



May 20<sup>th</sup>, 2003

File: 4660100

Allan Williams  
Planner/Development Officer  
Lacombe County  
RR #3  
Lacombe, Alberta  
T4L 2N3

Dear Allan,

**RE: Sandy Point Outline Plan/Rezoning Circulation and Public Meeting Summary**

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As part of the County's requirements for Outline Plan/Rezoning approval for the proposed Sandy Point development, copies of the Plan have been circulated to all stakeholders and a public meeting was held on April 2<sup>nd</sup>, 2003. The following is a summary of the comments received from the circulation as well as those we received at the public meeting.

### **1. Public Meeting**

A public meeting was held in Bentley on April 2<sup>nd</sup> that was attended by approximately 50 people (a copy of the sign-in sheet is attached). The purpose of the meeting was to provide an overview of the project and planning processes and to answer questions from area residents.

Comment sheets were provided so that comments, concerns and questions from area residents would be submitted to the County as part of the circulation however, none were received.

From notes taken during the meeting, the following is a summary of the questions, comments and concerns that were raised by the audience:

- Water quality issues with respect to sewage treatment and storm run-off into Gull Lake;
- Desire that Gull Lake not develop as quickly and as large as Sylvan Lake;
- Some people in Bentley in favour of the development since it will support the local economy;
- Did the Traffic impact assessment take the Archdiocese into account;
- Point between Dichau and bay is shallow and therefore dangerous for boating; and
- Concern for low lake water levels.

## **2. Circulation**

The Outline Plan was circulated on March 12<sup>th</sup> to 35 stakeholders that were identified by the County. This group included the surrounding municipalities, various government departments, private utilities, surrounding residents and county staff. One month was given to return comments on the document by April 10<sup>th</sup>.

The following is a summary of the comments received:

1. Alberta Community Development Cultural Facilities and Historical Resources: the developer is not required to conduct a Historical Impact Assessment.
2. Alberta Community Development Parks and Protected Areas Division: concerned about off highway vehicles using accrued land, recommends that steps be taken to prevent them from entering the protected area.
3. Fisheries and Oceans Canada: indicated that they cannot comment on the proposed rezoning since it is outside of its mandate however, additional information will be required as the project enters the subdivision phase.
4. Fish and Wildlife Division: concerned about access management to accrued lands/sensitive shoreline, do not want all terrain vehicles destroying natural areas.
5. Alberta Sustainable Resource Development: concerned with protecting the lake from encroaching development and to allow for public access, beach and marina development require federal and provincial government review and approval.
6. David Thompson Health Region: concerned with water quality issues related to surface runoff and proper sanitary sewage systems.
7. South West Gull Lake Property Owners Association: concerned that residential and golf course and marine development will have a negative impact on the environment, especially on ground and lake quality and levels.
8. Summer Village of Parkland Beach: concerned that the beach area is not large enough to accommodate existing usage and that access is not adequate. Suggests that accessibility be improved to the public beach and that impact on accrued lands and lake also be considered.
9. AltaLink Management: no concerns with the proposal.
10. Marilyn Machuk: general concern over accuracy and methodology of environmental and geotechnical reports and the impact of the development on the environment.
11. Jessie and Percy Palmer: concern with the destruction of natural area, disturbance of wildlife habitat and fish spawning grounds, water quality and availability and traffic increase.
12. Murray and Trudy Odenbach: concern with three possible development in the area, traffic and dust generation, and that Gull lake not become like Sylvan or Pine Lake.

13. Fred Kinley: would like a comprehensive, multi-disciplinary, third part study done to prove that the health of the lake will not be negatively impacted by the proposed development.
14. Margaret Glasford: suggests that aerial videography of Gull Lake done by Alberta Conservation Association and the water quality study of Gull Lake done by Alberta Environment be considered to gauge the health of the lake.
15. Jim Lysons: general concerns and comments with every aspect of the outline plan.
16. Carla McCann: concerns over lake water quality. Suggests installing septic tanks on lots until community sewage system is developed.
17. Kathleen Van Dam: advises that consideration be given to school busses entering, turning and exiting the subdivision.
18. Madeline and George Gablehaus: refers to comments and concerns from the Gull Lake Management Plan review and the relevance to the current proposal.
19. David and Denise Henry: concerns over impact to natural environment and lake as well as stress on local health system and roads. Suggest that new development occur in Bentley.

### **3. Issue and Responses**

The major issues regarding the proposed Sandy Point development that were discussed at the public meeting and in the written replies received from the circulation are contained in the April 17<sup>th</sup>, 2003, Planning and Development Report from Lacombe County. These issues are addressed in a letter from John Andrew on May 20<sup>th</sup>, 2003 in response to the County's report.

I trust that this report describes the results of the public consultation that has been conducted thus far. Please refer to the May 20<sup>th</sup> letter from John Andrew for an explanation of how Scheffer Andrew intends to address the issues identified by the public and the other stakeholders.

Sincerely,

**SCHEFFER ANDREW LTD.**



Sheryl Watt

Planner

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