

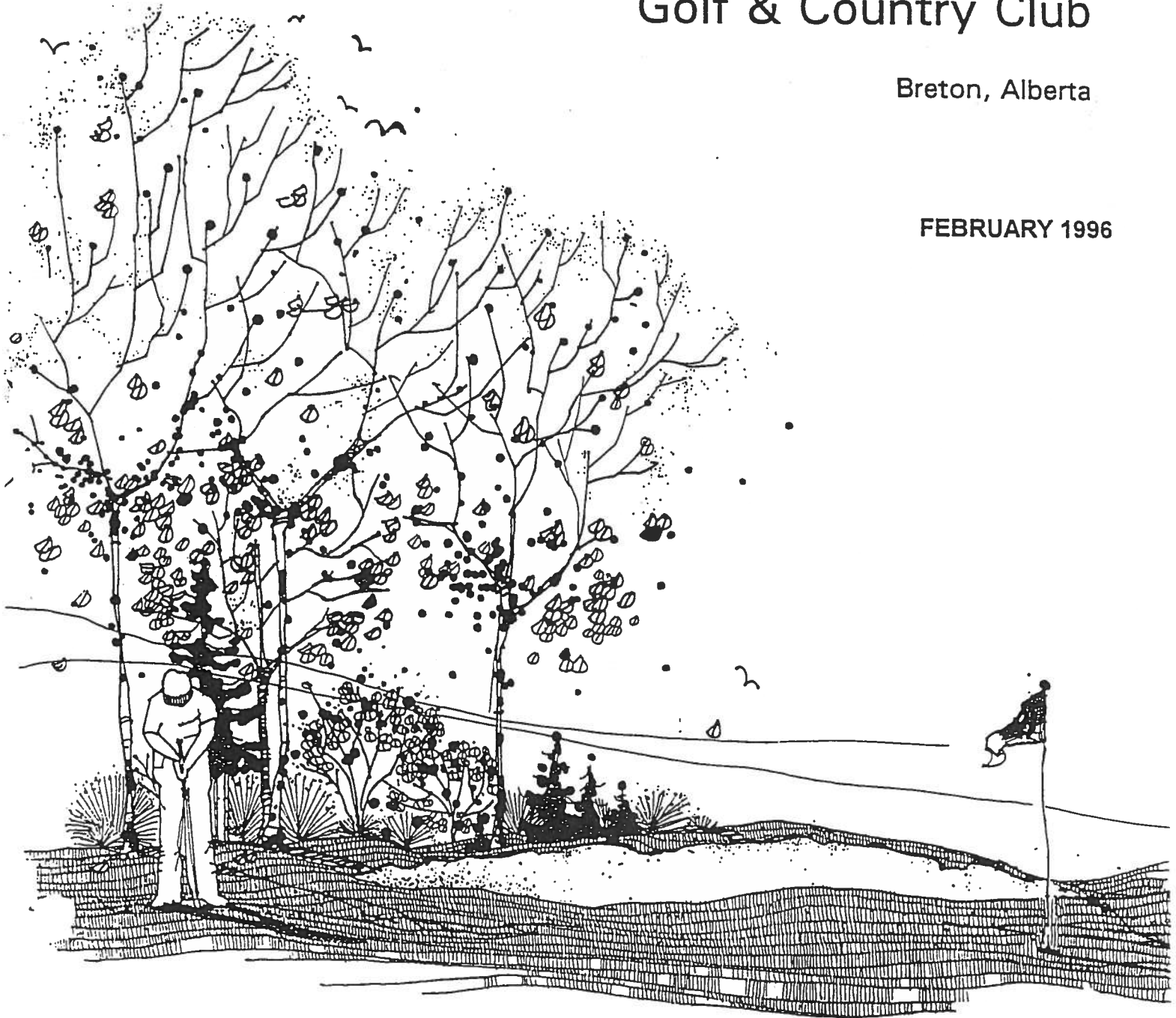
AREA STRUCTURE PLAN

for

Belair
Golf & Country Club

Breton, Alberta

FEBRUARY 1996



BELAIR ESTATES GOLF & COUNTRY CLUB
AREA STRUCTURE PLAN

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Belair Golf and Country Club

Breton, Alberta

Prepared by:
Golfplan Associates Limited
 Golf Course Architects and Land Planners

scale 1:1000



BELAIR ESTATES GOLF & COUNTRY CLUB AREA STRUCTURE PLAN

1.0 Introduction

1.1 General

The subject land situated at SW.12-48-4-5 is located on Highway 20 approximately one quarter mile north east of the Village of Breton. Currently zoned as Agricultural land, the parcel contains a variety of legal non-conforming land uses which have been approved by the Municipal District of Brazeau No. 77. Development planning for the integration of a new residential subdivision within the parcel is proceeding with guidance by the Municipal District's planning department, but an Area Structure Plan and Rezoning application are required to ensure that proper zoning requirements are met and that subdivision and development of the land are undertaken in a coordinated manner.

1.2 Statutory Requirements

The Municipal District of Brazeau No. 77, in keeping with the Municipal Government Act, requires the formulation of Area Structure Plans. The Plan is prepared prior to development and represents an intermediate step in the planning process.

The Area Structure Plan provides general guidelines for, and a description of, the proposed land development and, in this instance, is directed toward rezoning and subdivision implementation. Servicing options, circulation systems, land uses, population densities, and staging of the land use concept are included in the Plan.

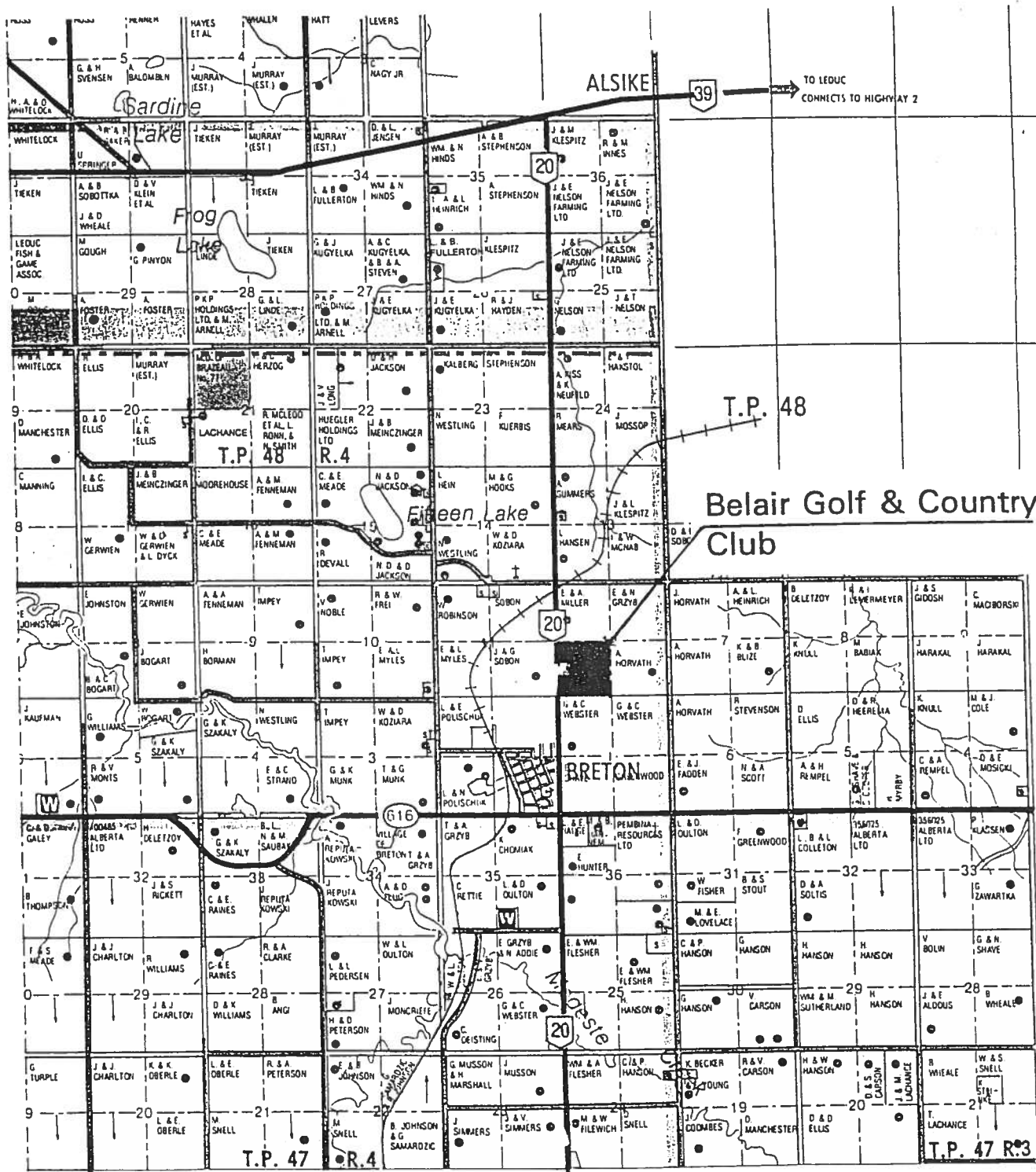
2.0 Property Description and Site Analysis

2.1 General Description

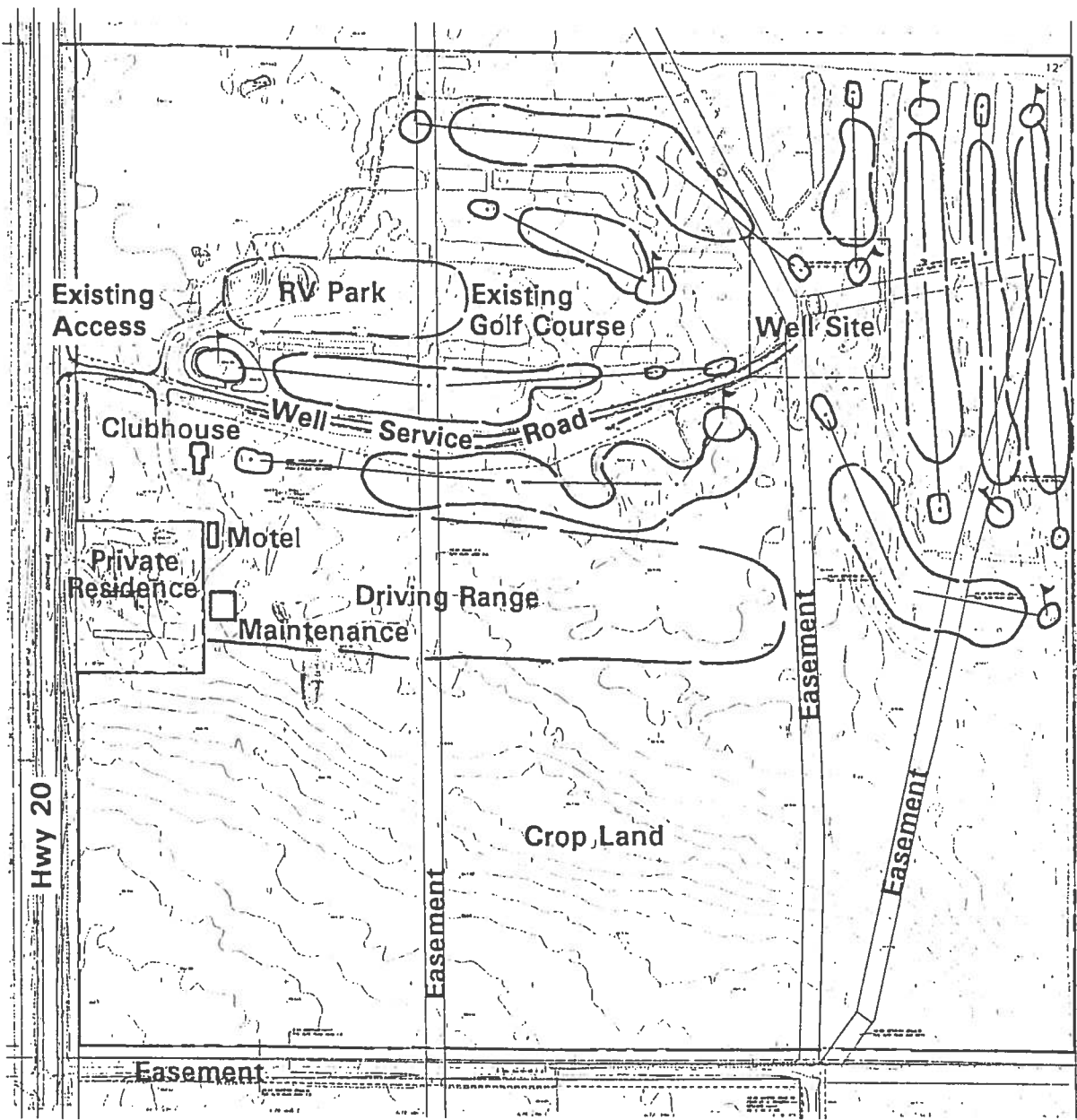
The subject property is located at SW 12-48-4 West of the 5th meridian and comprises a total of 156 acres (63.133 hectares).

2.2 Land Use

The study site is zoned Agricultural and currently has approximately seventy (70) acres of cultivated crop land. In addition to agricultural usage however, the property has a number of other land uses, all of which are currently considered by the M.D. to be legal non-conforming.



LOCATION PLAN
BELAIR GOLF & COUNTRY CLUB



**EXISTING LAND USE
BELAIR GOLF & COUNTRY CLUB**

The various land uses currently found within the parcel include:

1. approximately seventy (70) acres of undeveloped agricultural crop land;
2. a small RV camp site and caretaker/washroom structure; (approximately 3 acres)
3. a small 8 unit motel;
4. a nine-hole recreational golf course, driving range, and associated club house and maintenance facilities. (Total acreage utilized by the golf course is approximately 88 acres or 35.6 hectares)
5. oil lease operations including a well head and three (3) distribution/collection pipelines and easements

Properties surrounding and adjacent to the subject parcel are all zoned Agricultural but have similar active oil/gas lease operations.

2.3 Topography and Soils

The subject property has a relatively uniform topography overlying sandstones of the Brazeau Formation. Characterized by a flat to gently sloping terrain (0 - 5 percent slopes) the site exhibits only minor shallow depressions and a small knoll. Topographic relief across the site is less than 10 metres.

Soils within the property vary. Organic peat soils are present in moist areas found in the north-west corner of the site but the majority of the subject property is characterized by a moderately drained clay loam soil.

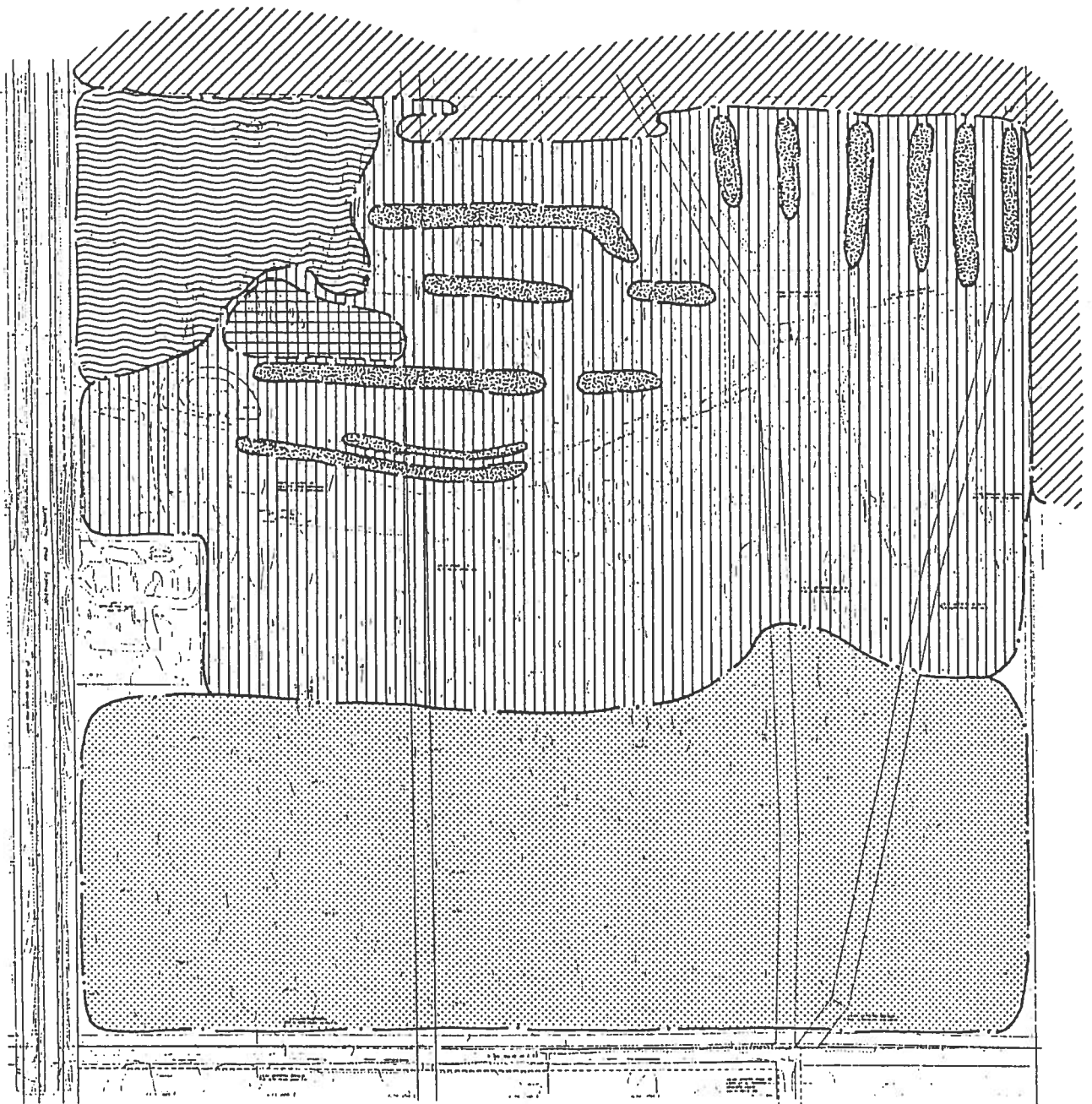
The topographic and soil features of the project site are conducive to residential development.

2.4 Vegetation

The subject property exhibits a limited variety of vegetative communities which are generally reflective of past disturbances and current land uses.

At the present time, approximately 70 acres (28.3 hectares) or about one half of the site is under cultivation as agricultural crop. The remaining half of the property has a variety of vegetative communities. These include:

1. Manicured turf grasses associated with the existing nine-hole golf course,
2. Tall shrubs/poplar communities located within the interior of the golf course. These appear to have been introduced as wind rows during a period when the entire site was agriculturally cultivated.
3. Areas exhibiting higher moisture content within the north-west sector of the property, support a variety of low shrubs, small scrub spruce, dogwood, elder, birch, and poplar.



PREVIOUSLY CULTIVATED
LOW SHRUB/WETLAND



POPLAR/TALL SHRUB
WINDROWS



NATIVE POPLAR/
TALL SHRUB



CULTURED TURF
(GOLF COURSE)



CROP LAND



DISTURBED
BARE GROUND



EXISTING VEGETATION
BELAIR GOLF & COUNTRY CLUB

4. Individual trees have been planted throughout the golf course.
5. Native stands of tall shrub/poplar occur along the north and north-east property lines of the site.

As a result of the current land uses and previous site disturbances, no zones of locally significant or unique vegetation have been noted.

2.5 Wildlife

Detailed investigations or long term wildlife studies have not been completed, however activity within the property is minimal. Deer, rabbit and other small mammal species have been sighted on the property but these occurrences are transitory in nature and are generally limited to the existing golf course or developed portions of the site.

No critical habitats or significant nesting sites have been identified within the study area. As a result, potential impacts to wildlife which would be associated with the proposed development are considered negligible.

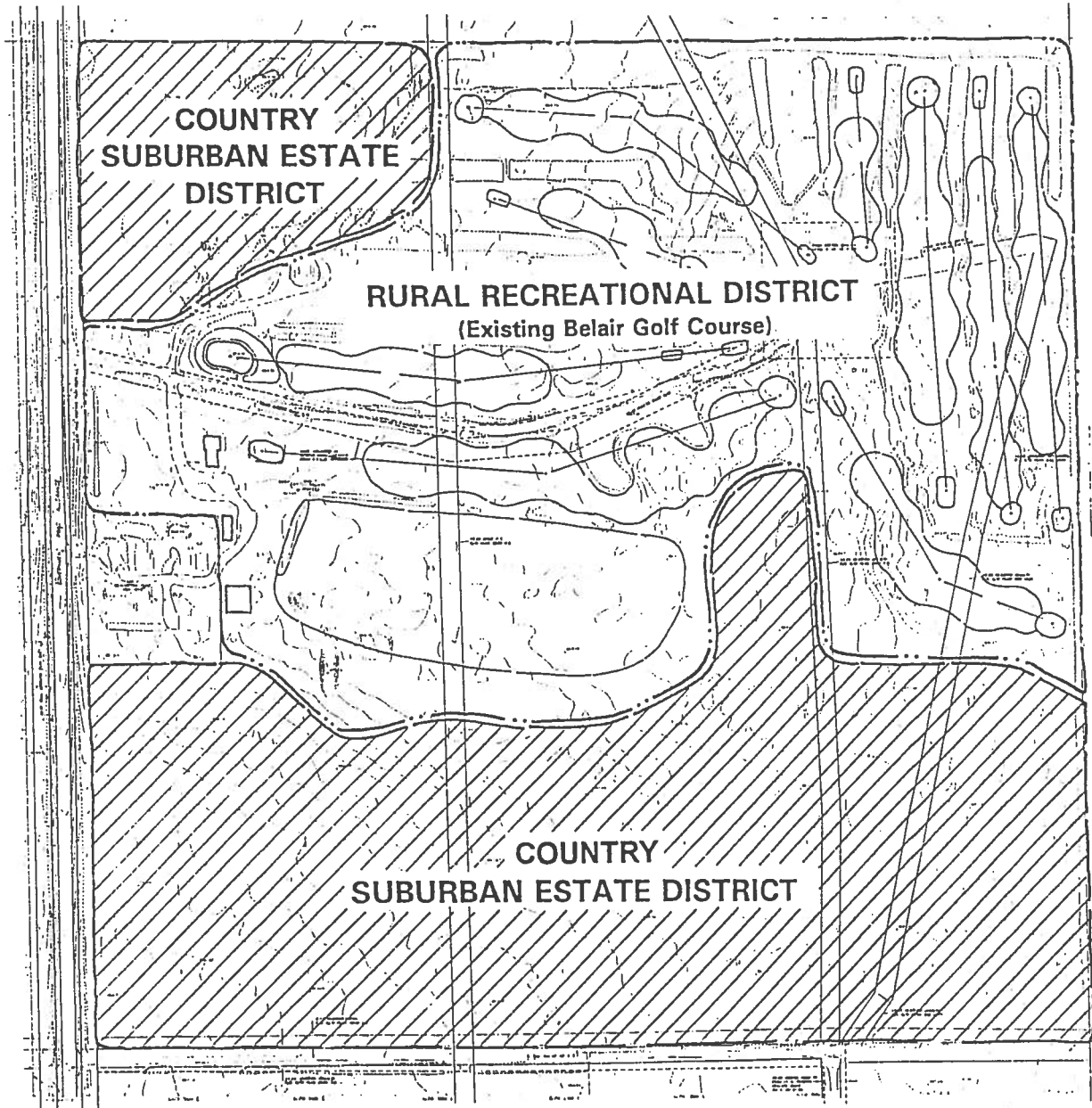
3.0 PROPOSED DEVELOPMENT PLAN

3.1 Land Use Constraints

Development of the Belair Estates as a residential subdivision is constrained by a number of natural and man made factors which limit its size and future development opportunities.

The Area Structure Plan boundary is fixed on all sides by the legal limits of the parcel. The property is bounded on the north, east and south by privately held agricultural lands; and on the west by Highway 20 and its associated right of way, and one private residential property. In addition to the legal boundary limitations, development within the parcel is restricted by a number of legal easements which bisect the site, one oil well lease, several pipeline easements and a number of existing golf course facilities which will remain.

The parcel of land covered by this Area Structure Plan is not large enough to be developed separately as a neighbourhood unit. Since it cannot function independently, it will not contain the variety of land uses or heterogeneity of a typical neighbourhood. Schools, community facilities, and commercial support structures for the subdivision will be located approximately one kilometre off-site in the Village of Breton.



**PROPOSED SITE ZONING
BELAIR GOLF & COUNTRY CLUB**

3.2 Proposed Land Use Development

As previously noted there are a number of existing, legal non-conforming land uses within the subject parcel. It is intended that with the exception of the agricultural usage of the site, all existing commercial/recreational land uses will be retained and a new residential subdivision will be added. The Area Structure Plan therefore is intended to facilitate the rezoning of the parcel to accommodate the existing land uses and at the same time, outline the proposed subdivision and residential planning of the undeveloped agricultural lands located along the southern boundary of the property. In this regard, the proposed land uses and zoning requirements which are outlined within this Area Structure Plan will include:

3.2.1 Land Using Zoning:

The existing Agricultural One zoning of the parcel will remain until the Village of Breton and the M.D. of Brazeau No. 77 have had an opportunity to agree on a new Rural Recreational District. This proposed district will entail the existing Golf Course, RV Park, Resort Motel facilities. In addition to this zone change the remaining undeveloped areas of the property will require subdivision to accommodate residential lot developments and a redesignation to Country Suburban Estate District zoning.

3.2.2 Proposed Land Uses

Within the proposed RR and CSE zoning parcels, the land uses as outlined in this Area Structure Plan will include:

- i) a 9-hole golf course, club house and associated golf facilities (all existing)
- ii) an 8-unit motel (existing)
- iii) a small 20 unit RV park (existing)
- iv) a proposed 63 lot, three phase residential subdivision development (phase 1 = 20 lots, phase 2 = 35 lots, and a possible 8-lot phase 3 expansion in the N-W corner of the site)
- v) oil/gas leases and easements (existing Pembina Oil interests)

3.3 Plan Design

3.3.1 Design Objectives

Working within the general goal of establishing a development which reflects the rural recreational character of the existing and surrounding land uses, the specific development objectives for the plan are:

- To accommodate and integrate new site development with existing recreational facilities.
- To take advantage of the rural setting of the area and its unique features including the proximity to the village of Breton, existing landform and vegetation patterns.

- To permit phased development of the subdivision.
- To provide an opportunity for the development of a variety of single family housing types and lot choices with particular emphasis on that segment of the market not presently served in the village of Breton, ie. To compliment not compete with other local interests.

3.3.2 Subdivision Theme

A country residential/resort subdivision theme is proposed as a development focus for the residential component of the plan. Given the site's recreational aspect and rural location, a "golf estate" theme is appropriate. The on-site golf course, large estate lot sizes, proximity and convenient access to the Village of Breton and its amenities contribute to site desirability.

3.3.3 Design Concept

The Site Development Plan illustrates the design intent which has evolved from the stated plan objectives and subdivision theme. Since maintenance of the recreational and resort-based facilities which currently exist on site is critical, the plan proposes new development in the north-west quadrant and within the southern half of the property leaving all existing facilities intact.

In order to achieve this, the plan proposes a three phase residential development which would include 55 rural estate lots along the southern boundary of the existing golf course and practice facilities; and a potential third phase development of eight (8) additional one acre residential lots adjacent to the golf course in the northwest quadrant of the property. Access for the subdivision lots along the southern portion of the site would be from a new road access to highway 20 including a new intersection and new internal loop road. A separate access for the northern development lots would be created within the property and would be an extension of the existing golf course access road. As noted in section 3.4.1 below, only one new highway access point will be required.

3.3.4 Subdivision Plan

The layout and design of the residential subdivision plan reflects four main elements; the rural recreational character of the site, an emphasis on visual aesthetics, integration with the existing golf course; and the need to tie the subdivision with the adjacent community of Breton.

Land use mix is limited because of the small size of the subdivision. Using a mix of lot sizes which range from not less than one half (1/2) acre up to two (2) acre lots, the subdivision will be developed for single family residential housing. Mobile homes will not be allowed and minimum development size requirements for housing will be incorporated by caveats on the lots. Sizes and categories of the housing types will be as follows:

- Bungalow style homes will have a minimum of 1200 square feet.
- Bi-level/Split-level Homes will have a minimum of 1500 square feet
- Two Storey homes will have a minimum of 1800 square feet

(Note: The above noted minimum sizes reflect living space requirements for each housing type.)

Virtually all of the lots will front onto undeveloped green space including the golf course, municipal reserve lots, undeveloped oil/gas easements, or the open fields of adjacent properties. In this regard the character of the estate development will be tied to its surrounding landscapes and recreational land uses.

Although there is extensive open space abutting and included in the development parcel, when the golf course and driving range areas are considered there is still a need for readily accessible, passive open space. To accommodate this need, three large open space areas are located at the entry to the subdivision and along the southern perimeter of the property. Connected to the remainder of the subdivision by the undeveloped utility/pipeline easements, the entire subdivision will be linked by open greenways, water features, and pathways.

3.3.5 Development Phasing

Implementation of the proposed residential development will be carried out in a number of phases. Phase one will include the development of roadways and lots in the south-western portion of the site. Work will include the development of the main subdivision access road and intersection with Highway 20; the excavation and development of open space entry parks and water features; and the first 20 lots of the proposed subdivision. Phase 2 will include the remainder of the internal road infrastructure and housing lots in the south-eastern portion of the property. The final phase of the project will include the extension of the existing golf course access road and the development of 8 one acre lots in the north-west corner of the property.

3.3.6 Land Use Analysis - Proposed Residential Subdivision

The statistical breakdown of land use within the three phases of the proposed subdivision is based on the Tentative Plan which forms part of the Area Structure Plan. Minor variation in lot sizes, or layout may occur at the actual subdivision stage.

Land south of the existing golf course is developable and contains no areas which would be considered environmental reserve. The Municipal Reserve dedication is shown on the Site Development Plan and the following Land Use summary. It should also be noted however that the municipal reserve dedication makes no provision for a school site since one is not required.

The breakdown of subdivision land uses and statistics are as follows:

RESIDENTIAL SUBDIVISION (All Phases)			
LAND USE	AREA(ha.)	AREA (ac.)	% of Net AREA
Gross Subdivision Area	27.98	69.14	---
Less Environmental Reserve	---	---	---
Net Site Area	27.98	69.14	100%

Land use	Area(ha.)	Area (ac.)	% of Net Area
a) Single Family			
Residential (63 R.1 Lots)	16.72	41.31	59.80
b) Roads	3.87	9.56	13.82
c) Service Road R/W & Setback	1.98	4.89	7.08
d) Undevelopable Oil/Gas			
Leases, Easements & Utility Lots	1.30	3.21	4.65
e) Undeveloped Open Space	1.31	3.23	4.65
f) Municipal Reserve	2.80	6.92	10.00

The above statistics relate to the entire parcel(s) of land to be subdivided into residential housing lots. Individually, the land uses within the various phases of the development will be set out approximately as follows:

Phase One

Land Use	Area (ha.)	Area (acres)	% of Gross Totals
Total Area - Phase One	11.88	29.34	42.44

a) Single Family			
Residential (20 R.1 lots)	5.08	12.55	30.4
b) Roads	1.50	3.70	38.75
c) Service Road R/W & Setback	1.10	2.72	55.56
d) Undevelopable Oil/Gas			
Leases, Easements & Utility Lots	0.39	0.96	30.0
e) Undeveloped Open Space	1.27	3.13	97.0
f) Municipal Reserve	2.54	6.28	91.0

Phase Two

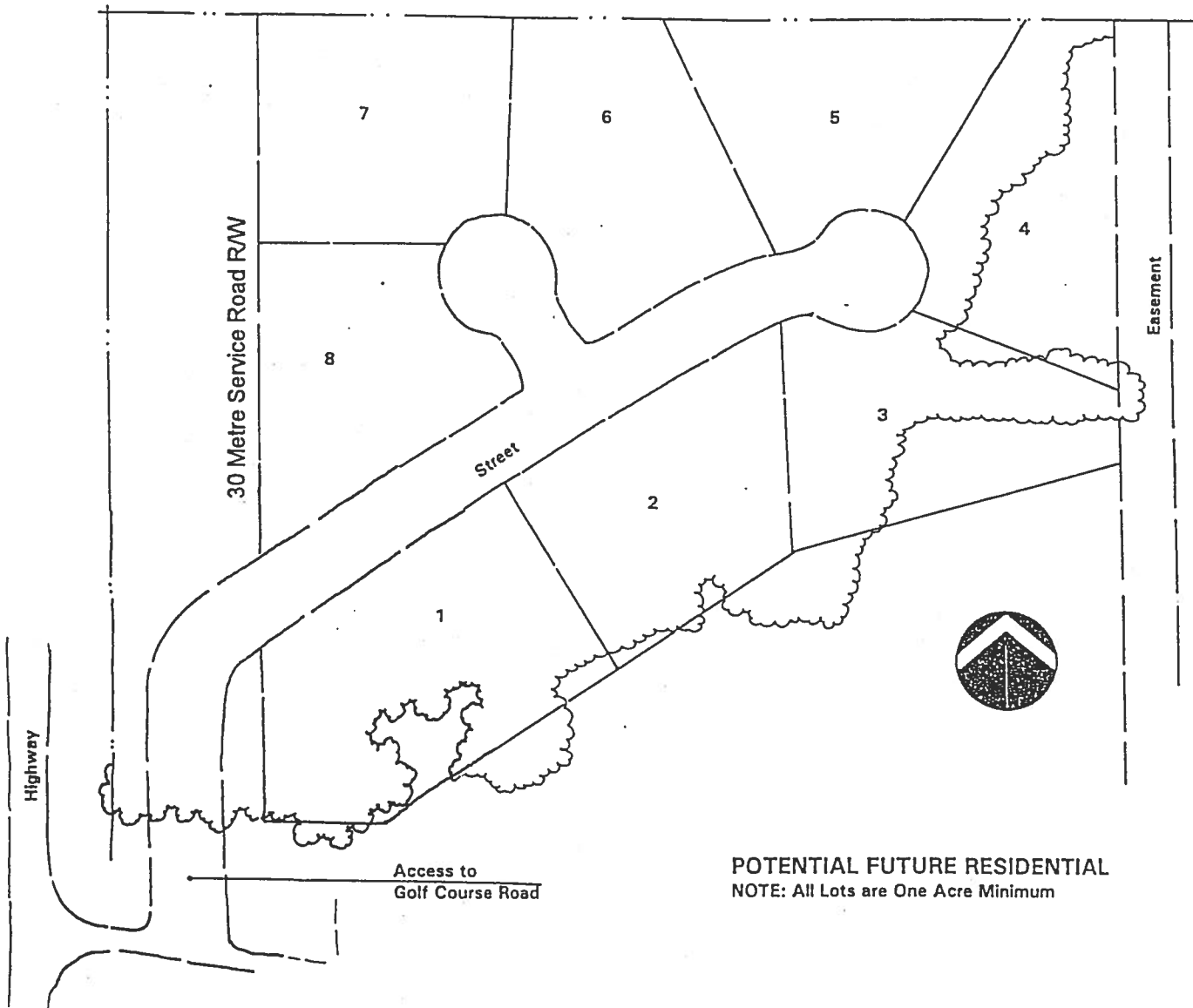
Land Use	Area (ha.)	Area (acres)	% of Gross Totals
Total Area - Phase Two	11.34	28.02	40.55

a) Single Family			
Residential (35 R.1 lots)	8.41	20.78	50.3
b) Roads	1.72	4.25	44.45
c) Service Road R/W & Setback	0.00	0.00	0.0
d) Undevelopable Oil/Gas			
Leases, Easements & Utility Lots	0.91	2.25	70.0
e) Undeveloped Open Space	0.04	0.10	3.0
f) Municipal Reserve	0.26	0.64	9.0

Phase Three

Land Use	Area (ha.)	Area (acres)	% of Gross Totals
Total Area - Phase Three	4.76	11.76	17.01

a) Single Family			
Residential (8 R.1 lots)	3.23	7.98	19.3
b) Roads	0.65	1.61	16.80
c) Service Road R/W & Setback	0.88	2.17	44.44
d) Undevelopable Oil/Gas			
Leases, Easements & Utility Lots	0.00	0.00	00.0
e) Undeveloped Open Space	0.00	0.00	00.0
f) Municipal Reserve	0.00	0.00	00.0



POTENTIAL FUTURE RESIDENTIAL
 NOTE: All Lots are One Acre Minimum

**PHASE 3 - SUBDIVISION LAYOUT
 BELAIR GOLF & COUNTRY CLUB**

3.4 Site Services

3.4.1 Access and Circulation

At the present time, access to the land included in the ASP is provided by an Alberta Transportation & Utilities approved upgraded and paved intersection on Highway 20. This intersection is located in the north west quadrant of the subject parcel and serves as the primary access to the existing public golf course, club house, motel, and the oil well site.

In addition to the existing access to the golf course and club house, a second residential access from Highway 20 and interior loop road will be required in the south-west quadrant of the site. This proposed road will serve as the primary access for residential lots located in the southern half of the property. Discussions with Alberta Transportation & Utilities have been initiated regarding the location of the intersection and while a final alignment has not been set, efforts are underway to review the potential of either expanding or utilizing an existing oil service access road which is located along the section line immediately south of the subject property.

Alberta Transportation & Utilities have indicated that only one highway access would be allowed at the south boundary of the property. Their preference would be to develop the residential access as shown on the site development plan with an access tie-in to an existing oil service road currently being used by the Pembina Corporation. Negotiations with both Pembina Corporation and the adjacent land owner to allow this tie-in are currently being carried out. Should this preferred option not be feasible, access to the the phase 1 and 2 residential lots would have to be provided from the existing golf course access road to the north. Adjustment of the lot layout plan would then be required along with an amendment to the ASP.

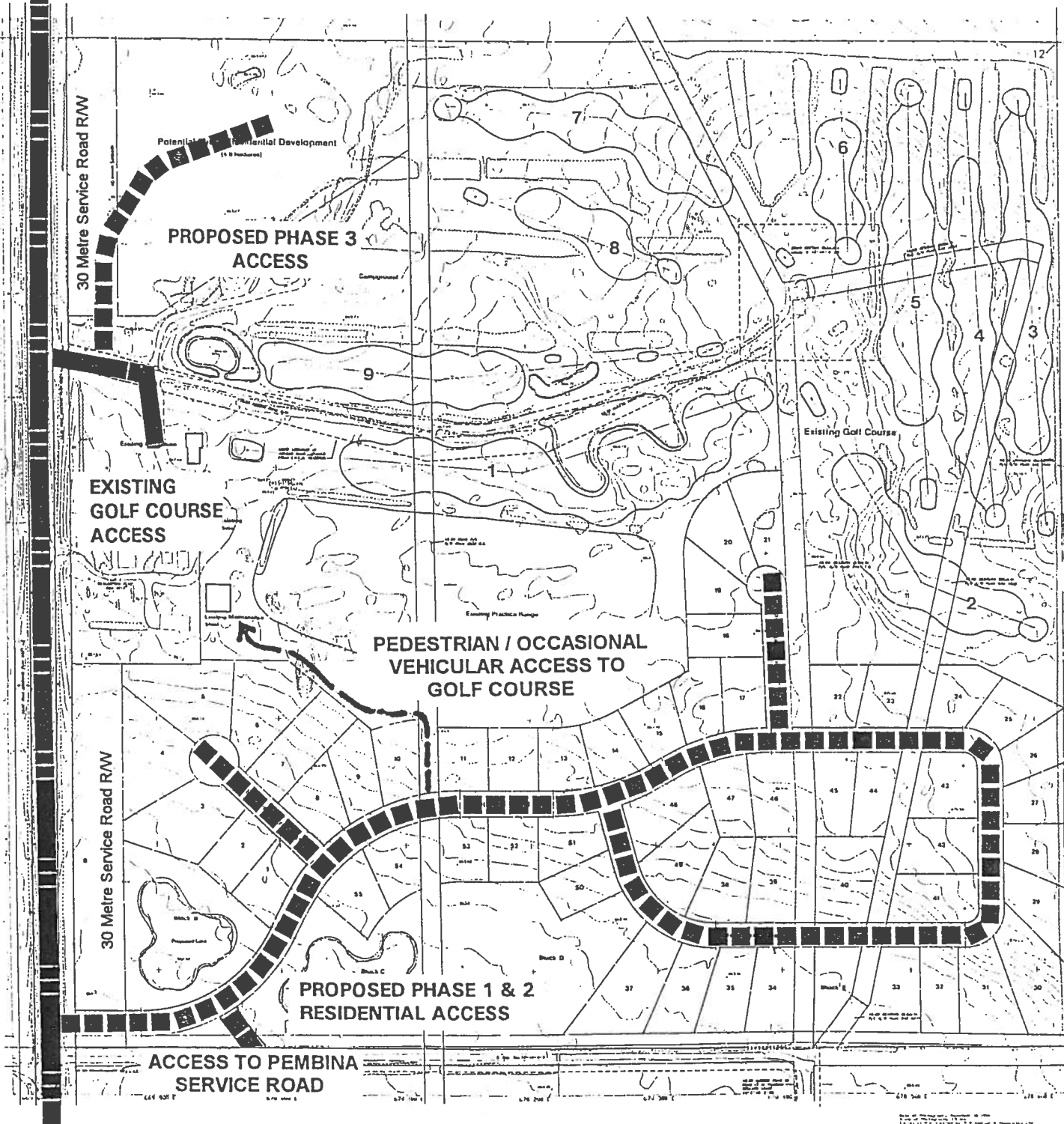
Within the subdivision, an interior loop road will provide access to phase one and two residential lots and is oriented toward the amenity features of the site including the golf course, open spaces, ponds and water elements.

In terms of the technical aspects of road construction, the access to Highway 20 will be developed in accordance with the requirements of Alberta Transportation & Utilities and all internal roads will be asphalt paved and two-laned with a rural cross section. Geometric design standards will conform to the RLU-70 classification as defined by the Road and Transportation Association of Canada.

3.4.2 Utilities

a) Sanitary Sewer

To service the proposed subdivision, a sanitary treatment system will be required. In order to provide this servicing for the development a connection to the Village of Breton's municipal services will be made. Discussions with the Village concerning the feasibility of utility servicing have taken place and it has been determined by the Village, the M.D. and the Developer that sanitary sewer connections will be provided to the new subdivision.



**ACCESS & CIRCULATION
BELAIR GOLF & COUNTRY CLUB**

b) Potable Water

Existing facilities within the parcel are serviced by two on-site wells. These existing wells however will not be suitable to meet all of the requirements of the proposed residential lots and additional sources will be required.

Investigations of the existing on-site wells, local well logs and ground water conditions suggest that the aquifer can support additional wells which would be drilled to provide a sufficient supply of potable water. Alternatively, investigations are currently underway to determine the engineering and economic feasibility of providing a potable water connection to the Village of Breton's municipal services. Engineering studies and discussions with the Village are being undertaken to assess the potential for providing potable water service. Economic feasibility will be determined jointly by the Developer, the M.D., and the Village of Breton. Using either a service tie-in to the village or on-site wells therefore, a piped communal water supply system will be developed to deliver domestic water supply to the project.

c) Power and Gas

Gas and electrical services are available to the parcel and would be extended to supply the subdivision.

d) Storm Water

No separate storm sewer systems will be required by the proposed subdivision. The existing golf course, natural vegetation and easements comprising more than 50% of the total acreage of the parcel will be retained. All of these areas are vegetated and have non interrupted natural drainage patterns. Within the proposed residential subdivision, site grades will be set to maintain natural drainage patterns. In summary, storm water management of the development therefore will utilize surface techniques for drainage and existing drainage courses will not be interrupted and will be adequate to handle storm water flows. In order to confirm the proposed water management program for the development, a storm water report will be submitted for approval by Alberta Environment and will be filed with any subdivision application.

3.5 Community Services

3.5.1 Schools and Student Generation

Neither the M.D. of Brazeau nor the Wild Rose School District utilize household to student generation statistics in the determination of classroom requirements. Discussions with the Wild Rose School District however indicate that current and projected enrollments to the year 2000 within the elementary and high schools in Breton will not exceed 200 - 210 students. Using a student/classroom ratio of up to 18/1, these enrollment projections suggest that both

the elementary and high school facilities will not exceed 65 - 70% of their capacity.

Currently, the capacity and current percentage of capacity enrollments of the Breton schools are as follows:

elementary school	70 % (165 students enrolled with capacity of approximately 240)
high school	65 - 70% (187 students enrolled with capacity of 260)

Using an average or arbitrary household to student generation rate of 0.6, it is anticipated that the proposed subdivision will not generate more than 25 - 30 potential students. This would include approximately 10 - 15 elementary, and 10 - 15 junior/senior high students.

Based on these projections and discussions with the School District, the proposed development can be accommodated within the current school facility infrastructure.

3.5.2 Fire and Police Protection

- a) Fire protection services for the local area are provided by the Municipal District. The proposed development is located within one kilometre of the Village and falls within Breton's Fire Department Protection District and can be accommodated by the existing infrastructure.
- b) Police service for the Village and the area is provided by the RCMP. The proposed development would similarly be patrolled by the RCMP.

4.0 DESIGN & DEVELOPMENT GUIDELINES

4.1 General

Belair Estates presents an opportunity to develop a rural subdivision in a manner which respects both site conditions and local needs. This subdivision is intended to present housing options which compliment the opportunities available within the nearby Village of Breton with a particular emphasis on that segment of the market not presently served by that community.

The purpose of the following development guidelines are to provide a coordinated approach to the design and implementation of residential development within the Belair Estates Area Structure Plan. While this level of detail is not normally required in an ASP, Belair is a special case and it is hoped that by clarifying developer responsibilities and intentions at the outset, a better subdivision will result.

The guidelines which are included herein address three principal topics: urban design, architecture, and landscape architecture.

4.2 Urban Design Issues

There are several urban design issues which the developer will address:

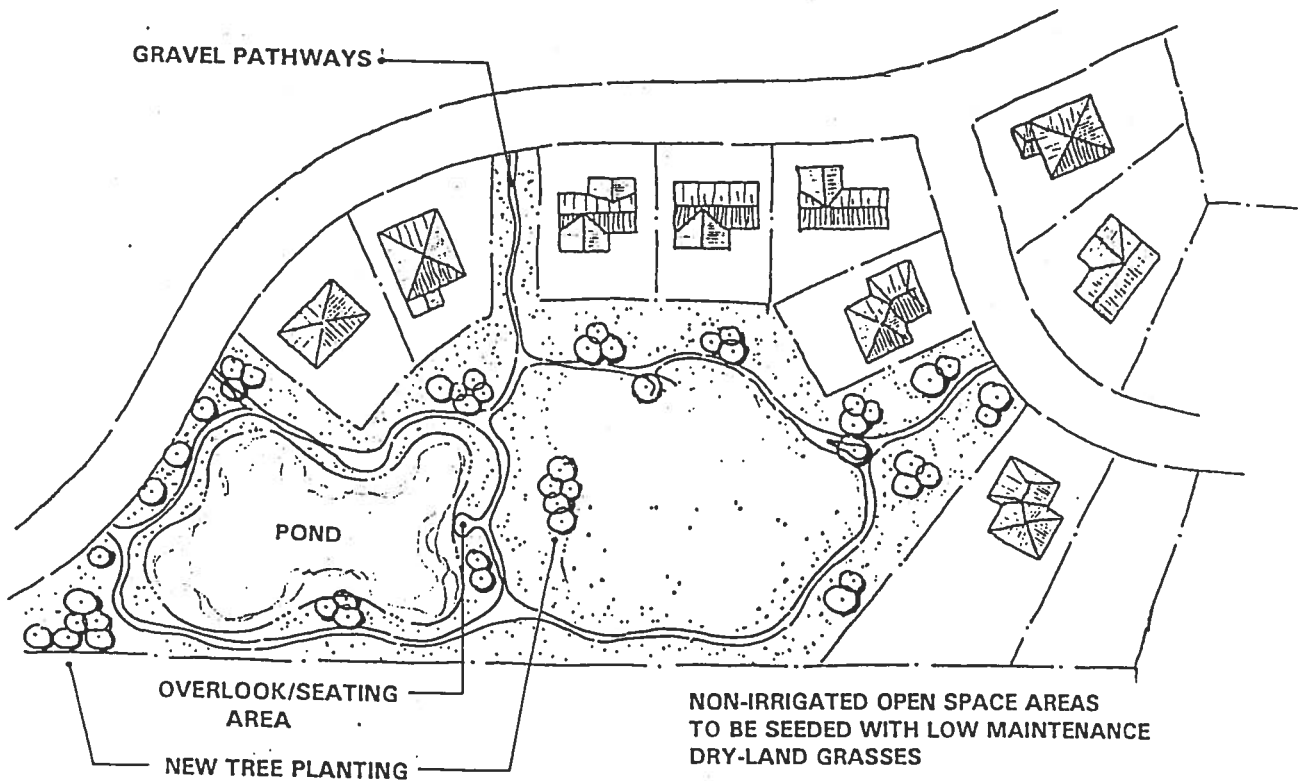
a) Entry Treatment

The main entry to the subdivision will be located at the proposed new intersection on Highway 20. The subdivision plan incorporates a 40 metre set back from the highway and extends this open space area by providing an additional tapered set back to allow a higher level of landscape treatments, water feature elements, and identification signage. The objective is to create a sense of arrival, a good first impression, and to establish an open rural character to the development.

b) Park Sites and Open Spaces

Open space and park site development will occur simultaneously with subdivision construction. Park sites will incorporate both water features and passive open space areas, and at least one tot-lot play area will be integrated within the subdivision layout. In addition to the formal Municipal Reserve parcels and large entry blocks, undeveloped open spaces associated with existing pipeline easements and entry sequence will also act as green belts to provide pedestrian scale connections within the subdivision and to the golf course.

Detail designs for the proposed water features shown on the development plan will be prepared with consideration being given to public safety, water quality, water supply, and maintenance. All such plans shall be reviewed and approved by the M.D., and all necessary provincial agency approvals shall be obtained prior to development.



c) Entry Signage

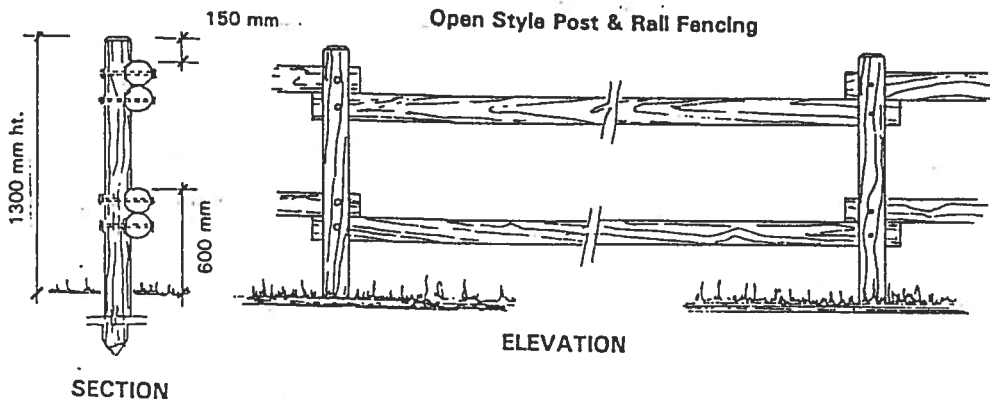
An entrance sign denoting the residential development will be located at the main entry to the subdivision. This sign will be made of natural, low maintenance materials and constructed to a design which is acceptable to the Municipality. Approval will also be obtained from Alberta Transportation & Utilities as to the placement and type of signage.

d) Boulevard Treatments

With the exception of the main entry areas and open spaces, subdivision roadways will not be treated with a high level of landscape planting, berming or fencing in order to maintain the open character of the site. Selected areas will receive some street tree planting but the principal design intent will be to allow the homeowner the flexibility of personal landscape treatments.

e) Golf Course Buffering

In order to take advantage of the visual benefit and character of the adjacent golf course, separation and buffering between the subdivision and the golf course will utilize physical setbacks from playing areas, transparent fencing where required, and the use of berming and landforms rather than solid barriers. Buffering will be used to discourage stray golf shots



TYPICAL COMMON FENCING

h) Public Walkways

Due to the size and character of the subdivision, road curbs and sidewalks will not be used on the internal roadways. Although formal sidewalks will not be developed, an extensive public pathway system will be created within the open space corridors, and park sites in order to accommodate pedestrian movements and to provide a safe and pleasant user experience for the residential development. In addition to its routing throughout the public open spaces, the informal gravel path system will also be extended to provide a direct internal access route to the golf course. This connection to course facilities will be developed to accommodate pedestrians, golf carts, and/or occasional vehicles in order to minimize the necessity for residents of the subdivision to use highway 20 as their principal route to/from the course.

4.3 Architectural and Other Controls

Architectural controls will primarily be a builder responsibility but as noted in Section 3.3.4 the subdivision will incorporate development restrictions with respect to minimum building sizes and housing types. Similarly, materials, colours, and styles will be governed by general guidelines to the extent that a variety of marketable housing designs can be developed.

In addition to restrictions and guidelines for housing, restrictive covenants on the lots will also be incorporated in order to govern site developments with respect to private fencing, the keeping of pets, and the installation of outdoor lighting. For example, no more than one (1) household pet per lot will be allowed, solid fencing will not be allowed, and individual home owners will be responsible for the installation of low level post lighting as described in Section 4.2.

4.4 Landscape Architecture

As a means of establishing the character and nature of the overall development, the developer will be responsible for construction and maintenance of the landscaping in common areas of the subdivision including park sites and open spaces, water features, utility easements and walkways.

Within the private lots, the builder shall be responsible for construction of the subdivision's engineering design grades and drainage treatments, while the home owner (or builders) shall be responsible for landscape development, tree planting, and fencing.

5.0 Implementation

This report outlining the general characteristics of the proposed development and its associated Area Structure Plan is submitted by the Lombard North Group (1980) Ltd. - Landscape Architects, on behalf of the land owner, 555721 Alberta Inc. Following adoption of the Area Structure Plan by the Municipal District of Brazeau, the developer will prepare all appropriate Development Agreements and all necessary Engineering and Landscape Architectural designs drawings for review by the M.D. and/or the Village prior to site development.