

Proposed developments at Sylvan Lake...

Questions and Responses from the Public to Richard DeGroat

from Public Hearings held on February 11 and March 25, 2003

Q: Will there be changes to your plan now or later if approved?

R: There are no changes proposed to the plan based on comments received to date. The County may impose conditions on the Subdivision Approval relating to design items.

Q: Access to the lake is difficult. What is to stop the cutting of steps into the embankment and what about fires?

R: Upon registration of the subdivision, the County will obtain title to the Environmental and Municipal Reserves. The County will have full control over use of the reserves.

Q: Where is your surface run off going to be collected?

R: Surface run off will be collected in a Storm Water Detention Pond, which forms part of the Stormwater Management Plan. Detailed design to address quantity and quality of surface run off will be dealt with through a Development Agreement with the County.

Q: What is the access going north in the centre? Is it for future development?

R: The north access is a requirement of the County. The north access will only be dedicated and not constructed as part of this development.

Q: What assurances do we have that the architectural guidelines that will be used for landscaping will use natural resources?

R: The architectural guidelines are registered against the title to all lots.

Q: Will there be constructed stairs to provide lake access?

R: No.

Q: Will there be a dock area or a marina for the owners?

R: No dock area or marina is proposed.

Q: Will there be vehicle boat access on the escarpment?

R: No.

Q: What will be the effects on the fish-spawning habitat?

R: Environmental Studies have indicated that there will be no negative impact on fish-spawning habitat.

Q: Will each property have high fences between them and how many trees will be left remaining?

R: There will be no high fences between properties. The development is almost entirely occurring in a cultivated alfalfa field where no trees exist. The existing tree on the shoreline and bank are transferred to the County as Environmental Reserve.

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