

BYLAW 76-2004

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE SHERWOOD GOLF AND COUNTRY CLUB ESTATES AREA STRUCTURE PLAN.

WHEREAS it is deemed advisable to adopt the Sherwood Golf and Country Club Estates Area Structure Plan;


NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000, c. M-26*, and amendments thereto, enacts as follows:

1. That this Bylaw is to be cited as the "Sherwood Golf and Country Club Estates Area Structure Plan".
2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.


Read a first time this 6 day of July, 2004.

Read a second time this 6 day of July, 2004.

Read a third time and finally passed this 6 day of July, 2004.



Mayor



Manager,
Legislative and Legal Services

Date Signed: July 9, 2004

AREA STRUCTURE PLAN

For

SHERWOOD GOLF AND COUNTRY CLUB ESTATES



Prepared By:
830480 Alberta Inc.

October 2003

Updated June 2004

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SECTION 1 - INTRODUCTION

1.1 GENERAL

This is the Area Structure Plan for the Sherwood Golf and Country Club Estates development (See **Figure 1**). The development is proposed to be a combination of Estate Residential development and a 9-hole golf course. The report presents the subdivision concept and the utility servicing concept which will be the guiding document for development of the infill quarter section.

1.2 LOCATION

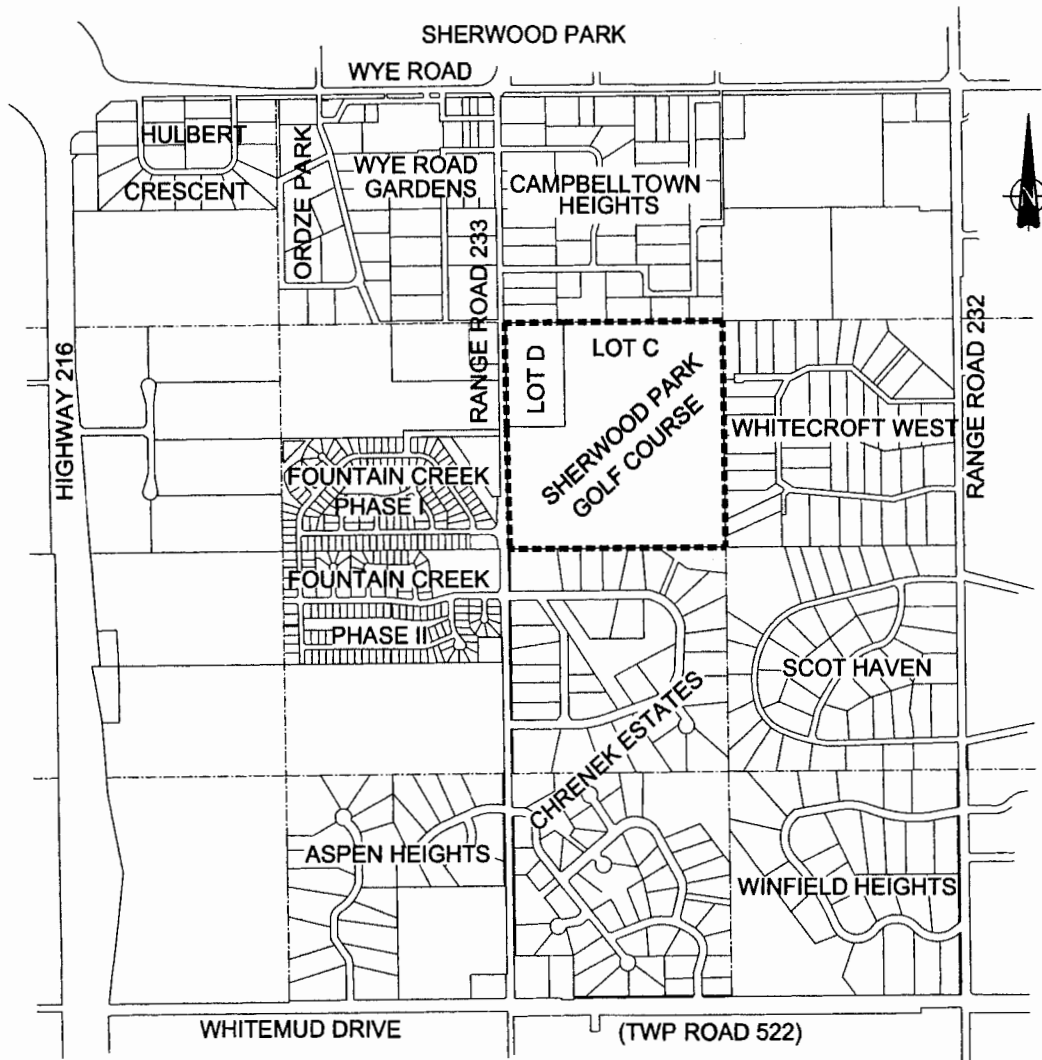
The site of this proposed development is located east of the existing subdivision of Fountain Creek Estates, east of Range Road 233, and about one kilometer south of Wye Road. The area encompassed by the proposed development is legally described as Lots C and D, Plan 1371RS, both in the SW ¼ Section 22, Township Road 52, Range 23, W4 as shown in **Figure 1**.

1.3 BACKGROUND

The land within this proposed development is currently being used for an 18-hole golf course, plus 20 acres of existing farmstead and pasture land. The golf course shown in the aerial photograph in **Figure 2** has been a long time landmark near Sherwood Park and has served the community well. However, with the proliferation of a great number of new golf courses in and around Sherwood Park and the greater Edmonton area, the membership has dwindled and expenses have increased significantly. Moreover, experience shows that more and more seniors who use this golf course like to play a 9-hole round of golf. This is the reason that the golf course owners are trying to find an alternative use that will preserve the recreational nature of the land as well as provide some financial relief by developing a portion of the land as suburban residential development.

It should be noted that most of this area is presently designated as a Major Recreational & Tourism Policy Area, under the current Municipal Development Plan. However, the value of the land due to the proximity to Sherwood Park, and the fact that full municipal services are available, encourages a more intensive land use.

A Municipal Development Plan (MDP) amendment application was made to the County to change the present designation from a Major Recreational & Tourism Policy area to Estate Residential Policy Area. The proposed amendment has received 1st and 2nd readings and is expected to get the 3rd reading with the approval of the Area Structure Plan.



SHERWOOD GOLF &
COUNTRY CLUB ESTATES

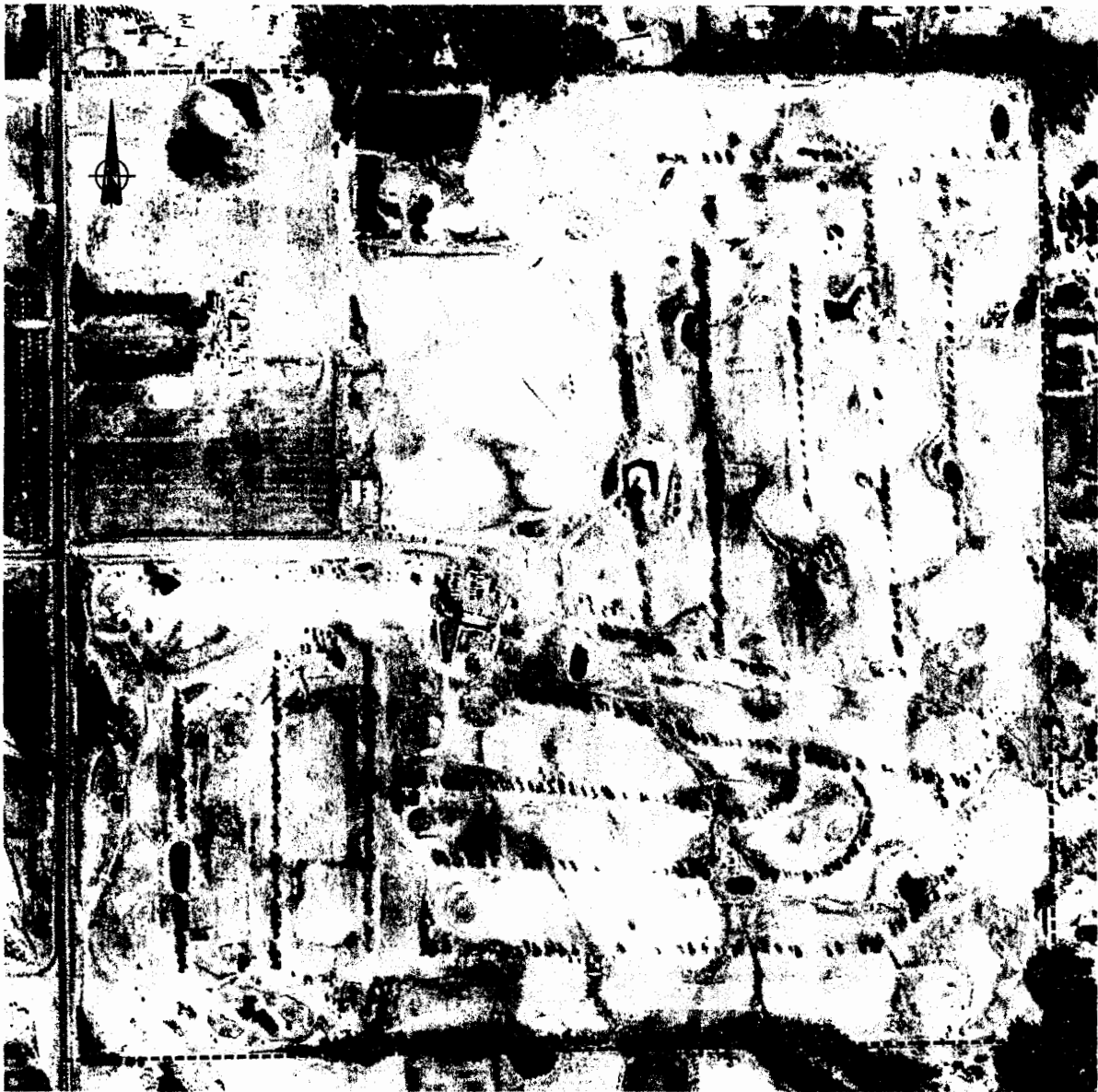
LOCATION PLAN

ASP AREA



FIG. 1





SHERWOOD GOLF &
COUNTRY CLUB ESTATES
2003 AERIAL PHOTOGRAPH

ASP BOUNDARY -----

FIG. 2

AL-TERRA
ENGINEERING

SECTION 2 – EXISTING CONDITIONS

A number of natural and manmade features define potential opportunities and constraints that should be utilized to provide the best quality development for this area. Among these features are the existing golf course development, drainage courses, trees, rolling topography, and water bodies. The development proposes to utilize all these factors to develop an attractive community.

2.1 EXISTING LAND USE AND TOPOGRAPHY

The land is being used as an 18-hole golf course, plus 20 acres of pasture land. The topography of the area falls from southeast to northwest as shown in **Figure 3**. The nature of the terrain is rolling to undulating and has resulted in the formation of surface water storage and a number of swales that have connected these water bodies. This topographic feature of the area creates opportunities to develop a number of stormwater management or water reservoirs at various locations and, also, to create a large number of walkout lots in the process of development.

2.2 SOILS

In accordance with the geotechnical investigation carried out by Omni-McCann Consultants Ltd., soil structure consists of clay and clay till, suitable for utility and roadway installation and for residential construction.

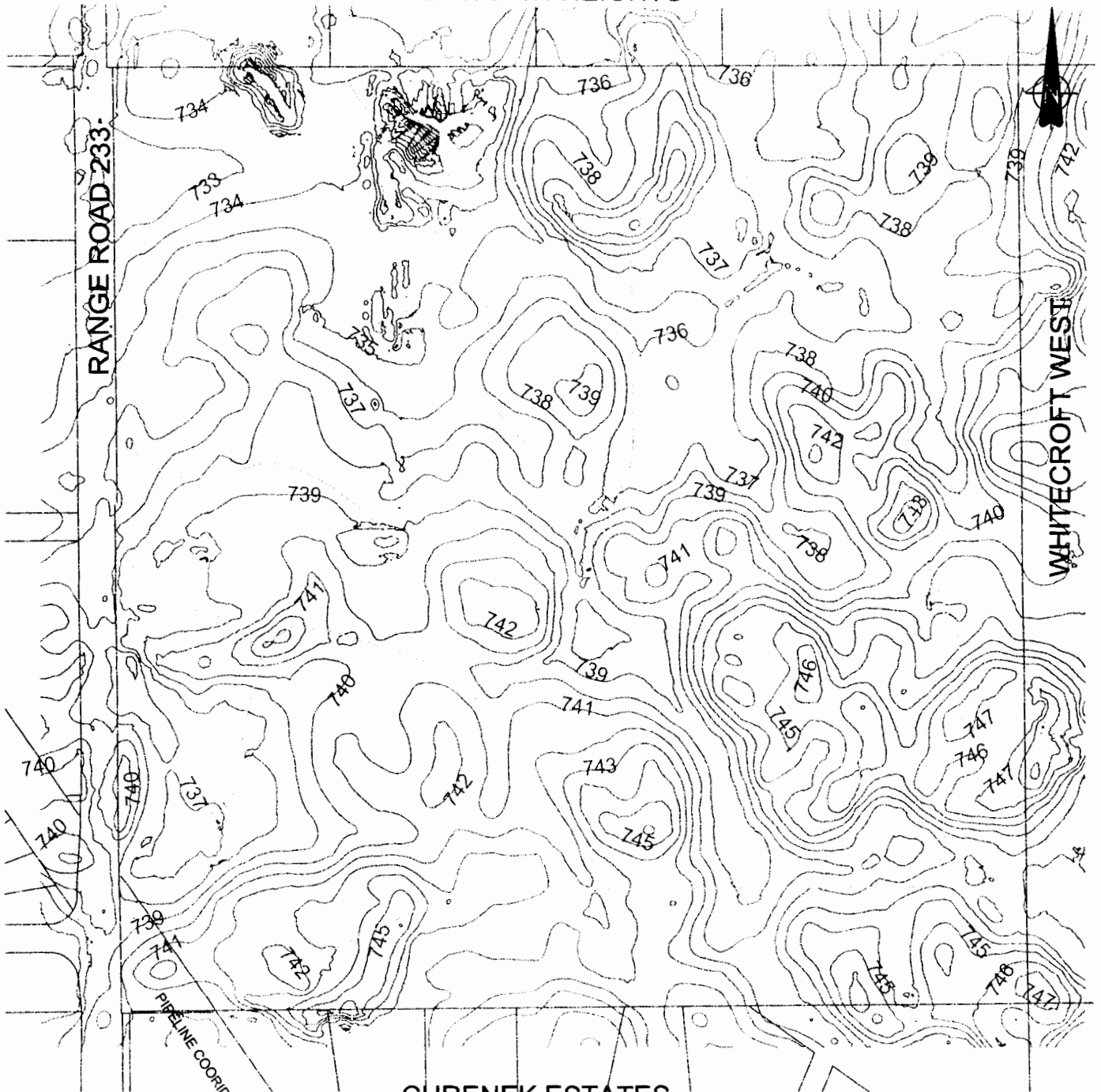
2.3 VEGETATION

Having been used as an 18-hole golf course for a long time, it is mainly grass. A number of the fairways are lined with mature trees, and there are tree clumps near the water bodies.

2.4 ADJACENT LAND USES

The area west of this proposed development is called Fountain Creek Estates, an Estate Residential development consisting of lot sizes the same as proposed for this development. The area north of the proposed development is called Campbelltown Heights, a three acre and up C.R. development, basically one of the first developments in the Sherwood Park vicinity. The area east of the proposed development is an acreage development called Whitecroft West and the area directly south is also an acreage development called Chrenek Estates with lots ranging from three acres and up. The adjacent land uses are shown in **Figure 1**.

CAMPBELLTOWN HEIGHTS



CHRENEK ESTATES

SHERWOOD GOLF &
COUNTRY CLUB ESTATES

EXISTING TOPOGRAPHY

LEGEND

EXISTING GROUND CONTOURS

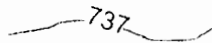


FIG. 3



SECTION 3 – DEVELOPMENT CONCEPT

3.1 DEVELOPMENT OBJECTIVE

The main objective of this Area Structure Plan for Sherwood Golf and Country Club Estates is to create an attractive residential community along with an attractive, challenging, 9-hole golf course, both of which have a demand in the market place.

Compelling factors which led to this type of development proposal include:

1. *Value of the land has risen so that a golf course alone is not an intense enough use to be sustainable.*
2. *Ready availability of all municipal services to this site.*
3. *Retaining a 9-hole golf course provides an opportunity for separation from existing Country Residential development and also provides a very nice setting for the proposed residential development.*
4. *Many long time golfers at the Sherwood Park Course would like to continue to play there and would embrace an improved course, albeit only 9 holes.*

The proposed concept, shown on **Figure 4**, evolved through an iterative process of various golf course layouts, and a continuing effort to have as many lots as possible backing on to open space.

Early concepts included a shorter “executive” length golf course, but feedback at the public information meeting showed a strong demand for a full length and challenging 9-hole course.

This prompted a re-design reducing number of lots from about 205 to about 185, but will result in a much more playable, sustainable golf course, and better clearance of all lots from errant golf balls.

There are various drainage draws through the property which have been largely retained, and which will facilitate walkout basements, for which there is a strong anticipated demand. These draws have been retained in a much wider format than required strictly for drainage, so that they form linear park space with proposed trail ways. It is expected that walking will be a significant form of recreation for the demographic sector attracted to this development.

Three additional reserve areas are provided, one in each pod of residential development. Two are of the minimum 0.8 ha size, and would be appropriate for future tot lots if population demographic warranted. At initial development, these parcels are proposed to be developed as passive open space to cater to the expected requirements of the population.

LEGEND

- LOTS
- WATER HAZARDS/STORM MANAGEMENT
- INTERMITTENT DRAINAGE COURSES
- GOLF COURSE PROPERTY
- PUBLIC ROADWAYS/PULS
- CARTPATHS
- TRAIL LINKAGES
- CLUB HOUSE
- MAINTENANCE SHOP

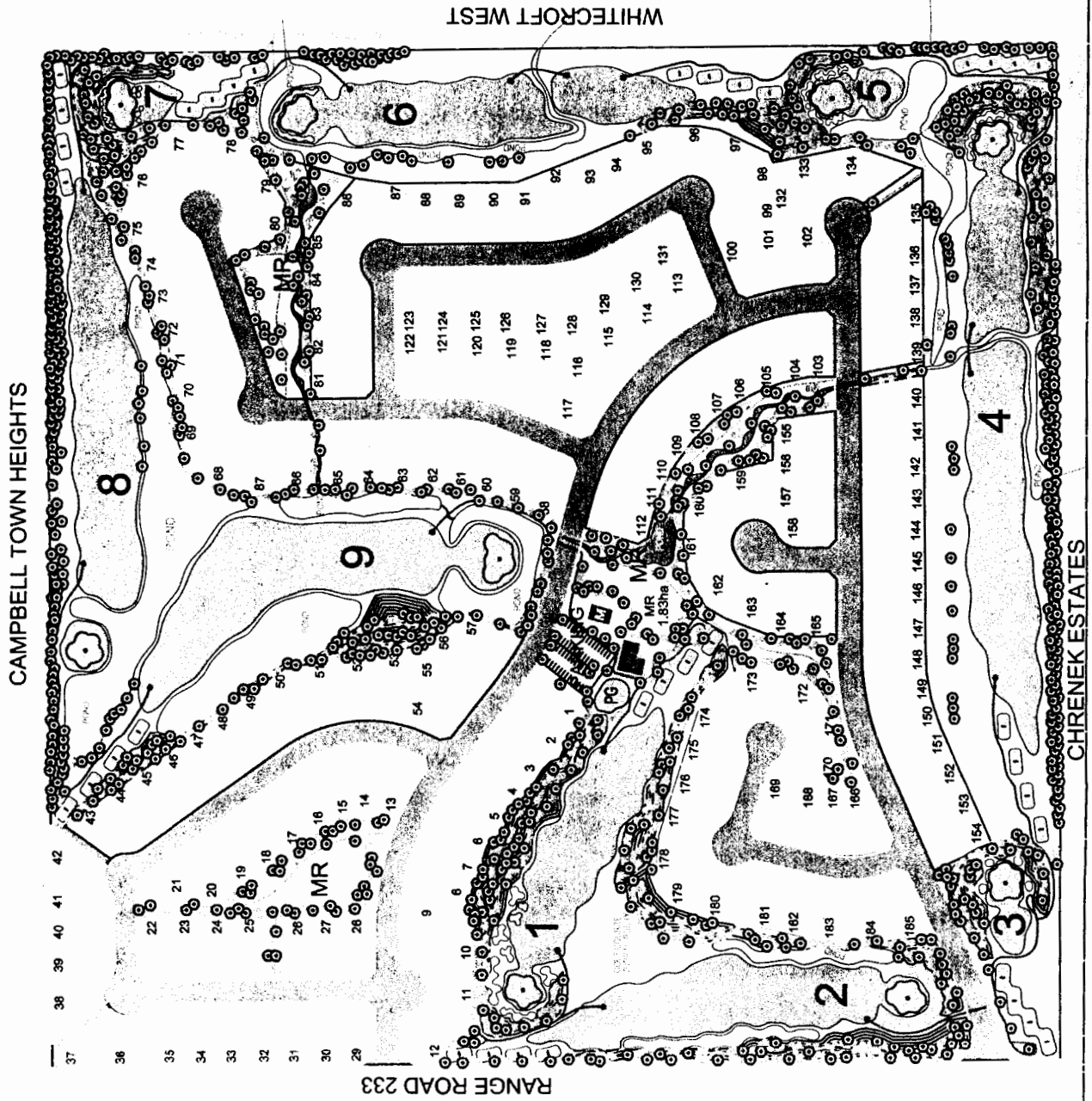
DEVELOPMENT STATISTICS

GROSS DEVELOPABLE AREA - 63.9 Ha
 ARTERIAL ROAD WIDENING - 0.8 Ha
 9 HOLE GOLF COURSE - 28.7 Ha
 NET DEVELOPABLE AREA - 34.4 Ha
 185 ESTATE RESIDENTIAL LOTS - 24.2 Ha
 LOCAL ROADWAYS & PUL'S - 6.7 Ha
 MUNICIPAL RESERVE - 3.5 Ha

SHERWOOD GOLF & COUNTRY CLUB ESTATES

DEVELOPMENT CONCEPT

FIG. 4



JUNE 8/04
 0 10 50 100

A larger reserve parcel is proposed adjacent to the existing golf clubhouse, and the clubhouse is proposed to be expanded so that part of it can serve as a community centre. Development of this reserve parcel would be planned in consultation with Strathcona Recreation, Parks and Culture. At minimum, a creative play structure would be provided in this location.

The community centre would be for the area residents. All residents of the immediately surrounding areas would be eligible to become members. The community association, with the collection of annual dues, would operate the community facility.

3.2 RESIDENTIAL COMPONENT

The housing proposed in the development would consist entirely of single detached residential dwellings on “estate lots”. The minimum lot area will be 1,250 square meters, generally with the following dimensions:

- *Site width of 25 meter (m);*
- *Site depth all over 40 m, and generally about 50 m.;*
- *the maximum site coverage to be 28% for the principle building, 12% for the accessory building, and 40% where both buildings are attached;*
- *the minimum front yard to be 7 m;*
- *the minimum rear yard to be 10 m;*
- *the minimum side yard to be 4 m for principle buildings and corner sites, and 7 m for the yard abutting the public road ways other than a lane; and*
- *the maximum height to be no more than 10 m and 2-2 ½ stories.*

Pie lots may have widths as low as 22.5 m @ 9.0 m setback, but these lots will have a minimum of 1250 m² in area.

The features and amenities in this development area are expected to promote a high quality residential development. Although not part of the Area Structure Plan, architectural guidelines/controls may be applied at the time of lot sales and marketing. Examples of the types of guidelines may be:

- *roofing and siding material;*
- *color;*
- *fencing;*
- *minimum house size; and*
- *landscape requirements.*

Restrictive covenants would likely be used to enforce these guidelines.

3.3 GOLF COURSE COMPONENT

As stated earlier, public input and input from the present golf course operator has prompted the development of a regular length, 9-hole golf course, generally as shown on **Figure 4**. Length from back tees will be about 3,150 yards. To provide variation and interest, particularly for those who play 18 holes, varied tee boxes will be provided on each hole.

The course description and hook/slice analysis is fully outlined in a supporting document by Earthscape.

Most tees and greens will be rebuilt, but the overall development will be staged in such a manner as to try to keep 9 holes in play at all times.

There are various issues to address in a golf course community, and they will be handled as follows:

1. *Golf course / lot interface is handled in two ways:*
 - .1 *An agreement is filed on each title which the Purchaser signs at purchase, and which stipulates that the Purchaser accepts there is a hazard and that a possible loss of some yard use may occur. It also stipulates that the developer / golf course owner is not liable for injury or damage, but that the golfer is.*
 - .2 *Secondly, the golf club score card must make it plain that the player is liable for injury or damage, not the golf course. A conspicuous sign to this effect will be placed on the way to the first tee.*
2. *Residential drainage onto the golf course will occur in many cases, as numerous walkouts and split drainage lots are proposed.*

Drainage easements in favor of Strathcona County will be placed on golf course property where drainage from public or private property occurs. The easement will state that the golf course is responsible to accept this drainage across their property and to maintain the drainage ways in good, workable condition.
3. *Golfer road crossings need to be well signed for both road traffic and golfer traffic. The road traffic needs "30 kph, golf crossing 75 m ahead" while the golfer needs a sign stating they are "approaching a public roadway and all golfers are to STOP". Just before the roadway, there needs to be a stop sign for the golfers. The golf path across the road needs to be marked to show the shortest route across the roadway.*
4. *Chain link fencing will be installed on all property lines between the golf course and private property, including replacement of existing barbed wire fences along Chrenek Estates, Whitecroft and Campbelltown Heights.*

3.4 PARKS AND OPEN SPACE

The central theme of this development is the provision of over 50% of the area as golf course and other open space.

The golf course component is private property and therefore not open to public access other than golfers during summer, but it will be accessible for walking and cross-country skiing during winter, likely through agreement between the golf course owner and community association. It is also attractive open space to add to the aestheticism of the living environment.

Municipal Reserve is provided in three areas as described in Section 3.1. These reserve parcels are centered around or connected by linear open space which accommodates existing drainage ways and pedestrian trails. Significant landscape enhancement of these linear parks will be done, generally as shown on **Figure 4**. Specific landscape design will be worked out with Strathcona Recreation, Parks and Culture.

Trail linkages are proposed so as to be available for potential connections to Chrenek Estates, Campbelltown Heights, and West Whitecroft, per Strathcona County Trail Master Plan. These links would pass between greens and tees, to allow safe passage for pedestrians. Special provisions in the golf course design are being incorporated for extra protection to pedestrians, including heavy planting behind the green on Hole #4, and a water hazard and planting behind the green on Hole #6.

Municipal Reserve (M.R.) dedication will be reconciled at the time of subdivision and development agreement, when the portion attributable to Public Utility purpose will be determined.

Landscape enhancement of the drainage ways is expected to be considered as some credit toward M.R. dedication, per Strathcona County's viewpoint. The concept plan shows M.R. to be about 10% of the residential development component. Cash-in-lieu of reserve is proposed for the golf course component, and for deficiency, if any of the residential component, at the respective land values of each.

3.5 LAND USE SUMMARY

The concept results in the following land use distribution:

	Area (ha)	Percent of Total (%)
Gross Area	63.9 ha	100%
Road Widening	0.8 ha	1.25%
Golf Course	28.7 ha	44.9%
Balance Developable	34.4 ha	53.85%
Area of Lots	24.2 ha	37.9%
Local Roads & PUL	6.7 ha	10%
Municipal Reserve/PUL	3.5 ha	5.23%

3.6 POPULATION STATISTICS

The development concept will have about 185 estate residential lots. Based on Strathcona County population generation factor, of 3.5 people per household, this generates 648 people. **Projected student population** would be as follows:

1. Total Projected Population

	No. of Units	Expected No. of Persons/Units	Total Projected Population
	185	3.5	648

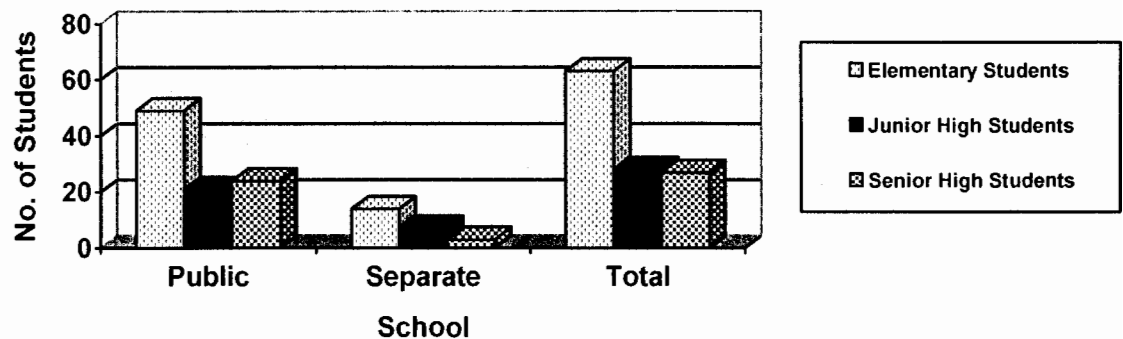
2. Student Generation Factor Per Unit

	Elementary Students	Junior High Students	Senior High Students
Public School	0.2640	0.1116	0.1298
Separate School	0.0753	0.0400	0.0185
Total	0.3393	0.1516	0.1483

3. Projected Student Generation

	Elementary Students	Junior High Students	Senior High Students
Public School	49	21	24
Separate School	14	7	3
Total	63	28	27

Projected Student Generation



- Notes: 1. Student generation factors based on Elk Island School Board System.
 2. Total number of projected students is **118** based on the projected population and factors.

SECTION 4 –TRAFFIC ACCOMODATION AND MUNICIPAL SERVICES

4.1 GENERAL

This section of the ASP briefly describes the design concepts proposed for traffic circulation and access; the sanitary sewer system; water distribution systems; storm drainage system; and power, telephone and natural gas. A Design Brief in support of this Area Structure Plan Amendment will follow, and describes these concepts in more detail.

4.2 ACCESS

Access to the development will be off R.R. 233 at two locations. One access is opposite the proposed access to Balmoral Heights subdivision, which access will be about 120 m north of existing access to the Sherwood Park Golf Course. Both the existing golf course access and the secondary access to Fountain Creek will be closed when these new accesses are completed.

The second access will be opposite the main Fountain Creek Access.

Intersection treatment on R.R. 233 for both access points will consist of dedicated right turn tapers and bays as well as left turn tapers and bays, similar to those provided for Fountain Creek Stage 3, and to a standard acceptable to Strathcona County.

Strathcona County is completing a functional plan for improvements to this section of R.R. 233, and it identifies the right-of-way widening which will be dedicated from this development. During design of tapers and turn bays for the development, communication will be held with Strathcona County and the developer of proposed Balmoral Heights, to explore the financial and technical feasibility of constructing the affected section of R.R. 233 to its ultimate cross-section, for economy of scale.

4.3 TRAFFIC IMPACT

1. *Strathcona County's consultant for the R.R. 233 Functional Plan recently did traffic projections for R.R. 233 for the following scenarios:*

- .1 Simply using 3.3% growth and no particular focus on any specific development. This scenario showed twinning required south of Ordze Road to Fountain Creek Road by or before 2016.*
- .2 Using 2.0% growth, plus traffic from the proposed development of the Sherwood Golf and Country Club Estates, as well as Balmoral Heights.*

This scenario showed twinning required from Ordze Road South to Fountain Creek Road by or before 2009.

Neither of the foregoing scenarios showed twinning required south of Fountain Creek Road by the horizon year of 2016.

2. *With the provision of dedicated turn bays for both accesses off R.R. 233, traffic flow on R.R. 233 is expected to be minimally impacted.*

4.4 INTERNAL ROAD SYSTEM

The internal roads will be of urban cross-section with curbing and piped drainage, to Strathcona County standard cross-section.

The collector roads will have separate sidewalks and the local roads will have mono walk and gutter.

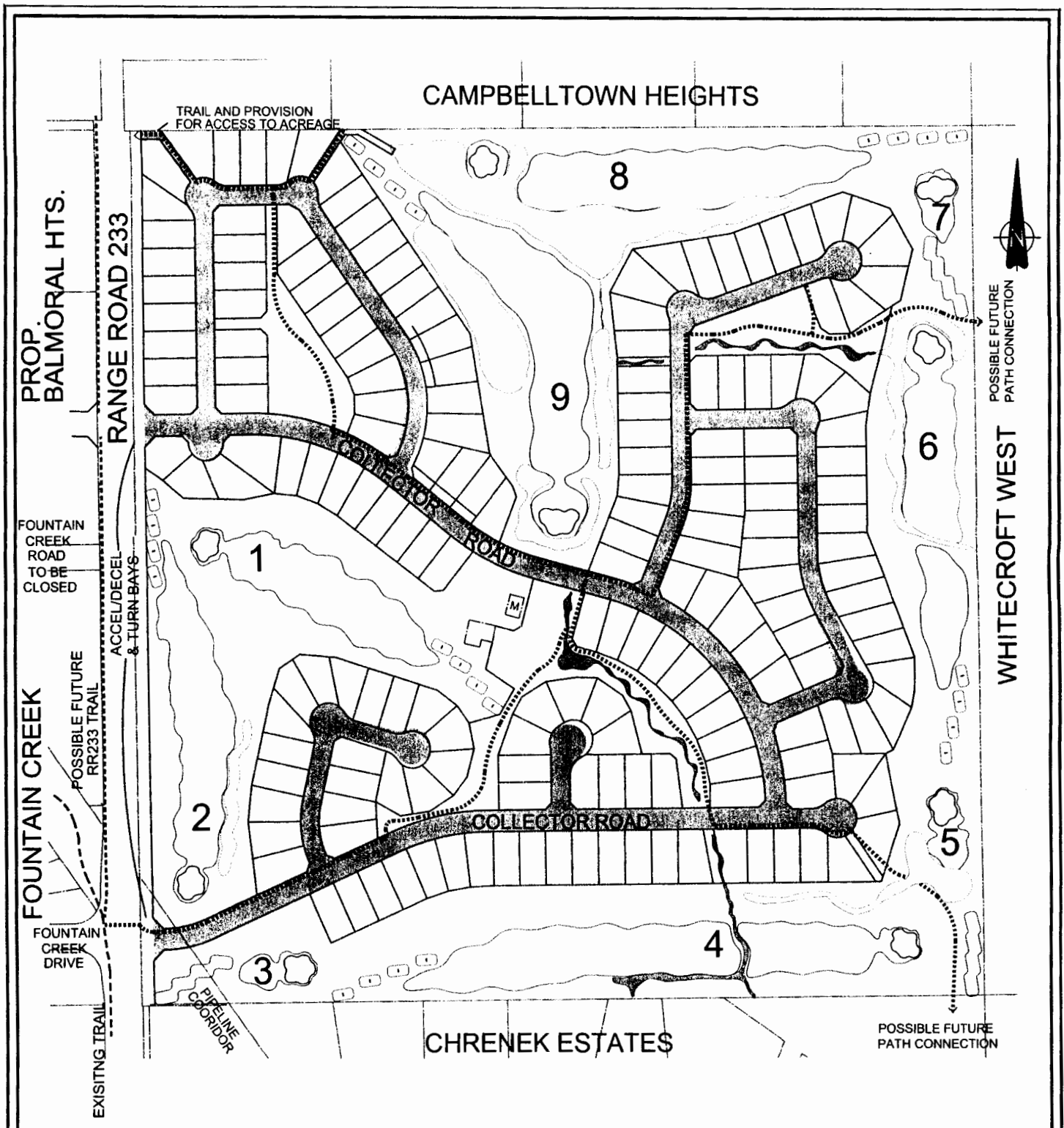
4.5 PEDESTRIAN CIRCULATION SYSTEM

All internal roads are proposed to have sidewalks as indicated in Section 4.4. In addition, a trail system consisting of 3.0 m wide paved trails is proposed as shown on **Figure 5**. Provision for connection to Strathcona master trail system will be made as shown.

4.6 SANITARY SEWAGE SYSTEM

The sanitary servicing concept is shown on **Figure 6**, and is described as follows:

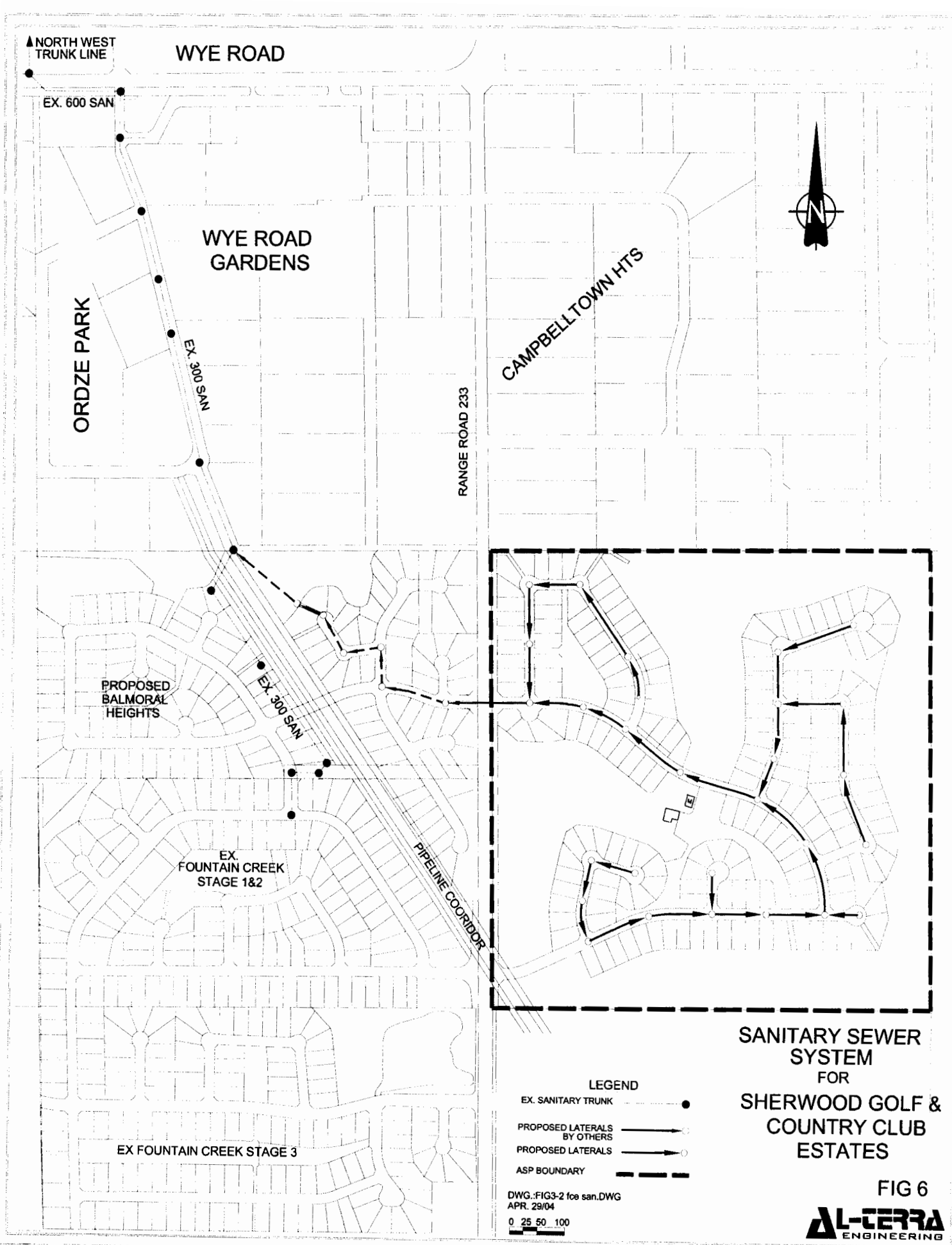
1. *A sanitary sewer was extended from Wye Road to service Fountain Creek Estates in 1992, and, based on Strathcona County's design infiltration rate at that time of 0.28 l/sec, had capacity for about 610 lots. With the subsequent revision of Strathcona County design infiltration rate to 0.5 l/sec per ha, the capacity is reduced to about 460 lots, of which 295 are presently serviced, leaving capacity for 165 lots. It is intended that sewage flow monitoring be done from the existing \pm 250 lots to determine if 0.5 l/sec/ha is an appropriate infiltration allowance or whether it can be safely reduced for Estate residential development. This will take some time, dependent on timing of significant rainstorms that occur. In the interim, a first stage of development can occur, and, through the development agreement, security can be posted to ensure upgrading of the sanitary line if and when required for further development.*
2. *There is outstanding oversize owing to Fountain Creek Estates Ltd. for the sanitary sewer described in 1. above. By using some of that capacity, this development will be deemed to be paying some of that oversize, as this is the same developer, i.e. Fountain Creek Estates Ltd.*
3. *The sewer would need to be extended through proposed Balmoral Heights and across R.R. 233, which arrangement will be made directly with Balmoral Heights.*



LEGEND

PEDESTRIAN TRAILS	
POSSIBLE FUTURE TRAIL	
EXISTING TRAILS	
PAVED ROADWAYS	

FIG. 5



▲ NORTH WEST TRUNK LINE

WYE ROAD

EX. 600 SAN

WYE ROAD GARDENS

ORDZE PARK

EX-300 SAN

CAMPBELLTOWN HTS

RANGE ROAD 233

PROPOSED BALMORAL HEIGHTS

EX-300 SAN

EX. FOUNTAIN CREEK STAGE 1&2

PIPELINE CORRIDOR

EX FOUNTAIN CREEK STAGE 3

SANITARY SEWER SYSTEM FOR SHERWOOD GOLF & COUNTRY CLUB ESTATES

- LEGEND**
- EX. SANITARY TRUNK ●
 - PROPOSED LATERALS BY OTHERS —○
 - PROPOSED LATERALS —○
 - ASP BOUNDARY - - - -

DWG.:FIG3-2 for san.DWG
 APR. 29/04
 0 25 50 100

FIG 6



4. *The Northwest Sanitary Trunk Sewer, north of Wye Road, has been upgraded to provide capacity for this area.*
5. *The internal neighbourhood sanitary system will consist of gravity sewers ranging in size from 200 millimeters (mm) to 250 mm.*

4.7 WATER DISTRIBUTION SYSTEM

The existing water distribution system is dead ended to the north and the south of the area. This development provides an opportunity to loop the system, from the southeast corner of Wal-Mart, to the intersection of Fountain Creek Drive and R.R. 233, so as to provide a secure and adequate supply to both existing areas, as well as the proposed development.

The looping component will benefit other developments and is to be cost shared proportionately, as determined by Strathcona County.

The existing 300 line from Wye Road to Fountain Creek Estates has some oversize cost outstanding. This development will be deemed to be paying some of that oversize as it is by the same developer, who installed the existing line.

Routing and method of installation of the waterline through the municipal reserve in Campbelltown Heights will be done in consultation with Strathcona County personnel to minimize disruption to the reserve.

Internal waterlines will be installed in accordance with sizes determined by Hydraulic Network Analysis.

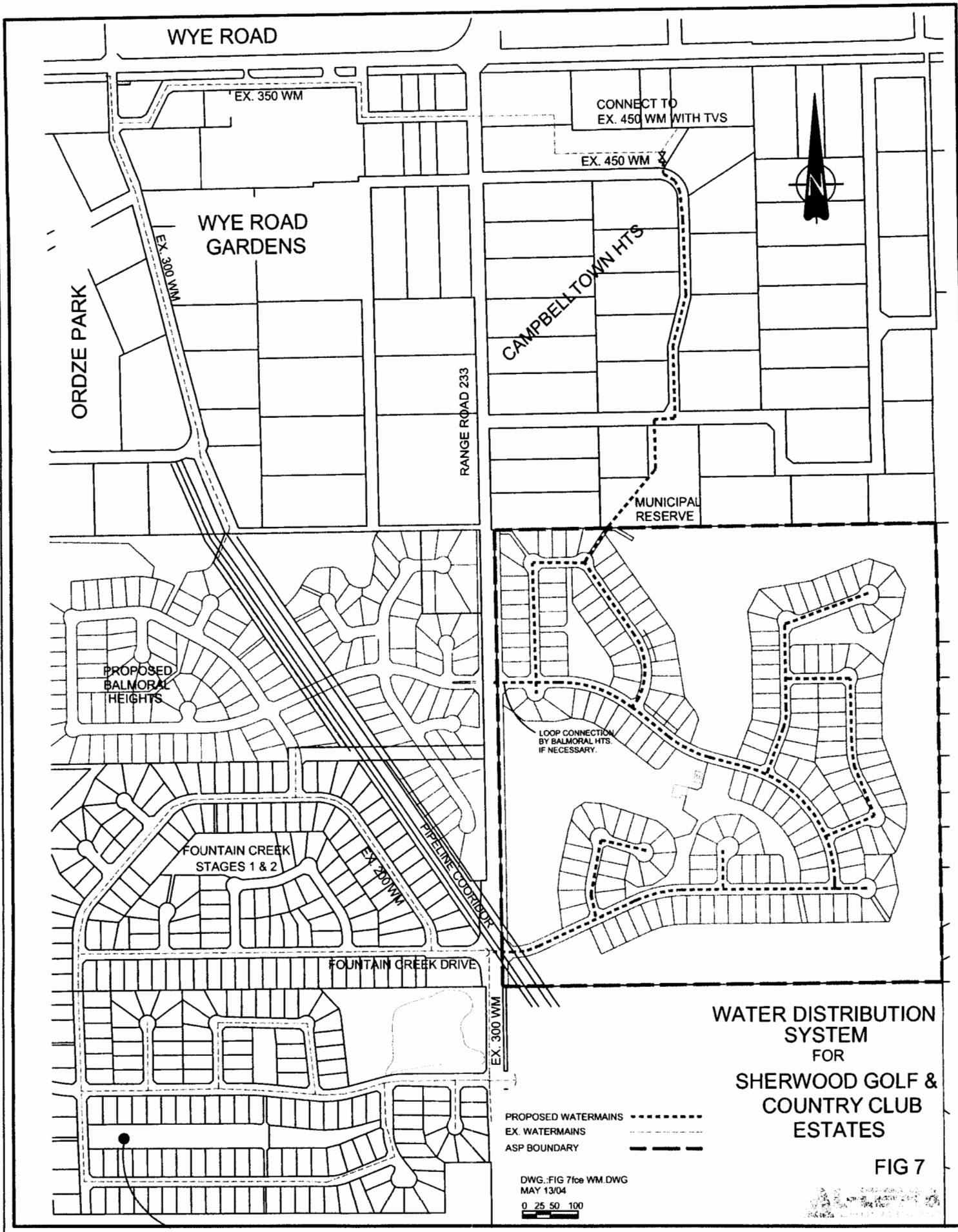
4.8 STORMWATER MANAGEMENT SYSTEM

1. Existing System

*The development area has some defined drainage courses through it, which accommodate significant upstream drainage area as well as the golf course itself, see **Figure 8**. This drainage presently flows through various waterholes on the golf course, and accumulates in a man-made reservoir on the north boundary. The golf course presently has a license to use 30 acre ft. of runoff for irrigation. Overflow from the reservoir flows through a marsh in a municipal reserve north of this site, and continues through roadside ditches, to a stream course flowing west through Campbelltown Heights. It would be desirable to limit flow through the Campbelltown stream to less than pre-development flow.*

2. Proposed Major System

The development concept proposed to retain the existing drainage courses generally where they exist, and to enhance them for aesthetic and operational purposes. Ponds will be created and/or expanded to enhance the golf course, and also to provide detention during major storms. Very significant ponds are proposed at the low end of the



WYE ROAD

EX. 350 WM

CONNECT TO
EX. 450 WM WITH TVS

EX. 450 WM

WYE ROAD
GARDENS

ORDZE PARK

EX. 300 WM

RANGE ROAD 233

CAMPBELL TOWN HTS

MUNICIPAL
RESERVE

PROPOSED
BALMORAL
HEIGHTS

LOOP CONNECTION
BY BALMORAL HTS
IF NECESSARY.

FOUNTAIN CREEK
STAGES 1 & 2

EX. 200 WM

PIPELINE CORRIDOR

FOUNTAIN CREEK DRIVE

EX. 300 WM

WATER DISTRIBUTION
SYSTEM
FOR
SHERWOOD GOLF &
COUNTRY CLUB
ESTATES

PROPOSED WATERMANS - - - - -
EX. WATERMANS - · - · -
ASP BOUNDARY - - - - -

DWG.: FIG 7fce WM.DWG
MAY 13/04
0 25 50 100

FIG 7

development, i.e.: adjacent to holes 8 and 9, which will result in two dramatic golf holes, and which will also provide an abundant opportunity for stormwater detention, so that the release rate can be limited to less than pre-development runoff, namely to 2.0 l/sec/ha. These same ponds are proposed to be used as a source for golf course irrigation water. A controlled outflow is proposed where shown to continue to discharge to the existing marsh. A PUL with a hard surfaced access is proposed for maintenance access to the outflow control pipe.

Agreements and appropriate easements between Strathcona County and the Golf Course will be put in place to ensure that proper operation and maintenance of the drainage system can occur.

3. ***Proposed Minor System***

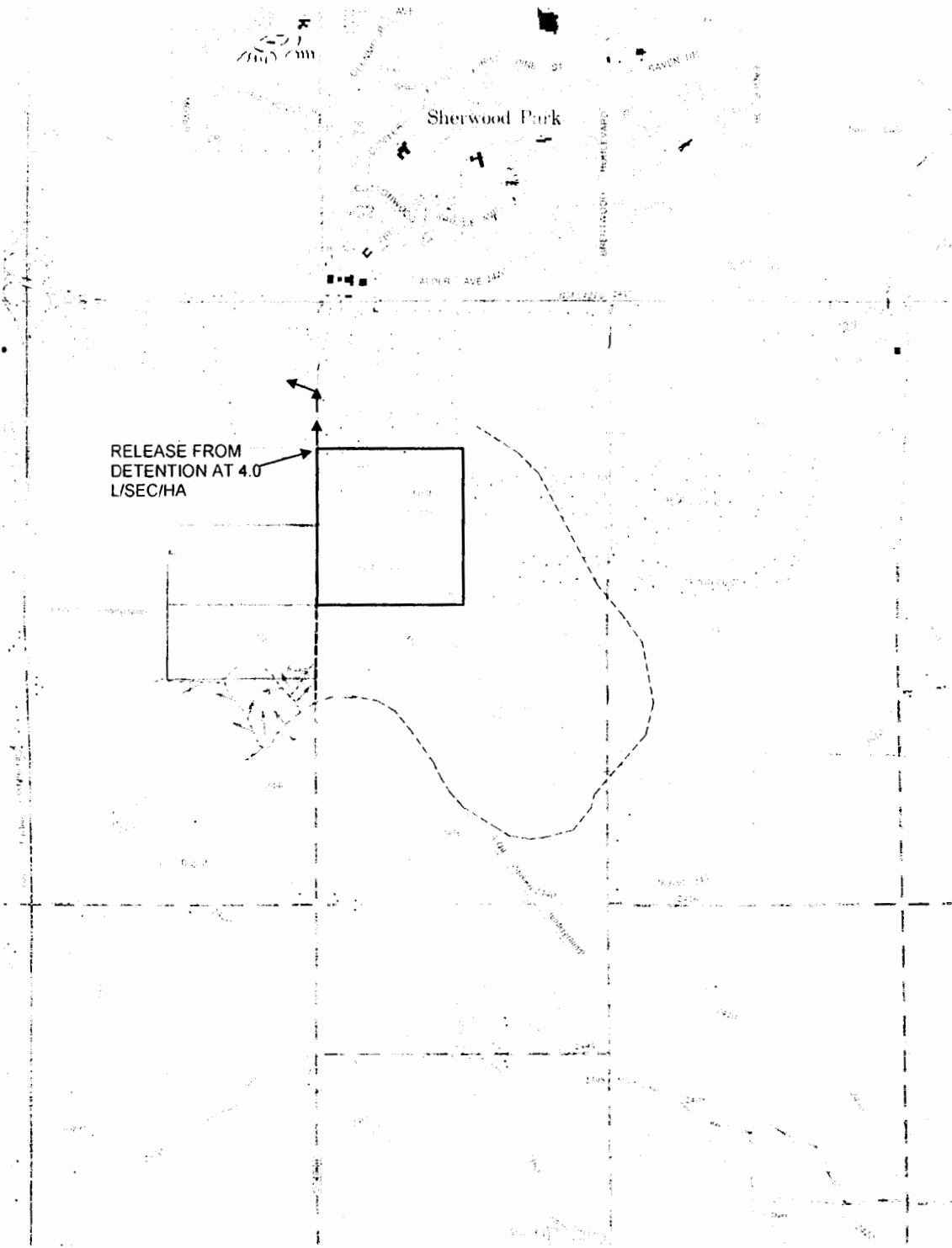
Storm sewer piping to handle the 1 in 5 year storm is proposed as shown on **Figure 9**. Storm sewers will discharge to the drainage ways and/or ponds as shown. Sump pump drain collectors will be installed where there is no storm sewer, so that all lots will have a storm service per Strathcona County standards.

There is a small amount of drainage proposed to the existing R.R. 233 ditch, about equivalent to the existing runoff to the ditch. The water holding area adjacent to R.R. 233 will be filled so it is not a hazard for the road.

A stormwater management report is being prepared which presents much more detail.

4.9 SHALLOW UTILITIES

1. *Power and gas are readily available to the site.*
2. *Telecommunications have had some capacity difficulties, but we believe they are being resolved.*



SHERWOOD GOLF &
COUNTRY CLUB ESTATES

STORM DRAINAGE BASIN

FIG. 8



OUTFLOW THRU MARSH IN RESERVE PARCEL AND THRU DEFINED DRAINAGE COURSE IN CAMPBELLTOWN HEIGHTS.

CAMPBELLTOWN HEIGHTS

OUTLET CONTROL MH TO LIMIT OUTFLOW TO 2.0 l/sec/ha

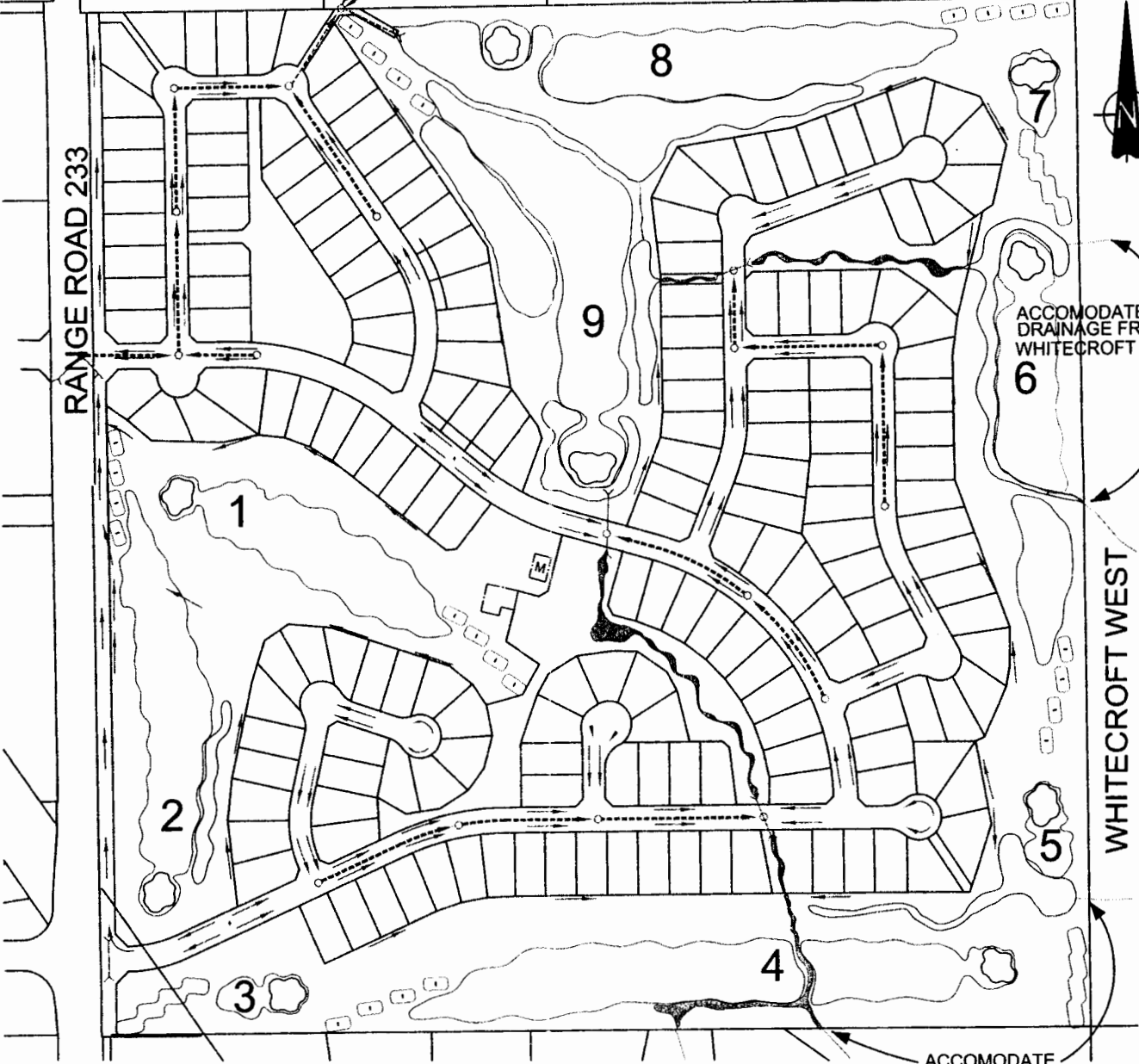
RANGE ROAD 233



ACCOMODATE DRAINAGE FROM WHITECROFT

WHITECROFT WEST

ACCOMODATE DRAINAGE FROM WHITECROFT & CHRENEK.



CHRENEK ESTATES

LEGEND

- ON-SITE STORM SEWER (SUMP PUMP DRAIN COLLECTORS NOT SHOWN)
- SURFACE DRAINAGE DIRECTION
- IRRIGATION/STORM WATER PONDS
- INTERMITTENT DRAINAGE COURSE

SHERWOOD GOLF & COUNTRY CLUB ESTATES

STORMWATER MANAGEMENT CONCEPT

FIG. 9

SECTION 5 - STAGING AND IMPLEMENTATION

Development sequence for the proposed development is shown in **Figure 11**. It is proposed that the area will be three stages and in such a manner that 9 holes can be kept in play at all times.

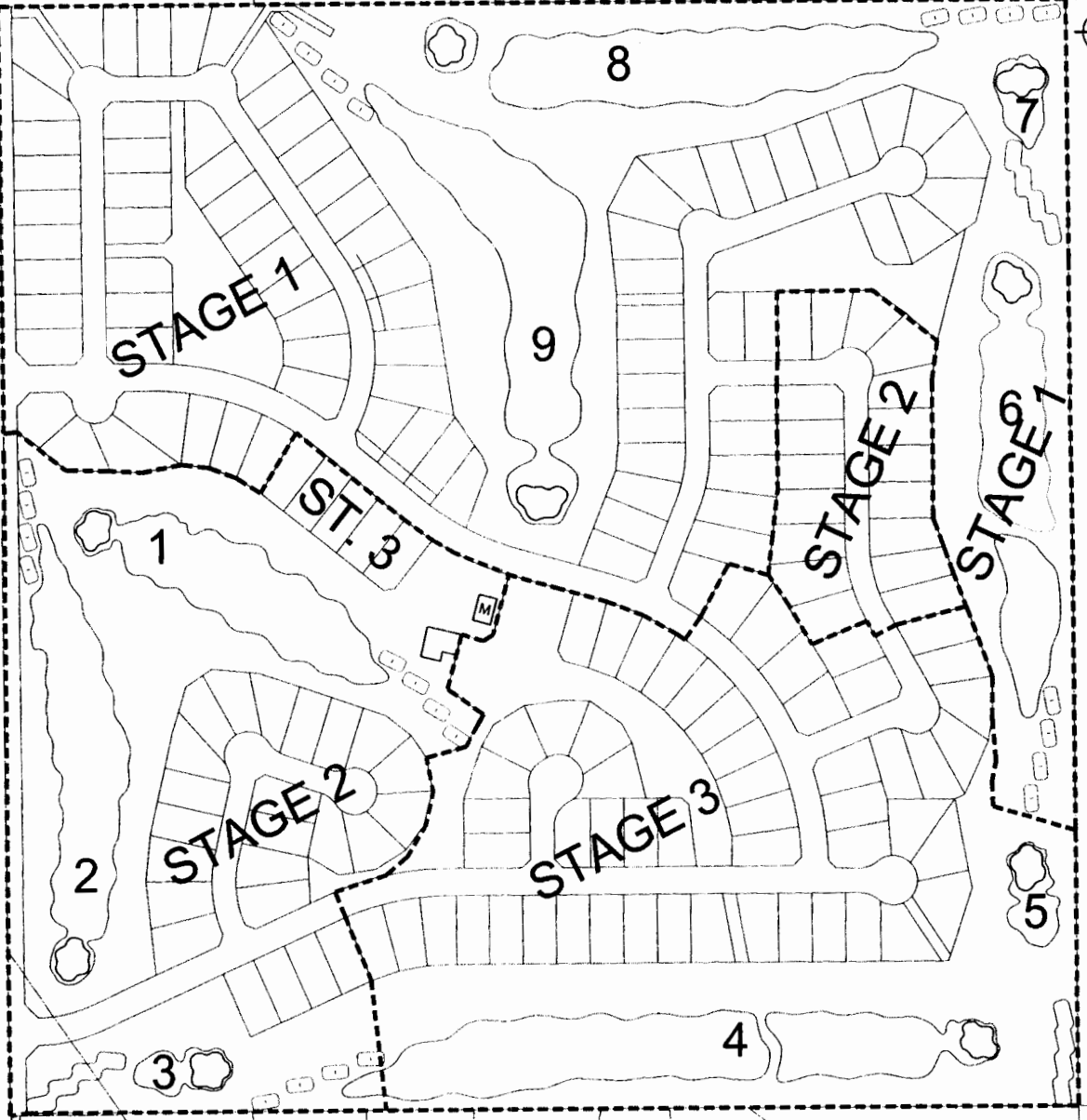
The site is readily serviceable by minor extension and improvement of existing infrastructure. Development of this land will help finance sanitary sewer upgrading and proposed improvements on Range Road 233. It will also reimburse previous over-sizing costs expended on sanitary sewer and water lines by the developer of Fountain Creek Estates Ltd.

CAMPBELLTOWN HEIGHTS

RANGE ROAD 233



WHITECROFT WEST



CHRENEK ESTATES

SHERWOOD GOLF &
COUNTRY CLUB ESTATES

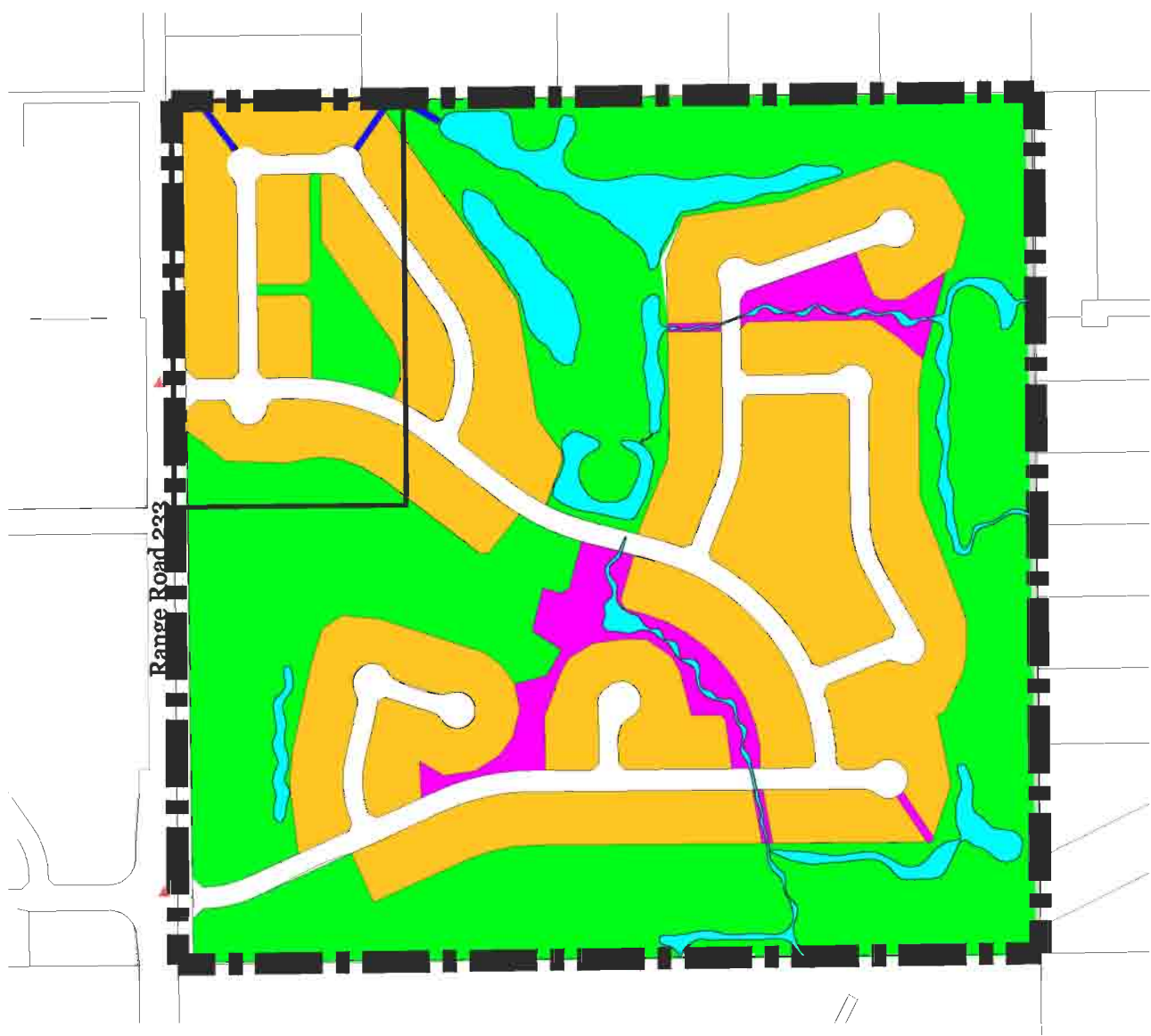
STAGING

LEGEND

STAGING BOUNDARY -----

FIG. 10





Sherwood Golf & Country Club Estates Area Structure Plan

Bylaw 76-2004 Date of Adoption July 6, 2004

EXISTING LAND USE

Residential



Stormwater Management



Environmental Reserve



Municipal Reserve



PUL



Road Plan

ASP Boundary

