

Proposed developments at Sylvan Lake...

Questions and Responses from the Public to Westend Landing

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

We are pleased to provide answers and clarification for questions posed directly to the Westend Landing group during public hearing proceedings. Due to the complexity of some of the questions and issues raised, we prefer to answer the more complex questions during the reconvened public hearing on April 24 when a full explanation can be given with the support of our technical consulting team.

Q: You hope to leave the area as natural as possible, how do you propose to do this and enforce it once the lots are sold? Why is sewage and waste collection not communal for all the houses in the development? Would the collection tank be above or below ground? If below would there be sensors underneath, on top and on the sides to detect leakage? If the tank is on top of the ground, would it be diked? Did you state that the Town of Sylvan Lake would handle all sewage and waste water and do you have that in writing? How much sewage and waste water would there be in a given day? What is meant by pre-treatment in detention facilities? Will you use chlorine or ozone to treat the communal water system? Who will pay for a water service technician to look after this? Who exactly will own the land? Will people only own the houses and not the land?

R: The sewage collection tank is below ground and will be equipped with sensors to monitor the tank for leaks. The same tanks that are used to store fuel at gas stations will be used as they are constructed from a durable fibreglass that does not crack or disintegrate. The Town of Sylvan Lake has indicated that they are ready, willing and able to accept effluent from the pump out tank and would be prepared to enter into a long term contract. Pre-treatment in stormwater detention facilities refers to the construction of a stormwater holding pond that is divided into two sections. The first section accepts runoff during a rain storm and holds it to allow for suspended sediments to drop out of the water. These sediments carry impurities. The water then slowly flows into the second sections for storage and slow release. This second section will have

wetland like vegetation to provide further treatment as plants remove any nutrients from the water before eventual discharge into the fen area. The water treatment system has not been engineered but the likely form of treatment will be a small quantity of chlorine to sanitize the supply in pipes. The maintenance of all utilities and common areas in the project will be paid for by the owners through a monthly condo fee. Each lot and the cottage constructed upon it is owned by the person who buys the lot and all common areas including roads, recreation areas etc. are collectively owned by all the residents through the condominium corporation.

Q: What authority do you have for the existing houses and what permission do you have for roadways, water lines, sewers etc?

R: The two existing houses on the property were built with all the required permits and approvals from Lacombe County. Under the County's bylaws, if there are more than 80 acres of land in a single title, two houses may be constructed without subdivision or changes in zoning.

Q: How much more clay fill will be brought in for this development? Has the population of mosquitoes been discussed?

R: No Response.

Q: Storm water is redirected to the low area on the property - isn't this the environmentally sensitive area? Aren't we trying to protect this area?

R: No Response.

Q: Proposed restricted access to public reserve - will this be clarified?

R: There will be no restricted access by the public to any Environmental Reserve area.

Q: Why are you proposing a bareland subdivision? How many truck loads of fill will be required to provide for the proposed development?

R: The benefits of a bareland condominium subdivision are many for a project of this nature. These benefits were summarized in our information handout provided at the hearings. We have attached a copy of that full package for information.

Q: How is the edge of the lake determined? Are there any lots to be located within the 1 in 100 year flood plain? Is it foreseeable that dredging (for the proposed boat launch) will take place and will it be ongoing? If dredging is done at what frequency, will it be done? How much riparian area will be removed for beach area?

R: The lake edge has been determined from air photos and contour data. It will be surveyed in as part of the detailed subdivision application in accordance with the definition of the bed and shore of a waterbody contained in the Land Titles Act of Alberta. This will be done in consultation with the Province. There are no lots located in any 1:100 year floodplain. Floodplains do not exist around permanent waterbodies such as a lake, they are only associated with active watercourses such as a river or stream.

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

R: There will be no fencing between properties and all efforts will be made to preserve trees through the strict enforcement of designated building site locations on each lot.

Silver Birch Landing Information Package

A Message from the Owner Group

We are pleased to present our proposal to Council and the public today. The Silver Birch Landing development proposal is situated on property owned by Westend Landing Corp. The company is owned by five individuals who have a long history with the Sylvan Lake area.

One of the individuals has had this property in his family for over 35 years. Three of the others have been cabin owners and members of the cottage community on the north end of Sylvan Lake for over 10 years. The fifth owner has enjoyed the lake in the past on numerous visits and currently spends time at his cabin on the property.

The owner group is committed to creating a community that will be regarded as the benchmark for environmentally responsible development around Sylvan Lake for both themselves and future generations of residents.

Yours sincerely,

Westend Landing Corp. Owner Group.

Development Principles

- Protection of fen/wetland complex.
- Protection of shoreline and riparian environment.
- Protection of existing vegetation - habitat for wildlife.
- Minimal overall disturbance to site.
- Sustainability of environment and development into future.
- Respect for the environmental in all aspects of the project.

Elements of design

- Primary design principle is "design and develop with nature". Allow the natural landscape to dictate the form of the development.
- $\frac{3}{4}$ acre parcels with larger lots on hillside to the west to buffer adjacent agricultural uses.
- Clustering of majority of development on elevated land to the north and west. (2/3 of proposed lots are on the hilltops)
- Protection of fen area with 40 acres of ER dedicated (33% of site) - public land and access.
- Protection of shoreline with 30metre ER strip dedicated - public land and access.
- Bareland Condominium form of ownership to further protect integrity of natural environment through enforcement.

Servicing and Lot Development

- Communal sewage servicing for 30 lots adjacent to lake to protect lake.
- Communal water system and reservoir - monitoring, control, aquifer testing showed enough water for 200 or more lots.
- Stormwater Management plan to control and direct runoff - no release into lake, pre-treatment in detention facilities.
- Specialized road construction methods on peat and wet areas to preserve the wetland with the use of geogrid wrap material. This construction method is common in Northern Alberta.
- Piling type foundations for lots developed on peat areas allows any peat or wet areas to remain minimally affected, as water will continue to flow through the wetland unabated below cottages. Accepted method of construction and is used around Sylvan Lake such as at Marina Bay.

"Bareland" Condominiums

- Each lot created is a "Unit" owned by individual purchasers.
- All other areas of the site are common property under the bareland condominium owned collectively by all residents.
- A Condominium Corporation is created including corporation bylaws, monthly fees, capital reserve funds, architectural controls, and building site locations.
- A self-sufficient community that is not reliant upon municipal services for its ongoing maintenance and management results.
- Road maintenance, snow clearing, waste removal, landscaping, sewer, and water system operation are all contracted out to professional service providers by the condominium corporation.
- Examples of Bareland Condos - Sunset Harbour on Pigeon Lake, County of Wetaskiwin required this type of ownership.

Advantages of "Bareland" Condominiums

- Community stewardship, responsibility, owner obligation under Condo Corp.
- Ongoing provision of funds for maintenance and replacement of capital works.
- Ownership, maintenance of common utilities - sewer, water roads.
- Reduced road standard to preserve trees.
- Identification and enforcement of building site locations to minimize site disturbance.
- Ongoing stewardship of the environment and Sylvan Lake.
- Security and maintenance of property during extended absences by residents if seasonal use.

What a "Bareland" Condominium is not:

- Not a gated exclusive development but a community of like minded owners who understand their obligation and responsibility to protect and enhance the natural environment and the development and are willing to pay for that on a monthly basis.
- Not a way to avoid property tax. Although the development will be self-sustaining in terms of road and maintenance costs, individual lots and cottages will be taxed normally.
- Not a future financial liability for the County with recent changes to the Alberta Condominium Act requiring the establishment of capital replacement and maintenance funds.
- Not a condominium building or a way to achieve higher density but simply a form of land ownership.

Environmental Protection

- Avoidance and protection of the majority of the wooded fen and central wetland area.
- 33% of land area protected and opened up to public access.
- Protection of the shoreline as an Environmental Reserve and maintenance of a 30 metre development setback from Sylvan Lake.
- Shoreline vegetation will remain to minimize the visual impact of development from the Lake.
- Reduced private road standards eliminating the need for significant vegetation removal within road rights-of-way.
- Installation of a central sewage treatment and disposal to eliminate the potential for contamination of Sylvan Lake.
- Integrated stormwater management and drainage plans to prevent the release of post-development runoff into Sylvan Lake.
- Pre-determined building site locations, and minimal areas of building disturbance on each proposed lot will be clearly identified and strictly enforced through the bareland condominium corporation bylaws to minimize the loss of existing vegetation.
- Implementation of a construction management plan to control construction activity during development of the project to prevent erosion and development runoff entering Sylvan Lake.
- Specialized road and foundation construction techniques to preserve fen wetland and maintain optimal water flow through it.
- Formulation of an environmental handbook for each lot purchaser providing guidelines for preserving and enhancing the natural environment of Silver Birch Landing into the future.
- Enforcement of areas of disturbance and impact mitigation measures through the Bareland Condominium Corporation.