

Reeve Engen called the special meeting of Lacombe County Council to order at 7:10 p.m. on March 4, 2009 at the Bentley Ag Centre.

Present

Present: Reeve T. Engen; Councillors, B. Knight, R. McDermid, C. Soper, K. Stephenson and K. Wigmore; County Commissioner T. Hager; Manager of Planning Services, A. Williams; Assistant Planner Development Officer, A. Watson; Executive Assistant, L. Turnbull and the public at large.

Signatures of attendants to the public are attached to and form part of these minutes.

Public Hearing Procedures

Reeve Engen reviewed the public hearing procedures that will be followed for the meeting.

**C/128/09
Public Hearing
Bylaw No. 1087/08**

Moved by Mr. Wigmore that the meeting recess in order to conduct a public hearing for Bylaw No. 1087/08.

Carried Unanimously.

Purpose of Public Hearing

Reeve Engen advised on the purpose of the public hearing. Bylaw 1087/08 received first reading on January 8, 2009 and approval to hold a special Council meeting for the purpose of conducting a public hearing.

Bylaw No. 1087/08 Overview

Bylaw No. 1087/08 is a bylaw of Lacombe County to amend the Lacombe County Land Use Bylaw No. 1056/07 by rezoning approximately 148 acres of land legally described as the NE 34-39-2 W5M as outlined in red on Schedule A attached hereto and forming part of the bylaw. From Agricultural A to Recreation Vehicle Resort R RVR.

Proponents Presentation

The proponents spoke to the rezoning application. Mr. Lance Dzaman, representing Skyy County provided a presentation highlighting the following components of the development:

- Location of development – 1 to 2 km. from the NW Corner of Sylvan Lake
- Gated Recreational Vehicle Community
- Operated and Managed by Condo Association
- Architecturally Controlled Lots & Common Areas
- Paved Walking Trails Throughout and Around the Resort
- Paved, Tree Lined Streets
- 4 Phase Development – 423 Private Ownership Lots, 84 Daily Fee Lots
- State of the art Communal Water System
- Amenities of the Resort – Golf Course, Swimming Pool, Water Park, Beach & Picnic Areas, Sports Field and Courts, Mini Golf, Group Camp Facilities, Daily Campground
- All Amenities Open for Public Use

Mr. Dzaman provided a power point of a similar development, showing lot set-up, fencing and landscaping, various models of recreational vehicles, water park features et cetera. Mr. Dzaman reviewed the results of a survey on similar resorts in the central Alberta area regarding clientele of the resorts, peak days of occupancy, occupancy rates for May to September, and the percentage of boat owners within these resort.

Mr. Dzaman commented that a number of questions have been formally asked with regards to the development and that Skyy Country has professionals present to address these questions.

Mr. Jim Ross, Alberta Turfgass Research Centre addressed the issue of if fertilizers and fungicides that are applied to the golf course will have an adverse effect on the lake and where the water will come from for irrigation of the golf course.

Mr. Ross advised that subsurface migrations of herbicides and pesticides are very minimal. The only time run-off would be heavy would be after a heavy rainfall and this would happen only if the products had recently been applied. Most products become caught up in the grass and they have sticking agents so will not migrate. Turf has a great ability to retain nutrients. Mr. Ross advised that the herbicides and pesticides will only be handled by trained personnel.

Mr. Ross commented that there will be a series of ponds and the layout and design of these ponds will provide for the collection of run-off water. This run-off water will then provide irrigation for the proposed golf course.

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Mr. Grant Nielson, a hydro-geologist from Stantec Engineering commented on Skyy Country's water wells, the aquifer that Skyy Country will be drawing from and if there is sufficient water to operate the Skyy Country resort.

Mr. Nielson advised that the impact of pumping two wells on the proposed development would not impact Sunbreaker Cove property or other surrounding property as the wells are in different aquifers. Mr. Nielson commented that if the wells ran for the next 20 years there would be no measurable effect on the wells of the properties nearby.

Mr. Nielson advised that with regard to the Impact on the lake's water level, the aquifer would not draw from the lake as the west well is 9 metres higher than the lake and the east well is 11 metres higher. Movement of water will be from the land towards the lake.

Mr. Neilson commented that there will be sufficient water available to operate the resort.

Dan Coulter, A.D. Williams Engineering, addressed the issue of the control of the flow of storm water from the property. Mr. Coulter advised that the main goal is to keep the flow of storm water the same pre and post development. All rainwater will be captured and will flow through a series of ponds. The final pond will be used for irrigation purposes.

With regard to the traffic impact, Mr. Coulter commented that a detailed Traffic Impact Assessment has been completed by A.D. Williams. Features will be added to the road to keep the intersection safe. These changes have been reviewed by Alberta Transportation and the County. The main entrance has been relocated further west along the Rainy Creek Road and there will be a second point of entry onto the Rainy Creek Road to accommodate an emergency evacuation plan.

Mr. Dzaman advised that with regard to the waste water generated within the resort a letter has been submitted to the Sylvan Lake Regional Wastewater Service Commission for approvals. Skyy Country will also rough-in a waste water pipeline for future tie-in to the proposed regional pipeline.

Mr. Dzaman referred to the issue of inadequate facilities for boat launching and parking of vehicle. Mr. Dzaman provided a power point presentation of a proposed new boat launch facility. The facility can launch four boats safely at one time and a floating dock would be installed which would be removed in the winter months.

Mr. Dzaman advised that vehicle parking has been identified as a concern and Skyy County is proposing that lot owners would have a shuttle service at peak times to the boat launch. Also proposed in the NE corner of the property will be overflow parking which should eliminate parking on the roads.

Mr. Dzaman commented that Skyy Country is open to working with the County, the Summer Village residents and the public to understand and respond to any potential conflicts that may arise. Mr. Dzaman advised the purpose of the provincial land use framework is to manage growth, not stop it. The government of Alberta rejects the idea that to save the environment we must stop development. The provincial land use framework is about smart growth.

Reeve Engen inquired if there were questions from Council.

Questions of
Council

Mr. McDermand inquired as to the purpose of the shuttle to the boat launch. Mr. Dzaman advised that it will shuttle people and their boats down to the water and then bring the boat trailer back to the property. A truck or van will be used to shuttle people and the boats.

Mr. McDermand asked Mr. Nielsen about the conservation of water and if there would be metreage of the water used. Mr. Nielsen replied that conservation of water was not part of his study which was only to determine that there is adequate water. Mr. Wilson commented that the use of wastewater for the golf course is being investigated but is still preliminary. Water meters have not been looked into.

Mr. McDermand commented regarding onsite treatment and the issue of water for golf course, and further commented that developers should join forces and apply pressure, as trucking of effluent is not the answer. Mr. Dzaman agreed this is an issue and that Skyy Country has investigated the latest and greatest water treatment plants. If Alberta Environment can come to a conclusion to what is an allowable tolerance for putting on golf courses or playing fields we are open to looking at that.

Mr. Stephenson inquired when the recreational component of the proposal would be developed. Mr. Dzaman advised that the golf course will be developed in phase one, the water park, sports courts and daily lot rentals will be development in phase two, fishing pond will be developed in phase three and the club house and swimming pools will be in phase four.

Mr. Stephenson referred to the second exit on the Rainy Creek Road. Mr. Dzaman commented that this exit will be used only as an emergency exit with all public traffic accessing the property in the northwest corner.

Verbal Submissions
Federal/Provincial
Agencies

Reeve Engen inquired if there were verbal submissions from provincial or federal government agencies. There were no verbal submissions.

Verbal Submissions
Municipal Agencies

Reeve Engen inquired if there were verbal submissions from municipal agencies.

Gib Clark, Mayor Summer Village of Sunbreaker Cove, provided the following comments:

- ratepayers of Sunbreaker Cove have written a large number of letters to County Council outlining our concerns
- Mr. Clark reviewed the written submission from the Summer Village of Sunbreaker Cove
- has a problem with seasonal resort as the County's Land Use Bylaw does not define seasonal, what is seasonal? No definition.
- Recreational Vehicle Resort Condominium has no definition either
- deeply concerned the residents of Sunbreaker Cove will lose our repose, quiet and sanctuary

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Myra Reiter , CAO for the Summer Villages of Sylvan Lake, provided the following comments:

- regarding development around the lake for single family development the County has required communal water and sewer and 30 metre setbacks from the lake. The County set these rules to protect lake
- there are and will be public access pressures and roads use issues
- municipalities surround the lake have to provide the roads, garbage pick-up, boat launches and bylaw enforcement for the pleasure of the public, paid by the local taxpayers
- why would Lacombe County and their ratepayer trade 148 acres of beautiful farm land for a recreational resort with noisy people, pets and vehicles
- are County farmers willing to move combines, tractors and hay equipment in busy traffic in order to share Rainy Creek Road with holiday trailers, motor homes and sewer haulers
- concerned with negative impact of additional people, boats, motors and exhaust could have on the lake environment
- an environmental assessment is required to determine how this development would affect lake
- trust that Lacombe County will consider the health of the lake first
- development should only be approved if it enhances water quality.

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Verbal Submissions
Public At Large

Reeve Engen inquired if there were any verbal submissions from the public at large.

Neil Dowell , property owner at the Summer Village of Sunbreaker Cove, provided the following comments:

- background In commercial banking and have been involved in projects like this from other side of the table
- proponent says people aren't coming to this development because of the lake, then why are they picking this lot
- Glennifer Lake has only 40% boat owners because the marina is full so they have no boats
- traffic on a long weekend will mean a line-up of not just cars , a second lane on Sunbreaker Cove Road will not eliminate line-up
- see line- ups on Rainy Creek Road now with cars, motor homes, etc.
- today went to lake, live east of the boat launch and spent time picking up debris
- picked up beer bottles out of the snow, this is a routine, this is not the residents of Sunbreaker Cove causing this debris
- people discard these items before they get into their vehicles
- the RCMP are totally tied up policing the Town of Sylvan Lake, and they cannot provide policing for events in our area
- some lakes around Edmonton have a toll booth at the boat launch and there is a peace officer there, maybe we should talk about that
- a regional pipeline is far into the future
- this development will equal the population of Bentley and I don't want to live next to Bentley
- they are going to generate a lot of noise
- regarding the boat launch proposal, you have to get a permit from the federal government so that the fish habitat is not disturbed
- currently cannot water ski on weekends as the lake is too busy
- proponent say people will not be using the lake, but then says they will shuttle them down to the lake
- there is a report that says Sylvan Lake reached its boat capacity 15 years ago
- pollutants have no place to get out of Sylvan Lake and there will be similar problems as Pine Lake
- during the construction phase of this development there will be earth movers from sun up to sun down

- a Condo Association will not make this development a safe place
- implore the County to keep my thoughts in mind

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Carl Nemeth, property owner at the Summer Village of Sunbreaker Cove, provided the following comments:

- Mr. Nemeth read a written submission that was provided to Council prior to the public hearing. The submission outlined Mr. Nemeth and his wife Darlene's concerns and opposition to the proposed development.

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Ian Vince provided the following comments:

- I am a recreational vehicle user, not a transient
- live in Sylvan Lake and have a trailer at the resort at Gull Lake
- this is a permanent seasonal trailer with a marina
- 20% of the users have boats
- I have a boat, used it 5 times last year, not many people use their boats

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Kim Schmidt, a resident of the Summer Village of Sunbreaker Cove provided the following comments:

- this development poses unacceptable level of risk to values of Sylvan Lake, water quality, etc.
- commented on a CBC interview with Dr. David Schindler, a world renowned fresh water scientist, who commented on the mesotrophic water quality of Sylvan Lake and the effect of more residential development on its high value
- Dr. Schindler based his statements on 50 years of scientific research on lakes by himself and others with regard to similar development on mesotrophic lakes in North America and this research cannot be ignored
- development in this watershed cannot take place without affecting the water quality of Sylvan Lake and driving it to a cess pool like condition for which there is no solution after the damage has taken place
- why not listen to what Dr. Schindler has to say, are we willing to take this risk
- this project bring a golf course to the side of the lake and this will bring run off into the lake
- when there is a storm all systems are overwhelmed and this is how pollutants get into the lake
- the weather is getting more and more extreme so this will be happening more and more
- 240 lots have been approved and they have not yet been developed and we do not know their effect on the lake, this is very scary
- the west end of Sylvan Lake should be dedicated as no motor zone and here we are talking about putting more boats on the west end of the lake
- stressed the importance of keeping water in the watershed
- concerned we will be pumping water and hauling sewage to where we do not know, we are losing this water from our watershed and the lake levels will continue to retract
- what assurances are being provided, is there a guarantee there will be no further pollution, will Mr. Wilson guarantee this
- we seem to be ignoring Canada's best scientific researcher
- can the lake sustain this level of density, boat impact, environmental impact and nutrient loading
- where is sewage from this development going

- how much will the proposed ground water diversion for this development reduce the 3.4 million cubic meters of flow that enter the lake annually
- what study or investigation has been completed respecting the possible effects of 423 bare land condominium lots , 84 rental lots and a nine hole golf course will have on the lake and the community of Sunbreaker Cover
- what assurance is there to the existing residents and lake users that this development will not create security risks or emergency lake access safety issues
- does the Sylvan Lake Management Plan Committee endorse this development and rezoning proposal

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Rebecca Bjustrom provided the following comments:

- commend the County for level of communication with our region over the last few years
- pleased that things are posted on the internet, better newspaper, better consultation
- Skyy Country has done good job with process, two open houses, studies etc. this is commendable
- however you have to look at the bigger picture
- does it make any sense at all, astonished at the size of this recreational facility in term of population
- many trees have already been taken out along Sunbreaker Cover Road that protected the homes to the west from boaters using the boat launch
- a steady stream of boats and campers would be extremely intrusive
- how can you think the lake can handle any more boats
- is it the objective to have a swarm of activity like the east end of the lake so it becomes hazardous regarding boat traffic
- there has been increased traffic on the west end because east end is so congested
- when the west end is congested where will people go
- Frank Wilson was the instigator during his time on Lacombe County Council to revisit the development plan that was in place and put in extensive rezoning around the lake. He laid the groundwork so he could benefit from those changes
- 700 letters of objection were sent regarding development on the fen area of West End Landing and this still went ahead
- this development is worse, very few local amenities other a few small recreational facilities
- this development would invite high density, transient visitors to the lake, who may not care for their surroundings and residential neighbors
- trying to pack in as many as they can
- this proposal makes good economic sense for the investor, but is of no benefit for the lake
- do not accommodate the developers over the cries of the resident who care for the preservation of this lake

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Steven Johnson, President of the Sylvan Lake Watershed Stewardship Society, provided the following comments:

- concern is the lake and the bigger picture
- the Society is not in favor of this rezoning as it would have a negative impact on lake
- there is a high level of risk regarding water quality, water quantity and sewage
- Lake access will have an impact
- the north west end of the lake will be highly impacted

- contaminants, nutrients will affect the water quality
- the 9 hole golf course will exceed provincial guidelines for nutrients
- the lake has a finite capacity , what is it
- what monitoring is in place for the lake to assess cumulative impact
- where is the collective will to protect lake
- it is said there is sufficient water to supply this development, but it will reduce the flow that enters Sylvan Lake and will it affect the lake level
- no facility within the watershed has been designed to accept this volume of raw sewage that will be created by this development
- trucking this volume of raw sewage will pose its own inherent risks
- was the Skyy Country project presented to or endorsed by the Sylvan Lake Management Plan Committee

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Debbie Evans provided the following comments:

- have written two letters to Council already
- my feelings are in writing
- one point want to make is last September (2008) we took possession of our cottage
- could not turn north on Sunbreaker Cover Road on September 19 or 20 as we were blocked by a boat and trailer
- new members of the community and can already see issues and this is before a 400 lot park at top of hill
- there is a lack of planning by Lacombe County for this area
- how can you allow this to go ahead before there is an adequate plan for this area
- have toured Glennifer Lake Resort and we are not against recreational vehicle parks, but only if a well planned park. The boat launch is within the park at Glennifer Lake.
- the developer is lazy, and has done little planning
- residents and the County will have to deal with the issues
- this is the wrong location for this development, there is no infrastructure in place
- really difficult to think you will let this go through, been poorly thought through

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Dennis Duncan, Farmer on Rainy Creek Road provided the following comments:

- our issue is traffic at this point
- stressed by the developer that this is seasonal and would not apply to spring work and harvest
- we farm year round with equipment on the road
- there were signs last fall to tell people to slow down due to near miss serious accidents
- quad damage is a big issue
- who is going to pay for damage to my property from quads
- at what point do we stop development when it comes to water use, when will Council start shutting down development
- everybody says you cannot stop development, you can stop development if you vote it down
- only one Councillor lives in our area, it will not affect the other Councillors
- lots of you are farmers, why can we not turn it down with a unanimous decision

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Kent Williamson, resident in Lacombe County and a user of Sylvan Lake, provided the following comments:

- negatively affected by this development
- proponent does not identify impacts to the lake from this development
- there are pages of studies, 318 pages of technical evaluation but no mention of any impact to the lake
- is this development free of impact to lake
- development must be delayed until the impact on the lake is known
- must know if the development and its activities will negatively impact water quality, water quantity and the fundamental capacity of Sylvan Lake to absorb such impact
- development on Sylvan Lake is proceeding at a pace that does not observe, measure or mitigate the cumulative effect
- this proposal is certain to contribute impacts to those of other developments on the lake, including 238 homes not yet built and whose impacts are unknown
- the Sylvan Lake Management Plan Update 2000 is a risk to the lake because it creates the illusion that municipal governments have implemented lake protection measures, when in fact, they have not
- Council must deny this development until cumulative impacts to the lake from previously approved development have been quantified
- public process is very flawed, this proposal will likely overwhelm the lake
- nowhere is it evident that there have been prior discussions with provincial or federal authorities responsible for regulating the surface or the body of Sylvan Lake
- will Alberta Environment allow the construction of the golf course on Sylvan Lake within 500 metres of its shoreline
- the Municipal Government Act prevents Albertans from acting upon their collective duty to conserve and pass on the natural bounty and beauty of this province to future generations
- the Act will allow development to consume all that remains of Sylvan Lake's capacity
- the local authority shows no inclination to conserve Sylvan Lake for Albertans of the future
- thank you for the many people here to advocate for the protection of the lake
- provincial intervention at Sylvan Lake will be essential to protect it from such environmentally careless and aggressive development plans
- This development will bring the focus of provincial attention

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Ken Penney, private consultant, environmental practitioner, provided the following comments:

- key words are smart growth, Mr. Morton understands there are issues
- Municipalities are given growth strategies, but not given the tools to deal with them
- there is a need to define smart growth
- cumulative impacts on the lake must be considered
- water for the golf course, the nutrient load is difficult to access
- storm water will be nutrient rich
- containment of storm water is an incompatible use for irrigation
- need a water quality plan for the lake, need to know the capacity of the lake
- high density is what we are starting with in this development, this is not smart
- need to slow down and put our growth and efforts where it is appropriate
- worst possible strategy is to develop high density in an environmentally sensitive and significant area

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Bill Webb, resident of Summer Village of Sunbreaker Cove provided the following comments:

- Mr. Nielsen said probably no measureable effect, leaves me with great concern, want clarification
- Summer Village ratepayers will have to absorb some cost of the development, i.e. increased use for garbage clean up , beach cleanup, etc.
- a large concern is that we are at capacity for vehicle flow within the launch area
- what happens if emergency vehicles need access to the area and cannot get in due to the road being plugged and congested
- there is nowhere for vehicles to get out of the way
- asking Council to consider that there is no rush here, a collaborative, thoughtful, consultative process with other public entities is needed
- wait until province comes out with their recommendations

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Debbie Fitzsimmons, owner of two cabins in Summer Village of Sunbreaker Cove provided the following comments:

- what you are doing to families that have cabins
- this is a safe haven, a sanctuary, families are safe
- will have to put up with weekend boaters, pick up garbage and beer bottles
- think how you are affecting families
- this is a nightmare and I am very distraught over this
- losing something very dear to me
- I don't want this in my back yard, put it in your in your backyard

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Ken Scholte, owner of cabin in the Summer Village of Sunbreaker Cove provided the following comments:

- quad use and motorcycles traffic has increased
- where legally can these vehicles go
- they go through our fields, beaches and paths
- questions from months ago have not been answered

Question From
Council

Reeve Engen inquired if there were any questions from Council. Mr. Wigmore inquired if off-road vehicles are restricted at this time. Mr. Scholte advised quads are banned unless it is a private road, not sure of restrictions for other off-road vehicles.

Sandra MacLeod, farmer on Rainy Creek Road, provided the following comments:

- grew up in Sylvan Lake
- live here during all development of Sylvan Lake
- there have been growing pains all along
- move forward and allow other Albertans to enjoy our lake
- we have to deal with this as a group, it is all of our problem
- I know this development will be upscale, I have seen Mr. Wilson's developments
- we live and farm on Rainy Creek Road
- we are used to sharing our lake and I have done this my whole life
- this can be done and it must be done the right way
- I look forward to using this facility and I am sure other Albertans will thank you

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Steve Berube, resident of Summer Village of Sunbreaker Cove, provided the following comments:

- have owned a residence in the Summer Village since the late 1970's
- crime will increase
- many extra people will be cruising the streets
- what about the children on the streets

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Pat Jorgenson, resident of the Summer Village of Sunbreaker Cove, provided the following comments:

- are there going to be street lights in your town
- in the Sylvan Lake paper a write up advised that people come to Sunbreaker Cove to look at the stars
- concerned about fire, in a town of this size more fire protection and ambulance services would be required, and these services would have to be closer
- more people, more risks
- 423 lots are owned, 80 are rented, how does a condo association work
- in a town of this size only low flush toilets should be allowed
- remember the stars

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Ken Nielsen, resident of the Summer Village of Sunbreaker Cove, provided the following comments:

- cottage owner since 1969
- the lake requires 3.5 million gallons of water to replenish
- this development would use 2.5 million gallons of water in 100 day period (without teenagers)

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Bill Jorgenson, resident of Summer Village of Sunbreaker Cove, provided the following comments:

- resident of Sunbreaker Cove for over 19 years
- developer has shown a proposal for a boat launch with four launching pads
- this is conflicting information, is it no boats or more boats
- 70% of people do not know how to back up a boat and trailer
- four side by side launches will not work in storm conditions

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Ralph White provided the following comments:

- every poorly tuned boat adds as much pollution as 384 cars
- Regarding the water levels in the well, question one being 9 metres and one being 11 metres, the levels should be equal
- testing of water levels may be flawed
- would like both studies enhanced

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

Pat Schmidt, resident of Summer Village of Sunbreaker Cove, provided the following comments:

- resident of Sunbreaker Cove since 1979
- do not care how beautiful the development would be, want to see the cattle and hear the frogs
- we are picking garbage up all the time
- beautiful just the way it is, leave it the way it is

Reeve Engen inquired if there were any questions from Council. There were no questions from Council.

August Liivam, resident of Lacombe County, provided the following comments:

- served 27 years on Lacombe County Council
- reside on Highway 12, family farm since 1904
- it is unfortunate that our forefathers did not make sure that those who were here first should only see the lake
- dislike the attitude that I was here first and don't want anyone else around

Written Submissions Government Agencies

Reeve Engen inquired if there were any written submissions from government agencies.

Mr. William advised that letter were received from the following:

- o Alberta Culture and Community Spirit
- o Alberta Health Services

Copies of these letters are included in the Council packages.

Written Submissions Municipal Agencies

Reeve Engen inquired if there were any written submissions from municipal agencies.

Mr. Williams advised that letters were received from the following:

- o Summer Village of Sunbreaker Cove
- o Town of Sylvan Lake

Written Submissions Public at Large

Reeve Engen inquired if there were any written submissions from the public at large.

Mr. Williams advised that 108 public submissions were received and that Council has been provided with copies of all submissions. Three submissions were received today from Kent Lyle, Doreen Ravensborg and Shaun Ewen. Copies of those submissions have been provided to Council.

Proponent Closing Remarks

Kim Purdy provided following closing remarks on behalf of the proponent:

- families would like to have access to an affordable vacation property
- Summer is an opportunity to enjoy summer activities
- Skyy Country will bring these opportunities to these families

- Alberta has a shortage of affordable vacation destinations and it is become increasingly difficult for families to obtain campsites or RV sites for a peaceful getaway
- Skyy Country can be the place for families to escape the hustle and bustle of everyday life
- Skyy Country is a development with its eye on the sustainable future of Sylvan Lake
- affordability and availability are two key issues determining who can live on or near Sylvan Lake
- we are fortunate to live in this beautiful part of the world and many other will love to have this opportunity as well
- this development is a much needed alternate for families to enjoy an Alberta summer vacation
- lots in Skyy Country will be offered at a fraction of the cost of residential lake lots
- these lots also allow greater versatility to owners who prefer not to have demands of a full time house or summer cottage
- the location of this proposed development could not be more appropriate, it overlooks the lake, there are plenty of trees and rolling hills which make the property very desirable for living on
- the property is suitable for a golf course and water park, etc. with two county roads bordering the property on the north and east sides , both of which are upgraded and paved and capable of handling a moderate increase in traffic
- throughout this development process Sky County has given complete transparency
- current residents have voiced concerns such as inadequate boat launch at Sunbreaker Cove, overcrowding at the public beach, increase traffic, parking, boats, wastewater, well water etc. and the developer has shown complete willingness to address all concerns
- the developer will redesign the boat launch to improve access and safety
- there has been a significant reduction in lot density
- the proposed water park will attract vacationers
- an area has even been set aside for a parking lot to accommodate visitor or overflow parking
- all concerns have been given great consideration and your concerns will continue to be dealt with if development proceeds
- people who want to purchase a lot at Skyy Country are no different than you or me
- could be snowbirds, could be any one of our friends or family members
- simple act of buying a property changes the way you feel about a property
- there is pride in ownership, and people work very hard to maintain, protect and improve their property, so they and their family and friends can enjoy it for as long as possible
- this vacation spot could be passed on to children and grandchildren
- Issues such as traffic and safety will be of high concern to those owners also
- they will value and protect the lake, they can become our friends and allies in protecting and improving the lake
- we are all guardian's of today's and future generations and we have a responsibility to ensure these developments enhance the lives of ourselves and our children for generations to come
- there must be a common vision between developers, the County and current residents that include all of the people who want to enjoy an Alberta vacation
- by working together everyone can win and maintain a clean, safe and enjoyable home for vacationing Alberta families for generations to come

Reeve Engen provided concluding remarks, thanking the public for their attendance, involvement, concerns, and submissions.

Reeve Engen advised that if Council is satisfied that everyone has had an opportunity to make a presentation and that further information is not required it would be appropriate to have a resolution to close the public hearing.

C/129/09
Bylaw No. 1087/08 *be closed.*

Moved by Mr. Soper that the public hearing for Bylaw No. 1087/08

Carried Unanimously.

C/130/08
Special Meeting
Adjourn

Moved by Mr. Wigmore that the special meeting of Lacombe
County Council adjourn.
Time 9:42 p.m.

Carried Unanimously.

Reeve

County Commissioner