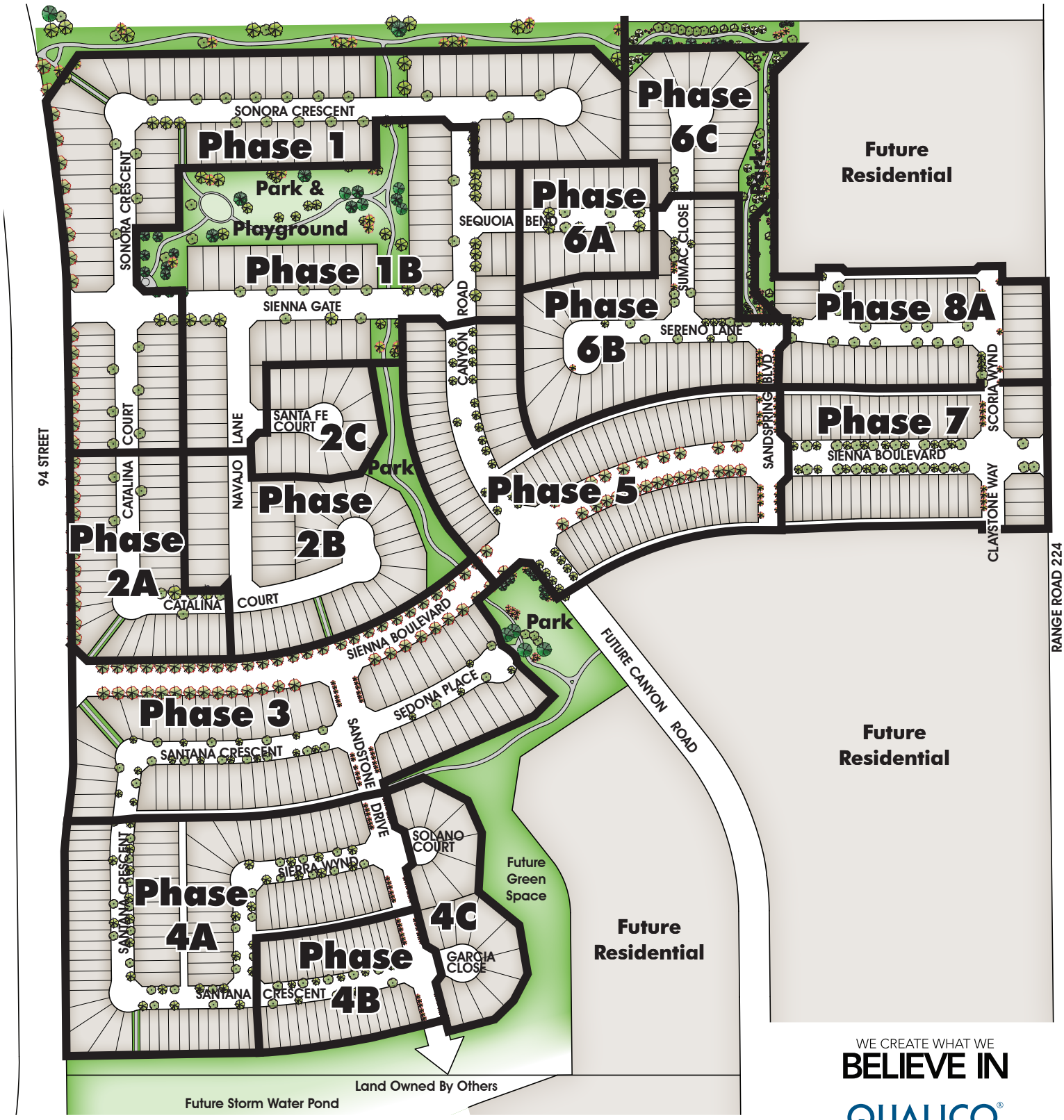
Sienna

Neighbourhood Concept Plan



Information provided is based on approved ASP at the time of printing and is subject to change. "Future Residential" includes Single Family and Duplex Style lots. For current planning information contact the City of Fort Saskatchewan, Planning and Development Department.

June 3, 2026

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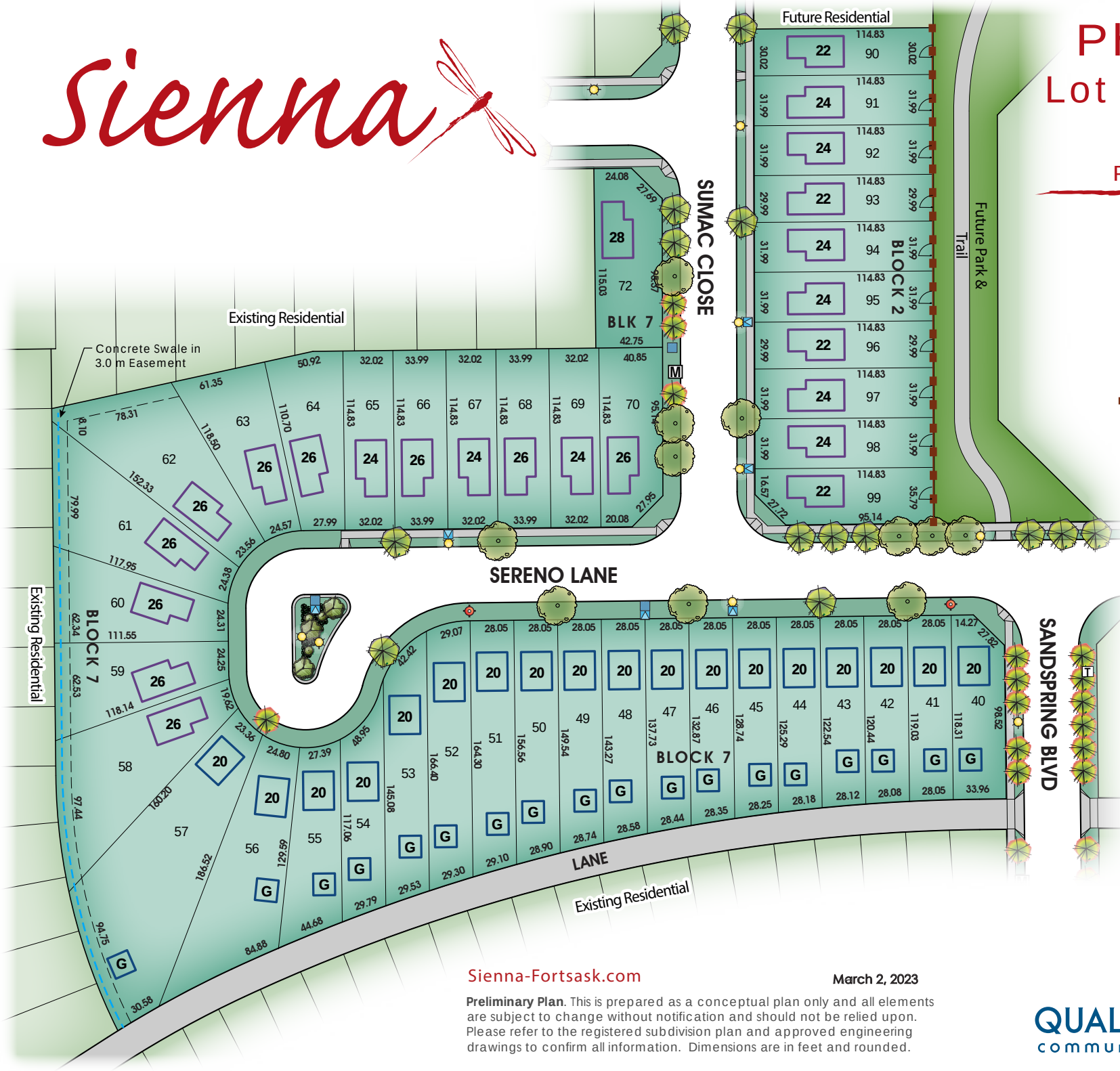
Phase 6B
Lot Information Plan
Preliminary Plan



Legend

- Light standard
- Service pedestal
- Transformer
- Fire hydrant
- Telus vault
- Mailbox location
- Chain link fence with gates
- Swale (in drainage easement)
- Single Family Home with driveway location & house width in feet
- Single Family Home with house width in feet
- Detached garage location
- Tree locations are approximate & subject to change

NOTES:

1. All information shown on this plan is deemed accurate to the date shown. Landscape shown as conceptual only.
2. Location of street furniture and shallow utilities subject to change. Qualico will not relocate conflicts.
3. Bungalows and 2 Storey require window wells.
4. Surveyors - Building pocket supersedes marketing map.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 2.5 metre Utility Right of Way is located in front all lots.
7. Sump Pump for weeping tile to discharge to storm service with secondary surface discharge is required

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March 2, 2023

Preliminary Plan. This is prepared as a conceptual plan only and all elements are subject to change without notification and should not be relied upon. Please refer to the registered subdivision plan and approved engineering drawings to confirm all information. Dimensions are in feet and rounded.

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Phase 6C
Lot Information Plan
Preliminary Plan

Legend

- Light standard
- Service pedestal
- Transformer
- Fire hydrant
- Mailbox location
- Engineered Fill >0.5 m
- Chain link fence with gates
- Single Family Home with driveway location & house width in feet
- Tree locations are approximate & subject to change

NOTES:

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2. Location of street furniture and shallow utilities subject to change. Qualico will not relocate conflicts.
3. Bungalows and 2 Storey require window wells.
4. Surveyors building pocket supersedes marketing map.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 2.5 metre Utility Right of Way is located in front all lots.
7. Sump Pump for weeping tile to discharge to storm service with secondary surface discharge is required on all lots.
8. A bearing certificate may be required due to engineered fill of greater than 0.5 m on lots 74 - 84 block 2.

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December 20, 2024

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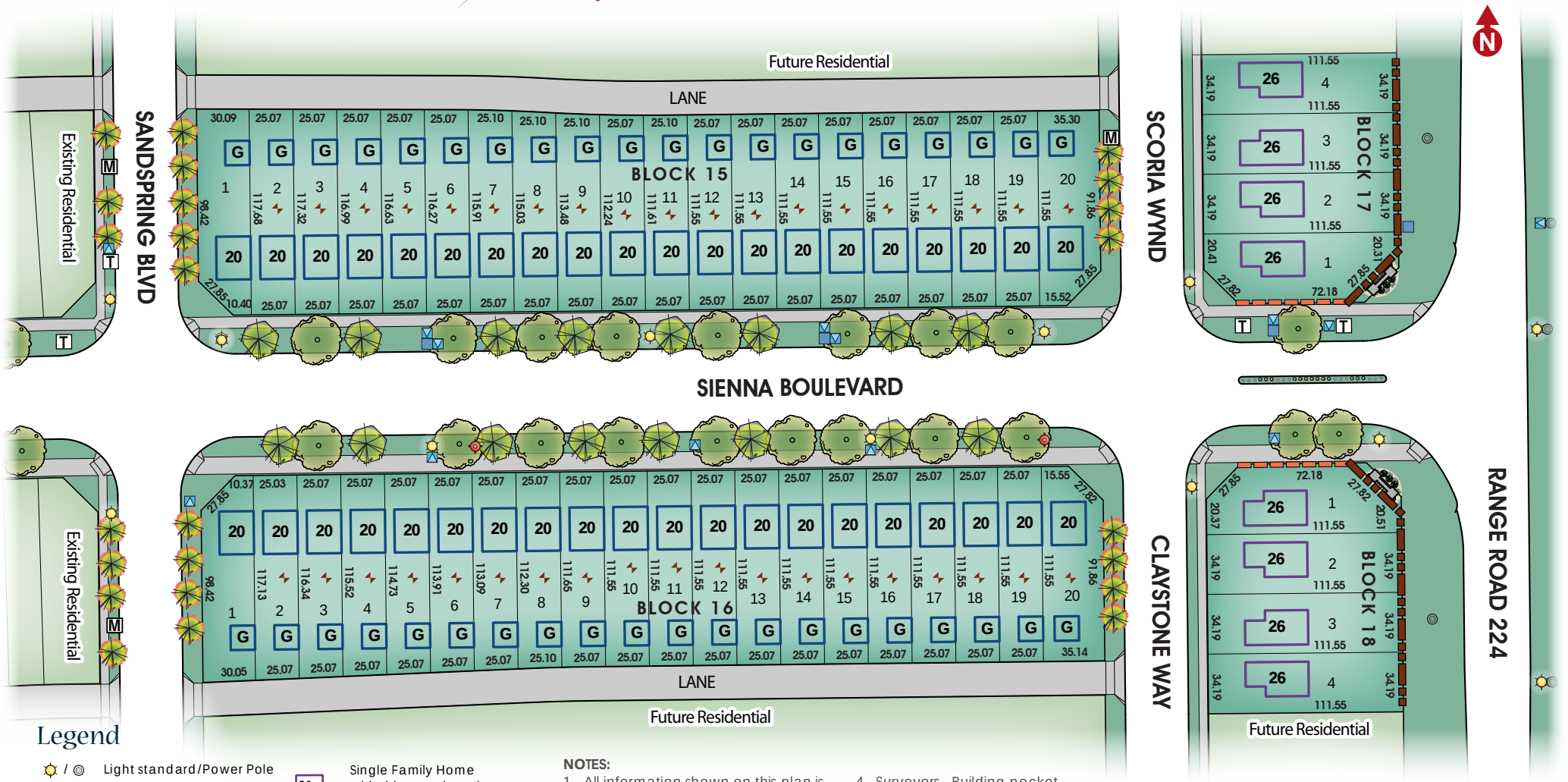
Phase 7
Lot Information Plan

Preliminary Plan



Legend

- Light standard/Power Pole
- Service pedestal
- Transformer
- Fire hydrant
- Telus vault
- Mailbox location
- Step down wood screen fence
- Sound attenuation fence
- Single Family Home with driveway location & house width in feet (26)
- Single Family Home with driveway location & house width in feet (28)
- Detached garage location (G)
- Zero lot easement
- Entry feature (in easement)
- Tree locations are approximate & subject to change

NOTES:

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3. Bungalows and 2 Storey require window wells.
4. Surveyors - Building pocket supersedes marketing map.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 2.5 metre Utility Right of Way is located in front all lots.
7. Sump Pump for weeping tile to discharge to storm service with secondary surface discharge is required

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June 7, 2022

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Phase 8A
Lot Information Plan
Preliminary Plan

Legend

- Light standard
- Service pedestal
- Transformer
- Fire hydrant
- Telus vault
- Mailbox location
- Chain link fence with gates
- Sound attenuation fence
- 26 — Single Family Home with driveway location & house width in feet
- 18 — Single Family Home with driveway location & house width in feet
- G — Detached garage location
- Tree locations are approximate & subject to change

NOTES:

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2. Location of street furniture and shallow utilities subject to change. Qualico will not relocate conflicts.
3. Bungalows and 2 Storey require window wells.
4. Surveyors building pocket supersedes marketing map.
5. Retaining walls, if required, installed at purchaser's cost.
6. A 2.5 metre Utility Right of Way is located in front all lots.
7. Sump Pump for weeping tile to discharge to storm service with secondary surface discharge is required.
8. Builder/ Homeowner must conduct a geotechnical evaluation prior to construction of house foundation.

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Preliminary Plan. This is prepared as a conceptual plan only and all elements are **subject to change** without notification and should not be relied upon. Please refer to the registered subdivision plan and approved engineering drawings to confirm all information. Dimensions are in feet and rounded.

June 3, 2026

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Phase 8A
Lot Information Plan
Preliminary Plan

Legend

- Light standard
- Service pedestal
- Transformer
- Fire hydrant
- Telus vault
- Mailbox location
- Chain link fence with gates
- Sound attenuation fence
- 26 — Single Family Home with driveway location & house width in feet
- 18 — Single Family Home with driveway location & house width in feet
- G — Detached garage location
- Tree locations are approximate & subject to change

NOTES:

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June 3, 2026

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