Ridge at Manitou Redevelopment Plan

the team
the Plan
the Program

Ridge at Manitou Golf Club
Inland Development 1 (RU) Zone

The RU zone permits a "golf course".

Under Section 3.03 of the Zoning By-law:

"Accessory Uses

a) Where this By-law provides that land may be used or a building or structure may be erected, altered or used for a purpose, that purpose shall be deemed to include any accessory building or structure or any use incidental thereto. Subject to the provisions of Section 3.41, an accessory building, structure or use may only be established once the main building, structure or use has been established."

Therefore, the general accessory provisions of the zoning by-law allow ancillary and incidental uses including **club house, restaurants, resort golf units.**

The coverage allowance for the RU Zone is 15%. There are virtually no limits to how much accessory building could be allowed.
BENEFITS OF INCOME INVESTMENT

A beneficial return on investment is combined with the Pride of Ownership in a turn-key, fully maintained service program.
The Ridge at Manitou

...the resort destination
new cart barn
Proshop, lockers
40 unit resort condo hotel
Existing renovated
Spa, banquethall, Cart Barn
Tennis courts
Renovated Lodge
3 stage transformation

3 stage transformation
new cart barn
Proshop, lockers

Phase 1
40 unit ridge resort condo

Existing renovated
Spa, banquethall, Cart Barn

Tennis courts

3 stage transformation

Golfers bar & grill

Renovated Lodge
Phase 1
new cart barn
...reuse of existing
for banquet hall, bar, spa
Phase 1
new cart barn and Pro shop
...with lockerooms
Ridge at Manitou Redevelopment Plan
Ridge at Manitou Redevelopment Plan
No development
Members club

Private dining

The Ridge At Manitou Development Plan

Club House - Second Floor
Renovated Cart Barn - Second Floor

The Ridge At Manitou Development Plan
Renovated Cart Barn - Second Floor

The Ridge At Manitou Development Plan
<table>
<thead>
<tr>
<th>UNIT COUNT AND FACILITIES</th>
<th>AREA</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>12 x 2 BEDROOM UNITS</td>
<td>405 sq. ft. GCA</td>
<td>10,040 sq. ft.</td>
</tr>
<tr>
<td>14 x 3 BEDROOM UNITS</td>
<td>612 sq. ft. GCA</td>
<td>14,668 sq. ft.</td>
</tr>
<tr>
<td>14 x 4 BEDROOM UNITS</td>
<td>800 sq. ft. GCA</td>
<td>11,200 sq. ft.</td>
</tr>
<tr>
<td>2 Story Unit = 1,290 sq. ft.</td>
<td></td>
<td></td>
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<tr>
<td><strong>TOTAL AREA OF ALL UNITS</strong></td>
<td></td>
<td><strong>42,668 sq. ft.</strong></td>
</tr>
<tr>
<td>TOTAL AREA OF ALL AUXILIARY BUILDINGS</td>
<td></td>
<td><strong>18,115 sq. ft.</strong></td>
</tr>
<tr>
<td>TOTAL BUILDING GCA (RES AND AUX)</td>
<td></td>
<td><strong>40,683 sq. ft.</strong></td>
</tr>
</tbody>
</table>

NEW CART BARN
- 2 Floors @ 6,300 sq. ft. GCA (12,600 sq. ft.)

OLD CART BARN RENOVATED TO SPA 2 FLOORS
- 1st Floor: 3,750 sq. ft. Renovated
- 2nd Floor: 2,000 sq. ft. Spa (new)

**TOTAL AREA OF ALL UNITS**

**TOTAL AREA OF ALL AUXILIARY BUILDINGS**

**TOTAL BUILDING GCA (RES AND AUX)**