduce high-density residential and commercial zoning that is fundamentally incompatible with the existing low-density rural community. Attaching urban-style development to a rural neighbourhood fails to provide an appropriate transition between land uses and represents poor land-use planning.

This proposal would increase traffic, congestion, noise, and pressure on infrastructure that was not designed to support high-density development. It would also erode the rural character of the area and set an undesirable planning precedent by allowing urban density within a rural context.

Residents relied on the current zoning and land-use framework when choosing to live in this community. The proposed bylaw disregards those expectations and undermines the established character of the area.

For these reasons, I respectfully but firmly request that Council deny Land Use Bylaw Amendment 1701/25.

Sincerely,

Zofia Wirmanski
And
Andrzej Wirmanski

1701/25

From jason boutillier Severed in line with s.20 of ATIA
Date Tue 2026-02-10 10:19 AM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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I am emailing in support of this land use bylaw amendment.

Sent from my iPhone

Support for Century Hills Proposed Bylaw 1701-25

From Ryan Augusto Severed in line with s.20 of ATIA
Date Tue 2026-02-10 4:34 PM
To Legislative Services <legislativeservices@sturgeoncounty.ca>

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Dear Mayor and Members of Council,

I am writing as a resident of Tuscany Hills to express my support for the proposed Century Hills Neighbourhood Area Structure Plan (NASP) and the associated redistricting.

I believe this plan is a balanced and forward-looking way to handle growth in the Sturgeon Valley. The proposed average density of 17 dwelling units per hectare is quite reasonable when you look at the numbers. To put that in perspective, it is only about 7-10 units per hectare higher than how Tuscany Hills was built, which feels like a fair middle ground. When you compare this to other nearby developments that are being proposed or approved at 30 to 40 units per hectare, like Goodridge Corners, it's clear that this proposal is much more respectful of our area while maintaining a balanced consideration to reasonable price. The use of transitional lots between North Point and Tuscany Hills shows that the developer is thinking about the existing neighborhoods.

I understand that some of my neighbors are worried about losing the "country residential" lifestyle, and I respect that. However, we have to be honest about the fact that this transition is happening all around us. As the Edmonton area continues to grow, we need to adapt. By supporting a plan that manages this change carefully, we can protect the character of our community rather than just fighting the inevitable. It also gives the younger generation a chance to live nearby, and it gives older residents a way to downsize without having to leave the area.

There is also a real strategic risk if we oppose this specific application. This developer has stayed below the maximum allowance of 20 units per hectare and has included plenty of transitional lots. If we keep saying no to plans like this, we leave the door open for future developers to come in and push for much higher densities. We could easily see someone else push for 30 or more units per hectare to match places like Goodridge Corners. To me, this proposal looks like a "best-case" compromise that we should get behind.

From a housing perspective, this project fills a big gap. We haven't seen much new residential development in Sturgeon County over the last decade, which has driven up lot prices and left people with very few choices. Century Hills helps fix this by offering a mix of housing for first-time buyers, young families, and seniors. Having smaller lot options means that long-time residents who want to downsize can stay connected to their neighbors and the services they rely on.

I do not really appreciate the idea of the local commercial space. But, having small services like a pharmacy, a convenience store, or a medical office would make the area more walkable and safer by adding new sidewalks and trails. But, we do not know what will end up in the commercial space. From a tax perspective, even small businesses like these help balance out the costs of services and maintenance over time. I think it's a smart move to help keep lot prices reasonable and keep long-term taxes lower for everyone in the Sturgeon Valley. But I take a middle stance here.

For all of these reasons, I strongly encourage Council to approve the Century Hills NASP and redistricting. This is a great opportunity for smart, moderate growth that helps current residents while keeping the Sturgeon Valley healthy for the long run.

Thank you for your time and for considering my perspective.

Ryan
Resident of Tuscany Hills