

Dear Client,

On 14 July 2011, The Slopes Concept Plan received Lacombe County Council's unanimous approval of First Reading of proposed Bylaw No. 1143/11. First Reading is the first step in a three-reading process used by Council to formally meet and consider applications for planning and development. The Bylaw would change the land use designation of the Plan Area to allow the creation of 49 residential parcels – a mix of 33 single-family detached lots (Residential Conservation Cluster District) and 16 semi-detached villa lots (Higher Density Lakeshore Residential District).

Council has set a date of 12 August 2011 to consider Second and Third Reading of the Bylaw through a Public Hearing format. Area residents and other stakeholders are formally notified of the Public Hearing and will have opportunity to speak to the proposal before Council. Area resident support is anticipated, based on feedback during a project team hosted public open house in June. If Third Reading is received, the next step will involve crafting a Development Agreement between the County and applicant, which will address various servicing, staging, and development charge details. Upon executing an Agreement, Council will codify the Concept Plan and Land Use Redesignation as standing Bylaw. In the months to follow, engineered design, formal Subdivision application, and preliminary site development can begin.

To date, it has been 40 months since the sale of The Slopes to Investors. During this critical strategic phase, Belterra continues to add value by guiding the land through pre-development towards the concept planning and entitlement process to prepare it for the most suitable use.

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