

December 16, 2002

File: 4216601.7

Lacombe County
RR3
Lacombe, AB
T4L 2N3

Attention: Allan Williams

RE: WESTEND LANDING REZONING

Dear Sir,

With reference to your note of December 6, 2002 regarding issues that require further consideration prior to our application proceeding forward to Council, we offer the following information in response:

LAND USE/SUBDIVISION PLAN

The subdivision plan has been amended to accommodate a 30m wide Environmental Reserve strip adjacent to Sylvan Lake.

STAGING OF DEVELOPMENT

The project will be developed in three stages of subdivision over a projected three year period. The exact boundaries of the phases are yet to be determined and we would request that this be further addressed at the time of subdivision rather than land use.

EMERGENCY ACCESS/GATED COMMUNITY

Westend Landing will be a self-sufficient community of cottage owners under a Bareland Condominium form of ownership. The Condominium Corporation will manage and maintain the common components of the development which includes roads, utilities and common recreation areas.

The Westend Landing Condominium Corporation will contract out caretaker services. Part of the caretakers responsibilities will include security of the development and individual residences. Each home will be wired with fire and burglar alarms which will be connected to the caretakers home office.

In the event of a fire or other emergency, the caretaker will coordinate with emergency service agencies and ensure that emergency vehicles have free access to the site.

In light of the comments of Council during consideration of 1st reading respecting the concept of a "gated community" and the issues over emergency access, we have decided to eliminate the notion of a gate at the northeast entrance to the site to allow for open access. We would propose that the development be signed as private and as such that the roadways are to be used at the driver's own risk. In addition, a gate would be located at the entrance to the recreation area to prevent the use of beach and boat launching facilities by non-residents.

In terms of the road design, the location of the environmentally sensitive wetland fen area in the centre of the site prevents the use of a looped road. However, an all weather paved emergency access laneway is provided between the north central cul-de-sac and the westerly cul-de-sac to offer an alternate means of access to these areas in the event of an emergency that blocks the road. This lane also functions as a pathway connection from the westerly portions of the project to the common recreation area on the lake.

Overall, there is only one access point from Range Road 2-4 available for the subject lands which eliminates the opportunity for development of a second access location. Lands to the north are constrained for access by a steep north facing slope that extends into the adjacent lands and access to the south is blocked by a large wetland area.

There is an opportunity to access adjacent land to the west and this could be facilitated in the future through the use of the area set aside between lots 68 and 69.

WATER SUPPLY

Groundwater Exploration and Research has conducted an aquifer test on an existing well located on site and results are provided under separate cover.

SEWAGE DISPOSAL

The Bareland Condominium Corporation will enter into a long-term contract with the Town of Sylvan lake for the removal and disposal of sewage effluent generated by lots 1 to 30. The costs of hauling and dumping waste at the treatment facility in Sylvan Lake will be covered by monthly fees paid to the Condominium Corporation by the owners of lots 1 to 30.

Telephone conversations with the Town of Sylvan Lake indicate that they are willing and have the capacity to accept effluent and are willing to enter into a long term contractual arrangement with the Condominium Corporation.

Connection to a future regional sewage collection system is available to the northeast at Range Road 2-4. Easements and sewer line right-of-ways in favour of the County will be provided adjacent to the internal road network with connection points to the west

between lots 68 and 69. Connection to the south if ever required could be accommodated across the Environmental Reserve area from the end of the easterly cul-de-sac.

These easements and right-of-ways will allow for the passage of a regional collection system through the site if required in the future.

STORMWATER MANAGEMENT

Urban Systems Ltd. has prepared a stormwater management report under separate cover.

RESERVE OPEN SPACE

In accordance with the direction of Council, Westend Landing Corp. will dedicate a 30m wide Environmental Reserve strip adjacent to the shoreline of Sylvan Lake for the entire length of the subject lands as shown on the revised subdivision plan. This Environmental Reserve will be connected to the central Environmental Reserve along the south boundary. Due to the proximity of the southerly existing cottage to the shoreline of Sylvan Lake, the width of the Environmental Reserve will be decreased to 25m at the location of this cottage in order to provide for the required rear yard setback.

In addition to this reserve, a 30m building setback from the shoreline of the lake to any cottage will be included in the bylaws of the condominium corporation. This will provide for the ongoing protection of the shoreline and preserve a buffer of existing vegetation.

The recreation area will be created as "common property" pursuant to the Bareland Condominium Plan which will protect it from any future subdivision and development. As common property, the consent of each of the 84 unit holders will be required to allow for re-subdivision of the recreation area which is highly unlikely given that this area represents the only means of lake access for the majority of residents in the development. Consequently, the 10% open space break in the shoreline will be maintained.

Westend Landing Corp. would also request that the portion of the Environmental Reserve that passes through the recreation area be leased back to the Condominium Corporation to allow for the development of a beach area and boat launch.

ENVIRONMENTAL EFFECTS

The cumulative environmental impacts on the natural area to the northeast of Westend Landing are difficult to determine and quantify in the absence of any inventory of the environmental attributes of this land. Consequently, we would propose that the area developers collaborate with the County and Alberta Environment to determine a terms of

reference for the examination by Golder Associates of the impacts that might occur along with suggested methods for managing any identified impacts.

Westend Landing Corp. commits to participating in the costs of conducting this study but would request that land use applications proceed in the interim as the natural area is owned and administered by the Province and as such is outside the administrative jurisdiction of the County.

SUMMARY

On behalf of Westend Landing Corp. we appreciate the opportunity to address these issues with yourself and Council and look forward to continuing forward with the project.

Yours truly,

URBAN SYSTEMS LTD.

Martin Grady, Senior Planner