



Eagle Shores

Area Structure Plan &
Phase 1 Outline Plan

Consolidated Version

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Submitted to:
Wheatland County
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Isle of Mann

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Eagle Shores

Area Structure Plan

Executive Summary

Eagle Shores will be a new and complete community adjacent to the eastern shore of Eagle Lake in Wheatland County, east of Calgary. The Eagle Shores Area Structure Plan and Phase 1 Outline Plan contain information and policies to guide the planning and development of this new community.

This document is divided into two parts:

- i. The **Eagle Shores Area Structure Plan** is a statutory plan, adopted by Bylaw, by Wheatland County Council. It provides general policy direction regarding the land use, transportation, servicing, the provision of community facilities and requirements which Wheatland County has for the eventual build-out of the new community.
- ii. The **Phase 1 Outline Plan**, which covers a portion of Eagle Shores, contains more detail regarding how these particular lands will be planned and developed.

The two portions of this document are companion pieces, meant to be read together, first to gain an overall impression of the kind of community being created, and second to understand the specifics of the initial phase of development.

The Eagle Shores Area Structure Plan illustrates the Vision for the new community and the Objectives and Planning Principles on which the new community is based. The Vision and the Principles form the essence of Eagle Shores. The Area Structure Plan provides supporting information so that all technical questions are addressed. It also explains the relationship between the County's Municipal Development Plan, the existing Eagle Lake Area Structure Plan, and the Eagle Shores Area Structure Plan. An overall Land Use and Development Concept sets the stage for the Phase 1 development.

The Phase 1 Outline Plan takes its lead from the Area Structure Plan to establish key components of the new community which are:

- A range of single family, semi-detached and multi-family residential dwellings
- A Village Core containing retail, residential, conference and hotel facilities
- A Golf Course and Clubhouse
- Linked public open spaces
- A marina
- Stormwater ponds
- Shoreline rehabilitation

In summary, the Area Structure Plan achieves the joint purpose of establishing the guiding principles for the new Eagle Shores community and initiates the staged development of the lands which, because of the mix of land uses, will provide a positive tax benefit for the County. Both documents have been through a public review process and have been approved and adopted by Wheatland County Council.

Eagle Shores

Area Structure Plan

1.0 INTRODUCTION

1.1 Purpose

The Eagle Shores Area Structure Plan (ASP) outlines a land use and servicing framework, and series of policies to guide development on ± 858 acres of land adjacent to the east side of Eagle Lake in Wheatland County. This ASP serves two key purposes:

- To illustrate how the Eagle Shores ASP lands can be integrated into one well planned, comprehensive development; and
- To lay the foundation for land use redesignation and subdivision.

1.2 Plan Area and Ownership

The Eagle Shores ASP Area includes ± 858 acres / 347 hectares of land extending along the east side of Eagle Lake, as illustrated in Figure 2. The following table (Figure 1) provides the legal description of each parcel of land within the Plan Area as identified in Figure 3.

Figure 1: Plan Area Parcel Description

Parcel	Legal Description	Area (acres)
1	NW 4-24-24-4	157
2	NE 4-24-24-4	51
3	SE 4-24-24-4	96.7
4	SW 4-24-24-4	159.8
5	SE 5-24-24-4	11
6	NW 33-23-24-4	77.7
7	NE 33-23-24-4	119.13
8	SE 33-23-24-4	158.1
9	SW 33-23-24-4	27.9
TOTAL		858.4

POLICY 1.2.1 Policies contained within this Area Structure Plan shall apply to all lands shown as the Plan Area on Figure 2.

Eagle Shores

Area Structure Plan

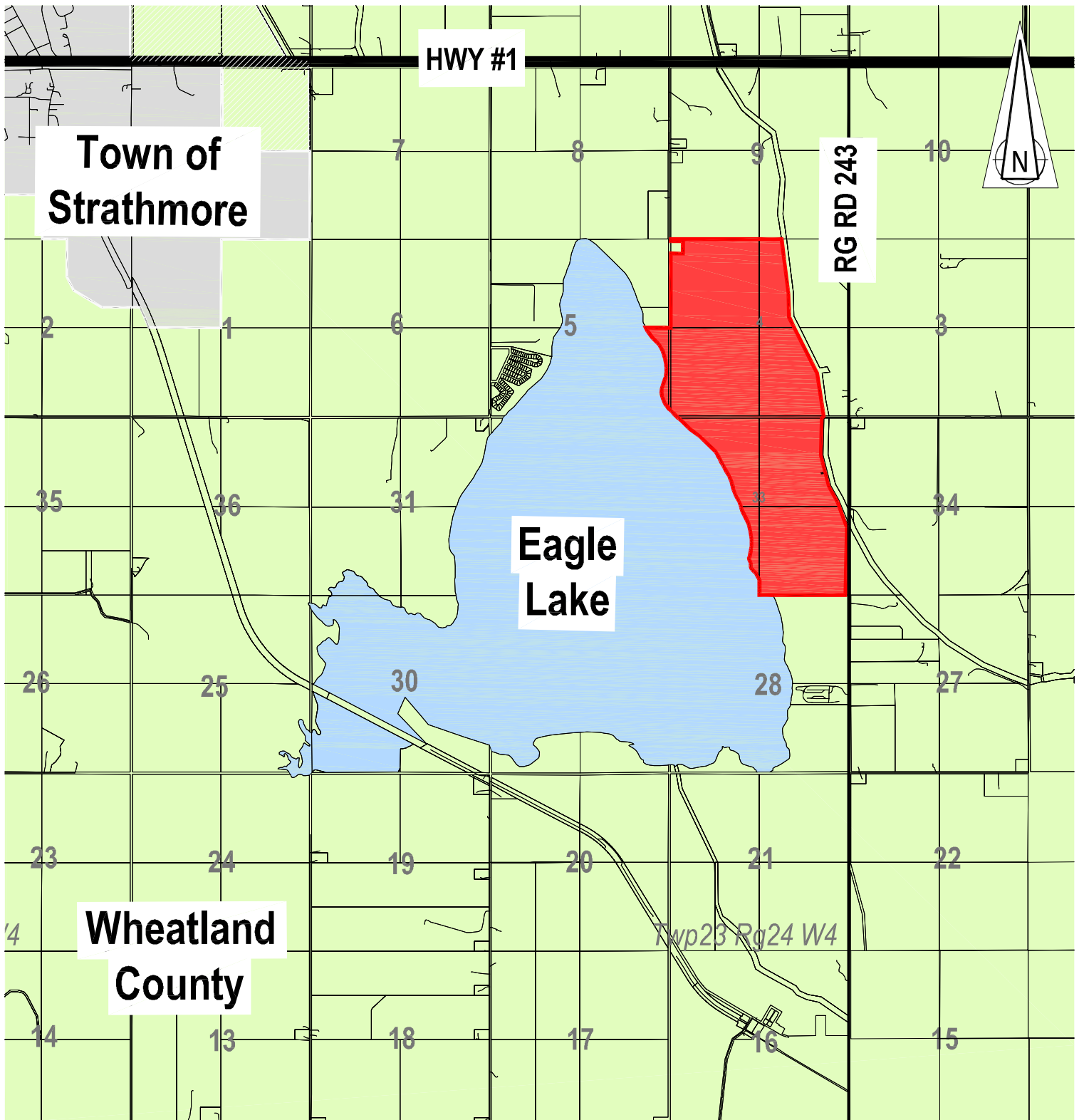


Figure 2 - Location

 Subject Lands

Eagle Shores

Area Structure Plan

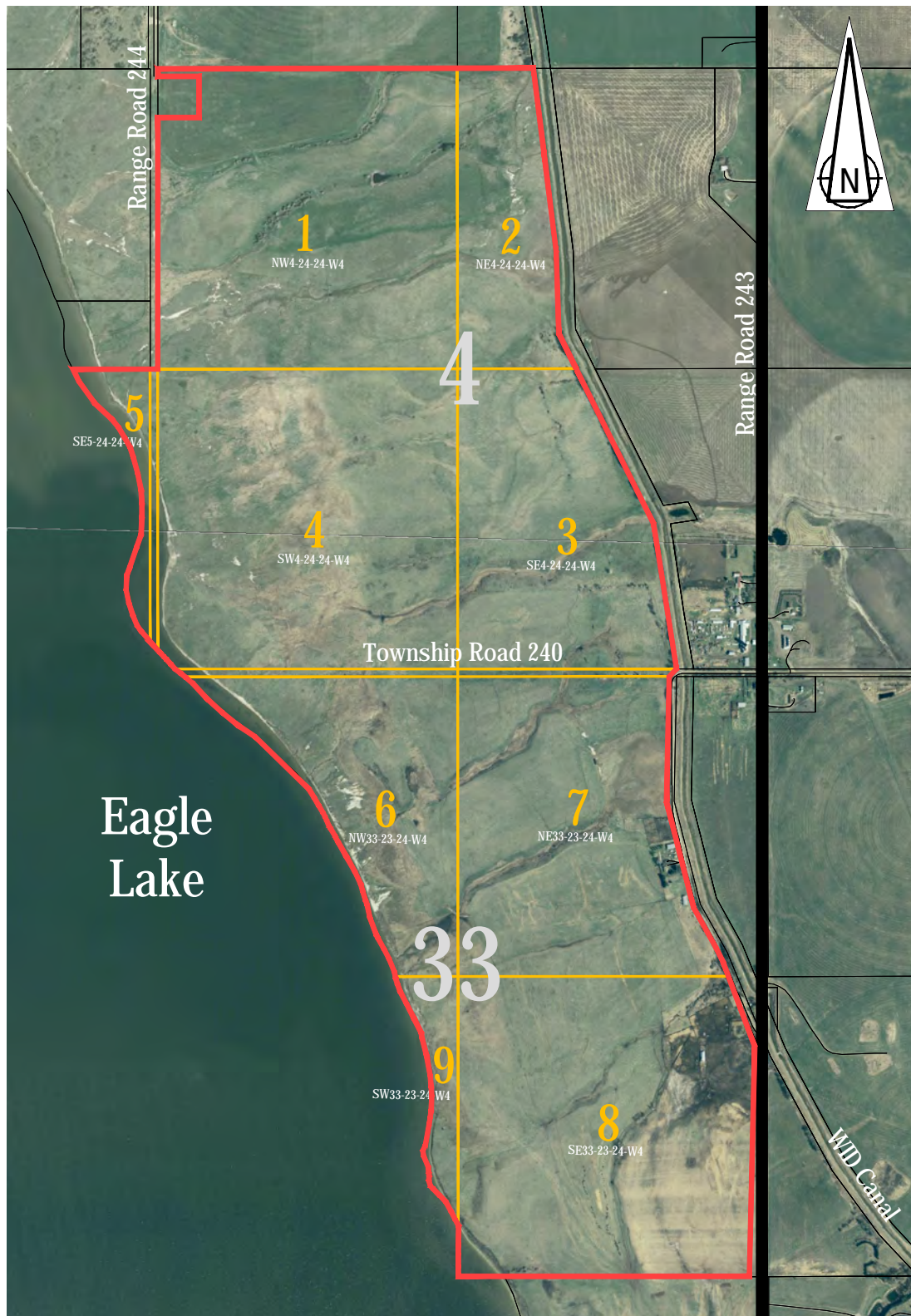


Figure 3 - Plan Area

 Subject Lands

1.3 Vision

Under the seemingly endless prairie skies, and positioned with views across the blue waters of Eagle Lake and onward to the Rocky Mountains, the community of Eagle Shores radiates warmth, energy and spirit. Here, family, friends and neighbours enjoy the pleasant side of living, sharing common values for a complete and balanced community just far enough from the busy City.

Eagle Shores is a first-class complete community with natural amenity and endless opportunity for socialization with friends and neighbours, be it at a coffee shop in the village, at a yoga class or the spa, on the golf course, or in a rowboat on the lake. Generations are brought together, with first time homeowners able to purchase a modest townhouse, seniors able to transition to downsized luxury, or families purchasing a getaway cottage. Gone are endless commutes to school and work, as the Village Core offers goods, services and entertainment. An evening stroll from your home to the Village for ice cream and a moment on the boardwalk will become habit!

Eagle Shores will be serviced by essential community services, including school, library and emergency services, relying on the major centres of Strathmore and Calgary for high level services such as hospitals and large scale retail purchases.

The eastern shores of Eagle Lake will be rehabilitated as a healthy natural amenity with public access. Residents will be able to enjoy recreational use of the lake, including swimming and boating, so long as water quality is not compromised. A small marina will anchor the commercial village centre, and allow the storage of small watercraft. The Village Core will offer a mix of shops, restaurants, offices, hotel, health and wellness centre, and will be connected to the golf course and clubhouse via landscaped pathways.

The development will use state of the art technology for stormwater management, grey water reuse and building orientation. Environmental sustainability and stewardship will be pursued through incorporation of a number of elements including alternative energy, LEED certification for public buildings, enhancement of riparian areas and dedication of public open space.

Live-work opportunities will be encouraged within a variety of housing types. Home offices and remote businesses will thrive at Eagle Shores, with teleconferencing facilities available in the centrally located conference and events centre.

Eagle Shores will be a middle to upper price range development that will cater to a wide variety of ages and lifestyles in a village atmosphere that will incorporate resort-style components, all of which will take advantage of the unique opportunities of the lake for year round activities.

2.0 OBJECTIVES & PLANNING PRINCIPLES

The Eagle Shores ASP is guided by the following 12 Community Planning Principles.

1. Design a complete community that is sensitive to the lake, topography, and biophysically diverse areas.
2. Provide a variety of housing styles to accommodate a variety of residents and lifestyles.
3. Create a well-integrated series of safe and attractive walking trails.
4. Design a first-class golf course and clubhouse as an amenity for residents and visitors that is sensitive to topography and biophysical features, and that is integrated into the residential and village commercial fabric.
5. Accommodate employment opportunities, where appropriate.
6. Provide community goals and objectives that are able to evolve over time.
7. Create a vibrant and vital Village Core that accommodates residents' local retail and personal services' needs. Uses within the community core may include (but not limited to): retail, office, higher density residential, and public open spaces.
8. Create a central area for community facilities, buildings and uses.
9. Create a sustainable infrastructure that encourages best management practices and embraces new technology.
10. Create a sense of place through branding / theming and design.
11. Develop architectural guidelines that are able to stand the test of time.
12. Develop landscaping schemes that incorporate low impact development techniques, e.g. xeriscaping.

3.0 SITE FEATURES AND SUPPORTING STUDIES

3.1 Setting and Topography

The ASP lands area oriented with a gradual slope west to the edge of Eagle Lake, from a high of 965 metres to the shoreline level of 925 metres. This provides the opportunity for the design of a road network and development cells which take advantage of the unique opportunity for lots with a view of the lake, mountains or golf course. Several natural draws exist on the property, draining towards the lake. These draws have been analyzed by expert biologists and stormwater management specialists in preparation of this ASP.

The ASP lands are currently used for agriculture, with lands having been cultivated and grazed for several decades. There is one existing home on the property, and structures related to the agricultural operation.

3.2 Surrounding Land Uses

The subject site is located along the east shore of the 1,210 hectare (2,990 acres) Eagle Lake, approximately 4.8 kilometres southeast of the Town of Strathmore. The Hamlet of Namaka is approximately 3.2 km south of Eagle Shores.

Meaning “near the water”, Namaka was once a thriving little village and shipping point for grain, with a general store, post office, boarding house and school. The decline of Namaka was caused by the depression, poor crops and CPR’s decision to change its main line of rail traffic to the south. The construction of the Trans-Canada highway six miles north left Namaka a little town between two main transportation routes, and a large fire in 1928 destroyed a section of the town. Namaka now consists of a small collection of homes, and a community hall.

The lands surrounding the plan area are currently used for agricultural purposes. On the northwest shore of Eagle Lake is Eagle Lake Nurseries. The west side of Eagle Lake also contains a small cottage development that is governed by an Eagle Lake Restricted Residential Area zoning. Along the east boundary of the plan area runs the Western Irrigation District Canal. Northwest of the intersection at Range Road 243 and Township Road 240, adjacent to the east of Eagle Shores, is an agricultural operation. The Eagle Lake RV Resort is located south of the proposed Eagle Shores community. The land uses surrounding the Eagle Shores ASP area are illustrated in Figure 4.

3.3 Existing Access and Surrounding Road Network

The subject lands are located 2.4 kilometres south of the Trans Canada Highway. Range Road 243 runs north-south to the east of the site. Township Road 240 provides access from Range Road 243 to the subject lands. Range Road 244 also runs north-south to the site with access at the northwest to Eagle Shores. Township Road 232 is a secondary east-west connection located 2 miles south of the subject lands.

Eagle Shores

Area Structure Plan



Figure 4 - Community Context

 Subject Lands

3.4 Geotechnical Evaluation

EBA Engineering Consultants Ltd. conducted a preliminary geotechnical evaluation for the subject lands in November 2008. Reports indicated that there are no factors which would limit the development of the lands for the full range of proposed land uses. This report will be followed and utilized during the subdivision and approval process.

POLICY 3.4.1 Development of the site will proceed in accordance with the information contained in the geotechnical evaluation prepared by EBA Engineering Consultants Ltd., November 2008.

3.5 Environmental Site Assessment

EBA Engineering Consultants Ltd. conducted a Phase 1 Environmental Site Assessment (ESA) for the subject lands in March 2008. The site has been aggressively farmed and ranched with corrals and farmsteads for many decades. Four isolated on-site sources of contaminants were identified in the Phase I, surrounding and in close proximity to the original farmstead. This is characteristic of old family farm operations. These sites represented lands surrounding the farmhouse and corrals including sources of chemical storage for farm purposes, propane tanks and other farm related uses. Therefore, EBA recommended a Phase II ESA be undertaken. The Phase II program (August 2008) included drilling and sampling to characterize the quality of soil and ground water in the specific area. Recommendations re future construction processes for this area were included in the Phase II report.

POLICY 3.5.1 Recommendations of the Phase II Environmental Site Assessment should be followed as the ASP lands are developed.

POLICY 3.5.2 Upon decommissioning of the existing on-site ranch area, further assessment of the above ground storage tanks and workshop should be conducted to the satisfaction of Wheatland County.

3.6 Biophysical Assessment

Sweetgrass Consultants conducted a biological impact assessment of the subject lands in October 2008. The study concluded that the effects of the proposed development on regional habitat fragmentation, biodiversity, and wildlife corridors are assessed as minor or negligible. The proposed mitigation by Sweetgrass Consultants is as follows:

- *Some wetland habitats will be retained/enhanced through incorporation into plans for the golf course. Mitigation for the loss of other wetland habitats will be through Alberta Environment's wetland compensation process.*
- *Isle of Mann is currently in negotiations with the Western Irrigation District for the relining of the WID Canal. It appears that seepage from the WID canal may be*

- impacting the lands. If this seepage were to be terminated through repair to the canal, reassessment of the wetlands would be required.*
- *Representative rare plant habitats will be retained if these are still viable following relining of the WID canal.*
 - *Some native shrub/grass coulee habitat will be retained as part of the golf course.*
 - *Portions of the backshore of Eagle Lake will be retained as potential nesting habitat for waterfowl. Habitat quality in this currently heavily impacted area will be improved through the removal of cattle.*
 - *The locally important bird staging habitat, in the bay area on the northwestern edge of the property, will be retained with a setback from development.*
 - *With the proposed mitigation, there are no significant biophysical constraints for the proposed development.*

POLICY 3.6.1 Recommendations of the Biophysical Impact Assessment for the ASP area should be followed as the ASP lands are developed.

POLICY 3.6.2 Wetlands areas should be reassessed prior to subdivision and upon completion of any repairs to the Western Irrigation District Canal.

POLICY 3.6.3 Decisions regarding the protection and/or compensation for wetlands will occur at the subdivision stage as required by Alberta Environment.

3.7 Historical Resources

Lifeways of Canada Limited undertook a Historical Resources Impact Assessment (HRIA) in August 2008, which involved the excavation of 15 backhoe tests placed strategically throughout the property. No cultural material or buried soils were observed in the backhoe tests. In addition, five shovel tests were placed around a surface artifact scatter. Five shovel tests were excavated in the immediate vicinity of these artifacts, one of which was positive with a tan quartzite flake recovered from immediately below the sod. One backhoe test was also excavated near this site. Due to the limited nature of the cultural material recovered, and the negative shovel tests, the site is determined to have low heritage resource significance. No further work was recommended at the site. Lifeways of Canada Limited recommended that the Isle of Mann Eagle Shores Project be granted full clearance under the Historical Resources Act.

POLICY 3.7.1 Historical Resources Act clearance was granted by the Historical Resources Management Branch on October 17, 2008 (Permit File 2008-170).

POLICY 3.7.2 Any archaeological sites or artifacts discovered during construction will be reported to the Province.

3.8 Commercial Market Assessment

A Retail Opportunity and Development Strategy for the Eagle Shores ASP area was prepared by Global Retail Strategies in September 2008. The Study notes that “given the project’s unique waterfront location, proximity to the major transportation corridor and the major market of Calgary, the Eagle Shores retail component is expected to garner patronage from a wide regional trade area and is anticipated to become a key retail/leisure destination for the on-site population, residents of Strathmore, commuters, regional tourists and local daytrippers. In addition, the multitude of uses on site will create a high level of activity which is critical to the immediate and long term success of the development”.

The study specifically recommends the following:

- *Development of some commercial lands in the early stages of development to provide a focal point, and local convenience shops that meets the needs of residents, and which provides support for additional retailers as the population increases.*
- *Big-box type retailers are NOT recommended in the Eagle Shores area, but rather a selection of unique retail shops, restaurants, galleries, local services, etc.*
- *Optimize the site’s location by promoting commercial development near the waterfront and a walkable retail promenade to encourage residents and visitors to linger and explore.*
- *A potential of +/- 600,000 square feet of commercial floorspace across the plan area by full-build out.*

POLICY 3.8.1 Up to 600,000 square feet of commercial space may be provided at Eagle Shores, the timing of which will depend on market demand.

POLICY 3.8.2 Initial phases of commercial development will be located in the Village Core, with future additional commercial development located within the Future Development Area at the north end of the Plan Area; small community convenience businesses may be located within residential areas.

POLICY 3.8.3 Large Format/Big Box style commercial development will not be permitted in the Plan Area.

POLICY 3.8.4 Commercial uses at Eagle Shores are not intended to compete with commercial development in the Town of Strathmore.

4.0 POLICY CONTEXT

4.1 Municipal Government Act

In Section 633 of the Municipal Government Act municipalities are provided the right and responsibility to create Area Structure Plans. The MGA states that ASPs are developed for the following reasons.

- (1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.*
- (2) An area structure plan*
 - (a) must describe:*
 - (i) the sequence of development proposed for the area,*
 - (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,*
 - (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and*
 - (iv) the general location of major transportation routes and public utilities,*
 - (b) may contain any other matters the council considers necessary.*

4.2 Wheatland County Municipal Development Plan

Wheatland County Municipal Development Plan Bylaw 2006-01 (MDP) was adopted by Council on March 21, 2006. According to the County's philosophy, "Wheatland County believes that within the County there is potential for areas to accommodate residential development of various densities". The County's overall goal is "to open up to planned diverse developments" (MDP, p.6).

In the MDP, Wheatland County indicates that residential development is "a cornerstone to the County" and that the main concerns with residential development have traditionally been, the provision of servicing and the cumulative effect thereof, and the compatibility with surrounding existing uses, in particular agricultural operations" (MDP, p.16).

POLICY 4.2.1 The Eagle Shores Area Structure Plan will conform to the Wheatland County Municipal Development Plan.

4.3 Eagle Lake Area Structure Plan

In 1999 Wheatland County prepared the Eagle Lake Area Structure Plan in response to high levels of interest in development around Eagle Lake. The Eagle Shores property is located within development Zone 1. The Eagle Lake ASP provided a policy framework in the development of the area into a recreation based settlement. It indicates that due to natural characteristics of the shoreline lands and proximity to roadways that the eastern land (including the subject site) is an area suitable for accommodating a relatively intensive level of recreational and residential development. Commercial uses were included to service future residents and visitors.

The plan included policy to ensure public access to, and control of, lands immediately adjacent to the shoreline, a public linear park or pathway encircling the lake area, and to provide adequate sites for public facilities like schools, playfields, and a community centre. The ASP encouraged recreational activities on the lake, after appropriate lake clean up.

The Eagle Shores Plan Area within the Eagle Lake ASP boundary is illustrated by Figure 5. While the Eagle Lake Area Structure Plan is supportive of the type of development proposed at Eagle Shores, it will be necessary to amend the Eagle Lake Area Structure Plan to accommodate the specific uses contemplated, as well as an increase in the recommended residential density for the Eagle Shores community.

POLICY 4.3.1 The Eagle Lake Area Structure Plan will be amended to accommodate the Eagle Shores Area Structure Plan.

Eagle Shores

Area Structure Plan

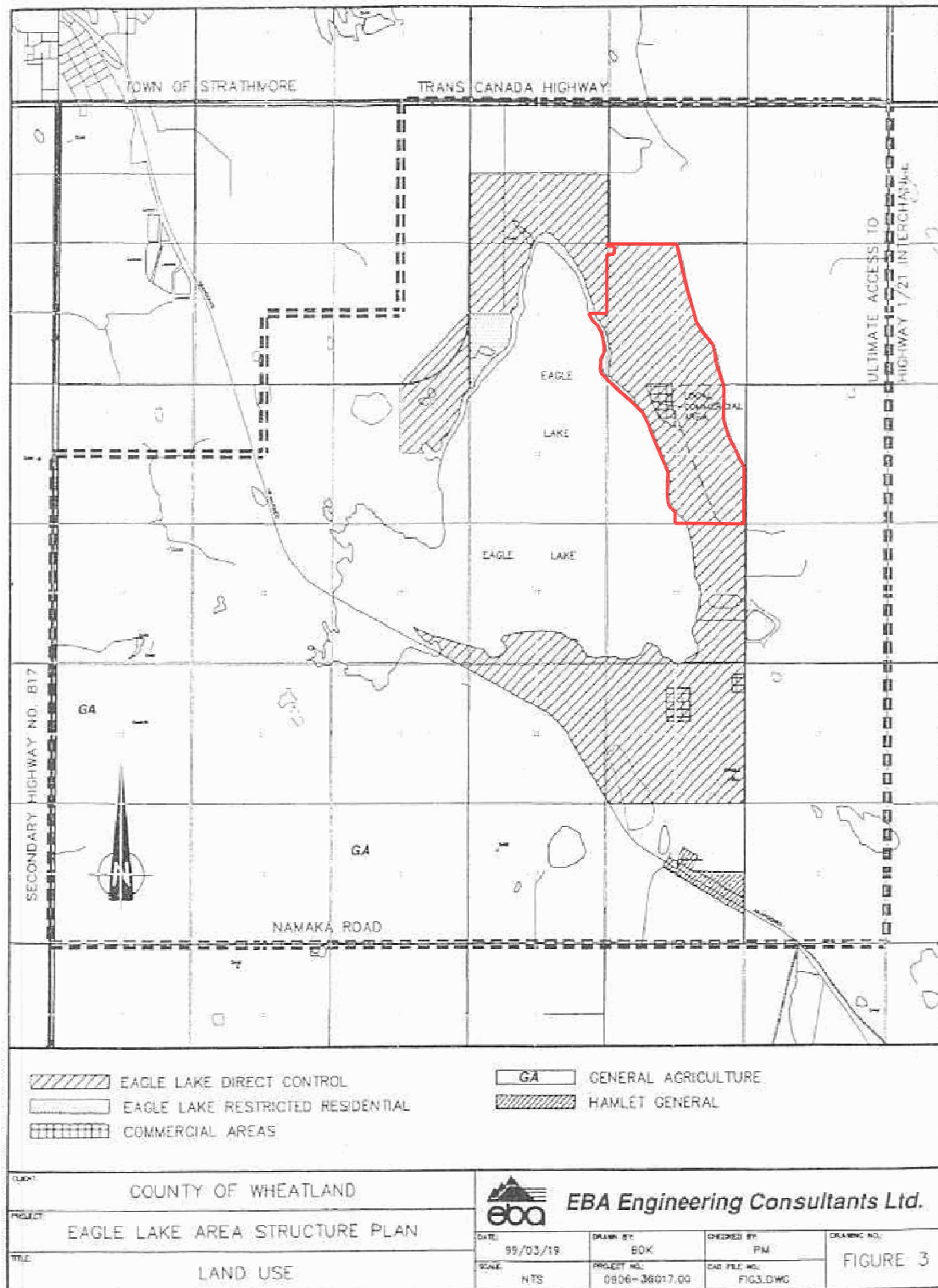


Figure 5 - Existing Planning Policy

Subject Lands

5.0 LAND USE & DEVELOPMENT CONCEPT

5.1 Development Concept Overview

The Land Use and Development Concept Plan for Eagle Shores is illustrated in Figure 6. This Plan provides an overview of the generalized uses proposed across the entire ±858 acre ASP area, and highlights key components of the Developer's vision. The intention of the Land Use and Development Concept is to guide more detailed land use and infrastructure planning that will occur with each phase of development.

POLICY 5.1.1 Detailed site planning, transportation systems, and servicing infrastructure for each phase of development should generally adhere to the intent and vision of Figure 6.

5.2 Shoreline Rehabilitation

The lake and shoreline at Eagle Shores will be a natural amenity for the community and all county residents. Public access to the water front is a key component of the plan for direct access to the water for recreation and passive recreation along the shoreline via pathways. The Biophysical Impact Assessment and supplementary Shoreline Assessment prepared by Sweetgrass Consulting will provide the basis for all future shoreline improvements.

POLICY 5.2.1 All cost related to the development of the Shoreline Rehabilitation Strategy will be borne by the land owner/developer. The Shoreline Rehabilitation Strategy will be prepared by the land owner/developer for the shoreline located on their property. This will be an incremental process of developing the strategies as development proceeds. The implementation of the Shoreline Rehabilitation Strategy will be enforced by the Development Agreement. The County will maintain all of the individual Shoreline Rehabilitation Strategies prepared by developers/land owners will be compiled by Wheatland County for a cumulative Shoreline Rehabilitation Strategy for Eagle Lake.

[Bylaw 2011-57 amended text 5.2, 5.2.1, and 5.2.2]

POLICY 5.2.2 Private docks will not be permitted along the shoreline of Eagle Lake.

POLICY 5.2.3 Should a marina and/or boat launch be developed, it should be located in close proximity to the Village Core.

- POLICY 5.2.5** The shoreline will contain a variety of active and passive recreation opportunities.
- POLICY 5.2.6** Methods of shoreline rehabilitation may include shoreline reinforcement, new plantings, erosion control, and marina development.
- POLICY 5.2.7** Cattle access to the shoreline and waters of Eagle Lake will be restricted at time of subdivision.
- POLICY 5.2.8** A Shoreline Landscape Plan will be prepared at the subdivision stage of development and is to be approved by a biologist.
- POLICY 5.2.9** The shoreline area will be determined at the subdivision stage of development. It will be dedicated as Environmental Reserve and owned by the County.

Eagle Shores

Area Structure Plan

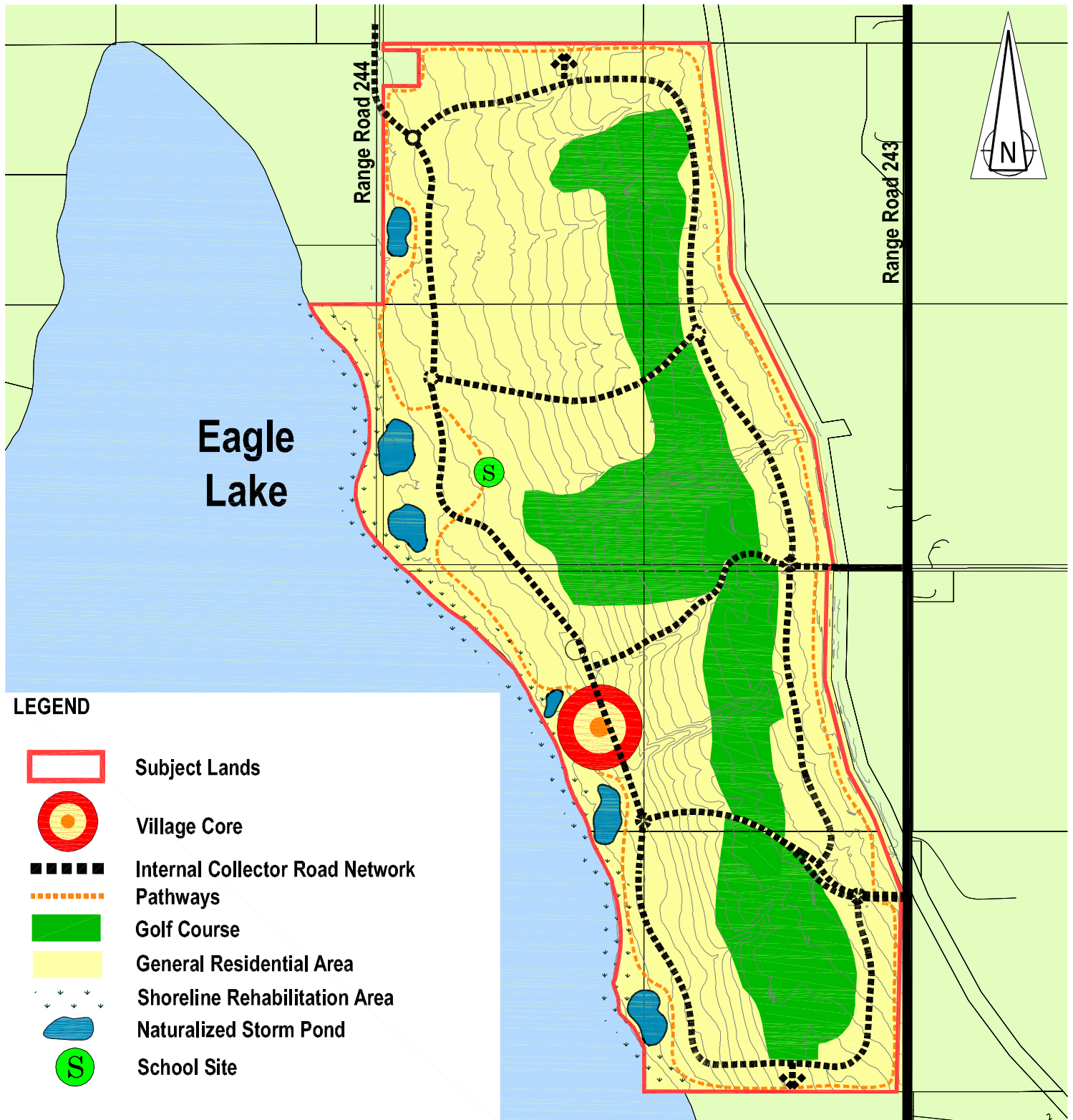


Figure 6 - Land Use & Development Concept Plan

5.3 Residential Area and Density

The residential areas of Eagle Shores will contain a variety of house types. A diversity of housing forms and levels of affordability will encourage a broad cross-section of the population to thrive in this community. A mix of housing will also enable individuals, couples and families to remain in the community throughout their lives, even as housing needs evolve. Eagle Shores will offer single-family, semi-detached and multi-unit housing. Housing styles will range from small cottages to large estate homes, and the design of some homes will accommodate both live-work, seniors' lifestyles. The ASP will achieve an overall average residential density of 6 to 8 units per acre. The population at full-build out is anticipated to be approximately 12,000 to 15,000 people. Residences will be oriented to take advantage of a mountain, golf course or lake view, and residential neighbourhoods will be interconnected by a system of pathways and open space.

- POLICY 5.3.1** A range of parcel sizes and dwelling types are permitted within the ASP area.
- POLICY 5.3.2** The ASP area will achieve an overall average residential density of 6 to 8 units per gross acre.
- POLICY 5.3.3** Residential areas shall contain open space and pedestrian connections throughout the ASP area.
- POLICY 5.3.4** The Developer shall prepare Residential Architectural Guidelines for each Phase of development to be registered on title at time of subdivision.

5.4 Golf Course

A central component of the Eagle Shores community is an 18-hole golf course and clubhouse. The course will provide a recreational anchor for the community of Eagle Shores. The facilities will be open to the public and connected both visually and by roadway and pathway to the Village Core. The golf course meanders throughout the community, designed to allow residential properties views onto the open space of the course. The golf course also includes a driving range and maintenance yard on site. The clubhouse facility is located on the course, at the northern access road into Phase 1 from Range Road 243. The clubhouse will provide a service facility to the golf course users as well as serve as a focal point at the northern community access point along Range Road 243. The golf course is planned to be constructed in Eagle Shores' first phase of development and as such, additional detail regarding the Vision for the course as well as the preliminary course design are contained in Section 7.2.3.

- POLICY 5.4.1** The golf course will be included in the Phase 1 Land Use Redesignation.

POLICY 5.4.2 Municipal Reserve owning for the golf course will be deferred. Should the golf course be developed for other uses, Municipal Reserve will be taken at that time.

5.5 Village Core

The Village Core will be a hub of activity for residents and visitors of Eagle Shores. The Core will contain a mix of uses, including specialty retail shops, restaurants, galleries, offices, a hotel and conference facility, health and wellness centre and marina. A range of medium-density residential units will be available in the Village Core: apartments, townhouses, cottages, and live-work units. The Village Core will be the gathering place for the Eagle Shores Community, and the focal point of community and cultural events. Pedestrian connections will be available throughout the Village Core, to the golf course clubhouse, and to adjacent residential communities. As identified in the Retail Opportunity & Development Strategy by Global Retail Strategies, up to 600,000 square feet of commercial development would be supported with the anticipated growing population and market demand over time. The establishment of commercial development and shopping patterns in the first phase of development is a priority.

POLICY 5.5.1 Uses within the Village Core may contain small to medium sized retail outlets, restaurants, offices, hotel and conference facilities, residential, and live-work units.

POLICY 5.5.2 The developer shall prepare Village Core Architectural Guidelines for each Phase of development. To be registered on title at time of subdivision.

POLICY 5.5.3 The Village Core will be designed as a pedestrian friendly “main street”.

5.6 Municipal Servicing

5.6.1 Water, Wastewater and Stormwater

The provision of potable water servicing, wastewater treatment and disposal, and shallow utility extensions to the Eagle Shores plan area has been considered pursuant to the policies contained within the Eagle Lake Area Structure Plan.

POLICY 5.6.1 Potable water will be provided by the developer to the site through sources and methods approved by Alberta Environment.

POLICY 5.6.2 Wastewater treatment will be piped to the town of Strathmore for tertiary treatment and discharge.

POLICY 5.6.3 Stormwater will be collected, stored and treated on-site and wherever possible re-used on-site for irrigation.

- POLICY 5.6.4** A Municipal Servicing study will be submitted with each phase of development at the subdivision stage.
- POLICY 5.6.5** The developer shall provide a sustainable water source for the development in compliance with the Provincial Regulations, Best Management Practices and best conservation efficiency and protection policies.
- Note: Groundwater sources shall only be used for back-up and emergency purposes only.
- POLICY 5.6.6** Wastewater will be piped to the Town of Strathmore for treatment and disposal and there will be no open waste water lagoons on site.

5.6.2 Shallow Utilities

Shallow Utilities include such services as telephone, natural gas, electrical, internet, and cable. The developer will be responsible for the provision of services through negotiations and agreements with individual utility companies.

- POLICY 5.6.7** Detailed design of the shallow utilities will occur at the subdivision stage of development.
- POLICY 5.6.8** Shallow utilities will be the responsibility and cost of the developer and service providers.

5.7 Transportation

As demonstrated in the Land Use & Development Concept Plan (Figure 6), the Eagle Shores lands are accessible at three locations. Two access points are located along Range Road 243, and will serve at the primary gateways to the community. Each access point leads to a focal point within the community. The northern access point along Range Road 243 leads to the golf course clubhouse and the southern access point into the Village Core. An access point is also provided at the northwest corner of the community off of Range Road 244. Entrance features encapsulating the vision of Eagle Shores will flank each access point, welcoming visitors to the community amenities, and residents home.

- POLICY 5.7.1** Both urban and rural road standards will be permitted, with details to be determined at the subdivision stage.
- POLICY 5.7.2** The use of bioswales is encouraged.
- POLICY 5.7.3** As development proceeds, a secondary emergency access must be available at all times.

- POLICY 5.7.4** Any upgrades to the intersection of Range Road 243 and the Trans Canada Highway must be approved by Alberta Infrastructure and Transportation.
- POLICY 5.7.5** Future roadway connections to lands to the north and south of the subject lands should be provided.
- POLICY 5.7.6** A transportation surcharge will be paid to the County to construct roads and to obtain rights of way when required.
- POLICY 5.7.7** A Transportation Impact Assessment will be required for each phase of development.
- POLICY 5.7.8** All local, collector and major arterial roads constructed during the development shall be dedicated to Wheatland County. Upon the issuance of a Substantial Completion Certificate for the construction of roadways in any phase of development, Wheatland County will assume the operating responsibility. The developer shall be responsible for the remedy of any construction defects to the satisfaction of the County for a period of 2 years, or as otherwise stated in the Development Agreement.
- POLICY 5.7.9** Range Road 244 will be an emergency/construction access for the initial stages of development.
- POLICY 5.7.10** The developer pays to reconstruct the Namaka Road within a minimum forty (40) metre road right of way to a two lane road, in accordance with County standards, from the TransCanada Highway to the access point for Eagle Shores, approximately 2.6 miles, at the sole cost to the developer and there are reduced transportation off-site levies paid by Eagle Shores for the first three phases of development (not to exceed 1200 residential units plus associated commercial and recreational development).

5.8 Open Space and Municipal Reserve

Open Space and a system of pathways will be provided throughout the ASP area as an amenity for residents and the general public. These spaces will promote a healthy environment, active living and social interaction. Open spaces will include passive green spaces, as well as more active recreation areas such as playgrounds and sportsfields. Pedestrian and bicycle pathways will relieve the pedestrian / vehicular interface, and encourage movement throughout the community without the use of automobiles. Pathways will provide connections between residential communities, and access to the village commercial area and other public areas.

A school site has been located within the ASP area, which anticipates that young families will live and grow at Eagle Shores. The site will be centrally located within the initial phase of development, and will be accessible by pedestrian and bicycle pathways.

The Municipal Government Act requires that up to 10% of developable lands be designated as Municipal Reserve (MR). Municipal Reserve for the Eagle Shores ASP plan area provided in land, school sites and/or cash-in-lieu will be determined for each phase of development at the subdivision stage.

- POLICY 5.8.1** A network of linear open space and pathways should be established generally in conformance with Figure 6.
- POLICY 5.8.2** Internal pathways and open spaces shall be illustrated in an Outline Plan for each phase of development, and should provide links to the overall ASP pathway system identified in Figure 6.
- POLICY 5.8.3** Pathways and open space shall qualify as Municipal Reserve and shall be constructed by the developer to County standards.
- POLICY 5.8.4** The County will take ownership of all Municipal Reserve lands.
- POLICY 5.8.5** Maintenance of Municipal Reserve lands will be negotiated between the County and the Homeowners Association.
- POLICY 5.8.6** A single school site shall be provided as part of the second phase of development and shall be dedicated Municipal School Reserve.
- POLICY 5.8.7** Prior to the development of the school site, the Municipal School Reserve parcel may be leased to the Homeowners Association for temporary use.
- POLICY 5.8.8** Municipal Reserve will be provided in land, school site(s), and/or cash-in-lieu and will be determined at the Subdivision stage.
- POLICY 5.8.9** Municipal Reserve shall amount to 10% of the developable area for the entire 858 acre parcel. Municipal Reserve dedication for each Phase may be less or more than 10%, provided the deficit or surplus is deferred to future Phases. A Municipal Reserve Analysis will be provided at each phase of subdivision.
- POLICY 5.8.10** Municipal Reserve for golf course lands will be deferred.

5.9 Public Service

The full range of public service uses are contained in the Direct Control Land Use District for Eagle Shores and may include the following: joint use buildings (fire, emergency services), public works yards, and medical clinics.

POLICY 5.9.1 Public service uses within Eagle Shores may include: fire services, police services, emergency medical services, community buildings, and public works yard will be provided as Municipal Reserve.

5.10 Phasing

Development of the Eagle Shores ASP area will occur in phases. The location and timing of each phase will be determined by future absorption of housing units and anticipated provision of supporting community services and amenities, and logical extension of municipal infrastructure. The first phase of development has been identified and is illustrated in Figure 7. Phase 1 will include a mix of land uses to ensure an offering of different housing types, at various price levels. Single detached and multi family housing, retail development in the Village Core, a school, golf course and a system of open space will all be contained in the Phase 1 Land Use Redesignation area. Subsequent phases will extend outwards from the Phase 1 area. Section 7.0, Phase 1 Outline Plan, describes the land uses for this first phase, as well as the proposed transportation and municipal servicing systems.

POLICY 5.10.1 The timing of future phases will be determined by residential absorption rates and future market demand.

POLICY 5.10.2 Future phases will generally extend north and south of Phase 1.

POLICY 5.10.3 Each phase of development shall be approved through separate Outline Plan applications and shall conform to the Eagle Shores Area Structure Plan.

6.0 IMPLEMENTATION

6.1 Process

Implementation of the Eagle Shores ASP will occur through the land use redesignation and subdivision process. This Area Structure Plan provides the vision, policy framework, and concept planning that will guide all future development approvals to achieve a phased comprehensive mixed use community. It is proposed that the following approvals be considered by the Council of Wheatland County concurrently:

- Amendment of the Eagle Lake Area Structure Plan to exclude the Eagle Shores Plan Area
- Approval of the Eagle Shores Area Structure Plan

POLICY 6.1.1 County of Wheatland Council shall adhere to the objectives and policies of the ASP when making decisions on land use and subdivision within the Plan Area.

POLICY 6.1.2 County of Wheatland Council shall consider possible amendments to the Plan from time to time to respond appropriately to changing or unforeseen circumstances.

POLICY 6.1.3 Wheatland County and/or their agents shall take the primary responsibility for the review of all land use, subdivision and development proposals and ensure the participation of relevant government agencies, private groups, businesses, and municipal departments during the review process.

POLICY 6.1.4 As the developer comes forward with new phases any Amendments will be added to the ASP.

6.1.1 Eagle Lake Area Structure Plan Amendment and Land Use Redesignation

In order to permit the density and range of uses proposed for Eagle Shores, an amendment must be made to the Eagle Lake ASP, which currently includes the Eagle Shores Plan Area. The proposed amendment excludes the Eagle Shores lands from the Eagle Lake ASP, and reintroduces the lands with the vision, policies and plans of the new Eagle Shores ASP.

A Direct Control (DC) bylaw has been created for the ±858 acre Eagle Shores plan area. This district will allow the unique, comprehensive mix of land uses and densities proposed in this ASP. The DC bylaw (ELDC-Z1) outlines the purpose, permitted and discretionary uses, and rules related to setbacks, site coverage, and height for various

land uses. This is a unique stand-alone bylaw that will be added as a District to Wheatland County's Land Use Bylaw.

POLICY 6.1.4 Amendment to the Eagle Lake Area Structure Plan shall occur.

POLICY 6.1.5 Wheatland County shall implement this Area Structure Plan through land use redesignation of the ASP area, and subdivision and development approval processes for each Phase.

POLICY 6.1.6 All lands within the first outline plan area (328acres) will be designated Direct Control. The remainder of the lands will remain General Agricultural District until subdivision or future outline plans are proposed.

POLICY 6.1.7 Outline Plans contemplated by this Area Structure Plan shall be required in support of any applications for the subdivision of lands within the Plan Area.

POLICY 6.1.8 Servicing and Transportation studies will be required for each phase of development, as deemed necessary by the County.

POLICY 6.1.9 Detailed design and land use pattern for each Phase of development will be provided at the Subdivision stage.

6.2 Homeowners Association

A Homeowners Association may be required to maintain the local pathways system, Municipal Reserve lands, community parks, tot lots, entrance signs, and solid waste management.

POLICY 6.2.1 A Homeowners Association will be established in conjunction with the registration of the plan of subdivision for each Phase of development.

POLICY 6.2.2 A Homeowners Association will be established to maintain the local pathway system, Municipal Reserve lands and solid waste management.

7.0 PHASE ONE OUTLINE PLAN

The Outline Plan for Phase 1 provides details on the planning, development, transportation, and infrastructure servicing for a portion of the Eagle Shores ASP lands. The Phase 1 Outline Plan demonstrates the comprehensive development of a mix of land uses in the initial phase.

7.1 Phase 1 Area

Figure 7 identifies the boundary of Phase 1, which encompasses approximately 328 acres of land. The balance of the ASP lands are shown as Future Development Phases.



Eagle Shores

Phase 1 Outline Plan

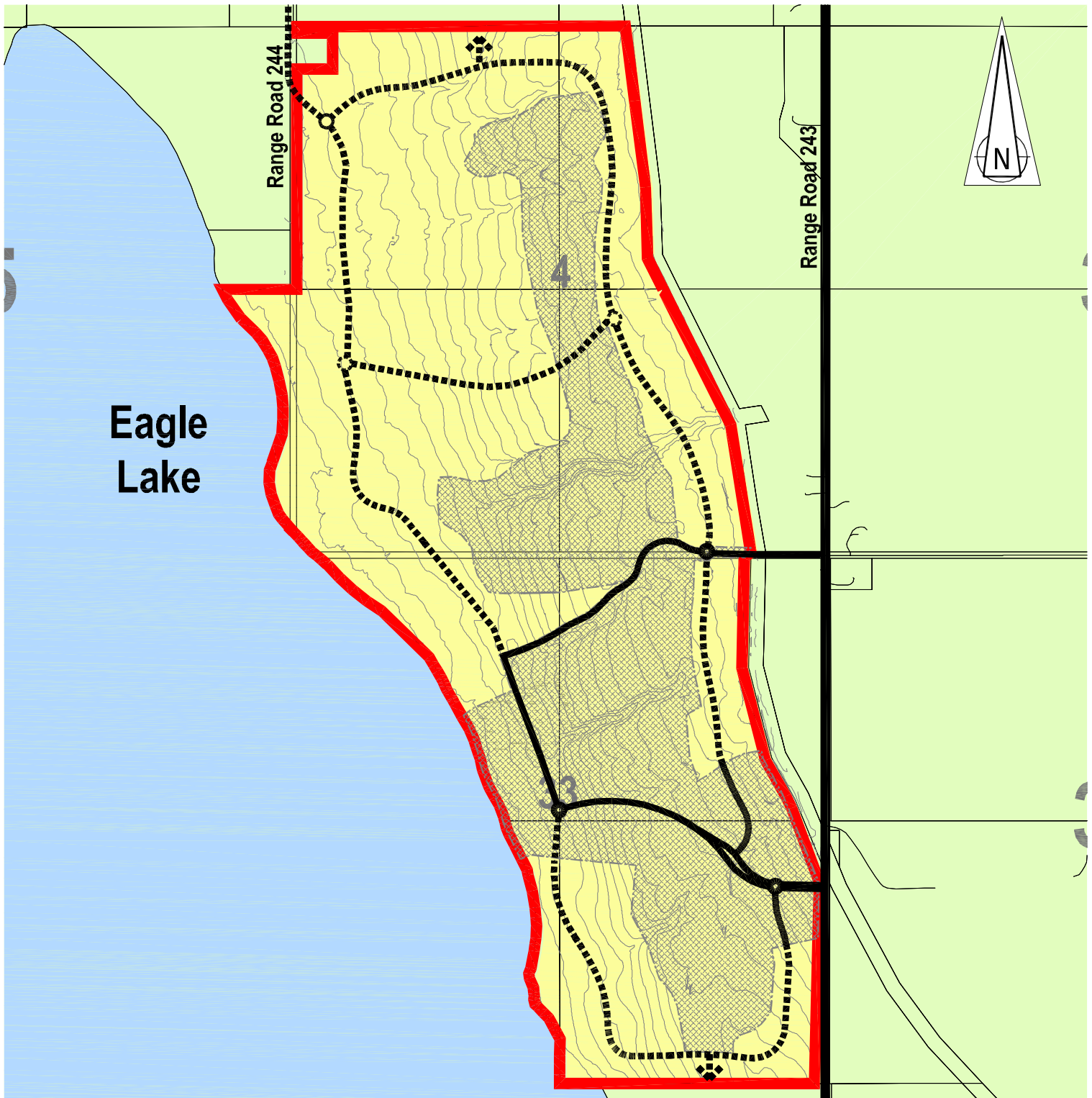


Figure 7 - Phase 1 Outline Plan Area



7.2 Outline Plan Overview

The following table (Figure 8) provides a summary of general use areas for the Phase 1 Outline Plan Area. These uses are illustrated in Figure 9, Phase 1 Outline Plan Conceptual Land Use. A development concept for these land uses in the Phase 1 area is presented in Figure 9.

Figure 8: Phase 1 Outline Plan Land Use and Population Statistics

General Use	Acres*	Hectares*	Units	People per Unit	Population
Golf Course & Clubhouse**	215.0	87.0	-	-	-
Open Space	16.4	6.6	-	-	-
Retail	5.0	2.0	-	-	-
Hotel/Conference	4.6	1.9	-	-	-
Residential					
Single Detached Large Lot	5.6	2.3	25	2.8	70
Single Detached Medium Lot	1.6	0.6	11	2.8	31
Single Detached Small Lot	17.4	7.0	144	2.8	403
Semi-Detached	3.6	1.5	32	2.6	83
Townhouse	16.6	6.7	299	2.4	718
Cottage	10.0	4.0	150	2.0	300
Apartments (above retail)	-	-	30	1.8	54
Pond	2.7	1.1	-	-	-
Roads	30.4	12.3	-	-	-
Total	328.9	133.1	691		1659

* All areas are approximate and are subject to refinement at the subdivision stage

** Municipal Reserve for the golf course will be deferred

POLICY 7.2.1 Subdivision of Phase 1 lands shall generally conform to the uses identified within *Phase 1 Outline Plan* shown on Figure 9.

POLICY 7.2.2 The exact boundaries of land uses and roadway alignments will be determined at the subdivision stage.

Eagle Shores

Phase 1 Outline Plan

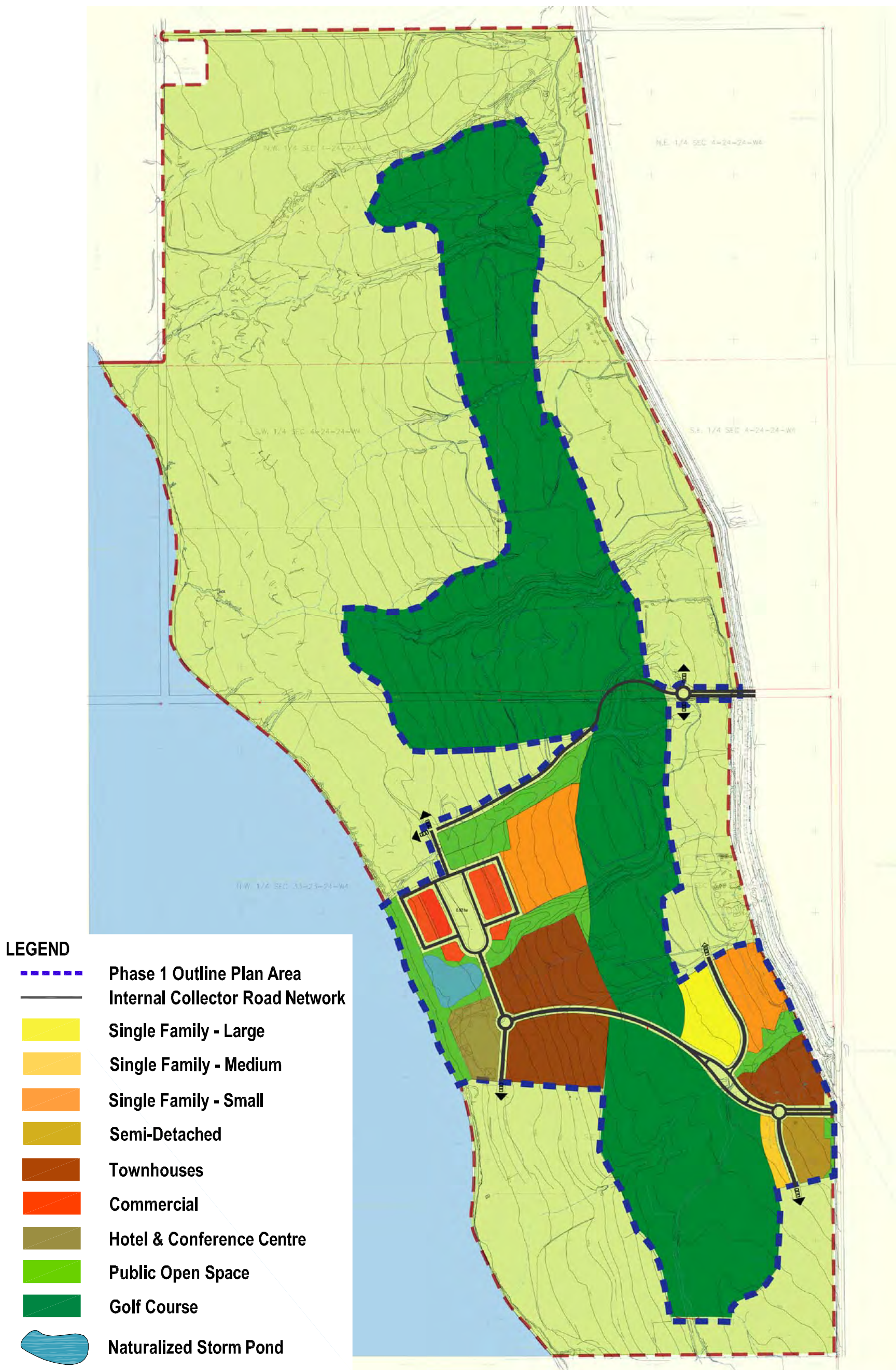


Figure 9 - Phase 1 Outline Plan,
Conceptual Land Use

Eagle Shores

Phase 1 Outline Plan



Figure 10 - Phase 1 Outline Plan,
Development Concept

7.2.1 Residential

Phase 1 of Eagle Shores offers a variety of housing types including; small, medium and large-lot single-detached homes, semi-detached homes, cottages, and townhouses. These housing forms will offer a price range for residents of various socio-economic circumstances. Specialized housing such as cottages and seniors housing may also be accommodated in Phase 1. The housing mix contributes to a higher overall density, and therefore a greater intensity of demand to ensure local services, retail and amenities are viable. Figure 11, Phase 1 Residential Concept, illustrates the proposed housing mix for Phase 1.

The form and style of single and multifamily housing will be determined through the creation of Architectural Design guidelines. Single family housing will be oriented to take advantage of lake, golf course and mountain views. Semi-detached units will be side-by-side dwellings. Townhouses and cottages will be located in close proximity to the Village Core and Golf Course. One and two storey cottages will be built in clusters with shared amenity space. Their compact size and high-end aesthetics will cater to more of a second home or vacation property buyer. Apartments will be found in Village Core, above retail development, contributing to an active, secure community living and gathering place.

- POLICY 7.2.3** Provision of housing for seniors, special needs and lower income families is encouraged
- POLICY 7.2.4** Secondary Suites are considered to be suitable residential dwellings and will be considered on a phase by phase basis.
- POLICY 7.2.5** The Developer will prepare Architectural and Landscape Guidelines that will be administered by the Homeowners Association.
- POLICY 7.2.6** Cottage development, created as small residential units in a comprehensively designed bareland condominium ownership is encouraged as an alternative residential form.
- POLICY 7.2.7** The inclusion of a home office in all residential units is encouraged to reduce commuting, increase sustainability and expand employment opportunities.
- POLICY 7.2.8** All residential development on the periphery of the site will incorporate edge treatments such as berming, buffering and landscaping to mitigate impacts on the neighbouring rural and agricultural lands.



Eagle Shores

Phase 1 Outline Plan



Figure 11 - Phase 1 Residential Concept

7.2.2 Village Core

Eagles Shores' Village Core is included in the Phase 1 Outline Plan. The Village Core is at a central location, accessible along the collector road system from the north, south and east. The Village Core is a focal point adjacent to the open space system that extends along the shoreline. This significant hub will service residents from the residential cells of Eagle Shores as well as visitors to the community. The Village Core is expected to support retail, service and office uses and to accommodate a hotel site. Approximately 50,000 square feet of retail space is planned for Phase 1. The developer may sponsor the initial retail operations to support the successful establishment of businesses in the Village Core. As discussed in Section 3.8, Eagle Shores at full build-out is expected to support up to 600,000 square feet of commercial floor space.

The retail/office component of the Village Core is designed to have access from all directions of the community while enhancing the comfort, convenience and safety of pedestrians. The primary roads leading to the commercial area are divided by a public open space. One-way streets line the open space on either side. These features enhance the public realm for users within the commercial area by providing public space and introducing traffic-calming measures.

The commercial buildings are intended to be street-oriented buildings that front onto the street, with parking provided on the street and at the rear of the buildings, in order to ensure a consistent building façade that frames the street. Buildings on the commercial sites will either face the lake for ideal lake views and access for recreational users, or the central open space. Figure 12 presents a concept for the Village Core's commercial component.

- POLICY 7.2.6** Phase 1 will include up to 50,000 square feet of commercial space in the Village Core on 5 acres of land.
- POLICY 7.2.7** Phase 1 of the Village Core will contain a variety of uses, including boutiques, a grocery store, restaurants, spa and wellness centre, hotel and conference facilities, offices, a marina, townhouse and apartments units (including apartments over commercial space) and public open space.
- POLICY 7.2.8** Connectivity to and from the Village Core to Phase 1 residential cells and the golf course and clubhouse will be encouraged with pedestrian and bicycle pathways.
- POLICY 7.2.9** A public park will be located central to the Village Core for passive recreation and community gathering and social events.
- POLICY 7.2.10** A small marina will anchor the Village Core at Eagle Lake, and will provided a pedestrian boardwalk, boat dock and boat storage slips.

POLICY 7.2.11 The Village Core will be designed as a pedestrian friendly “Main Street”.

POLICY 7.2.12 The Developer will prepare Village Core Architectural Guidelines for Phase 1 that will be administered by the Business Association.

Eagle Shores

Phase 1 Outline Plan



Figure 12 - Phase 1 Village Core Concept

7.2.3 Golf Course and Clubhouse

Set above the shoreline of Eagle Lake is an 18-hole first-class golf course, a par-72, 7,405 yard test of golf that will challenge players of all abilities.

Unlike the surrounding flat farmland, this property on the east slopes of Eagle Lake has unique rolls and undulations and the distinguishing feature of small draws that randomly extend throughout the site, giving the golf course its unique feel and appearance. The natural draws have been incorporated into the design of the course.

The central clubhouse facility boasts panoramic views over the course to the lake and distant mountains.

The golf course layout is characterized by two circuits of nine-holes, each with parallel fairways and each nine-hole circuit returning to the central clubhouse.

A comprehensive golf academy is comprised of practice greens, practice bunkers, a short-game practice area and a grass tee driving range with target greens.

The total golf course acreage of 215 acres± will have no more than 120 acres of irrigated turf. Water conservation strategies will be incorporated into both the golf course and irrigation design. The golf course will require a minimum of 120 acre/feet to a maximum of 185 acre/feet of water per year, with the grow-in years being the most consumptive. Strategic water hazards on the course will be used to harvest storm water and provide reservoir capacity for the golf course irrigation needs.

The golf course will be unique to the region in both its aesthetic quality and playability. The course will feel very much like a “core course” that is eminently walkable. The course will be a low-profile, heavily landscaped “park” with greens that look as though they are simply extensions to the fairway. The holes will be interesting and diverse, with rambling, reachable par-5’s (holes 6/17), strategic short par-4’s (holes 12/16) and treacherous, unique par-3’s, all playing in opposing directions.

The course has been designed to test every aspect of the players’ game and force them to use every club in their bag. The golf course is envisioned to be a “modern-classic” with a timeless quality rarely seen in today’s golf market. Figure 13 illustrates a concept for the Clubhouse.

The course, as envisioned, will form the recreational centerpiece to an innovative, sustainable and livable community. As the course matures, its beauty and amenity value will grow with it.

POLICY 7.2.13 The golf course shall be included within Phase 1 but will not require redesignation or subdivision as golf courses are a discretionary use in the General Agricultural district.

POLICY 7.2.14 Golf course crossings will be designed to have minimal impact on natural areas.

POLICY 7.2.15 Where there is an interface between the golf course and an environmentally significant area, a crossing will be permitted that has been designed to have minimal impact.

POLICY 7.2.16 Overnight accommodation is considered appropriate as part of the golf course clubhouse.

Eagle Shores

Phase 1 Outline Plan



Figure 13 - Phase 1 Golf Course and Club House Concept

7.2.4 Open Space

The Phase 1 Outline Plan entails public open space along the eastern shore of Eagle Lake. The open space system will be continued throughout the remainder of Eagle Shores, and extend beyond Eagle Shores to eventually encircle the lake, recognizing Wheatland County policy. In addition to the lakeside pathway system and public service sites, open space is concentrated at the Village Core to support a walkable and active hub.

POLICY 7.2.17 Municipal Reserve shall be dedicated at the subdivision stage for each Phase as per Section 6.1.3 of the Eagle Shores Area Structure Plan.

POLICY 7.2.18 The developer will prepare a Landscape Plan for each Phase.

POLICY 7.2.19 Pathways and parks shall be constructed by the developer to County standards and maintained by the local Homeowners Association.

7.3 Transportation

A Transportation Impact Assessment (TIA) has been prepared by Bunt & Associates for the Eagle Shores ASP lands (January 2009). The report assesses the long-term traffic forecast for the ±858 acre plan area as well as a more detailed assessment of the internal roadway network for Phase 1. The internal road classification for Phase 1 is illustrated in Figure 14.

7.3.1 Future Traffic Volumes

The expected peak hour and daily traffic levels for Phase One were based on the expected land uses and anticipated site traffic assumptions (i.e., generation, distribution, and assignment assumptions). Based on this review, Bunt & Associates anticipates the Phase One development to generate up to 6,900 daily trips. At full build-out, the Eagle Shores development has the potential to generate up to 48,000 daily trips.

7.3.2 Major External Roadways

The Trans-Canada Highway (TCH) is considered to be the primary east-west route for the development. At present, the TCH is north of the proposed development and is considered to be the most direct route to/from Strathmore/Calgary. As part of the Province's long-term goal of providing free-flow conditions on all primary Highways, the TCH will be realigned to bypass the Town of Strathmore. At this stage, Alberta Transportation (AT) is currently undertaking a planning study to determine the possible realignment options. Impacts related to the future realignment are considered to be outside the scope of this study.

Range Road 243 will be the major north-south route for the proposed development. This road intersects the Trans-Canada Highway (TCH) to the north and Township Road 232 to the south. With the inclusion of the Phase One site generated traffic volumes, it is anticipated that only minor widening (i.e., wider lanes and shoulders) will be required on Range Road 243. At this stage, the current two-lane cross-section on Range Road 243 will be more than sufficient to accommodate the expected Phase One site generated traffic volumes. However, at full build-out the traffic levels on Range Road 243 will be at a level whereby a four-lane cross-section will be required.

At the Phase One planning horizon, the TCH intersection with Range Road 243 is expected to be operating at capacity under the current lane arrangement. Additional improvements (such as enhanced right and left turn lanes) will be required to mitigate the degree of congestion and improve the overall safety. The results of the detailed TIA will confirm the capacity limits and the specific requirements.

- POLICY 7.3.1** Wheatland County shall collect an Eagle Shores Transportation Off-Site Levy to cover the cost of the upgrade of external roads impacted by the development.
- POLICY 7.3.2** The Eagle Shores Transportation Off-Site Levy Bylaw will be calculated based on the cost estimate by a qualified engineer to complete the required upgrades for the full build-out of the Eagle Shores and Eagle Lake Area Structure Plans.
- POLICY 7.3.3** The Eagle Shores Transportation Off-Site Levy will be collected on a lot basis at time of subdivision.
- POLICY 7.3.4** The developer pays to reconstruct the Namaka Road within a minimum forty (40) metre road right of way to a two lane road, in accordance with County standards, from the TransCanada Highway to the access point for Eagle Shores, approximately 2.6 miles, at the sole cost to the developer and there are reduced transportation off-site levies paid by Eagle Shores for the first three phases of development (not to exceed 1200 residential units plus associated commercial and recreational development).

7.3.3 Internal Roadway System

Integrating with the external roadway system, a combination of internal collector loops and major roads will provide efficient and effective access to all parts of the Phase One development and the future developable areas within the proposed Eagle Shores community. The majority of the internal loop road network will exhibit a collector cross-section. The major access points for the development will require a Major road classification. The recommended internal roadway system is illustrated on Figure 14, Internal Road Classification. The results of the TIA will confirm the necessary right-of-way requirements, intersection spacing, and recommended traffic control/treatments for the internal intersections.

POLICY 7.3.5 A Traffic Impact Assessment shall be submitted at the subdivision stage for each Phase of development.

Eagle Shores

Phase 1 Outline Plan

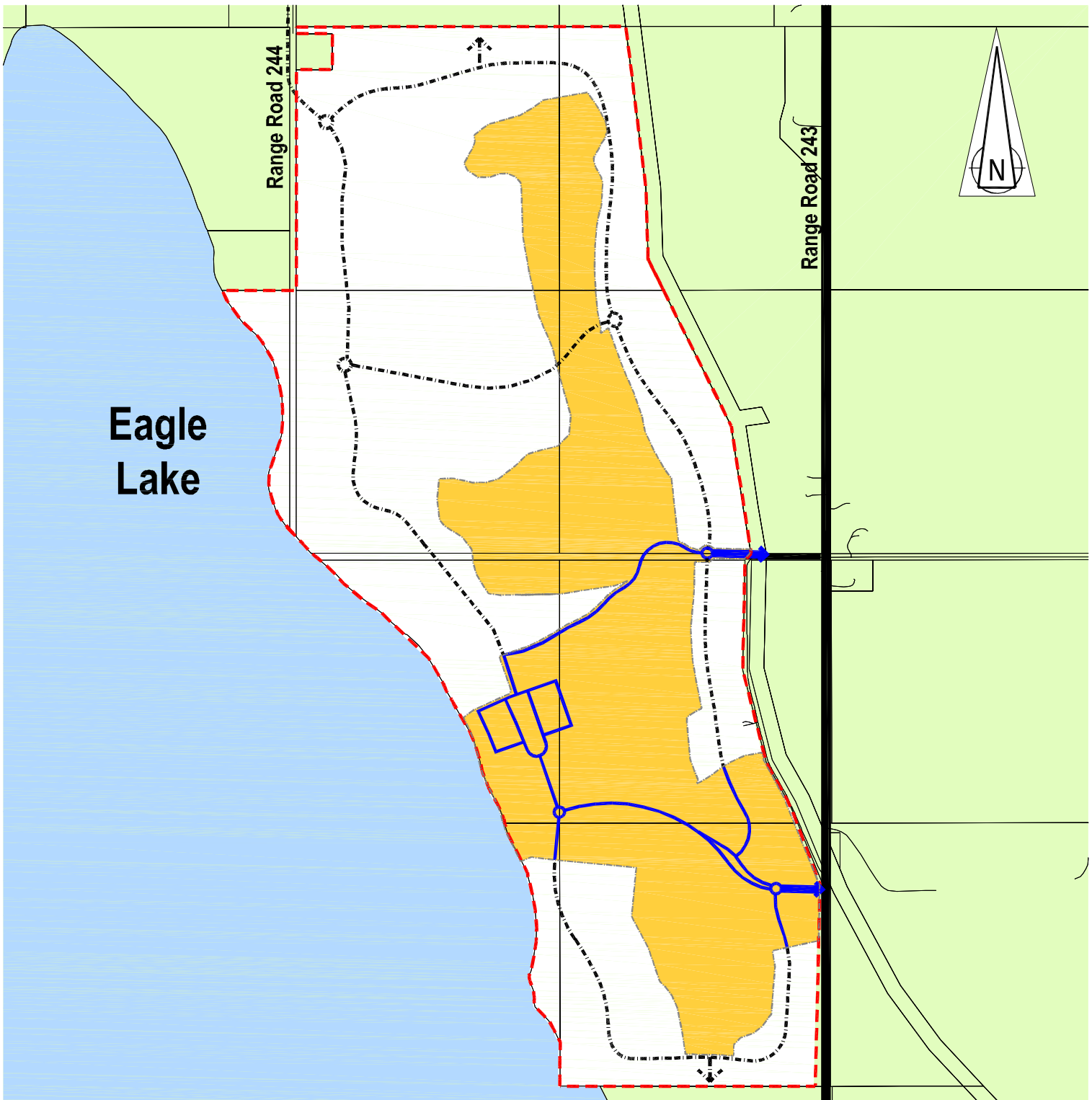
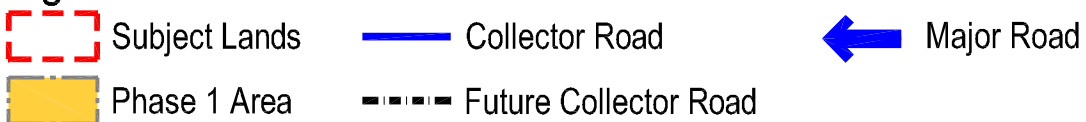


Figure 14 - Phase 1 Internal Road Classification



7.3.4 Streetscaping and Entrance Features

The streets of Eagle Shores will offer a safe and comfortable environment for pedestrians. Streetscaping elements such as trees, planters, benches, and information kiosks will be located appropriately, offering a separation between people and cars, and creating aesthetically pleasing sidewalks and boulevards.

The Phase 1 Outline Plan area is accessed at two locations along Range Road 243. Each access point leads to a focal point within the community. The northern access point leads to the golf course clubhouse and the southern access point into the Village Core. Entrance features encapsulating the vision of Eagle Shores will flank each access point, welcoming visitors to the community. Figure 15 demonstrates a concept for entrance features.

POLICY 7.3.6 Signs may be placed on Municipal Reserve lands and within the road right-of-way.

POLICY 7.3.7 Lighting of streets and public spaces shall be provided for the creation of a safe environment, and should be designed to minimize light pollution and incorporate dark sky policies, where possible.

POLICY 7.3.8 Street furniture such as public art, benches, bike stands, pedestrian laybys, planters are encouraged.

Eagle Shores

Phase 1 Outline Plan

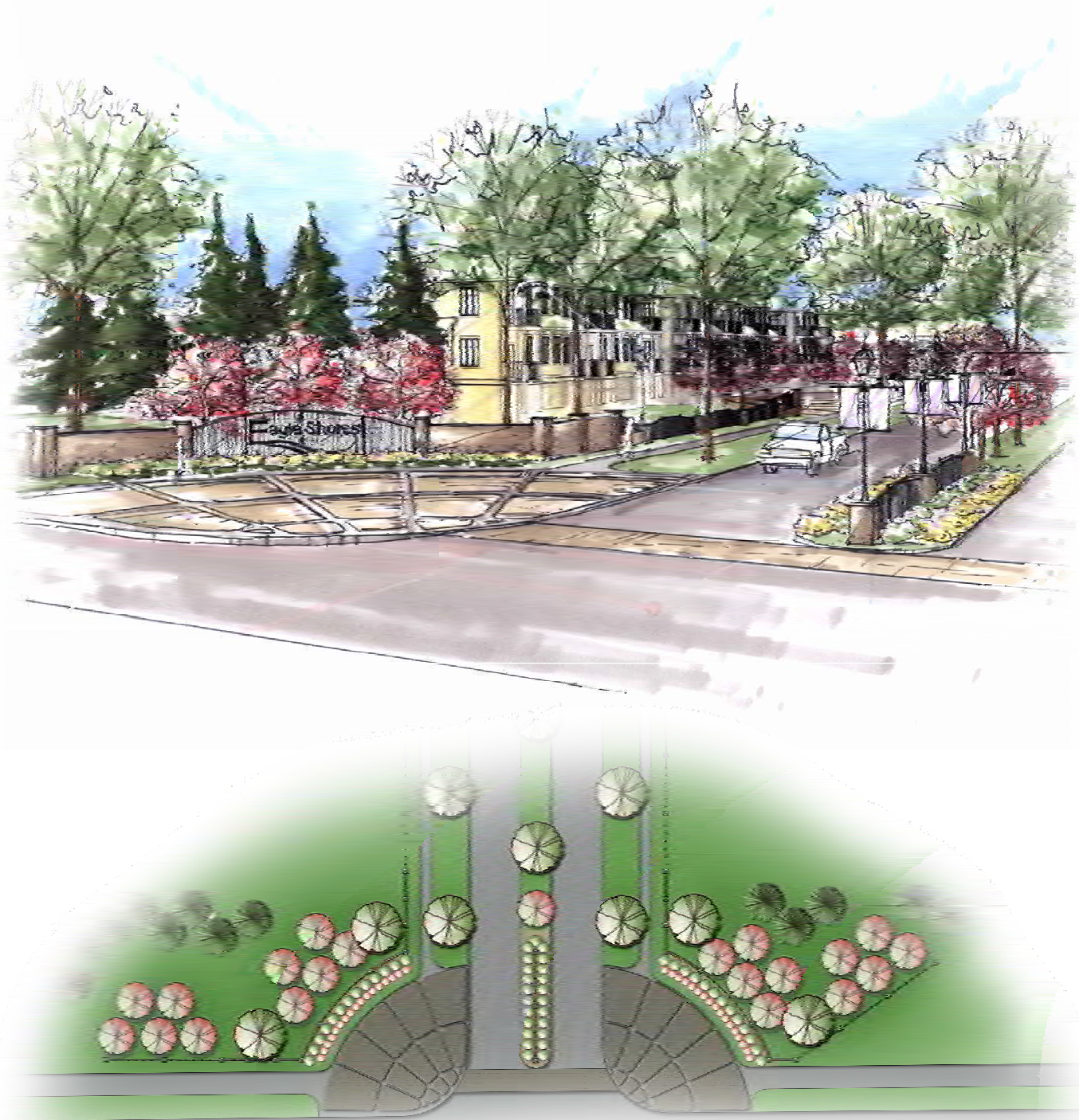


Figure 15 - Phase 1 Entrance Feature Concept

7.3.5 Sustainability Features

Phase 1 of the Eagle Shores community has been designed to function as a complete community that offers the opportunity to live, work, and play without having to rely on daily goods and services from outside of the community. The mix of housing allows individuals, couples and families to remain in the community throughout their lives and lifestyle changes. The goods, services, and entertainment in the Village Core will serve the daily needs of residents and will be an attraction for visitors to Eagle Shores.

The Phase 1 Outline Plan design emphasizes the importance of walkability, health and active-living in Eagle Shores. The public street system leads to the Village Core where open space design and surrounding land uses support a walkable village centre. The core emphasizes the amenity of Eagle Lake, including a public lakeside open space system which will loop around Eagle Shores with the development of future phases. With connectivity throughout Phase 1 as well as planned connections to future phases, more active transportation options will be supported. Creating a green, walkable community with functional open spaces will also contribute to Eagle Shores' sense of place, and promotes active living and community interaction.

Low impact development techniques such as bio-swales and rain gardens will be proposed to reduce the impact of development and to add to the aesthetics of the community.

- POLICY 7.3.9** Pathway surfaces will be designed to accommodate both pedestrian and bicycle traffic.
- POLICY 7.3.10** Pedestrian scale lighting will be provided along the system of pathways.
- POLICY 7.3.11** Land uses in Phase 1 will be linked by pathways and sidewalks and connection to future phases will be provided.
- POLICY 7.3.12** All development will be required to follow the “dark sky” principles to reduce light pollution and will be required to utilize LED fixtures to promote energy conservation.
- POLICY 7.3.13** Recycling is supported in all forms including recycling depots, utilizing reuse of materials and recycled construction materials when ever possible.



7.4 Municipal Servicing

Municipal Servicing refers to the provision of the deep utilities for water and wastewater. While they are referred to as “municipal” services, it is understood that the County will not construct or maintain these services. However, the County may cooperate with the developer and the Town of Strathmore in the provision of a Regional Utility and the inter-municipal and inter-agency agreements that may be required to facilitate this servicing strategy. It is understood that the developer will bear the full cost of the design and installation of the services. The long term operation and maintenance will ultimately be the responsibility of the Municipality and the homeowners and may be contracted to a third party and the residents and businesses billed for the metered use of the services.

POLICY 7.4.1 Wheatland County shall endeavor to assist developers who are first in and responsible for capital construction and over-sizing of facilities and pipes, by collecting fees from future developers on a pro rata acreage assessment, to compensate the first developer.

The overall strategy for water is to utilize water licenses acquired by the developer and convey the water to the site for distribution. The water treatment may be either on or off site.

The overall strategy for wastewater collection and treatment is to collect the wastewater on site, construct a holding tank, utilize some of the semi treated wastewater for golf course irrigation and pipe the balance of the wastewater to the Town of Strathmore for treatment and discharge.

7.4.1 Water Supply and Distribution

Water has been secured for the first phase of development of Eagle Shores, Outline Plan 1, through a combination of surface water license acquisition and available ground water. The licensed water will be conveyed to the site through an agreement to be negotiated with the Western Irrigation District. This will require significant storage due to the seasonal operation of the irrigation canals.

Negotiations are underway to utilize through lease, purchase or agreement, the Town of Strathmore water treatment plant and reservoir (once the Town decommissions the facilities upon the operation of the water line from the City of Calgary).

Currently the water available for the site includes:

- Ground water – approximately 230 cubic meters per day. HCL Consulting has conducted the pump tests and ground water assessment and has advised that a new well has even greater potential and believes will produce even more water without impacting the lake level or the surrounding wells. The water quality of the

current well was better than expected. While there were elevated total dissolved solids indicated, this is an aesthetic concern and can be dealt with through treatment. A full water quality analysis will be done at the subdivision stage.

- Surface water – up to 500 cubic meters per day can be supplied by water licenses from the Bow River. This may require an intra basin transfer and include an agreement with the WID to convey the water and full approvals by Alberta Environment, which will be provided as a condition of subdivision.

Including the storm water catchment and re use and the use of a portion of the semi treated wastewater (both for golf course irrigation), the water commitment for Eagle Shores is sufficient to provide for up to 700 residential units, the golf course and hotel complex proposed for Phase 1.

The following table illustrates the water demand based on the development proposed. The water calculations have been prepared on the worst case scenario and do not consider any significant water conservation actions. It is the intent of the developer to include water conservation measures as mandatory inclusions through the architectural guidelines and developer constructed facilities. This may include but not be limited to low flow showers, low flush toilets, rain harvest for on-site irrigation, use of xeriscaping throughout the development. Metering will also be included in all developments.

It is not the intent to use treated potable water for irrigation of the golf course. It is also suggested that the golf course may apply to the WID for a rural water agreement for the acquisition of up to 20 acre feet of WID water for golf course use.

These calculations have been done assuming that Phase 1 development will occur over time (up to 8 years). After Phase 1 is complete, or when the values reach 90% of the design capacity, future phases of development must confirm a water source sufficient to service future Phases of development.

The developer will continue negotiations for additional water supply.

Figure 16: Water Consumption Rates

Use	Number	Population or Unit	Water Consumption Rate, L/unit	Total Water Consumption, L/d	Annual Water Consumption, m3
Res Single Large	25	70	378	26460	9658
Res Single Medium	11	31	378	11718	4277
Res Single Small	144	403	378	152334	55602
Res Semi detached	32	83	378	31374	11452
Res townhouse	299	718	378	271404	99062
Townhouse Cottage	150	300	378	113400	41391
Apartments	30	54	378	20412	7450
Total Phase 1 Residential	691	1659		626733	228892
Club House		200	50	10000	3650
Club House bar and restaurant		50	126	6300	2300
Hotel		200	100	20000	7300
Staff		20	50	1000	365
Retail (Staff)		50	40	2000	730
Retail Central Washroom	4		1850	7400	2701
Retail Based on Square Metres	4645		13	60385	22041
Total Phase 1 Other Uses				108611	39643
Total Phase 1 Flows All Uses				735344	268535

- POLICY 7.4.2** The developer is responsible for securing the water source for Phase 1 of Eagle Shores development and is also responsible for acquiring the appropriate licenses and approvals from Alberta Environment, as a condition of subdivision for each stage of development.
- POLICY 7.4.3** The well for the ground water source of water shall be drilled and tested and all results provided to the County as a condition of subdivision.
- POLICY 7.4.4** The means by which the water is treated and conveyed to the site shall be demonstrated to the County along with appropriate approvals from Alberta Environment and any other agency or municipality involved, at time of subdivision.
- POLICY 7.4.5** All internal distribution systems shall be designed and constructed at the full cost and responsibility of the developer, to the satisfaction of the County and Alberta Environment.
- POLICY 7.4.6** If the water distribution system is oversized to accommodate future, adjacent development, the County will prepare an Endeavor to Recover Agreement to compensate the original developer for the over payment.
- POLICY 7.4.7** All licenses, approvals and permits shall be issued by Alberta Environment.

POLICY 7.4.8 Any other agreements with other municipalities or agencies shall be provided to the County for record.

7.4.2 Wastewater Collection and Treatment

In April of 2009, the Town of Strathmore resolved their sanitary sewer discharge issues and received permission to discharge their treated effluent from their wastewater treatment plant into the Bow River. This allowed the Town the opportunity to offer developers from outside of the town, the ability to tie into the wastewater treatment plant. Eagle Shores has written confirmation from the Town that the wastewater from Eagle Shores, for the full build out of the development, not just Phase 1, will be accepted by the Town of Strathmore for treatment and discharge. It will be the responsibility of the developer to construct the pipe to deliver the wastewater to the Town and the developer will be responsible for metering and establishing an operating and maintenance system for the on-site collection system. The detailed engineering will be conducted at time of subdivision and will determine requirements on site that the developer will construct, including a potential lift station. However, to ensure sufficient water for the irrigation of the golf course, the developer will construct a holding tank and seasonal treatment plant that will provide treatment of wastewater and pumping of that water to the golf course for use for irrigation. Appropriate setbacks (as prescribed by Alberta Environment) will apply to development such as residential, schools, hospitals and food and beverage establishments. However, this will ensure that the irrigation for the golf course will not come from potable, piped, treated municipal water.

The following table has been prepared using the worst case calculations and not utilizing the water conservation measures that will be required. This table has also not calculated the size of the holding tank – this will be determined at time of detailed design of the golf course to ensure that water requirements are minimized through the type of landscaping, the use of storm water and the seasonal requirements. By utilizing new technology for the onsite wastewater treatment and by having the ability to pipe any excess to the Town of Strathmore, the development reduces the waste being treated in the town, minimizes the impact of the golf course on ground or surface water by using grey water and reduces the overall wastewater by including all forms of water conservation.

Figure 17: Wastewater Rates

Use	Number	Population or Unit	Wastewater Rate, L/unit	Total Wastewater, L/d	Annual Wastewater Volume, m3
Res Single Large	25	70	340	23800	8687
Res Single Medium	11	31	340	10540	3847
Res Single Small	144	403	340	137020	50012
Res Semi detached	32	83	340	28220	10300
Res townhouse	299	718	340	244120	89104
Townhouse Cottage	150	300	340	102000	37230
Apartments	30	54	340	18360	6701
Total Phase 1 Residential	691	1659		564060	205881
Club House		200	45	9000	3285
Club House bar and restaurant		50	113	5650	2062
Hotel		200	90	18000	6570
Staff		20	45	900	329
Retail (Staff)		50	36	1800	657
Retail Central Washroom	4		1665	6660	2431
Retail Based on Square Metres	4645		12	55740	20345
Total Phase 1 Other Uses				97750	35679
Total Phase 1 Flows All Uses				661810	241560

POLICY 7.4.9 Wastewater from Eagle Shores will be piped to the Town of Strathmore Waste Water Treatment Plant for treatment and discharge.

POLICY 7.4.10 The developer is responsible for the acquisition of all rights of way or utility easements required to pipe the wastewater to the Town of Strathmore, however, the County of Wheatland and the Town of Strathmore may provide assistance and use of road rights of way wherever possible.

POLICY 7.4.11 In addition to the Town of Strathmore wastewater treatment solution, the development may also treat a portion of the wastewater for use on the golf course.

POLICY 7.4.12 An on-site central location will house an on- site treatment plant that will provide high quality reclaimed water which will be used to supplement the golf course irrigation. When the golf course is not operational, all wastewater will be piped to the Town of Strathmore Wastewater Treatment Plant, in the town of Strathmore for treatment and discharge.

POLICY 7.4.13 Setbacks from the holding tank and treatment facility shall be in accordance with the Alberta Environment regulations.

POLICY 7.4.14 Recipient areas of irrigation from high quality reclaimed water shall be subject to setbacks for residential, school, hospital and food and beverage establishments as per the Alberta Environment regulations.

- POLICY 7.4.15** All wastewater collection systems, lift stations, treatment plants, holding tanks and other facilities, shall be constructed at the full cost and responsibility of the developer to Wheatland County and Alberta Environment standards.
- POLICY 7.4.16** If the wastewater distribution system is oversized to accommodate future, adjacent development, the County will prepare an Endeavor to Recover Agreement to compensate the original developer for the over payment.
- POLICY 7.4.17** Licenses, approvals and permits shall be issued by Alberta Environment.

7.4.3 Conceptual Stormwater Management Plan

Phase 1 development will set the standard for the entire Eagle Shores project and as such must begin with the highest standards for stormwater management, water quality and low impact development. This will be achieved through a series of water catchment solutions, holding and settling ponds, treatment of stormwater, use of stormwater on site, and reduction of stormwater runoff by using permeable surfaces. The Stormwater Management Plan for Phase 1 will generally follow the guidelines and recommendations of the EBA Consulting report of December 2008. The following policies will guide the development of Phase 1 with respect to stormwater management.

- POLICY 7.4.16** Site catchment areas for stormwater are identified on Figure 19.
- POLICY 7.4.17** Detailed assessment and additional modeling shall be required at the time of subdivision application to determine peak volumes for the development. This modeling and assessment shall include examination of peak overland stormwater flows for the different catchment areas, as well as pond and outlet sizing to ensure existing flow conditions are not exceeded.
- POLICY 7.4.18** Development shall be designed for the 1:100 year storm event.
- POLICY 7.4.19** Permeable pavements, paving stones and surfaces shall be utilized where ever possible including guest parking at condominium sites, open areas, and pathways.
- POLICY 7.4.20** Single family dwellings shall be fitted with rain barrels for rainwater harvest for garden irrigation.
- POLICY 7.4.21** Commercial and institutional uses are strongly encouraged to incorporate green roofs into their design and to accommodate roof top rain harvest for on-site irrigation of landscaping.
- POLICY 7.4.22** A study shall be undertaken along with meetings with Alberta Environment to confirm the quality and quantity of water to be discharged into Eagle Lake.

- POLICY 7.4.23** A water balance shall be required at time of subdivision to estimate the amount of water entering Eagle Lake as seepage from the WID canal and factor that flow into the stormwater discharge.
- POLICY 7.4.24** The golf course shall accept stormwater for irrigation purposes. This stormwater may be contained in ponds on the golf course for additional treatment and settling to improve the quality of the stormwater.
- POLICY 7.4.25** An erosion and sediment control plan shall be submitted with the subdivision application for the times of construction. These sediment controls may include, but are not limited to: sediment fencing around the perimeter of the construction area, rock check dams in ditches for sediment retention, use of storm pond sites for sediment basins, watering for dust control, and stabilization of exposed areas with erosion matting, seed and sod.
- POLICY 7.4.26** Any water released into Eagle Lake shall be of better quality than the water in the lake. This reflects an improvement over the agricultural runoff currently entering the lake and reflects termination of the erosion of the shoreline.
- POLICY 7.4.27** Rural road standards, where they apply, with ditch and swale shall be calculated into the stormwater treatment calculations.

Eagle Shores

Phase 1 Outline Plan

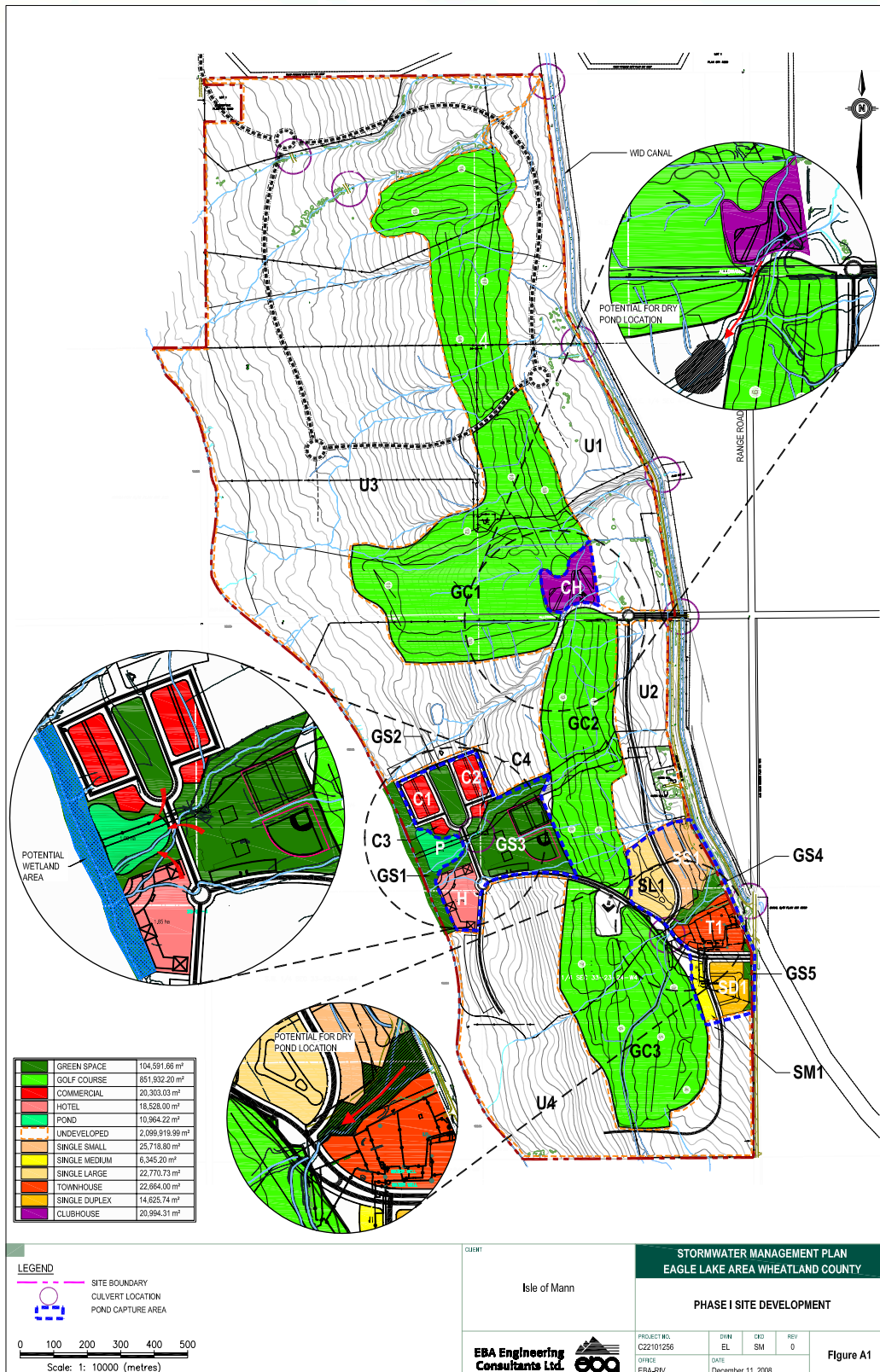


Figure 18 - Conceptual Stormwater Management Plan

7.4.4 Shallow Utilities

Shallow Utilities including natural gas, power, telephone, high speed internet and cable services will be provided by the respective utility companies in collaboration with the developer. To encourage live-work and home offices, the provision of high speed internet will be critical. The developer will work with the utility providers to ensure that the services are available when the first homes are habitable. Detailed design of the shallow utilities will commence at the subdivision stage. It is anticipated that the shallow utilities will be underground throughout the servicing area and will be located within the road right-of-ways and/or easements.

POLICY 7.4.28 Shallow utilities shall be constructed by the developer in conformance with Wheatland County current Servicing Standards for Subdivisions and Road Construction.

POLICY 7.4.29 Shallow utility companies will be responsible for negotiating with the landowner, the developer, and/or Wheatland County for the use of road rights-of-way and easements required for the provision of utility rights-of-way.

POLICY 7.4.30 The installation of high speed internet should be a priority for Phase 1 of the Eagle Shores development.

POLICY 7.4.31 Shallow utilities will be installed and paid for through agreements with the developer and the service provider.

POLICY 7.4.32 The Developer will initiate discussion and design of the shallow utilities early enough in the process so that all shallow utilities are installed and operational when the first homes are habitable.

POLICY 7.4.33 All costs associated with the provision of shallow utilities will be borne by the developer, the utility company or the landowners.

POLICY 7.4.34 Shallow utilities services including electric power, natural gas, telephone, cable and high speed internet will be provided by local utility companies. The developer will work with the companies to coordinate the provision of services in a timely manner.

POLICY 7.4.35 The developer will place all services underground.

POLICY 7.4.36 Street lighting will meet Wheatland County Standards but will also adhere to "dark sky" policies and ensure lighting is directed to the street and does not unnecessarily cause light pollution.

7.4.5 Solid Waste Management

Solid waste management at Eagle Shores will include provision for curbside waste collection and recycling opportunities either through a curbside collection program, or utilizing centralized depots.

POLICY 7.4.37 The developer, in consultation with the Municipality, will prepare a Solid Waste Management Plan.

POLICY 7.4.38 The Homeowners Association will be responsible for the cost of curbside waste collection and recycling services.

POLICY 7.4.39 The developer will prepare a Construction Management Plan to include provision for separation of construction waste at the source.