

# THE CHRONICLE



## HOMELIFE

### Whitlock West development is a golfer's dream

*New homes in rural Hudson border the historic 27-hole course*

Well known throughout Quebec as a quiet, almost idyllic setting to retire or raise a family, just a few minutes' drive from Montreal, Hudson is a rural suburb known for its tranquility, its strong sense of community, and a golf course that has attracted expert and amateur duffers alike for the past 100 years.

Many local golfers are no doubt familiar with the Whitlock Golf and Country Club, a popular Hudson landmark that offers 27 holes of golf and much more — including reception facilities.

Now the golf course is getting a new neighbour. Trees have been cleared and the heavy machines currently have their shovels in the earth to dig foundations for a 43-unit development of semi-detached and detached homes being constructed under the auspices of developer René Schubert.

Aside from the prospect of living so close to nature, surrounded by trees in an environmentally friendly home, one of the primary selling points is the convenience for golfers. The new homes will border the golf course, offering buyers both the tranquility of the setting and also the convenience of playing a few rounds just outside their door.

#### ENVIRONMENTALLY FRIENDLY

According to the Whitlock West website, the development is adhering to strict environmental standards and will have a minimal impact on the

local environment.

“Instead of giving the standard percentage of 10 percent of developed land to the Town of Hudson, Whitlock West accords an area equivalent to roughly 100 percent of developed land; this represents approximately 30 acres of ecologically delicate land, situated in and around the Viviry River, which will be preserved in the interest of conservation and the enjoyment of the citizens of Hudson and future generations.”

The site also lists the following environmentally friendly features:

- A minimal right-of-way of 15 metres in width has been negotiated with the municipality in lieu of the standard 20 metres, thereby reducing the amount of trees cut.
- Construction specifications will include specific clauses concerning “Measures to lower environmental impact” in order to avoid, among other things, the phenomenon of erosion and contamination of surface waters by fine particles.
- The distribution systems of electricity, telephone and cable will be entirely underground, thereby preserving trees and eliminating the need for regular pruning.
- Whitlock West's primary objective is maximum preservation of the natural heritage of the property. While norms according to the Municipality of Hudson permit the clearing of up to 50 percent of trees for residential lots, the



There's something big going on in Hudson...

average clearing envisioned for Whitlock West residential lots is closer to 20 percent.

- In keeping with the tree conservation efforts, gas fireplaces are preferred over conventional wood-burning fireplaces.
- Exterior lighting will be limited to a minimum and will be the “dark sky” type in order to diminish the nuisance of lights, which disturb the nocturnal ecosystem, including plants, insects, migratory birds, etc.

- Perimeter walls and roofs of homes will favour energy conservation by respecting the most recent standards for insulation, and windows will be of the “Energy Star” category, and all plumbing fixtures will be of the water-saving type.
- Existing cross-country ski paths will be maintained and made accessible to residents, as will hiking paths linked to the various regional networks.

45% SOLD



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