

BY-LAW 81-91

A BY-LAW OF THE COUNTY OF STRATHCONA NO. 20 IN THE PROVINCE OF ALBERTA,
FOR THE PURPOSE OF ADOPTING THE SUNTREE GOLF CLUB AND RESORT AREA
STRUCTURE PLAN.

THE AREA WITHIN THE AREA STRUCTURE PLAN, COMPRISING APPROXIMATELY
160.2 HECTARES (395.2 ACRES) WITHIN THE W½ 2-51-22-W4 M AND SOUTH HALF OF
SW ¼ 11-51-22-W4 M.

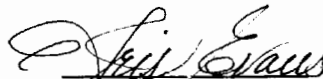
NOW THEREFORE, the Council of the County of Strathcona No. 20, pursuant to the authority
conferred upon it by the Planning Act, 1980, R.S.A., enacts as follows:

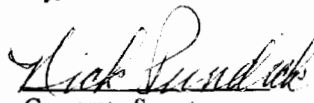
1. This By-law shall be cited as the "SUNTREE GOLF CLUB AND RESORT AREA
STRUCTURE PLAN".
2. Appendix "A" attached hereto, entitled Suntree Golf Club and Resort Area Structure Plan,
is hereby adopted as part of this by-law.

Read a first time this 22nd day of October, 1991.

Read a second time this 19th day of November, 1991.

Read a third time and finally passed this 3rd day of
December, 1991.


Reeve


ACTING Corporate Secretary

SUNTREE GOLF CLUB & RESORT
AREA STRUCTURE PLAN
COUNTY OF STRATHCONA NO. 20

W $\frac{1}{2}$ 2-51-22-W4
and
SOUTH HALF SW $\frac{1}{4}$ 11-51-22-W4

prepared for

Amber Equities Inc.

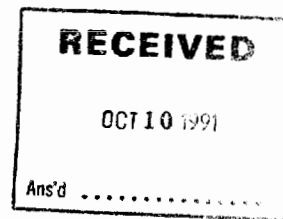
by

William Dolman and Associates

in association with

LWS Group
Ribeiro & Associates Inc.
GCG Dillon Consulting Limited
Sereda Engineering Company Ltd.

October 9, 1991



SUNTREE GOLF CLUB & RESORT

AREA STRUCTURE PLAN

COUNTY OF STRATHCONA NO. 20

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SUNTREE GOLF CLUB & RESORT

AREA STRUCTURE PLAN

COUNTY OF STRATHCONA NO. 20

1. PURPOSE

This document, the Suntree Golf Club and Resort Area Structure Plan, will apply to the area known as the Suntree Golf Club and Resort, south of South Cooking Lake in Strathcona County.

This Area Structure Plan will provide policy direction towards the development of the Suntree Golf Club and Resort, which will include:

- i) a full, 18-hole golf course and country club, of the highest professional quality, complete with driving range, club house, pro shop, locker rooms, putting green, tennis courts, swimming pool, restaurant, and lounge, together with the necessary maintenance facilities;
- ii) a hotel, comprising 100 units in 25 4-unit structures;
- iii) up to 78 single detached residential dwellings, each on its own site, in four clusters or "modules" located between the golf course's fairways, with site sizes averaging approximately 2500 m² (26,900 sq. ft. or 0.6 ac.);
- iv) up to 62 semi-detached residential dwellings (31 pairs), with each pair of dwellings on its own site, in a single "module" located at the northeast portion of the subject site, with site sizes a minimum of 612 m² (6588 sq. ft.) for each pair of dwellings; and
- v) up to 10 residences in an exclusive townhousing complex in one "module".

Accompanying, but not forming part of the Suntree Golf Club and Resort Area Structure Plan, are a Technical Report, which provides a detailed technical description and analysis of the means by which the proposal defined in the Plan is to be developed and served, and a Public Information Program, which describes the non-statutory means by which the public affected by the Area Structure Plan is to be informed of the proposed development and input into the planning process.

2. LOCATION AND OWNERSHIP

The Suntime Golf Club & Resort is located in W $\frac{1}{2}$ SEC 2-51-22-W4 and the south half of SW $\frac{1}{4}$ SEC 11-51-22-W4. Its location is shown on Figure 1.

The subject site is owned by Amber Equities Inc.

3. COMPLIANCE WITH OTHER PLANS AND POLICIES

Compliance of this Suntime Golf Club and Resort Area Structure Plan with the Edmonton Metropolitan Regional Plan, the Strathcona County General Municipal Plan, and other appropriate County Plans, policies and standards is as follows:

3.1 Edmonton Metropolitan Regional Plan

The Edmonton Metropolitan Regional Plan designates the subject site "General Rural." Thus, the Plan's Fringe, Rural Settlement and Agricultural Policies may apply to the residential uses proposed for the subject site.

However, the Fringe policies only apply within 8 km (5 miles) of urban areas, and the Agricultural Policies apply to land identified as having soils within capability Classes 1, 2, and 3 for agriculture, according to the Canada Land Inventory. These factors do not apply to the subject site.

Rural Settlements are either hamlets or multiple parcel country residential developments. No new hamlet is pro-posed here.

The Metropolitan Regional Plan directs multiple parcel country residential developments away from urban areas, better agricultural lands, wild-life habitats, environmentally sensitive areas, extractive resource areas, and industrial areas.

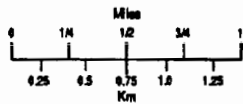
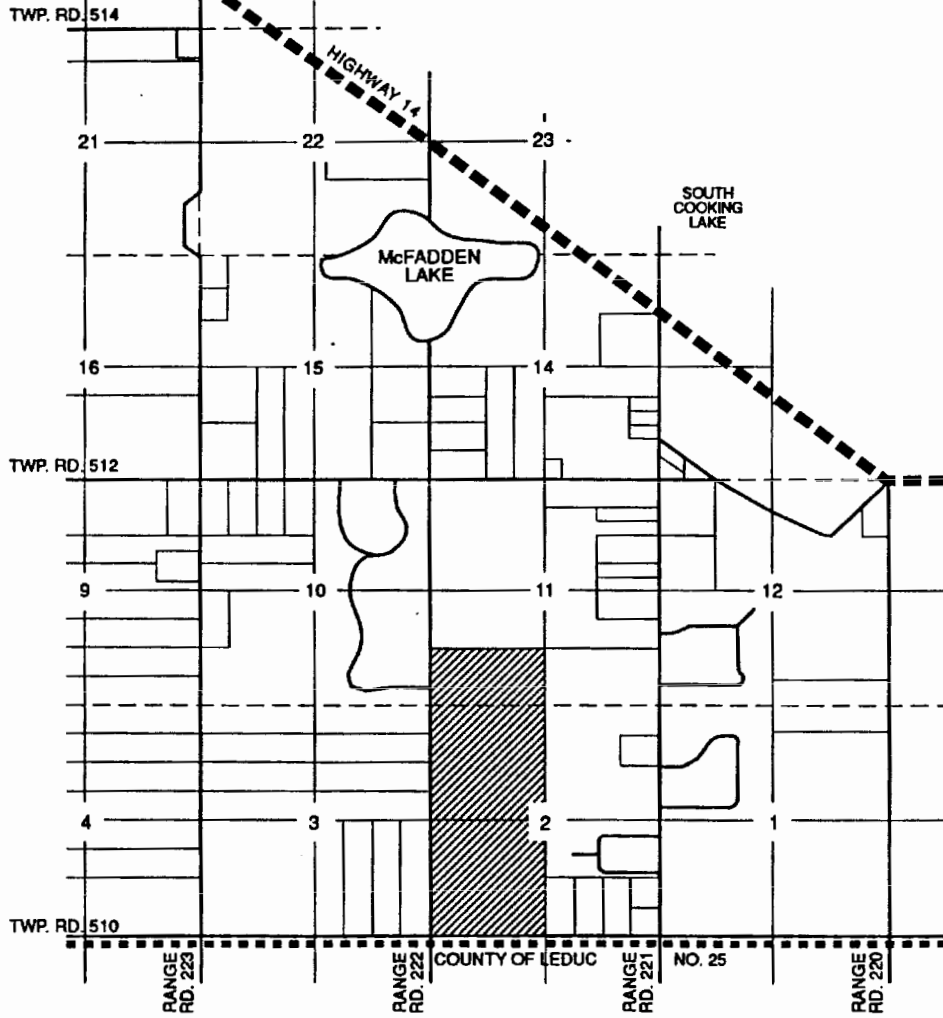
The subject site is not near an urban or industrial area. Neither is it within an extractive resource area or an area possessing better agricultural soil. It is not a significant wildlife habitat. No regionally significant environmentally sensitive areas are located within the subject site, and the small waterbodies and low-lying areas will not have residential or commercial development take place within them.

The locally significant McFadden Lake Mixedwood Forest is an important part of the golf course and country club, and the course has been carefully designed to take full advantage of the Forest.

TO
SHERWOOD PARK

LEGEND

 SUBJECT SITE



WILLIAM DOLMAN
and Associates

FIGURE 1 – LOCATION OF SUBJECT SITE

Some clearing will be necessary for the golf course's fairways, tees, greens, and driving range, for the residential areas' roadways and building sites, and for the hotel. However, the integrity of the Forest will be maintained.

The timing, pattern and magnitude of such development is to be based on the growth management framework of the County's General Municipal Plan. As well, minimum lot sizes are to be established by the County based on the environment, the services provided, and the character of the surrounding rural area.

3.2 County General Municipal Plan

The Strathcona County General Municipal Plan designates the subject site, and a wide area around it, "Agricultural/Rural Residential Area". The policies of that designation would not allow multiple parcel country residential (2 to 10 acre parcels) or small holding (10 to 20 acre parcel) subdivisions except for minor infilling, or any multiple-family residential housing forms. Tourist commercial uses (such as a hotel) would also not be permitted on the subject site.

The Plan makes no reference to "tourist" commercial uses, except in Agricultural/Conservation Areas, or golf courses/country clubs.

The Plan envisions two levels of water and sewage disposal services - full municipal piped services such as those provided in Sherwood Park, and well/septic tank. No reference is made to communal services.

The General Municipal Plan Amendment which accompanies this Area Structure Plan would permit this proposed development.

3.3 County Land Use By-law

The Land Use By-law of Strathcona County districts the north half of the subject site AR (Rural District), and the south half C5 (Recreation/Tourist Commercial District). Outdoor participant recreation uses (including golf courses) and motels (establishments providing rooms or suites for temporary lodging or light housekeeping, with individual exterior accesses) are allowed in these Districts. Semi-detached housing is allowed in the Semi-Detached Residential (R2) District, and row housing (town housing) is allowed in the Low Density Multiple Residential (R3) District.

No District would permit single detached residential development, on bare land condominium lots of a minimum size of 0.2 ha (2000 m² or 21,527.8 sq. ft.) with communal water and sewage disposal services.

The RE (Suburban Estate Residential) District, which permits a minimum lot size of 1350 m² (14,531 sq. ft.), requires municipal water and sewer, and proximity to Sherwood Park.

The Land Use By-law Amendment which accompanies this Area Structure Plan would place the single detached residential portion of the proposal within the RE District, but modify that District's "Purpose" to be more general in nature.

The regulations of the RE District would be satisfactory for the single detached residential portion of the development; however, a smaller minimum site width (i.e., the width of the site at the minimum front yard line) of 5 m (16.4 ft.), a smaller minimum site depth of 35 m (114.8 ft.), and a smaller minimum rear yard of 7.5 m (24.6 ft.) would be allowed here so as to allow for the flexible design of individual bare land condominium unit boundaries. This flexibility is necessary so as to optimally utilize the spaces between the golf course's fairways for residential purposes.

The Land Use By-law Amendment will also place the proposed semi-detached residential and townhousing areas into the already existing Semi-Detached Residential (R2) and Low Density Multiple Residential (R3) Districts in the Land Use By-law.

Minor changes to the By-law would clearly define the accessory uses for the golf course/country club, and clarify that a "lot" would include a bare land condominium unit.

The Amendment would apply the Recreation/Tourist Commercial (C5) District to the whole of the golf course and the hotel site.

The Amendment will also place appropriate parts of the sanitary and storm sewage disposal system into the Public Utility (PU) District.

3.4 County Recreation and Parks Development Plan, 1985-1989

The County of Strathcona Recreation and Parks Development Plan, 1985-1989 does not make any specific reference to the subject site. However, with respect to the 10% Municipal Reserve (MR) requirement of the Alberta Planning Act, it states that the County Recreation and Parks Department has over 2000 acres of Municipal Reserve that is not being actively used. In many instances, MR is of little use to adjacent residents. The Plan recommends that the "Department should consider, in all instances, the assembly and planning of a central parcel of land that can have better facilities and be used by everybody in the area."

3.5 County Outdoor Master Plan

The County's Outdoor Master Plan does not make any specific reference to the subject site. Neither does it identify the site, or any land around it, as a significant or sensitive area.

The Outdoor Master Plan does make reference to using the County's outdoors to foster its tourism potential. High quality private sector outdoor recreation economic initiatives, compatible with and sensitive to outdoor resource values, are to be encouraged. The County's diversification efforts are thus to be enhanced.

The Outdoor Master Plan recommends that privately owned open space that is providing an outdoor recreation opportunity should be recognized and promoted as regionally important.

3.6 County Storm Water Management Plan and Water and Sewer Master Plan

These two Plans affect primarily the Sherwood Park area. They do not impact the subject site.

3.7 County Transportation Plan

The County Transportation Plan, which deals with major roadways, does not directly affect the subject site or the roadways adjacent to it.

4. LOCATION AND OWNERSHIP

4.1 Location

The Suntime Golf Club & Resort is located on 160.26 hectares (396 acres) in Strathcona County No. 20, about 5 km (3 miles) south of the hamlet of South Cooking Lake and of Provincial Highway 14, adjoining the boundary of the County of Leduc No. 25.

The legal description of the property is W $\frac{1}{2}$ SEC 2-51-22-W4 and the south half of SW $\frac{1}{4}$ SEC 11-51-22-W4.

4.2 Canada Land Inventory - Soil Capability for Agriculture

According to the Canada Land Inventory, the capability of the soil of the subject site for agriculture is as follows:

Approximately the northeast half of the NW $\frac{1}{4}$ 2-51-22-W4 and all of

the south half of the SW $\frac{1}{4}$ 11-51-22-W4 (approximately 64 ha or 160 acres) is characterized as 5(7-T-S), 6(2-W), 4(1-S-T).

The remainder of the subject site (approximately 96 ha or 236 acres) is characterized as 4(9-S-T), 6(1-W).

4.3 Land Uses

The subject site is vacant, with no significant structures on it. Most of the cleared portion of the subject site is cultivated. The golf course's fairways, tees and greens are under construction.

Lands around the subject site are in residential and agricultural uses. Non-farm residential uses predominate in the general area. As a result, a residential development will not be an intrusion into an already well-developed country residential area. Few of the small parcels in the vicinity of the subject site could be considered actual farms due to their small size and the low capability of the soil for agriculture.

In the country residential subdivisions in the vicinity, there are 66 residences developed on their 151 residential lots.

There is County owned park land - Municipal Reserve - just northwest and immediately adjacent to the east of the subject site.

As it bypasses the general area, there is no development along Highway 14.

South Cooking Lake, a small hamlet and local service centre, is located approximately 5 km (3 miles) from the subject site, just north of Highway 14.

4.4 Population

According to the Strathcona County municipal census of May, 1990, in the two census enumeration areas of the County south of Highway 14 and east of Range Road 224, which is the area adjacent to the subject site, there were 1238 people and 419 dwellings. Assuming that 398 of the dwellings were occupied would yield an average of 3.11 persons per dwelling.

4.5 Schools and Student Generation Factors

In the County (Public) system, elementary school children from the subject site will travel to the Ministik and the Ardrossan Elementary Schools. Junior High students will travel primarily to Ardrossan

Junior/Senior High in Ardrossan (Secondary Highway 830 at Highway 16) and secondarily to Fultonvale Elementary/Junior High located 8 km (5 miles) northwest of South Cooking Lake. Some Senior High students will travel to Bev Facey Senior High in Sherwood Park, depending on the programs taken.

In the Sherwood Park Catholic Separate School District, elementary and junior high students from the subject site will travel to St. Luke's Catholic School located in South Cooking Lake. High School students will travel to Archbishop Jordan School in Sherwood Park.

4.6 Opportunities and Constraints

The golf course, designed by Jack Nicklaus Enterprises, a division of Golden Bear International, Inc., is the major determining factor in the design of the proposed development. The golf course utilizes the site's physical environment - specifically, the existing waterbody and low-lying areas and the extensive tree cover - to enhance the quality of the golfing environment. Except for minor alterations, its design is fixed. The other proposed uses must fit within the golf course's design.

In order to not create unnecessary land use conflict, the hotel is separated from the residential areas, and close to the club house so its users can use that facility.

The club house, together with the pro shop, locker rooms, putting green, tennis courts, swimming pool, restaurant, lounge, maintenance facilities and driving range will be located in spaces large enough to accommodate them.

The portion of the subject site which is not to be used for the golf course, and which is large enough to accommodate the hotel, the club house, and all its facilities, is in the central and western portions of the north half Section 2.

This leaves a number of areas of land to accommodate modules of residential uses. Of necessity, this part of the development must be designed to be accessed from a series of culs-de-sac.

The golf course will give individual residents a sense of having more land in their rear yards than would usually be the case in either normal urban or normal country estate residential subdivisions. Thus, single detached residential land parcels will be able to be as small as 0.2 ha (21,527.8 sq. ft. or 0.5 acre). The semi-detached land parcels will be able to be the same as in the County's Urban Service Area. These sizes will better utilize the spaces available and

provide a reasonable number of residential units, so as to make the services to be provided economically feasible.

Such parcel sizes are not suitable for the provision of potable water by individual well, and the disposal of sanitary sewage by individual septic tank and tile field. As a result, alternative means of supplying water and disposing of sewage are provided. These facilities have land requirements.

The land area north of the large slough in the northern portion of the site is the best for residential use on the site. It is proximate to but separated from the club house and its facilities, and has excellent vistas of the whole country club and the surrounding natural environment. If the slough is deepened, this area is ideal for residential development at a little higher density so as to allow as many people as possible to benefit from the exclusive and unique setting.

Because of the extensive amounts of open space surrounding the residences, and because the residences will be located in a park-like setting, no Municipal Reserve is necessary to serve the residential development.

Vehicular traffic travelling to and from the club house (and thus the golf course itself) and the hotel will be separated from residential traffic so as to avoid conflict.

Finally, the low-lying areas allow for 3 small waterbodies - the largest currently existing in the centre of the northern half of the subject site, near the hotel and the club house sites - with a total area of approximately 2.5 ha. These can provide water hazards, storm water management ponds, and a source of irrigation water for the golf course.

5. TREE RETENTION

The development will retain as much as possible existing tree cover on the subject site.

Development of the golf course, the residential areas and roadways, however, will require some tree removal. Such removal will be undertaken in a judicious fashion so as to retain as much as possible a natural environment.

6. LAND USE AND POPULATION

6.1 Proposed Uses

The proposed development will include the following uses:

- i) a full, 18-hole golf course and country club, of the highest professional quality, complete with driving range, club house, pro shop, locker rooms, putting green, tennis courts, swimming pool, restaurant, and lounge, together with the necessary maintenance facilities;
- ii) a hotel, comprising 100 units in 25 4-unit structures;
- iii) up to 78 single detached residential dwellings, each on its own site, in four clusters or "modules" located between the golf course's fairways, with site sizes averaging approximately 2500 m² (26,900 sq. ft. or 0.6 ac.);
- iv) up to 62 semi-detached residential dwellings (31 pairs), with each pair of dwellings on its own site, in a single "module" located at the northeast portion of the subject site, with site sizes a minimum of 612 m² (6588 sq. ft.) for each pair of dwellings; and
- v) up to 10 residences in an exclusive townhousing complex in one "module".

6.2 Land Use

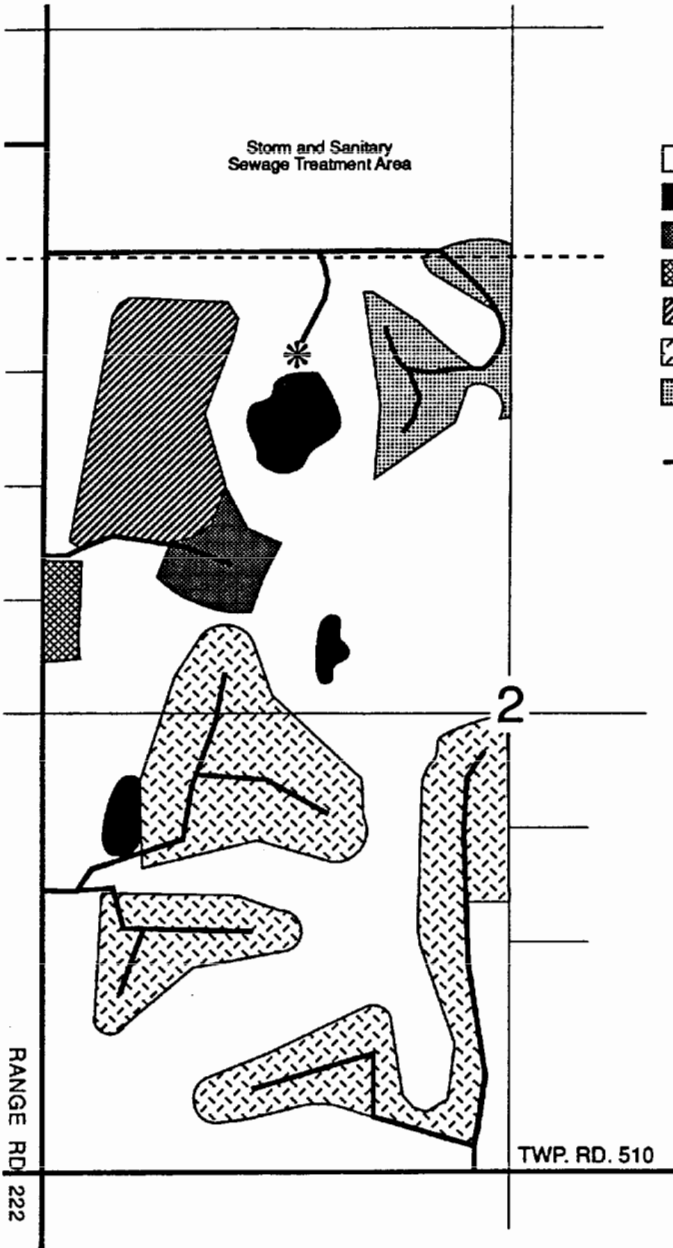
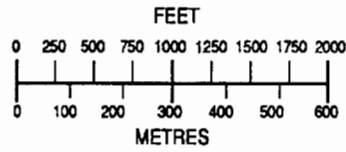
A general conceptual plan of development for the subject site, shown on Figure 2, has been developed and is proposed.

Four residential areas, or "modules", would hold up to 78 detached residential units with an average of one unit per 0.24 ha (0.6 acres). One residential module in the northeast portion of the subject site will hold a total of 62 (31 pairs of) semi-detached residential units. The residential module north of the lake, because of its exclusive setting, will be developed at a townhousing density so as to allow more people to enjoy this unique setting. The club house and hotel sites are located most proximate to Range Road 222 so as to not interfere with residential amenity and so that their traffic not percolate through the residential areas.

A summary of the land area devoted to the various uses in the development is provided in Figure 3. The summary shows the amount of land to be occupied by various uses, and not the total

LEGEND

-  GOLF COURSE
-  WATERBODIES
-  CLUB HOUSE & FACILITIES
-  MAINTENANCE AREA
-  HOTEL AREA
-  SINGLE DETACHED RESIDENTIAL AREAS
-  SEMI-DETACHED RESIDENTIAL AREAS
-  TOWNHOUSE RESIDENTIAL SITE
-  ROADWAYS



WILLIAM DOLMAN
and Associates

FIGURE 2 – CONCEPT PLAN

area of parcels of land.

FIGURE 3 - LAND USE SUMMARY

<u>LAND USE</u>	<u>HECTARES</u>	<u>(ACRES)</u>	<u>% OF TOTAL</u>
Total Area of A.S.P.	160.26	396.0	
Gross Developable Area	160.26	396.0	100.0%
Single Detached Residences	23.15	57.2	14.4%
Semi-Detached Residences	5.07	12.5	3.2%
Townhouses	0.95	2.3	0.6%
Hotel	6.96	17.2	4.3%
Golf Course (including Club House and facilities)	94.16	232.7	58.8%
Storm and Sanitary Sewage Disposal Area	29.97	74.1	18.7%

The single detached and semi-detached residences will be developed as a series of bare land condominiums, and the townhousing complex will be developed as a single condominium, with title separate from the golf course. There will be a maximum of 150 residences in the proposed development.

The hotel will also be in separate title from the golf course.

Since the irregularly-shaped areas of land between the golf course fairways are to be used for residential purposes, lot dimensions and areas will be slightly different than those provided for in the RE District in the County's Land Use By-law. Specifically,

- i) the minimum lot area will be 2,000 sq. m, (21,527 sq. ft.),
- ii) the minimum site width will be 5 m (16.4 ft.),
- iii) the minimum rear yard will be 7.5 m (24.6 ft.), and
- iv) the minimum site depth will be 35 m (114.8 ft.).

6.3 Future Population

The population density which may be achieved by the residential portion of the development will probably be in a range between that currently achieved in rural areas in the County as a whole (an average of 3.22 persons per dwelling), and that achieved by the rural development in that part of the County in the area of the subject site (an average of 3.11 persons per dwelling). Figures 4 presents projections of resident population.

FIGURE 4 - POPULATION PROJECTIONS

<u>UNITS</u>	<u>PERSONS/UNIT</u>	<u>POPULATION</u>
150	3.11 to 3.22	467 to 483

Projections of student generation are more difficult, since neither School Board uses a factor for the number of students which might accrue from a rural residential property. However, from the existing situation, the student generation projections shown in Figure 5 can be estimated.

FIGURE 5 - STUDENT GENERATION PROJECTIONS

<u>FACILITY</u>	<u>RESIDENTIAL UNITS</u>	<u>PUBLIC SYSTEM</u>	<u>CATHOLIC SYSTEM</u>	<u>TOTAL STUDENTS</u>
from the general area:				
Elementary	398	83	28	111
Junior High	398	24	8	32
Senior High	398	38	13	51
from the subject site:				
Elementary	150	31	11	42
Junior High	150	9	3	12
Senior High	150	14	5	19

6.4 Municipal Reserve

Since adequate open space is provided for the residential uses in the proposed development, no Municipal Reserve is needed. Instead,

cash-in-lieu will be offered to the County for development of its other park resources.

Since the golf course and country club will be a recreational resource, the amount of cash-in-lieu will be based on the area of the residential condominium parcels, which is estimated from Figure 3 above at totalling 29.17 ha (72.0 ac.). Municipal Reserve owing from other separations will be deferred into the golf course title.

7. TRANSPORTATION

7.1 Residential Access

Access to the residential portions of the development will be from Township Road 510 and Range Road 222 on the boundaries of the development. The concept envisions a series of residential culs-de-sac emanating from three intersections with those two Roads, with the residential lots located on the culs-de-sac.

These culs-de-sac will be developed to a high quality standard, with asphaltic concrete pavement, and a piped storm drainage system.

Internal road design will be subject to County approval, even though the roads will be privately owned, being part of the condominiums' common area. The roadways will specifically be designed to slow traffic, while providing adequate access for road maintenance vehicles, school buses, and garbage collections services.

As well, in order to provide for secondary accesses to the residential culs-de-sac, a number of widened golf cart paths will be developed, to sufficient standard to allow access by emergency vehicles.

7.2 Access for Other Uses

Access to the golf course, club house and its ancillary facilities, and the hotel will be achieved from a separate access off Range Road 222.

Access to the public utility facilities will be from one of the residential culs-de-sac. The residences will, however, be further along this roadway.

Those access roadways will also be privately owned.

7.3 Traffic Impact

The accesses from Township Road 510 and Range Road 222 to the subject site will be able to accommodate the traffic generated by the development without requiring any alteration to the County's roads other than roadway or intersection upgrading as indicated in the Transportation analysis undertaken for the development by GCG Dillon Consulting Limited, and as described in detail in the Design Brief to this Area Structure Plan.

7.4 Pedestrian Access

Pedestrian movement from the subject site to the Municipal Reserve parcel in the subdivision immediately to the east of the development site will be provided for.

8. UTILITIES

8.1 Water Distribution System

Alternative means of providing communal water systems for the proposed development were reviewed. A communal well was assessed. This test indicated that though adequate quantities of water may be available, quality was questionable. Thus, this alternative was rejected in favour of hauling water to the development.

The water system will be designed to Alberta urban standards. Figure 6 diagrammatically illustrates the potable water supply system for the development. It is described as follows:



There will be two communal storage facilities and pump houses on the site. Mains will access the various uses.

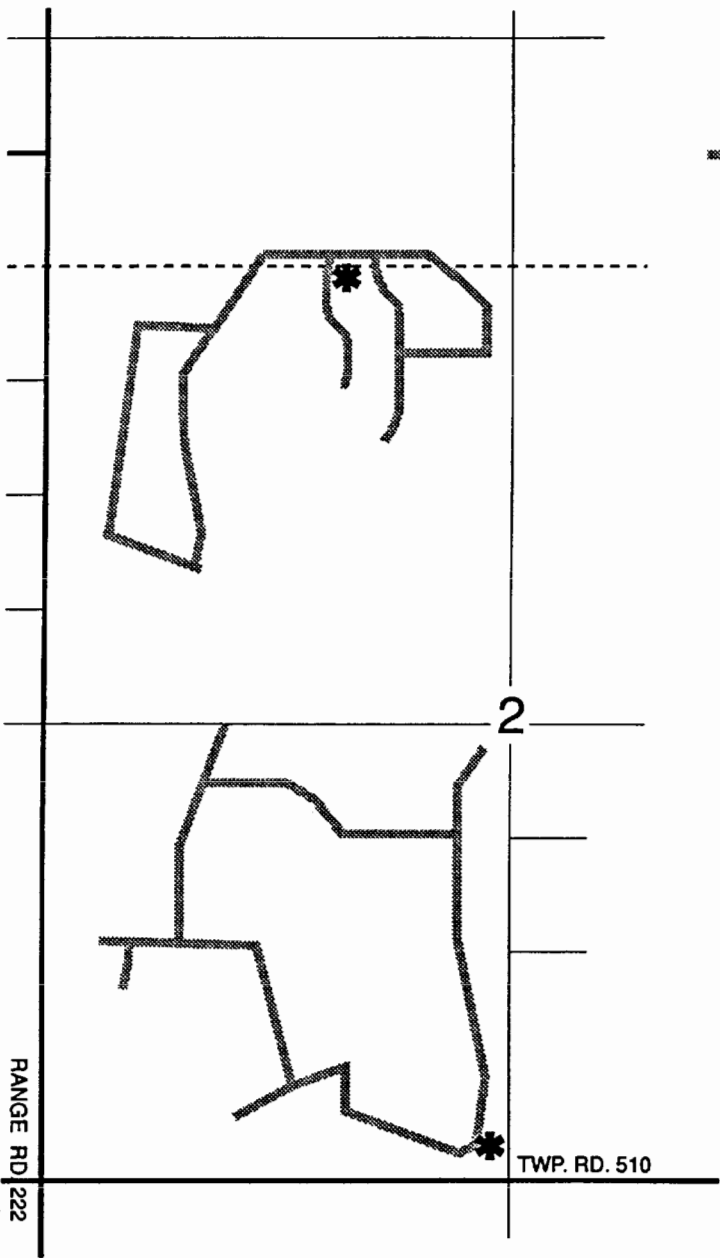
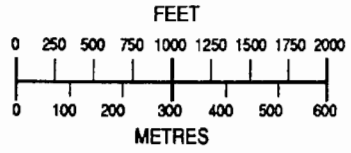
Storage will be of sufficient size to provide for an emergency supply, peak hourly demands, and fire protection. The distribution system will be looped so as to reinforce supply. Fire protection will be provided by internal sprinkler systems.

State of the art fixtures will be specified in the residences' development and architectural controls so as to reduce as much as possible water demand.

The system will be owned jointly by the residential condominiums, and will provide water supplies, under agreement, to the hotel. The club house facility will have its own water system.

LEGEND

-  Storage Facilities and Pump Houses
-  Water Mains



WILLIAM DOLMAN
and Associates

FIGURE 6 – WATER DISTRIBUTION SYSTEM

The system is described in detail in the Design Brief to this Area Structure Plan.

8.2 Sanitary Sewage Collection and Disposal System

The sanitary sewage collection system will include a low pressure collection system with two-stage septic tanks and a pump at each dwelling, and disposal, after disinfection, first to an irrigation holding pond, then to the golf course for irrigation.

This sewage collection system will be sized to accommodate the whole of the proposed development.

State of the art fixtures will be specified in the residences' development and architectural controls so as to reduce as much as possible sanitary sewage flows from residences.

The system will be owned jointly by the residential condominiums.

The system will be developed in such a manner that it may be enlarged to accommodate flows from South Cooking Lake and from the area in proximity to the subject site.

Figure 7 diagrammatically illustrates the ultimate sanitary sewage disposal system for the development. The system is described in detail in the Design Brief to this Area Structure Plan.

8.3 Storm Drainage

Storm drainage within the subject site will drain towards the low-lying areas on the subject site and to the northwest of the site following the existing natural drainage pattern.

The low-lying areas will be used as receptors of storm drainage, and three will be used as reservoirs for the golf course's irrigation system.

Figure 8 diagrammatically illustrates the storm water management system for the development. The system is described in detail in the Design Brief to this Area Structure Plan.

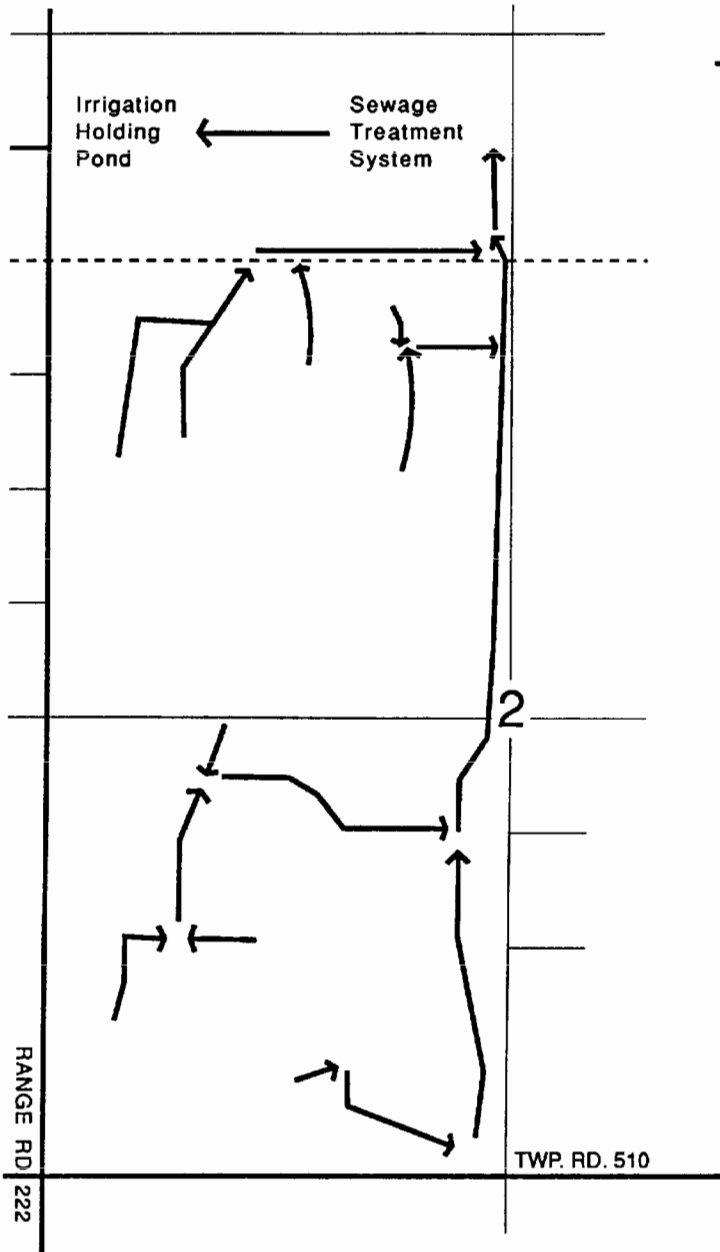
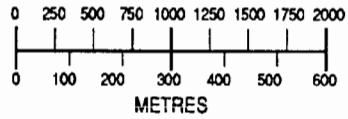
8.4 Other Utilities

Other utilities, including natural gas, power and telephone will be installed underground in residential areas. Street lighting will also be provided. The Design Brief to this Area Structure Plan provides detailed information respecting these matters.

LEGEND

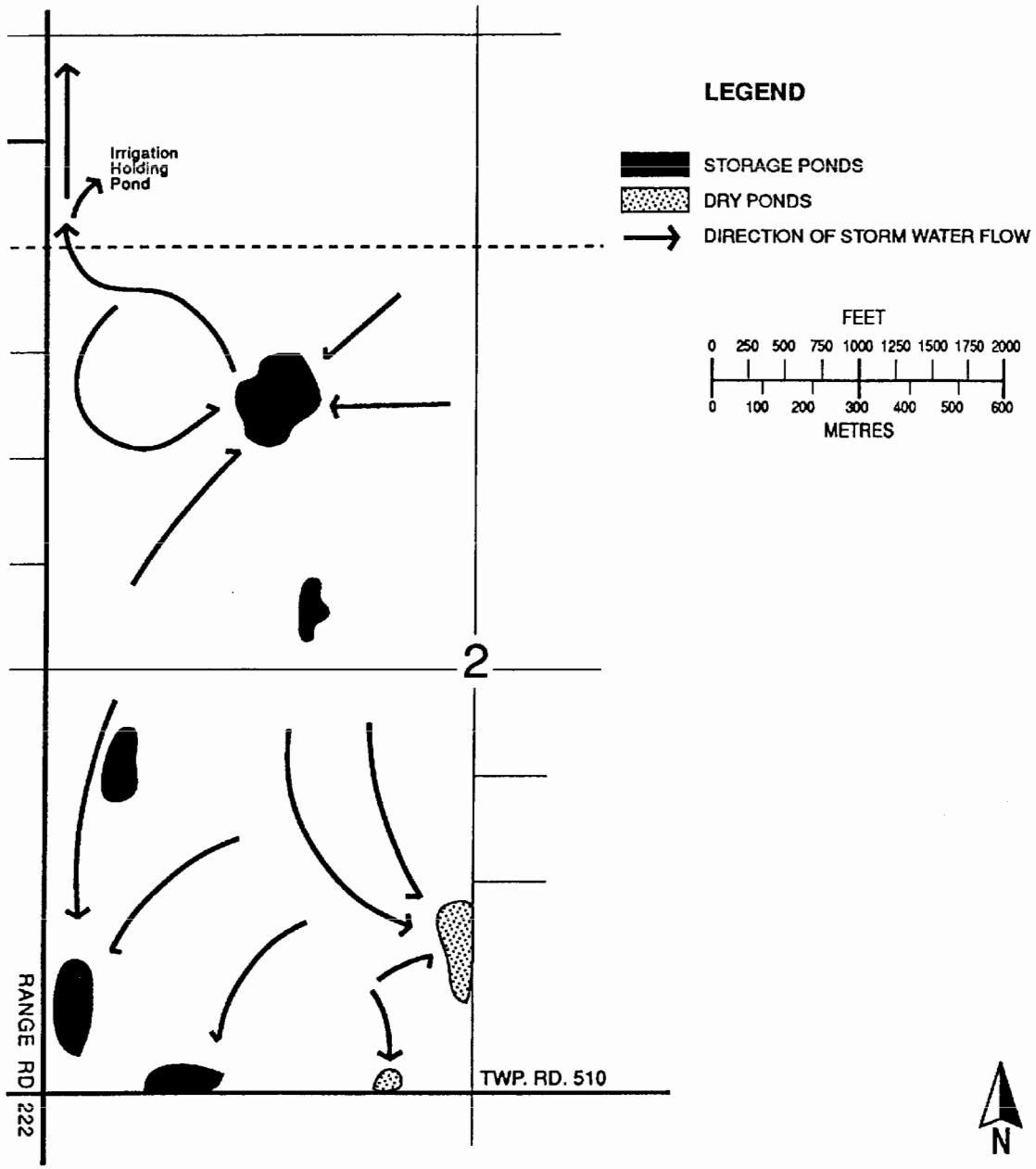
→ Direction of Flow

FEET



WILLIAM DOLMAN
and Associates

FIGURE 7 - SANITARY SEWAGE
DISPOSAL SYSTEM



WILLIAM DOLMAN
and Associates

FIGURE 8 – STORM WATER MANAGEMENT SYSTEM

9. DESIGN AND LANDSCAPING

9.1 Landscaping Parameters

Because of the rural nature of the development, and the heavily wooded nature of most of the site, urban landscaping standards will not be necessary. However, judicious boulevard tree planting in those few untreed areas will be done at the time of development. Roadway boulevards will be landscaped at the same time.

Entries to the development will be accented with entry signs and low natural vegetation.

The maintenance of all boulevards will be undertaken, through agreement, by the Suntree Golf Club and Resort maintenance staff.

9.2 Development Guidelines

Architectural and building controls and landscaping guidelines will be prepared by the developer to direct home-buyers, designers and builders towards appropriate building forms and details. These controls and guide-lines will address design and development issues including building set-backs and massing, roof lines, lot grading, fencing, landscaping, building materials, exterior finishes, and other regulations such as those governing the storage of recreational vehicles, the placement and screening of satellite dishes, treatment of the golf course boundaries and existing vegetation, and the appearance of the site during construction.

Appropriate portions of these controls and guidelines will be incorporated into the condominium's regulations and by-laws, will form part of the purchase agreements, or will be established as covenants on title, so as to be enforceable.

10. OTHER POLICIES

10.1 Ownership/Management

In order to not place on the County the requirement to provide and maintain communal water and sewer services far distant from the County's existing urban service area, the residential portion of the development will take place as a number of bare land condominiums. Common property, which will be owned jointly by the residential condominiums, will include the two residential water systems, the entire sewage treatment system and roadways accessing the residential areas.

The golf course, together with its club house and other country club facilities will be a separate title. However, by agreement, it will receive sewage disposal services from the same system that serves the residential development.

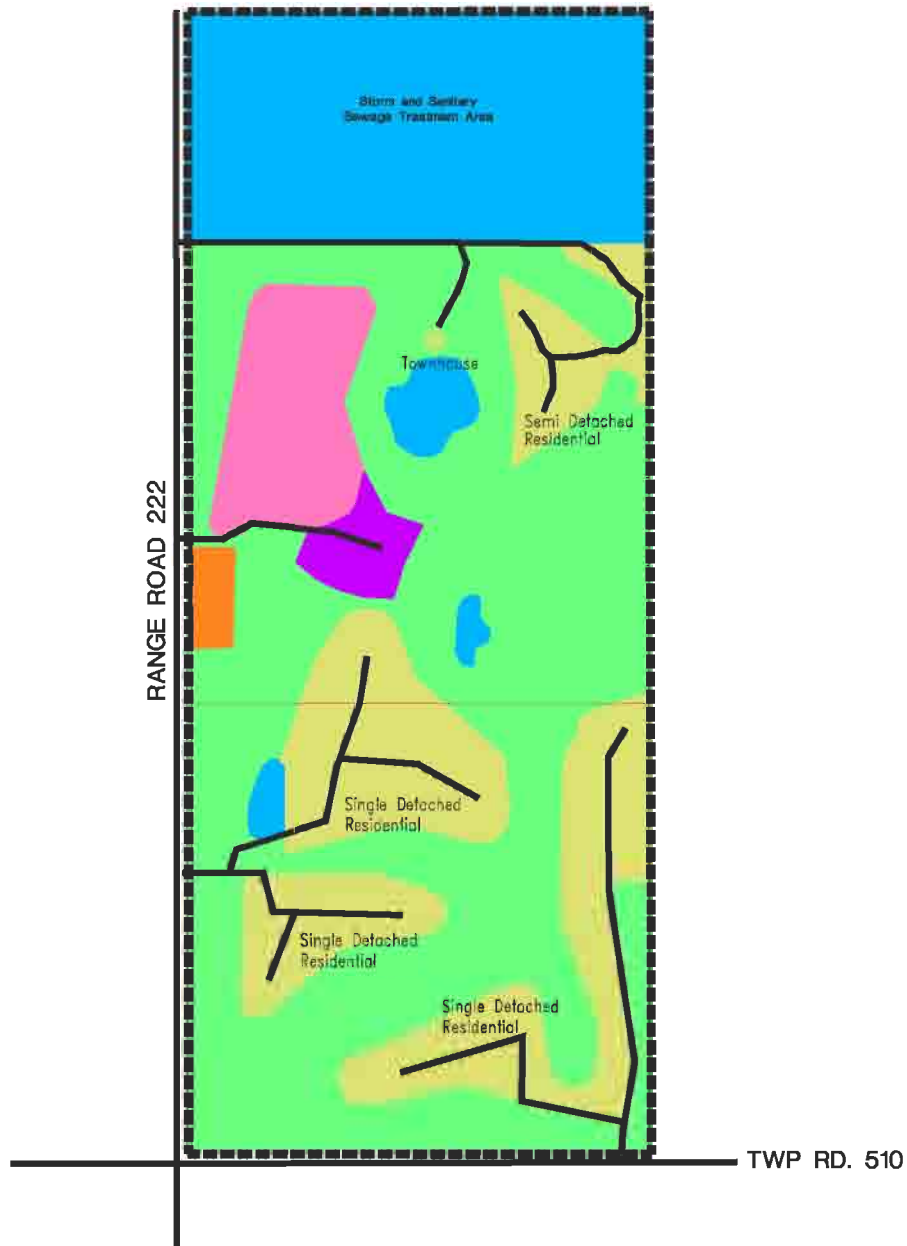
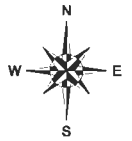
The form of ownership/management of the hotel has not been determined at this time; however, by agreement, it will receive its water supply and sewage disposal services from the same systems that serve the residential development.

11. DEVELOPMENT STAGING

The golf course and country club, together with its ancillary facilities, and the single detached residential modules, together with all of the services that they will require, will be developed immediately as a first phase. It is expected that construction of this development will take approximately one year from the date of approval.

The second phase of the development will be the rest of the residential uses on the subject site. Development of this phase will follow immediately development of the first phase. As a result of the close timing of this with the first phase, and due to the need for certainty in the bare land condominium plan process, application will be made to place the residential areas in their appropriate Land Use By-law Districts immediately, at the same time as the first phase areas.

The third and final phase of the development will be the hotel. Development of this phase will follow development of the second phase.



Suntree Area Structure Plan Bylaw 81-91

Date of Adoption 05-March-1991

- Club House & Facilities
- Golf Course
- Hotel Area
- Maintenance Area
- Residential



- Road Plan
- ASP Boundary

