

THE DEVELOPMENT PLAN

Overall Plan:

The concept to develop Church Ranches into a community of country properties and natural parkland began in 1991. The project is divided into five phases with a total of 198 lots. Phase I construction began in May of 1994. The management of the development is aiming to have all 5 phases, including the lakes, beaches and pathways, completed by the year 2000.

- Church Ranches is zoned by the M.D. of Rocky View as "country residential"one single-family dwelling on an area no smaller than 1.98 acres.
- All properties are serviced to the property line with water, power, gas, telephone and cable TV.

Phase I - Timber Ridge-Sold Out

- The N.E. quarter, has 34 lots and one 6 acre lake with dock and beach.
- Shale pathway beside lake and through woods is completed.
- All road construction areas are seeded back with native grasses.

Phase II - Cody Range

- The S.E. quarter has 56 lots.
- Cody Lake was completed and filled October 1996.
- This 8 acre lake has a beach, picnic island and a canal adjoining it to Alexa Lake.

Phase III - Cheyenne Meadows

- The N.W. quarter has 58 lots. It features a 6 acre lake and one kilometre of streams and water falls.
- A Showhome Parade opens July '99 in Phase III.

Phase IV -- Homestead Hills

- The S.W. quarter is divided into two phases. Phase IV has 27 lots. Six of these have lake frontage.
- Roads and services are under construction for the summer of 1999 completion.

Phase V -- Homestead Hills

- The final phase includes 23 lots.
- Construction will depend on property sales in Phase III and IV.
- The fourth lake will be located in Phase V.