

# INTRODUCING...



Highlands at Henning Ridge is an exciting new residential community development located in southeast Fort McMurray. Highlands at Henning Ridge is conveniently positioned just off of Highway 69, minutes away from the airport, and a one-wood away Fort McMurray's future premier golf course. Highlands at Henning Ridge is the ideal place to build a home in Fort McMurray.

Highlands at Henning Ridge residential lots will inspire residential architecture in a natural setting while providing a relaxing, yet convenient, environment for the people that call it home. Highlands at Henning Ridge is being developed in multiple phases that, as part of master plan for the area, will include lifestyle oriented retail, village commercial nodes, parks, walking trails, pleasant streetscapes and schools.

The first and second phases of the development are made up of 126 lots that will be low density residential; consisting of contemporary heritage and modern inspired homes, using modern building materials and techniques to include the following:

- Semi-detached with rear detached garages;
- Single family with attached garages;
- Single family with rear detached garages.

In order to recognize this inspiration, the home styles in Highlands at Henning Ridge will be derived through an interpretation of the traditional styles of Craftsman, Heritage Contemporary, Contemporary Modern/ Transitional and Prairie Modern; however, other styles may be approved at the discretion of the Design Coordinator.



# DESCRIPTION OF LOTS AVAILABLE

## HIGHLANDS AT HENNING RIDGE

There are currently 47 lots available in Phase One of the development area. Phase Two, consisting of 79 lots, will be available in 2016. The lots in Phase One and Phase Two are designated for single family homes consisting of various lot types:

**Premium:** Lots are larger than standard ranging between 5,903 and 13,038sqft with the lots lining a Cul-du-Sac and some having a pie or corner layout, providing a large area backing onto other lots.

**Standard:** Lots sizes range between 4,790 and 6,034sqft, regular in shape with a frontage of 40-48 feet backing onto road 'B'.

**Greenbelt:** Lots range between 4,790 and 11,037sqft and back onto a greenbelt that will incorporate an urban trail.

**Standard/Arterial:** Lots range between 4,923 and 10,927sqft with frontage of 14 to 43 feet, backing onto an arterial road.

**Duplex:** Lots range between 3,231 and 4,457sqft with frontages ranging from 25 to 34 feet, backing onto a lane or a collector road.

**Jewel Box:** Lots range between 3,958 and 5,896sqft with frontages ranging from 43 to 31 feet with some being slightly pie or elongated lot shapes, located and backing onto lanes.



### Phase 1 lots consist of:

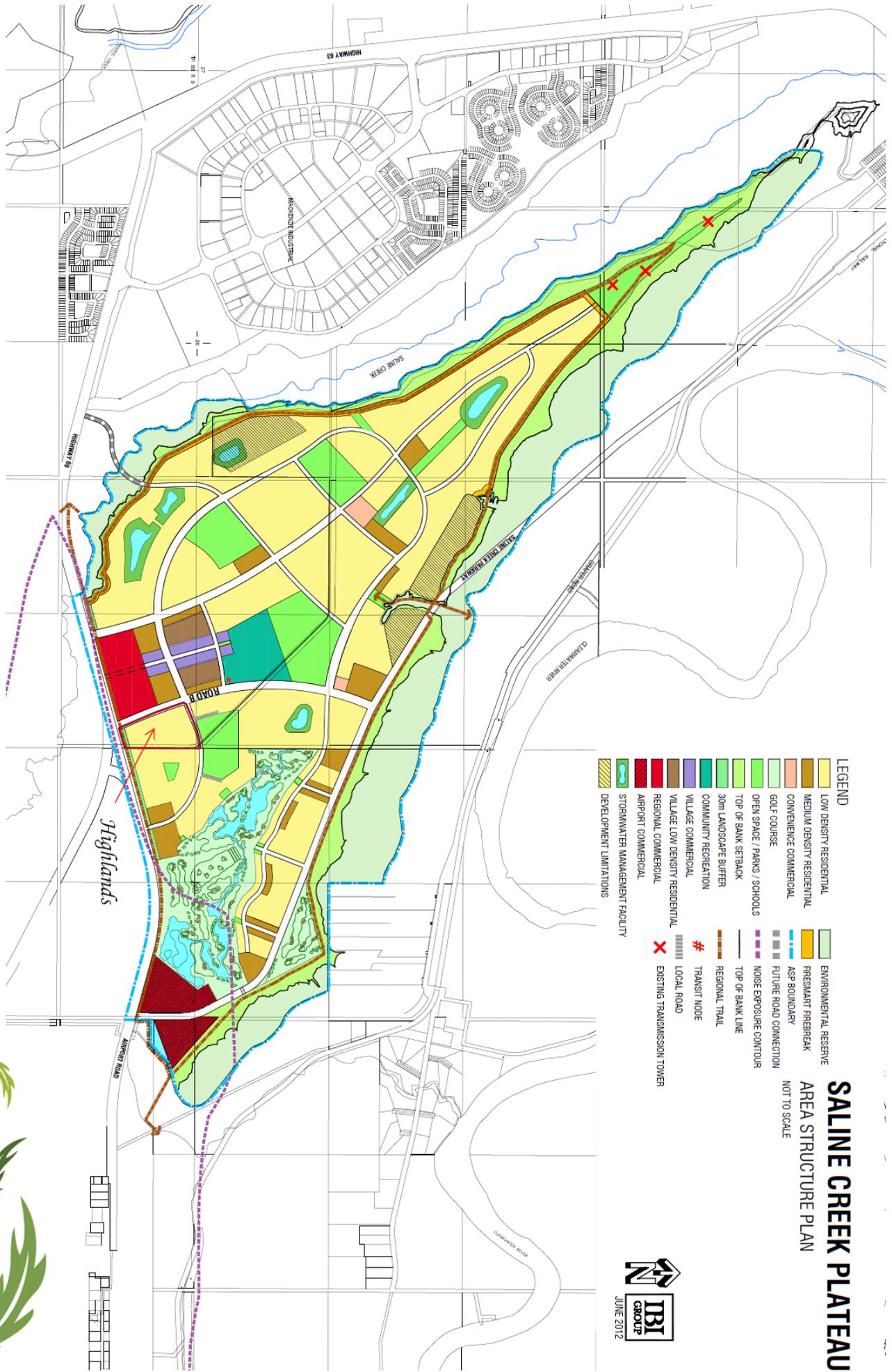
**47** lots single detached units with front garage;  
a mixture of Premium, Standard, Greenbelt  
and Standard/Arterial lots.

### Phase 2 lots consist of:

**10** lots single detached units with front garage;  
**31** lots single detached with rear garage (Jewel  
Box).  
**38** lots semi-detached with rear garage.

# Highlands

AT HENNING RIDGE



- LEGEND**
- Low Density Residential
  - Medium Density Residential
  - Convenience Commercial
  - Golf Course
  - Open Space / Parks / Schools
  - Top of Bank Setback
  - 30m Landscape Buffer
  - Community Recreation
  - Village Commercial
  - Village Low Density Residential
  - Regional Commercial
  - Airport Commercial
  - Stormwater Management Facility
  - Development Limitations
  - Environmental Reserve
  - Freshwater Freestream
  - ASP Boundary
  - Future Road Connection
  - Noise Exposure Contour
  - Top of Bank Line
  - Regional Trail
  - Transit Node
  - Local Road
  - Existing Transmission Tower

## SALINE CREEK PLATEAU

### AREA STRUCTURE PLAN

NOT TO SCALE



**KEYANO**  
COLLEGE

**I M R**  
Integrated Management & Realty Ltd.



# LEGEND

-  Single Detached - Front Gar
-  Single Detached - Rear Garage (Jewel Box)
-  Semi Detached - Rear Gara
-  Future Mixed Use
-  Residential
-  Golf Course
-  Airport Commercial
-  Parks and Recreation
-  Public Service
-  Top of Bank
-  Regional Trail
-  30.0m Firebreak
-  Proposed Transit Centre
-  Golf Cart Under Pass
-  Proposed Golf Course Clubh



*Highlands*  
AT HENNING RIDGE

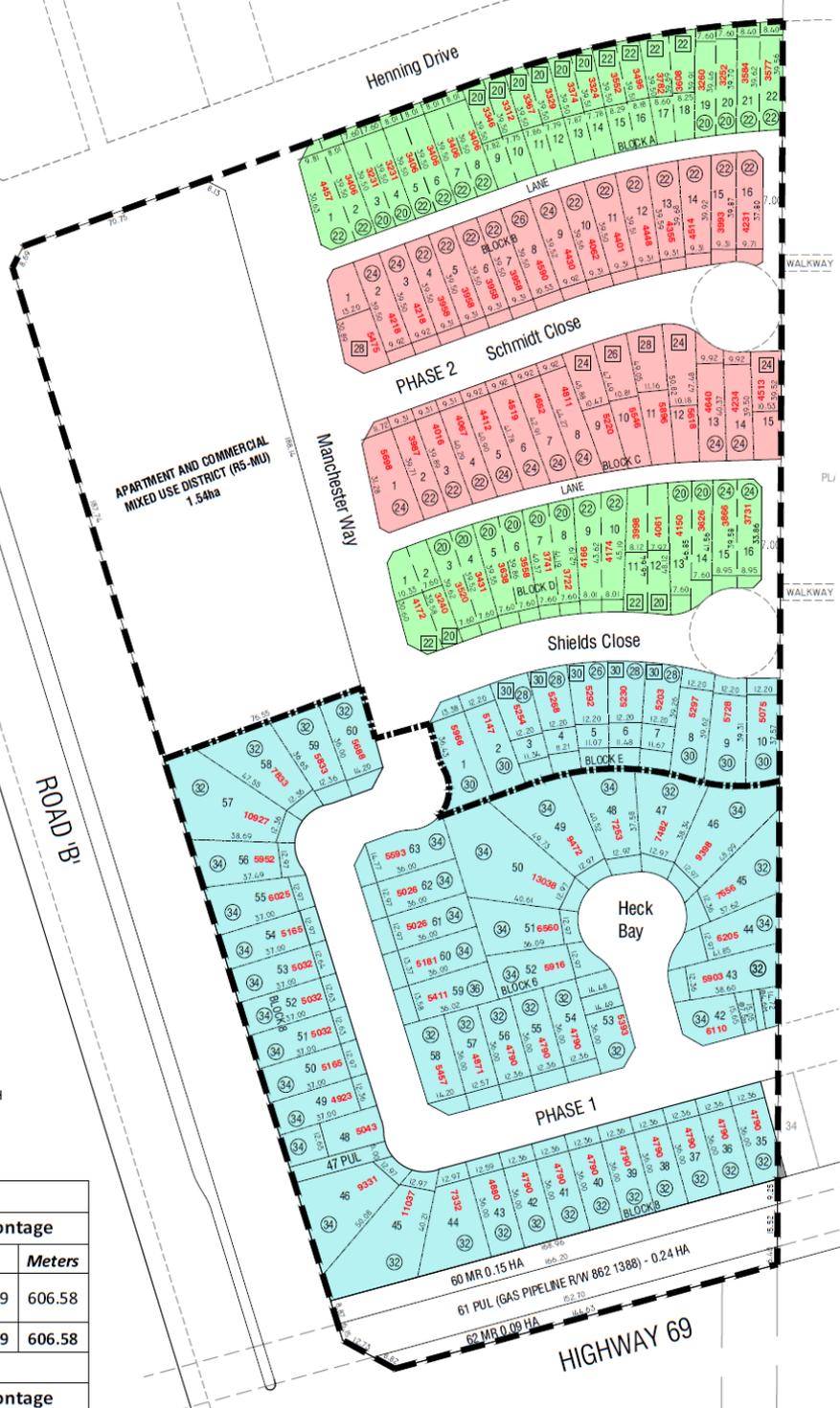
 **KEYANO**  
COLLEGE  
LAND TRUST CORPORATION

 **I M R**  
Integrated Management & Realty Ltd.

**Legend**

- SINGLE DETACHED - FRONT GARAGE
- SINGLE DETACHED - REAR GARAGE (JEWEL BOX)
- SEMI-DETACHED - REAR GARAGE
- 22 UNIT AT BYLAW SETBACK
- 38 UNIT AT 22m SETBACK (REVERSE PIE LOT WIDTH MEASUREMENT AS PER RMWB BYLAW)
- 4016 LOT AREA IN SQUARE FEET

PHASE 1			
Lot Count		Frontage	
Type of Unit	Number	Feet	Meters
Single Detached - Front Garage	47	1990.09	606.58
<b>Total:</b>	<b>47</b>	<b>1990.09</b>	<b>606.58</b>
PHASE 2			
Lot Count		Frontage	
Type of Unit	Number	Feet	Meters
Single Detached - Front Garage	10	390.29	118.96
Single Detached - Rear Garage (Jewel Box)	31	988.88	301.41
Semi-Detached - Rear Garage	38	986.22	300.60
<b>Total:</b>	<b>79</b>	<b>2365.39</b>	<b>720.97</b>



# PRICING INFORMATION

The lot prices for Phase 1 range between \$299,000 to \$366,000 excluding GST dependent on the lot type, size and location. The lot prices for Phase 2 range between \$225,000 and \$299,000 dependent on the lot type, size and location. Please see the following chart outlining the prices and size of each lot.

## HIGHLANDS AT HENNING RIDGE PHASE ONE

Block #	Lot #	Zoning	Lot Type	Features	Frontage (Meters)	Site Size (Sq.M)	Frontage (Feet)	Site Size (Sq.ft)	Value / Fr. FT	Base Value
6	42	R1	Premium	Cul du Sac, Reverse pie, corner	16	568	51	6,110	\$6,234	\$320,000
6	43	R1	Premium	Cul du Sac, pie	12	549	41	5,903	\$7,893	\$320,000
6	44	R1	Premium	Cul du Sac, pie	13	577	43	6,205	\$7,522	\$320,000
6	45	R1	Premium	Cul du Sac, pie	12	712	41	7,656	\$8,387	\$340,000
6	46	R1	Premium	Cul du Sac, pie	13	873	43	9,398	\$8,439	\$359,000
6	47	R1	Premium	Cul du Sac, pie	13	695	43	7,482	\$8,439	\$359,000
6	48	R1	Premium	Cul du Sac, pie	13	674	43	7,253	\$8,439	\$359,000
6	49	R1	Premium	Cul du Sac, pie	13	880	43	9,472	\$8,439	\$359,000
6	50	R1	Premium	Cul du Sac, pie	13	1,212	43	13,038	\$8,603	\$366,000
6	51	R1	Premium	Cul du Sac, pie	13	610	43	6,560	\$7,992	\$340,000
6	52	R1	Premium	Cul du Sac, pie	13	550	43	5,916	\$7,992	\$340,000
6	53	R1	Standard	Corner	14	501	47	5,393	\$6,295	\$299,000
6	54	R1	Standard		12	445	41	4,790	\$7,375	\$299,000
6	55	R1	Standard		12	445	41	4,790	\$7,375	\$299,000
6	56	R1	Standard		12	445	41	4,790	\$7,375	\$299,000
6	57	R1	Standard		13	453	41	4,871	\$7,252	\$299,000
6	58	R1	Standard	Corner	14	507	47	5,457	\$6,420	\$299,000
6	59	R1	Standard		14	503	45	5,411	\$6,713	\$299,000
6	60	R1	Standard		13	482	44	5,181	\$6,818	\$299,000
6	61	R1	Standard		13	467	43	5,026	\$7,028	\$299,000
6	62	R1	Standard		13	467	43	5,026	\$7,028	\$299,000
6	63	R1	Standard		15	520	48	5,593	\$6,172	\$299,000



# PRICING INFORMATION

## HIGHLANDS AT HENNING RIDGE PHASE ONE

Block #	Lot #	Zoning	Lot Type	Features	Frontage (Meters)	Site Size (Sq.M)	Frontage (Feet)	Site Size (Sq.ft)	Value / Fr. FT	Base Value
8	35	R1	Greenbelt	Urban Trail, walkout	12	445	41	4,790	\$7,795	\$316,000
8	36	R1	Greenbelt	Urban Trail, walkout	12	445	41	4,790	\$7,795	\$316,000
8	37	R1	Greenbelt	Urban Trail, walkout	12	445	41	4,790	\$7,795	\$316,000
8	38	R1	Greenbelt	Urban Trail, walkout	12	445	41	4,790	\$7,795	\$316,000
8	39	R1	Greenbelt	Urban Trail, walkout	12	445	41	4,790	\$7,795	\$316,000
8	40	R1	Greenbelt	Urban Trail, walkout	12	445	41	4,790	\$7,795	\$316,000
8	41	R1	Greenbelt	Urban Trail, walkout	12	445	41	4,790	\$7,795	\$316,000
8	42	R1	Greenbelt	Urban Trail, walkout	12	445	41	4,790	\$7,795	\$316,000
8	43	R1	Greenbelt	Urban Trail, walkout	13	454	41	4,880	\$7,652	\$316,000
8	44	R1	Greenbelt	Urban Trail, walkout, pie	13	681	43	7,332	\$8,110	\$345,000
8	45	R1	Greenbelt	Urban Trail, walkout, pie	13	1,026	43	11,037	\$8,462	\$360,000
8	46	R1	Standard/Arterial	backs on Arterial, pie	13	867	43	9,331	\$7,992	\$340,000
8	48	R1	Standard/Arterial	backs on Arterial	13	469	41	5,043	\$7,206	\$299,000
8	49	R1	Standard/Arterial	backs on Arterial	12	458	41	4,923	\$7,375	\$299,000
8	50	R1	Standard/Arterial	backs on Arterial	13	480	43	5,165	\$7,028	\$299,000
8	51	R1	Standard/Arterial	backs on Arterial	13	468	41	5,032	\$7,218	\$299,000
8	52	R1	Standard/Arterial	backs on Arterial	13	468	41	5,032	\$7,218	\$299,000
8	53	R1	Standard/Arterial	backs on Arterial	13	468	41	5,032	\$7,212	\$299,000
8	54	R1	Standard/Arterial	backs on Arterial	13	480	43	5,165	\$7,028	\$299,000
8	55	R1	Standard/Arterial	backs on Arterial, slight pie	13	560	43	6,025	\$7,028	\$299,000
8	56	R1	Standard/Arterial	backs on Arterial, slight pie	13	553	43	5,952	\$7,028	\$299,000
8	57	R1	Standard/Arterial	backs on Arterial, pie	12	1,016	41	10,927	\$8,140	\$330,000
8	58	R1	Standard		12	728	41	7,833	\$7,893	\$320,000
8	59	R1	Standard		12	542	41	5,833	\$7,375	\$299,000
8	60	R1	Standard		14	529	47	5,688	\$6,420	\$299,000



# PRICING INFORMATION

## HIGHLANDS AT HENNING RIDGE PHASE TWO

Block #	Lot #	Zoning	Lot Type	Features	Frontage (Meters)	Site Size (Sq.M)	Frontage (Feet)	Site Size (Sq.ft)	Value / Fr. FT	Base Value
A	1	SD	Duplex	Lane, Corner, Collector	10	414	32	4,457	\$7,148	\$230,000
A	2	SD	Duplex	Lane, Collector	8	317	26	3,406	\$8,564	\$225,000
A	3	SD	Duplex	Lane, Collector	8	300	25	3,231	\$9,026	\$225,000
A	4	SD	Duplex	Lane, Collector	8	300	25	3,231	\$9,026	\$225,000
A	5	SD	Duplex	Lane, Collector	8	317	26	3,406	\$8,564	\$225,000
A	6	SD	Duplex	Lane, Collector	8	317	26	3,406	\$8,564	\$225,000
A	7	SD	Duplex	Lane, Collector	8	317	26	3,406	\$8,564	\$225,000
A	8	SD	Duplex	Lane, Collector	8	317	26	3,406	\$8,564	\$225,000
A	9	SD	Duplex	Lane, Collector	8	311	25	3,346	\$9,026	\$225,000
A	10	SD	Duplex	Lane, Collector	8	308	25	3,312	\$9,026	\$225,000
A	11	SD	Duplex	Lane, Collector	8	313	25	3,367	\$9,026	\$225,000
A	12	SD	Duplex	Lane, Collector	8	309	25	3,329	\$9,026	\$225,000
A	13	SD	Duplex	Lane, Collector	8	314	25	3,374	\$9,026	\$225,000
A	14	SD	Duplex	Lane, Collector	8	309	25	3,324	\$9,026	\$225,000
A	15	SD	Duplex	Lane, Collector	8	330	26	3,552	\$8,564	\$225,000
A	16	SD	Duplex	Lane, Collector	8	325	26	3,495	\$8,564	\$225,000
A	17	SD	Duplex	Lane, pie, Collector	8	351	25	3,782	\$9,026	\$225,000
A	18	SD	Duplex	Lane, pie, Collector	8	335	25	3,608	\$9,026	\$225,000
A	19	SD	Duplex	Lane, Collector	8	303	25	3,260	\$9,026	\$225,000
A	20	SD	Duplex	Lane, Collector	8	302	25	3,252	\$9,026	\$225,000
A	21	SD	Duplex	Lane, Collector	8	333	28	3,584	\$8,166	\$225,000
A	22	SD	Duplex	Lane, Collector	8	332	28	3,577	\$8,166	\$225,000
B	1	RS1	Jewel Box	Corner, Reverse pie, Lane	13	509	43	5,475	\$6,074	\$263,000
B	2	RS1	Jewel Box	Lane	10	392	33	4,218	\$7,837	\$255,000
B	3	RS1	Jewel Box	Lane	10	392	33	4,218	\$7,837	\$255,000
B	4	RS1	Jewel Box	Lane	9	368	31	3,958	\$7,892	\$241,000



# PRICING INFORMATION

## HIGHLANDS AT HENNING RIDGE PHASE TWO

Block #	Lot #	Zoning	Lot Type	Features	Frontage (Meters)	Site Size (Sq.M)	Frontage (Feet)	Site Size (Sq.ft)	Value / Fr. FT	Base Value
B	5	RS1	Jewel Box	Lane	9	368	31	3,958	\$7,892	\$241,000
B	6	RS1	Jewel Box	Lane	9	368	31	3,958	\$7,892	\$241,000
B	7	RS1	Jewel Box	Lane	9	368	31	3,958	\$7,892	\$241,000
B	8	RS1	Jewel Box	Lane	11	427	35	4,590	\$7,528	\$260,000
B	9	RS1	Jewel Box	Lane	10	412	33	4,430	\$7,837	\$255,000
B	10	RS1	Jewel Box	Lane	9	378	31	4,062	\$7,892	\$241,000
B	11	RS1	Jewel Box	Lane	9	409	31	4,401	\$7,892	\$241,000
B	12	RS1	Jewel Box	Lane	9	413	31	4,448	\$7,892	\$241,000
B	13	RS1	Jewel Box	Lane	9	405	31	4,355	\$7,892	\$241,000
B	14	RS1	Jewel Box	Lane, Slight pie	9	420	31	4,514	\$7,892	\$241,000
B	15	RS1	Jewel Box	Lane	9	371	31	3,993	\$7,892	\$241,000
B	16	RS1	Jewel Box	Lane	10	393	32	4,231	\$7,755	\$247,000
C	1	RS1	Jewel Box	Corner, pie, Lane	12	530	38	5,698	\$6,842	\$263,000
C	2	RS1	Jewel Box	Lane	9	371	31	3,987	\$7,892	\$241,000
C	3	RS1	Jewel Box	Lane	9	373	31	4,016	\$7,892	\$241,000
C	4	RS1	Jewel Box	Lane	9	378	31	4,067	\$7,892	\$241,000
C	5	RS1	Jewel Box	Lane	10	410	33	4,412	\$7,837	\$255,000
C	6	RS1	Jewel Box	Lane	10	420	33	4,519	\$7,837	\$255,000
C	7	RS1	Jewel Box	Lane	10	432	33	4,652	\$7,837	\$255,000
C	8	RS1	Jewel Box	Lane	10	447	33	4,811	\$7,837	\$255,000
C	9	RS1	Jewel Box	Slight pie, long lot, Lane	10	485	34	5,220	\$7,571	\$260,000
C	10	RS1	Jewel Box	Slight pie, long lot, Lane	11	515	35	5,546	\$7,333	\$260,000
C	11	RS1	Jewel Box	Slight pie, long lot, Lane	11	548	37	5,896	\$7,185	\$263,000
C	12	RS1	Jewel Box	Slight pie, long lot, Lane	10	522	33	5,618	\$7,757	\$259,000
C	13	RS1	Jewel Box	Lane	10	431	33	4,640	\$7,837	\$255,000
C	14	RS1	Jewel Box	Lane	10	394	33	4,234	\$7,837	\$255,000
C	15	RS1	Jewel Box	Lane, slight pie	11	419	35	4,513	\$7,528	\$260,000



# PRICING INFORMATION

## HIGHLANDS AT HENNING RIDGE PHASE TWO

Block #	Lot #	Zoning	Lot Type	Features	Frontage (Meters)	Site Size (Sq.M)	Frontage (Feet)	Site Size (Sq.ft)	Value / Fr. FT	Base Value
D	1	SD	Duplex	Corner, Lane	10	388	34	4,172	\$6,788	\$230,000
D	2	SD	Duplex	Lane	8	301	25	3,240	\$9,026	\$225,000
D	3	SD	Duplex	Lane	8	327	25	3,520	\$9,026	\$225,000
D	4	SD	Duplex	Lane	8	319	25	3,431	\$9,026	\$225,000
D	5	SD	Duplex	Lane	8	338	25	3,638	\$9,026	\$225,000
D	6	SD	Duplex	Lane	8	331	25	3,558	\$9,026	\$225,000
D	7	SD	Duplex	Lane	8	348	25	3,741	\$9,026	\$225,000
D	8	SD	Duplex	Lane	8	346	25	3,722	\$9,026	\$225,000
D	9	SD	Duplex	Lane	8	387	26	4,166	\$8,564	\$225,000
D	10	SD	Duplex	Lane	8	388	26	4,174	\$8,564	\$225,000
D	11	SD	Duplex	Lane	8	372	27	3,998	\$8,438	\$225,000
D	12	SD	Duplex	Lane	8	377	26	4,061	\$8,585	\$225,000
D	13	SD	Duplex	Lane	8	386	25	4,150	\$9,026	\$225,000
D	14	SD	Duplex	Lane	8	337	25	3,626	\$9,026	\$225,000
D	15	SD	Duplex	Lane	9	359	29	3,866	\$7,665	\$225,000
D	16	SD	Duplex	Corner, Lane	9	347	29	3,731	\$7,767	\$228,000
E	1	R1	Standard		14	561	44	6,034	\$6,738	\$299,000
E	2	R1	Standard		12	478	40	5,147	\$7,472	\$299,000
E	3	R1	Standard		12	485	40	5,222	\$7,472	\$299,000
E	4	R1	Standard		12	487	40	5,241	\$7,472	\$299,000
E	5	R1	Standard		12	490	40	5,275	\$7,472	\$299,000
E	6	R1	Standard		12	487	40	5,244	\$7,472	\$299,000
E	7	R1	Standard		12	484	40	5,203	\$7,472	\$299,000
E	8	R1	Standard		12	492	40	5,297	\$7,472	\$299,000
E	9	R1	Standard		12	486	40	5,228	\$7,472	\$299,000
E	10	R1	Standard		12	472	40	5,075	\$7,472	\$299,000

