

Proposed developments at Sylvan Lake...

Questions and Responses from the Public to Delta Land Co. Inc.

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

Q: Do you foresee changes to the proposed development now or in the future?

R: Delta does not foresee any significant changes to the plan, however through the detailed design and approval process there may be some minor changes required by such authorities as Alberta Environment, Oceans and Fisheries, etc.

Q: Will the storm water reservoir be diked, and is it to be emptied by evaporation? What if it overflows?

R: Storm water detention ponds are typically built using dike method compacted to a minimum 98% standard proctor density. Storm ponds use a controlled discharge and would include erosion protection methods downstream of discharge. Storm pond design, rate of discharge, and erosion control methods will be determined at time of detailed design in accordance with Alberta Environment regulations and are subject to their approval. Storm ponds must be designed to withstand the one in one hundred year rain event in accordance with Alberta Environment regulations so as to prevent overflow.

Q: How will the wildlife get into the reserve areas?

R: Wildlife will be able to access the reserve areas in the development in much the same manner as it currently does. As the environmental reserve on the proposed development extends to the property line on all four sides, this allows an access corridor for wildlife to travel through the development to other lands. The ravine will provide a well sheltered access to the lake from lands west of the property.

Q: Have you addressed the problems with Camp Kuriakos about access and a buffer zone?

R: Delta representative had a meeting with Mr. Larson as well as the camp's executive committee to discuss the proposed development and the camp's concerns, and offer possible solutions. Following this, Mr. Larson indicated in a letter that they were not willing to work together. There have been no further discussions.

Q: Does Delta have a backup plan if proposed development does not go ahead?

R: As the property is presently zoned Recreational, the first alternative would be a campground facility for public use. This would likely include facilities for RV trailers as well as tenting. The developer would pursue the highest possible density.

Q: Who is the primary owner of Delta Land Co. Inc.?

R: No response.

Q: Will the natural drainage course be retained? What will the minimum buffer be between the lake and lot boundaries? Will a communal walking trail be provided to the lake for homeowners? Will a dock be a foreseeable addition in the future?

R: All natural drainage courses will be retained. The minimum distance or "buffer" from the lake is 19 meters to property line, and is as much as 30 meters plus in places. Delta has no intention of developing docking facilities. Previous discussions with the county have suggested that a per-lot levee be taken by the county to put toward more suitable areas for access and boat launching. Lacombe County will be responsible for the final decision on access to the lake as well as possible boat docking facilities and walking trails for residents, as they will be the ultimate authority on all environmental and municipal reserve areas.

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

R: Delta's intent is for private pre treatment sewage systems, as per Lacombe county standards; therefore, the solids tank in these systems would only need to be cleaned every 6 to 7 years. This is an average of 3 trucks per year. Delta does not intend to restrict property owners from fencing their

properties for security, much the same as many property owners chose to do. Delta's intent is to leave all municipal and environmental reserve areas in their natural state with the exception of any requirements by the county for trails and improvements. Property owners will be allowed to clear their property for building etc. and will be encouraged to minimize tree disturbance. Restrictive covenants may be placed on the properties to minimize tree removal at the request of the county.

Q: Does the density and size of the lots for private sewage systems conform to the requirements of the 1999 Waste Water Code?

R: Yes.

Comments of clarification by Delta Land Co. Inc.

Water from the storm retention ponds would be managed to Alberta Environment and Oceans and Fisheries standards, in regards to flow rates and deposits of sediments etc. Currently this ravine drains to the property to the west of the Delta property which is agriculture land. There are currently no measures in place to control the impacts off run of from lands to the west which likely contain sediments, and fertilizer and chemical residue. At no time did Delta say that Camp Kuriakos must change their road. Delta was asked by the county to meet with the camp to negotiate a common approach to Range Road 2-4. Delta's road would be entirely on their property.

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