



**PARKLAND  
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November 14, 2003

Mr. Terry Hager, CLGM  
County Commissioner  
Lacombe County  
R.R. #3  
Lacombe, AB T4L 2N3

Dear Sir:

**Re: Layton Development Proposal  
Bylaw 965/03 – Pt. SE 29; 39-2-W5**

This pertains to Bylaw 965/03 regarding the proposed redesignation to Residential Lakeshore District of the Layton property at the northwest corner of Sylvan Lake and the second public hearing related thereto which is to be held on December 9, 2003.

To assist the County's preparation for the second public hearing - by enabling all information to be available for public review prior to this hearing, on behalf of the Laytons I am hereby providing:

- (a) a modified site concept plan that reflects and positively responds to design needs for a communal water system as well as deliberations by the County Council at the first public hearing, input from the public at the first public hearing and discussions with County administration; and
- (b) the nine points below which relate to the modified site concept plan and considerations related thereto.

These points are:

- (1) provided in the modified site concept plan is an additional 6m MR strip along the properties adjacent to the southeast boundary of the Layton parcel.
- (2) the revised concept plan provides a site for a PUL in the southeast corner to accommodate the communal water system 'headworks' (i.e. water well, water treatment and water storage facility), this being approximately 0.33 acres in size; the communal water system (design, operation and maintenance) will meet the requirements of the County.
- (3) on the modified site concept plan, the MR in the northeast corner has been adjusted to ensure that the width of the MR is 10% of the total length of the top-of-bank across the Layton property. It is also noted that:

- (a) the combined area of the MR and ER in this location is nearly 9,000 sq. ft. which is ample space for a viewing point and park bench, while still maintaining a treed buffer along the north parcel boundary;
  - (b) in addition, the adjacent PUL (dry storm pond) can also be used for public recreation purposes (e.g. tossing a ball, etc.) thus increasing the size of usable public space in this location to over one-half an acre.
- Should the County desire a larger MR area in this location, it is possible to do so by reducing the size of Lots 11, 13, 14 and 15.
- (4) the concept plan continues to provide a 10 m wide ER parcel along the top-of-bank, which provides ample space to accommodate a trail should a trail be desired by the County.
  - (5) because the bank is being designated as ER, the vegetation on the bank in front of the house will grow back to its natural state.
  - (6) as provided for in the modified site concept plan, it is recognized that the existing house would become a non-conforming building and therefore be subject to a number of restrictions in accordance to provisions in the County's Land Use Bylaw. Even so, it is the Layton family's preference that the house remains at the existing location. However, should the County so desire the Layton's are willing to move the house to a location on the proposed lot where it would conform with the County's setback requirements.
  - (7) the Laytons respectfully request continued use of the boathouse by entering into an encroachment agreement with the County. Public input at the public hearing commented on the appearance of the boathouse and questioned why it had not been upgraded. I wish to note that the Laytons have desired to upgrade the boathouse. Being on private property and meeting the 'definition' as an ancillary improvement in Section 3.2(l) of the Land Use Bylaw, they had the right do so. However, they chose not to, feeling that it was important to deal with this matter as part of the public process. The Laytons want to upgrade the boathouse to a design and standard to the satisfaction of the County.
  - (8) since the stairs are complementary infrastructure for the boathouse, the Laytons respectfully request continued use of the stairs by entering into an encroachment agreement with the County. The Laytons want to upgrade the stairs to a design and standard to the satisfaction of County. Based upon the principles and directions in both the Sylvan Lake Management Plan: 2000 Update and the Sylvan Lake Public Access Study, it is our understanding that private access to the shoreline is not to be precluded, but any such access should be carried out in an environmentally responsible manner. The Laytons will do this through consultation with the County.
  - (9) a communal dock is not being proposed as part of this development.

This letter and related modified site concept plan are being sent by both surface and electronic mail. I hereby request that the modified site concept plan and the nine points above be made available by the County to stakeholders and the general public

to ensure proper notice and disclosure with respect to the public hearing on Bylaw 965/03 to be held on December 9, 2003. I understand that as a part of this process the County at least will place the modified site concept plan and the related nine points on the County web page.

I respectfully request acknowledgement of receipt of this letter and the modified site concept plan. I further request written confirmation by the County that the modified site concept plan and the above nine points are being made available to stakeholders and the general public, and the manner by which they are being made available by the County to satisfy the process requirements for Bylaw 965/03 and the public hearing to be held on December 9, 2003.

Sincerely

*'signed by Bill Shaw'*

Bill Shaw, ACP, MCIP

cc. Allan Williams, c/o Bernie Kuntz  
Carole Hunt  
Frank Layton

Public Hearing (second) information 03Nov14