

January 24, 2012 Update

The Town Of Chestermere, during 2011, passed a bylaw that changed the process and required documents to be obtained in land re-designation and subdivision approval. In February 2011, Brown and Associates, on behalf of United Communities, submitted The West Chestermere Context Study to the Town of Chestermere. At the time this was the standard planning document requiring approval by the Town prior to submission of the Area Structure Plan. The Context Study has now been replaced with a more in depth planning document called The Master Area Structure Plan (MASP). Prior to submission of the Master Area Structure Plan the Town must first approve the Communication Plan. The Communication Plan has been submitted to the Town and is currently being circulated for comments and approval. The Communication plan details United's intentions on presenting the proposed Master Area Structure Plan to all concerned stakeholders for their review and comments. These stakeholders, neighboring land owners, The City of Calgary, Rocky View County and the Town.

Once the Communication Plan is approved, United will then present the proposed plan to the various stakeholders, gather their comments and make any revisions. Following this the proposed Master Area Structure Plan is presented at a Public Hearing in front of Town Council. This is the first of a three part approval process. Being successful in achieving the first reading typically smoothes the way for the second and third reading.

Concurrent with the Master Area Structure Plan, United intends to prepare and submit for approval to the Town, the Neighborhood Outline Plan and Land Use Re-designation applications.

The MASP, Neighborhood Outline Plan and Land Use Re-designation applications will also be circulated to the various departments and affected parties and public hearings will be held in respect of the ASP and the Land Use Re-designation applications. It is expected that these applications will require be approved in late 2012.

Thereafter, United intends to proceed with preparation of the engineering drawings and subdivision plan for the first phase of development in spring/summer of 2013.