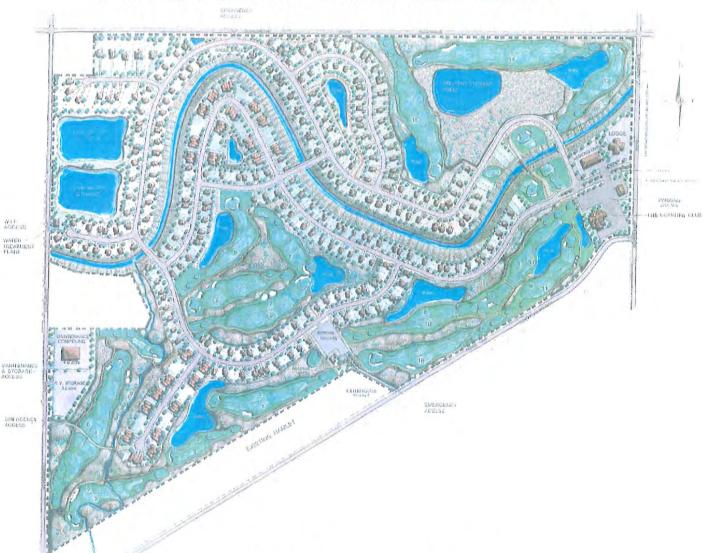


MUIRFIELD AREA STRUCTURE PLAN





PRESENTED TO:

WHEATLAND COUNTY

PREPARED FOR:

MUIRFIELD LAND CORP.

PREPARED BY:

COLLINS DEVELOPMENT CONSULTANTS LTD.



WHEATLAND COUNTY PROVINCE OF ALBERTA BY-LAW 2005-02

Being a by-law of Wheatland County for the purpose of Adopting the Muirfield Area Structure Plan and Rescinding Bylaw 2004-02, the Muirfield Village Area Structure Plan (Sometimes known as the Lyalta Area Structure Plan.)

WHEREAS notification of this By-law was submitted to area landowners and a Public Information meeting was held Monday, January 31, 2005 at the Lyalta Community Hall.

WHEREAS a Public Hearing was held Tuesday, February 8, 2005, at the Wheatland County office.

WHEREAS the applicant (developer) has requested amendments to By-law 2004-02 – Muirfield Village Area Structure Plan.

The Minutes of the Hearing are recorded in the February 8, 2005 Minutes of the Municipal Planning Commission.

WHEREAS the Muirfield Area Structure Plan is attached as Schedule "A".

FARTHING MOVED First Reading of By-law 2005-02, this being a by-law to adopt the Murifield Area Structure Plan and to rescind Bylaw 2004-02, the existing Muirfield Village Area Structure Plan, on March 1, 2005 and it was

Carried

CLARK MOVED Second Reading of By-law 2005-02, on March 1, 2005 and it was

Carried

CLARK MOVED approval to hold Third and Final Reading of By-law 2005-02, on March 1, 2005 and it was

Carried

REINHARDT MOVED Third and Final Reading of By-law 2005-02, on March 1, 2005 and it was

Carried

Ben Armstrong

Reeve

Jennifer Deak

County Manager



TABLE OF CONTENTS

			Page
	EXEC	EXECUTIVE SUMMARY	
1.0	INTRO 1.1 1.2 1.3	The General Setting	2 2 2 3
2.0	EXIST 2.1 2.2	FING PHYSICAL SITE CHARACTERISTICS Topography, Drainage and Vegetation Surficial Features and Hydrology	4 4 4
3.0	3.1	TING FEATURES Land Use Water and Septic Disposal Transportation Network Land Developability	5 5 6 6
4.0	MUIRI 4.1 4.2 4.3 4.4 4.5 4.6 4.7 4.8 4.9	Introduction Master Plan Concept Phasing of Development Engineering Services Geotechnical Investigation Traffic Impact Study (T.I.S.) Historical Resources Overview (H.R.O.) Wildlife Assessment Environmental Site Assessment (E.S.A.) Phase 1	7 7 9 10 12 13 14 15
5.0	MUIR 5.1 5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9	Introduction Land Use Policies Reserve Land Policies Golf Course Servicing Policies Access and Road Policies (Internal and External) Community Services Policies Home Owners Association Architectural Controls Maintenance	17 17 19 19 19 20 21 22 22



MAPS, PLANS & RENDERINGS

- 1. Vicinity Map
- 2. Aerial Map
- 3. Master Plan
- 4. Golf Course Layout
- 5. Phasing Plan
- 6. Architectural Renderings
 - i. Welcome Center
 - ii. Country Club
 - iii. Clubhouse
 - iv. Residential (front)
 - v. Residential (back)
- 7. Engineering Plans
 - i. Sanitary Sewer System
 - ii. Water Distribution System
 - iii. Storm Water Management
 - iv. Roads System



EXECUTIVE SUMMARY

Muirfield Area Structure Plan (A.S.P.) has been prepared pursuant to provincial legislation and the Wheatland County Municipal Development Plan (M.D.P.). The purpose of the A.S.P. is to provide for the orderly development of a comprehensively designed and integrated golf course and residential community. The proposed new community adjoins the existing Hamlet of Lyalta. The A.S.P. is intended to provide a policy framework to guide land use redesignation, subdivision and development approvals within the Plan Area.

The Plan will create:

- a security gated residential community of approximately 700 dwelling units
 representing ± 41.0% (142 acres) of the total area and consisting of detached,
 duplex, semi-detached and multi-family residential units.
- a professionally designed golf course consisting of an 18 hole Resort Course and
 Golf Clubhouse representing ± 46.5% (161 acres) of the total area.
- a maintenance compound / R.V. storage area representing ± 2.0% (6.5 acres)
- green spaces ± 3.5% (12.0 acres) and raw water storage area ± 4.5% (15.5 acres) for a total of +- 8.0% (27.5 acres).
- representing ± 1.5% (5.5 acres) of the total area are the following;
 - a Country Club (recreation, health/gym and social centre)
 - a Gas Bar /convenience store,
 (including The Welcome Centre as a temporary use of the service station that will house the sales office and pro shop in phase 1)
 - -Service commercial and ancillary retail.



- an Assisted Living / Multi-family seniors oriented residential cell representing
 ± 1.0% (4.5 acres) of the total area and to possibly include a Lodge (± 25 rooms)
 to accommodate visitors.
- Architectural Controls to be registered as a Building Scheme to ensure compatible and quality controls for all development in the Plan Area.
- a Home Owners Association to ensure a uniform and aesthetic maintenance program
- a self-supporting, sustainable community with its own water supply (W.I.D.
 Canal), sewage treatment, and storm water management systems with ongoing
 operation and maintenance of the systems subject to regulatory approvals by the
 Wheatland County, Alberta Environment, and other relevant regulatory
 authorities

1.0 INTRODUCTION

1.1 How to Use This Document

This Area Structure Plan provides information as follows:

- existing background
- Muirfield Area Structure Plan Concept; and
- Muirfield Area Structure Plan Policies

The Implementation policies direct the County to undertake specific actions required to ensure the Plan Area develops as intended.

1.2 The General setting (Map 1)

The Plan Area (± 347 acres), generally comprises that portion of Section 8, Twp 25, Rge 26, W4M northwest of the CNR Railway and is located approximately 6 miles north of



the Trans-Canada Highway, 4 miles east of highway 9, and 2 miles south of Highway 564 (Country Hills Boulevard).

The existing Hamlet adjoins the southwest edge of the Plan Area.

The recently upgraded Western Irrigation District (W.I.D.) canal traverses through the Plan Area and three existing privately owned acreage parcels are located on the outer edges.

1.3 Existing Municipal Policy Framework

Expansion of the existing Hamlet will concentrate development into a single well planned community. The Wheatland County Municipal Development Plan (M.D.P.) provides for Hamlet expansion in rural areas rather than scattered Country Residential Development The M. D. P. also provides for settlements that have low impacts on groundwater availability, low impact on agricultural lands, and are sensitive to the rural environment. The Muirfield A.S.P. will be serviced through piped water from the W.I.D. canal and therefore, will have no impact on groundwater. The Muirfield development proposes to provide approximately 46.5% (161 acres) of Golf Course and green space primarily around the perimeter of the Plan Area, thereby creating a buffer and transition to adjacent farm lands, neighbours, and the Hamlet of Lyalta. Therefore, this proposal is viewed as being sensitive and a low impact on agricultural lands and the rural environment.

The Wheatland County Land Use Bylaw (L.U.B.) lists the existing land use classification as Direct Control (D.C.) District as provided in Bylaw 2004-03. This Area Structure Plan proposes to replace the existing Muirfield Area Structure Plan (Bylaw 2004-02). The existing Direct Control (D.C.) District classification (Bylaw 2004-03) will remain as a separate bylaw apart from the adoption of this Area Structure Plan. The Direct Control (DC) District classification will include an additional parcel located in the northeast corner of the site which will be consolidated with the Muirfield Lands. This parcel will be



replaced and relocated to the east boundary of the existing hamlet of equal size and will be redesignated from Direct Control (DC) District to Hamlet Small Holding (H-SH) District. This will accommodate the same landowner and will be approved through the subdivision process.

2.0 EXISTING PHYSICAL SITE CHARACTERISTICS

2.1 Topography, Drainage, and Vegetation

Topography

The topography of the site is relatively flat with a shallow slope down to the northeast over the site.

Drainage is from west to east over the site.

Existing drainage in the Plan Area generally flows north and south into the W.I.D. canal. The W.I.D. canal traverses through the interior of the subject lands. An existing natural drainage course in the southwest portion of the site traverses north and also drains into the W.I.D. canal. The existing natural flowing drainage course will become a feature of the Golf Course. Generally, the lands are well drained and do not present any impediments to development.

Vegetation

There is no vegetation of trees, shrubs, or natural growths on the subject lands which are currently cereal cropped annually.

2.2 Surficial Features and Hydrology

Soils consist of topsoil over silty glacial clay till of high bearing capacity.



Groundwater is present over the site at depths of 3.39 to 4.10 metres (11.1 to 13.5 feet).

Surface Disturbances consist of a W.I.D. Irrigation Canal that appears to follow the location of an original creek and carries water from west to east across the central area of the site.

3.0 EXISTING FEATURES (Map 2)

3.1 Land Use

The Muirfield Lands have historically been used as agricultural farm land (no buildings or development) and the existing land use classification is Direct Control (D.C.) District within the Plan Area.

The adjoining land uses consists of:

- the existing Hamlet of Lyalta on the southwest edge (post office/store, outside storage and residences) on the north side of the Hamlet Road,
- the existing grain elevator (Canada Malting Co.) is also located in the Hamlet on the south side of the Hamlet Road,
- three residential acreage parcels are located on the north-east corner, north-west corner, and west side of the Plan Area,
- the community hall/recreational site located east of the paved road which forms the east boundary of the site.
- farm buildings located on the east side of the paved road (near intersection with the Hamlet Road,
- a residence south-east of the C.N.R. track; and



• with the exception of the above listed developments, the Plan Area is bounded by farm lands.

3.2 Water and Septic Disposal

All existing developments bordering the Plan Area are serviced with water wells and septic tanks and fields.

3.3 Transportation Network

Existing traffic conditions around the site are characterized by very low volumes and excellent operating conditions. Based on the Traffic Impact Study (T.I.S.) the existing road network has capacity to accommodate the traffic generated by the proposed development. However, if modifications are required, they will be implemented as part of a future developer's agreement.

3.4 Land Developability

The Geotechnical Investigation Study of the land capability showed that the land in the Plan Area is well suited for development.

The existing and proposed gentle but adequate grades are well suited for Engineering Utility services.

The W.I.D. have given preliminary approval of the water supply and advised that there is an adequate water supply for the development.

Adequate Utility Services (gas, power, telephone, cable, etc.) are available to service the development.



There are no existing or known oil or sour gas well facilities in the area.

The development site is strategically located and provides excellent commuting time and distance to both Strathmore and Calgary.

4.0 MUIRFIELD AREA STRUCTURE PLAN CONCEPT

4.1 Introduction

Section 4 of this Plan provides the spirit and intent of the Master Plan and the Plan policies. Section 5 contains the policies that express the specific Plan regulations. The plans and renderings included in the Plan are conceptual in nature and also provides the spirit and intent of the plan. However further field adjustments may be required at the subdivision approval stage as well as architectural control adjustments at the development permit approval stage.

4.2 Master Plan Concept (Map 3)

The Muirfield Concept Pan is a comprehensively planned prestigious residential and golf course development complete with support amenities (recreational, social, health and local convenience retail).

The <u>design objectives</u> are to create an aesthetically pleasing and compatible edge condition with contiguous open space as a transition to neighbouring lands on all sides of the Plan Area (Hamlet of Lyalta and adjacent properties).

The <u>security gated residential community</u> (41% or 142 acres of the Plan Area) will consist of approximately 700 dwelling units and all residential lots will offer choice locations by adjoining either a water way or golf course. The lots will range from



 \pm 6,000 square feet to \pm 15,000 square feet and the dwelling units will be typical 1 storey bungalows with walk-out basements, architecturally controlled and maintenance free.

The Golf Course (46% or 161 acres of the Plan Area) is a professionally designed 18 hole Resort Course. It will be available to both residents and public, complete with a clubhouse and all-inclusive amenities. The scorecard is 6,000+ yards par 69 from the back tees.

The <u>Country Club</u> will offer complete support amenities (recreational, social and health club).

The Multi-family building would be a two or three storey walk up.

The Assisted living building will accommodate seniors that require health care with professional health caregivers visiting on site.

The Lodge (± 25 rooms) will accommodate visitors.

A 2.5 metre wide Bicycle, Walking and Cart path will be provided connecting all local cell areas.

The service station / convenience store and small strip mall will provide convenient local service to residents of Muirfield and the surrounding area.

<u>Architectural Controls</u> (**Renderings 6 i, ii, iii, iv**) will be implemented through a registered building scheme in order to ensure compatible and quality controls for all developments in the project. The Architectural theme will be a blend of Prairie Gothic and traditional Scottish Tudor.



A <u>Home Owners Association</u> will be implemented in order to ensure a uniform, aesthetically pleasing and enduring maintenance program.

<u>Vehicular Access</u> will be provided with full access to Range Road 264. This access will accommodate both the public and Muirfield residents, full access to the Golf Course and other services. Security gates will be provided for Muirfield residents. Emergency Access (Fire, E.M.S. etc.) will be provided via one exit to the north, one exit to the west and one exit to the south of the Plan Area.

The <u>Master Plan Concept</u> will facilitate a very unique and high quality development which will be beneficial to all parties, the Wheatland County, adjacent neighbours, and the future residents of Muirfield.

4.3 Phasing of Development (Map 5)

Muirfield will be built in six phases starting with Phase 1 on the south side (adjacent to Hamlet of Lyalta) with contiguous phases to the north which will provide continuity of the Master Plan. Phase 1 will also include the first 9 holes of the Resort Course that will buffer the Hamlet of Lyalta. Generally, each phase will range from ± 60 lots to +-185 lots per phase and the total time span at build-out will be approximately 5 years. Phasing of Development is inter-dependent on market conditions which may cause some variation(s). The Phasing as outlined is also determined by the most efficient servicing and road development patterns. The lotting arrangement is conceptual and subject to further refinement at the subdivision approval stage.



4.4 Engineering Services (Plans 7 i, ii, iii, iv) Prepared by Progressive Engineering

"Executive Summary

Municipal Services

The Muirfield Golf Course and Residential Development will be serviced by a full range of municipal services provided by the developer complete with the necessary organizational structures to ensure their ongoing operation and maintenance. No responsibility for the services will transfer to Wheatland County. Design and construction will be subject to the Wheatland County's and Alberta Environment's approvals. Following is a brief description of the services future residents of Muirfield will enjoy:

- will be collected by a conventional gravity sewer system constructed to City of Calgary standards. From a collection point at the north east corner of the development the effluent will be pumped to an anaerobic reactor for flow equalization and primary treatment. Further processing through a sequencing batch reactor (SBR) plant for secondary treatment and final passage through a UV disinfection system for tertiary treatment will produce an effluent that can be stored in a holding pond for use in irrigating the golf course in accordance with Alberta Environment standards. Setbacks from occupied dwellings, for the plant and any irrigation done, will be in accordance with appropriate regulations and guidelines.
- b) Water Supply Water for domestic use will be supplied to the proposed development from the WID canal through an agreement currently being negotiated with the Western Irrigation District. This raw water will be stored in a lined earth reservoir in the northwest comer of the development to facilitate a continuous water supply over the seven months the irrigation canal is not in



service. Raw water will be treated and stored in accordance with "Alberta Environment" Guidelines in a treatment plant and underground concrete reservoir adjacent to the raw water storage pond. Distribution pumps at the reservoir will be sized to enable delivery of fire flow volumes to all parts of the distribution system. Hydrants are to be spaced through out the system so that no part of any residence is further than 150 meters from a fire hydrant. The distribution system itself will be looped where feasible and will meet or exceed Alberta Environments Standards.

- c) Irrigation Water The golf course will have a separate water licence to supply irrigation water, particularly during the construction phase. Water will be drawn from the canal system, either from the Spillway Coulee creek or from the main canal, as required and stored in the ponds on the course. The water will be pumped from the storage ponds through the irrigation system onto the golf course.
- development, and from the existing hamlet, will be conveyed via concrete curb and gutters and grassed swales to the ponds on the golf course. The ponds serve three purposes. They allow for settlement of silt and suspended solids out of the water thus treating the storm water before it is used or returned to the watershed. They are storage for the storm water and collection points for rainwater landing on the golf course, so it can be saved and used for the irrigating the golf course. This should reduce pumping costs and reduce the amount of water needed from the Bow River. The last use of the ponds is a "playability" feature of the golf course.

Houses backing onto the canal and the Spillway Coulee creek will have some yard drainage off the back of their lots through a designed biological filter area. This area will extend for some ten meters beyond the property limits into the canal ROW. The W.I.D. has agreed to accept an amount of excess Storm water



back into its canal after the water has passed through the ponds or the biological filters behind the houses backing the canal.

4.5 Geotechnical Investigation

Prepared by Curtis Engineering Associates Ltd., November, 2003

"Executive Summary

The development site immediately north of the Hamlet of Lyalta shows a relatively flat topography with a shallow slope down to the north-east over the site. Drainage of the site is affected by a creek that meanders from west to east near the central area of the site. At the time of the investigation, the site was covered with wheat crop. The site soils consist of a topsoil layer over low plastic glacial clay till soil consisting of silty and sandy clay with gravel and cobbles plus occasional boulders throughout. The soil strata was dry to moist and of stiff to very stiff consistency to depth of test boring at 6.55 metres (21.5 feet). Ground water level was measured at a depth of 3.39 to 4.10 metres (11.1 to 13.5 feet) over the site.

Test results show site soils are suitable for installation of subsurface sewage disposal fields.

Recommendations are presented for building foundations including footing and pile type foundations. Further recommendations are included for effluent pond and water reservoir installation and necessary liner for installations.

Use of suitability treated site efficient for golf course irrigation is investigated and recommended rate of application based on soil permeability is reported."



4.6 Traffic Impact Study (T.I.S.)

Prepared by Finn Transportation Consultants, November 18, 2003

"Conclusions

The following are FINN's primary conclusions drawn from this study:

- The proposed site is expected to generate in the order of 4,600 vehicle trips per day (vpd), with approximately 340 vehicles per hour (vph) (110 in/230 out) in the a.m. peak hour and 450 vph (280 in/170 out) during the p.m. peak hour.
- Existing traffic conditions around the site are characterized by very low volumes and excellent operating conditions.
- Analysis of future conditions was carried out for the 2013 horizon for background and post-development traffic conditions. The results for the different scenarios are as follows:
 - 2013 Background Conditions: Future volumes were estimated by factoring up the existing traffic volumes. The forecast volumes remain very low and the operating conditions will continue to be satisfactory.
 - 2013 Post-Development Conditions: After completion of the proposed development, the studied intersections will continue to operate satisfactorily, at a very good level-of-service.
- Based on our analysis, we conclude that the existing road network has ample capacity to accommodate the traffic generated by the proposed development.



Follow Up:

Letter of Response dated October 30, 2003.

"Bison Historical Services Ltd. has provided the Cultural Facilities and Historical Resources Division ("CFHRD") of Alberta Community Development with an "Historical Resources Overview" package regarding Muirfield Village Ltd's. development plans for the PROPOSED MUIRFIELD VILLAGE GOLF COURSE located in Section 8, Township 25, Range 26, W4M. The "CFHRD" agrees with Bison Historical Services Ltd's. recommendation that a HISTORICAL RESOURCES IMPACT ASSESSMENT IS NOT REQUIRED. Therefore MUIRFIELD VILLAGE LTD. has HISTORICAL RESOURCES ACT clearance for the above referenced development..."

4.8 Wildlife Assessment

Prepared by: Athene Environmental Ltd., October 22, 2003

"Executive Summary

The proposed Muirfield Village includes a 24 hole, links style golf course and 700 residential property development, that will be situated immediately north of the Village of Lyalta in southern Alberta. The potential effects of this project on wildlife were examined in relation to a list of sensitive wildlife species outlined by Alberta Sustainable Resource Development for the prairie and parkland biomes. The assessment was based on and near the proposed development area, and the existing and proposed habitat conditions of the property. A field reconnaissance survey was conducted in early September 2003 to determine existing habitat conditions to the development area. There are no historic records of key wildlife habitats on or near the development. The property is currently comprised of agricultural lands, most of which is cropland planted to wheat. Consequently, it is felt that the project will have few if any impacts to sensitive



wildlife species. Including wildlife considerations in project planning and development could improve general wildlife habitat on the development area, but probably will not benefit sensitive wildlife species to any great extent."

4.9 Environmental Site Assessment (E.S.A.)

Prepared by: NorthWind Land Resources Inc., November, 2003

"Executive Summary

NorthWind Land Resources Inc. was contracted by Muirfield Village Ltd. (the client) to conduct a Phase 1 Environmental Site Assessment (ESA) on a 350 acre parcel of land located within Section 8, of Township 25, Range 26, W4M (the property). It is the intention of the client to develop the property into a golf course with attached housing units. At this time the land is privately owned by three parties and is under agricultural use. The site is bordered in the south by the Hamlet of Lyalta. Three acreages in section 8 are also excluded from the property which is to be developed.

The purpose of a Phase 1 ESA is to estimate the likelihood, types and locations of contamination that may be on this property or adjoining properties in order for Muirfield Village Ltd. to make an informed decision on the environmental liabilities involved with the transfer of this property. The principles and practices that are applicable to conducting a Phase 1 ESA are outlined in *Phase 1 Environmental Site Assessment* (Canadian Standards Association, 2001). The protocol for a Phase 1 ESA involves the evaluation and reporting of existing information collected in four stages: 1) Records Review; 2) Site Visit; 3) Interviews; and 4) Evaluation of Information and Reporting. A Phase 1 ESA does not involve the investigative procedures of sampling, analyzing, and measuring unless enhancements are agreed upon by the Client and Assessor.



The site visit was completed on July 23, 2003 by a team of individuals including the developers, project engineers, landowners, and planners. The site visit involved a tour of the entire site and the surrounding areas to determine whether any potential sources of contamination, or any potential problems with the land development were present. A total of fifty-one photos were taken of the property and surrounding area. At the time of the visit no concerns were raised; an additional site visit by NorthWind personnel was deemed unnecessary. No industrial or commercial activities were identified on the property or in the surrounding area.

During the Phase 1 ESA process, one potential source of contamination was identified; a former service station located in the Hamlet of Lyalta. The tank from the former station is presently buried on the property and hydrocarbon contamination was discovered during a preliminary Phase 2 investigation in 1996.

With the exception of the former service station, no other potential sources of contamination were identified."

5.0 AREA STRUCTURE PLAN POLICIES

5.1 Introduction

The Muirfield Area Structure Plan and Master Plan Concept outlined in items 4.1 to 4.9 above establishes the guiding principles and basis of the following policies.

These policies are specific actions and standards that the developer and municipality shall follow unless an application is made to amend the Plan and/or the Land Use Bylaw.

5.2 Land Use Policies

Future subdivision and development shall be in accordance with this Area Structure Plan. Major deviations to the Plan design and policies shall require an amendment to



this Plan. Minor relaxations may be considered without an amendment to this Plan where the developer can demonstrate to the satisfaction of the Subdivision or Development Approving Authority, as the case may be, that the reconfiguration of parcels, land use adjustments, road design and development detail would maintain the overall intent of the Plan policies, and the subdivision authority may approve lot dimensions which are consistent for the Muirfield Area Structure Plan.

Land uses shall consist of:

- a) a security gated residential community of approximately 700 dwelling units consisting of single detached dwellings and attached villas. The final mix of residential units will be determined at the time of each phase of subdivision approval to the satisfaction of the Approving Authority.
- b) other land uses shall include Local Commercial, The Country Club, Assisted Housing/Multi-family/Lodge in accordance with the Master Plan to the satisfaction of the Approving Authority and timing shall be at the discretion of the developer.
- c) Architectural design guidelines shall be established and registered as a building scheme by the developer in accordance with the proposed Master Plan Concept.
- d) A Home Owners Association will be established by the developer which will ensure continuity of control and maintenance in accordance with the Master Plan Concept.
- e) A 2.5 metre wide Bicycle, Walking and Cart path will be constructed in accordance with the proposed Master Plan Concept.



5.3 Reserve Land Policies

Municipal Reserve land will be provided in accordance with the Alberta Municipal Government Act and to the satisfaction of the Approving Authority at the time of subdivision.

5.4 Golf Course

An 18 hole Resort Course and clubhouse will be developed in accordance with the Master Plan Concept. The first 9 holes of the Resort Course will be developed concurrent with Phase 1 of the Master Plan Concept. The last 9 holes will be developed in a subsequent phase at the discretion of the developer.

5.5 Servicing Policies

a) <u>Development Agreement</u>

The developer will enter into a development agreement with Wheatland County prior to subdivision approval, details of which shall be subject to negotiations and to the satisfaction of the developer and Wheatland County.

- b) Servicing shall be provided by the developer, who shall be responsible for all costs of developing a self supporting sustainable community with its own water supply (Western Irrigation District Canal), sewage treatment, and storm water management systems with on-going operation and maintenance of the systems subject to regulatory approvals of the Wheatland County, Alberta Environment, and other relevant regulatory authorities.
- c) <u>Shallow Utilities</u> including underground power, street lights, telephone, and gas services shall be provided in accordance with the requirements of the shallow



utilities standards of the subject suppliers and to the satisfaction of the Wheatland County.

d) <u>Acreage Assessments, Levies, etc.</u> Acreage Assessments, levies, etc. shall be included in the Development Agreement (as per Section 5.5 a) above).

5.6 Access and Road Policies (Internal and External)

5.6.a External Roadways

(i) Dust Control and Paving measures shall be provided by the developer on adjoining and/or immediate area of Wheatland County roads. The specific extents and types of dust control and/or the amount of paving to be utilized will be included in the development agreement and discussed/negotiated to the satisfaction of the developer and Wheatland County.

5.6.b Internal Roadways

- (i) Internal Roads in the Plan Area shall be built to current City of Calgary Standards and maintenance will remain the responsibility of the Home Owners Association.
- (ii) Internal Roads need not be dedicated (pursuant to subsection 662(1) of the Municipal Government Act) subject to a plan of subdivision consisting of a "Bare Land Condominium" (pursuant to subsection 662.3 of the Municipal Government Act) in which the roadway(s) give access to the units are either common property or a unit within the Bare Land Condominium Plan.



5.7 Community Services Policies

a) Fire Protection

The developer will be responsible to provide sufficient fire protection to the satisfaction of the Wheatland County and/or the Fire Marshall. This will require making arrangements with either the Strathmore Rural Fire Association or the Town of Chestermere, or any other recommendations of the Fire Marshall.

b) Police Protection

The existing R.C.M.P. detachment located in Strathmore will provide police services.

c) E.M.S. and Hospital Services

Residents of Muirfield will receive hospital services from the Valley General Hospital in Strathmore. The Emergency Medical Services Association (WADEMSA) will provide an ambulance service out of Strathmore.

d) Schools

Muirfield will be serviced through the existing system in the Town of Strathmore via bussing to the satisfaction of Golden Hills Regional Division # 15. School buses will pick up children at the entrance on the east side of the Plan Area to the satisfaction of the School Board.

e) Garbage Disposal

Garbage disposal services to Muirfield will be provided via a private collection contract with the Home Owners Association.



5.8 Home Owner's Association

A Home Owners Association will be implemented by the developer for purposes of ongoing management and control of landscaping, utility servicing, road and garbage maintenance.

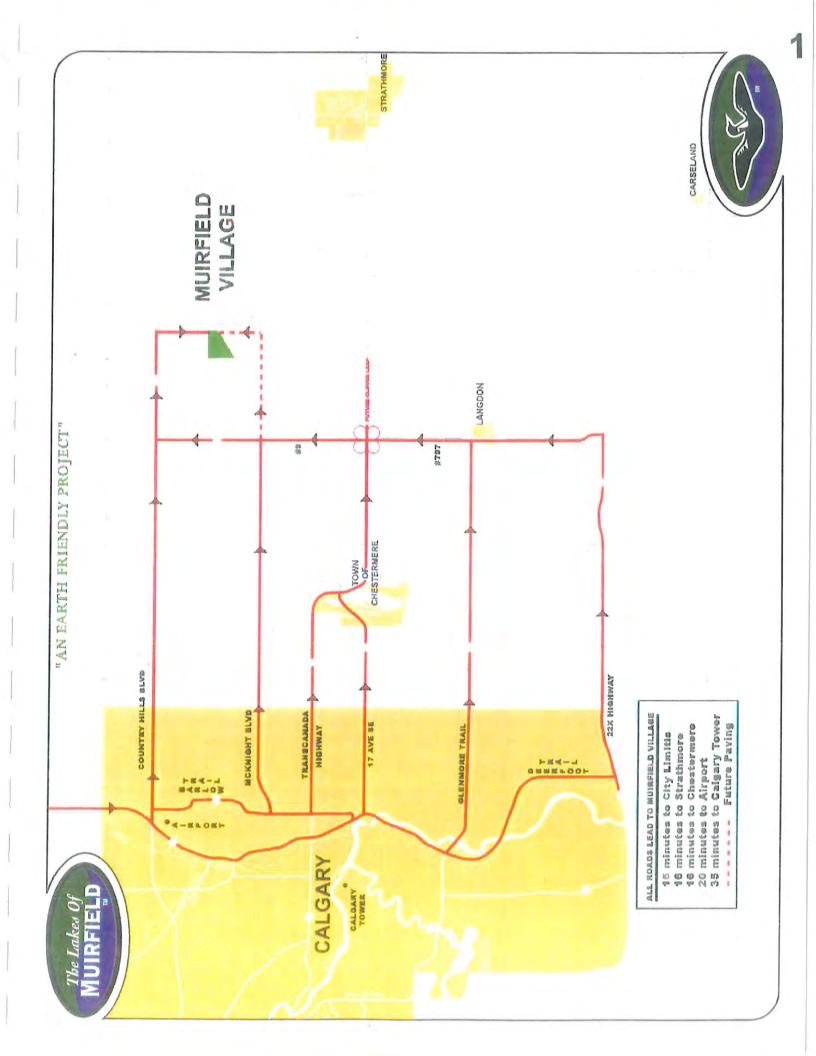
5.9 Architectural Controls

Architectural Controls will be implemented by the developer in order to ensure compatible and quality architectural siting, and quality controls for all developments in Muirfield. The architectural theme will be a blend of Prairie Gothic and Scottish Tudor (consistent with the Architectural Renderings - 6 i, ii, iii, iv). The Architectural controls will be implemented as follows:

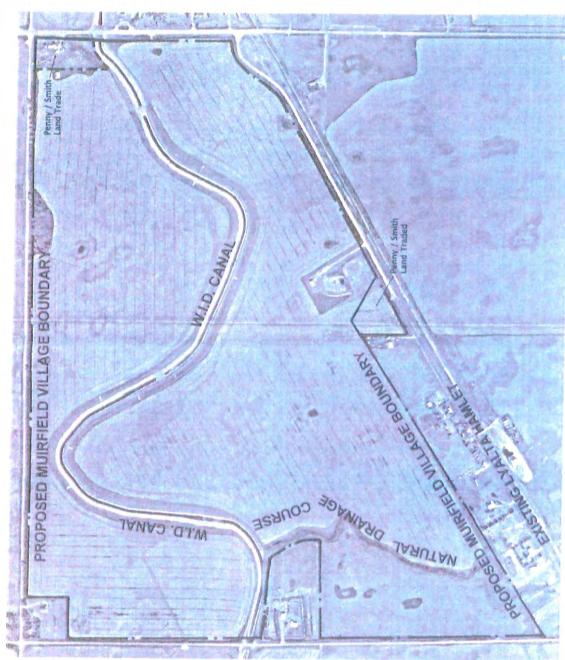
5.9.1 The owner of the Lands which are the subject of the subdivision application, must register a building scheme in the nature of a restrictive covenant for the purpose of encouraging that the design, character and appearance of the developments within Muirfield are consistent with the design, character and appearance of the developments described in the Muirfield Area Structure Plan.

5.10 Maintenance

On-going maintenance of all utility infrastructure services, internal roads, and garbage collection within the Muirfield Area Structure Plan Area will be the responsibility of the Home Owners Association. Wheatland County will be exempt from providing any services whatsoever.







Arial Map

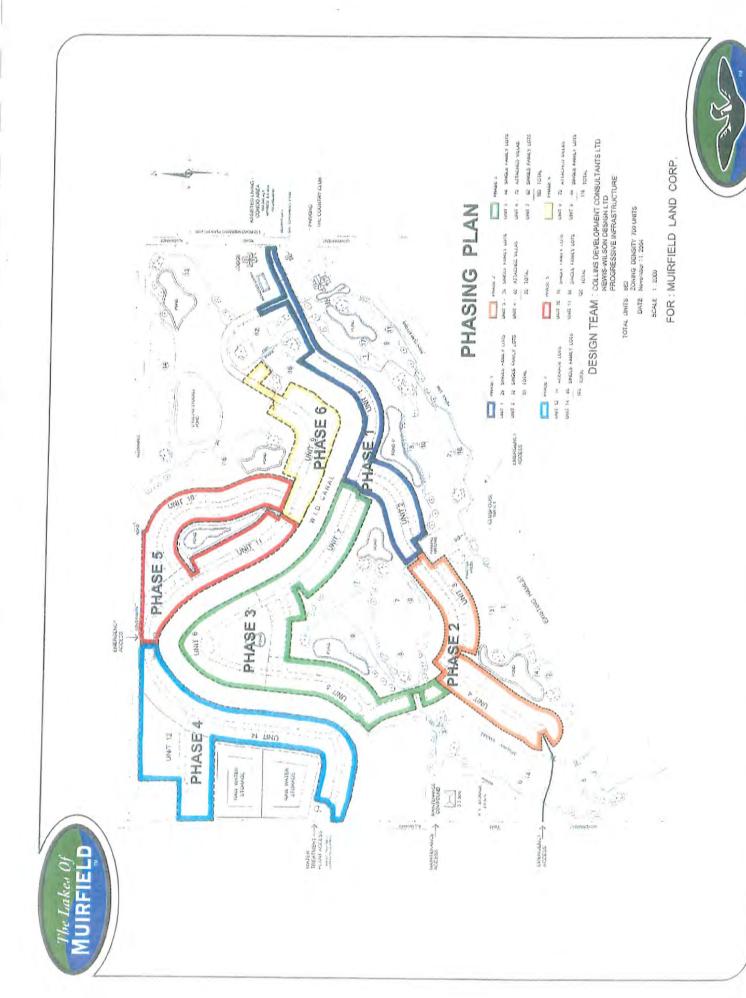
The Lakes Of MUIRFIELD













WELCOME CENTRE

To be constructed with Phase 1









