



## PROJECT 3: Red Deer

Officially launched April 1, 2010, our new Red Deer Project is now 25% sold out.

### NEW OFFICE

Just a reminder that we've moved into our new Calgary office in the beautiful community of Mission. Please feel free to visit us anytime.

#### **Belterra Land Company**

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We believe this Property may hold significant development potential owing to several factors, namely its recent annexation into the City limits of Red Deer. A preliminary land review prepared by Longview Planning and Design reinforced this belief. Since the projects' initial launch, Belterra partners have met with two significant Red Deer home builders.

Both companies indicated significant interest in the Illustrated Design Concept as prepared by Longview Planning. All parties agreed to continue informal discussions regarding future development and lot sales.

More recently, REIN named Red Deer the 9th best City in Canada in which to invest.

*\* Investment is RSP eligible*

### Purchasing Half Units (.5 UDI)\*

Clients many now purchase half units (half of one UDI) in the Red Deer Project. The purchase price would be \$6,500 of which \$500 shall be assigned to the Pre-Development Fund. In this instance, the purchaser will be listed as Tenant in Common on title with another party who holds the other half of the UDI.

*\* half units are available through the cash option only*



## Sylvan Lake Area Structure Plan (ASP)

Lacombe County, in consultation with AECOM, has finalized a draft of the Sylvan Lake Area Structure Plan (ASP). The Open House was held on July 10, 2010 to present the plan to the public and both representatives of Belterra Land Company and Longview Planning were in attendance.

The ASP deals with the entire area surrounding Sylvan Lake, within Lacombe County, and will serve as a tool for controlling and directing future land uses and development in the Plan Area. It outlines how development can take place, with protections in place to ensure the environment is protected and growth is monitored properly.

Under the proposal, new housing units will be introduced in phases, with up to 8,500 new residences built – made up of multi-family housing, semi and single detached homes – that could bring 21,250 more people to live around the shoreline of Sylvan Lake.

The plan promotes conservation cluster development, with 50 per cent of a development area being used for houses grouped together and the other half being left as open natural space or municipal reserve land.

The plan is expected to be in front of county councilors for adoption and first reading by the end of August. After that a public hearing would be held and it's expected that the report will be fully approved before the elections in October.

### Interpretation of Policy

Overall, the goal of the plan is to begin to lay the groundwork for growth in this region. It develops a policy framework to direct future development in a manner that protects lake water quality, ensures public access to the lake and promotes a high quality experience for residents and visitors.

What does this ASP mean for both the Slopes and Lakeside Pointe? Ultimately, the new ASP outlines the rules of engagement; the map that developers would need to follow as population in the Sylvan Lake region grows. On both projects, the Units Per Gross Developable Acre would increase to 1.00 UPA (Units Per Acre). Obviously, there are several other factors to consider, but at first glance this would allow for a small increase of units over what is currently acceptable under existing legislation. Even greater impact would be the introduction of Semi-Detached/Villa/Duplex style/Townhouse/ Apartment multi-family product.

Belterra Land Company is generally supportive of the Plan and its policies. Working with our planners, we have provided input to AECOM regarding certain details of the ASP, namely:

- Seeking clarity on net developable area calculation
- Seeking clarity regarding methods for protection and maintenance of remnant/open space lands under a clustering strategy
- Strategy for Fire protection
- Development review period
- Interim levels of development in advance of regional wastewater pipeline
- Clarity regarding the Multi-unit Node Policy Areas
- Neighborhood Commercial Sites

## Sylvan Lake Project Updates

The following tables list the work that has been completed to date by Longview Planning as part of the Pre-Development Phase.

### PROJECT: THE SLOPES

Phase 1 Environmental Site Assessment	Complete
Biophysical Inventory	Complete
Full Contour Survey	Complete
Geotechnical Report	Complete
Preliminary Lot Plan	Complete
Traffic Impact Assessment	In Progress
Conceptual Plan	In Progress
Provincial Water License application	Submitted

### PROJECT: LAKESIDE POINTE

Phase 1 Environmental Site Assessment	Complete
Biophysical Inventory	Complete
Full Contour Survey	Complete
Preliminary Lot Plan	Complete
Provincial Water License application*	Submitted

\*Recent developments precluding pump-out tanks and requiring piped or communal sewage infrastructure may require design changes

## Sewer Upgrade

Construction of the new regional wastewater trunk line has begun in the roadway ditches adjacent to The Slopes property. Completion of this line (Phase 1) is imperative to future development of this area.

Phase 1 of the Sylvan Lake Regional Wastewater Commission Project involves the construction of a wastewater transmission line, approximately 10km in length and a septage receiving station. The transmission line will connect the septage receiving station to the existing Sylvan Lake Wastewater Treatment Plant. Located at Hwy 20 and Hwy 592, the septage receiving station will allow for safer controlled collection of wastewater by septic collection vehicles.



*“The whole central Alberta region has witnessed very strong population and job growth, as well as a real estate market that has continually outperformed most other regions of the country”*

– Don Campbell, REIN, August 2010

## Highland Park Development Update

North of the Summer Village of Birchcliff – and directly North of The Slopes - the county is dealing with a proposal for Highland Park, a 49 lot subdivision on a 67.83 acre parcel bordering Range Road 1-4. A public hearing on rezoning of the property was held on April 19, 2010 at which time the conceptual plan for the development was outlined. On May 13, 2010 the Highland Park Development received second reading from council.



# BELMOR

MORTGAGE | CORP

Approximately six months ago, the owners of Belterra Land Company started Belmor Mortgage Corp. - a licensed mortgage brokerage in the province of Alberta.

We have assembled a team of mortgage professionals which include industry experts who combine over 30 years experience meeting the needs of Western Canadian property owners and buyers.

We pride ourselves in offering personalized service that allows us to provide you with a complete mortgage solution. So if you're buying a home, renewing or refinancing your existing mortgage or thinking about taking out equity to renovate, invest, or consolidate debts, we have a variety of products available to meet your unique needs.

*Please contact Broker/Owner, Christina Collingham at (403) 399-2747 or our office at (403) 685-5700 for your mortgage needs.*

*<http://www.belmormortgage.com/>*